

OFFICE OF THE SUB REGISTRAR
Office Name :- S.R. Silvassa
District Name :- Dadra_And_Nagar_Haveli
State Name :- UT - Dadra & Nagar Haveli
and Daman Diu

Receipt

Original Copy

Thursday 25-Feb-2021 03:36 PM

Document No : DNH-1067-2021

Print Date Time:- 25-Feb-2021

Date of Receipt: 25-02-2021

Receipt No : 2021/1067

Document No : DNH-1067-2021

Nature of Document : **Conveyance**Presenter Name: **ANIL KUMAR AGARWAL HUF through its Karta ANIL KUMAR AGARWAL**

Registration Fee	41270	Point of Sale(POS)		41270
Stamp Duty	330000	Stamp Paper	• Stamp Number : DN12501871396327T	330000
Scanning Charges-Counter	25	Point of Sale(POS)		25
Search Fee	3	Point of Sale(POS)		3
Postage Fee	5	Point of Sale(POS)		5
Copying Fee	8	Point of Sale(POS)		8
Total Paid	371311 (Rupees Three Lakh Seventy One Thousands Three Hundred And Eleven only)			



(Rajendrasinh Rathod)

S.R. Silvassa

UT - Dadra & Nagar Haveli
and Daman Diu)

Presented on Dated 25-Feb-2021

- Government Value: ₹16500000
- Consideration Amount: ₹16500000
- Paid Stamp Duty: ₹330000
- Registration Fees: ₹41311

Total pages from 1 to 25

The Original document is returned to Shri/Ms. Sudhakar

Name: Silvassa

Who has produced original Registration

Receipt on 02/03/2021

CLERK OF
SUB-REGISTRAR
DADRA & NAGAR HAVE
SILVASSA

3 / 3 (NGDRS)

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INDIA NON JUDICIAL

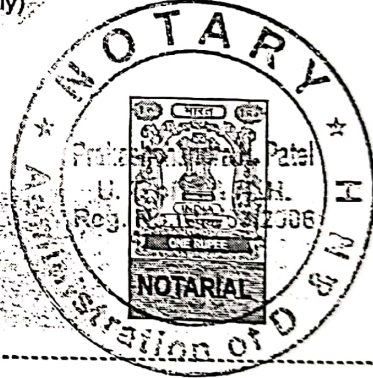
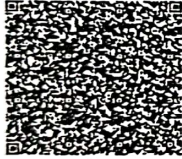
Union Territory Administration of
Dadra and Nagar Haveli and
Daman and Diu

e-Stamp



सत्यमेव जयते

Certificate No. : IN-DN12501871396327T
Certificate Issued Date : 08-Feb-2021 05:02:PM
Account Reference : IMPACC (FI)/dnelimp10/ SILVASSA/DN-DN
Unique Doc. Reference : SUBIN:DNDNELIMP1012608703863570T
Purchased by : ANIL KUMAR AGARWAL HUF AND OTHER
Description of Document : Article / Sale Deed
Property Description : IND.BLDG:AMLI/SILVASSA ADM 1600 SQ.MTR PLOT
NO:89,SR.NO:86/1;DANUDYOG SAHAKARI SANGH LTD
SILVASSA
Consideration Price (Rs.) : 1,65,00,000
(One Crore Sixty Five Lakh only)
First Party : KIRTIKUMAR POPATLAL SHAH
Second Party : ANIL KUMAR AGARWAL HUF AND OTHER
Stamp Duty Paid By : ANIL KUMAR AGARWAL HUF AND OTHER
Stamp Duty Amount(Rs.) : 3,30,000
(Three Lakh Thirty Thousand only)



.....Please write or type below this line.....

K.P. Shah *Kiran* *Anil Kumar Agarwal* *Amrit Kumar*

ILB 0016721383

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcisstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

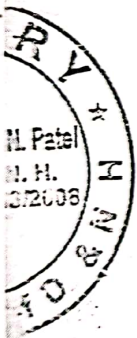
" SALE DEED "

This SALE DEED is made and entered into at Village Silvassa of the Union Territory of Dadra and Nagar Haveli and Daman & Diu on this 25th day of Feb 2021 [1] KIRTIKUMAR POPATLAL SHAH (Pan No AAGPS7526M & Aadhaar No. 9621 9129 4317 & Mobile No. 8459039056) Aged 72 Years, [2] KEYUR KIRTIKUMAR SHAH (Pan No AAJPS1598Q & Aadhaar No.7816 6839 4287 & Mobile No.9322770007) Aged 43 Years, Both - Caste-Hindu Occupation - Business, R/o.-51-Rustomjee, Adarsh Residency, Adarsh, Dughdhalay Complex, off. Marve Road, Malad (W), Mumbai – 64 hereinafter called the "VENDORS "

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, Director, Administrator successors and assignees etc) of the ONE PART.



AND [1] ANIL KUMAR AGARWAL HUF [Pan No AAIHA0197G] through its Karta ANIL KUMAR AGARWAL , [Pan No AFUPA8233L and Aadhaar No 4789 9250 6294 & Mobile No. 7021716090] Aged 65 Years, [2] AMITKUMAR AGARWAL HUF [Pan No AAIHA0196H] through its karta AMITKUMAR AGARWAL [Pan No. ADDPA4474E and Aadhaar No 3100 5608 5757 & Mobile No. 9321087082] Aged 41 Years Both - caste-Hindu, Occupation-Business, Residing- 43/12, Vadodiya Bhavan, J.B. Nagar, Andheri East, Mumbai, Maharashtra - 400059 hereinafter called as the " PURCHASERS " (which expression shall unless it, be repugnant to the context or meaning thereof be deemed to mean and include their Legal heirs, successors and assignees etc) of the OTHER PART



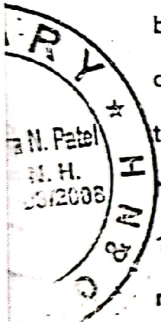
AND WHEREAS DANUDYOG SAHAKARI SANGH LTD a Society registered under the Gujarat Co-operative Societies Act had sold, transferred and assigned the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amli U.T of Dadra and Nagar Haveli for industrial purpose in favour of LIBERTY SILK MILLS PRIVATE LIMITED of Mumbai and

K. P. Shah Keyur Kirti Kumar Amit Kumar

sale Deed thereof was executed between the parties on 20/12/1968 and the same was presented in office of the sub-Registrar of Dadra and Nagar Haveli, Silvassa and it is registered . Accordingly the Patel Talati of Silvassa-1 had made necessary mutation entry No.1141 in the revenue records of the above said land as per the order of Mamlatdar vide order No.RD/RTS/67/69 dated 4/01/1969. Accordingly **LIBERTY SILK MILLS PRIVATE LIMITED** became the absolute owner and possessor of the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amli U.T of Dadra and Nagar Haveli for industrial purpose.



AND WHEREAS LIBERTY SILK MILLS PRIVATE LIMITED had sold, transferred and assigned the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amli U.T of Dadra and Nagar Haveli for industrial purpose in favour of **DIPTI V. PAYMASTER** and sale Deed thereof was executed between the Parties on 17/11/1978 and the same was presented in office of the sub-Registrar of Dadra and Nagar Haveli, Silvassa for the Registration purpose and It was Registered at Registered No.36 at page 311 to 314, volume-12 of Book No 1 Dated 17/11/1978. Accordingly the Patel Talati of Silvassa-1 had made necessary mutation entry No.2578 on 20/05/1985. Accordingly **DIPTI V. PAYMASTER** became the absolute owner and possessor of the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amli U.T of Dadra and Nagar Haveli for industrial purpose.



AND WHEREAS DIPTI V. PAYMASTER had sold, transferred and assigned the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amli U.T of Dadra

K. B. Shah *K. B. Shah* *Amit Kumar* *Amit Kumar*

and Nagar Havelli for industrial purpose in favour of **M/S. GEEKAY INDUSTRIES** and sale Deed thereof was executed between the Parties on 29/11/1978 and the same was presented in office of the sub-Registrar of Dadra and Nagar Haveli, Silvassa for the Registration purpose and It was Registered at Registered No.37 at page 315 to 318 volume 12 of Book No.1 dated 29/11/1978. Accordingly the Patel Talati of Silvassa-1 had made necessary mutation entry in the revenue records of the above said land.

Accordingly **M/S. GEEKAY INDUSTRIES** became the absolute owner and possessor of the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amlu U.T of Dadra and Nagar Haveli for industrial purpose.

AND WHEREAS the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amlu U.T of Dadra and Nagar Haveli for industrial purpose was purchased by **M/S BEEKAYLON SYNTHETIC PVT LTD** from **M/S. GEEKAY INDUSTRIES** by a Registered sale Deed 13/02/1979 and thereafter said plot had been transferred on the name **M/S BEEKAY FABRICS PVT LTD**. Thereafter the said plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amlu U.T of Dadra and Nagar Haveli for industrial purpose had been sold to the **SHRI HEMANDAS J PARIYANI** and **SHRI NARENDRA ALIMCHANDANI** of Bombay by **M/S BEEKAY FABRICS PVT LTD** and sale deed had been duly executed between the parties on 11/09/1987 and duly registered in the office of sub-registrar silvassa vide registered No.206 on 1/1/1987.

AND WHEREAS **SHRI HEMANDAS J PARIYANI** and **SHRI NARENDRA ALIMCHANDANI** had sold, transferred and assigned the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of

K.P. Shah *K.P. Shah* *Anil Kumar* *Anil Kumar*

survey No.66/1 Situated at Village Amlı U.T of Dadra and Nagar Haveli for industrial purpose in favour of M/S EMTEE POLLY YARN PVT LTD and sale Deed thereof was executed between the Parties on 16/10/1987 and the same was presented in office of the sub-Registrar of Dadra and Nagar Haveli, Silvassa for the Registration purpose and It was Registered at Registered No.303/87. Accordingly the Patel Talati of Silvassa-1 had made necessary mutation entry in the revenue records of the above said land.

Accordingly M/S EMTEE POLLY YARN PVT LTD became the absolute owner and possessor of the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amlı U.T of Dadra and Nagar Haveli for industrial purpose.

AND WHEREAS the above said land owner M/S EMTEE POLLY YARN PVT LTD had applied to the Administration of Dadra and Nagar Haveli, town and country planning Department, Silvassa for grant of construction permission for factory Building in respect of the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amlı U.T of Dadra and Nagar Haveli for industrial purpose. The Associated Town Planner of Dadra and Nagar Haveli, Silvassa has granted the necessary construction permission to construct the factory Building in respect of the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Village Amlı U.T of Dadra and Nagar Haveli for industrial purpose Vide order No. DIC/1/83/SSI-87/795 dated 22/03/1988.

AND WHEREAS M/S EMTEE POLLY YARN PVT LTD had constructed the factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs on the N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey

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No.66/1 Situated at Village Amlī U.T of Dadra and Nagar Haveli for industrial purpose as per the construction permission and approved building plan

AND WHEREAS M/S EMTEE POLLY YARN PVT LTD had availed loan from Financial Institution by mortgaging/hypothecating the above said N.A Land bearing Plot No.89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Danudhyog Sahakari Sangh Limited, Silvassa, Industrial Estate, Village Amlī Union Territory of Dadra and Nagar Haveli along with Factory building constructed thereon.

AND WHEREAS M/S EMTEE POLLY YARN PVT LTD failed to repay the above said loan amount to the Financial Institution and therefore the said Financial Institution had assigned the debt due and payable by M/S EMTEE POLLY YARN PVT LTD to favour of STRESSED ASSETS STABILIZATION FUND and accordingly STRESSED ASSETS STABILIZATION FUND had acquired the debt of M/S EMTEE POLLY YARN PVT LTD along with underlined security Viz. N.A. land bearing Plot 89 admeasuring 1600 Sq.Mtrs of survey No.66/1 Situated at Danudhyog Sahakari Sangh Limited, Silvassa, Industrial Estate, Village Amlī Union Territory of Dadra and Nagar Haveli along with Factory building constructed thereon and sold the same with the consent of M/S EMTEE POLLY YARN PVT LTD.

AND WHEREAS STRESSED ASSETS STABILIZATION FUND had sold, transferred and assigned the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudhyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building constructed thereon in favour of B & B INDUSTRIES and the certificate of sale thereof was executed between the

K. S. Khan *K. S. Khan* *Amit Khan* *Amit Khan*

parties on 09/12/2010 and presented in the office of the sub-registrar of Dadra and Nagar Haveli, Silvassa for the Registration purpose vide Serial No. 3851/2010 on 09/12/2010 and its Registration at registered No. 3526 at Page No. 367 Vol. No. 3 of Book No. 83 dated 09/12/2010. Accordingly Patel Talati of Silvassa had made necessary mutation entry No. 7284 dated 08/12/2010 in the revenue records of the above said land as per the order of the Mamlatdar vide order No RD/RTS/1338/7120 Dt 18/12/2020.. Accordingly **B & B INDUSTRIES** became absolute owner and possessor of the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon.

AND WHEREAS B & B INDUSTRIES had sold, transferred and assigned the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon in favour of **[1] KIRTIKUMAR POPATLAL SHAH [2] KEYUR KIRTIKUMAR SHAH** and the sale deed thereof was executed between the parties on 26/03/2014 and presented in the office of the sub-registrar of Dadra and Nagar Haveli, Silvassa for the Registration purpose vide Serial No. 1096/14 on 26/03/2014 and its Registration at registered No. 1182 of Book No. 1 dated 11/04/2014. Accordingly Patel Talati of Silvassa had made necessary mutation entry No. 8804 dated 14/01/2021 in the revenue records of the above said land as per the order of the mamlatdar vide order No.RD/RTS-1/Sale/848/2020/235 on 13/01/2021. Accordingly **[1] KIRTIKUMAR POPATLAL SHAH [2] KEYUR KIRTIKUMAR SHAH** became absolute owner and possessor of the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh

K.P. Shah *Keyur Kirtikumar Shah* *Amit Kumar*

Limited, Silvassa Industrial Estate, Village – Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon.

AND WHEREAS the Purchasers has desired to purchase the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon with all rights, title and interest connected with the above said property along with all the power connections and compound wall.

AND WHEREAS the Vendors has declared to the purchasers that the Vendors is the absolute owner and possessor of N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon with all rights, title and interest connected with the above said property along with all the power connections and compound wall more particularly described in the schedule hereunder written, from the Vendors with all rights, title and interest connected with the said land and no one except the Vendors has any right, title, interest or claim of any nature whatsoever in the said land the title of the said land is clear, marketable and free from all encumbrances whatsoever.

AND WHEREAS the Vendors has agreed to convey and transfer to the Purchasers the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa

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Industrial Estate, Village – Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon with all rights, title and interest connected with the above said property along with all the power connections and compound wall more particularly described in the schedule hereunder written, from the Vendors with all rights, title and interest connected with the said land, with all right, title and interest of the said land at the total price consideration of Rs.1,65,00,000/- (Rupees One Crores Sixty Five Lakhs only) along with TDS .



AND WHEREAS the purchasers on execution hereto paid to the Vendors the sum of Rs.1,65,00,000/- (Rupees One Crores Sixty Five Lakhs only) along with TDS being the full and final price consideration of the said property more particularly described in the RECEIPT hereunder written

AND WHEREAS the purchasers have called upon the Vendors to execute the conveyance against the receipt of the above said sum of Rs.1,65,00,000/- (Rupees One Crores Sixty Five Lakhs only) along with TDS being the full and final consideration which the Vendors has agreed to do.

NOW THIS INDENTURE WITNESSETH

1] THAT in pursuance of the said sale deed and in consideration of the above said total amount of Rs.1,65,00,000/- (Rupees One Crores Sixty Five Lakhs only) along with TDS being the full and final consideration of the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amlī, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon with all rights, title and interest connected with the above said property with all rights, title and interest connected with the above said property along with all the power connections and

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compound wall more particularly described in the schedule hereunder written, from the Vendors with all rights, title and interest connected with the said land paid by the Purchasers to the Vendors on or before the execution of this presents, the Vendors do hereby admit and acknowledge the receipt thereof, more particularly written in the "RECEIPT" hereunder and the Vendors do hereby acquit, release and forever discharge the purchasers .

2] AND Whereas the Vendors do hereby grant assign, release convey and assure unto the purchasers forever all the piece and parcel that the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amli, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon with all rights, title and interest connected with the above said property with all rights, title and interest connected with the above said property along with all the power connections and compound wall more particularly described in the schedule hereunder written, from the Vendors with all rights, title and interest connected with the said land and there more particularly described in the 'SCHEDULE' hereunder written and for the sake of brevity hereinafter referred to as the '**SAID PREMISES**' with all title, right, easement, advantages, liberties, right and privileges and connected with the said Premise

3] .The Vendors further covenant with the Purchasers that the Vendors has sold the said premises to the purchasers with all rights, title and interest claims of the said premises and the title of the said premises is clear, marketable and free from all encumbrances and reasonable doubts. There are no proceedings pending in any Court or offices in respect of the said premises.

4] The Vendors has handed over the vacant and peaceful possession of the above said premises with all rights, title and interest connected with the said premises to the purchasers. The purchasers became the absolute owner and

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possessor of the above said premises, more particularly described in the schedule hereunder written. Purchasers shall be entitled to get his/its /their name entered in the revenue records of the Government and Panchayat/S M C maintained for the said premises by producing this Sale Deed.

5] The Vendors does hereby agree to give signatures, statements wherever and whenever require for this purpose in respect of the above said premises and now onwards the Purchasers shall be entitled to use his name on and for these premises.

6] Both the parties hereto declare and confirm that they have understood the contents of this sale deed and they are fully aware about the legal status of the Property and it shall be binding upon them and their legal heirs.

The Vendors do hereby under take to clear all liabilities is arise in future in connections with electricity bill, revenue tax, Gram Panchayat tax, labour department & any other Governments department likes VAT, sale tax, central sales tax. Income tax, service tax central Excise department, pollutions control department till the execution of the sale deed.

8] The said property is not in any way whatsoever charged or encumbered in title, claim, and otherwise howsoever:

9] The Vendors has not sold or agreed to sell the said property to any other person or persons whatsoever:

10] The said property is not the subject matter of any claim, demand, dispute, litigation-s, attachment or requisition whatsoever:

11] The Vendors is further state and confirm that there is no outstanding payable to anyone in respect of the said property towards Taxes, duties, assessments, funds, interest and outgoings of whatsoever nature due or payable:

12] The Vendors agrees to indemnify, save harmless and keep indemnified the said Purchasers from any loss that Purchasers may sustain, incur or suffer by reason of any claim or demand of whatsoever nature made by any person or

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authority whatsoever in respect of the said property on account of any act or thing done or any omission on the part of the Vendors.

13] The Vendors have delivered to the said Purchasers all the deeds, documents and writings of whatsoever nature in respect of the said unit pertaining to contents of this Agreement fully in their vernacular language and/or in English Language now in their possession or custody of the Vendors and agree to handover all documents etc. which the Vendors shall hereinafter come into possession or custody and agree and undertake at all times hereinafter and upon reasonable request from the said Purchasers to do and execute or cause to be done or execute all such lawful acts, deeds and things of whatsoever nature necessary and incidental to the transfer of the said property and every part hereeto to the said Purchasers to give effect to the true meaning and intent of this Deed.

14] All stamp duty and registration charges, if any, as applicable to this Deed shall be borne and paid by the Purchasers Only.

15] The Vendors do hereby sell to the purchasers and purchasers here purchase on above said representation made by the vender and the Vendors do hereby grant assign, release convey and assure unto the Purchasers forever all that the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amli, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon along with all the power connections and compound wall with all rights, title and interest connected with the above said property with all rights, title and interest connected with the above said property including the consents, orders and permissions together with all the advantages and appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining thereto or with the same or any part thereof now or at any time hereafter usually held, used, occupied or enjoyed therewith or be appurtenant thereto and the Vendors do hereby covenant with the Purchasers that notwithstanding any act,

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deed, matter or thing whatsoever by the Vendors or by any other person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed, omitted or knowingly suffered to the contrary.

16] The Vendors now has in itself good rights, full powers and absolute authorities to grant, release, convey, assign, transfer and assure the said premises unto and to the use of the Purchasers in the manner aforesaid and that it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the said premises hereby granted, conveyed, assigned, released transferred and assured or expressed to be for its use without any suit, lawful eviction, interruption, claim and demand whatsoever from, under or in trust for them and that free and clear and freely and clearly and forever discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of or from and against all former and other estate, title, charges and encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming, by, from, under or in trust for them or any of them the Vendors and all other persons lawfully or equitably claiming any, estate, right, title, interest, at law or in equity in the said premises hereby granted and conveyed or any part thereof shall and will from time to time and at all times hereafter at the requests of the Purchasers does and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises hereby granted unto and to the use of the Purchasers in the manner aforesaid shall or may be reasonably required the Vendors do hereby covenant with the Purchasers that the Vendors has not done, omitted or knowingly or willingly suffered or being party or privy to any act, deed or thing whereby they were prevented from granting and conveying said premises in the manner aforesaid or whereby the same or any part thereof are/is can or may be charged encumbered or prejudicially affected in estate, right or

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otherwise howsoever the Vendors shall or will from time to time and at all times hereafter at the request of the Purchasers do and execute or cause to be done and executed all such further and more perfectly and other lawful and reasonable acts, deeds, matter, things and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid shall or may be reasonably required by the Purchasers or his counsels at law.

[A] The Vendors is the sole and absolute owner of the said premises and no other person has any claim, demand, share, right, title or interest of any nature whatsoever unto or upon the said Premises or any part thereof either by way of sale, exchange, mortgage, charge, lien, gift, trust, lease, tenancy, easement, license, maintenance, inheritance or otherwise.

[B] The Vendors have good right, full power and absolute authority to sell and transfer the said Premises to the purchasers and there is no impediment or restraint or injunction against the Vendors from being able to do so and the Vendors have not done or omitted to do or been party or privy to any act, deed or thing or matter of whatsoever nature whereby the Vendors is in any way prevented from selling transferring, conveying, granting assuring and assigning the said Premises hereby sold, transferred, conveyed , granted, assured and assigned unto the Purchasers in the manner specified herein.

[C] The Vendors is in exclusive and uninterrupted use occupation, possession and enjoyment of the said Premises and it shall be lawful for the purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy, possess and enjoy the said Premises hereby sold, transferred, granted, conveyed and assigned with their appurtenances on the " ownership " basis to and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever in law or in equity from or by the Transferor or their successors, or any or them or from or by any person or persons lawfully or equitably claiming or to claim by from under through or in trust for them.

K.R. Shah, K. K. Shah, Anil Kumar, Anil Kumar

[D] There are no subsisting lien, charge, mortgage or encumbrance of whatsoever nature in respect of the said premises nor the said premises is subject matter of any notices, litigation or dispute nor the same is subject matter of any attachment either before or after judgment nor any tenancy or leave and license or lease is subsisting in favour of any person or entity, including any group company of the Vendors in respect of the said Premises or any part thereof and also there is no subsisting Agreement for sale writing(s) or commitment or understanding or whatsoever nature by the Vendors for sale or transfer of the said Premises or creation of any rights or interest in the said premises of whatsoever nature with any other party/person/entity.

[E] The Vendors and all persons having or lawfully or equitably claiming any estate right title or interest, whatsoever at law or in equity in the said premises or any part thereof, hereby sold, transferred and assigned by from through under or in trust for them the Vendors or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better further and more perfectly and absolutely granting and assuring the said Premises and every part thereof hereby sold, transferred conveyed and assigned unto and to the use of the purchasers in manner aforesaid as shall or maybe reasonably required by the purchasers or their legal heirs, executor, successors and administrators and the assigns and /or their Attorneys.

[F] The Vendors has paid up to date their contribution of all the municipal taxes, water, electricity, and maintenance, charges, and other outgoings or arrears including any fund(s)/deposits, payable to he said Society , municipal corporation and other statutory/local authorities, in respect of the said Premises and the Vendors undertakes that in the event there are any arrears of the above charges or any increase in taxes, in respect of the period prior to the execution hereof the Vendors shall forthwith pay the same.

K.P. Shah

K.P. Shah

Amit Kumar

Amit Kumar

[G] The title of the Vendors to the said premises is clear and marketable and free from all encumbrances.

17] AND THIS DEED FURTHER WITNESSETH that Vendors is aware that on the basis of the representations declarations and covenants appearing herein the purchasers have completed this sale and Transfer transaction in respect of the said Premises, The Vendors hereby indemnifies and shall keep the purchasers, their, legal, heirs, executor, successors and administrators and the assigns, saved defended, harmless and indemnified from and against all claims, demands, notices, proceedings, suits and/or action or relating to the said premises that may be made or adopted against the purchasers and /or its successors and assigns by any third party/person including the Government and /or its departments and /or public/statutory bodies and /or any act/s or omission/S done by the Vendors and/or its predecessor in title and/or due to any of the representations / declarations of the Vendors mentioned herein being false/untrue in full or part and for all the costs, charges, expenses, losses and damages that may be incurred by the purchasers in pursuance of the above.

18] Purchasers shall be entitled to get his name entered in the records of the Government and S M C maintained for the said premises by producing this Sale Deed.

19] And whereas the Purchasers shall pay all the pending dues in respect of above said properties.

20] And whereas land owner has paid the revenue tax to the Patel Talati Silvassa - 1 in respect of above said land and the Patel Talati of Silvassa - 1 had issued no due certificate vide out ward No. 1094 dated 19/02/2021 in favour of the land owner.

21] The said factory said, building registered with Silvassa Municipal Council, Silvassa vide House No. 13/6 and the owner has paid the house tax and the owner has obtained no due certificate from Danudyog Sahakari Sangh Ltd vide certificate dated 06/02/2021 and its SMC property id No.S01009339000, Property id No. S01009338000, Property id No. S01009340000,

K. S. Shah, K. S. Shah, Anil Kumar, Anil Kumar

22] And whereas KIRITKUMAR P. SHAH + 1 had published a Public Notice in Daily News Paper " DIVYA BHASKAR " on its edition Valsad – Vapi Bhaskar dated 18/08/2020 on page No. 4 inviting objections from the interested persons over the sale of the above said land and building and the period of receiving the objections was 10 days from the date of publication of the notice. But till date no any objection is received so far.

23] The proper stamp duty of Rupees 3,30,000/-is used for Registration purpose.

SCHEDULE OF PROPERTY

All that pieces or parcel of the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amli, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon along with all power connections and compound wall. The boundaries of the above said land is as under :

On or towards the North	:	Plot No. 88
On or towards the South	:	Plot No. 71
On or towards the East	:	Plot No. 72
On or towards the West	:	Industrial Estate Road

K. E. Shah

K. E. Shah

Amit Kumar

Amit Kumar

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IN WITNESS WHEREOF the Vendors and the Purchasers have hereunto set affixed and subscribed their respective hands the day, month and year first hereinabove written.

Signed, Sealed and Delivered by the within named "VENDORS" KIRTIKUMAR POPATLAL SHAH

)
) K P
) Keshah
) KIRTIKUMAR POPATLAL SHAH



KEYUR KIRTIKUMAR SHAH

)
) K K
) KEYUR KIRTIKUMAR SHAH

VENDORS

In the presence of

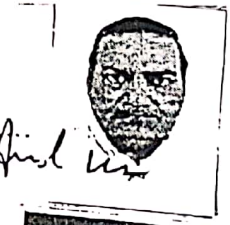


1. [Signature]
2. [Signature]



Signed, Seal and Delivered by the within named "PURCHASERS" ANIL KUMAR AGARWAL HUF THROUGH ITS KARTA ANIL KUMAR AGARWAL

)
) Anil Kumar
) ANIL KUMAR AGARWAL HUF
) THROUGH ITS KARTA ANIL
) KUMAR AGARWAL



AMITKUMAR AGARWAL HUF THROUGH ITS KARTA AMITKUMAR AGARWAL

)
) Amit Kumar
) AMITKUMAR AGARWAL HUF
) THROUGH ITS KARTA
) AMITKUMAR AGARWAL



PURCHASERS

In the presence of

1. [Signature]
2. [Signature]

RECEIPT

Received from within name Purchasers sum of Rs.1,65,00,000/- (Rupees One Crores Sixty Five Lakhs only) Along with TDS being the full and final consideration of the N. A. land bearing Plot No. 89 admeasuring 1600 Sq. Mtrs. of Survey No. 66/1 Situated at Danudyog Sahakari Sangh Limited, Silvassa Industrial Estate, Village – Amli, of the Union Territory of Dadra and Nagar Haveli along with Factory building ground floor admeasuring 395.35 Sq.mts and First floor admeasuring 395.35 Sq.mts total 790.70 Sq.mtrs constructed thereon with all rights, title and interest connected with the above said property along with all type of power connections and compound wall with all rights, title and interest connected with the above said property. The details thereof are as under.

Sr.No	Cheque No./UTR No	Date	Name of Bank	Amount
1	781074	21/02/2021	Union Bank of India	19,00,000/- in favour keyur K shah by Amitkumar Agarwal HUF
2	UBINH21055 536766	24/02/2021	DO	33,00,000/- in favour keyur K shah by Anilkumar Agarwal HUF
3	781077	25/02/2021	DO	5,00,000/- in favour keyur K shah by Amitkumar Agarwal HUF
4	727873	25/02/2021	DO	5,00,000/- in favour keyur K shah by Anilkumar Agarwal HUF
5	UBINH21037 503004	6/2/2021	DO	11,00,000/- in favour keyur K shah by Amitkumar Agarwal HUF
6	UBINH21037 503042	6/2/2021	DO	11,00,000/- in favour Kirtikumar P shah by Amitkumar Agarwal HUF
7	781073	22/02/2021	DO	34,00,000/- in favour Kirtikumar P shah by

K. e. shah *K. e. shah*

8	UBINH21055 538493	24/02/2021	DO	Amitkumar Agarwal HUF 47,00,000/- in favour Kirtikumar P shah by Anilkumar Agarwal HUF
			TOTAL AMOUNT	1,65,00,000/-

Place: Silvassa

Date: 25/02/2021

WE SAY RECEIVED

K. P. Shah

KIRTIKUMAR POPATLAL SHAH

Keyur

KEYUR KIRTIKUMAR SHAH

VENDORS1. Chhatrasen Parmar2. Sonune - Sitaram & Sonwane



OFFICE OF THE SUB REGISTRAR

Office Name :- S.R. Silvassa

District Name :- Dadra_And_Nagar_Haveli

State Name :- UT - Dadra & Nagar Haveli
and Daman Diu

Deed Endorsement

Token No :- 20210000001088

Deed Type	Conveyance
Fee Details	Registration Fee :- Rs. 41270, Stamp Duty :- Rs. 330000, Scanning Charges-Counter :- Rs. 25, Search Fee :- Rs. 3, Postage Fee :- Rs. 5, Copying Fee :- Rs. 8,
Property Description	Property Description - The N.A. land bearing Plot-89 ADM-1600 SQ.MTRS of SRV-66/1 at Danudyog Sahakari Sangh Limited Silvassa Village-Amli

Sh./Smt. ANIL KUMAR AGARWAL HUF Through Its Karta ANIL KUMAR AGARWAL s/o/d/o/w/o has presented the document for registration in this office

today dated :- 26-Feb-2021 Day :- Friday Time :- 10:31:17 AM



ANIL KUMAR AGARWAL HUF
Through Its Karta ANIL
KUMAR AGARWAL(Individual)

Sr.NO	Party Name and Address	Party Type	Party Photo	Finger Print	Signature
1	ANIL KUMAR AGARWAL HUF Through Its Karta ANIL KUMAR AGARWAL Amli, Dadra And Nagar Haveli, Dadra_And_Nagar_Haveli, UT - Dadra & Nagar Haveli and Daman Diu PAN No.: AFUPA8233L	Claimer Age:65			
2	AMITKUMAR AGARWAL HUF Through Its Karta AMITKUMAR AGARWAL Amli, Dadra And Nagar Haveli, Dadra_And_Nagar_Haveli, UT - Dadra & Nagar Haveli and Daman Diu PAN No.: ADDPA4474E	Claimer Age:41			

1 / 2 (NGDRS)

SUB-REGISTRAR
DADRA & NAGAR HAVELI
SILVASSA

Sr.NO	Party Name and Address	Party Type	Party Photo	Finger Print	Signature
3	KEYUR KIRTIKUMAR SHAH Aml, Dadra And Nagar Haveli, Dadra_And_Nagar_Haveli, UT - Dadra & Nagar Haveli and Daman Diu PAN No.: AAJPS1598Q	Executor Age:43			
4	KIRTIKUMAR POPATLAL SHAH Aml, Dadra And Nagar Haveli, Dadra_And_Nagar_Haveli, UT - Dadra & Nagar Haveli and Daman Diu PAN No.: AAJPS1588Q	Executor Age:72			

Identification:

Sr.NO	Party Name and Address	Photo	Finger Print	Signature
1	SUDHAKAR NAMDEV PANCHBHAI Silvassa, Dadra And Nagar Haveli, Dadra And Nagar Haveli, UT - Dadra & Nagar Haveli and Daman Diu PAN No.:			

Above signature & thumb Impression are affixed in my presence.

Document No :- DNH-1067-2021

Book No :- 1

Document Reg. No. : DNH-1162-2021

Page No

Volume No :-

Date:- 26-Feb-2021



(Rajendrasinh Rathod)
Signature of Sub Registrar
Dadra & Nagar Haveli
and Daman Diu

TRUE COPY

3/3/2021
Prakashchandra H. Patel
B. Com, LL.B.
ADVOCATE & NOTARY
112 Perin Complex, 1st Floor,
Opp. Bal Dhasan, Kiliyani Naka,
Silvassa-325 230 (U.T. of D. & N. H.)

Book No. 02
Page No. 1321
Serial No. 669
Date 3/3/2021

ગામ નમુનો નંબર ૭ અને ૧૨

DSCIDCODE: 9672872358

બોલ/સરવે નંબર ૧૧/1/89

AS ON DATE : 05/07/2022

સંસ્થા પ્રકાર - જમીનનો ઉપયોગ : નવી અને અવિભાજ્ય - બીન ખેતી

પોસ્ટ : આમલી

ખેતરનું નામ :

તાલુકો : Silvassa - I PATAELAD

જિલ્લો : Silvassa

લાઇ જમીન	રેટફળ રૂ. આરે ચોખી.	ખાતા નંબર/સેક્ટર/આકાર રૂ. આરે ચોખી.	ખાતા નંબરો અને કમ્પાઉન્ડો ના નામ				
પો. ખ. અ	૦-૧૬-૦૦		૧૧૦૮, ૨૫૩૧, ૨૫૩૮, ૨૫૪૨, ૨૬૩૮, ૨૬૩૪, ૨૬૩૨, ૨૬૦૦, ૧૨૮૮, ૩૩૦૩, ૩૨૪૮, ૧૧૦૪.				
કૃષ મેન્ડફળ	૦-૧૬-૦૦						
આકાર રૂ.	૩૨.૦૦	૨૭૬૮ ૦-૧૬-૦૦ ૩૨.૦૦	અમિતકુમાર અગ્રવાલ HUF				
જુડી નવા વિપંગપાસે રૂ.	૦.૦૦		અમિતકુમાર અગ્રવાલ HUF				
પામ્પી/ખાત રૂ.	૦.૦૦						
અસોસિયેશન વિતરણ		બીજા હમી અને બીજાની					
ગામ નમુનો નંબર ૧૨							
વર્ષ	ખેતરનું નામ	મોસમ	પાક	રેટફળ રૂ. આરે ચોખી.	સિંચાઈના સ્ત્રોત/સાધનો	કુશી અને તેની સંખ્યા	ગેરો

Signature valid

SANJAYKUMAR LOGIBHAI
PATEL
2022.07.05 11:11
This Digital Signature Used
only for issuing of LRC docs

આ નામ ડેટા એન્ટ્રી અને અક્ષરો માટે છે નામ ID નંબર : ptall1

દેથી :

05/07/2022 03:42:04 pm

This digitally signed record can be verified/ authenticated from <http://dnh.nirmp.in/avanika/Signedform712> and using DSCIDCODE 9672872358

This is a computer generated digitally signed record and does not require any seal/signature

#-નામનું ક-પરથી -
પાલિકાના કચેરી, Silvassa (ડી.એન.એચ) પાનું : 1 of 1

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Silvassa Municipal Council

Dadra & Nagar Haveli and Daman & Diu
smcdnh.nic.in, smcdnh.in



सिलवासा नगर पालिका

दादरा एवं नगर हवेली एवं दमन एवं दीव

CERTIFICATE

प्रमाण - पत्र

एतत् द्वारा यह प्रमाणित किया जाता है कि Plot No - 89, Kp Plastic, Near 66 Kva Grid, Pipariya Dan Udyog Ind Estate, PIPARIYA INDUSTRIAL ESTATE, Pincode - 396230 संपत्ति जिसकी Property ID S01009337000 और Easy City Code/House No - PIE353-1 है, सिलवासा नगर पालिका के अधिकार क्षेत्र में आती है। इस संपत्ति पर श्री / श्रीमती ANIL KUMAR AGARWAL HUF & AMITKUMAR AGARWAL HUF का मालिकाना है। यह संपत्ति पंजीकृत है। यह Class 3 में आती है व इसका कुल निर्मित क्षेत्र (Total Built-up Area) 8507.92 sq. feet, (Annual Rateable Value) वार्षिक कर योग्य मूल्य Rs. 10,55,918/-, वार्षिक देय कर (Annual Payable Tax) Rs. 49,418/- है। इस संपत्ति के विरुद्ध बकाया कर Rs. 0/- है।

सं. एस. एम. सी. REG/2022/4561

दिनांक : 24 / 01 / 2022



अध्यक्ष

सिलवासा नगर पालिका
सिलवासा

Silvassa Municipal Council
Dadra & Nagar Haveli and Daman & Diu
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सिलवासा नगर पालिका
दादरा एवं नगर हवेली एवं दमन एवं दीव

CERTIFICATE

प्रमाण - पत्र

एतत् द्वारा यह प्रमाणित किया जाता है कि Plot No - 89, Ramdev Industries, Near 66 Kva Grid, Pipariya Dan Udyog Ind Estate, Piparia, Amla, Pincode - 396230 संपत्ति जिसकी Property ID S01009338000 और Easy City Code/House No - PIE353-2 है, सिलवासा नगर पालिका के अधिकार क्षेत्र में आती है। इस संपत्ति पर श्री / श्रीमती ANIL KUMAR AGARWALA HUF & AMITKUMAR AGARWAL HUF का कब्जा है। यह संपत्ति अपंजीकृत है। यह Class 3 में आती है व इसका कुल निर्मित क्षेत्र (Total Built-up Area) 27163.55 sq. feet, (Annual Rateable Value) वार्षिक कर योग्य मूल्य Rs. 35,06,217/-, वार्षिक देय कर (Annual Payable Tax) Rs. 1,64,094/- है। इस संपत्ति के विरुद्ध वकाया कर Rs. 0/- है।

सं. एस. एम. सी. UR / 20 22/598
दिनांक : 16 / 05 / 2022



अध्यक्ष
सिलवासा नगर पालिका
सिलवासा