



Rs. 90000/- No. 35801 Thane 23/9/99  
Ninety Thousand Only



Shri 999  
PROPER OFFICER  
COLLECTOR OF STAMPS  
THANE

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THIS SALE DEED made at Mumbai on this 14-10-99 day of <sup>october</sup> day of AUGUST, 1999 BETWEEN SHRI KISHOR H. THAKKAR an adult, residing at 'Veena' 13th floor, Cuffee Parade, Colaba, Mumbai 400 005, Constituted Attorney on behalf of surviving Vendors (1) Mr. Shankarlal V. Thakkar, (2) Mrs. Bhanuben K. Thakkar, (3) Mrs. Ushaben A. Ganatra and (4) Mrs. Veenaben M.P. Gandhi, all of Mumbai, Indian Inhabitants, residing at 209/7, Himai Niwas, R.A. Kidwai Road, Wadala (West), Mumbai- 400 031, hereinafter referred to as 'the VENDORS' ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors or administrators) of the One part and SHRI LAXMAN ABAJI SURVE, of Mumbai Indian Inhabitant, all residing at Mahavir Mahal, Shop No, 4, Plot No. 130, Garodala Neag, Ghatkopar (East) Mumbai 400 077, hereinafter referred

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to as " the PURCHASER" ( which expression shall unless it be repugnant to the context or meaning thereof deemed to include his heirs, executors, administrators and assigns) of the Other part;

WHEREAS the Vendors are seized and possessed and/or otherwise well and sufficiently entitled to the following non-agricultural land and more particularly described in the schedule written hereunder and also as per the plan enclosed.

DESCRIPTION OF LANDS GAT NOS. SURVEY NOS.

Sr.No.	Village	Gat / Survey	Hissa	Area	Area in
1	Advali Bhutali	83	I-Part		

AND WHEREAS the Vendors had agreed and entered into agreement of sale dtd. 5th March, 1998 for sale of the said land between the purchaser of the total consideration of Rs, 3,11,000/- ( Rupees Three lacs Eleven Thousand only) and the purchaser had advanced Rs, 11,000/- ( Rupees Eleven Thousand only) to the Vendors for purchase of the Land situated at Survey No, 83 of Village Advali Bhutali Bhutali admeasuring area 4156 Sq.mtrs.

2. The Vendors thereafter got the said Agricultural Land converted into Non-Agricultural land vide by

Dy. Collector, Thane N.A. Order No. Binsheti/TD,

2/Rekhakan/NAP/SR 1/90 dated 30.3.1992.

3. The Vendors are seized and well possessed of or otherwise well and sufficiently entitled to the said Non-Agricultural land which is free from all encumbrances, charges, lien, claims and are fully empowered and authorised to sell and transfer the said land.

4. The purchaser has approached the Vendors for sale and transfer of balance entire land admeasuring about 4156 Sq. Mtrs.

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5. And whereas the Vendors have agreed to sell and the purchaser has agreed to purchase the land admeasuring about 4156 sq.mtrs Carved out of the following non-agricultural land more particularly, described in the schedule written hereunder and also as per the plan enclosed for a price and on the terms and conditions hereunder set out.

6. The purchaser has verified the documents in respect of the said land and got satisfied about the Vendors title in the said land.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Vendors shall transfer and assign all their rights, title, interest and benefits in the carved out in Non-Agricultural land bearing out of Gat/Survey No.83 Hissa No.1 partly lying and situated at Village Advali Bhutali, Taluka and District, Thane for a total price of Rs,311000/-) ( Rupees Three lacs Eleven thousand only)

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being the full and final consideration.

2. The purchaser has paid the said balance amount of Rs.3,00,000/- (Rupees Three lacs only) to the Vendors and the Vendors doth hereby acknowledge and accept the receipt of the same.

3 The possession of the plot of land has been delivered by the vendors to the purchaser and the purchaser hereby admits and acknowledges of having received the same.

4. The Vendors doth hereby grant, convey and assign and assure unto the purchasers the said non-Agricultural land Gat/Survey No, 83, Hissa No, 1, admeasuring about 4156 Sq. mtrs at Village Advali Bhutali, Taluka Thane, District Thane as specified in the schedule attached hereto and hereinafter referred to as the 'Sale Land' and to hold the said land hereby granted, conveyed assigned and assured unto the purchaser as heritable and transferable immovable property within the meaning of any law for the time being in force and all rules, regulations, and agreements lawfully and also to the terms, conditions and lease covenants contained in the said lease of the said land and the Vendors doth hereby for themselves their heirs, executors, administrators, and assigns with the purchasers his heirs, executors, administrators and assigns that notwithstanding anything by them, the Vendors done, omitted

full powers and absolute authority to grant, convey, assign and assured unto and to sue the purchasers, his heirs, executors, administrators, assign, subject as aforesaid and that it shall be lawful for all times hereafter peacefully and quietly to enter into and upon, hold possessand enjoy the said land and receive the rents and profits thereof and every part thereof subject as aforesaid, without any interruption or disturbanaces by the Vendors, their heirs, executors, administrators, assigns or any other person/s claiming under or in trus for them and that freed and cleared and freely and clearly and absolutely released for over discharge or otherwise or by the Vendors or their heirs, executors, administrators or assigns well and sufficiently saved, defendaed, and kept harmless and indemnified of from and against all encumbrancs, claims and demands created occasioned or made by them the Vendors or any person/s lawfully or equitably claiming from through under or on trust for them the Vendors will at the at all times hereafter at the cost of the Vendors or any other person requiring the same, execute and do or cause to be executed and done all uch further and othr lawful and reasonable acts, deeds, matters, things, conveyance and assurances in the law whatsoever for the better and further granting, conveying, assigning and assuring the land and every part

thereof unto and to the use of the purchaser in the manner and subject to aforesaid as shall or may be reasonably required by the purchaser his heirs, executors, administrators and assigns or his counsel of law.

5. The purchaser shall from the date of possession maintain the said land at his own cost in good tenable conditions and shall not do or suffer to be done anything in or to the said property which may be against the rules and regulations or bye-laws of the local authority/ Revenue authority and Town Planning authority.

6. That at the taxes and maintenance charges in respect of the said property from the month of this agreement shall be borne and paid by the the purchasers.

7. All costs, transfer fees, charges and expenses in connection with the formation, preparing, approving, engrossing, stamping and registration of the agreement between the parties shall be borne and paid entirely by the purchaser.

8. The Vendors hereby further agree and undertake that they shall willingly co-operate with the purchaser in signing all documents observes all formalities as the purchaser all the rights and title and interest into upon



the said land and the Vendors shall indemnify and at all times keep indemnified the purchaser against any possible claim or demands made or an action and proceedings from in respect of the said property.

THE FIRST SCHEDULE ABOVE REFERRED TO:

the piece and parcel of Non-Agricultural Land admeasuring about 4156 sq.mtrs or thereabout of the laying and situated at Gat/Survey no,83-1 put lying and situated at village Advali Bhutali, Taluka Thane, District, Thane bounded as follows.:

ON THE NORTH BY

Village Mhape

ON THE EAST BY



Survey No, 83(1)  
Admeasuring 40 guntas  
Village Advali Bhutali

ON THE SOUTH BY

Survey no, 83 (2)  
Village Adavali Bhutali

ON THE WEST BY

Survey No, 83(1)  
Admeasuring 86 guntas  
Village Adavali Bhutali

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED by )

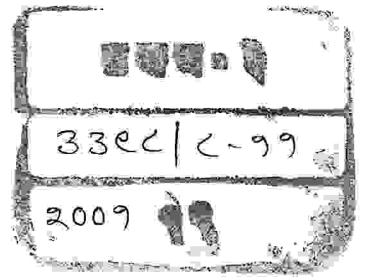
The withinnamed VENDORS" )

Mr. SHANKARLAL V. THAKKAR )

Mrs. BHANUBEN K. THAKKAR )

Mrs. USHABEN A. GANATRA )

Mrs. VEENABEN H. PANDHI )



Through their constituted Attorney )

SHRI. KISHOR H. THAKKAR )

VENDORS )

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A N D

SHRI. LAXMAN ABAJI SURVEY *[Signature]* )

PURCHASER )

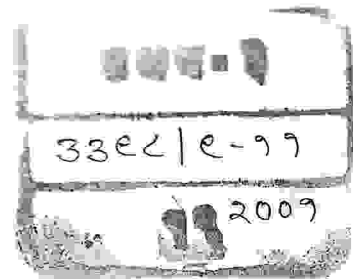
in the presence of )

1. *[Signature]* )

2. *[Signature]* )

*[Handwritten signature]*



RECEIPT

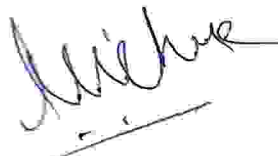
RECEIVED from the withinnamed purchaser SHRI LAXMAN  
 SBAJI SURVE an amount of Rs, 3,00,000/- ( Rupees Three  
 lacs only) <sup>vide Ch. No. 381274, The Bank of Rajasthan Ltd dt 14.10.99</sup> as the full and final consiration for the  
 sale of entire land out of Survey No.83, Hissa No, 1 part  
 measuring about 4156 sq.mtrs, Situated lying and being at  
 Village Adavali Bhutali, Dist. Thane.

  
 I SAY RECEIVED,



( SHRI KISHORE H. THAKKAR ).

In witness whereof

1. 

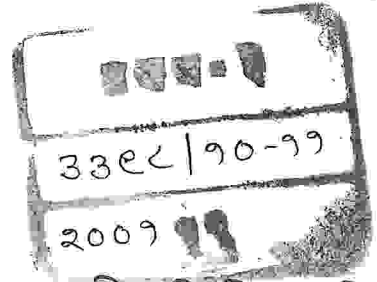
2.

सुपुत्र नं. ८५२५  
१९९९ के अक्टोबर  
के १४ तारीख १ व २  
के अन्तगत ठाणे-३ के  
द्वयम निबंधक वरिष्ठ  
कार्य विभा.

अ राशी नं-१११  
गोली मुल्य १०००१-  
बंदो वारं (१२) १०१-  
नंरे २१-  
नंरे ३१-  
१५१-  
रकम रु- १०००१-

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**द्वयम निबंधक ठाणे नं. ३**



श्री. किशोर विचारे  
नोकरी रा. राशी

वर्ष निवेदन करीत जाहिर ना, &  
सर्वसज करून देणाऱ्या उपर निर्दिष्ट  
समास व्यक्तीशः बोलखतात व त्याची  
बोलखत घटवितरत

**द्वयम निबंधक ठाणे नं. ३**

श्री. शंकरलाल व्ही. ठककर  
श्रीमती. भानुबेन के. ठककर  
श्रीमती. उषाबेन ए. गणाना  
श्रीमती. नीगाबेन एच. पांढरी  
यांचे कुलमुखवत्यार म्हणून  
श्री. किशोर एच. ठककर  
सद्धान. घंदा. नोकरी  
रा. - बडाळा (प.)  
मुंबई - ३१

श्री. लक्ष्मण उबाजी  
सुर्वे  
सद्धान. घंदा. नोकरी  
रा. - धाटकीपर (फ.)  
मुंबई - ५७

कार्य विभाग

कार्यालय खरेदीखत  
कार्य विभाग दिनांक १५/११/१९

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दि. १४/१०/१९

**द्वयम निबंधक ठाणे नं. ३**

कमी पडलेली नोंफी रु. १३१०१-  
पांफु. ८३५११७१ दि. २०/१२/२००९  
रोजी वसूल करून झालाटिका  
जमा.

**द्वयम निबंधक ठाणे नं. ३**

कमी पडलेले मु. सु. रु. १३१००१-  
अधिक बंड रु. ४१३०१- चलन रु. १३-  
दि. २०/१२/२००९ अन्वये यदा केले.

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**द्वयम निबंधक ठाणे नं. ३**

सं. नं. १०१२/२००९

अडवली - कूत की

(१४३) (३७६) (१२४)

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- २) सीताम होम की
- ३) सीताम के
- ४) सीताम
- ५) सीताम

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(२२५) (३७५)

(४४४)

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ना. अ. ००००००००

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तलमू लैरगे  
तालुका-वणे

०५०/१३-१३  
४३९८