

मुद्रक शुल्क रु ११८८०  
 दिनांक १५/१०/१९९३  
 पत्र सं. ११८८०  
 १५/१०/१९९३

७९३  
 CEE १९९३  
 १९९३

दुबय निबंध  
 पाठपर

दुबय वर CEE  
 १९९३ के निबंध  
 १९९३ का ३  
 १ वर वर  
 दुबय निबंध का ३ वर वर  
 FOR BROTHER ELECTRICALS PVT. LTD.  
 DIRECTOR

व्याज  
 २६०००  
 २०००  
 २०००  
 ३०९००

DEED OF CONVEYANCE

Consideration value Rs. 2,51,300/- (In words Rupees Two Lakhs fifty one thousand three hundred only). (Valuation for stamp purpose).

Rs. 2,88,720/- (In words rupees Two lakhs-eighty eight thousand seven Hundred and Twenty only). (Stamps of Rs. 11,550 are affixed).

THIS INDENTURE made at Palghar on this 14th day of October in the Christian year one thousand Nine Hundred Ninety three BETWEEN M/s A.KLASS FATHIONS through its partners (1) Mrs. Saroj D. Shah (2) Ms. Geeta J. Shah (3) Mrs. Lata J. Shah and (4) Mr. Deepak Shah, having their office at 231, Milan Industrial Estate, Cotton Green, Bombay - 400 033. hereinafter called 'THE VENDORS' (which expression shall unless it be repugnant to the context or meaning thereof include the partners or partner for the time being of the said firm of M/s A. Klass Fathions and the survivors and survivor of them and the heirs executors and administrators of such survivor) of the ONE PART.

*(Signature)*

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2000 AND M/s DHYUV ELECTRICALS PVT LTD., a company incorporated under the companies Act, 1956 having their office at 71, Chitra Shantilal Modi Road, Kandivali (West), Bombay-400 067 hereinafter called 'THE PURCHASERS' (which expression shall unless repugnant to the context or meaning thereof be deemed include its/their/successors and assigns/his/their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Indenture of Conveyance made and executed by and between SHRI MOHANLAL TOPANDAS RAIZADA and SHRI SATYADEV TOPANDAS RAIZADA, having their Office and residence at Ashish Building, 21, Vallabhdas Society, N.S. Road, No.4 Juhu Scheme, Vile Parle (West), Bombay 400 056, therein referred to as 'THE VENDORS' and M/s. A.KLASS FASHION, therein referred to as 'THE PURCHASERS', being the Vendors herein and duly registered with the Sub-Registrar of Palghar under Serial No. 2112/90 on 29th August, 1990 and the said SHRI MOHANLAL TOPANDAS RAIZADA and SHRI SATYADEV TOPANDAS RAIZADA fully sold, transferred and conveyed the aforesaid piece or parcel of land being Plot No. 13 <sup>(Sector-B)</sup> admeasuring about 1031.13 Square Meters on the ground Floor, situate, lying and being at Village Vevoor, Taluka Palghar, District Thane and more particularly described in the Schedule hereunder written.

*[Handwritten signature]*

AND WHEREAS the Vendor/s has/have agreed with the Purchaser/s herein for the absolute sale and transfer of the said land hereditaments and premises to the Purchaser/s free from all encumbrances at or for the price of Rs. 2,51,300/- (Rupees Two lac Fifty One thousand Three Hundred only).

*[Handwritten signature]*

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NOW THIS INDENTURE WITNESSETH that In pursuance of the said Agreement and in consideration of the said sum of Rs. 2,51,300/- (Rupees Two Lac Fifty one Thousand Three Hundred only) paid by the Purchaser/s to the Vendor/s on or before the execution of these presents (the payment and receipt whereof the Vendor doth/Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit, release and discharge the Purchaser/s forever) He the Vendor/THEY the Vendors do and each of them doth hereby grant, convey, transfer and assure unto the Purchaser/s forever ALL THAT the said piece or parcel of land or ground situate, lying and being at Mouje Village, Vevoor Taluka Palghar, District Thane and more particularly described in the Schedule hereunder written TOGETHER WITH all and singular the areas compounds sewers ditaches fences trees drains paths passages ways privileges waters water courses easements lights liberties profits, advantages, rights, members and appurtenances whatsoever to the said premises or any part thereof belonging to or in anywise appurtenant to or with the same or any part thereof belonging to or in anywise appurtenant to or with the same or any part thereof now or at any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof to belong to or be appurtenant thereto AND ALSO TOGETHER WITH all the deeds, documents, writings, vouchers and other evidences of title relating to the said piece or parcel of land as ground and premises or to any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand of whatsoever at law and inequity of the Vendor/s into out of or upon the said premises or any part thereof TO HAVE

.....4/-



*[Handwritten signature]*

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AND TO HOLD all and singular the lands and Premises mentioned and comprised in the said Indenture of Conveyance hereinabove referred—

— UNTO AND TO THE USE AND benefit of the Purchaser/s his/her/their successors and assigns forever and subject however to the terms and conditions of NON-AGRICULTURAL Order dated 2nd day of September, 1988 bearing Schedule hereto HE/SHE/ THEY the Vendor/s hereby covenant with the Purchaser/s that under the Indenture of Conveyance hereinabove referred to and the rents and covenants therewith respectively reserved and contained on the part of the Vendor/s to be paid and performed and now valid and subsisting and in nowise determined, released and extinguished and SUBJECT TO the payment of all rents, rates taxes assessments dues and duties now chargeable upon the Same or hereafter to become payable to the Government of Maharashtra or to the Palghar Panchayat or any other Public Body in respect thereof.

AND HE/SHE/THEY the Vendor/s do/doth hereby covenant with the Purchaser/s that notwithstanding by any act, deed matter or thing whatsoever by the Vendor/s claiming by him/her/them or any person or persons lawfully or equitably claiming by from through under or in trust for them done made committed omitted or knowingly or willingly suffered to the contrary, HE/SHE/THEY the Vendor/s now hath in himself/herself/themselves good right, full power and absolute authority to grant transfer convey and assure the said premises hereby granted, transferred conveyed or assured or intended so, to be unto and to the use of the P rchaser/s in the manner aforesaid.

*[Handwritten signature]*

AND THAT it shall be lawful for the Purchaser/s from time to time and at all times hereafter



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peaceably and quietly to hold, enter, upon, have occupy, possess and enjoy the said premises hereby granted conveyed transferred and assured with their appurtenances and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendor/s or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them.

AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Vendor/s well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates titles charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendor/s or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for him/them or any of them.

AND FURTHER THAT HE/SHE/THEY the Vendor/s and all persons having or lawfully or equitably claiming any estate rights title or interest at law or in equity in the said premises hereby granted conveyed transferred and assured or any part thereof by from under or in trust for him HE/SHE/THEY the Vendor/s shall and will from time to time and at all times hereafter at the request and costs of the Purchaser/s do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things,

.....6/-



*[Handwritten signature]*

.....6.....

matters conveyances and assurances in the law whatsoever for the better, further and more particularly and absolutely and perfectly granting and assuring the said premises and every part thereof unto and to the use of the Purchaser/s in the manner aforesaid as shall or may be reasonably required by the purchaser/s their successors or assigns or their counsel-in-law and the Vendor/s so far as relates to him or his or their acts, deeds, only but not further doth hereby covenants with the Purchaser/s that HE/SHE/THEY the Vendor/s hath/have not done, omitted or knowingly or willingly suffered or been partly or privy to any act deed matter or thing whereby the Vendor/s is prevented from granting and conveying the said premises in the manner aforesaid or whereby the same or any part thereof are/is/can/shall/may be charged encumbered impeached prejudicially affected in the estate title or otherwise howsoever.

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IN WITNESS WHEREOF the parties here:to have hereunto set and subscribed their respective hands and seals the day and the year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE piece or parcel of land situate, lying and being at Mouje at Village Vevoor, Taluka Palghar, District Thane bearing Survey No. 47/2 part being larger property which have been further sub-

*[Handwritten signature]*

.....7/-

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divided into plots approved for the Industrial use by the Order of the Collector of Thane, bearing Order No. REV/DESK/1/T/NAP/T/B/SR/40/87-88/50/88, dated 2nd day of September, 1988 now being non-agricultural Property for the Industrial use, lying and being at Village- Vevoor in the Jurisdiction of Vevoor Gram Panchayat and Taluka and Registration and Sub-District of Palghar containing by admeasuring 1031.13 Square Meters or <sup>(Sector-B)</sup> thereabouts and being plot No.13 from the Survey numbers mentioned above and bounded as under :-

THAT IS TO SAY:

- ON OR TOWARDS THE EAST : By Garden:
- ON OR TOWARDS THE WEST : By Layout Road
- ON OR TOWARDS THE NORTH : By Plot No. 14 and
- ON OR TOWARDS THE SOUTH : By Layout Road

SIGNED SEALED AND DELIVERED by ) M/s A.Klass Fashions  
the withinnamed the VENDOR/S  
M/s A.KLASS FASHIONS,  
in the presence of.....

*G. Phat*  
Partner

SIGNED SEALED AND DELIVERED by ) For DHUV ELECTRICALS  
the withinnamed the PURCHASER/s PVT.LTD.  
in the presence of .....

*A. P. ...*  
Director

*Bharat Dhande*



CEE / G / 30
9023

.....8/-

....8....

.....

RECEIVED the day and the year )  
 First hereinabove written of and from )  
 the PURCHASER/S the sum of Rs.2,51,300/- )  
 (Rs. Two lac fifty one Thousand three )  
 hundred only) on or before the execution )  
 of these presents being fully )  
 consideration money above mentioned to )  
 be paid by them to me/us. )  
 ) Rs.2,51,300/-

WITNESSES :

WE SAY RECEIVED

For A.KLASS FASHIONS

PARTNER  
(Vendor/s)

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८६६/६१३०
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पलर
७६६/१०/१०
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एक नंबराचे पुस्तके ७६६  
बंदरी नोंदला

दुपयम निबंधक, मासबंद  
दि. ३० जाने १९९३

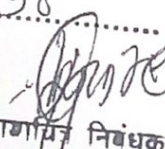


सत्य प्रत

दस्तावेज क्र. ७६६/१९३

पृष्ठ १ ते १०

७६६/१०  
दिनांक

  
छायाचित्र निबंधक





सगणीकृत नक्कल / सुची क्र ॥  
भदरहु नक्कल श्री. श्री. डी. डी. डी.  
यांचा अर्ज क्र. १७८ १२०१४ अन्वये पा.क्र. १०१  
गाना दिल्ली असे १/०२/२०२४

खरी नक्कल  
श्री. डी. डी. डी.  
पुण्यम निबंधक पालघर

