

ORIGINAL

₹950/-
27-8-07

* BOI - Andhra Est - S.S.I Branch

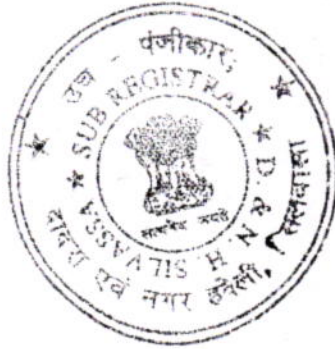
client:-

* Harish kothare - 9819064440

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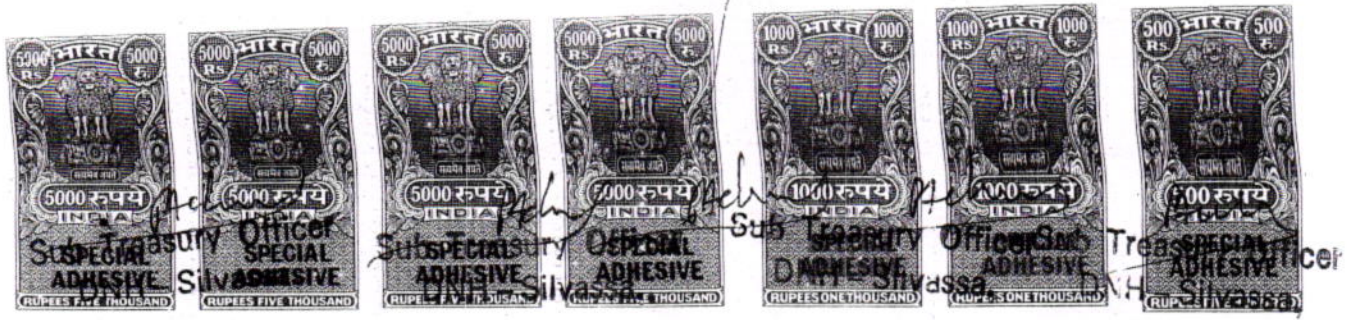
Manish Mishra - 9924624455

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Visit Alloted Date	28/8/18
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Bank cont
022-26831715



MADP



Affixed Spl. Adhesive stamp work of
Rs. 22500/-
Date 22 AUG 2007

Sub Meha Treasury Officer,
Dadra & Nagar Haveli,
Silvassa



Shah

शुभेन्द्र गौड़



Abhay Shah SR. No. 2950/02
Presented at the office of the
Sub-Registrar of Dadra & Nagar
Haveli Silvassa Between the
Hours of 11-45 to 11-50
on 27-8-07



शुभेन्द्र गौड़

SR

C.D. MADP

Received fees for N.A. Deed
Registration 5533/-
Copying (Jalics) 20/-
Copying endorsement 8/-
Filing Fees 5/-
Postage 31/-

Total 55691/-

Pame
Sub-Registrar,
Dadra & Nagar Haveli
SILVASSA.

SALE DEED :-

27 AUG 2007

Pame
Sub-Registrar,
Dadra & Nagar Haveli
SILVASSA.

THIS SALE DEED is made and entered into at Silvassa on this 27th day **27 AUG 2007** of August 2007 between **M/S. HAVELI ENTERPRISE** a Proprietary

Abhay Shah

C.D. MADP
SR

concern having its office at "Haveli" Swaminarayan Marg, Silvassa, in the Union Territory of Dadra and Nagar Haveli hereinafter called as the "**VENDOR**", (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assignees) of **ONE PART**.

AND [1] SMT. SHARDABEN LALJIBHAI DODIA, residing at A-2/13 Vijay Nagar, Village Marol, Mumbai-400 059, **[2] SHRI. MANISHBHAI VIRJIBHAI SHAH**, residing at B/110, Urmila Co-operative Housing Society, Gali No.1, kol dungri, Andheri(East), Mumbai-400 069, **[3] SHRI. ABHAYBHAI VIRJIBHAI SHAH**, residing at B/110, Urmila Co-operative Housing Society, Gali No.1, kol dungri, Andheri(East), Mumbai-400 069 **AND [4] SHRI. VISHALBHAI PANKAJBHAI DEDHIA**, residing Kent Heights Co-operative Society, Narsing Lane, Malad(west), Mumbai-400 064, all Hindus, adults, hereinafter called as the "**PURCHASERS**", (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, successors and assignees) of the **SECOND PART**.

AND WHEREAS the present vendor had purchased agricultural land bearing Survey No. 148/2/2 admeasuring 1.47 Hector of Village Amboli in the Union Territory of Dadra and Nagar Haveli by executing registered Sale Deed on. 20.04.1999 in the Office of Sub-Registrar, Dadra and Nagar Haveli, Silvassa from Smt. Bhaniben C. Rathod and Others, vide Sale Deed Registration No. 458/99 dtd. 20.04.1999.

AND WHEREAS the occupancy order for the land bearing Survey No. 148/2-P situated at Village Amboli, Union Territory of Dadra and Nagar Haveli was granted to Sh. Chittusinh Kalidas Rathod by the Land Reforms Officer vide order No. LRO/3/Naroli/215/74/Amboli/35/74 dt. 15.02.1978 and accordingly the name of the original land owner Shri Chittusinh Kalidas Rathod was entered in the revenue record vide mutation entry No.429.

Abhay Shah

C. D. MISHRA

[Signature]

[Signature]

21/2/2009 (14/07/2018) 515241

AND WHEREAS the Sh. Chittusinh Kalidas Rathod had transferred the above said agricultural land bearing Survey No. 148/2-P admeasuring 1.70 Hectare situated at village Amboli in the Union Territory of Dadra and Nagar Haveli to Smt. Bhaniben C. Rathod and Smt. Shantiben C. Rathod through Registered Will dtd. 28.1.1985. And Whereas the present vendors became the owners and possessor of the agricultural land bearing Survey No. 148/2-P admeasuring 1.70 Hectare of Village Amboli in the Union Territory of Dadra and Nagar Haveli.

AND WHEREAS original vendors had applied for grant of Distinct Survey No's of their agricultural land and accordingly Survey and Settlement Officer, Dadra and Nagar Haveli, Silvassa passed order for Distinct Survey No's of above said land by allotting distinct Survey No's.

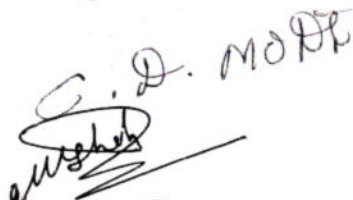
Survey No.	Admeasuring	Ownership
148/2/1	1.08 Hectare	Smt. Bhanuben K. Chauhan
148/2/2	1.47 Hectare	Smt. Bhaniben C. Rathod & Others.
148/2/3	0.23 Hectare	-- do --

Through their order No. SRV/SUB-DN/Amboli/148/2 dtd. 18.09.1995 and necessary effect was given in land revenue record as per mutation entry No. 557.

AND WHEREAS the original owner applied to the administration of Dadra and Nagar Haveli, Silvassa for obtaining necessary permission to convert the agricultural land into Non-agricultural purpose i.e. for Industrial purpose.

AND WHEREAS the Collector, Dadra and Nagar Haveli, Silvassa had rejected N/A permission vide his Order No. 1-1 (33)/RD/NA/1877/96 dtd. 15.04.1996. And whereas the vendors filed Review Petition to the







श्री. चित्तुसिंह कलिदास राठोड

Collector and Revenue Appeal to Administrator. After hearing the vendors, the Hon'ble Administrator allowing vendors to file a Fresh Appeal to Hon'ble Administrator.

AND WHEREAS the Hon'ble Administrator granted necessary permission to convert the above said agricultural land bearing Survey No. 148/2/2 admeasuring 1.47 Hectare situated at village Amboli in the union Territory of Dadra and Nagar Haveli into Non-agricultural land i.e. Industrial purpose vide order No. 1-1 (33)/RD/NA/6339/96 Dated. 14.11.1996.

AND WHEREAS the original vendor Smt. Bhaniben C. Rathod & Others. And present vendor had purchased the said above Non-agricultural land bearing Survey No. 148/2/2 admeasuring 1.47 Hectare situated at Village Amboli in the Union Territory of Dadra and Nagar Haveli for Industrial purpose, more particularly described in the Schedule hereunder written from M/S. Haveli Enterprise Through a registered sale deed on 20.04.1999 and thereby the present vendor M/S. Haveli Enterprise became the absolute owner of the subject land.

AND WHEREAS the validity of Non-Agricultural permission in respect of the subject lands had expired on 13.11.2001, present vendor and purchaser had also jointly application for sale/purchase permission and further permission to convert the above said agricultural land the Collector, Dadra and Nagar Haveli, Silvassa and obtained N.A. Use permission in respect of land bearing Survey No. 148/2/2 admeasuring 1.47 Hectare of Amboli for Industrial purpose vide Collector's Order No. 1-1 (19)/RD/NA/2007/5000/07 dt. 17.08.2007.

AND WHEREAS the present vendor has expressed his desire to transfer/sale this land bearing Survey No. 148/2/2 of Village Amboli to present purchaser, and the purchaser has agreed to purchaser this land for Non-agricultural Industrial use.

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C. D. MADDH
[Signature]
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AND WHEREAS the vendor has declared to purchaser that the vendor is absolute owner and possessor of the above said land and no one except the vendor has any right, title, interest or claim of any nature whatsoever in the said land and the title of the land is clear, marketable and free from all encumbrances and reasonable doubts whatsoever.

AND WHEREAS the vendor has agreed to convey and transfer the above said land to the purchaser at a total price of Rs. 22,05,000/- (Rupees. Twenty-Two Lac Five Thousand Only.) as per the consideration fixed by both the parties mutually.

AND WHEREAS the purchaser on or before the execution of this presents paid Rs. 22,05,000/- (Rupees. Twenty-Two Lac Five Thousand Only.) to the vendor being the full and final price consideration amount of the said land, more particularly described in the RECEIPT hereunder written.

AND WHEREAS the purchaser has called upon the vendor to execute the conveyance against the receipt of the above said amount of Rs. 22,05,000/- (Rupees. Twenty-Two Lac Five Thousand Only.) being just and proper value received by the vendor and vendor has agreed to do.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the above said amount of Rs. 22,05,000/- (Rupees. Twenty-Two Lac Five Thousand Only.) received by the vendor from the purchaser before the execution of this present, the vendor do hereby admit and acknowledge thereof more particularly written in the Receipt hereunder do hereby acquit, release and forever discharge the purchaser. The vendor do hereby, grant, convey, assign, release, transfer and assure unto the Purchaser forever, absolutely all the rights, title and interest, claim, permission and demands of the Vendor in the said piece or parcel of the said land more particularly described in the Schedule hereunder written (all of which the said piece



C.D. MOHTA



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or parcel land hereinafter for brevity sake referred to as the "SAID PREMISES") with all title, right and interest of the said plot, including the consents, orders and permissions together with all the advantages and appurtenances whatsoever to the said land or any part thereof belonging or in anyway 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 all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law in equity of the Vendor into or upon the said premises to have and held all and singular the said premises hereby granted, released, conveyed and assured or intended or expressed so to be unto and to the use of the Purchaser forever absolutely subject to the payment of all rates, taxes, assessments, dues, and duties now chargeable upon the same or hereafter to become payable to the Government of India or any other public body or panchayat and other authorities in respect thereof and the Vendor does hereby covenant with the purchaser that not withstanding any act, deed, matter or thing whatsoever by the Vendor 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 the Vendor have now in themselves good right, full power and absolute authority to grant, release, convey, assign, transfer and assure the said premises unto and to the use of the Purchaser in the manner aforesaid and shall it be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, occupy, possess and enjoy the said premises hereby conveyed, granted, assigned, released, transferred and assured or expressed to be for their own use without any suit, lawful eviction, interruption, claim and demand whatsoever from, under or in trust for them and that free and clear freely and clearly and forever discharged or otherwise by the Vendor 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



Abhay Chandra

C. Q. MODI
[Signature]
[Signature]


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by the Vendor or by any other person or persons lawfully or equitably claiming, by from, under or in trust for them and further that the Vendor and all other persons lawfully or equitably claiming any estate, right, interest, title, property, claim and demand at law or in equity in the said premises hereby granted or any part thereof by, from, under or in trust for the Vendor shall or will from time to time and at all times hereafter at the request of the Purchaser do 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 every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid shall or may be reasonably required by the Purchaser or their counsels at law.

The vendor is covenant with the purchaser that the vendor has sold the above said agricultural land bearing Survey No. 148/2/2 admeasuring 1.47 Hectare situated at Village Amboli of the Union Territory of Dadra and Nagar Haveli for Non-agricultural purpose to the purchaser with all rights and title of the said premises and have handed over the possession of the above said premises to the purchaser with all rights, title and interest to the purchaser and vendor has not received any notice for acquisition or for any reasons in respect of the said premises and no proceedings are pending in any Courts or Offices and the purchaser shall be entitled to get their name entered in the records of the Government and Panchayat maintained for this property by producing this Sale Deed.

The vendor do hereby agree to give his signature, statements wherever and whenever required for this purpose in respect of the above said property and now onwards the purchaser shall be entitled to use their name on and for this property.

The proper stamp duty of Rs. 22,050/- (Rupees. Twenty-Two Thousand Fifty Only) have been used under Stamp Act 1899 applicable to the area of union territory of Dadra and Nagar Haveli, Silvassa.


Abhay Shah

C. D. MODI
[Signature]
[Signature]

2112/10/11 (148/2/2/1)

SCHEDULE OF THE PROPERTY

All that peace and parcel of the land bearing Survey No. 148/2/2 admeasuring 1.47 Hectare situated at Village Amboli of the Union Territory of Dadra and Nagar Haveli.

Boundaries of Land bearing Survey No. 148/2/2:-

On or towards the North	Panchyat Road.
On or towards the South	Land Survey No. 148/2/3.
On or towards the East	Land Survey No.158.
On or towards the West	Land Survey No. 148/2/1.

The Copy of the 7 x 12 abstract of the above said land is annexed hereto as **ANNEXURE " A "**

The copy of Sale/purchase permission order No. 1-1 (19)/RD/NA/07/5000/07 Dated. 17.08.2007 of the said land is annexed hereto as **ANNEXURE " B "**

This Sale Deed is read over and explained to the vendor and after fully understanding the same, He has put and subscribed his hands on this sale deed, without any threat or pressure.

C. D. MOTT

Abhay Ghosh

Amish

DJP

211241007 (11/17/2017/515/74)

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

SIGNED AND DELIVERED BY THE WITHIN NAMED " **VENDOR** "M/S. HAVELI ENTERPRISE. through his authorized signatory Shri. Chetan D. Modi in the presence of

FOR HAVELI ENTERPRISE

C. D. Modi

(**CHETAN D. MODI**)

AUTHORISED SIGNATORY

VENDOR

① *Shailendra M. Modi* *SPD*

② *Manish M. Mishra* *modh*

SIGNED AND DELIVERED by the within named " **PURCHASERS** "[1]

शुभदा लालजी मिस्र

SMT. SHARDABEN LALJIBHAI

[**SHARDABEN L. DODIA**]

DODIA, [2] SHRI. MANISHBHAI

Manish

[**MANISHBHAI V. SHAH**]

VIRJIBHAI SHAH, [3] SHRI.

Abhay Shah

[**ABHAYBHAI V. SHAH**]

ABHAYBHAI VIRJIBHAI SHAH,

AND [4] SHRI. VISHALBHAI

Vishal

[**VISHALBHAI P. DEDHIA**]

PANKAJBHAI DEDHIA in the

presence of

① *Shailendra M. Modi* *SPD*

② *Manish M. Mishra* *modh*



RECEIPT

RECEIVED sum of Rs. 22,05,000/- (Rupees. Twenty-Two Lac Five Thousand Only) from the within Purchasers "[1] SMT. SHARDABEN LALJIBHAI DODIA, [2] SHRI. MANISHBHAI VIRJIBHAI SHAH, [3] SHRI. ABHAYBHAI VIRJIBHAI SHAH, AND [4] SHRI. VISHALBHAI PANKAJBHAI DEDHIA being the full and final price consideration. The details thereof are as under:-

Sl. No.	Cheque No./DD No.	Date	Amount Rs.	Name of the Bank
1.	528552	20.01.2007	00,21,000/-	The Canara Bank, Silvassa.
2.	528553	29.01.2007	00,54,000/-	-- do --
3.	941853	27.01.2007	00,75,000/-	HDFC, Silvassa.
4.	135599	27.01.2007	00,75,000/-	The Sangli Bank Limited, Andheri (E).
5.	958148	25-8-2007	00330000/-	DCIC Bank Silvassa
6.	958149	25-8-2007	00330000/-	DCIC Bank Silvassa
7.	8865244	25-8-2007	669000/-	HDFC Bank Silvassa
8.	728558	25-8-2007	651000/-	Canara Bank Silvassa
		Total	22,05,000/-	

(Rupees. Twenty-Two Lac Five Thousand Only)

**I SAY RECEIVED,
FOR HAVELI ENTERPRISE**

C. D. MODI

**[CHETAN D. MODI]
AUTHORISED SIGNATORY
VENDOR**

Silvassa.
Union Territory of
Dadra and Nagar Haveli.
Date:- 27.08.2007

WITNESSES:-

① Shailendra M. Patil *SPH*
② Manish M. Miry *manish*

Haveli Enterprise

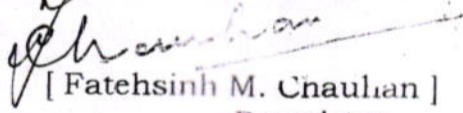
Haveli, Swaminarayan Marg, Silvassa- 396 230.U.T.of D & N.H.
Tel.(0260)2641500/2642500 Fax.2643500 E-Mail :Fatehsinh_chauhan@hotmail.com

AUTHORITY

I, Mr. Fatehsinh M. Chauhan, Proprietor of M/S. Haveli Enterprise., having its office at Haveli, Swaminarayan Marg, Silvassa, of Union Territory of Dadra and Nagar Haveli, hereby authorize Mr. Chetan Modi to appear and represent, Sign and execute Sale Deed in the Office of the Sub-Registrar, Silvassa, Union Territory of Dadra and Nagar Haveli, in respect of land bearing Survey No. 148/2/2 admeasuring 1.47 Hectare of Village Amboli in the Union Territory of Dadra and Nagar Haveli. The representation made on my behalf shall be fully binding to me.

Silvassa.
Date:- 27.08.2007.

For Haveli Enterprise,


[Fatehsinh M. Chauhan]
Proprietor.



Through its Director/Partner/PAO Holder
Shri self
Executing Party..... 58 Years Occupation
Business/Service Residing at mumbai
housewife (ms)

the Executant (S) admit execution

27 AUG 2007

[Signature]
Sub-Registrar,
Badra & Nagar Heval,
SILVASSA.

Shri Ms. Manishbhai V. Shah.
Through its Director/Partner/PAO Holder
Shri self
Executing Party..... 32 Years Occupation
Business/Service Residing at mumbai
(ms)

the Executant (S) admit execution

27 AUG 2007

[Signature]
Sub-Registrar,
Badra & Nagar Heval,
SILVASSA.

Shri Ms. Abhaybhai V. Shah.
Through its Director/Partner/PAO Holder
Shri self
Executing Party..... 24 Years Occupation
Business/Service Residing at mumbai
(ms)

the Executant (S) admit execution

27 AUG 2007

[Signature]
Sub-Registrar,
Badra & Nagar Heval,
SILVASSA.

Shri Ms. Nishalbhai P. Phedia
Through its Director/Partner/PAO Holder
Shri self
Executing Party..... 34 Years Occupation
Business/Service Residing at mumbai
(ms)

the Executant (S) admit execution

27 AUG 2007

[Signature]
Sub-Registrar,
Badra & Nagar Heval,
SILVASSA.

Shri /Ms. Haveli Enterprise
Through its Director/Partner/PAO Holder Ashta
Shri Chetan D. Modi
Executing Party..... 46 Years Occupation
Business/Service Residing at Silvassa
(DMS)

the Executant (S) admit execution

27 AUG 2007

[Signature]
Sub-Registrar,
Badra & Nagar Heval,
SILVASSA.

[Signature]

[Signature]
[Circular Stamp]

[Signature]

C. P. M. ODD

Shri. Sdhipada m. Patel
 age about 38 years, occupation
Service residing at
Silvassa and known to the
 Sub-Registrar State that the Personally
 known the above executor (S) and
 identify him/them.

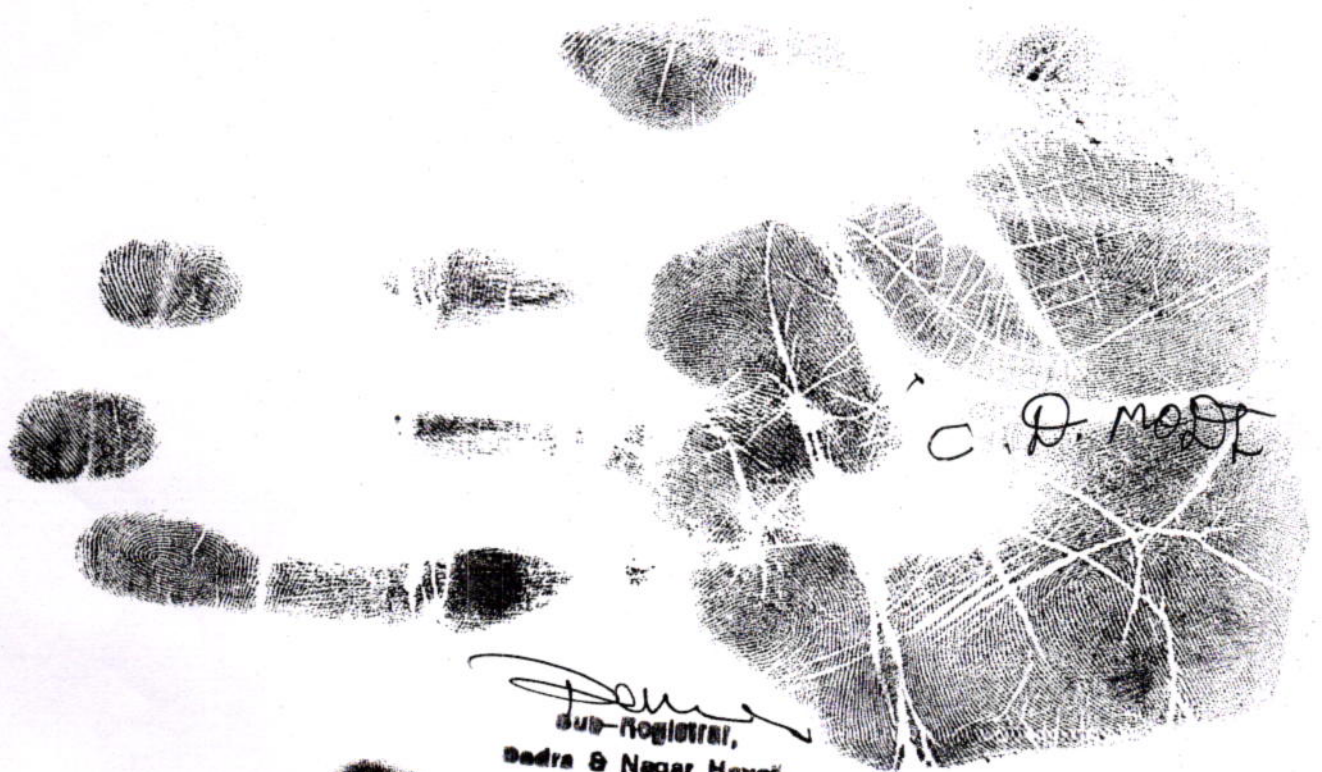
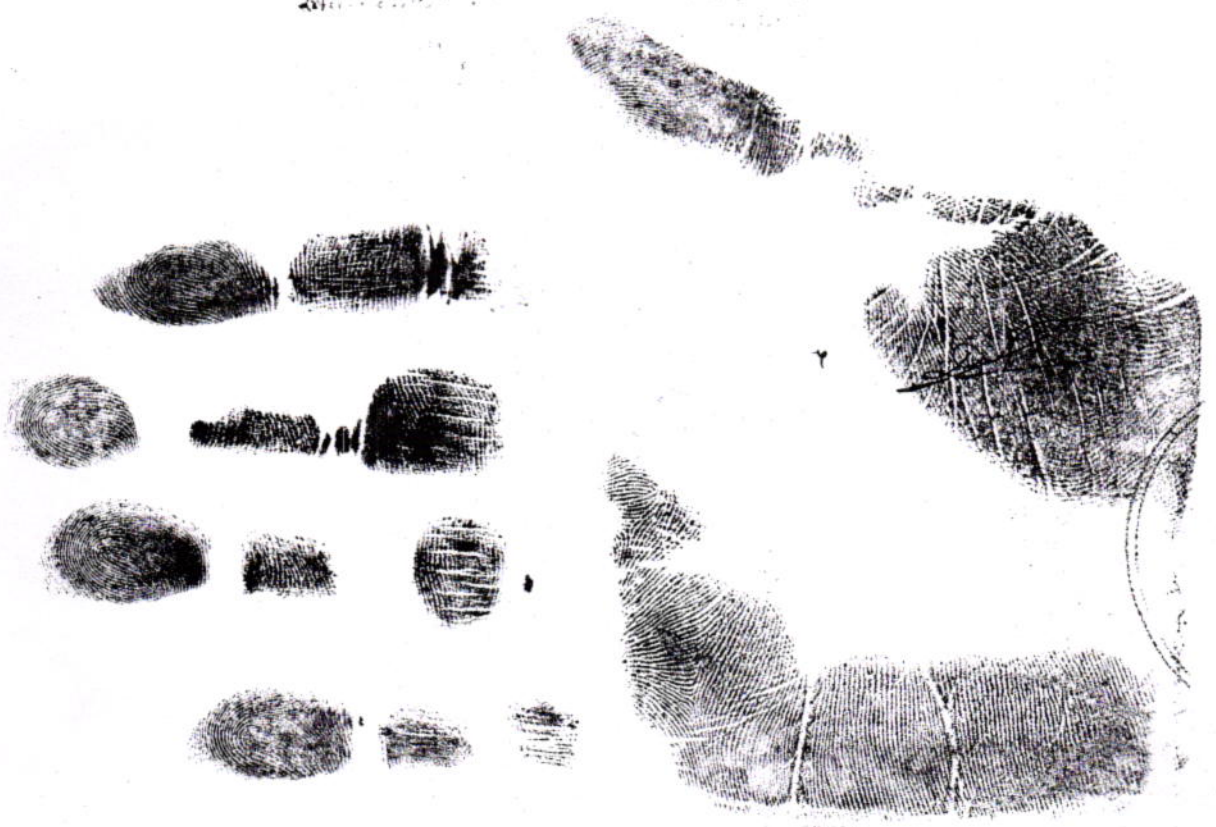
Dame
 SUB-REGISTRAR,
 27 AUG 2007 Bedra & Nagar Navok,
 SILVASSA.

S. P. Ch



Sislu

Dame
 Sub-Registrar,



[Signature]
Sub-Registrar,
Sadra & Nagar Haveli,
SILVASSA.

27 AUG 2007

Registered No. 1576
at page 86 to -
Volume III of Book No. 80
Date 27/8/2007



[Signature]
Sub-Registrar,
Andra & Nagar Navan
SILVASSA

pages from 1 to 20
The original document is returned to Shri/Ms Shri/Endra M. B. B. B.
Atsilwassa
who has produced original Registration receipt on

29 AUG 2007

[Signature]
Sub-Registrar,
Andra & Nagar Navan
SILVASSA

