

5
पुस्तक नं. 1
231192
18/12/61

SUI-Genetics Application No. 5900
Mumbai

5900

A-5

231192
18/12/61

पुस्तक नं. 1
231192

Subdees (Gala)

पुस्तक
N 230 & 231
18/12/61



2311ax

Presented at the Office of the
Sub Registrar of Dadara &
Nagar Haveli, Silvassa.

between the hours of 11.30
& 18.20ax
on the 18.2.98

Affixed Spl. Adha

Stamp worth of

Rs. 5900 - 1

Date 7.FEB.1998.

18 FEB 1998
Sub-Treasury Office
Dadra and Nagar Haveli
Silvassa

For Sri-Genetic Applications Pvt. Ltd.

Director.

SHRILESH SARKH SETHI

Prashant Developers Pvt. Ltd.

Directors

Sub Registrar
Dadra & N. H. Silvassa

18 FEB 1998

Sub Registrar
Dadra & N. H. Silvassa

" SALE - DEED "

THIS INDENTURE is made at Village Silvassa of the
Union Territory of Dadra and Nagar Haveli, on this 18th

Ajit

Contd.....2/-

Rs.	Ps.
Received fees for.....	1485
Registration.....	117
Copying (folios).....	91
Copying endorsements.....	21
Filing Fees.....	21
Postage.....	21
Total.....	1511

7860

J.S.

day of February, between M/s. PRASHANT DEVELOPERS PRIVATE LIMITED, Registered under the Indian Companies Act, 1956, having its Registered Office at Pratibha Apartments, Ground Floor, Nava Nagarwada, Junagadh of the Gujarat State, and having its Administrative Office at 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 its successors and assigns) of the ONE

PART.

AND SUI-GENERIS APPLIANCE PVT. LTD., having its Registered Office at 702, Lisbon, Building A-21, Shashtri Nagar, Near Lokhandwala Complex, Mumbai - 400058, hereinafter called as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the OTHER

PART.

WHEREAS one Shri. Harshad H. Doshi, of Village Silvassa of the Union Territory of Dadra and Nagar Haveli is the absolute owner and possessor of the non-agricultural land of Survey No. 221/1 admeasuring 29500 Sq. Mtrs. situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli for the Industrial Purpose.

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AND WHEREAS the said Shri. Harshad H. Doshi had obtained necessary construction permission to construct the Industrial Galas/Sheds/Industrial Building on the said land of Survey No. 221/1 situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli, from the Town and Country Planning Department, Silvassa vide the Order No. TPS/CP/DADRA/s/221/1/96/829 dated 03/12/1996.

AND WHEREAS the said Shri. Harshad H. Doshi has sold the said land of Survey No. 221/1 admeasuring 29500 Sq. Mtrs. of Village Dadra of the Union Territory of Dadra and Nagar Haveli to PRASHANT DEVELOPERS PRIVATE LIMITED (Present VENDOR) with all rights, title and interest including the rights of construction permission and Sale Deed thereof was made between the parties on 21/04/1997 and the said Sale Deed was duly presented in the Office of the Sub-Registrar, Dadra and Nagar Haveli, Silvassa for Registration Purpose under Serial No. 5541/97 on 21/04/1997 and the Present VENDOR PRASHANT DEVELOPERS PRIVATE LIMITED became the absolute owner and possessor of the above said land alongwith all rights, title and interest connected with the land.

AND WHEREAS the VENDOR has completed the construction work of the Industrial Galas in the Ground Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE". As per the plan

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Contd.....4/-

sanctioned vide Order No. CP/DADRA/SN/221/1/96/829 dated 03/12/1996 by the Town and Country Planning Department of the Administration of Dadra and Nagar Haveli, Silvassa.

AND WHEREAS the PURCHASER has pursued deed, documents, papers and writing of pertaining to the title of the said land and industrial galas from the VENDOR and have acquainted themselves with the title of the said premises and accepted the same.

AND WHEREAS the PURCHASER has taken inspection of the papers, documents, statements, writing and documents plans documents and as are required to be shown to the PURCHASER under Dadra and Nagar Haveli Land Revenue Administration Regulation, 1971 and Rules made thereunder and D.C. Rules and fully satisfied.

AND WHEREAS the PURCHASER has taken inspected the above said galas and building known as "ZERO TAX INDUSTRIAL ESTATE" constructed on the land of Survey No. 221/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli and have made themselves fully acquainted with the status thereof.

AND WHEREAS the VENDOR has also declare to the PURCHASER that the VENDOR is the absolute owner and possessor of the above said Industrial Gala No. A-5 and title of the said

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premises is clear, marketable and free from all encumbrances and reasonable doubts whatsoever.

AND WHEREAS the VENDOR has agreed to sale the Gala No. A-5, having super built up area 88.58 Sq. Mtrs. constructed on the Ground Floor and super built up area of 94.14 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTIAIE-DADRA", situated on the land of Survey No. 221/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli, of the above said Gala No. A-5, at the total price consideration of Rs. 5,89,800/= (Rupees Five Lacs Eighty Nine Thousand Eight Hundred Only) to the PURCHASER.

AND WHEREAS the PURCHASER has paid Rs. 5,89,800/= (Rupees Five Lacs Eighty Nine Thousand Eight Hundred Only) as full and final consideration price to the VENDOR. The details of the payment thereof are described in the "RECEIPT" hereunder written. The VENDOR does hereby acknowledge the receipt for the said amount of the PURCHASER.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

- 1.] The VENDOR has constructed the said gala on the Ground Floor on the building known as "ZERO TAX INDUSTRIAL ESTIAIE" on the land of Survey No. 221/1 of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

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Contd.....6/-

2] The PURCHASER has taken inspection of the said property and the said gala and the satisfied about the quality of work specifications, amenities, electrification, services, fixtures and fastenings provided and satisfied for the same.

3] The PURCHASER has purchased the Gala No. A-5, having super built up area of 88.58 Sq. Mtrs. situated on the Ground Floor and super built up area of 94.14 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" of the Gala No. A-5, a shown in the plan attached herewith approved by the for the total sum of Rs. 5,89,800/= (Rupees Five Lacs Eighty Nine Thousand Eight Hundred Only).

And the PURCHASER has paid the full amount of consideration to the VENDOR, more particularly described in the receipt hereunder written and the VENDOR does hereby admits and acknowledge the receipt of Rs. 5,89,800/= (Rupees Five Lacs Eighty Nine Thousand Eight Hundred Only) and the VENDOR does hereby sell, grant, conveyed transfer to the PURCHASER forever the Gala No. A-5, having super built up area admeasuring 88.58 Sq. Mtrs. constructed on the Ground Floor and super built up area of 94.14 Sq. Mtrs.

Anil



Contd.....7/-

constructed on the First Floor on building known as "ZERO TAX INDUSTRIAL ESTATE", more particularly described in the schedule hereunder written.

- 4] The PURCHASER shall have to pay all the necessary deposits, taxes share money water and electricity deposits and incidental charges if any as may be required to be paid to the VENDOR.
- 5] The VENDOR has handed over the possession the physical and peaceful possession of the Gala No. A-5, to the PURCHASER and the PURCHASER has accepted and taken the possession of the said gala. Now onwards the PURCHASER shall be free to enjoy and use the said gala as the PURCHASER likes and as absolute owner and possessor of the said gala.
- 6] The PURCHASER has right to use the common passage, road space, parking place with the owner of the other galas and the right to take water tank of Industrial Estate and use the general facilities provided by the VENDOR for this said industrial estate. The PURCHASER shall have to pay the proportionate repairing and maintenance cost of water connection, electricity charges, general facilities provided for the said building/industrial estate from time to time as co-owners with all the gala holders.

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Contd.....8/-

- 7] The PURCHASER shall maintain the said gala from today at their own costs in good and tenantable condition and repairs and shall not do or suffer to be done anything in or to the said building or to the said gala, common passage which may be against the rules and laws of the Government, Panchayat and Municipality or any other authorities. The PURCHASER shall be responsible for any breach of the provisions.
- 8] The PURCHASER shall use the said Gala for the Industrial Purpose Only.
- 9] The PURCHASER shall be liable to bear an pay all taxes and charges proportionately for electricity operating maintenance costs of water supply, drainage, lighting the common passages, cleaning the common passage and terrace and other outgoing whatsoever it may before the said building.
- 10] If at any time development and or betterment charges or other levy and charges, levied or sought to be recovered by the Panchayat, Municipality, Government and/or any other public authority in respect of the said land and/or building, the same shall be responsible of all the GALA HOLDER/PURCHASERS of proportionately.

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11] The VENDOR has not received any notice from the Government of Panchayat and no proceeding is pending by any court of offices in respect of this property. The PURCHASER shall be entitled to get their name entered in the records of the Government and Panchayat for this gala sold to the PURCHASER by producing this Sale Deed and the VENDOR does hereby agree to give its statement or signature whenever and wherever necessary to transfer this gala in the name of the PURCHASER.

12] The PURCHASER has purchased the said gala on the above said conditions from the VENDOR and the PURCHASER has assured to the VENDOR that the PURCHASER shall obey all orders of the Government and Panchayat for occupy and use and maintain the said gala as per the law from time to time and PURCHASER shall not raise the dispute with the VENDOR for the area of gala and title etc. for the above said gala sold by the PURCHASER to the VENDOR.

13] The PURCHASER shall not create nuisance to the occupants of the adjoining premises and shall not store any unhygenic hazardous and inflammable goods in the gala.

14] The PURCHASER shall not make any structural alterations so that the elevation of the said building is changed.

SCHEDULE OF THE PROPERTY =

All that piece and parcel of Gala bearing No. A-5, admeasuring 953.12 Sq. Fts. = 88.58 Sq. Mtrs. (super built up area) constructed on the Ground Floor and super built up area of 1012.94 Sq. Fts. = 94.14 Sq. Mtrs.

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Contd.....10/-

constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" of the above said gala situated on the Survey No. 221/1 situated at Village Dadra in the Union Territory of Dadra and Nagar Haveli.

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

SIGNED AND DELIVERED by the]
within named "VENDOR" M/s.]
PRASHANT DEVELOPERS PVT. LTD.]
through its Director SHRI]
AJIT HARDAS KHOBBHAYA]
In the presence of]
1. Apekhami (Vimal Sekhara)]
2. Hifendra...K..Morkhia]

Prashant Developers Pvt. Ltd.

Ajit Directors
(AJIT HARDAS KHOBBHAYA)
Director of
PRASHANT DEVELOPERS PVT. LTD.
" VENDOR "

SIGNED AND DELIVERED by the]
within named "PURCHASER"]
SUI-GENERIS APPLIANCE PVT.LTD.]
through its Director Mr. Shailesh]
Seva Selu]
In the presence of]
1. Apekhami (Vimal Sekhara)]
2. Hifendra...K..Morkhia]

For Sui-Generis Appliances: [Signature]
[SHAILESH SARAM]
Director.

for SUI-GENERIS APPLIANCES
PVT. LTD.
" PURCHASER "

RECEIVED Rs. 5,89,800/= (Rupees Five Lacs Eighty Nine Thousand Eight Hundred Only) being the full and final consideration amount of the Gala No. A-5, of "ZERO TAX INDUSTRIAL ESTATE" of Village Dadra of the Union Territory of Dadra and Nagar Haveli, of the above said gala from the within named PURCHASER. The details thereof as under in Annexure

RECEIPT

Sr. No.	Cheque No. / D.D. No.	Date	Name of the Bank	Amount Rs.
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AS Per Annexure 'A'

TOTAL RS..... 5,89,800=00

I SAY RECEIVED.

Prashant Developers Pvt. Ltd.

Ajit B
Directors

(AJIT HARDAS KHOJBHAYA)
Director of
PRASHANT DEVELOPERS PVT. LTD.
" VENDOR "

UNION TERRITORY OF
DADRA AND NAGAR HAVELI,
S I L V A S S A

DATE : 18/02/1998.

WITNESSES

1. *Ajithan* (Viml. Secy)
2. *Hitenendra K. Moxakhia*

18 FEB 1998



PRASHANT DEVELOPERS PVT. LTD.

12-

Ref No

Date 18/12/98

ANNEXURE 'A'

(Signature)
Director,
(Signature)
Director,
(Signature)

RECEIPT

Sr.No.	Cheque No.	Date	Name Of the Bank	Amount
1.	531555	20/03/98	Dena Bank, Mumbai.	41000=00
2.	531560	20/08/98	-----	16500=00
3.	531561	20/09/98	-----	41000=00
4.	531562	20/10/98	-----	41000=00
5.	531563	20/11/98	-----	41000=00
6.	531564	20/12/98	-----	41000=00
7.	531565	20/01/99	-----	41000=00
8.	531566	20/02/99	-----	41000=00
9.	531567	20/03/99	-----	41000=00
10.	531568	20/04/99	-----	41000=00
11.	531569	20/05/99	-----	41000=00
12.	531570	20/06/99	-----	41000=00
13.	531571	20/07/99	-----	41000=00
14.	531572	20/08/99	-----	41000=00
15.	531573	20/09/99	-----	40300=00

Rs. 589800=00

Prashant Developers Pvt. Ltd.
(Signature)
Director

Evt. Ltd.
(Signature)
Directors

Branch Office :- Vapi - Silvassa Main Road
Amli - Silvassa - D & N. H - 396 230
Tel.: (02638) 40550, 40551. Fax - 40271


Regd Office :-
Pratibha Aptt. Ground Floor,
JUNAGADH - 362 001.

-13-

Registered No. 969
at page 349 to
Volume I of Book No. 71
Date 24/01/2007


Sub-Registrar,
Bedra Sagar Hovoh
SILVASSA.

Total pages from 1 to 13
The original document is Akshay Sankar
returned to Shri/Ms At Deedy
who has produced original Registrar
receipt on 24 JAN 2007


Sub-Registrar,
Bedra Sagar Hovoh
SILVASSA.

Handwritten text at the bottom of the page, possibly a date or reference number.