

A-17

5000

42/04  
13.11.2004

Original copy



DR. S. A. BIRENDR  
SRI REGISTRAR  
BANGALORE  
28/04/2004  
DR. S. A. BIRENDR

11529  
Rs. 5000/-



Affixed Spl. Adhesive stamp work of Rs. 5000 Date 9 JAN 2004

Sub Treasury Officer,  
Dadra & Nagar Haveli,  
Silvassa



Sub Treasury Officer  
DNH, Silvassa

Sl. No. 72/2004  
presented at the office of the  
Sub-Registrar of Dadra & Nagar  
Haveli Silvassa between the  
sours of 12.9.2003 to 21.1.2004  
on 13.1.2004

For SUI GENERIS APPALIANCES PVT. LTD.



*[Signature]*

Authorised Signatory

*[Signature]*

*[Signature]*  
Sub-Registrar,  
Dadra Nagar Haveli,  
Silvassa.

13 JAN 2004

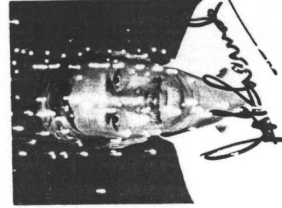
Particulars	Rs.	Pt.
recruited fees for registration.....	1270	
copying (folles).....	44	
copying endorsements.....	8	
stamping Fees.....	5	
Silvassa.....	3	
<b>Total</b> .....	<b>1300</b>	

*[Signature]*  
Sub-Registrar,  
Dadra Nagar Haveli,  
Silvassa.

13 JAN 2004

" SALE - DEED "

THIS I N D E N T U R E is made at Village Silvassa of the Union Territory of Dadra and Nagar Haveli, on this 13<sup>th</sup> day 10 of January, 2004, between SHRI HARSHADBHAI H. DOSHI, Aged



Contd.....2/-

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*[Signature]*

about 49 Years, Occupation-Business, Residing at Kilwani Naka, Opp. Balphavan, Silvassa of 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, successors and assignees) of the ONE PART.

AND SUJ GENERIS APPLIANCES PRIVATE LIMITED, a Private Limited Company, duly incorporated under the Indian Companies Act, 1956, having its office at G-2, Industrial House, 23-B, Mahal Ind. Estate, Mahakali Caves Road, Anandheri (E), Mumbai-93, 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 assignees) of the OTHER PART.

WHEREAS one Shri Harshad H. Doshi of Village Silvassa of the Union Territory of Dadra and Nagar Haveli is the 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.

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 his order No. TPS/CP/DADRA/S/221/1/95/829 dated 03/12/1996.

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Contd.....3/-



AND WHEREAS the said Shri Harshad H. Doshi had sold the above 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 with all rights, title and interest including the rights of construction permissicr. and Sale Deed thereof was made between both 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 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 Prashant Developers Private Limited had completed the construction work of the Industrial Galas in the Ground Floor of the building known as "ZERO TAX INDUSTRIAL ESIAIE" as per the plan sanctioned vide order No. CP/CADRA/SN/221/1/66/825 dated 03/12/1996 by the Town and Country Planning Department of the Administration of Dadra and Nagar Haveli, Silvassa.

AND WHEREAS PRASHANT DEVELOPERS PRIVATE LIMITED had sold the INDUSTRIAL GALA NO. A-17 having super built up area admeasuring 96.50 Sq. Mtrs. constructed on the Ground Floor and super built up area admeasuring 96.50 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESIAIE" situated on the N.A. land of Survey No. 221/1, situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli to SHRI HARSHAD H.

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Contd.....4/-

DOSHI and the Sale Deed was executed between both the parties on 2nd November, 1999 and duly presented in the Office of the Sub-Registrar of Dadra and Nagar Haveli, Silvassa for the Registration Purpose under Serial No. 1124/99 on 03/11/1999 and thus the present Vendor Shri Harshadbhai H. Doshi has became the absolute owner and possessor of the above said Industrial Gala No. A-17 having super built up area admeasuring 96.50 Sq. Mtrs. constructed on the Ground Floor and super built up area admeasuring 96.50 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" situated on the N.A. land of Survey No. 221/1, situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli.



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 acquired 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

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Contd.....5/-

*Subhendu*

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-17 and title of the said premises is clear, marketable and free from all encumbrances and reasonable doubts whatsoever.

AND WHEREAS the Vendor has agreed to sale the above said INDUSTRIAL GALA NO. A-17 having super built up area admeasuring 96.50 Sq. Mtrs. constructed on the Ground Floor and super built up area admeasuring 96.50 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" situated on the N.A. land of Survey No. 221/1, situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli, at the total price consideration of Rs. 5,00,000/- (Rupees Five Lacs Only) to the Purchaser.

AND WHEREAS the Purchaser has paid total sum of Rs. 5,00,000/- (Rupees Five Lacs Only) as full and final price consideration amount 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] Prashant Developers Pvt. Ltd. had constructed the said gala on the Ground Floor on the building known as "ZERO TAX INDUSTRIAL ESTATE" on the land of Survey No. 221/1

Contd.....6/-

*Prashant*

of Village Dadra of the Union Territory of Dadra and Nagar Haveli.

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 above said INDUSTRIAL GALA NO. A-17 having super built up area admeasuring 96.50 Sq. Mtrs. constructed on the Ground Floor and super built up area admeasuring 96.50 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" situated on the N.A. land of Survey No. 221/1, situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli, a shown in the plan attached herewith approved by the for the total sum of Rs. 5,00,000/- (Rupees Five Lacs 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. 5,00,000/- (Rupees Five Lacs Only) and the Vendor does hereby sell, grant, conveyed transfer to the Purchaser forever the INDUSTRIAL GALA NO. A-17 having super built up area admeasuring 96.50 Sq. Mtrs. constructed on the Ground Floor and super built up area admeasuring 96.50 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" more particularly described in the schedule hereunder written.

Contd.....7/-

*[Handwritten Signature]*



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-17 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.



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.

7] The Purchaser shall maintain the said gala from today at their own costs in good and tenable 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

Contd.....8/-



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.

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.

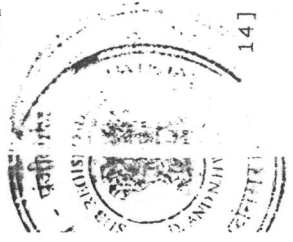
11] The Vendor has not received any notice from the Government of Panchayat and no proceeding is pending by any court of offices in respect of this property. The Purchaser shall be entitled to get its name entered in the records of the Government and Panchayat for this gala sold to the Purchaser by producing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

Contd.....9/-



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 :

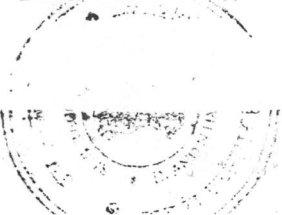
All that piece and parcel of the INDUSTRIAL GALA NO. A-17 having super built up area admeasuring 96.50 Sq. Mtrs. constructed on the Ground Floor and super built up area admeasuring 96.50 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" situated on the N.A. land of Survey No. 221/1, situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli.

*Al*

*[Handwritten Signature]*

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" ]  
] SHRI HARSHADBHAI H. DOSHI ]  
] In the presence of ..... ]  
] 1..... Ajit ]  
] 2..... Gurpreet ]  
] (Anshay Singh) ]



Mehrad hoochi  
( HARSHADBHAI H. DOSHI )  
"VENDOR"

SIGNED AND DELIVERED by the ]  
] within named "PURCHASER" ]  
] SUI GENERIS APPLIANCES PVT. ]  
] LTD., through its Director ]  
] Surekha A. Bhande ]  
] In the presence of ..... ]  
] 1..... Ajit ]  
] 2..... Gurpreet ]  
] (Anshay Singh) ]

For SUI GENERIS APPLIANCES PVT. LTD.  
Surekha  
Authorized Signatory

SUI GENERIS APPLIANCES  
PRIVATE LIMITED  
"PURCHASER"

--: 11 :--

" RECEIPT "

RECEIVED a total sum of Rs. 5,00,000/- (Rupees Five Lacs only) being the full and final price consideration amount of the INDUSTRIAL GALA NO. A-17 having super built up area admeasuring 96.50 Sq. Mtrs. constructed on the Ground Floor and super built up area admeasuring 96.50 Sq. Mtrs. constructed on the First Floor of the building known as "ZERO TAX INDUSTRIAL ESTATE" situated on the N.A. land of Survey No. 221/1. situated at Village Dadra of the Union Territory of Dadra and Nagar Haveli, from the within named PURCHASER. The details thereof as under :

Sr. No.	Cheque No. / D.D. No.	Date	Name of Bank	Amount Rs.
	861954	02/01/2004	SBI-Mumbai	500000/-



I SAY RECEIVED.

*Harshad Wadke*

UNION TERRITORY OF DADRA & NAGAR HAVELI,  
S I L V A S S A  
( HARSHAD BHAI H. DOSHI )  
" VENDOR "

DATE : 13/01/2004

WITNESSES :-

1. *Amit H.*
2. *Akshay Shrivastava*  
(AKSHAY SHIVASTAVA)

ADDS MAL 8 1

14-

Registered No. 13112004  
at page 29 to 30  
Volume 7 of Book No. 77  
Date: 13/1/2004

*M. M. M.*  
Sub-Registrar,  
Dadia Nagar Havell  
Silvassa.

Total pages from 1 to 14  
The original document is  
returned to Shri/Mrs. M. M. M. Purohit  
M. M. M.  
who has produced original Registration  
receipt on 13 JAN 2004



*M. M. M.*  
Sub-Registrar,  
Dadia Nagar Havell  
Silvassa.

*M. M. M.*

*M. M. M.*  
Dadia Nagar Havell  
Silvassa

13 JAN 2004

*M. M. M.*