

1000000000

Saturday, January 19, 2013
5:01 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 846 दिनांक: 19/01/2013

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: वसई-1-841-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रमोद भरत सिंह

नोंदणी फी

रु. 25700.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 26300.00

आपणास हा दस्तऐवज अंदाजे 5:21 PM ह्या वेळेस मिळेल आणि सोबत प्रत व CD घ्यावी.

सह. दुय्यम निबंधक वसई - ५
वर्ग - २

वाजार मूल्य: रु.247000/-

मोबदला: रु.2570000/-

भरलेले मुद्रांक शुल्क : रु. 154200/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.25700/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 18564 दिनांक: 18/01/2013
बँकेचे नाव व पत्ता: Oriental Bank Of Commerce
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-



मुळ दस्त हा स्कॅन्ड प्रिंट व
मिनी सिडी सह परत दिला.


सह. दुय्यम निबंधक वसई - ५
वर्ग - २

बसई - १
 दस्तावेज क्रमांक - (४) / २०१३
 १ / ३०

समाप्तारत्यू खासतान - नौतणी त घुदांक विभाग
 गुळ्यांकल आसतान खान २०११

(५४)

दस्तावेज प्रकार : _____ अनुसूचेत क्रमांक : _____

समाप्तारत्यूचे नाव : प्रमोद भारत लिमिटेड

वसाहती क्रमांक : बसई

आवक्याचे प्रकार : गव घर

समाप्तारत्यू क्रमांक/कार्ते नं. / ऑस्टिम गुळवंड क्रमांक : 31,34(P)426

समाप्तारत्यू विभाग (शोन) : _____ उपविभाग : _____

समाप्तारत्यू प्रकार :- खुली जमिन/जिलासी/कार्यालय/दुकान/उद्योगिक/प्रति धी. गि.

समाप्तारत्यू कोलेल्या गिळकतीचे क्षेत्रफळ ५१.५ फुट बिल्टअप/कारपेट/सुपरबिल्टप/ची. गिटर... ५५.४८

घर : _____ गल्ली : _____ पोस्टगाळा : _____

समाप्तारत्यू क्रमांक : ५१३५ उदवाहन सुविधा : _____ आहे/नही

समाप्तारत्यू नंबर : _____ घसारा : _____

समाप्तारत्यू प्रकार आरुसीसी/हतर परचे/अर्धे परचे/कार्ते

१. तारख्यातील मार्गदर्शक सुचना क्र. _____ उद्यानचे दिशेती घट/वाढ

२. ह्यारखान्हाचा दस्ता १. प्रतिगासं भाडे रक्कम _____

३. आनिवासी २. अनागत रक्कम /अगावू भाडे _____

४. _____ ३. अनावासी _____

५. घेतलेली वाजारगुल्य :- _____

६. घेतलेल्या मोबदला :- _____

७. गुल्य १५४२००/- भरलेले गुदांस गुल्य १५४,२००/-

८. गी फी २५७००/-

दिथ [Signature]

[Signature]
 खासी पुस्त्याग गिदांस

प्रतिना / घोषणापत्र

१. श्री. /श्रीगती, प्रमोद भारत लिमिटेड

२. श्री. /श्रीगती _____

३. श्री. /श्रीगती _____

४. तर कथन करितो की, दस्तावेजाची विषयतरेखू आसलेली गिळकता ही यापुर्वी खरेती देणाऱ्याचे धोरेंत विना मुख्याकार, पोस्टगी, वा इतर अन्य प्रकारचे कोठेती आडओखगागये गुलाविलेती नाती. यांची नौतणी घेतल्या गेल्या शोध (Search) तारतुदीगुसांत खात्री करुन घेतलेती आहे. तरेखा तारतुदगिळकता ही खरेती देणाऱ्याचे आहे. याबाबत खुदा अगिलेखा पाहुन खात्री करुन घेतलेती आहे. या गिळकतीतारतुदा याती तारतुद गती जबाबदारी गाधी/आगाशी खापील याती गी/खातरी तगी देतो.



[Signature]

[Signature]

खरेती घेणर (Purchase)

वर्क - १
 दस्तावेज क्रमांक - ८४७ / २०१३
 3 / 30

दस्तावेज प्रकार (Nature of Instrument)	Agreement for Sale
पंजीकृत / न पंजीकृत (Registration Status)	Registrable / Non Registrable If Registrable, Name of R.O. Vasai
ठिकाण (Location)	
मिळवणी (Property Description)	
मोबचला रक्कम (Consideration)	25,70,000/-
पुर्णक खरेदीदार (Purchaser's Name)	Premod Bhareet Singh
पसालील पुर्णक (Other Party)	Yusuf Ismail Khabib
हस्ताक्षर (Signatures)	Dinesh Singh Navghar Vasai CE
मुद्रा (Stamp)	154200/-



SCHEDULE OF PROPERTY

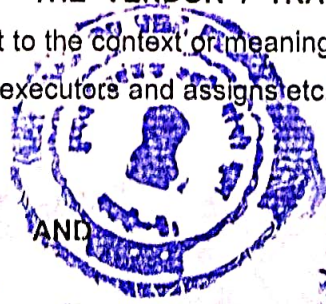
VILLAGE	NAVGHAR
SURVEY No.:	31, 34(P), & 36
BUILDING NAME:	DEWAN & SONS INDUSTRIAL ESTATE NO. 6 PREMISES presently known as DEWAN NO. 6 PREMISES C. S. L.
IND. UNIT NO.	20, GROUND FLOOR
AREA:	597 SQ. FT (55.48 SQ. MTS.) BUILT UP
AGREEMENT VALUE:	Rs. 25,70,000/-
MARKET VALUE:	Rs. 24,70,000/-
MARKET RATE:	Rs. 44,500/-
STAMP DUTY:	Rs. 1,54,200/-

AGREEMENT FOR SALE & TRANSFER

THIS AGREEMENT is made and entered at VASAI this ____ day of ____ 2013, between MR. YUSUF ISMAIL Khabib Age 63 (PAN NO. AADPK 9250 D) adult, Indian Inhabitant, residing at Room No. 25, Namtra Tendulkar, Wadi Aare Road, Goregaon (East), hereinafter called "THE VENDOR / TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their administrators, executors and assigns etc.) of the FIRST PART

Signature

Signature



Basselin Catholic Co-op. Bank Ltd.,
 Zenda Bazar Branch Zenda Bazar,
 Vasai, District Thane- 401201.
 D-S/STP/MC/R.1021/01/05/05/21/13
 75
 61107
 105766
 154200/- P85200/-
 16:15
 SPECIAL AGREEMENT
 JAN 18 2013
 MAHARASHTRA

For BASSELIN CATHOLIC CO-OP. BANK LTD.

वसई - १	
८४९	२०१३
४	३०

MR. PRAMOD BHARAT SINGH Age - 39 (PAN NO. AXFPS9130D) adult, Indian inhabitant, presently residing at: FLAT NO. 1004, BUILDING NO. 350, SHRISTI COMPLEX, SECTOR III, PHASE I, MIRA ROAD (EAST), THANE 401 107, hereinafter called and referred to as the "THE PURCHASER/ TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns etc.) Of the **SECOND PART**;

AND WHEREAS THE VENDOR to this agreement MR. YUSUF ISMAIL KHABIB acquired the Industrial Unit No.: 20, admeasuring 597 SQ. FT (55.48 SQ. MTS.) BUILT UP on the Ground Floor, in the building known as DEWAN & SONS INDUSTRIAL ESTATE NO. 6 PREMISES presently known as "DEWAN NO. 6 PREMISES C. S. L.", Situated at Survey No. 31, 34(P), & 36, Plot no. 171, 172, 173, 174, & 175 Village: NAVGHAR, Vasai Road (East), Taluka Vasai, Dist: Thane, in the jurisdiction of the Vasai - Virar Shahar Mahanagar Palika within the limits of Sub-Registrar Vasai, District- Thane, hereinafter referred to as the "SAID INDUSTRIAL UNIT".

AND WHEREAS by Agreement for Sale dated 23/01/2007 MR. YUSUF ISMAIL KHABIB vide REGST. NO. 02311 dated 26/02/2007 purchased said industrial Unit from MR. GULZAR SINGH.

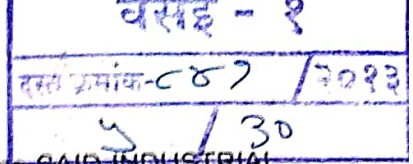
AND WHEREAS by Agreement for Sale dated 09/05/1984 MR. GULZAR SINGH purchase said industrial Unit No. 20 & 24 from BASSEIN INDUSTRIAL DEVELOPMENT CORPORATION a partnership firm having Registered Office at Dewan Tower Navghar, Vasai Road hereinafter referred to as the "SAID BUILDER".

AND WHEREAS THE VENDOR is now desirous to sale the gala No. 20 to Said purchaser herein on terms & condition here below

AND WHEREAS THE VENDOR is in possession of the SAID INDUSTRIAL UNIT and five shares of face value of Rs. 50/- each of the aggregate value of Rs. 250/- bearing certificate No. 76 having distinctive No. 171 to 175 (both inclusive) sole owners and otherwise absolutely entitled to the SAID INDUSTRIAL UNIT and nobody else has any right, title interest, claims or demand of whatsoever nature upon the SAID INDUSTRIAL UNIT admeasuring 597 SQ. FT (55.48 SQ. MTS.) BUILT UP on the Ground Floor, of the building known as DEWAN & SONS INDUSTRIAL ESTATE NO. 6 PREMISES presently known as DEWAN NO. 6 PREMISES C. S. L. vide Registration No. TNA/VSII/GNL (O) 640/ 92-93 Survey No. 30, 31, 35 (P), Plot no. 29, Village Navghar, Taluka Vasai, and Dist. - Thane hereinafter referred to as the "SAID SHARES" AND "SAID SOCIETY".



Handwritten signature



AND WHEREAS THE VENDOR has agreed to sell and transfer the SAID INDUSTRIAL UNIT together with all the right title and interest therein to THE PURCHASER and THE PURCHASER have agreed to purchase and acquire all rights title and interest of THE VENDOR in the SAID INDUSTRIAL UNIT and absolute right of use and occupation of the SAID INDUSTRIAL UNIT for a total consideration of Rs. 25, 70,000/- (Rupees Twenty Five Lakhs Seventy Thousand Only).

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE VENDOR agrees to sell and transfer and THE PURCHASER agrees to take over the SAID INDUSTRIAL UNIT together on OWNERSHIP BASIS along with all rights titles and interest therein for a Total Consideration of Rs. 25, 70,000/- (Rupees Twenty Five Lakhs Seventy Thousand Only).
2. THE PURCHASER shall pay Rs. 7, 70,000/- (Rupees Seven Lakhs Seventy Thousand Only) as a PART PAYMENT as per the Receipt herein below to Vendor.
3. THE PURCHASER has agreed to pay Balance of Rs.18, 00,000/- (Rupees Eighteen Lakhs Only) by way of LOAN as balance payment within 45 days from date of registration.
4. On Completion of the above transactions THE VENDOR shall put THE PURCHASER in possession of the SAID INDUSTRIAL UNIT, and THE PURCHASER will be the absolute owner of the SAID INDUSTRIAL UNIT AND SAID SHARES.
5. THE VENDOR declares and confirm that:
 - a) That they are the absolute legal owners of the SAID INDUSTRIAL UNIT and is entitled to sell, transfer and/or dispose off and part with the possession of the SAID INDUSTRIAL UNIT AND SAID SHARES and have clear title over the same.
 - b) That they have obtained consent and NOC from said society to transfer the SAID INDUSTRIAL UNIT held by the VENDOR in the said Building to the PURCHASER.

[Handwritten signatures]



वसई - १

4

२०१३

३०

c) That there is no attachment or prohibitory from any court or authority restraining her from selling and transferring the SAID INDUSTRIAL UNIT to the PURCHASER.

d) That the VENDOR has not done any act nor has omitted to do any act whereby or any reason whereof they be prevented or prohibited from transferring the SAID INDUSTRIAL UNIT or any part thereof to the PURCHASER herein.

e) There is no suit or any other proceeding whether judicial or quasi judicial or otherwise pending in any court as on date or notice of any impence concerning, touching or affecting the SAID INDUSTRIAL UNIT AND SAID SHARES.

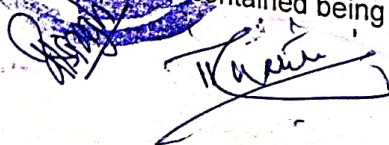
f) No notice has been issued for acquisition or requisition of the SAID INDUSTRIAL UNIT or any part thereof any further there is no outstanding notice for any compliance under Municipal laws or any other statue.

g) No petition or proceeding in respect of the SAID INDUSTRIAL UNIT has been filed or initiated before any court of law or other competent authority by or against the VENDOR by any person.

h) The VENDOR has not alienated or agreed to alienate in favor of any Ground party, their rights, title or interest in the SAID INDUSTRIAL UNIT and have not accepted any token deposit or earnest money or any consideration in respect of the SAID INDUSTRIAL UNIT from any Ground party.

i) THE VENDOR doth hereby covenant with THE PURCHASER that THE VENDOR have paid the required Stamp duty and Registration Charges up to the Agreement for Sale dated 23/01/2007, and shall be liable to pay all the dues of the society up to the execution/possession date of this agreement. That if any such amount is subsequently found to be due from the VENDOR pertaining to and in respect of the SAID INDUSTRIAL UNIT or under the Agreement for Sale, the VENDOR shall pay and/or reimburse the same to The PURCHASER if it be paid by the PURCHASER.

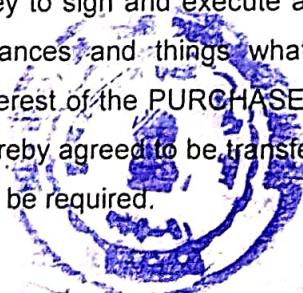
6. THE VENDOR doth hereby agree to indemnify and keep indemnified the PURCHASER from and against all losses, damages, litigation, claims, demands and the costs, charges and expenses that may be incurred by or accrue to the PURCHASER as a result of any of the statement, representation, assurances and confirmations herein contained being untrue or incorrect.



7. THE VENDOR does further undertake to sign and execute the Transfer Application and such other necessary to effectively transfer of the SAID INDUSTRIAL UNIT AND SAID SHARES to and in favor of the PURCHASER.
8. The VENDOR is aware that relying on the said representations, the PURCHASER has agreed to Purchase the SAID INDUSTRIAL UNIT.
9. THE PURCHASER from the date of possession pay to the society their share of taxes and outgoing pertaining to and in respect of the SAID INDUSTRIAL UNIT and notwithstanding the temporary continuation of the VENDOR's name in the Bills of the society. The PURCHASER further agree with the VENDOR that upon admission and shall regularly pay and discharge all calls, demand, contributions and dues payable, which they said society may make in respect of the SAID INDUSTRIAL UNIT.
10. THE VENDOR declares that hereafter they shall have no right, title, and interest in the SAID INDUSTRIAL UNIT or in occupancy rights of the SAID INDUSTRIAL UNIT and/or otherwise claim of any nature whatsoever in to or upon the SAID INDUSTRIAL UNIT and as aforesaid all the rights, title and interest of the VENDOR in the SAID INDUSTRIAL UNIT, shall stand transferred and vested unto and in favor of the PURCHASER and PURCHASER shall be fully entitled to hold, occupy, possess and enjoy the same as absolute owner thereof.
11. THE VENDOR doth hereby further covenant with the PURCHASER that hereafter the PURCHASER shall be entitled to quietly and peacefully use, possess, occupy and enjoy the said premises by themselves, their legal representatives, successors and assigns forever without any hindrance, denial, claim, charge, right, interest, demand or lien of the VENDOR or any persons lawfully or equitably claiming through under or in trust for them.
12. THE VENDOR hereby covenant with the PURCHASER that the VENDOR shall from time to time and at all times hereafter and whenever called upon by the PURCHASER or their Advocate or Attorney to sign and execute all such further acts, deeds, documents, writings, assurances and things whatsoever, if so require, for more perfectly securing the interest of the PURCHASER in the SAID INDUSTRIAL UNIT and SAID SHARES hereby agreed to be transferred unto and to use of the PURCHASER as shall or may be required.

[Handwritten Signature]

[Handwritten Signature]



वर्ष - १
सं. क्रमांक - ८४७ / २०१३
३०

13. The VENDOR doth covenant with the PURCHASER that they paid all taxes and other liabilities and outgoings in respect of the SAID INDUSTRIAL UNIT and THE PURCHASER shall hereafter be liable to pay all the outgoings after coming in possession of the SAID INDUSTRIAL UNIT

14. It is mutually agreed by and between the parties that up to the date of possession The VENDOR shall bear and pay all municipal taxes, Maintenance charges, Electricity charges or any assessment cess, outgoings of whatever nature and all increase therein which may be demanded by the society or concerned municipal authority in respect of the SAID INDUSTRIAL UNIT.


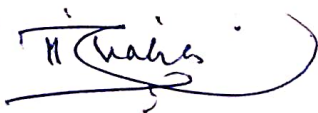
15. THE VENDOR hereby declare that they will hand over all the original Documents, papers to the PURCHASER in respect of the SAID INDUSTRIAL UNIT, and also shall sign any documents as may be required by any authority in future to transfer the SAID INDUSTRIAL UNIT in favor of the PURCHASER.

16. THE PARTIES to this agreement confirm that the Stamp Duty and Registration Fee in respect of this agreement shall be paid by the PURCHASER.

17. This agreement shall be subject to the provision of the Maharashtra ownership Shop Act 1963 and the rules made under the said Act.

SCHEDULE REFERRED TO HEREINABOVE:

ALL THAT ENTIRE, SAID INDUSTRIAL UNIT NO. 20, admeasuring 597 SQ. FT (55.48 SQ. MTS.) BUILT UP on the Ground Floor, in the building known as "DEWAN & SONS INDUSTRIAL ESTATE NO. 6 PREMISES presently known as DEWAN NO. 6 PREMISES C. S. L." Situated at Survey No. 31, 34(P), & 36, Plot no. 171, 172, 173, 174 & 175 Village: - Navghar, Vasai Road (East), Taluka Vasai, and Dist: Thane, together with proportionate share of common area and facilities appurtenant to the said property.

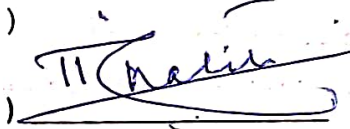
वसई - १	
दस्तावेज क्रमांक-८४७	/२०१३
९	३०

IN WITNESSETH WHEREOF the parties hereto have set their respective hands the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED

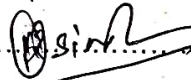
By the within named **VENDOR**

MR. YUSUF ISMAIL KHABIB


) 



In the presence of)

1) )

.....)

2) )

.....)

SIGNED SEALED AND DELIVERED


By the within named **PURCHASER**

MR. PRAMOD BHARAT SINGH

) 

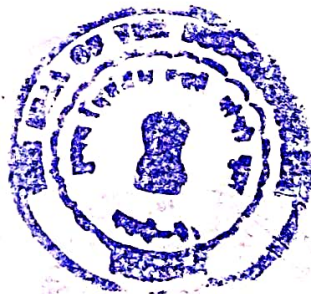


In the presence of)

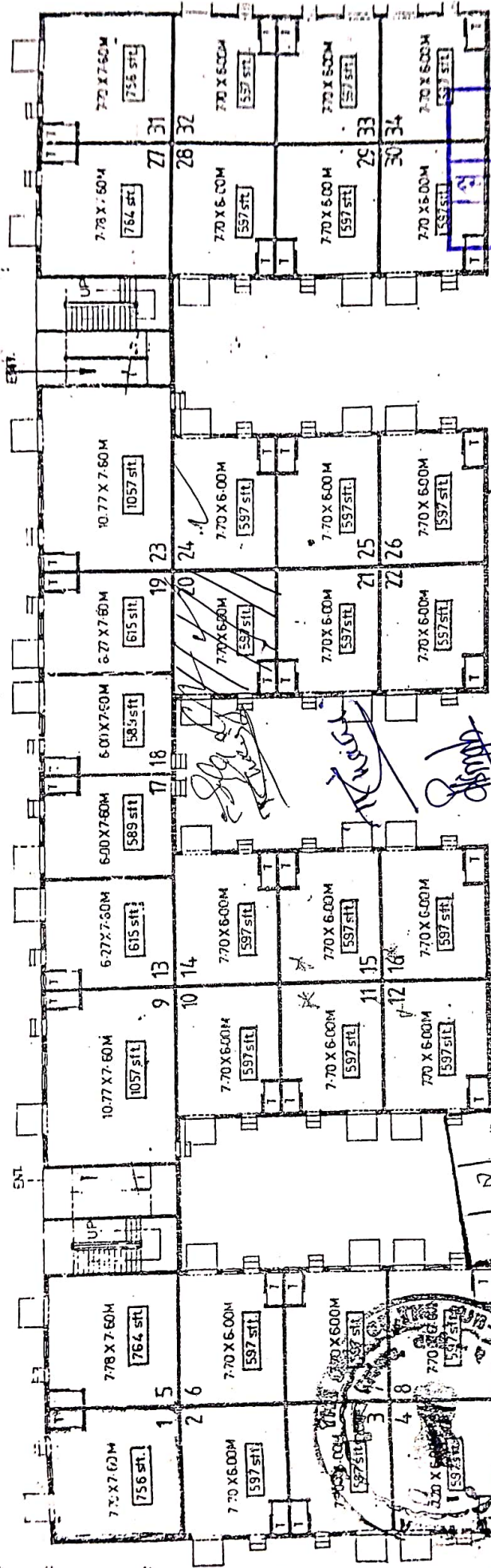
1. )

.....)

2) )



DEWAN & SONS INDUSTRIAL ESTATE P.L.D. Co.

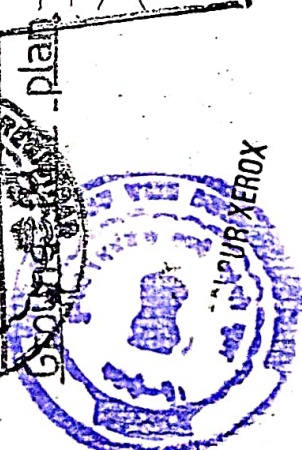


1st - 908
230321
146-97221
बसई - १
रज. क्रमांक - (०१) / २०१३
93 / 30

FOR BASSEIN INDUSTRIAL DEVELOPMENT CORPORATION
Dewan R.L. Wadhawan
PARTNER

For Nika Equipment Pvt. Ltd.
डिएन.डी. मिश्रा एड.
Director

239 / 2006
21/94



Ground plan

यसई - १

दस्ता क्रमांक - ८४७ / २०१३

१२ / ३०

नवघर माणिकपूर नगरपरिषद



कमी क्र.: ११२५० - २३३४२५८
११२५० - २३३४३५४
११२५० - २३३४६५२
११२५० - २३३४९५३८

स्थापना ५ मे १९९४

५२५/०६/०५
क्र नमानप १७५/१२/२००६

नवघर, माणिकपूर नगरपरिषद
यसई रोड, ता. यसई, जि. टाणे, ४०१ २०२.

५/११/०६

प्रति,

श्री. जयसिंग शिंदे
श्री. जयसिंग शिंदे
श्री. जयसिंग शिंदे
श्री. जयसिंग शिंदे

विषय :- इमारत बांधकाम वर्षाचा दाखला मिळणेबाबत.

संदर्भ :- आपला दि. १५/१२/२००६ चा अर्ज.

दाखला देण्यांत येतो की, नवघर माणिकपूर नगरपरिषद हद्दीतील

विभागातील मालमत्ता क्रमांक ५५३१९ सदनिका/

दुकान/गाळा क्र. १९ ह्या इमारतीचे बांधकाम

वर्ष १९८५ असलेबाबत कर आकारणी रजिस्टवरून दिसून येते

असा दाखला दिला असे.



५२५-२
२००६
३१/११

COLOUR XEROX

संख्या - २०१२

पृष्ठ संख्या

पत्रिका संख्या

संख्या - २०१२

संख्या

पत्रिका संख्या

संख्या - २

(1) विषय - संख्या

(2) संख्या - २०१२

(3) संख्या - २०१२

(4) संख्या - २०१२

(5) संख्या - २०१२

(6) संख्या - २०१२

(7) संख्या - २०१२

(8) संख्या - २०१२

(9) संख्या - २०१२

(10) संख्या - २०१२

(11) संख्या - २०१२

(12) संख्या - २०१२

(13) संख्या - २०१२

(14) संख्या



संख्या - २०१२

(15) संख्या - २०१२

वसई - १
दस्तऐवजांक- १८५६/२०१३
२/१३

महाराष्ट्र सरकार
दस्तावेज विभाग



पावती
Thursday, February 14, 2013
3:04 PM

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 2006 दिनांक: 14/02/2013

गावाचे नाव: नवघर
दस्तऐवजाचा अनुक्रमांक: वसई-1-1857-2013
दस्तऐवजाचा प्रकार : 65-चुक दुरुस्ती पत्र
सादर करणाऱ्याचे नाव: प्रमोद भरत सिंह

नोंदणी फी रु. 100.00
दस्त हाताळणी फी रु. 260.00
पृष्ठांची संख्या: 13

एकूण: रु. 360.00

आपणास हा दस्तऐवज अंदाजे 3:21 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Sub Registrar Vasai 1

बाजार मूल्य: रु.0/-
भरलेले मुद्रांक शुल्क : रु. 200/-

मोबदला: रु.0/-

सह. दुय्यम निबंधक वसई - १
वर्ग - २

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 260/-

मुळ दस्त हा स्कॅन्ड प्रिंट व
मिनी सिडी सह परत दिला.

सह. दुय्यम निबंधक वसई - १
वर्ग - २

वसई - १
 दस्त क्रमांक- १८५६/२०१३
 3 / १३

दस्तावेज क्रमांक / Register No. (Document No.)	Rectification deed
दस्तावेज प्रकार / Document Type (Registered / Non Registered)	Non Registered
दस्तावेज प्रकार / Document Type (Registered / Non Registered)	Non Registered
मालक / Proprietor	PRAMOD BHARAT SINGH
मालक / Proprietor	YUSUF ISMAIL KHATIB
मालक / Proprietor	RAJESH SINGH
मालक / Proprietor	201
प्राधिकृत / Authorised (Signature & Seal)	

DEED OF RECTIFICATION:

THIS DEED OF RECTIFICATION made and entered into at Vasai Road, this 14 day of FEBRUARY 2013 BETWEEN: MR. YUSUF ISMAIL KHATIB Age 63 (PAN NO. AADPK 9250 D) adult, Indian Inhabitant, residing at Room No. 25, Namtra Tendulkar, Wadi Aare Road, Goregaon (East), hereinafter called "THE VENDOR" (which expression shall unless it be repugnant to context or the meaning thereof shall mean and include their respective heirs, executors, administrators and permitted assigns) of the ONE PART;

: AND:



Bassein Catholic Co-op. Bank Ltd.,
 Zenda Bazar Branch, Zenda Bazar,
 Vasai, District Thane-401201.
 D-6/S1P/M/C.F.0211/05/7/PTO1
 75

भारत 63846
 132766
 SPECIAL ADHESIVE FEB 14 2013
 INDIA STAMP DUTY MAHARASHTRA
 ONE ZERO ZERO ZERO TWO ZERO ZERO 10:56
 00002001-P85291

For Bassein Catholic Co-op. Bank Ltd.
 AUTHORIZED OFFICER

वसई - १
दस्ता क्रमांक - १८५७/२०१३
४/१३

MR. PRAMOD BHARAT SINGH Age - 39 (PAN NO. AXFPS9130D) adult, Indian inhabitant, presently residing at: FLAT NO. 1004, BUILDING NO. 350, SHRISTI COMPLEX, SECTOR III, PHASE I, MIRA ROAD (EAST), THANE 401 107, hereinafter called "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

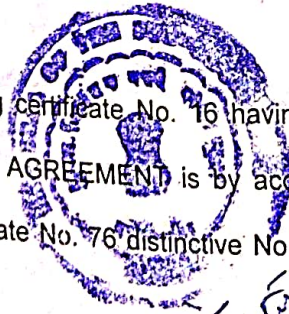
WHEREAS:-

1. By an Agreement for Resale dated 19th January 2013, MR. YUSUF ISMAIL KHATIB i.e. "VENDOR" herein transferred all their rights, title, interest, benefits, etc., in respect of Industrial Unit No.: 20, admeasuring 597 SQ. FT (55.48 SQ. MTS.) BUILT UP on the Ground Floor, in the building known as DEWAN & SONS INDUSTRIAL ESTATE NO. 6 PREMISES presently known as "DEWAN NO. 6 PREMISES C. S. L.", Situated at Survey No. 31, 34(P), & 36, Plot no. 171, 172, 173, 174, & 175 Village: NAVGHAR, Vasai Road (East), Taluka Vasai, Dist: Thane, in favor of MR. PRAMOD BHARAT SINGH "PURCHASER" herein on the terms and conditions contained therein.
2. That said Agreement for Resale dated 19th January 2013 was been lodged for registration with the Sub-Registrar of Assurances, VASAI-1, Under Document Serial No. VASAI-1-841-2013, vide Receipt No. 846, dated 19.01.2013, and the same has been received back after Registration.
3. And whereas a mistake have craped accidentally and inadvertently in the Principal Agreement, which the parties have agreed to rectify in the manner hereinafter appearing.

-: NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND

BETWEEN THE PARTIES HERETO AS FOLLOWS:-

Share Certificate bearing certificate No. 16 having distinctive No. 76 to 80 (both inclusive) in SAID AGREEMENT is by accidentally and inadvertently mentioned share certificate No. 76 distinctive No. 171 To 175 which is not



वसई - १
दस्ता क्रमांक- १८५७/२०१३
५ / १३

correct for which both the parties hereby wants to rectify it as Share Certificate bearing certificate No. 16 having distinctive No. 76 to 80 Both the parties hereto are ready to rectify and modify the said Agreement for Resale dated 19th January, 2013.

- Name of the vendor in SAID AGREEMENT is by accidentally and inadvertently mentioned as MR. YUSUF ISMAIL KHABIB for which both the parties hereby wants to rectify it as MR. YUSUF ISMAIL KHATIB
- The Principal Agreement as rectified and modified as aforesaid shall remain in full force and effect.

SCHEDULE REFERRED TO HEREINABOVE:

ALL THAT ENTIRE, SAID INDUSTRIAL UNIT NO. 20, admeasuring 597 SQ. FT (55.48 SQ. MTS.) BUILT UP on the Ground Floor, in the building known as "DEWAN & SONS INDUSTRIAL ESTATE NO. 6 PREMISES presently known as DEWAN NO. 6 PREMISES C. S. L." Situated at Survey No. 31, 34(P), & 36, Plot no. 171, 172, 173, 174 & 175 Village: - Navghar, Vasai Road (East), Taluka Vasai, and Dist: Thane, together with proportionate share of common area and facilities appurtenant to the said property.

IN WITNESSETH WHEREOF the parties hereto have set their respective hands the day and the year first hereinabove written.

SIGNED SEALED AND DELIVERED

By the within named **VENDOR**

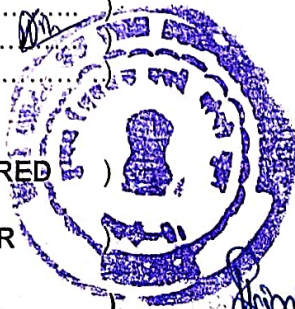
MR. YUSUF ISMAIL KHATIB

(Handwritten signature of Mr. Yusuf Ismail Khatib)



In the presence of

- 1) Nagendra Dub *(Signature)*
- 2) Dinesh Singh *(Signature)*



SIGNED SEALED AND DELIVERED

By the within named **PURCHASER**

MR. PRAMOD BHARAT SINGH

(Handwritten signature of Mr. Pramod Bharat Singh)



In the presence of

- 1) Nagendra T. Dub *(Signature)*
- 2) Dinesh Singh *(Signature)*

नवघर माणिकपूर नगरपरिषद



क्र.: ११२५० - २३३४२५८
११२५० - २३३४३५४
११२५० - २३३४६५२
११२५० - २३४९५३८

स्थापना ५ मे १९९४

०२५६/०६/०५
क्र नमानप १७५/१२/२००६

नवघर.माणिकपूर नगरपरिषद
वसई रोड, ता.वसई, जि.ठाणे, ४०१ २०२.

७/५/०६

प्रति,

श्री. अ. व. शिंदे
नवघर



विषय :- इमारत बांधकाम वर्षाचा दाखला मिळणेबाबत.

संदर्भ :- आपला दि. १५/१२/२००६ चा अर्ज.

दाखला देण्यांत येतो की, नवघर माणिकपूर नगरपरिषद हद्दतील

नवघर विभागातील मालमत्ता क्रमांक ५७३१०९ सदनिका/

दुकान/गाळा क्र. ३१.१९ लिबाव/ ३१०५ बाईड ईन ह्या इमारतीचे बांधकाम

वर्ष १९८५ असलेबाबत कर आकारणी रजिस्ट्ररून दिसून येते

असा दाखला दिला असे.



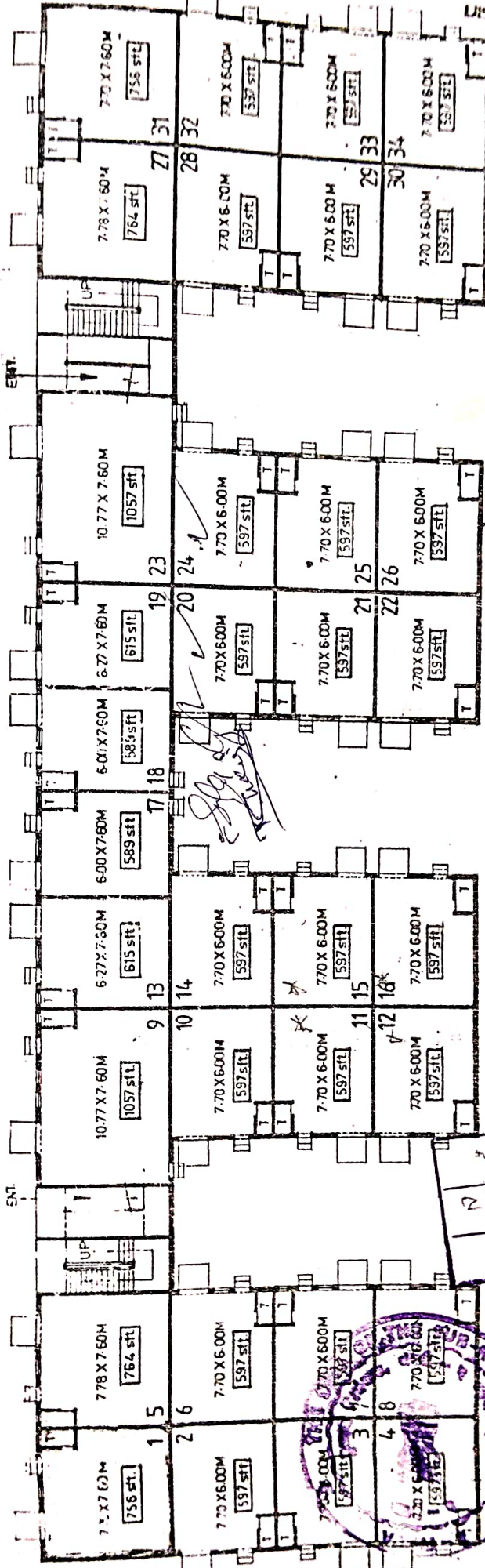
१२/१२/०६
मुख्याधिकारी

नवघर माणिकपूर नगरपरिषद

वसई-२
२३५/२००६
११/१५

COLOUR XEROX

DEWAN & SONS INDUSTRIAL ESTATE P.O. 6



Dist. Haran - 401 210.
Tel - 955
230321
Mo - 98221

For Nika Equipment Pvt. Ltd.
Director.
Dewan R. K. Wadhawan
PARTNER
OF BASSEIN INDUSTRIAL DEVELOPMENT CORPORATION

2399 7508
2198

Ground Floor - Plan

OUR XEROX