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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-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 - ४  
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 - ४  
वर्ग - २

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

समाप्तारतः खासतान - नौतणी व गुदांक विभाग  
 गुलबर्गकाल आसतान खान २०११

(५५)

दस्तावेज प्रकार : \_\_\_\_\_ अनुसूचित क्रमांक : \_\_\_\_\_

समाप्तारतः कायदे लाव : प्रमोद भारत लिमिटेड

दस्तावेज क्रमांक : बसई

आवक्या प्रकार : गव घर

समाप्तारतः गुलबर्गकाल क्रमांक/कायदे नं. / अंतिम गुलबर्गकाल क्रमांक : ३१,३४(१)५२६

समाप्तारतः विभाग (शोन) : \_\_\_\_\_ उपविभाग : \_\_\_\_\_

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

समाप्तारतः कोलेल्या गिळकतीचे क्षेत्रफळ ५१.५ ..... फुट बिल्टअप/कारपेट/सुपरबिल्टअप/ची. गिटर... ५५.४८

च : \_\_\_\_\_ गावठी - \_\_\_\_\_ पोस्टगाळा - \_\_\_\_\_

समाप्तारतः प्रकार : गव घर उदवाहन सुविधा : \_\_\_\_\_ आरंभ/मती : \_\_\_\_\_

समाप्तारतः नवे : \_\_\_\_\_ घसारा : \_\_\_\_\_

समाप्तारतः प्रकार आरुसीसी/हतर परचे/अर्धे परचे/कायदे

१. तारख्यातील मार्गदर्शक सुचना क्र. \_\_\_\_\_ उद्यानचे दिशेती घट/वाढ

२. ह्यादस्तावेजाचा दर्जा १. प्रतिगास भाडे रक्कम \_\_\_\_\_

३. आनिवासी २. अनागत रक्कम /अगावू भाडे \_\_\_\_\_

४. अनावासी ३. अनावासी \_\_\_\_\_

५. मेली वाजारगुल्य :- \_\_\_\_\_

६. शीविलेच्या मोबदला :- \_\_\_\_\_

७. गुलबर्गकाल १५४२००/- मारलेले गुदांक गुलबर्गकाल १५४,२००/-

८. मी पकी २५७००/-

दिथ ००८

[Signature]  
 खासी पुस्त्याग निवेदास

प्रतिना / घोषणापत्र

१. श्री. /श्रीमती. प्रमोद भारत लिमिटेड

२. श्री. /श्रीमती. \_\_\_\_\_

३. श्री. /श्रीमती. \_\_\_\_\_

४. मर कथन करितो की, दस्तावेजाची विषयवस्तु आसलेली गिळकती ही यापुर्वी खासतरी देणाच्याने कोलेल्या विभाग मुख्यालय, पोस्टगी,या इतर अन्य प्रकारचे कोठेती आडओखग्याये गुलबिलेती लाती. यांची नौतणी कोलेल्या याच्या शोध (Search) दस्तगुदीगुसांक खासी करुन घेतलेली आहे. तसेच तदवगिळकती ही खासतरी देणाच्याने आहे. याबाबत खुला अगिलेखा पासुन खासी कोलेल्या आहे. या गिळकतीबाबत खासतरी मर कथन खासी जबाबदारी गाधी/आगाधी खासी मी/खासतरी मगी देतो.



[Signature]

[Signature]

खासतरी घेणार (Purchase)

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

|  |   |
|--|---|
| दस्तावेज प्रकार (Nature of Instrument) | Agreement for Sale  |
| पंजीकृत / न पंजीकृत (Registration)     | Registrable / Non Registrable<br>If Registrable, Name of R.O. VASAI |
| ठिकाण (Location)                       |   |
| मिळवणी (Property Description)          |   |
| मोबचला रक्कम (Consideration)           | 25,70,000/-   |
| पुर्णक खरेदीदार (Purchaser's Name)     | Pranod Bhareet Singh  |
| पसतातील पुर्णक (Other Party)           | Yusuf Ismail (Khabib)   |
| हस्ताक्षर (Signatures)                 | Dinesh Singh<br>Navghar Vasai CE                                    |
| मुद्रांक (Stamp)                       | 154200/-  |
| प्रमाणित (Authorized)                  |   |



**SCHEDULE OF PROPERTY**

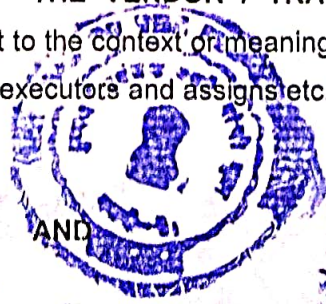
|                  |  |
|------------------|--|
| VILLAGE          | NAVGHAR  |
| SURVEY No.:      | 31, 34(P), & 36  |
| BUILDING NAME:   | DEWAN & SONS INDUSTRIAL ESTATE NO. 6 PREMISES presently known as DEWAN NO. 6 PREMISES C. S. L. |
| IND. UNIT NO.    | 20, GROUND FLOOR   |
| AREA:            | 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

*Pranod*

*Yusuf Ismail*



Basselin Catholic Co-op. Bank Ltd.,  
 Zenda Bazar Branch-Zenda Bazar,  
 Vasai, District Thane- 401201.  
 D-S/STP/M/C. R. 1021/01/05/05-21/75  
 75  
 611107  
 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**.

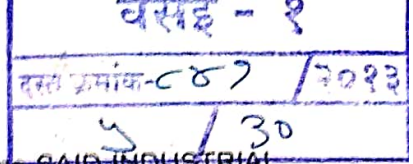
**AND WHEREAS** by Agreement for Sale dated 09/05/1984 **MR. GULZAR SINGH** purchase said industrial Unit No. 20 & 24 from **BASSEIN INDUSTRIAL DEVELOPMENT CORPORATION** a partnership firm having Registered Office at: Dewan Tower Navghar, Vasai Road hereinafter referred to as the **"SAID BUILDER"**.

**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 in blue ink.*



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]*



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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.

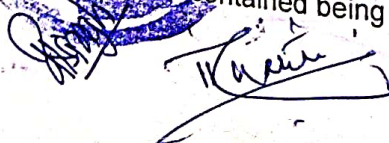
f) No notice has been issued for acquisition or requisition of the SAID INDUSTRIAL UNIT or any part thereof any further there is no outstanding notice for any compliance under Municipal laws or any other statute.

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.

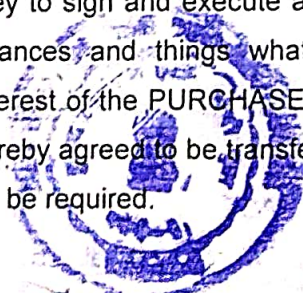


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| दस्तावेज-८८७ | १०१३ |
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7. THE VENDOR does further undertake to sign and execute the Transfer Application and such other necessary to effectively transfer of the SAID INDUSTRIAL UNIT AND SAID SHARES 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.

*P. Singh*

*H. Chaitan*



वर्ष - १  
सं. क्रमांक - ८४७ / २०१३  
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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.


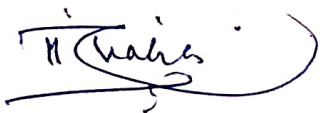
15. THE VENDOR hereby declare that they will hand over all the original Documents, papers to the PURCHASER in respect of the SAID INDUSTRIAL UNIT, and also shall sign any documents as may be required by any authority in future to transfer the SAID INDUSTRIAL UNIT in favor of the PURCHASER.

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.



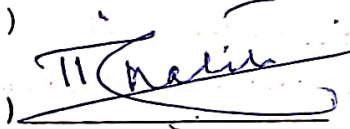
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| दस्तावेज क्रमांक-८४७ | /२०१३ |
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IN WITNESSETH WHEREOF the parties hereto have set their respective hands the day and the year first hereinabove written.

**SIGNED SEALED AND DELIVERED**

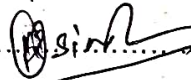
By the within named **VENDOR**

**MR. YUSUF ISMAIL KHABIB**

) 



In the presence of .....

1)  )

..... )

2)  )

**SIGNED SEALED AND DELIVERED**


By the within named **PURCHASER**

**MR. PRAMOD BHARAT SINGH**

) 

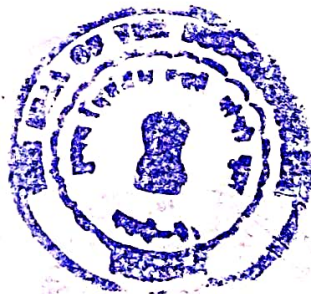


In the presence of .....

1.  )

..... )

2)  )



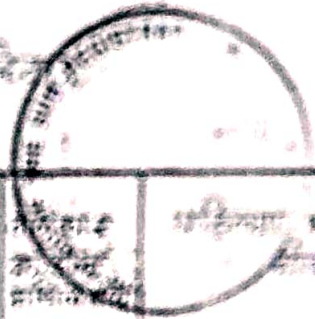
# गाव नमुना नवर-दान. (अकृषक महसुलाची नोंदवही.)

वर्षाप्रमाण - १९६६ च्या  
 कायदा - १९६६ च्या  
 अन्वयेत या नोंदवहीत याचक  
 केवळ करीत तो वही.

ग्राम - नवसाव  
 तालुका - नांदेड  
 जिल्हा - सांगली

वही नं. १२३४  
 १२३४

ग्राम (क) नानंदराणाकडेहोम  
 जमीन विवरण, जमीन मालकी आणि उत्पन्न तालिका  
 जमीनीक जमीन मालकी. (क) जमीनीक जमीन मालकी



| क्र. नं. | जमीनीक नोंद | क्षेत्र | जमीनीक मालकीचे नाव | जमीनीक मालकीचे प्रकार | जमीनीक मालकीचे विवरण | उत्पन्न |       | आर्थिक नोंद | जमीनीक मालकीचे मालक | टीपा |  |
|----------|-------------|---------|--------------------|-----------------------|----------------------|---------|-------|-------------|---------------------|------|--|
|          |             |         |                    |                       |                      | मूल्य   | सर्वे |             |                     |      |  |
| १        | २           | ३       | ४                  | ५                     | ६                    | ७       | ८     | ९           | १०                  | ११   |  |
| १२३४     |             |         |                    |                       |                      | २३४५६७  |       |             |                     |      |  |



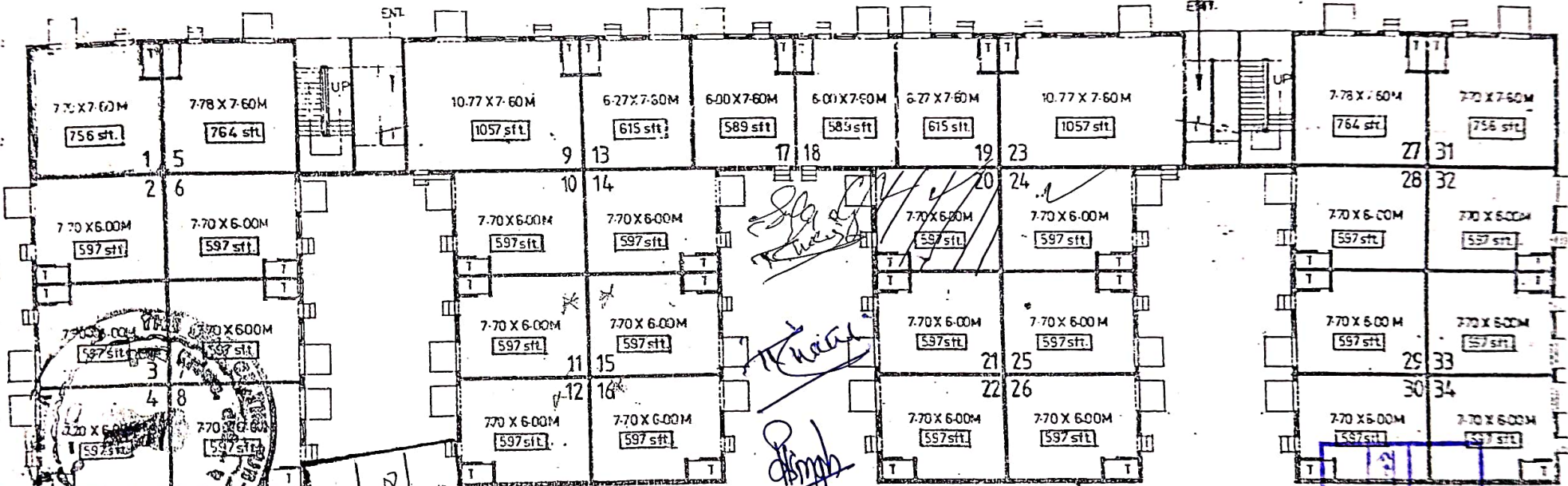
*M. YADAV*  
 M. YADAV  
 District Revenue Officer  
 District Revenue Office

पत्रांक - १२३४

COLOUR PHOTO

१२३४/१०११  
 १२३४

# DEWAN & SONS INDUSTRIAL ESTATE NO. 6



Ground plan

36/26  
239/1006  
2-23

For Nika Equipment Pvt. Ltd.,  
Sector 2, B-12/10 Ed.  
Director:

Dewan No-6  
R. L. Wadhawan  
PARTNER

93/30  
239/1006  
2-23

101-9928  
239321



# वसई-विरार शहर महानगरपालिका

क्षेत्रीय कार्यालय - नवधर माणिकपूर  
(अॅसेसमेंट उतारा नमुना क्रमांक ४६)



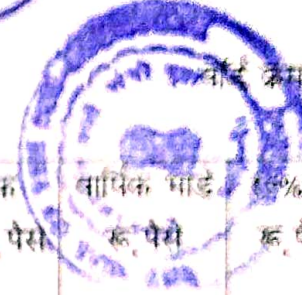
जाचक क्र. :- १६१४/२०१२/१३  
दिनांक :- १६/०९/२०१३  
कवि :- १४६४

१६-९  
१६/०९/२०१३  
३०

धर मालकीचे नाव :- युसुफ इस्माईल खातीब

इस्राईलीचे नाव :- २०,२४, दिवाण अँड शाह इंडन ६ मालकीच्या घराचा / फ्लॅट / शॉपचा / गळ्याचा अॅसेसमेंट उतारा सन २०१२/१३

सदरचे बांधकाम अधिकृत आहे.



क्रमांक :- नवधर ४/३

| क्र. वा | मालकाचे विविध विभागाचे बांधकामाचे नांव | मालमत्ता क्रमांक | मालमत्तेचे वर्णन | मालकाचे नांव        | भोगवटादाराचे नांव | बोधका म वर्ष | जागा क्षेत्र चौ. फु. | मासिक भाडे रू. पेसो | वापिक भाडे रू. पेसो | १०% मूळ रू. पेसो | राहिलेली रक्कम कर मूल्य रू. पेसो |
|---------|--|------------------|------------------|---------------------|-------------------|--------------|----------------------|---------------------|---------------------|------------------|----------------------------------|
| १       | २                                      | ३                | ४                | ५                   | ६                 | ७            | ८                    | ९                   | १०                  | ११               | १२                               |
| २६.२५   | दिवाण अँड शाह इंडन ६                   | ५७३/२०           | आर. सी. सी.      | युसुफ इस्माईल खातीब | स्वतः             | १९८५         | १०००                 | ७५०                 | ९०००                | ९००              | ६२००                             |

| आकारणी               |                    |                   |                       | स्वच्छता कर रू. पेसो | अग्नीशमन कर रू. पेसो | शेरा |
|----------------------|--------------------|-------------------|-----------------------|----------------------|----------------------|------|
| मालमत्ता कर रू. पेसो | शिक्षण कर रू. पेसो | वृक्ष कर रू. पेसो | रोजगार हमीकर रू. पेसो |                      |                      |      |
| २३६.८८               | ९७२                | ८९                | २४३                   | ३६०                  | २००                  |      |

सदर अॅसेसमेंट उतारा नवधर ४/३ विभागातील कर आकारणी रजिस्टर मधुन पान क्र ४४ वरून अस्सल खरी नक्कल करून दिला असे,

कर अधिकृत

नवधर माणिकपूर विभागीय कार्यालय

यसई - १

दस्ता क्रमांक- ८४७ / २०१३

१९ / ३०

# नवघर माणिकपूर नगरपरिषद



जनी 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. जयशंकर शिंदे  
श्री. जयशंकर शिंदे  
श्री. जयशंकर शिंदे  
श्री. जयशंकर 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/  
श्री. जयशंकर

दुकान/गाळा क्र. ३७९ ह्या इमारतीचे बांधकाम

वर्ष १९८५ असलेबाबत कर आकारणी रजिस्टवरून दिसून येते

असा दाखला दिला असे.



मुख्याधिकारी

नवघर, माणिकपूर नगरपरिषद

५२५/०६/०५  
१७५/१२/२००६  
३७९

COLOUR XEROX

संख्या २२०१

पुणे जिल्हा

मुख्य शिक्षक पुणे शहर १

संख्या २२०१

संख्या

पुणे शहर

संयुक्त पत्र १/११

- (१) शिक्षक संख्या २२०१
- (२) शिक्षक संख्या २२०१
- (३) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(४) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(५) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(६) शिक्षक संख्या २२०१

(७) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(८) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(९) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(१०) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(११) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(१२) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(१३) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(१४) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(१५) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(१६) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

(१७) शिक्षक संख्या (अतिरिक्त शिक्षक) २२०१

मुख्य शिक्षक पुणे शहर १

मुख्य शिक्षक पुणे शहर १



|                       |
|-----------------------|
| 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  
वर्ष - 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  
वर्ष - २

वसई - १  
 दस्त क्रमांक- १८५८/२०१३  
 3 / १३

|   |                             |
|---|-----------------------------|
| दस्तावेज क्रमांक / (Registry or Deed Number)    | Rectification deed          |
| दस्तावेज प्रकार / (Registered / Non Registered) | Registered / Non Registered |
| दस्तावेज प्रकार / (Registered / Non Registered) | Registered                  |
| मालक / (Proprietor)                             | PRAMOD BHARAT SINGH         |
| मालक / (Proprietor)                             | YUSUF ISMAIL KHATIB         |
| मालक / (Proprietor)                             | RAJESH SINGH                |
| मालक / (Proprietor)                             | 201                         |
| प्राधिकृत / (Authorized 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

PART;

: AND:



Bassein Catholic Co-op. Bank Ltd.,  
 Zenda Bazar Branch, Zenda Bazar,  
 Vasai, District Thane- 401201.  
 D-6/S1P/Y/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                  |
| दस्त 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;

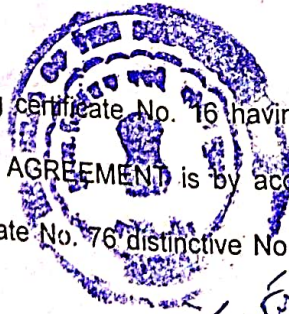
WHEREAS:-

1. By an Agreement for Resale dated 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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**

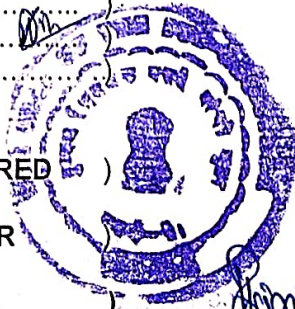
*(Handwritten signature of Mr. Yusuf Ismail Khatib)*



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)*



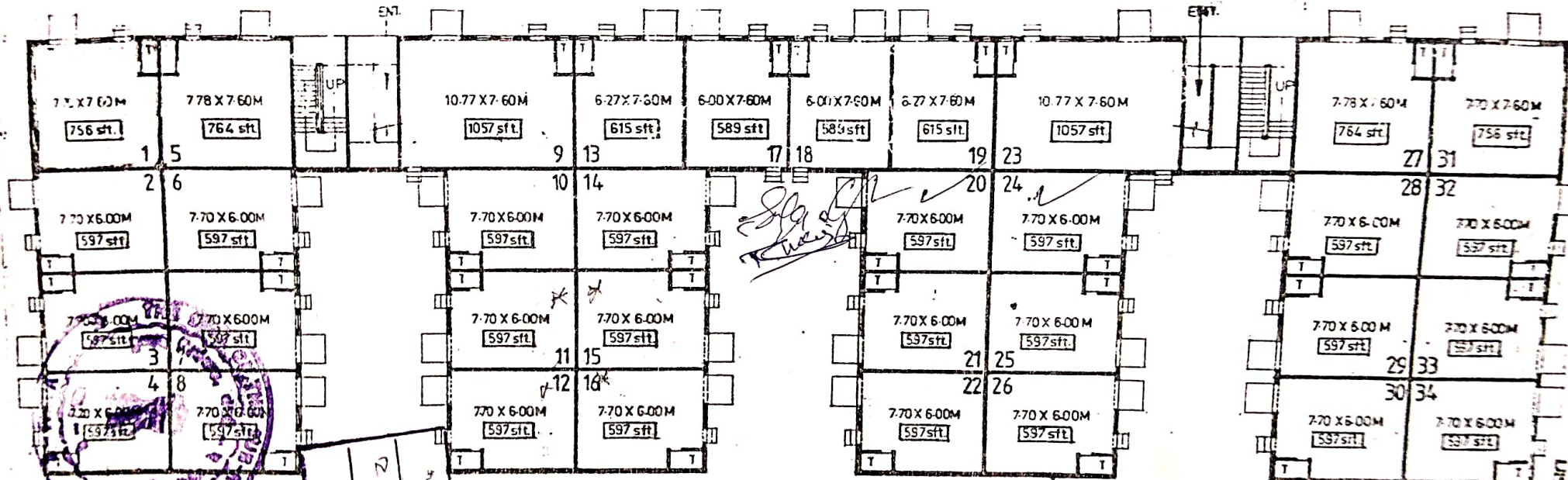
In the presence of .....

1) *Nagendra T. Dub* *(Signature)*

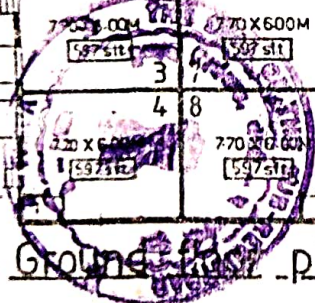
2) *Dinesh Singh* *(Signature)*



# DEWAN & SONS INDUSTRIAL ESTATE NO. 6



Ground floor plan



36/26  
 229/1000  
 4/5/2  
 2

For Nika Equipment Pvt. Ltd.,  
 5/12/21, Patna Rd.  
 Director.

DEWAN NO-6  
 R. K. WISHWANATHAN  
 PARTNER

OUR XEROX

Dist. Memo - 401 210.  
 10-1-95  
 230321  
 M6-99221