

General Stamp Office
Bombay
PRIA918
0044

3.4.98
STAMP DUTY

Rs. 00020
SPECIAL ADHESIVE
PRIA918

(2)

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION made at Bombay on this

day of June 1998 BETWEEN
M/s. Langa Construction Limited,
Construction House, Walchand Hirachand
Marg, Ballard Estate, Mumbai-400001,

hereinafter referred to as


~~THE Builder~~ " which expression shall unless it be
repugnant to the context or meaning thereof be deemed to
include the partners for the time being constituting the
said firm and their assigns) of the One Part; A N D

Shri. Kaushik B. Gathani
259/10193, H16 Complex, Laxmi Sangeet Corp.
housing Society Ltd, Kannaikar Road-1 Vikhroli (East)
Mumbai-400083/-
hereinafter referred to as the " PURCHASER " (which

expression shall unless it be repugnant to the context
or meaning thereof be deemed to include his heirs,
executors and administrators) of the Other Part :-

WHEREAS by an Agreement dated 7th July '1987
(hereinafter referred to as "the said Agreement") and
executed by the *Builder* and the *purchaser* to grant
and transfer of the said *Industrial Gala No: 25* situate
on the *ground floor, Village: Haryali,*
L. B. S. Marg, Vikhroli (west),
Mumbai. 400083.

for a total consideration
of Rs. 10,26,100/- (*Ten lacs twenty six thousand ru*
hundred only)
only on the terms, conditions and covenants contained
in the said Agreement dated 7th July '1987.



2. Both the parties have signed the said agreement
and the *purchaser* has already paid the requisite
stamp duty on the said agreement amounting to Rs. 1,37,850/-
(Rupees *One lac thirty seven thousand eight*
hundred fifty only _____).

3. The *purchaser* hereby stated that however
due to unavoidable circumstances and inspite of
repeated requests made by the *purchaser* to the
Builders, to remain present before the registering
authorities for the purpose of registration of the

said agreement the *Builder* did not remain present before the registering authority and as such registration of the document has not been completed so far.

4. The *Builder* are now not available but the hereby requests the authorities for necessary permission to register the document in the absence of the Builders.

5. The *purchaser* hereby undertakes to pay necessary registration charges and further undertake to indemnify the authorities of Sub-Registrar of Assurances, Government of Maharashtra and/or concerned authorities against any adverse claim or in case they are put to any loss, damage or risk on account of registration of the document in the absence of the *builder*.

6. The *purchaser* further undertakes to pay any further amount that they may be due and payable on account of stamp duty and/or any other charges on connection with the said flat and shall keep the Seller, Sub-Registrar of Assurances and the Government indemnified thereof.

7. In the circumstances the *purchaser* requests for registration of the document in the absence

of the Seller/Builder . The Purchaser also sworn
on Declaration-cum-Undertaking to support of this
Deed of Confirmation separately.

IN WITNESS WHEREOF the purchaser hereby
hereunto set and subscribed his hands to this
Deed of Confirmation on the day and the year first
hereinabove mentioned.

Signed and delivered by within)

named Shri. Kaushtik B. Gathani.) Gathani.
in the)

presence of)

1. Joshi, H. D.

2. R. Khorda.

