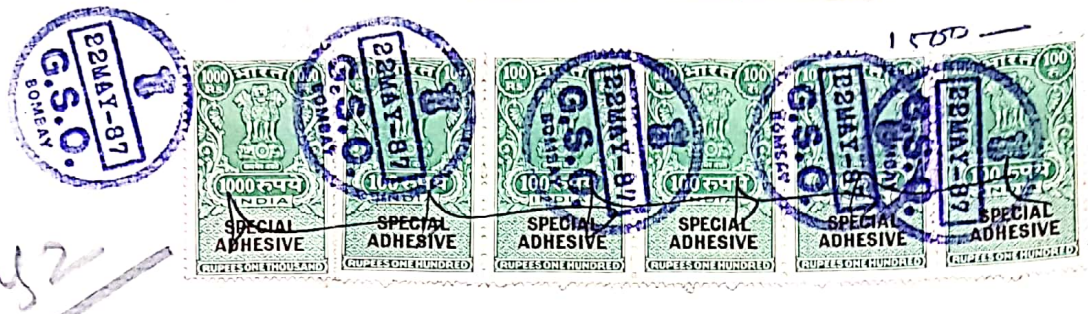


1500—

42

दस्त
9926 | 9-90
११८८

उप सहीवाक, मुंबई
शहर-जिल्हा



अनुक्रमांक नंबर 9926
दि. १९८८ फेब्रुवारी 94
दस्तऐवज 9 पृष्ठ 2 दस्ताचा
रु. 619/- निबंधक ठाणे
ठाणे-१ क्र. ३

उप सहीवाक, मुंबई
शहर-जिल्हा

श्री घेतली ती—

मोबदला की	रु.	300-00
फोटो पाने (99)	रु.	22-00
मुद्रांक फी	रु.	
एकूण फी	रु.	90-00
	एकूण रु.	332-00

H.Hans
22/2
दुय्यम निबंधक ठाणे

दुय्यम निबंधक ठाणे

-: S A L E D E E D :-

THIS INDENTURE made at Bhayandar, Taluka and District Thane, this 15th day of ~~Feb~~, 1988 (in the Christian Year One Thousand Nine Hundred Eighty ~~Seven~~ eight) BETWEEN (1) Smt. SHILPA w/o. RASIK TALPADE, Adult of Thane Inhabitant residing at Thane through and by her Constituted Attorney MANUBHAI VADILAL SHAH aged about 51 years hereinafter referred to as 'The Original Vendor' (which expression shall unless repugnant to the context or meaning thereof

H.H.
K.P.Shah

.... 2.

Scanned by CamScanner

be deemed to include her heirs, legal representatives, successors, administrators, executors and said Constituted Attorney and assigns) of the First Part A N D M/s. SITALNAGAR a partnership firm carrying on business at shop No.14, Jai Hind Estate Bhuleshwar, Bombay through and by their Partners (1) Manubhai V. Shah Adult of Bombay Inhabitant and (b) Khimji Hansraj Haria Adult also of Bombay Inhabitant hereinafter referred to as the First Confirming Party (which expression shallunless repugnant to the context or subject hereof mean and include said partnership firm, and their Partners at present and from time to time or survivers of them and their successors in business) of the Second Part

.... 3.

9926/3-90

A N D (3) Shri SUDHIR JASWANTLAL SHAH aged about 30 years and Smt. Kamini w/o Pankaj Shah aged about 25 years both of Bombay Inhabitants and . . both residing at Jal Palace, Shradhanand Road, Vile Parle (East) , Bombay 400 057 hereinafter jointly referred to as the 'present Vendors' and also as the Second Confirming Party (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs and legal representatives executors administrators and assigns) of the Third Part AND (4) M/s. J. K. ASSOCIATES a proprietory concern through their sole proprietor Jayesh Khimji Haria firm carrying on business at Sitalnagar Mira Road (East), Dist. Thane and their said proprietor residing at 2906 Panchratna, Opera House, Bombay 400 004 hereinafter referred to as 'The Purchaser' (which expression shall unless repugnant to the context or meaning thereof be deemed to include the said proprietory firm and their proprietor Jayesh Khimji Haria and his heirs, legal representatives successors, executors administrators) of the Fourth Part;

W H E R E A S :

The Original Vendor said Smt. Shilpa Rasik Talpade was well seized and possessed of pieces of lands bearing survey No.729, 732 and 733 which she had agreed to sell and transfer to the first confirming Party said M/s. Sital Nagar an agreement of - -

. ... 4.

Scanned by CamScanner

99260 8-90

Sale dated 9th December 1981 with necessary sale permission and N.A. permission which was granted vide N.A. permission which was granted vide N.A. Permission Order bearing No.N.A.P.VII/277/83 dated 22/8/1983 and had put the first confirming party into possession of the said land and had granted irrevocable General Power of Attorney in favour of Shri Manubhai V. Shah and Khimji Hansraj Haria Partners of said M/s. Sital Nagar to deal with sell and transfer said land and/or plots made out of the same AND WHEREAS said first Confirming Party had carried out layout and divided said N.A.Lands into several plots of land and whereas said first Confirming Party had sold and transferred a plot of land bearing No.121 admeasuring about 413 sq. metres (on actual measurement carried out) under the agreement of sale dated 8th April 1986 to the Second Confirming Party and put them into possession of the said plot of land and with the consent of the original Vendor through her Constituted - Attorney said M.V. Shah and the said first - - confirming party, the second Confirming party present Vendor herein had got said plot of land transferred in their joint names in all the Revenue records and were in physical possession of the said plot of land and they had also put up some construction on the said plot and said second - Confirming party who are also described as the present Vendors (as they are found to be owners of said plot of land as per revenue records)

Scanned by CamScanner

9926/490

had in turn agreed to sell and transfer said plot No.121 to the Purchaser herein by the agreement for sale dated 1st December 1986 for a lumpsum of Rs.30,000/- (Rupees Thirty Thousand) and the Purchaser herein have already paid on or before execution of this Conveyance a sum of Rs.10,000/- (Rupees ten thousand only) under the said agreement for Sale dated 1st December 1986 to the present Vendors Second Confirming Party and Rs.20,000/- (Rupees Twenty thousand) being balance due under the said agreement for sale dated 1st December,1986 on or before execution of this conveyance and the purchaser herein have called upon the said present Vendors Second Confirming party and all the necessary parties to execute and deliver necessary sale deed in their favour NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement for Sale dated 1st December 1986 and in consideration of total sum of Rs.30,000/- (Rupees thirty thousand) which is made up of Rs.10,000/- (Rupees ten thousand) and under the said agreement for sale dated 1st December 1986 and balance of Rs.20,000/- (Rupees twenty thousand) having been paid on or before execution hereof by the Purchaser to the said present Vendors and/or the Second Confirming party and the payment and receipt whereof all the said Vendors and all confirming parties hereto admit and acknowledge of and from the same and every part thereof do for ever release and discharge the Purchaser, the Vendors and all concerned

.... 6.

Scanned by CamScanner

दस्त
9926/90

parties hereto do hereby grant sell assign convey transfer and assure unto the Purchaser forever all that piece or parcel of N.A.Land bearing plot No.121 admeasuring about 413 sq.meters or thereabout being a part or portion of original lands bearing old Survey No.733(Part) and New Survey No. 124 (part) lying being and situated at Revenue Village Bhayandar but near Mira Road, Railway Station and within limits of the Meera Bhayandar Nagar Palika Parishad/Council and in the registration District and sub-District of Thane and more particularly described in the Schedule written hereunder and all which land hereditaments and premises are hereinafter referred to as 'the said plot of land' together with all structures thereon and all and singular areas ways, wells, paths, passages , water courses ditches, drains, trees and plants, lights, liberties easements profits - - privileges rights members and appurtenances whatsoever to the said plot of land belonging or in any wise appurtenant to or that the same or any part thereof now or at any time heretofore usually held occupied or enjoyed or reputed or known as part member thereof or be appurtenant thereto AND ALSO TOGETHER WITH all deeds documents writings and other evidences of title relating to the said Plot of land and/or original pieces of lands of which said plot is a part and parcel TO HAVE AND TO HOLD the said plot of land No.121 the use and benefit of the Purchaser forever subject

.... 7.

Scanned by CamScanner

दस्त
9926/6-90
9926

to all rents taxes assessments, rates duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra and/or to the Local Authorities Gram Panchayat/Municipal Council/Nagar Parishad. The Meera Bhayandar Nagar Palika Parishad etc. AND the Vendors original vendor and the present Vendor so far as relates to their acts and deeds only but not further do hereby covenant with the Purchasers the Vendors (original and present) and/or Confirming parties have not done committed of knowingly or willing suffered or beena party or privy to any act deed or thing whereby the Vendors and Confirming parties are prevented from granting and conveying the said plot of land in the manner aforesaid or whereby the same or any part thereof are is can or may be charged encumbered as prejudicially affected in Estate title or otherwise howsoever.

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

SCHEDULE REFERRED TO ABOVE

ALL that piece or parcel of Non-Agricultural Land or ground bearing Plot No.121 admeasuring about 413 sq.metres or thereabout with all structures thereon (being a part or portion of original pieces of

.... 8.

Scanned by CamScanner

ye

दस्त नं
१९२६ | ९-९०
१९८९

lands bearing Survey Nos.733(part) and being Part of New Survey No.124 (part) lying being and situated at Revenue Village Bhayandar but near Mira Road Railway Station and within the limits of original Bhayandar (navghar Village group) Gram Panchayat and now The Meera Bhayandar Nagar Palika Parishad and in the registration District and sub-district of Thane and bounded as follows :-

On or towards East : By Plot No.111
On or towards West : By Plot No.140
On or towards North : By Plot No.122
On or towards South: By Plot No.120

SIGNED SEALED AND DELIVERED by the withinnamed Original Vendor Smt. SHILPA RASIK TAPLADE by hand of her Constituted Attorney M.V. Shah in the presence of.

(M.V. SHAH)
Constituted Attorney for
Shilpa R. Talpade
Original Vendor).

SIGNED SEALED AND DELIVERED by the First Confirming Party M/s.Sital Nagar by the hand of their Managing Partner Shri Khimji Hansraj Haria in the presence of.

For M/s.Sital Nagar,

(Khimji H. Haria)
Managing Partner
First Confirming Party

.... 9.

Scanned by CamScanner

9926/E-90

SIGNED SEALED AND DELIVERED by the)
Second Confirming Party/ present (
Vendors Shri Sudhir Jaswantlal Shah (1) Sudhir Jaswantlal Shah
and Smt. Kamini Pankaj Shah)
in the presence of. ((2)Kamini P. Shah.
Present Vendors/
Second Confirming
Party.

SIGNED SEALED AND DELIVERED by the)
Purchasers M/s.J.K. Associate by the(
hand of their proprietor Shri) ForM/s.J.K.Associates.
Jayesh Khimji Haria. in the (
presence of.) Jayesh Khimji Haria
Sole Proprietor
Purchaser.

R E C E I P T

RECEIVED of and from the Purchaser)
a total sum of Rs.30,000/- (Rupees (
thirty thousand) which is made up)
of Rs.10,000/- (Rupees ten thousand (
only paid by them under agreement)
for sale dated 1st December,1986 (
and balance Rs.20,000/- (Rupees)
twenty thousand) on execution of (
this sale deed.) Rs.30,000/-

WE SAY RECEIVED.

WITNESSES:

1. Khimji Haria.
2. C.R.Shah.

(1) S. J. Shah
Kamini. P.Shah.
(2) Kamini P. Shah.
Present Vendors/Second Confirming Party.

(3) M.V.Shah
C.A.of Original Vendor Smt.Shilpa R. Talpade.

Scanned by CamScanner

४१

दस्त
११२८/१०-१०
१९८८

१) एम्. वाय्. शाह ह्रे खिमजी हरीया -
आर. नाकपदे यांचे अखत्यारी मुखत्यार देणार
२) खिमजी हंसराज हरीया.
३) सुधीर जसवंतलाल शाह.
४) कामिनी एंकश शाह.
५) जयेश खिमजी हरीया.
सर्व व्यवसाय. नं. २ ते ५ राo मुंबई

दस्तऐवज करुन देणार
नं. २ ते ५ मे० सिताराम गो. आगिदा
.....
मुखत्यार
दस्तावेजाचा प्रकार खरेदी या
हस्ताक्षरित करणारा दिलेले
खरा असल्याचा.

कामिनी सी. शाह
हं. म

दस्तऐवज लिहिणाऱ्याचा मजकूर वाचून
सदर दस्त लिहिताना आपण सांगितला
त्याप्रमाणे बरोबर आहे असल्याचा.

C. R. Shah.

Khimji Hirji.

K. P. Shah.

दिनांक १५ माहे २ १९८८
सह दुय्यम निबंधक ठाणे

पुस्तक क्रमांक ...१...
...११२८...
क्रमांकावर नोंदला
दुय्यम निबंधक ठाणे
दिनांक १५ माहे २ सन १९८८

THE SEAL OF THE SUB-REGISTRAR

Scanned by CamScanner

DATED THIS DAY OF MAY, 1 9 8 7.

Smt.SHILPA R.TALPADE.....ORG. VENDOR,

M/s.SITAL NAGAR. . . .1st CONFIRMING PARTY.

SUDHEE J.SHAH . . . . 2nd CONFIRMING PARTY.

Mrs.Kamini P.SHAH. . PRESENT VENDORS.

a n d

M/s. J.K. ASSOCIATEX. . .PURCHASERS.

1127/88

S A L E D E E D

(Plot No. 121)

SHRI SAKARCHAND V. SHAH,
B.A.,LL.B.,
Advocate High Court & Notary Public
418,Kalbadevi Road,
Chhotal Bhuvan, Bombay 400002.

Scanned by CamScanner