

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

THIS INDENTURE made at Bhayandar, Taluka and District : Thane, this 15th day of ~~May~~ Feb, 2098 (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 51 years hereinafter referred to as "THE ORIGINAL VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, legal representatives successors, administrators, executors and said Constituted Attorney and assigns) OF THE FIRST PART - AND M/s. SITAL NAGAR 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 (2) KHIMJI HANSRAJ HARIA, adult also of Bombay Inhabitant hereinafter referred to as the FIRST CONFIRMING PART (which expression shall unless repugnant to the context or subject hereof mean and include said Partnership firm, and their partners at present and from time to time or survivors of them and their successors in business OF THE SECOND PART AND (3) SHRI SUDHIR JASVANTLAL SHAH, aged about 30 years of Bombay Inhabitant, residing at Jal Palace, Vile Parle (East) Bombay-57 and SUNIL RATILALSHAH, aged about 25 years of Bombay Inhabitant, residing at Kalandhar Cottage Co-Operative Housing Society, Vile-Parle (West), Bombay, both hereinafter jointly referred to as the "PRESENT VENDORS" and also as ....

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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 firm through and by their Proprietor JAYESH KHIMJI HARIA, aged about 23 years, carrying on business at Sitalnagar, Mira Road (East), ~~[illegible]~~ Dist. Thane, hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include said Proprietory firm and heirs and legal representatives of their Proprietor JAYESH KHIMJI HARIA) 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 by an Agreement of Sale dated 9th December 1981 with necessary Sale permission and 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

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with sell and transfer said lands and/or plots made out of the same AND WHEREAS said First Confirming Party had carried out Lay-out 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. 122 admeasuring about 495 sq. mtrs. (on actual measurement carried out) under the Agreement for Sale dated 1st December 1986 to the Second Confirming Party and put him 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 Vendors 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 have put up certain constructions on the said Plot No. 122 and the said Second Confirming Party who is also described as the present Vendors (as they are found to be owners of said Plot of land as per Revenue records) had in turn agreed to sell and transfer said Plot No. 122 to the Purchasers herein by an Agreement for Sale dated 1st December 1986 for a lump sum of Rs. 37,000/- (Rupees thirty Seven thousand only) and the Purchasers herein have also paid a sum of Rs.27,000/- on or before execution hereof this Conveyance by

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Cheque for and on behalf of the present Vendors/ Second Confirming party herein to the first Confirming Party M/s. Sital Nagar being the balance due to them under said Original Agreement and the Purchasers 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.37,000/- which is made up of Rs. 10,000/- (Rupees ten thousand) paid under the said Agreement for Sale dated 1st December, 1986 and balance of Rs.27,000/- (Rupees twenty seven thousand only) having been paid on execution hereof by the Purchasers 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 purchasers, the Vendors and all concerned parties hereto do hereby grant sell assign release convey transfer and assure unto the Purchasers for ever all that piece or parcel of N.A. Land bearing Plot No. 122 admeasuring about 495 Sq. metres 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

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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 singular areas ways, walls 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 appurtaining to or that the same or any part thereof now or at any time heretofore usually hold 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. 122 the use and benefit of the purchasers for ever subject 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 Vendors so far as relates to their acts and deeds only but not further do hereby covenant with the Purchasers the Vendors (original and present vendors) and/or Confirming

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parties have not done constituted or knowingly or willingly suffered or been a party or privy to any act deed or thing whereby the Vendors and Confirming Parties have 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 or 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. 122 together with all structures thereon admeasuring about 389 Sq. Mtrs. or thereabout (being a part or portion of original pieces of lands bearing Survey No. 733 (Part) being part of and 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 Palika Nagar Parishad and in the Registration District and Sub-District of Thane and bounded as follows:-

On or towards East :- By Plot No. 110

On or towards West :- By Plot No. 139

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On or towards North :- By Plot No. 123

On or towards South :- By Plot No. 12

SIGNED SEALED AND DELIVERED by the withinnamed Original Vendor Smt. SHILPA RASIK TALPADE by hand of her Constituted Attorney Mr. 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)
Partner.
First Confirming Party

SIGNED SEALED AND DELIVERED by the Second Confirming Party/Present Vendors Shri SUDHIR JASVANTLAL SHAH and SUNIL RATILAL SHAH in the presence of :

(1)
(SUDHIR J. SHAH)

(2)
(SUNIL R. SHAH)

Present Vendors/Second
Confirming Party.

SIGNED SEALED AND DELIVERED by the PURCHASERS M/S. J.K. ASSOCIATES by the hand of their Proprietor Shri JAYESH KHIMJI HARIA in the presence of :

For M/s. J.K. ASSOCIATES,

(JAYESH K. HARIA)
SOLE PROPRIETOR--
PURCHASERS.

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R E C E I P T

RECEIVED of and from the Purchasers a total sum of Rs. 37,000/- (Rupees thirty seven thousand) only which is made up of Rs. 10,000/- (Rupees Ten Thousand only) paid under Agreement of Sale dated 1-12-1986 and balance of Rs. 27,000/- (Rupees twenty seven thousand only) on execution of this Sale Deed to the present Vendors SUDHIR J. SHAH & SUNIL R. SHAH.) Rs. 37,000/-

Witnesses :-

1. Khumi Hansy

2. C. A. Shah.

WE SAY RECEIVED

(1) (SUDHIR J. SHAH)

(2) (SUNIL R. SHAH)

Present Vendors/Second Confirming Party.

(M. V. SHAH)
Constituted Attorney of
Mrs. Shilpa R. Talpade.
ORIGINAL VENDOR.

अनुक्रम नंबर 9925
सह दस्त नं. 9925 से 9927
दस्त नं. 9 वर्ष 2 से वरच्या
दि. पुस्तक निबंधक ठाणे
ठाणे
दस्तऐवज आपुस्त किला.

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की घेतली फी—
नोंदणी फी रु. 360-00
कोरी पाने (90) रु. 20-00
पार्टी फी रु. --
स्टाम्प फी रु. 90-00
एकूण रु. 800=00

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१] एम. जाय. शाह ह -श्रीमती रशीला -
रासिक वलपदे यांचे अस्तव्यारी म्हणुन ठाणे.
२] श्रिमती जसवंतलाल शाह.
३] कामिनी पंकज शाह.
४] सुधीर जसवंतलाल शाह.
५] जयेश्री रविभाई हरीया.
सर्व सज्ञाळ रा.मुंबई हे
मे० सितलनगर-चे भागिदार म्हणुन

दस्तऐवज करुन देणार

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यांचतर्फे ....सूचरेदी.... वा
दस्तऐवज करुन दिल्याचे
कबूल आहे.

-श्रीमती सी. आर. शाह.
रा-मुंबई

वरील दस्तऐवज निष्पादित केल्याचे मान्य करीत असल्याचे सांगितले. व दस्तऐवज करुन देणाऱ्या यांच्याशी आमची ओळख पटविली आहे.

C. R. Shah.

दिनांक १५ माहे २ १९८८

आर.टी.

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पुस्तक क्रमांक ....२....
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क्रमांकावर नोंदला.

दुय्यम निबंधक.

वरील १५ माहे २ सन १९८८

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BHAYANDAR, DATED THIS _____DAY

OF MAY, 1987

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B E T W E E N

Smt. Shilpa R. Talpade	..	Org. Vendor
M/s. SITAL NAGAR	..	1st Confirming Party
Sudhir J. Shah & Sunil R. Shah	..	2nd Confirming Party/Present Vendors

AND

M/s. J.K. Associates...Purchasers

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S A L E - D E E D

SHRI SAKARCHAND V. SHAH,
B.A., LL.B.,
Advocate High Court &
Notary Public,
418, Kalbadevi Road,
Chhotalal Bhawan, Bombay.2.

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