

Successor of M.A. Land S. No. 389
Adm. 0456 Amel, village - Khumardapur.
D. N. H.

Mrs. Milkumari Lal.

દસ્તાવેજનો પ્રકાર -

રજુ કરનારનું નામ -

નીચે પ્રમાણે ફી પહોંચી

નોંધણી ફી

નકલ ફી (ફોલીઆ)

શેરાની નકલ ફી

નકલો અગર યાદીઓ

શોધ અગર તપાસણી

દંડ કલમ ૨૫

કલમ ૩૪

નકલ ફી (કલમ ૧૭) ફોલીઆ

આ સિવાય જાણતોની ફી

ખાખત (પાછળ જુઓ) નંબર

ફ. Thimra Thumra

દસ્તાવેજ

નકલ

ટપાખથી મોકલવામાં આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર પોસ્ટથી નીચેનાં સરનામે મોકલશે.

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રૂ.	પૈસા
30820/-	
15/-	
8/-	
5/-	
3/-	
30861/-	

ફ. Thimra Thumra

દસ્તાવેજ - ફીલ રીપોર્ટ નંબર

નકલ

ટપાખથી મોકલવામાં આવશે.

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર પોસ્ટથી નીચેનાં સરનામે મોકલશે.

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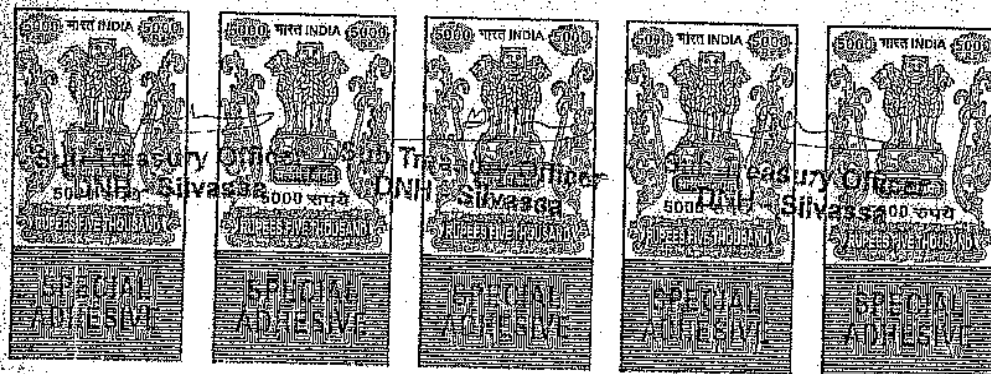
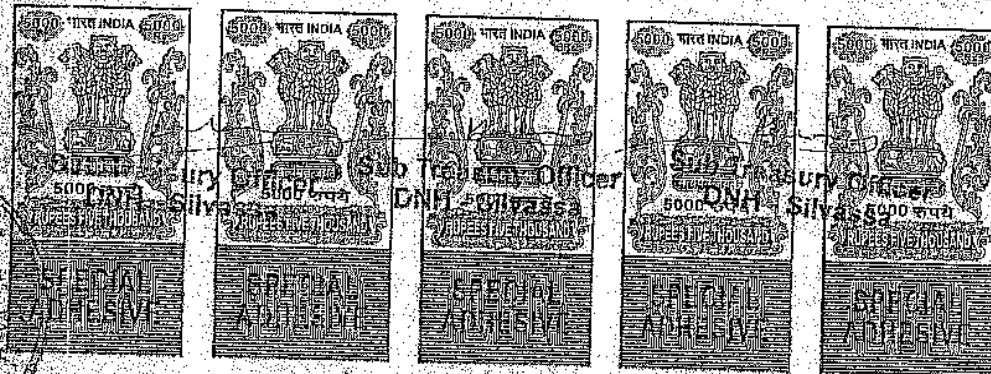
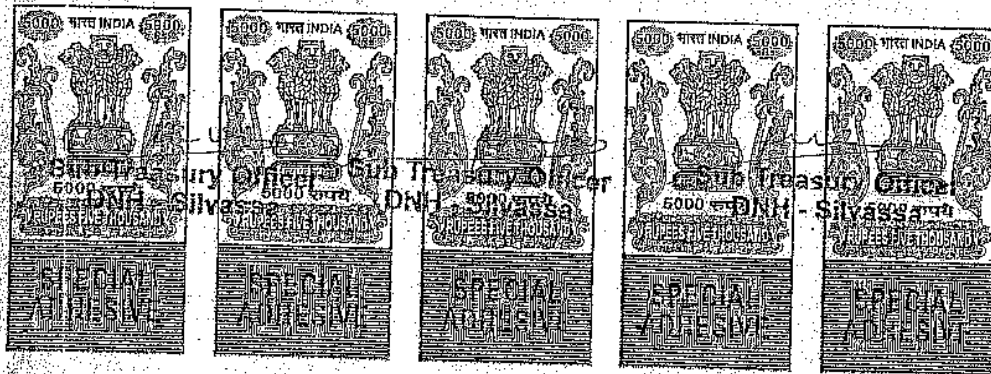
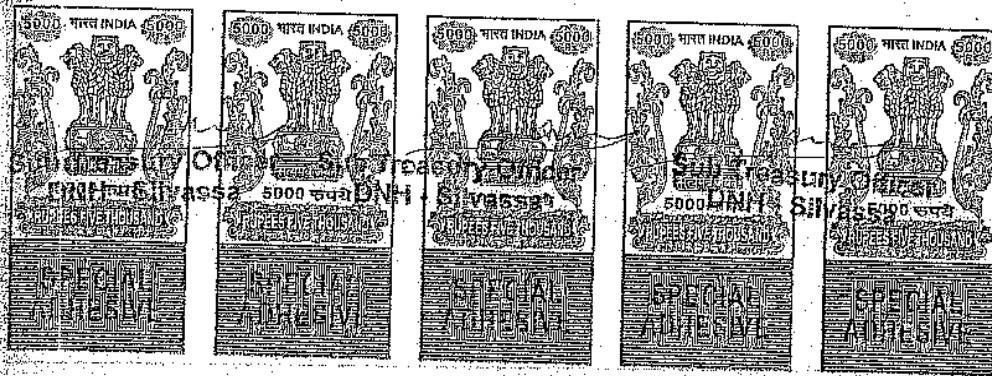
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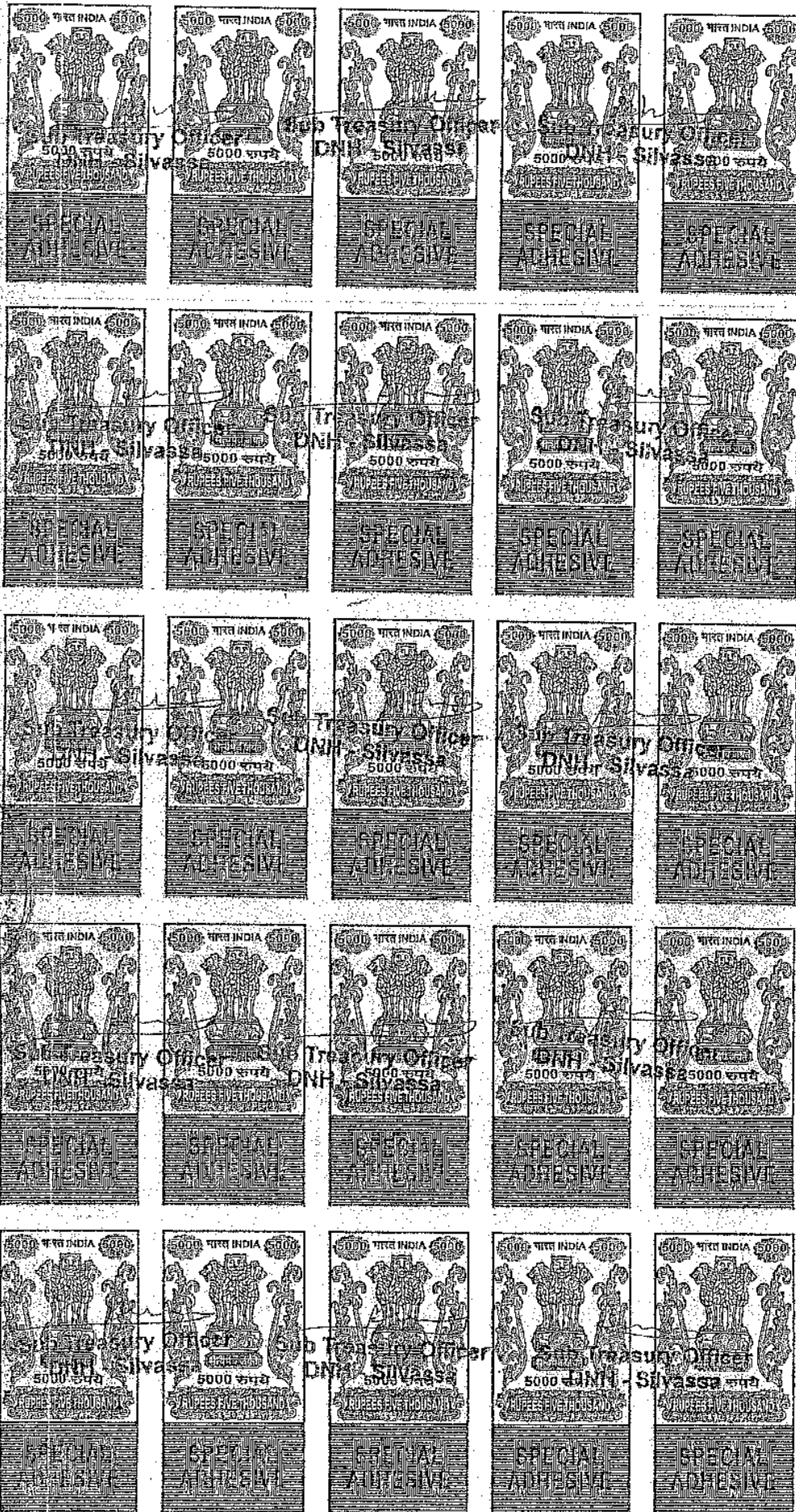
Sub-Registrar,
Dadra & Nagar Haveli,
SILVASSA.

રજુ કરનાર



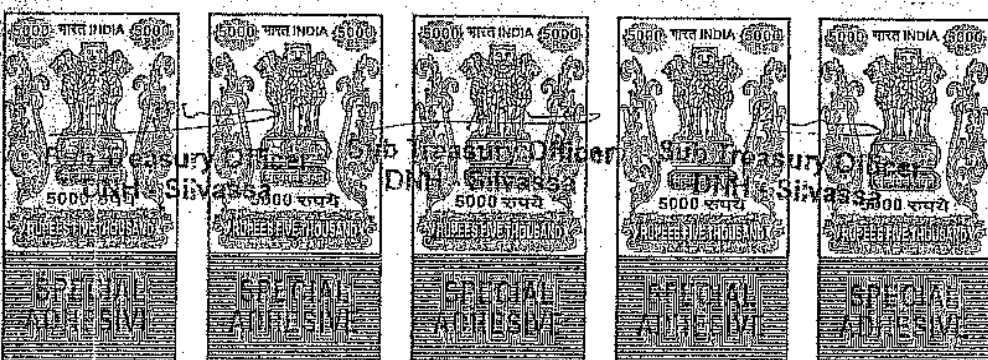
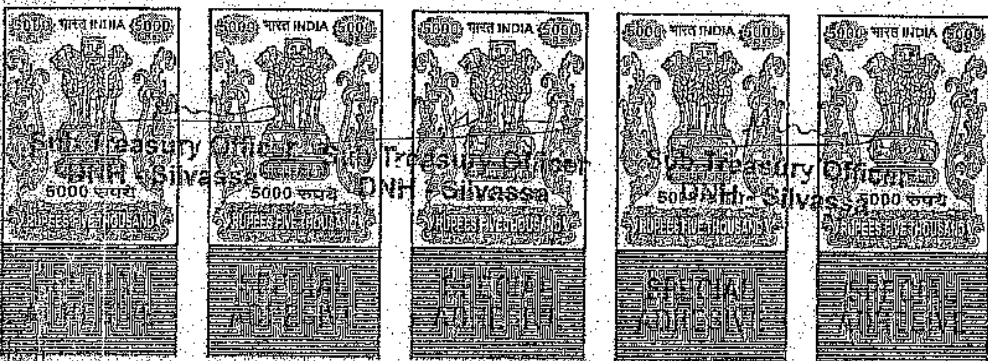
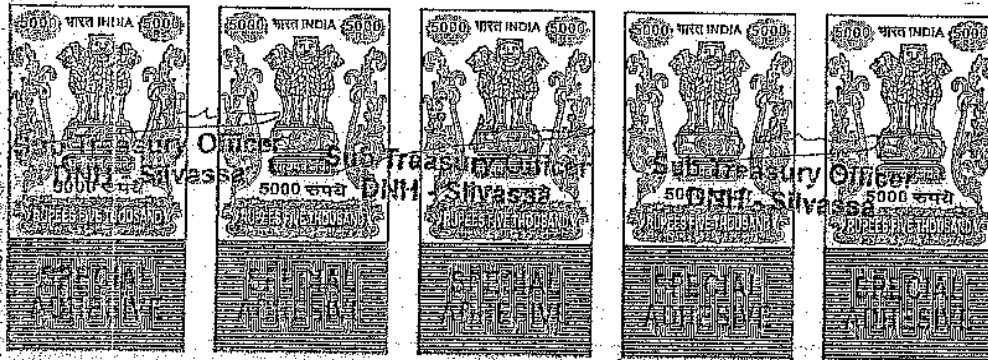
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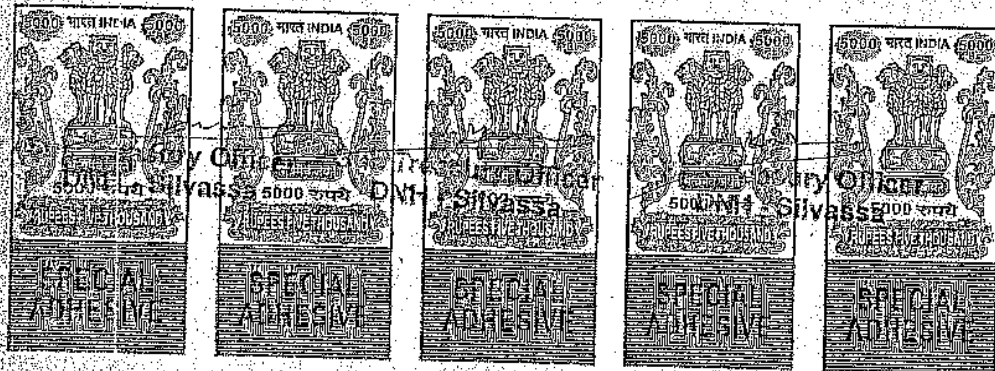
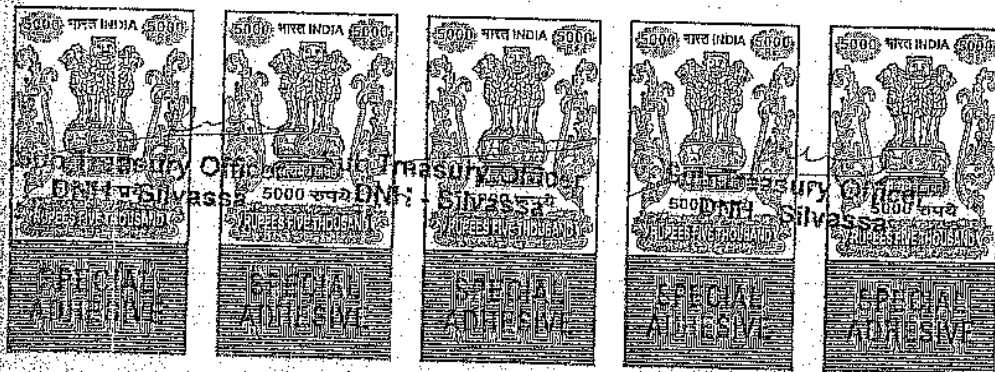
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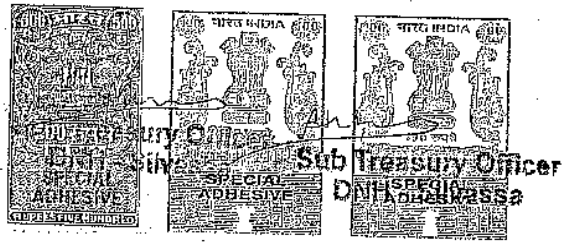
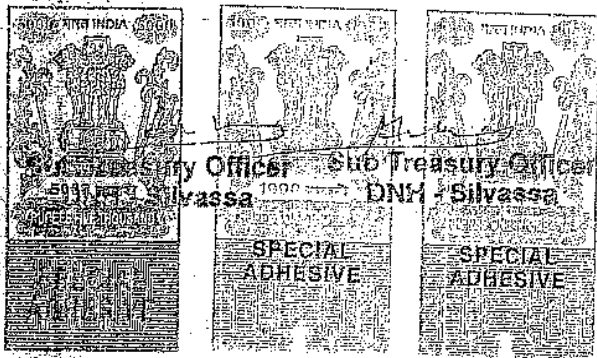
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SR. NO. 25/2011
Presented At The Office Of The
Sub-Registrar Of Dadra & Nagar
Haveli, Silvassa Between The Hours
Of 12.00 To 12.30
On 10.01.2011 P.A.H.
For NILKAMAL LTD.



Affixed Spl. Adhesive
Stamp worth of
₹ 4,92,800/-

Date 28 DEC 2010 Sub-Treasury Officer
Dadra & Nagar Haveli, Silvassa

Authorised Signatory

Sub-Registrar,
Dadra & Nagar Haveli
SILVASSA.

P.A.H.

Sale Deed

(S. Gopalakrishnan)

Sub-Treasury Officer,
Dadra and Nagar Haveli,
Silvassa.

Rs. 30820/-
Received Fee For
Registratic 15/-
Copying (Folios) 8/-
Copying Endorsements 5/-
Filing Fees 8/-
Postage 30851/-

This Sale Deed is made and entered at Villag total khandpudi of the
Union Territory of Dadra and Nagar Haevli on this 10th day of
January, 2010

Sub-Registrar,
Dadra & Nagar Haveli,
SILVASSA.

Between

SHRI VAMANRAI V. PAREKH an adult, Indian inhabitant, presently
residing at Prabhu Prem, 12th Road, JVPD Scheme, Mumbai 400 049
and **SHRI SHARAD V. PAREKH** an adult, Indian inhabitant,
presently residing at Nain Basera 39 Presidency Society, 8th Road,
JVPD Scheme, Vile Parle (W), Mumbai 400049 hereinafter jointly
referred to as the "Vendor" (which expression shall unless be
repugnant to the context or the meaning thereof shall mean and
include their respective heirs, successors, executors, administrators,
and assigns) of the **ONE PART**.



Authorised Signatory



Authorised Signatory

Procur

Procur

AND

NILKAMAL LIMITED, a company incorporated under the Indian Companies Act, 1956 and having its Registered Office at Survey No. 354/2 & 354/3, Near Rakholi Bridge, Silvassa Khanvel, Road, Vasona, Union Territory of Dadra and Nagar Haveli, its Corporate office at 77/78, 138/14 Road, M.I.D.C., Andheri (E), Mumbai 400093 hereinafter referred to as the "**Puchaser**" (which term or expression unless be repugnant to the context or meaning be deemed to mean and include its successor and assigns) of the **SECOND PART**.

Whereas:

1. Originally occupancy rights the Agricultural land of Survey No. 389 admeasuring 0 hector 56 of village Kharadpada of the Union Territory of Dadra and Nagar Haveli (hereinafter referred to as "**said Land**") was granted in the names of Shri Jashwantisinh Mohansinh Parmar by the Land Reforms Officer of Dadra and Nagar Haveli, Silvassa vide Land Reform case No. 16/1974 dated 18.6.1976. The Patel Talathi of Naroli had made necessary entry No. 566 on 18.1.1977 in the revenue records of the above said land.
2. Thereafter Vendor(s) herein Mr. Vamanrai V. Parekh and Sharad V. Parekh approached said Jashwantisinh Mohansinh Parmar for purchase of said Land along with his other landholdings, to which said Jashwantisinh Mohansinh Parmar agreed.
3. Thereafter the occupant Shri Jashwantisinh Mohansinh Parmar and present vendors Vamanrai V. Parekh and Sharad V. Parekh applied to the administration of Dadra and Nagar Haveli, Silvassa

Vamanrai

Sharad

for obtaining necessary permission for Sale and Purchase for the above said Land.

4. Administration of Dadra and Nagar Haveli, Silvassa had thereafter vide order No. 1-1 (153) RD/LND/Sale 9025/2006 dated 20.11.2006 granted permission for the sale of said Land on the terms and conditions provided therein.
5. Said Jashwantisinh Mohansinh Parmar after obtaining aforesaid permission from administration of Dadra and Nagar Haveli, Silvassa sold, transferred and conveyed aforesaid Land to Mr. Vamanrai V. Parekh and Mr. Sharad V. Parekh vide sale deed dated:12-12-2006 registered with Sub-registrar of Assurance at Dadra & Nagar Haveli Silvassa at Sr. No.3311/06.
6. Further Purchaser has approached the Vendor for the sale of said Land to which Vendor has agreed, accordingly parties had jointly applied for the conversion cum sale permission for said Land to administration of Dadra and Nagar Haveli, Silvassa, which vide order No. 1-1(271) RD/LND/Sale-NA 4889/08 dated:22-07-2008, has granted permission for the sale of said Land on the terms and condition provided therein.
7. Accordingly Vendor has agreed to sale of said Land and Purchaser has agreed to Purchase the said Land on the term and condition provided hereunder and are desirous of recording the same as under:

NOW THEREFORE THIS SALE DEED WITNESSTH AS UNDER AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES: -

[Signature]

[Signature]

1. The Parties hereto agree and confirm that all the recitals, schedules of this execution form part and parcel of the operative part of this deed.
2. The Vendor do hereby and hereunder grant, sell, convey, assure and transfer and assign unto the Purchaser all Piece and parcel of said Land together with all other rights, title, interest, use, inheritance, easements, privileges, ways, passage, benefits, possession, benefits, claims and advantages of the right and appurtenances whatsoever both at law and in equity of Vendor in and upon the said Land and **TO HAVE AND TO HOLD** said Land hereby granted, released, conveyed, transferred and assured or intended unto and to use the benefits of the Purchaser absolutely and forever at rate of Rs. 2200/- Per Sq.mtr thereby aggregating to total consideration of Rs. 1,23,20,000/- (Rs. One Crore Twenty Three Lakhs Twenty Thousands Only). - Vendor do hereby acknowledges and confirms receipt of the same and discharges forever the Purchaser from all and any liability of payment of pursuant the sale of said Property.
3. Vendor doth hereby for itself their heirs, executors. and administrators covenant with Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, made done, committed or omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full, power and absolute authority to grant, convey, transfer and assure the said Land hereby granted, released or assured or intended so to be unto and to the use of the Purchaser in the manner Purchaser deem fit and appropriate.

[Signature]

[Signature]

4. The Vendor further declares and confirms to the Purchaser that the title of the said Land is clear, valid and marketable, transferable and free from all encumbrances and no litigations of any nature is pending in any court or before any other authority.
5. Vendor assures the Purchaser that Purchaser shall and may at the all times peaceably and quietly enter upon, have, occupy, possess and enjoy the said Land and hereditaments and receive rents, issues and profits thereof and of every part thereof to and for Purchaser's own use and benefits without any suit eviction interpretation claim, demand whatsoever from or by the Vendor or his heirs or any of them or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for Vendor.
6. The Vendor further declares and assures that Vendor has not entered into any agreement/deed for sale or lease, trust, tenancy, mortgage, leave and license, gift, release, charge, lien, easement or otherwise in respect of the said Land and the said Land is free from all encumbrances, claims and demands of any nature whatsoever. The Vendor do hereby declare that they have not created any trust, charge, lien, mortgage, easement, or encumbrances whatsoever on the said Land and the Vendor have good right full power and absolute authority to sell, transfer and assign the said Land to the Purchaser and the every part thereof to the Purchaser in the manner intended hereby.
7. The Vendor declare that the said Land and/or any part thereof is not subject to any attachment or lispendency by anyone whomsoever nor have Vendor received any notice of acquisition from any concerned authority or central/state government.

Prasanna

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8. Vendor further declares and confirms that the said Land or any part thereof is neither acquired nor has been notified under relevant laws for acquisition by concern government.
9. Vendor assures that the Purchaser is authorized to get the mutation effected in its own name by presenting this sale deed in the office of appropriate authorities and Vendor shall provide all the co-operation / assistance as may be required for the same.
10. The Vendor hereby declare and confirm that the said Land conveyed is free from any defect in title, encumbrance, charge loss, claim of any kind whatsoever and is not subject to any charges or arrears of taxes, levies, dues from any statutory authorities or any other debt or liabilities.
11. The Vendor undertakes to execute and cause to be executed such documents, deeds, instruments and writings as may be required by the Purchaser and extend all such help and assistant as may be necessary or required by the Purchaser for the purpose of vesting in the Purchaser all their rights, title and interest of said Land/said Property.
12. The Vendor has paid any and all applicable taxes, levies, charges, dues, demands or any other dues in any Government department/authorities in connection with said Land till date of transfer of ownership including charges accruing, arising or falling due to any local authority and Government department have been paid by the Vendor. Any taxes, levies, charges levied after the date of this deed shall be the borne and paid by the Purchaser.

[Handwritten signature]

[Handwritten signature]

SIGNED AND DELIVERED

BY THE WITHINNAMED Vendor

Shri Vamanrai V. Parekh

Shri Sharad V. Parekh through its
constituted attorney

Mr. G. Gopalakrishnan



P. A. H.



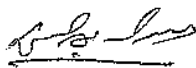
CS. Gopalakrishnan

In Presence of :

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SIGNED AND DELIVERED BY THE
WITHINNAMED Purchaser Nilkamal
Limited through its constituted
attorney

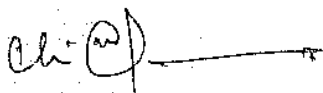
Mr. Piyush M. Desai

For NILKAMAL LTD.

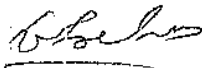

Authorised Signatory

In Presence of :

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Receipt

Received the following Cheques for the total sum of Rs.1,23,20,000/- (Rs. One Crore Twenty Three Lakhs Twenty Thousands Only) being full and final payment consideration from within named purchaser Nilkamal Limited towards the purchase of land bearing Survey No.389 admeasuring 0 Hector 56 Are (5600 Square Meters) of Village Kharadpada of Union territory of Dadra and Nagar Haveli, the details thereof are as under :

Sr. No.	Cheque No./	Name	Date	Name of Bank	Amount Rs.
1	182471	Shri Vamanrai V. Parekh	06.01.2011	Corporation Bank	Rs.73,92,000/-
2	182473	Shri Sharad V. Parekh	06.01.2011	Corporation Bank	Rs.49,28,000/-
			Total		Rs. 1,23,20,000/-

We SAY RECEIVED.

Shri Vamanrai V. Parekh

Shri Sharad V. Parekh

"VENDORS"

Shri / Ms Nilkamal Ltd *authesign.*
 Through Its Director / Partner / PAO Holder
 Shri Piyush Desai
 Executing Party 46 Years Occupation
 Business / Service Residing At Silvassa *P.A.H.*

The Executant (S) Admit Execution For NILKAMAL LTD.
[Signature]
 Sub-Registrar,
 Dadra & Nagar Haveli
 SILVASSA. *[Signature]*
 Authorised Signatory

10 JAN 2011

Shri / Ms Vamrajai V. Parekh
 Through Its Director / Partner / PAO Holder
 Shri S. Gopal Krishna
 Executing Party 46 Years Occupation
 Business / Service Residing At Mumbai

The Executant (S) Admit Execution

[Signature] *P.A.H.*

10 JAN 2011

[Signature]
 Sub-Registrar,
 Dadra & Nagar Haveli
 SILVASSA.

Shri / Ms Sdharad V. Parekh
 Through Its Director / Partner / PAO Holder
 Shri S. Gopal Krishna
 Executing Party 46 Years Occupation
 Business / Service Residing At Mumbai

The Executant (S) Admit Execution

[Signature] *P.A.H.*

10 JAN 2011

[Signature]
 Sub-Registrar,
 Dadra & Nagar Haveli
 SILVASSA.

Shri Rodney B. Nunes
 Age About 37 years Occupation
Business Residing At
Silvassa And Known To The

Sub-Registrar State That The Personally
 Known The Above Executor (S) And
 Identify Him / Them


[Signature]
 (A. B. Nunes)

10 JAN 2011


[Signature]
 Sub-Registrar,
 Dadra & Nagar Haveli
 SILVASSA.

11-01-2011
11-01-2011
11-01-2011

d No. 75
95 to -
of Book No 824
101 / 2011


Sub-Registrar
Dadra & Nagar Haveli

Total pages from 1 to 11
The Original document is
returned to Sheriff Rodney D. N. N. N.
Who has produced original Registration
Receipt on 03 JAN 2011


Sub-Registrar
Dadra & Nagar Haveli

