CHINTU MANGILAL JAIN

SOCIAL WORKER

To,

Date: 24/08/2025

Shri Praveen Kumar Srivastava
CENTRAL VIGILANCE COMMISSIONER
CENTRAL VIGILANCE COMMISSION
Satarkta Bhavan, Block-A, GPO Complex, INA,
New Delhi, Pin - 110023.

Subject: Most Urgent – Request for Immediate Action Against **Shri Sameer Kishorkumar Pandya, Assistant Engineer, DNH & DD Power Corporation Limited,** in a Case of Massive Disproportionate Assets, Benami Properties, Corruption and Criminal Misconduct Involving Entire Family Nexus.

Respected Sir/Madam,

We write to you with the utmost seriousness and with a deep sense of national duty. This is not just a complaint—it is a plea for justice, a call to safeguard the very foundations of public service in our nation. We submit to you a comprehensive, documented, and explosive case of Disproportionate Assets, large-scale benami transactions, and criminal conspiracy by a government servant and his family, who have not only betrayed the trust of public service but have also amassed wealth so enormous and unexplainable that it threatens to undermine the very idea of transparency and accountability in governance.

I. Name and Identity of Accused

The accused in this case is: **Sameer Kishorkumar Pandya,** presently serving as Assistant Engineer in DNH & DD Power Corporation Limited, who was initially appointed as Junior Engineer in the Electricity Department of Daman & Diu on 13-11-1997. His date of birth is 08-05-1972, PAN Number ACDPP2277M, Aadhaar Number 2031 3916 0815. The proof of his present posting and charge is enclosed as **Annexure-1-A, 1-B, 1-C.**

II. Family Details, Co-Accused and Financial Profile

His family details are as follows: - Father's Name: Kishor Kumar Lalji Pandya - Wife's Name: Smt. Sumita Sameer Pandya (PAN: ANIPP3791L, Aadhaar: 3380 3287 6158) - Son's Name: Varun Sameer Pandya - Daughter's Name: Ishani Sameer Pandya; This family, headed by a government servant, now owns properties worth several crores, has dozens of plots, multiple lands, and shares in various companies. Full details of *Disproportionate Asset Evidence and Land Transactions* are annexed in **Annexure-2-A, 2-B, 2-C, and Annexure-6-A (656 Pages)** respectively. Additionally, **Annexure-3-A** contains details of Company, Partnerships, relatives and associates connected with this corrupt nexus.

Address : C 104, Mithun Park, Chala, Vapi, District : Valsad, Gujarat (India), PIN - 396191, Ph : 94088 87777

III. Disproportionate Assets – Evidence and Analysis:

As per available records and verified documents, between 2015 and 2020, 22 plots measuring a total of 23567.19 square meters were purchased: - Registered (Sale Deed) Value: 31662786/- Market Value: 357714600/- Unaccounted Cash Component (Black Money): 326051814/- Apart from these, there are many other lands, flats, bungalows, and companies. Copies of Sale Deed Documents are enclosed as evidence in **Annexure-2-A, Annexure-2-B, and Annexure-2-C.** *It is also important to note that this assessment does not account for other significant assets such as companies' plant and machinery, inventory, stocks, funds deposited in various bank accounts, fixed deposits, demat accounts holding shares, gold, silver, valuables stored in bank lockers, and other movable assets.*

Apart from the companies and properties identified and enclosed in this complaint, it is highly probable that there exist several more undisclosed firms, benami plots, flats, and commercial establishments within the Union Territory of Dadra and Nagar Haveli and Daman and Diu and Other State. The true value of these assets, which may run into several crores of rupees, can only be ascertained through a thorough search and seizure operation (raid) by the competent authorities.

IV. Business Links – A Benami Network:

R K PET PROFILES, located at Sr. No. 184/1, Plot No. 39, Panchal Udhyog Nagar, Bhimpore, Daman and Diu – 396210. Partners include **Mr. Ketan Pandya** and **Smt. Sumita Sameer Pandya**.

MAX EXTRUSIONS PRIVATE LIMITED, located at Survey No.688/13 A, Siddhivinayak Industrial Estate, Somnath, Daman. Partners include **Deepak Prabhudas Mistry** and **Smt. Sumita Sameer Pandya**.

The presence of these companies in the name of his wife, without adequate independent income sources, directly points to **benami holdings** and **abuse of public office**. Properties worth crores in the name of the officer and his wife are **clear proof of illicit enrichment**.

V. Request for Deep Investigation into Benami Holdings:

While the properties listed already run into tens of crores, we believe that if investigation is expanded to include: - Birthplace of the officer, - Properties and finances of parents and siblings, - Other shell companies, - Associates of his wife,...then many more benami properties and secret holdings will come to light. Since this family is not native to Daman, it is only logical that a significant portion of their illegal assets are hidden elsewhere in India. If action is not taken immediately, the officer and his network may successfully dispose of evidence, liquidate properties, or transfer assets. It is essential to put the entire family under preventive custody to prevent tampering of documents and assets.

Address : C 104, Mithun Park, Chala, Vapi, District : Valsad, Gujarat (India), PIN - 396191, Ph : 94088 87777

VI. Possibility of Massive Seizures:

In several cases, including those cited in **Annexure-5-A, 5-B**, it has been observed that during raids: - **Crores of rupees in cash**, - **Gold, silver, diamonds, jewellery**, - **Property documents**, - **Benami accounts and shell companies**, are commonly unearthed. In this case too, sources suggest that if **simultaneous multi-agency raids** (CBI, ED, Income Tax) are conducted at all known addresses and relatives, the total unaccounted wealth could **easily exceed 100 crores**.

VII. V. Violations of Conduct Rules:

As per **Rule 18(ii) of the Central Civil Services (Conduct) Rules, 1964**, every government servant belonging to Group 'A' or 'B' must **submit an annual return detailing all immovable properties inherited, owned, acquired, or held on lease/mortgage**, either in their own name, family members, or others. The scale of property found makes it absolutely clear that: 1. The officer either never submitted such annual returns, or 2. He submitted false/fabricated returns. **In either case, this is a serious misconduct punishable under the CCS (CCA) Rules, 1965, including dismissal from service.** Had the administration received true declarations of this wealth, it would have been **duty-bound to initiate a CBI inquiry long ago**. The fact that this did not happen further strengthens the suspicion that the officer consistently submitted **misleading or no information at all**.

VIII. Legal Provisions Applicable:

A complete **Annexure-4-A, 4-B**, Titled : **Comprehensive Legal Provisions Invoked – DA, IPR & Benami Holdings**, is enclosed, summarising all the applicable legal provisions under: - **Prevention of Corruption Act, 1988** - **Benami Transactions Act, 1988 (Amended 2016)** - **Income Tax Act, 1961** - **Bharatiya Nyaya Sanhita, 2023 (formerly IPC)** - **Central Civil Services Conduct and Discipline Rules.**

IX. Landmark Cases:

To ensure no leniency is granted, we are enclosing **Annexure-5-A**, which contains at least **10 landmark cases** where officers and **entire families** have been convicted and sentenced under **DA charges**, including jail terms, heavy fines, and property seizure.

X. VI. Threat of Escape via VRS:

It is very likely that the said officer may seek **Voluntary Retirement (VRS)** after this complaint to escape disciplinary and criminal action. Hence, we strongly demand: > **No VRS should be approved** under any circumstance without conducting a full investigation and imposing strict legal penalties. Approving VRS at this stage would amount to **letting the accused escape the reach of the law**.

Address : C 104, Mithun Park, Chala, Vapi, District : Valsad, Gujarat (India), PIN - 396191, Ph : 94088 87777

XI. Why Suspension is Not Enough:

We firmly believe that **mere suspension** of the said officer will not serve the ends of justice. In fact, it will give him time to **manipulate evidence and intimidate witnesses**. What is required is: - Immediate **registration of an FIR**, - **Seizure of all properties and accounts**, - **Arrest of the officer and his family**, and - **Prosecution leading to dismissal**.

XII. PRAYER FOR IMMEDIATE, EXEMPLARY ACTION

In view of the gravity of the material facts, the weight of documentary evidence submitted, and the strong prima facie case of disproportionate assets amassed through systematic abuse of office, we earnestly implore your good office to initiate **immediate and decisive action**.

This case is not merely about financial irregularities — it is a glaring example of how a public servant has betrayed the trust reposed in him by the Constitution and the people. The quantum of wealth, the sophistication of concealment, the misuse of official position, and the apparent complicity of family members and associates point to **deep-rooted, chronic corruption** that cannot be addressed through routine disciplinary measures such as suspension.

We therefore submit that:

- The officer must be **immediately dismissed from service,** not merely suspended, as retention in any form continues to erode public trust and undermines ongoing investigations;
- Immediate **registration of FIR and initiation of criminal investigation**, and a criminal prosecution under all relevant statutory provisions must be launched without delay;
- **No approval of VRS** under any circumstance;
- Prosecution of **wife and other family members/associates under the Prevention** of Corruption Act, Benami Transactions (Prohibition) Act, Bharatiya Nyaya Sanhita (BNS), and the Income Tax Act;
- A multi-agency task force, consisting of the **CBI, ED, Income Tax Department, and relevant vigilance authorities**, be constituted to conduct coordinated raids and effect **attachment and seizure of all** suspected properties and bank accounts;
- The **Whistleblower Protection mechanisms** be invoked to safeguard sources, documentary providers, and to encourage further disclosures.

Address : C 104, Mithun Park, Chala, Vapi, District : Valsad, Gujarat (India), PIN - 396191, Ph : 94088 87777

This representation is made in the larger interest of **institutional accountability**, **public confidence**, and **constitutional governance**. A firm precedent must be set — that in **New India**, no public servant, regardless of tenure, rank, or connections, is immune from accountability.

We invoke your immediate and personal attention, confident in the government's commitment to eradicating corruption at all levels, as reflected in its policy initiatives and legal reforms to eliminate corruption in all forms. Let this matter be taken up with the urgency and severity it demands, so that justice is not only done, but seen to be unflinchingly done.

We remain at your disposal for any further clarification or assistance required in this matter.

With utmost faith in the rule of law and the integrity of your office,

Yours sincerely,

CHINTU MANGILAL JAIN

ENCLOSURES:

- Annexure **1-A, 1-B, 1-C**, Present Posting and Charge
- Annexure **2-A, 2-B, 2-C,** Disproportionate Asset Evidence and Land Transactions
- Annexure **3-A,** Company Partnerships Other relatives and associates
- Annexure **4-A, 4-B,** Comprehensive Legal Provisions Invoked
- Annexure **5-A, 5-B,** Landmark Convictions in Similar DA Cases
- Annexure **6-A,** 18 Registered Documents like Purchase and Sale deed, Power of Attorney and rent agreement are attached Total 656 Pages.

Address : C 104, Mithun Park, Chala, Vapi, District : Valsad, Gujarat (India), PIN - 396191, Ph : 94088 87777

ANNEXURE INDEX PAGE

(In Support of Complaint Against Shri Sameer Kishorkumar Pandya, Assistant Engineer, DNH & DD Power Corporation Limited)

Annexure No.	Title / Description	Referenced In Section	Purpose / Contents
Annexure 1-A, 1-B, 1-C	Present Posting and Charge Details of Shri Sameer Kishorkumar Pandya	I. Name and Identity of Accused	Service details, designation, place of posting, and proof of current employment.
Annexure 2-A	Disproportionate Asset Evidence – Land Purchase Deeds	II & III. Family Profile & Disproportionate Assets	Copies of sale deeds and registration documents for 22 plots purchased between 2015 and 2020.
Annexure 2-B	Details of Other Immovable Properties (Flats, Bungalows, etc.)	III. Disproportionate Assets	Evidence of properties other than the 22 plots, including bungalows, flats, and additional landholdings.
Annexure 2-C	Commercial Properties and Companies with Asset Links	III & IV. Disproportionate Assets & Business Links	Company-owned or controlled property evidence, factory premises, and investment-linked assets.
Annexure 3-A	Company Partnerships, Relatives, and Associates	II & IV. Family Nexus & Benami Business Network	Ownership/partnership details of R K PET PROFILES and MAX EXTRUSIONS PVT LTD, and financial ties of others.
Annexure 4-A	Applicable Provisions under the Prevention of Corruption Act, 1988	VIII. Legal Provisions Applicable	Sections 7, 13(1)(e), 13(2) relevant to Disproportionate Assets and misuse of official position.
Annexure 4-B	Benami Transactions (Prohibition) Act, 1988 – Key Sections & Application	VIII. Legal Provisions Applicable	Sections 2(9), 3, 53 explaining benami definitions and penalties.
Annexure 4-B	Income Tax Act, 1961 and Bharatiya Nyaya Sanhita, 2023 – Penal Sections Applicable	VIII. Legal Provisions Applicable	Sections 68, 69, 277 of IT Act; Sections 316(2), 334(2), 335, 336 etc. of BNS (formerly IPC).
Annexure 5-A, 5-B	Landmark DA (Disproportionate Asset) Conviction Cases – Precedents	IX. Landmark Cases	Minimum 10 cases where public servants were convicted with property seizure and imprisonment.
Annexure 6-A	Disproportionate Asset Evidence	II, III.& IV. Family Profile & Disproportionate Assets & Business Links.	Evidence of Properties documents (345 Pages)

भारत सरकार / Government of India

सरकारी राजपत्र
OFFICIAL GAZETTE

संघ प्रदेश दादरा एवं नगर हवेली तथा दमण एवं दीव प्रशासन
U.T. ADMINISTRATION OF DADRA AND NAGAR HAVELI AND DAMAN AND DIU

असाधारण
EXTRAORDINARY

प्राधिकरण द्वारा प्रकाशित / PUBLISHED BY AUHTORITY

Daman 01st April, 2025 11 Chaitra, 1947 (Saka) No. : 87

Union Territory Administration of Union Territory of Dadra and Nagar Haveli and Daman and Diu

The Dadra and Nagar Haveli and Daman and Diu Electricity (Reorganization and Reforms) Transfer Plan, 2025

S.N.	Name of the Employee	Date of Birth	Date of Joining	Current Designation
15	Rajeshkumar Mohanbhai Dodia	20-10-1971	25-10-1993	S.B.O.
16	Suresh Bhadia Namkudia	03-04-1967	26-10-1993	S.B.O.
17	Paulus Mukund Mahla	17-07-1968	12-11-1998	S.B.O.
18	Manojkumar Chandrakant Bhaskar	17-03-1971	13-11-1998	S.B.O.
19	Potti Pavankumar P.L. Narasimha Rao	20-12-1979	19-09-2000	S.B.O.
20	Santosh Baptista Tokre	22-11-1974	23-09-2000	S.B.O.
21	Natubhai U. Patel	01-06-1976	26-09-2000	S.B.O.
22	Miteshkumar Pravinchandra Chauhan	20-05-1979	08-12-2000	S.B.O.
23	Narendrasinh Kishansinh Rajput	08-06-1972	25-03-1991	Helper
24	Mehbub Gulam Shaikh	07-06-1969	26-03-1991	Helper
25	Suresh Radiya Patel	01-06-1969	26-03-1991	Helper
26	Parsottam R. Rohit	13-01-1966	01-04-1991	Helper
27	Shahir Rasid Shaikh	07-09-1974	28-07-1993	Helper
28	Dharmeshbhai Sukhalabhai Patel	21-09-1977	24-02-1999	Helper

Schedule C (Part 2)

DETAILS OF THE PERSONNEL OF THE "ED-DD" TRANSFERRED/ ASSIGNED TO THE CORPORATION ON FOREIGN SERVICE / DEPUTATION

S.N.	Name of the Employee	Date of Birth	Date of Joining	Current Designation
1	Yogesh Tripathi	01-06-1969	09-06-1993	Assistant Engineer
2	Solanki Dilesh Manilal	04-12-1965	12-07-1993	Junior Engineer
3	Pandya Samir Kishorkumar	08-05-1972	13-11-1997	Junior Engineer
4	Bamania Bharatkumar Somabhai	15-02-1966	20-11-1997	Junior Engineer
5	Ajay Manilal Patel	28-06-1978	05-01-2010	Junior Engineer
6	Rathod Pritam Hasmukh	16-02-1979	05-01-2010	Junior Engineer
7	Mahesh Karshan Bamania	22-01-1984	07-01-2010	Junior Engineer
8	Pareshkumar Karsan Patel	03-10-1978	07-01-2010	Junior Engineer
9	Solanki Jaykumar Champaklal	29-04-1989	22-01-2016	Junior Engineer
10	Patel Miteshkumar Manharbhai	21-04-1986	22-01-2016	Junior Engineer
11	Avinash Thakorbhai Tandel	28-12-1968	21-02-1992	Chargeman / Foreman
12	Rathod Dhirubhai Keshavbhai	01-06-1966	24-02-1992	Chargeman / Foreman
13	Kanti Kalan Halpati	25-06-1969	26-09-1989	Lineman/Wireman
14	Prakashbhai Lallubhai Halpati	10-04-1973	18-01-1993	Lineman/Wireman
15	Kishor Manji Chundariya	18-07-1966	22-01-1993	Lineman/Wireman
16	Thakorbhai Nemabhai Halpati	26-01-1972	07-07-1993	Lineman/Wireman
17	Palsania Narendra Harilal	16-05-1965	06-08-1993	Lineman/Wireman
18	Girish Parbat Vala	10-05-1969	31-05-1994	Lineman/Wireman

S.N.	Name of the Employee	Date of Birth	Date of Joining	Current Designation
19	Navin Sancar	22-01-1975	08-07-1997	Lineman/Wireman
20	Sudhir Narottam Damania	16-09-1967	08-07-1997	Lineman/Wireman
21	Patel Rajendrakumar Ganpatbhai	31-07-1973	16-02-1999	Lineman/Wireman
22	Patel Pramodkumar Naranbhai	21-12-1970	22-02-1999	Lineman/Wireman
23	Dhada Arif Jummabhai	02-11-1969	15-02-1993	Sub Station Operator
24	Kaushikkumar Parsottam Rana	10-10-1971	15-10-1996	Sub Station Operator
25	Solanki Narottam Rana	03-12-1976	31-03-1998	Sub Station Operator
26	Baria Tulsidas Bhagvan	05-08-1973	31-03-1998	Sub Station Operator
27	Kirankumar Kanji Fulbariya	02-08-1978	06-11-1998	Sub Station Operator
28	Vala Bawabhai Ardas	02-10-1978	14-06-1999	Sub Station Operator
29	Rajeshkumar Rameshbhai Patel	28-03-1980	06-12-2012	Sub Station Operator
30	Nishith Laxmidas Chamunda	11-02-1988	15-07-2013	Sub Station Operator

***

Disproportionate Assets Evidence – Land Transactions

Introduction: This annexure provides a comprehensive and structured presentation of land transactions involving Smt. Sumita Samir Pandya, wife of Shri Samir Pandya, a serving public official. These transactions, evaluated for their market versus official sale deed values, expose a clear case of possession of disproportionate assets, suspected benami acquisitions, and possible black money transactions in violation of multiple statutory and regulatory provisions. Each entry below outlines key transaction details, property area, official value, market value, estimated unaccounted cash component (black money), and relevant comments. This annexure forms the core of evidence supporting the complaint filed for initiating criminal proceedings and departmental inquiry.

Summary Table of Property Transactions and Disproportionate Valuation

Year	Document No	Reg. Date	Survey No	Seller	Buyer	Total Area (Sq. Mt)	Sale Deed Value (INR)	Market Value (INR)	Black Money (INR)
2015	1430	03-07-2015	568/10, 568/11, 568/12, 568/13	Shir Ashokkumar Bagla	Smt. Sumita Samir Pandya	1634.75	2750000	24521250	21771250
2016	421	22-02-2016	568/8, 568/9, 568/14, 568/15	Shri Esmail Ebrahim Dhariwal	Smt. Sumita Samir Pandya	1254.37	2100000	18815550	16715550
2018	2902	27-12-2018	568/30, 568/31, 568/40, 568/41	Shri Anil Jayramdas Agarwal	Smt. Sumita Samir Pandya	1350	2550000	20250000	17700000
2018	2505	24-10-2018	568/7, 568/16	Shri Ashokkumar Bagla	Smt. Sumita Samir Pandya	635.63	1199850	9534450	8334600
2019	1075	04-06-2019	506/1	Smt. Bhavika Kaushal Vyas	Smt. Sumita Samir Pandya	**113.85**	**N/A**	**N/A**	**N/A**
2019	1340	15-07-2019	506/1	Smt. Sumita Samir Pandya as a POAH of Smt. Bhavika Kaushal Vyas	Mrs. Dipti Arquisan,Mr. Brijesh Bishwanath Prajapati	113.85	1600000	3162500	1562500

2019	1151	19-06-2019	506/1	Smt. Sumita Samir Pandya, as POAH of Smt. Bhavika Kaushal Vyas	Mrs. Dipti Arquisan ,Mr. Brijesh Bishwanath Prajapati	113.85	1600000	3162500	1562500
2020	2206	21-12-2020	568/33, 568/36	Shri. Imitiyaz Abubakar Kureshi as a POAH of Shri. Esmailbhai Ebrahim Dhariwala	Smt. Sumita Samir Pandya	826.39	1571091	12395850	10824759
2020	1401	15-09-2020	568/32, 568/34, 568/35	Shri. Imtiyaz Abubakar Kureshi as a POAH of Shri. Esmalibhai Ebrahim Dhariwala	Smt. Sumita Samir Pandya	1080	2042595	16200000	14157405
2020	1835	30-10-2020	568/37, 568/38, 568/39	Imtiyaz Abubakar Kureshi, as POAH of Esmailbhai Ebrahim Dhariwala	Smt. Sumita Samir Pandya	1012.5	1923750	15187500	13263750
2021	979	12-04-2021	170/5	Shri. Imtiyaz Abubakar Kureshi, as POAH of Shri. Satyanarayan Gopilal Kabra	Smt. Sumita Samir Pandya	5735	7025500	86025000	78999500
2021	1428	22-06-2021	257/2	**N/A**	Mrs. Sumita Samir Pandya,In Favour of Punjab National Bank	312.5	**N/A**	9375000	**N/A**
2021	1110	11-05-2021	257/2	Mrs. Sumita Samir Pandya,Mr. Samir Kishor Pandya	In Favour of Punjab National Bank	312.5	**N/A**	**N/A**	**N/A**
2022	2226	05-11-2022	184/1(39	Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor)	Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)	750	**N/A**	18750000	**N/A**
2022	1930	15-09-2022	184/1 (39	Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor)	Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)	750	**N/A**	**N/A**	**N/A**
2022	2227	05-11-2022	184/1(39	Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor)	Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)	750	**N/A**	**N/A**	**N/A**
2022	2228	05-11-2022	184/1(39	Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor)	Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)	750	**N/A**	**N/A**	**N/A**

2023	97	13-01-2023	170/5	SMT. SUMITA SAMIR PANDYA	ANILKUMAR BABULAL MALVIYA	5735	7300000	86025000	78725000
N/A	N/A	N/A	Survey No.688/13	N/A	MAX EXTRUSIONS PRIVATE LIMITED	427	**N/A**	12810000	**N/A**
N/A	N/A	C 201, SAMARTH PARK SNEH PARK VAPI			MAX EXTRUSIONS PRIVATE LIMITED	N/A	**N/A**	15000000	**N/A**
N/A	N/A	501 Sky Crest Greenville, Ajit Nagar, Chala, Vapi			MAX EXTRUSIONS PRIVATE LIMITED	N/A	**N/A**	6500000	**N/A**
						23657.19	**31662786**	**357714600**	**263616814**

Calculated Totals (As Per Records Provided)	
• **Total Official Sale Deed Value (INR):**	31662786
• **Total Land Area (Sq. Mts.):**	23657.19
• **Total Market Value (INR):**	357714600
• **Estimated Black Money Component (Difference):**	**326051814**

Legal Inference & Evidentiary Weight

- **Disproportionate Asset Angle:** The assets acquired far exceed known or probable legal income of the public servant.
- **Benami Element:** Most lands are in wife's name, some in company name; transactions routed via POA with repeated sellers.
- **Cash Transactions:** Gap between official deed and market value strongly suggests black money usage.

Concealment & Non-declaration: Raises violations under Prevention of Corruption Act, BNS (formerly IPC, Income Tax Act, Benami Act, and CCS Rules.

Closing Observations:

This annexure establishes an unmistakable pattern of large-scale land acquisition using undeclared or black income. The undervaluation of sale deed amounts, circular resale of the same plots, and the role of close family members and shell entities in purchases indicates benami holdings, criminal conspiracy, and fraudulent disclosures. These records are legally admissible under the Evidence Act, and form a robust foundation for invoking all relevant criminal, anti-corruption, and tax evasion provisions. All sale deeds, registration documents, and supporting property records are appended to this complaint.

Note:

Apart from the companies and properties identified and enclosed in this complaint, it is highly probable that there exist several more undisclosed firms, benami plots, flats, and commercial establishments within the Union Territory of Dadra and Nagar Haveli and Daman and Diu and other state.

Details of Company, Partnerships, relatives and associates connected with this corrupt nexus.

Sr. No.	Name	Relations	Company Name	Company Name	PAN	Aadhar
01	Samir Pandya	Name	R K Fireworks		ACDPP2277M	2031 3916 0815
02	Kishor Kumar Lalji Pandya	Father				
03	Sumita Samir Pandya	Wife	R K PET PROFILES	MAX EXTRUSIONS PRIVATE LIMITED	ANIPP3791L	3380 3287 6158
04	Varun Samir Pandya	Son				
05	Ishani Pandya	Daughter				
06	Prashant Joshi	Wife's Brother				
07	Kaushal Vinod Vyas	Wife's Brother				
08	Bhavika Kaushal Vyas	Wife's Brother's Wife			AQCPV4704E	5584 4142 4014
09	Jasvantlal Joshi	Associate			AJLPJ9513F	5727 2698 6793
10	Ketan Pandya	Partner	R K PET PROFILES			7942 2127 0806
11	Ketanbhai Arvindbhai Pandya	Partner	Kenny Inc			7942 2127 0806
12	Punita Ketanbhai Pandya	Associate				8748 5970 4005
13	DEEPAK PRABHUDAS MISTRY	Partner	MAX EXTRUSIONS PRIVATE LIMITED			
14	Nilesh Mistry	Partner	MAX EXTRUSIONS PRIVATE LIMITED			
15	PARAG PRAVINCHANDRA JUTHANI	Landlord	GIRIRAJ PLASTIC INDUSTRIES	SHREE GIRIRAJ INDUSTRIES		
16	Kamal Juthani	Landlord	Giriraj Plastic			
17	ARUN VYAS	Associate	SIDDHI FLEXI PACK PRIVATE LIMITED			
18	KIRAN VYAS	Associate	SIDDHI FLEXI PACK PRIVATE LIMITED			
19	Khusman Ranchhod Dhimar					9028 2291 0256
20	Ashokkumar Bagla	Land dealing	Many Companies			
21	Esmail Ebrahim Dhariwal	Land dealing	Many Companies		AABPD9384K	6565 8152 8553
22	Anil Jayramdas Agarwal	Land dealing	Many Companies			
23	Imtiyaz Abubakar Kureshi	Land dealing	Many Companies		ADGPK2143R	2754 2593 8043
24	Satyanarayan Gopilal Kabra	Land dealing	Many Companies			
25	Dipti Arquisan	Land dealing	Many Companies			
26	Brijesh Bishwanath Prajapati	Land dealing	Many Companies			
27	ANILKUMAR BABULAL MALVIYA	Land dealing	Many Companies		ABVPM9683K	7713 1746 4434

Note : Apart from the companies and partners identified and involved in this complaint, it is highly likely that there may be many more companies and partners in the Union Territories of Dadra and Nagar Haveli and Daman and Diu and other states.

VIOLATIONS OF LAW & SUGGESTED SECTIONS INVOKED

Comprehensive Legal Provisions Invoked – DA, IPR & Benami Holdings

This annexure consolidates all relevant legal provisions applicable in the present case involving disproportionate assets, failure to disclose property holdings, benami transactions, and criminal conspiracy by a government servant. The violations span multiple laws including CCS Conduct Rules, the Prevention of Corruption Act, the Indian Penal Code, the Benami Transactions Act, and the Income Tax Act.

I. CCS Conduct Rules & Departmental Action

Rule / Law	Offence	Consequence
CCS (Conduct) Rules, 1964 – Rule 18(ii)	Failure to disclose or misreporting property holdings	Major Penalty under CCS (CCA) Rules, 1965 including suspension, dismissal
CCS (CCA) Rules, 1965 – Rule 11	Misconduct	Penalty includes censure, reduction in rank, removal, or dismissal

II. Prevention of Corruption Act, 1988 (as amended)

Section	Offence	Explanation
13(1)(e)	Disproportionate Assets	Assets far exceed known sources of income
13(2)	Punishment for 13(1)	Companion section to enforce penalty
7	Undue advantage	Properties acquired using influence or through others

III. Indian Penal Code (IPC), 1860

Section	Offence	Why it Applies
61 of BNS (formerly IPC 120B)	Criminal Conspiracy	Agreement between parties to conceal assets or cheat authorities
316(2) of BNS (formerly IPC 420)	Cheating	Understated property values mislead departments
334(2) of BNS (formerly IPC 467)	Forgery of valuable documents	Forging sale deeds, affidavits or valuation records

335 of BNS (formerly IPC 468)	Forgery with intent to cheat	Falsified documents used to mask income
336 of BNS (formerly IPC 471)	Using forged documents	Knowingly using fake documents as genuine
226 of BNS (formerly IPC 177)	False information to public servant	Submission of false IPRs
229 of BNS (formerly IPC 181)	False statement under oath	Sworn declarations or affidavits are untrue
253 of BNS (formerly IPC 218)	Framing incorrect record	Suppression or manipulation of asset records
228 of BNS (formerly IPC 200)	Using false evidence in official records	Filing false documents knowingly

IV. Benami Transactions (Prohibition) Act, 1988 (Amended 2016)

Section	Offence	Why it Applies
3	Prohibition of benami transactions	Property in name of spouse from public servant's funds
53	Punishment for benami transaction	Jail + fine up to 25% of market value

V. Income Tax Act, 1961

Section	Offence	Why it Applies
269SS/269T	Cash transactions above ₹20,000	Illegal if black money paid in cash
277	False statements in income verification	Suppression of real income during purchase

Suggested Complaint Reference

The aforementioned acts of the officer and related persons amount to criminal misconduct, concealment of assets, and violation of statutory obligations under Rule 18(ii) of CCS Conduct Rules. These are punishable under Sections 13(1)(e), 13(2), and 7 of the Prevention of Corruption Act, Section 61 of BNS (formerly IPC 61 of BNS (formerly IPC 120B)), 316(2) of BNS (formerly IPC 420), 334(2) of BNS (formerly IPC 467), 335 of BNS (formerly IPC 468), 336 of BNS (formerly IPC 471), 226 of BNS (formerly IPC 177), 229 of BNS (formerly IPC 181), 253 of BNS (formerly IPC 218), and 228 of BNS (formerly IPC 200) of the IPC, Sections 3 and 53 of the Benami Transactions Act, and Sections 269SS, 269T and 277 of the Income Tax Act, 1961. Immediate investigation and prosecution are warranted.

Disproportionate Assets (DA) Cases with Whole Family Sentenced

This annexure provides ten legally verified cases where government officers, particularly engineers or similar public servants, were convicted along with their family members under Disproportionate Assets (DA) charges.

1. Surendra Kumar Sharma & Family (Ajmer ACB Court, 2015)

Officer: Deputy Manager, Ajmer Dairy
Family: Wife, son, daughter
Sentence: 6 years RI + ₹25 lakh fine each + 1 year default
Assets Seized: ₹4.94 crore cash + 9.826 kg gold
Observation: 'No leniency… harshest punishment to deter others.'

2. Jitendra Pratap Singh & Family (CBI Court, Bhopal, 2024)

Officer: Ex-AGM, SBI
Family: Wife, 3 daughters, son-in-law, CA
Sentence: Officer – 3 yrs RI + ₹32.2 lakh; Family/CA – 1 yr RI + ₹25k fine each
Observation: 'Family collusion via bogus accounts… complicit.'

3. P.R. Vijayan & Family (CBI Court, Ernakulam, 2023)

Officer: Dy. Commissioner, Customs
Family: Wife, 3 daughters
Sentence: 2 yrs RI each, ₹2.5 crore total fine
Observation: 'Criminal conspiracy with family as facilitators.'

4. Prasiddh Dubey & Wife (CBI Court, Mumbai, 2023)

Officer: Superintendent, CGST
Family: Wife
Sentence: Officer – 4 yrs RI + ₹1 lakh fine; Wife – 2 yrs RI
Assets Forfeited: ₹1 crore
Observation: 'Assets in wife's name were concealed by husband.'

5. S.X. Jayaraj (CBI Court, Madurai, 2015)

Officer: Superintendent, Central Excise
Sentence: 3 yrs RI + ₹1 lakh fine
Assets: ₹30.1 lakh DA confiscated
Observation: 'DA assets must be confiscated regardless.'

6. Satish Chikhlikar & Wife; Jagdish Wagh & Wife (Nashik ACB, 2013)

Officers: Executive and Section Engineers, PWD
Family: Both wives
DA: ₹14.66 crore and ₹2.85 crore respectively
Status: Charges filed under PC Act + IPC
Observation: 'Large accumulation only via abuse of office.'

7. Rajesh Chadha & Wife (CBI Court, Chandigarh, 2020)

Officer: Ex-Assistant Engineer, Chandigarh
Family: Wife
Sentence: 3 yrs RI + ₹85 lakh fine each
Observation: 'Held jointly responsible after bribery trap.'

8. Simadri Nayak & Wife (Special Court, Bhubaneswar, 2023)

Officer: Retd Executive Engineer, RWD
Family: Wife
Sentence: Officer – 3 yrs RI + ₹10 lakh; Wife – 2 yrs RI + ₹2 lakh
Observation: 'Joint conviction for ₹38.4 lakh DA.'

9. Senior Customs Official & Wife (Special Court, Mumbai, 2023)

Officer: Deputy Commissioner, Customs
Family: Wife
Sentence: Officer – 4 yrs RI; Wife – 2 yrs RI; ₹1 lakh fine each
Assets Forfeited: ₹1.13 crore
Observation: 'Wife privy to illicit transactions.'

10. N. Narasimharaju (Sessions Court, Karnataka, 2022)

Officer: Executive Engineer, PWD
Sentence: 3.5 yrs RI + ₹25 lakh fine; +6 mo default term
Observation: 'Strict enforcement with default jail term.'

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN19811169592232V
Certificate Issued Date	:	11-Jan-2023 11:49 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1022547108350874V
Purchased by	:	ANILKUMAR BABULAL MALVIYA
Description of Document	:	Article Sale Deed
Property Description	:	SURVEY NO.170/5,VILLAGE-DUNETHA,NANI DAMAN
Consideration Price (Rs.)	:	73,00,000 (Seventy Three Lakh only)
First Party	:	SMT SUMITA SAMIR PANDYA
Second Party	:	ANILKUMAR BABULAL MALVIYA
Stamp Duty Paid By	:	ANILKUMAR BABULAL MALVIYA
Stamp Duty Amount(Rs.)	:	4,38,000 (Four Lakh Thirty Eight Thousand only)

----------Please write or type below this line----------

Serial No. 97
Presented at the Office of the Sub-Registrar of DAMAN
Between the hours of
and.....on.....202

13 JAN 2023

SUB REGISTRAR 18/01/2023
DAMAN

Malviya

0022910231

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Mahiy:

NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.

- Kindly contact Stock Holding Branch / Centre in case of discrepancy.

- **For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch / Centre.**

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.

- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.

- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

DEED OF SALE

THIS DEED OF SALE is made at Daman on this 13th day of the month of January in the Christian Year Two Thousand and Twenty Three (13/01/2023) BETWEEN **SMT. SUMITA SAMIR PANDYA, (PAN No. ANIPP3791L)** wife of Shri Samir Pandya, Hindu, Indian National, aged about 46 years, occupation Business, resident of C-1, 66 KV Varkund Sub Station Campus, of Kunta Road, Behind Govt. College, Daman 396 210, hereinafter referred to as the **VENDOR** (which expression shall be deemed to include her heirs, executors, administrators and assigns wherever the context or meaning shall so require or permit) of the ONE PART ; and

ANILKUMAR BABULAL MALVIYA, (PAN No. ABVPM9683K) Married, occupation Business, aged about 60 years, Hindu, Indian National, son of Shri Babulal Bhaiyalal Malviya, Resident of 901, Emerald, Royal Gems, Vapi Daman road, Chala, Vapi, hereinafter referred to as the **PURCHASER** (which expression shall be deemed to include his heirs, executors, administrators

Malviya.

and assigns wherever the context or meaning shall so require or permit) of the OTHER PART.

WHEREAS during the Portuguese regime the entire property known as village Dunetha has been belonging to late Shri Keshrichand Motichand Shah and the dispute has been raised by the family members with respect to the ownership and administration of the said village however, at last revision had been filed in the Hon"ble Suprem Court at Lisbon, Portuguese wherein it has been held that the said village belongs to late Shri Keshrichand Motichand Shah with no restriction to the any act of administration and alienation.

AND WHEREAS after liberation of Daman, the Daman (Abolition of Proprietorship of Villages) Regulation, 1962 has been enacted. The said Regulation has been challenged before the Hon'ble Apex Court and in the ruling reported in AIR 1967 SC 19 1110 it was held that the Regulation does not apply to certain class of lands which are Hilly, quarry, salt pan etc. The proprietor of Village Dunetha, claimed numbers of properties in said village to be fall in the said category. An inquiry was being held in case No. 14/67-68 wherein

by Judgement dated 4-11-1970, the Mamlatdar, Daman held numbers of properties to be the hilly land. An appeal had been filed against the said order of Mamlatdar, Daman but same has been dismissed by the Collector Daman by his order dated 3-4-1972 of the property bearing Survey No. 170 and some other survey numbers of such hilly lands. Based on the said order the Revenue Record has been ordered to be corrected and the said properties and other property have been entered in the name of said village proprietor Shri Keshrichand Motichand Shah as the owner thereof.

AND WHEREAS said owner Shri Keshrichand Motichand Shah has executed a registered Lease Deed which is registered in the office of Sub Registrar, Daman under No.834/95 dated 22/08/1995 in favour of Satyanarayan Gopilal Kabra and leased out to him, hilly land bearing Survey No. 170/5 and Survey No. 164 and other hilly lands for period of 99 years and paid the premium amount only following hilly lands and further subject to the covenants and conditions to be performed and observed as therein contained the original owner has also permitted the confirmatory party to construct any industrial or residential building. The Confirmatory party

Mahiya.

is also entitle to assign the lease hold right in respect of the said lands or any part or parts thereof at his own decision.

AND WHEREAS said Shri Keshrichand Motichand Shah and his wife have expired leaving behind them his 3 sons as their only legal heirs and also by a WILL dated 28-2-2001 and an additional WILL dated 6-3-2003. According to the said WILLS Shri Keshrichand Motichand Shah has declared and bequeathed that after his death his three sons will own these properties equally and will share the income from the said properties also equally, but administration of the said properties will be done by his son Pramod Kesharichand Shah i.e. Sale, lease, collecting rent, etc. of the said properties as he was doing during his life time. Based on the said WILL a varsai mutation proceeding has been carried out under mutation entry No. 1493 in Form No. 9 and the properties have been entered in their names in the record of right.

AND WHEREAS said Shri Keshrichand Motichand Shah expired leaving behind him his WILL dated 28/02/2001 and additional WILL dated 06/03/2003.

According to the said WILLS Shri Keshrichand Motichand Shah has declared and bequeathed that after his death his three sons will own these HUF property equally and will share the income from the said property also equally, but administration of the said property will be done by his son Pramod Keshrichand Shah i.e. Sale, Lease, collecting rent etc. of the said property as he was doing during his life time.

AND WHEREAS earlier the Vendor had obtained the leased hold right and having possession over the said property bearing Survey No. 170/5 admeasuring 7000 square metes. And whereas the vendor has purchased the said lease hold property from its original owner i.e. the original vendor and hence to avoid any technical difficulty in future in record of right, the Vendor has signed as a Confirmatory party to convey proper and legal title in favour of purchaser.

AND WHEREAS Shri Pramod Keshrichand Shah as an Administrator, Shri Satish Keshrichand Shah and Shri Pankaj Keshrichand Shah had sold the hilly land bearing Survey No. 170/5 admeasuring 7000 square meters situated at village Dunetha, Nani Daman to Vendor

Malviya:

Satyanarayan Gopilal Kabra. The said Sale Deed is registered in the office of the Sub Registrar, Daman under Serial No. 64/2011 dated 10/01/2011.

AND WHEREAS on the basis of said Sale Deed the Mamlatdar Daman passed mutation order and talathi Dunetha has mutated the said property bearing Survey No. 170/5 admeasuring 7000 square meters in area situated at village Dunetha, Nani Daman in the name of Satyanarayan Gopilal Kabra.

AND WHEREAS the Vendor thereafter made application to the Collector, Daman to grant conversion permission for said Survey No. 170/5 admeasuring 7000 square meters for Non Agricultural use as Commercial cum Residential purpose and the Collector, Daman vide Sanad and order No.2/108/2007-LND/1225 Dated 07/06/2011 granted N.A. permission for Commercial-cum-Residential purpose.

AND WHEREAS the earlier owner has released area admeasuring 1265.00 square meters out of total admeasuring 7000.00 square meters in favour of P.W.D., / U.T. Administration, Daman for common Road / Access

vide Release Deed registered in the office of Sub Registrar, Daman under Serial No. 2800 dated 03/11/2018. Thus the earlier owner become absolute owner of 5735.00 square meters in area of property bearing Survey No. 170/5 situated at village Dunetha, Nani Daman.

AND WHEREAS by a Deed of Sale registered in the office of Sub Registrar, Daman under Serial No. 979/2021 dated 12/04/2021 the previous owner Shri Satyanarayan Gopilal Kabra has sold western major portion admeasuring 3735 square meters out of total area 5735 square meters of Survey No. 170/5 to the present Vendor Smt. Sumita Samir Pandya.

AND WHEREAS by a Deed of Sale registered in the office of Sub Registrar, Daman under Serial No. 980/2021 dated 12/04/2021 the previous owner Shri Satyanarayan Gopilal Kabra has sold to the present Purchaser Shri Anilkumar Babulal Malaviya the Eastern portion admeasuring 2000 square meters out of total area 5735 square meters of Survey No. 170/5.

 Malaviya

AND WHEREAS by separate mutation entry made in form No. 9 based on the said two sale deeds bearing Serial No. 980/21 dated 12/04/2021 and Serial No. 979/2021 dated 12/04/2021 the mutation has been carried out and the said property bearing Survey No. 170/5 is jointly entered in the name of Smt. Sumita Samir Pandya and Shri Anilkumar Babulal Malviya specifying their individual share in form No. 1 & XIV.

AND WHEREAS the present Vendor Smt. Sumita Samir Pandya is the owner of area admeasuring 3735 square meters portion and the present Purchaser Shri Anilkumar Babulal Malaviya is the owner of 2000 square meters portion of the said property bearing Survey No. 170/5 of village Dunetha, Nani Daman.

AND WHEREAS there after both the said joint owners approached to Collector, Daman and obtained a fresh N.A. permission of the entire property bearing Survey No. 170/5 admeasuring 5735 square meters of village Dunetha, Nani Daman and the Collector, Daman has granted the N.A. permission by Order and Sanad No. 2/20200140/2020-LND/2570 Dated 01/06/2022

AND WHEREAS it has been agreed between the parties hereto that the vendor shall sell to the purchaser and the purchaser shall purchase from the vendor part of an immovable property being N.A. land admeasuring 3735.00 square meters out of total admeasuring 5735.00 square meters of Survey No. 170/5 situated at village Dunetha, Nani Daman, the said portion is shown by RED color line in the map annexed herewith and which is more particularly described in the Schedule hereunder written for the consideration or price of Rs. 73,00,000/- (Rupees Seventy Three Lakh only) free from any encumbrances, onus or charges and with vacant possession thereof.

NOW, THIS DEED OF SALE WITNESSES as follows:-

1. In pursuance of the said agreement and in consideration of the total price of Rs. 73,00,000/- (Rupees Seventy Three Lakh only) paid by Purchaser to the Vendor after deducted 1% TDS of Rs. 73,000/- i.e. paid Rs. 72,27,000/- as under :-

Sr. No.	Cheque No./ RTGS.	Date	Amount in Rs.	Drawn on the Bank
1.	000948	13/12/2022	10,00,000/-	HDFC Bank, Daman Branch.
2.	000895	24/12/2022	5,00,000/-	HDFC Bank, Daman Branch
3.	000952	06/01/2023	25,00,000/-	HDFC Bank, Daman Branch
4.	000953	06/01/2023	22,27,000/-	HDFC Bank, Daman Branch.
5.	453532	07/01/2023	10,00,000/-	AXIS Bank Limited
(Rupees Seventy Two Lakh Twenty Seven Thousand only)			**Rs. 72,27,000/-**	

the receipt of which sum the Vendor does hereby acknowledge to the Purchaser and the Vendor does hereby transfer, convey, assign unto the Purchaser by way of SALE the said part of an immovable property being N.A. land admeasuring 3735.00 square meters out of total admeasuring 5735.00 square meters of Survey No. 170/5 which is shown by RED color line in the map annexed herewith, situated at village Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written together with all the estate, right, title, interest, claim and demand whatsoever of the vendor in or the said immovable

property hereby transferred and conveyed and every part thereof to hold the same to the purchasers as absolute owner forever also together with all fences, hedges, ditches, lights, liberties, accesses, ways, water, water courses, privileges, easements, paths, roads, passages, appurtenances, advantages and profits whatsoever in or to the said immovable property hereby transferred, convey and sold and which is more particularly described in the schedule written hereunder belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and also TOGETHER WITH the right to use and enjoy forever, by way of sale the said immovable property AND ALL the estate, right, title, interest, claim and demand whatsoever of the vendor in or the said property hereby transferred and conveyed and every part thereof to hold the same to the purchaser as absolute owner forever.

2. The Vendor do hereby covenant with the purchaser as follows :-

(a) That the said immovable property hereby transferred, conveyed and sold and

more particularly described in the Schedule written hereunder shall be held and enjoyed by the purchaser without any interruption or disturbance by the vendor or any other person or persons claiming through or under him and without any lawful disturbance or interruption by any other person or persons whomsoever.

(b) That the vendor will at the request and cost of the persons requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said immovable property hereby sold and conveyed as may reasonably be required.

(c) That the title of the property is hereby sold, subsists and the vendor has power to sell the same to the purchaser.

(d) That the said immovable property hereby sold and more particularly described in the Schedule hereunder written is free from any encumbrances, charges or onus.

(e) That the vendor has not received any notice for acquisition of this property from

the Government and there is no case or proceeding pending in any Court of law or competent authority.

(f) That the vendor has not entered into any Agreement for Sale or lease of the said property or any part thereof in favour of any other person or persons and have not entered into any commitment with any person in any manner whatsoever or howsoever affecting the said property.

(g) That no attachment has been levied on the said property by any Court or by any Competent Authority.

(h) That the Vendor has not been prohibited from dealing with, disposing off or selling the said property by any Department of the Government or by any Semi Government Authorities.

(i) That the actual physical possession of the immovable property sold hereunder is handed over to the purchaser and the purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the same as his own chattel without any

interruption, hindrance or claim by the vendors or Confirmatory parties or any person or persons whomsoever.

(j) That the Purchaser may apply for and obtain the mutation entry relating to the property hereby sold, transferred and conveyed in their name and also get the said property transferred in their name in all the relevant records and registers of the Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the vendors.

(k)The Vendor shall handover all the previous titles, deeds, agreements, documents etc. in relation to the said property to the purchasers.

(l) The purchaser shall not throw dirt, rubbish, rags or other refuse in open space of plot or in the Daman Ganga Creek and shall try to avoid any type of pollution.

(m) That after execution of the Sale Deed the Purchaser shall become exclusive owner of the entire property bearing Survey No.

Mahiya

170/5 admeasuring 5735.00 square meters situated at village Dunetha, Nani Daman.

S C H E D U L E

ALL THAT piece and parcel of major Western Portion of Non Agricultural Land admeasuring 3735.00 square meters out of total admeasuring 5735.00 square meters of Survey No. 170/5, which is shown by RED color line in the map annexed herewith, situated at village Dunetha, Nani Daman, within the jurisdiction of Dunetha Group Gram Panchayat, Taluka of Daman, within Sub District and District of Daman and which is not described in the Land Registration Office, Daman nor found enrolled in the Taluka Revenue Office and bounded as under :-

EAST	:	Survey No. 171/3, 171/4, 172/1 & 172/2 ;
WEST	:	Survey No. 173/1-B ;
NORTH	:	Survey No.170/4 & 170/1-B ;
SOUTH	:	Road bearing Survey No. 170/5-A.

Mahing.

IN WITHNESS WHEREOF the Ve ndor and Purchaser have put their respective hands on the day, month and the year hereinabove written.

SIGNED AND DELIVERED BY
THE WITHINNAMED

SMT. SUMITA SAMIR PANDYA.

THE VENDOR

SIGNED AND DELIVERED BY
THE WITHINNAMED

ANILKUMAR BABULAL
MALVIYA

THE PURCHASER.

IN THE PRESENCE OF
WITNESSES :-

1._____

2._____

THE SUB REGIST

ADMINISTRATION OF U.T. DAMAN & DIU
OFFICE OF THE ENQUIRY OFFICER, CITY SURVEY, DAMAN

SR. No.: 4867

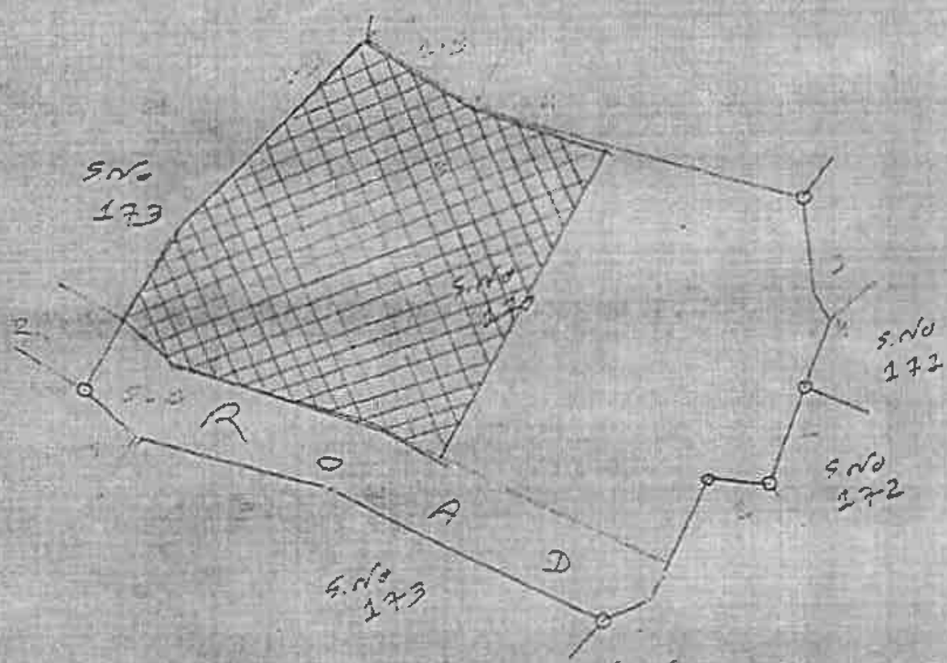
SITE PLAN

SITE PLAN SHOWING LAND BEARING SURVEY No. 170/5 & 170/5-A

OF VILLAGE DUNETHA OF DAMAN DISTRICT ENTERED IN THE NAME

AS UNDER AS PER R/R NAKAL DATED : 01/12/2020

SURVEY No.	AREA	NAME OF THE OCCUPANT
170/5	0.57.35	SATYANARAYAN GOPILAL KABRA
170/5-A	0.12.65	THE P.W.D. DAMAN/U.T. ADMINISTRATION OF DAMAN & DIU



Fees of Rs. 1201/-
Recovered vide
T.R.-5 No./Ch. No. 1841
Dated : 1/12/2020

(S .S. THAKKAR)
ENQUIRY OFFICER
CITY SURVEY, DAMAN

N

TRACED BY

(M. M. VANKAR)
FIELD SURVEYOR

CHECKED BY

(J. P. PATEL)
HEAD SURVEYOR

SCALE 1 : 1000

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Name of field રાજીયુ
ખેતર નું નામ
S. No. : નં 170
Sub Dn No. 5

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. રૂ. નં.	Name of the tanent વહીવટદારનું નામ
(a)Dry Crop (અ)જરાયત	00-57-35		00-37-35 શ્રીમતી સુમીતા સમીર પંડયા 00-20 શ્રી અનીલકુમાર બાબુલાલ માલવિયા		194 730 888 260000629 260000656 260000972 260001136	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ચોખા	00-00					
(i)નવી ખારી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-57-35					
II Un-cultivable Area બિન ખેડાણ જમીન	00-00					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-00					
Grand Total કુલ ક્ષેત્રફળ	00-57-35					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધરાવતા વ્યક્તિ નું નામ તથા હક્ક નો પ્રકાર

Remarks
2775-પૈકી સ્ક્વે. મીના ચાલ ડુ થી તા-7/06/2011 મુજબ N.A -ની નોંધ કરી DT-21/05/2012 888-પૈકી મુજબ નામ દાખલ

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બાગાયત Ha. હે.	Ars. આરે	Un-irrigated જરાયત ખારી Ha. હે.	Ars. આરે	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2021-2022	-	-	-	-					N.A	00-57-35		-	N. A. Land

અસલ ઉપર થી નકલ કરી

राशि बरामद हुई
RECOVERED THE AMOUNT OF
कॉपी शुल्क / COPYING FEES : Rs.5/-
पेपर शुल्क / PAPER FEES : Rs. -/-
कुल / TOTAL : Rs.5/-

रसीद सं / Invoice No. : 10015012099123100003
दि. / Dt. : 31-12-2022 11:14:29

TALATHI : HARSHAD PATEL
DUNETHA(CT) SAZA

For Fetching this Document on DigiLocker use Following Information
Barcode Number : "130000363" and Mobile Number : "9377660772"

For Authenticity Verification of this Document.
Scan QR or Enter Barcode at https://daman.nic.in/suganverify or
Visit https://daman.nic.in/suganverify?sv=130000363

130000363

ADMINISTRATION OF U.T. DAMAN & DIU
OFFICE OF THE ENQUIRY OFFICER, CITY SURVEY, DAMAN

SR. No.: 4867

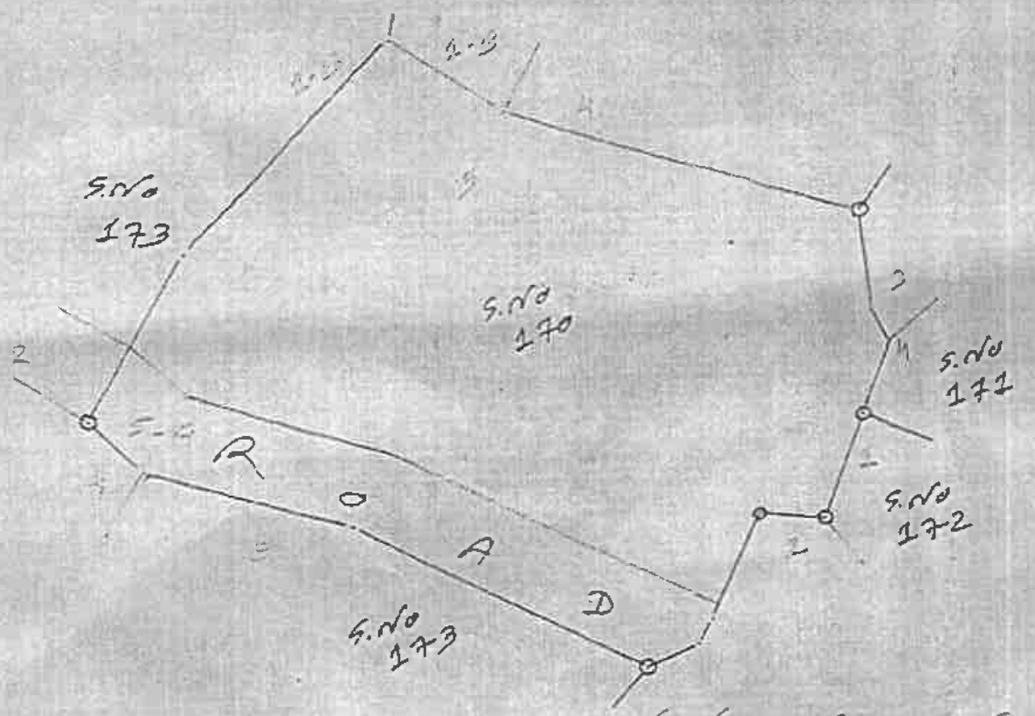
SITE PLAN

SITE PLAN SHOWING LAND BEARING SURVEY No. 170/5 & 170/5-A

OF VILLAGE DUNETHA OF DAMAN DISTRICT ENTERED IN THE NAME

AS UNDER AS PER R/R NAKAL DATED : 01/12/2020

SURVEY No.	AREA	NAME OF THE OCCUPANT
170/5 170/5-A	0.57.35 0.12.65	SATYANARAYAN GOPILAL KABRA THE P.W.D. DAMAN/U.T. ADMINISTRATION OF DAMAN & DIU



Fees of Rs. 1201 -
Recovered vide
T.R.-5 No./Ch. No.: 1841
Dated : 1/12/2020

(S .S. THAKKAR)
ENQUIRY OFFICER
CITY SURVEY, DAMAN

N

TRACED BY

(M. M. VANKAR)
FIELD SURVEYOR

CHECKED BY

(J. P. PATEL)
HEAD SURVEYOR

SCALE 1 : 1000

THE SUB-REG

Private

U.T. Administration of Dadra & Nagar Haveli and Daman & Diu

Office of the Collector

Revenue Section , Daman - 396 220

Order No. **2/20200140/2020-LND/** [illegible] Dated : 01/06/2022.

READ : An application dated **07/12/2020** of **Shri Anilkumar Babulal Malviya, R/o. 802, Prestige Tower, Panchratna Housing Society Ltd., chala, Vapi & Smt. Sumita Samir Pandya, R/o. 66 KV Sub Station, Kunta Raod, Behind Govt. College, Nani Daman** has requested to grant N.A. Permission in respect of land bearing Survey No. **170/5** admeasuring **5735.00 sq. mts.**, of Village **Dunetha, Nani Daman** for **Residential cum Commercial** purpose.

The concerned department have reported as under :

1. The A.T.P., Daman vide letter No. No.ATP/DMN/NA/DUN/130/1(12)400/2020/2129728 dated 18/02/2021, has reported that the land in question falls in Urbanisable Zone-U2, Dimension & arrangement of the plot is adequate for proposed use. The land is not within CRZ.
2. The Mamlatdar, Daman vide letter No. MAM/DMN/356 dated 07/01/2021 has reported that the occupant of the land in question is Shri Anilkumar Babulal Malviya, R/o. 802, Prestige Tower, Panchratna Housing Society Ltd., chala, Vapi & Smt. Sumita Samir Pandya, R/o. 66 KV Sub Station, Kunta Raod, Behind Govt. College, Nani Daman. The land is not under litigation/inquiry/dispute etc. Land revenue paid. The land in question is not under acquisition. The land in question falls within cultivable command area of Damanganga Project.

The land falls in Urbanisable Zone-U2 and direct access is available.

Cost of execution of irrigation project 824 19/8/21 Rs 57,350/-

ORDER

N.A. Permission is hereby granted under Section 32 to the holder **Shri Anilkumar Babulal Malviya, R/o. 802, Prestige Tower, Panchratna Housing Society Ltd., chala, Vapi & Smt. Sumita Samir Pandya, R/o. 66 KV Sub Station, Kunta Raed, Behind Govt. College, Nani Daman**, to convert agriculture land of Survey No. **170/5** admeasuring **5735.00 sq. mts.**, of Village **Dunetha, Nani Daman** for bonafide **Residential cum Commercial** use only with the following conditions:-

1. The permission shall be subject to the provision of Goa, Daman & Diu land Revenue Code 1968 Rules framed thereunder.
2. Holder shall submit a layout plan and get it approved by the Administration within one month before starting any land development or construction work.
3. The holder shall commence N.A. use within a period of five year from the date of this order, failing which unless the said period is extended by the Collector from time to time the permission granted shall be deemed to have been lapsed.
4. Commencement of N.A. use shall mean actual execution of the project for which permission is granted and in case applicant fails to execute to project within five year, the permission granted shall be cancelled.
5. The holder shall send an intimation regarding completion of building within a month after construction work is over.
6. The holder shall abide by other reasonable condition or conditions to the use of the land.
7. Any kind of pathway, right of way, Canal, natural drainage etc. will remain as it is and should not be disturbed after any kind of construction. The rights of general public will remain as it was existing before N.A. and as per Revenue Map.
8. Development of the land including road etc. shall be done before putting the land to N.A. use.
9. No. tree shall be cut without obtaining prior permission from the Forest Department, if any existing tree on the land is required to be falled.
10. As the plot falls within the command area of Damanganga Irrigation Project no construction should come up in alignment of any canal of the Damanganga project passing through the plot.

(PTO)

11. As the plot falls within the Command area of Damanganga Irrigation Project there shall be a setback of 5(five) meters on either side of the canal while unit is constructed and water flow shall not be affected.
12. Applicant shall not put the land to N.A. use without obtaining Construction License and any other NOC/permission, if any, required from the Competent Authority.
13. Applicant shall submit building plan as per DC Rules, 2005 of Daman District and get the lay out plan and building plan approved from Town & Country Planning Department prior to obtained construction licence from the concerned Panchayat.
14. Building line & Control Line shall be as per the Notification No.PWD/WD-II/DIU/2019-20/1142 dated 22/10/2019, published in the Official Gazette, Extra Ordinary No. 41 dated 23/10/2019.
15. The holder shall observe all other Laws/Rules in force failing which the permission granted should be revoked/cancelled immediately.

Collector, Daman.

To,
Shri Anilkumar Babulal Malviya,
R/o. 802, Prestige Tower, Panchratna Housing Society Ltd., chala, Vapi &
Smt. Sumita Samir Pandya,
R/o. 66 KV Sub Station, Kunta Raod, Behind Govt. College, Nani Daman.

Copy alongwith copy of Sanad forwarded for necessary action to: -

1. **The Associate Town Planner, Daman**
2. The Mamlatdar, Daman
3. The Enquiry Officer, City Survey, Daman

संघप्रदेश दादरा नगरहवेली, दमण एवं दीव प्रशासन / U.T. Administration of Dadra Nagar Haveli and Daman & Diu

समाहर्ता कार्यालय, दमण / Office of the Collector, Daman.

मोटीदमण / Moti Daman - 396220.

सं. 2/20200140/2020-LND/ 2570 दिनांक / Dt.:- 19/2/2021

पढ़ें /Read:- Application dated 07/12/2020 received from Shri Anilkumar Babulal Malviya R/o 802, Prestige Tower, Panchratna Housing Society Ltd. Chala, Vapi & Smt. Sumita Samir Pandya, R/o 66 KV Sub-Station, Kunta Road, Behind Govt. College, Nani Daman

सनद / S A N A D

1918/21 57,350/-

अनुसूची / SCHEDULE – II

(अनुसूची 2 गोवा, दमण एवं दीव भू राजस्व (भूमि के उपयोग से परिवर्तन तथा गैर-कृषि भूमि कराधान) विनियमावली, 1969 का नियम-1 देखें।
See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land & non-agricultural Assessment) Rules, 1969)

जबकि समाहर्ता, दमण (इसके आगे "समाहर्ता" कहा जायेगा एवं समाहर्ता जिस अधिकारी को अपने अधिकारों के प्रयोग करने तथा कर्तव्यों के निर्वहन करने के लिए नियुक्त करेंगे,उसेभी समाहर्ता कहा जायेगा) की इस प्रदेश में लागू गोवा, दमण एवं दीव भू-राजस्व, कोड,1968 की धारा-32 (इसके आगे इसे कोडकहा जायेगा, जिसमें संदर्भ के अनुसार इसके तहत बनी नियमावली एवं आदेश भी शामिल हैं) के तहत श्री अनिलकुमार बाबूलाल मालविया और श्रीमती सुमिता समीर पंड्या .....क्रमानुसार निवासी पंचरत्न हाउसिंग सोसाइटी, चला, वापी- और कुंता रोड, सरकारी महाविद्यालय के पीछे नानी दमण ने कैडस्ट्रल, सर्वे स्थान में स्थित राबियु सर्वे सं. के अंतर्गत मौजपोर नानीदमण जिला दमण नाम का पंजीकरण सं. 170/5 -5735.00 चो. मी.----के तहत पंजीकृत प्लॉट के दखलकार (इसके आगे आवेदक कहा जाएगा एवं आवेदक के वारिस, निष्पादक, प्रबंधकर्ता तथा अधिन्यासी को भी आवेदक कहा जाएगा) के रूप में उक्त भूमि प्लॉट (इसके अनुलग्नक-1 में वर्णित प्लॉट जो सर्वे सं. 170/5 ---- का भाग है एवं जिसका माप 5735.00 वर्ग मीटर है, उसे उक्त प्लॉट कहा जाएगा ।) का रिहायशी-एवं-वाणिज्यिक- प्रयोजन के लिए उपयोग करने हेतु अनुमति माँगी है;

Whereas an application has been made to the Collector of Daman (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue code, 1968 applicable to this territory (hereinafter referred to as the said "Code" which expression shall, where the context so admits include the rules and orders there under) by Shri Anilkumar Babulal Malviya, R/o 802, Prestige Tower, Panchratna Housing Society Ltd. Chala, Vapi & Smt. Sumita Samir Pandya, R/o 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman being the occupant of the plot registered under CADASTRAL SURVEY- known as "-Rabiyu" situated at Village Dunetha, Nani Daman Of Daman District--registered under Survey No. 170/5 - 5735.00 Sq.Mts (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I) hereto forming a part of P.T. sheet No. Survey Nos. 170/5 of Village Dunetha, Nani Daman Of Daman District- admeasuring 5735.00 Sq.Mts. Square Meters be the same a little more or less for the purpose of RESIDENTIAL-CUM-COMMERCIAL-- use.

जारी. 2/-

7 लागू कोड उपलब्ध : इसमें दिये गए उपबन्धों के सिवाय उक्त कोड तथा उसके तहत बनाए गए नियमावली के उपबन्धों की शर्तों के तहत अनुमोदी दी जायेगी ।

Code provision applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

परिशिष्ट / APPENDIX – I

लम्बाई एवं चौड़ाई Length and Breadth उत्तर से दक्षिण North to South	पूर्व से पश्चिम East to West	कुल क्षेत्रफल Total Superficial Area	खसरा नं. या भाग नं. / Forming (part of) Survey No. or Hissa No.	सीमाएं Boundaries उत्तर, दक्षिण, पूर्व तथा पश्चिम North, South, East and West	रेकर्ड से अन्तर Remarks
1.	2.	3.	4.	5.	6.
--	--	5735.00 Sq. Mts.	170/5 of Village Dunetha, Nani-Daman of Daman District	To or towards the North:- Survey No. 170/1-B, 4 South:- Survey No. 170/5-A (Road) East:- Survey No. 72/1, 2; 171/3, 4 West:- Survey No. 73/1-B & Road	

(AS PER SITE PLAN ENCLOSED HEREWITH)

समाहर्ता, दमण ने निम्नलिखित के साक्ष्य में प्रशासक दमण एवं दीव की ओर से अपने हस्ताक्षर एवं कार्यालय मुहर प्रदान की है तथा आवेदक ने दिनांक _____ को अपने हस्ताक्षर किये है ।

In witness whereof Collector, Daman, has hereunto set his hand and seal of his Office on behalf of the Administrator of Daman & Diu and the applicant has also hereunto set his hand This _____ day of September/October, 2021 01st June 2022

(ANILKUMAR BABULAL MALVIYA) (SUMITRA SAMIR PANDYA)

आवेदक के हस्ताक्षर / Signature of the applicant

(साक्षियों के हस्ताक्षर एवं पदनाम)
(Signature and designation of witnesses)

1. (Manoj C.M. Vankar) Field Surveyor
2. (S.N. Solanki) Teleti

BEFORE ME

SEAL

समाहर्ता दमण / Collector of Daman

(साक्षियों के हस्ताक्षर एवं पदनाम)

(Signature and designation of witnesses)

1. _____
2. _____

हम यह घोषणा करते है कि श्री _____ जिन्होंने इस सनद पर हस्ताक्षर किये है हमारी जानकारी के अनुसार वे वही व्यक्ति है जिसने हमारे समक्ष अपने हस्ताक्षर किये है ।

We declare that Shri/Smt Anil B. Malviya and who have signed this Sanad is, to our personal knowledge, the person he represent himself to be and that he/she has affixed his signature hereto in our presence.

1. _____
2. _____

(Affix Revenue)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ASVPM9683K

नाम / Name
MALVIYA ANILKUMAR BABULAL

पिता का नाम / Father's Name
BABULAL SHANYALAL MALVIYA

जन्म की तारीख / Date of Birth
26/10/1962

हस्ताक्षर / Signature

04022017

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinfo@nsdl.co.in

REGISTRAR OF DAMAN

Malviya

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SUMITA S PANDYA

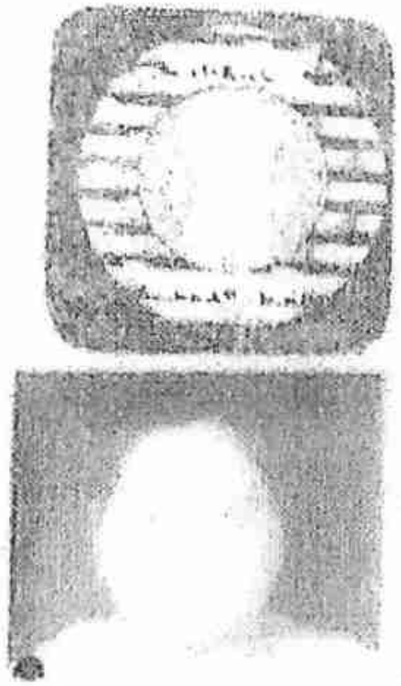
VINODBHAI SANATKUMAR VYAS

29/02/1976

Permanent Account Number

ANIPP3791L

Signature



Scanned with OKEN Scanner

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार

E-Aadhaar Letter

નામાંકન ક્રમ સંખ્યા/Enrolment No.: 1187/52023/05018

Date: 21/08/2015

Malviya Anilkumar Babulal (માલવીયા અનિલકુમાર બાબુલાલ)

S/O: Malviya Babulal Bhaiyalal, 901, Emerald, Royal Gems, Vapi Daman Road, Chala, Vapi, Pardi, Valsad, Gujarat - 396191

તમારી આધાર સંખ્યા/ Your Aadhaar No.:

7713 1746 4434

આધાર-સામાન્ય માણસનો અધિકાર

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઑનલાઈન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઈલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.08.21 12:25:23 IST

- આધાર આધાર દેશભરમાં માન્ય છે.
- આધાર માટે તમારે એક જ વાર નોંધણી કરાવવી પડશે.
- તમારો હાલનો મોબાઈલ નંબર અને ઈ-મેઈલ સરનામું લખાવવા વિનંતિ છે. એનાથી જુદી જુદી સવલતોનો લાભ લેવાનું સહેલું બનશે.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

માલવીયા અનિલકુમાર બાબુલાલ
Malviya Anilkumar Babulal
જન્મ તારીખ/ DOB: 26/10/1962
પુરુષ / MALE

7713 1746 4434

આધાર-સામાન્ય માણસનો અધિકાર

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :
S/O: માલવીયા બાબુલાલ ભૈયાલાલ, 901, એમએરલડ, રાયલ જેમ્સ, વાપી દમન રોડ, ચલા, વાપી, પારડી, વલસાડ, ગુજરાત - 396191

Address:
S/O: Malviya Babulal Bhaiyalal, 901, Emerald, Royal Gems, Vapi Daman Road, Chala, Vapi, Pardi, Valsad, Gujarat - 396191

7713 1746 4434

Aadhaar-Aam Admi ka Adhikar

Malviya

L.H.P. of. Anil Kumar B. Mahaviya.

भारत सरकार

GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા

Sumita Samir Pandya

જન્મ તારીખ/ DOB: 29/02/1976

સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

Scanned with OKEN Scanner

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

સરનામું :

સી-1, 66 કે.વી. વર્કુંદ સબ
સ્ટેશન કૅપસ, ઑફ કુંતા રોડ,
ગોવત્ કૉલેજ પાછળ, દમન,
દમન, દમન,
દમન ઍન્ડ દીઉ - 396210

Address:

C-1, 66 K.V. Varkund Sub Station
Campus, Of Kunta Road, Behind Govt
College, Daman, Daman, Daman,
Daman and Diu - 396210

3380 3287 6158

Aadhaar-Aam Admi ka Adhikar

Scanned with OKEN Scanner

R.H.P OF Sumita S. Pandya.

THE SUB-REG

ભારત સરકાર
Government of India

ભંડારી વૈભવ અશોકભાઈ
Bhandari Vaibhav Ashokbhai
જન્મ તારીખ/DOB: 08/01/1998
પુરુષ/ MALE

Download Date: 29/07/2020

Issue Date: 28/12/2017

3585 7747 2534

VID : 9143 3527 5827 8593

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
S/O અશોકભાઈ ખંડુભાઈ ભંડારી, ૧૧/૨૭૮,
ભંડારવાડ, કથીરિયા, નાની દમણ, દમણ,
દમણ & દીવ - 396210

Address:
S/O Ashokbhai Khandubhai Bhandari,
11/278, Bhandarwad, Kathiria, NANI DAMAN,
Daman,
Daman & Diu - 396210

3585 7747 2534

VID : 9143 3527 5827 8593

1947 | help@uidai.gov.in | www.uidai.gov.in

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નોંધણી ક્રમ સંખ્યા/ Enrolment No.: 1408/30164/43571

To
નર બહાદુર રાઈ નગર
Nar Bahadur Rai Magar
S/O Pritham Rai Magar
H No-15-41/D, Flat No-502
Darshanam Park-B
Nani Daman
Khalwad
Daman
Daman
Daman Daman and Diu - 396210
9624114190

Signature/સહી

તમારો આધાર નંબર / Your Aadhaar No. :

XXXX XXXX 5079

VID : 9166 5335 6266 6855

મારો આધાર, મારી ઓળખ

નર બહાદુર રાઈ નગર
Nar Bahadur Rai Magar
જન્મ તારીખ/DOB: 14/03/1976
પુરુષ/ MALE

XXXX XXXX 5079

VID : 9166 5335 6266 6855

મારો આધાર, મારી ઓળખ

AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરીકતાનું નહિં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ/ઓફલાઈન XML/ ઓનલાઈન પ્રમાણીકરણની ઉપયોગ કરવો.
- આ ઈલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર સાથે -એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
S/O પ્રિથમ રાઈ નગર, H નં-15-41/ડી, ફ્લેટ નં-502, દર્શનમ પાર્ક-બી, ખાલવાડ, નાની દમણ, દમણ, દમણ, દમણ & દીવ - 396210

Address:
S/O Pritham Rai Magar, H No-15-41/D, Flat No-502, Darshanam Park-B, Khalwad, Nani Daman, Daman, Daman, Daman and Diu - 396210

XXXX XXXX 5079

VID : 9166 5335 6266 6855

THE SUR-NI • उप-पंजीकार,

THE SUR-NI ★ उप-पंजीकार,

FORM "T"

Receipt No: 192 Serail No : 97 Year: 2023

Date : 13 Month : January Year : 2023

Nature of Document: Sales Deed / Conveyance Deed

By whom presented ANILKUMAR BABULAL MALVIYA

Registration Fee.....	36525.00
Filling and comparing(folios/sides).....	93.00
Copy fee for endorsements.....	2.00
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Total Amount Rs: 36620.00

Rupees Thirty Six Thousand Six Hundred and Twenty only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

901, Emerald, Royal Gems, Vapi Daman road, Chala, Vapi.

Please send the document by registered post hand it over to the person named below

Presenter

SILVANA L.M. PEREIRA 18/01/2023

SUB-REGISTRAR

DAMAN

PRATIBHAV. A BHANDARI

Print DateTime :1/13/2023 1:07:19 PM

THE SUPREME COURT OF INDIA
THE SUPREME COURT OF INDIA

DAMAN

97 2023

S.R.No. 97

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 13 to 14 on 13/01/2023

ANILKUMAR BABULAL MALVIYA

901, Emerald, Royal Gems, Vapi Daman road, Chala, Vapi.

Receipt No :- 192

Registration	36525.00
Side Copy Fee	93.00
Other Fees	2.00
Total Amount	36620.00

SILVANA L.M. PEREIRA 13/01/2023

Sub Registrar

DAMAN

SILVANA L.M. PEREIRA 13/01/2023

Sub Registrar

DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. SMT. SUMITA SAMIR PANDYA Executing Party /Seller Party 46 Years.Occupation Business / Service Resident At C-1, 66 KV Varkund Sub Station Campus, of Kunta Road, Behind Govt. College, Daman 396 210.The Executant (S) Admit Execution			
2.000	Shri/Ms. ANILKUMAR BABULAL MALVIYA Claiming Party/ Purchaser Party 60 Years.Occupation Business / Service Resident At 901, Emerald, Royal Gems, Vapi Daman road, Chala, Vapi.The Executant (S) Admit Execution			
3.000	Shri/Ms. Vaibhav Ashokbhai Bhandari Identifier Party 25 Years.Occupation Business / Service Resident At 11/278, Kathiria, Bhandarwad, Nani Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Vaibhav Ashokbhai Bhandari WITNESS Party 25 Years.Occupation Business / Service Resident At 11/278, Kathiria, Bhandarwad, Nani Daman.The Executant (S) Admit Execution			

5.000 Shri/Ms. Nar Bahadur Rai Magar WITNESS Party
46 Years.Occupation Business / Service
Resident At H. No. 15-41/D, Flat No-502,
Darshanam Park-B, Khariwad, Nani Daman.The
Executant (S) Admit Execution

SILVANA L.M. PEREIRA 18/01/2023
Sub Registrar
DAMAN

Registered No. 95 At Page

Volume of Book No. 1

Date : 13/01/2023

SILVANA L.M. PEREIRA 18/01/2023
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962

Executant No

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To

SUB REGISTRAR 18/01/2023
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN19105517687903U
Certificate Issued Date	:	05-Nov-2022 12:56 PM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1021508342644204U
Purchased by	:	R K PET PROFILES
Description of Document	:	Article Lease Deed
Property Description	:	N.A.LAND S.NO.184/1(39),ADM 750 SQ.MTRS,GR FLR,ADM 1800 SQ.FT PART-B AT VILLAGE BHIMPORE
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GIRIRAJ PLASTIC INDUSTRIES
Second Party	:	R K PET PROFILES
Stamp Duty Paid By	:	R K PET PROFILES
Stamp Duty Amount(Rs.)	:	400 (Four Hundred only)

----------Please write or type below this line----------

Serial No. 2223
Presented at the Office of the Sub-Registrar of DAMAN
Between the hours of
and.....on.....202

उप पंजीकार दमण
SUB REGISTRAR OF DAMAN

SUB REGISTRAR
DAMAN

05 NOV 2022

JD 0022923288

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN19105397128160U
Certificate Issued Date	:	05-Nov-2022 10:54 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP10215080579628 63U
Purchased by	:	R K PET PROFILES
Description of Document	:	Article Lease Deed
Property Description	:	N.A.LAND S.NO.184/1(39),ADM 750 SQ.MTRS,GR FLR,ADM 1800 SQ.FT PART-B AT VILLAGE BHIMPORE
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GIRIRAJ PLASTIC INDUSTRIES
Second Party	:	R K PET PROFILES
Stamp Duty Paid By	:	R K PET PROFILES
Stamp Duty Amount(Rs.)	:	2,260 (Two Thousand Two Hundred And Sixty only)

----------Please write or type below this line----------

SUB REGISTRAR
DAMAN

JD 0022923274

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).
- Any alteration to this certificate renders it invalid and would constitute a criminal offence.
- Kindly contact Stock Holding Branch / Centre in case of discrepancy.
- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch / Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.
- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.
- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.
- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

-: DEED OF LEASE :-

THIS DEED OF LEASE is made at Daman on this 5th day of the month of October in the Christian year Two Thousand Twenty Two BETWEEN **GIRIRAJ PLASTIC INDUSTRIES, a proprietary Concern, of SHRI PARAG PRAVINCHANDRA JUTHANI, (PAN NO. ABDPJ0628H),** aged about 46 years, Occ: Business, r/o. I-434 Goverdhan Nagar, Opp Poisai Gymkhana, Mumbai, Mumbai, Maharashtra-400067, Indian National, hereinafter referred to as "**THE LESSOR**" (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE ONE PART.

AND **R K PET PROFILES, (PAN NO. ABFFR5381M), Unit-B a partnership firm, represented through its partner SMT SUMITA SAMIR PANDYA, (PAN NO. ANIPP3791L),** aged about **46 years**, Occ: Business, r/o C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt

Collage, Daman, Indian National, hereinafter referred to as hereinafter referred to as **"THE LESSEE"** (which expression shall be deemed to include, their respective heirs, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE SECOND PART.

AND WHEREAS Occupancy Certificate was issue by Technical Officer, PWD Daman bearing No. DP/D&D/TECH-OFFICER/OCCP.CERT/2010-11/798 dated 02.07.2010 to the then owner and certified that construction of building on plot No. 184/1 (39) of Village Bhimpore is as per Approved Plan and permission issued by the Panchayat and is fit for Occupation.

AND WHEREAS the Lessor hereto is the absolute owner and well and sufficiently entitled to Non Agricultural land bearing S.No.184/1 (39), admeasuring 750 Sq Meters, alongwith Industrial Construction consisting of Ground Floor admeasuring 1800 sq Feet out of total area 3800 sq feet, which is marked as part-B with red ink in the map annexed herewith, Situated at Village Bhimpore, District Daman, which is more particularly

described in schedule below and which shall hereinafter be called as the said property is agreed to give on lease on following terms and conditions :

NOW THIS LEASE WITNESSETH AS FOLLOWS:-

(1) In pursuance of the said Agreement and in consideration of the hereinafter contained to be observed and performed by the LESSEE, the LESSOR DO HEREBY DEMISE up to the LESSEE, the Said Property up to and to the use of LESSEE for term of FIVE YEARS commencing from 01.10.2022 to 30.09.2027 on monthly rent basis.

(2) That monthly rent for the period from 01.10.2022 to 31.03.2023 will be Rs. 40,000/-. And monthly rent for the period from 01.04.2023 to 31.03.2024 will be Rs. 42,000/-. Thenafter every year rent will be increased @ 5% till tenure of the Lease. i.e. monthly rent for the period from 01.04.2024 to 31.03.2025 will be Rs 44,100/-. And monthly rent for the period from 01.04.2025 to 31.03.2026 will be Rs. 46,305/-. Monthly rent for the period

from 01.04.2026 to 30.09.2027 will be Rs. 48,621/-.

(3) That LESSEE shall pay the rent payable hereunder every month by 7th day of each English calendar month.

(4) That if the LESSEE fails to make payment of rent for three consecutive months, then this agreement shall be treated as cancelled from the said month. And the LESSEE has to vacate the premises with immediate effect from the date of such default.

(5) The LESSEE shall pay for and discharge and satisfy all rates, taxes, assessments and impositions relating to his business which during the said terms be hereinafter imposed or assessed by authority of Government or otherwise.

(6) The LESSEE shall at all times during the term of lease keep and maintain the premises clean, tidy, healthy and further in good condition. The LESSOR will add the amount of GST, as applicable by law in his monthly bill. The Lessee will pay the amount of rent plus the

GST amount. As per law the Lessor is required to pay the GST amount, so collected to the Government, and file his GST returns as per the rules of the Govt. Dept.

(7) That lock-in period will be 3 years subject to no default as aforesaid by the lessee

(8) That LESSEE shall not make any structural additions or alteration to the demised premises without the consent in writing from the LESSOR.

(9) That LESSEE shall not assign or sub-let or transfer or part with leased premises or part thereof with or without consideration.

(10) That the LESSEE shall use the demised premises for **Manufacturing Activity**. In case of breach and violation in any of the above regards the LESSEE shall be exclusively responsible and liable for the resultant action cost and expenses.

(11) That LESSEE shall responsible and bound to clear an settle all the payments, dues i.e. Electricity/Energy Bills, Taxes, or any other statutory payments payable to any Govt. Departments relating to their business and

produce the proof to the LESSOR before vacating the premises.

AND THE LESSEE DOES HEREBY COVENANT WITH THE LESSOR as under:-

(1) The LESSEE will, during the lease period, pay the rent regularly.

(2) The LESSEE has agreed to keep the said premises in good condition and ensure that no damage will be caused to the premises during the period of lease.

(3) The LESSEE shall not commit or omit to any such act, things, whereby the LESSOR may become liable to pay penalty or fine to the Government or Panchayat etc. the LESSEE will be responsible for the act and consequence due to its lapse and the LESSEE shall indemnify the LESSOR against any such claim loss, damages caused to them by virtue of their act in the said premises.

(4) It is further agreed between the parties that either party may terminate this Lease by giving Three months notice to another party in-spite of no

default committed by either side after lock-in period of Three year is over.

(5) That yearly average rent of the said premises comes to Rs.5,30,463/- and therefore stamp of Rs.2,660/- at the rate of 0.5 % is used is used for this Deed of Lease.

-: **SCHEDULE** :-

ALL THE PIECE AND PARCLE of Non Agricultural land bearing S.No.184/1(39), admeasuring 750 Sq Meters, alongwith Industrial Constructions consisting of Ground Floor admeasuring 1800 sq Feet out of total area 3800 sq feet, which is marked as part-B with red ink in the map annexed herewith, Situated at Village Bhimpore, District Daman, and which is bounded as under.

On the East : By Plot No. 48.

On the West : By the existing road.

On the North : By the existing Road.

On the South : By Plot No.40.

IN WITNESSES WHEREOF the parties have put their signatures in presence of the witnesses on this day at Daman.

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
GIRIRAJ PLASTIC INDUSTRIES,)
a proprietary Concern of)
SHRI
PARAG
PRAVINCHANDRA
JUTHANI

P. P. Juthani

.....THE LESSOR.....)

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
R K PET PROFILES,Unit-B)
a partnership firm,)
represented through its partner)
SMT)
SUMITA)
SAMIR)
PANDYA)

.....THE LESSEE.....)

WITNESSES:-

1.

2. A.K. Pandya

Left Palm Impression

(SHRI PARAG PRAVINCHANDRA JUTHANI)

Left Palm Impression

(SMT SUMITA SAMIR PANDYA)

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

PARAG PRAVINCHANDRA JUTHANI

PRAVINCHANDRA JAMNADAS JUTHANI

05/07/1976

Permanent Account Number

ABDPJ0628H

P.P. Juthani

Signature

19-12-2014

भारत सरकार

Government of India

Issue Date: 04/07/2013

पराग प्रवीनचंद्र जुठानी

Parag Pravinchandra Juthani

जन्म तारीख / DOB : 05/07/1976

पुरुष / MALE

2768 4353 1915

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: आई-434, गोवर्धन नगर, पोइसर जिमखाना सामोर, मुंबई, मुंबई, महाराष्ट्र, 400067

Address: I-434, Govardhan Nagar, Opp Poisar Gymkhana, Mumbai, Mumbai, Maharashtra, 400067

Print Date: 27/10/2015

2768 4353 1915

1947 help@uidai.gov.in www.uidai.gov.in

P.P. Juthani

THE SUD-REGISTRAR


INCOME TAX DEPARTMENT
R K PET PROFILES


VINODBHAI SANATKUMAR VYAS
ANIPP3791L

OF DAMAN

भारत सरकार
GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા

Sumita Samir Pandya

જન્મ તારીખ/ DOB: 29/02/1976

સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

उप-पंजीकार
THE SUB REGIS

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

સી-1, 66 કે.વી. વર્કુંદ સબ સ્ટેશન કેંપસ, ઓફ કુંતા રોડ, ગોવત્ કોલેજ પાછળ, દમન, દમન, દમન,
દમન એન્ડ દીઉ - 396210

Address:

C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

Aadhaar-Aam Admi ka Adhikar

GOVERNMENT OF INDIA
ADMINISTRATION OF DAMAN & DIU
OFFICE OF THE ASSISTANT ENGINEER &
TECHNICAL OFFICER
P.W.D., PANCHAYAT SUB DIVISION
DISTRICT PANCHAYT
MOTI DAMAN

OCCUPANCY CERTIFICATE

No.DP/D&D/Tech.-Officer /Occp. Cert/2010-11/ 798 dated : 2 / 07 /2010.

UNDER RULE 10.OF G.D.D. V.P. (REGULATION OF BUILDING) RULES 1971.

Certified that on being notified on dated: 02/07/2010 by the building permit holder M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman, I have conducted the site inspection construction of Factory building (Addition to existing) on Plot bearing Survey No.184/1(39) at village Bhimpore, Nani Daman upon its completion the work authorized by the building construction permission vide letter no.BVP/PLAN/P.No.05/2003-2004/345 granted on dated 02/03/2004 by the Bhimpore Group Gram Panchayat, Daman.

Certified further that the above said building construction conforms generally in all respects to the requirement of its/their plan approval and the said permission granted under rule 3 of Goa, Daman and Diu Village Panchayat (Regulation of building) Rules 1971 and is fit for occupation.

This is issued at the request letter dated 02/07/2010 of M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman

(S. B. Barad)
Technical Officer
& Assistant Engineer,
P.W.D., Panchayat Sub Division,
District Panchayat,
Moti Daman.

Copy to :-
1. M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman.
2. The Sarpanch Village Panchayat of Bhimpore G. G. P Daman for information please

FORM NO. I & XIV

Date : 24/08/2022 — ગામ. નમુના નં. ૧ અને ૧૪ —

Name of field
ખેતર નું નામ
S. No. : નં. 184
Sub Dn No. 1 પ્લોટ નં-39

VILLAGE ભીમપોર
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area ચાલેવાર ચાસ ક્ષેત્રફળ	Ha. હે.	Ars. આરે	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. હે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00	00	શ્રીસંસારમ્ પ્લાન્ટીક ઈન્ડસ્ટ્રીઝ		148	
(b)Garden (બ)બાગાયત	00	00			357	
(c)Rice (ક)ચોખા	00	00			2588	
(i)નવી ચાલી	00	00				
(ii)	00	00				
(iii)	00	00				
Total Cultivable Area કુલ ચાલુ ક્ષેત્રફળ	00	00				
II Un-cultivable Area બિન ખેડાણ જમીન (a)Class (a)વર્ગ(અ)	00	07-50				
(b)Class (b)વર્ગ(બ)	00	00				
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00	07-50				
Grand Total કુલ ક્ષેત્રફળ	00	07-50				

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારક વ્યક્તિ નું નામ અને હક્ક ની પ્રકૃતિ

Remarks
2588 - ખેડાણ હેઠળ તા. 28/8/2011 મુજબ કેન્સલ કર્યો. ખેડાણ હેઠળમાંથી ઓર્ડર No 3/1/92 - LND/567 તા:- 21/5/93 મુજબ કેન્સલ કર્યો

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated પ્રાયોજન Ha. હે.	Ars. આરે	Unirrigated પ્રાયોજન સિવાય Ha. હે.	Ars. આરે	Land not Available for cultivation ખેડી શકાય તેવી જમીન Nature પ્રકાર	Area વિસ્તાર Ha. હે.	Ars. આરે	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2021-2022	-	-	-	-					N.A	00	07-50	-	-

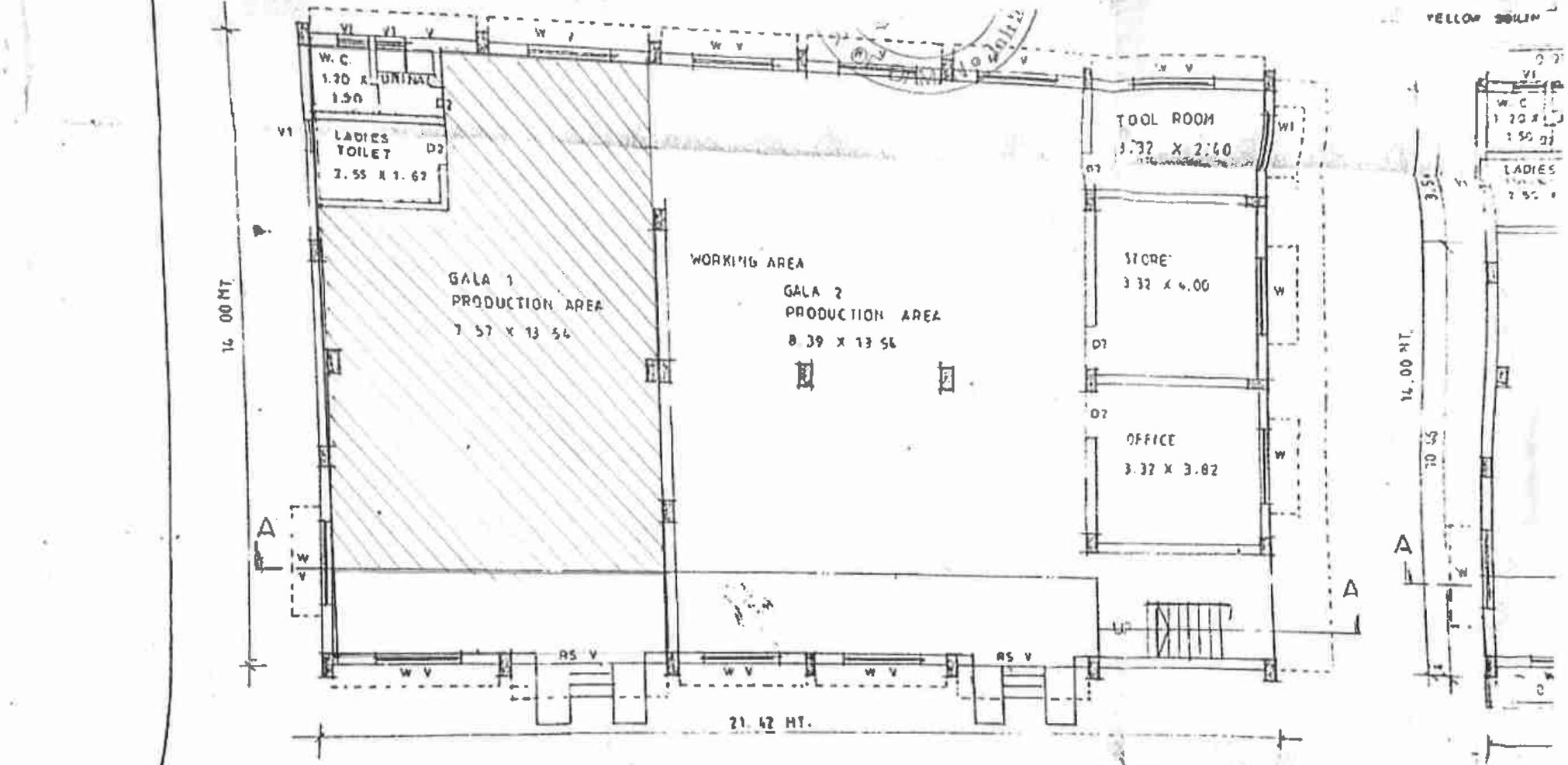
અસલ ઉપર થી નકલ કરી

Talathi Name :

Signature :

RECOVESRED THE AMOUNT OF
COPYIN G FEES :- Rs.5/-
PAPER FEES :- ---
TOTAL . :- Rs.5/-
VIDE POS TID. No.:- DD024730
Invoice No. 000173 Dated:- 24/08/2022

Talathi
Bhimpore



GROUND FLOOR PLAN

EXI BUILT UP AREA 299.89 SQ. MT

THE SUB-REGI

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No.: 0125/15444/52220

To,
કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
S/O: Arvindbhai
503/A
Niketan Residency
Near Manoj Marbal, Khariwad Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
8401162464

22/03/2014

Ref: 1558 / 12Q / 152907 / 153055 / P

SB701476210FH

તમારો આધાર નંબર / Your Aadhaar No. :

7942 2127 0806

મારો આધાર, મારી ઓળખ

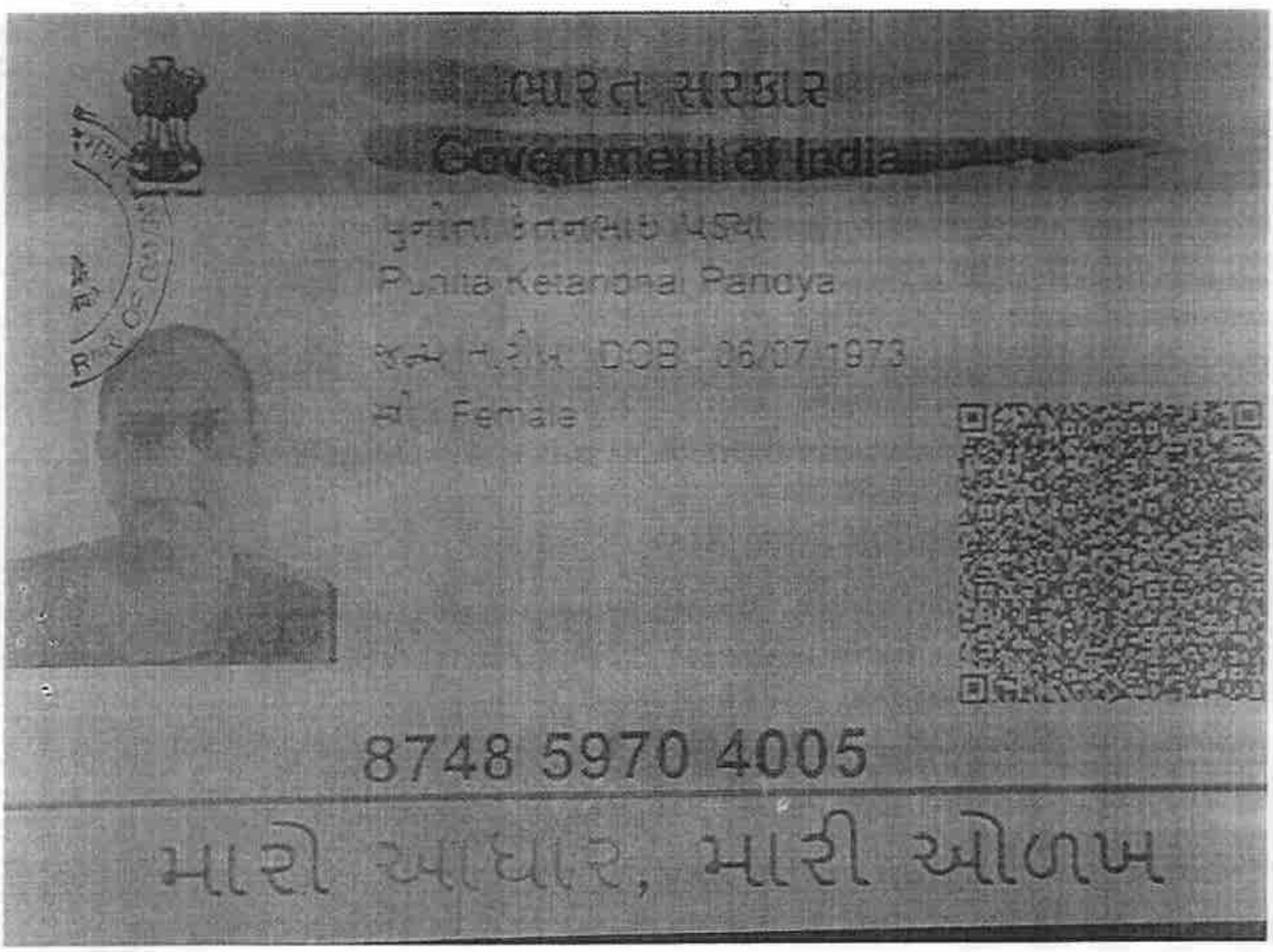
ભારત સરકાર
Government of India

કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
જન્મ તારીખ / DOB : 26/01/1975
પુરુષ / Male

7942 2127 0806

મારો આધાર, મારી ઓળખ

THE SUPREME COURT OF PAKISTAN


ભારત સરકાર
Government of India
Punita Ketanbhai Pandya
DOB : 06/07/1973
Female
8748 5970 4005
મારી આધાર, મારી ઓળખ

A.K. Pandya

आधार

Unique Identification Authority of India

Address: W/O Kelanbhai Pandva, Flat No. 503/A, Nikelan Residency, Khanwad, Nani Daman, Daman, Daman, Daman And Diu, 396210

8748 5970 4005

1947

help@uidai.gov.in

www.uidai.gov.in

P.K.Pandya

FORM "T"

Receipt No: 4836 Serail No : 2228 Year: 2022

Date : 05 Month : November Year : 2022

Nature of Document Lease

By whom presented Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES

Registration Fee	2678.00
Filling and comparing(follos/sides)	60.00
Copy fee for endorsements	2.00
Postage	
Copies or memoranda (section 64 to 67)	0.00
Searches or inspection	
Section 25	
Section 35	
Certified copies(section 57) folios	0.00

Total Amounts In Words

Total Amount Rs: 2740.00

Rupees Two Thousand Seven Hundred and Forty only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.

Please send the document by registered post hand it over to the person named below

Presenter

SILVANA L.M. PEREIRA 08/11/2022

SUB-REGISTRAR

DAMAN

Print DateTime :11/5/2022 1:14:16 PM

THE SUPREME COURT OF INDIA
THE SUPREME COURT OF INDIA

DAMAN

2228 2022

S.R.No. 2228

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 13 to 14 on 05/11/2022

Receipt No :- 4836

Registration	2678.00
Side Copy Fee	60.00
Other Fees	2.00
Total Amount	2740.00

Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)

C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor) Executing Party /Seller Party 46 Years.Occupation Business / Service Resident At I-434,Govardhan Nagar, Opp Poisai Gymkhana, Mumbai,Mumbai,Maharashtra 400067The Executant (S) Admit Execution			P.P. Juthani
2.000	Shri/Ms. Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee) Claiming Party/ Purchaser Party 46 Years.Occupation Business / Service Resident At C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Ketanbhai Arvindbhai Pandya Identifier Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			
4.000	Shri/Ms. Ketanbhai Arvindbhai Pandya WITNESS Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			

5.000 Shri/Ms Punita Ketanbhai Pandya WITNESS Party
49 Years.Occupation Business / Service
Resident At 503 A Niketan Residency Near
Khariwad Nani DamanThe Executant (S) Admit
Execution

P.K. Pandya

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

Registered No. 2208 At Page

Volume of Book No. 1

Date 05/11/2022

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.
Executant No.
Claiment No.
Confirmer No
Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To

SUB REGISTRAR 08/11/2022
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN19105173656432U
Certificate Issued Date	:	05-Nov-2022 10:53 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP102150800314662 6U
Purchased by	:	R K PET PROFILES
Description of Document	:	Article Lease Deed
Property Description	:	N.A.LAND S.NO.184/1(39),ADM 750 SQ.MTRS,1ST FLR,ADM 2000 SQ.FT PART-C AT VILLAGE BHIMPORE
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GIRIRAJ PLASTIC INDUSTRIES
Second Party	:	R K PET PROFILES
Stamp Duty Paid By	:	R K PET PROFILES
Stamp Duty Amount(Rs.)	:	3,320 (Three Thousand Three Hundred And Twenty only)

----------Please write or type below this line----------

Serial No. 2227
Presented at the Office of the Sub-Registrar of DAMAN
Between the hours of
and.....on.....202

उप पंजीकार दमण
SUB REGISTRAR OF DAMAN

SUB REGISTRAR
DAMAN

05/11/2022

05 NOV 2022

JID 0022923272

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at "www.shcilestamp.com" or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.

- Kindly contact Stock Holding Branch / Centre in case of discrepancy.

- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.

- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો

- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

-: DEED OF LEASE :-

THIS DEED OF LEASE is made at Daman on this 5th day of the month of October in the Christian year Two Thousand Twenty Two BETWEEN **GIRIRAJ PLASTIC INDUSTRIES, a proprietary Concern, of SHRI PARAG PRAVINCHANDRA JUTHANI, (PAN NO. ABDPJ0628H),** aged about 46 years, Occ: Business, r/o. I-434 Goverdhan Nagar, Opp Poisai Gymkhana, Mumbai, Mumbai, Maharashtra-400067, Indian National, hereinafter referred to as "**THE LESSOR**" (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE ONE PART.

AND **R K PET PROFILES, (PAN NO. ABFFR5381M), Unit-C a partnership firm, represented through its partner SMT SUMITA SAMIR PANDYA, (PAN NO. ANIPP3791L),** aged about 46 years, Occ: Business, r/o C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt

Collage, Daman, Indian National, hereinafter referred to as hereinafter referred to as **"THE LESSEE"** (which expression shall be deemed to include, their respective heirs, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE SECOND PART.

AND WHEREAS Occupancy Certificate was issue by Technical Officer, PWD Daman bearing No. DP/D&D/TECH-OFFICER/OCCP.CERT/2010-11/798 dated 02.07.2010 to the then owner and certified that construction of building on plot No. 184/1 (39) of Village Bhimpore is as per Approved Plan and permission issued by the Panchayat and is fit for Occupation.

AND WHEREAS the Lessor hereto is the absolute owner and well and sufficiently entitled to Non Agricultural land bearing S.No.184/1 (39), admeasuring 750 Sq Meters, alongwith Industrial Construction consisting of First Floor admeasuring 2000 sq Feet out of total area 3800 sq feet, which is marked as part-C with red ink in the map annexed herewith, Situated at Village Bhimpore, District Daman, which is more particularly

described in schedule below and which shall hereinafter be called as the said property is agreed to give on lease on following terms and conditions :

NOW THIS LEASE WITNESSETH AS FOLLOWS:-

(1) In pursuance of the said Agreement and in consideration of the hereinafter contained to be observed and performed by the LESSEE, the LESSOR DO HEREBY DEMISE up to the LESSEE, the Said Property up to and to the use of LESSEE for term of FIVE YEARS commencing from 01.10.2022 to 30.09.2027 on monthly rent basis.

(2) That monthly rent for the period from 01.10.2022 to 31.03.2023 will be Rs. 50,000/-. And monthly rent for the period from 01.04.2023 to 31.03.2024 will be Rs. 52,500/-. Thenafter every year rent will be increased @ 5% till tenure of the Lease. i.e. monthly rent for the period from 01.04.2024 to 31.03.2025 will be Rs 55,125/-. And monthly rent for the period from 01.04.2025 to 31.03.2026 will be Rs. 57,882/-. Monthly rent for the period

from 01.04.2026 to 30.09.2027 will be Rs. 60,776/-.

(3) That LESSEE shall pay the rent payable hereunder every month by 7th day of each English calendar month.

(4) That if the LESSEE fails to make payment of rent for three consecutive months, then this agreement shall be treated as cancelled from the said month. And the LESSEE has to vacate the premises with immediate effect from the date of such default.

(5) The LESSEE shall pay for and discharge and satisfy all rates, taxes, assessments and impositions relating to his business which during the said terms be hereinafter imposed or assessed by authority of Government or otherwise.

(6) The LESSEE shall at all times during the term of lease keep and maintain the premises clean, tidy, healthy and further in good condition. The LESSOR will add the amount of GST, as applicable by law in his monthly bill. The Lessee will pay the amount of rent plus the

GST amount. As per law the Lessor is required to pay the GST amount, so collected to the Government, and file his GST returns as per the rules of the Govt. Dept.

(7) That lock-in period will be 3 years subject to no default as aforesaid by the lessee

(8) That LESSEE shall not make any structural additions or alteration to the demised premises without the consent in writing from the LESSOR.

(9) That LESSEE shall not assign or sub-let or transfer or part with leased premises or part thereof with or without consideration.

(10) That the LESSEE shall use the demised premises for **Manufacturing Activity**. In case of breach and violation in any of the above regards the LESSEE shall be exclusively responsible and liable for the resultant action cost and expenses.

(11) That LESSEE shall responsible and bound to clear an settle all the payments, dues i.e. Electricity/Energy Bills, Taxes, or any other statutory payments payable to any Govt. Departments relating to their business and

produce the proof to the LESSOR before vacating the premises.

AND THE LESSEE DOES HEREBY COVENANT WITH THE LESSOR as under:-

(1) The LESSEE will, during the lease period, pay the rent regularly.

(2) The LESSEE has agreed to keep the said premises in good condition and ensure that no damage will be caused to the premises during the period of lease.

(3) The LESSEE shall not commit or omit to any such act, things, whereby the LESSOR may become liable to pay penalty or fine to the Government or Panchayat etc. the LESSEE will be responsible for the act and consequence due to its lapse and the LESSEE shall indemnify the LESSOR against any such claim loss, damages caused to them by virtue of their act in the said premises.

(4) It is further agreed between the parties that either party may terminate this Lease by giving Three months notice to another party in-spite of no

default committed by either side after lock-in period of Three year is over.

(5) That yearly average rent of the said premises comes to Rs.6,63,080/- and therefore stamp of Rs.3,320/- at the rate of 0.5 % is used is used for this Deed of Lease.

-: **SCHEDULE** :-

ALL THE PIECE AND PARCLE of Non Agricultural land bearing S.No.184/1(39), admeasuring 750 Sq Meters, alongwith Industrial Constructions consisting of First Floor admeasuring 2000 sq Feet out of total area 3800 sq feet, which is marked as part-C with red ink in the map annexed herewith, Situated at Village Bhimpore, District Daman, and which is bounded as under.

On the East : By Plot No. 48.

On the West : By the existing road.

On the North : By the existing Road.

On the South : By Plot No.40.

IN WITNESSES WHEREOF the parties have put their signatures in presence of the witnesses on this day at Daman.

Left Palm Impression

(SMT SUMITA SAMIR PANDYA)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARAG PRAVINCHANDRA JUTHANI

PRAVINCHANDRA JAMNADAS JUTHANI

05/07/1976

Permanent Account Number

ABDPJ0628H

P.P. Juthani

Signature

19012014

Government of India

Issue Date: 04/07/2013

पराग प्रवीनचंद्र जुठानी

Parag Pravinchandra Juthani

जन्म तारीख / DOB : 05/07/1976

पुरुष / MALE

2768 4353 1915

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: आई-434, गोवर्धन नगर, पोईसर जिमखाना समोर, मुंबई, मुंबई, महाराष्ट्र, 400067

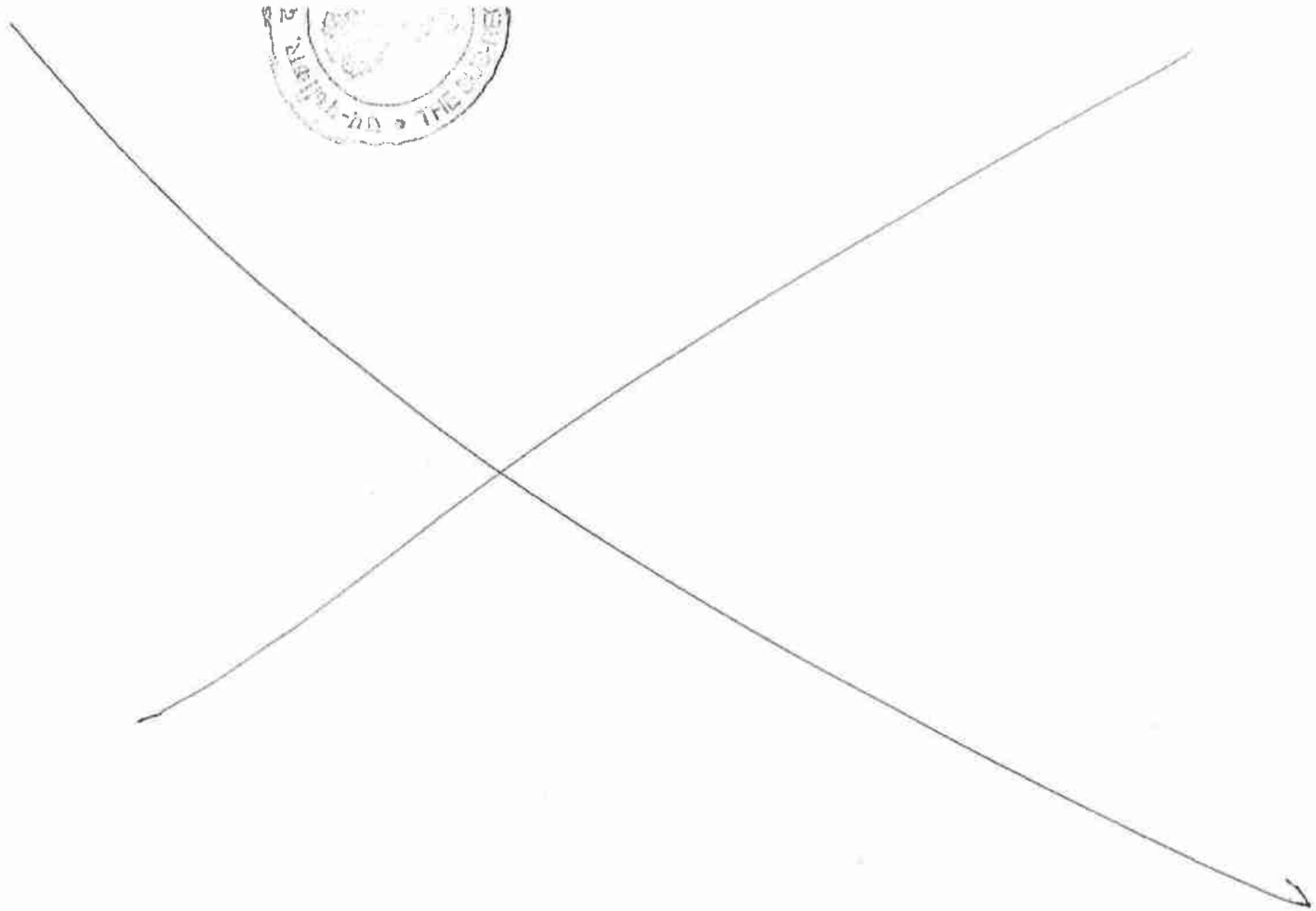
Address: I-434, Govardhan Nagar, Opp Poisar Gymkhana, Mumbai, Mumbai, Maharashtra, 400067

Print Date: 27/10/2020

2768 4353 1915

1947 help@uidai.gov.in www.uidai.gov.in

P.P. Juthani




आयकर विभाग
INCOME TAX DEPARTMENT
Permanent Account Number Card
ABFFR5381M
R K PET PROFILES


ANIPP3791L

भारत सरकार
GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા
Sumita Samir Pandya
જન્મ તારીખ/ DOB: 29/02/1976
સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

उप-पंजीकार,
THE SUB-REG

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :
સી-1, 66 કે.વી. વર્કંદ સબ સ્ટેશન કેંપસ, ઑફ કુંતા રોડ, ગોવત કૉલેજ પાછળ, દમન, દમન, દમન, દમન એન્ડ દીઉ - 396210

Address:
C-1, 66 K.V. Varkand Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

Aadhaar-Aam Admi ka Adhikar

GOVERNMENT OF INDIA
ADMINISTRATION OF DAMAN & DIU
OFFICE OF THE ASSISTANT ENGINEER &
TECHNICAL OFFICER
P.W.D., PANCHAYAT SUB DIVISION
DISTRICT PANCHAYT
MOTI DAMAN

OCCUPANCY CERTIFICATE

No.DP/D&D/Tech –Officer /Occp. Cert/2010-11/ 798 dated : 2 / 07 /2010.

UNDER RULE 10.OF G.D.D. V.P. (REGULATION OF BUILDING) RULES 1971.

Certified that on being notified on dated: 02/07/2010 by the building permit holder M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman, I have conducted the site inspection construction of Factory building (Addition to existing) on Plot bearing Survey No.184/1(39) at village Bhimpore, Nani Daman upon its completion the work authorized by the building construction permission vide letter no.BVP/PLAN/P.No.05/2003-2004/345 granted on dated 02/03/2004 by the Bhimpore Group Gram Panchayat, Daman.

Certified further that the above said building construction conforms generally in all respects to the requirement of its/their plan approval and the said permission granted under rule 3 of Goa, Daman and Diu Village Panchayat (Regulation of building) Rules 1971 and is fit for occupation.

This is issued at the request letter dated 02/07/2010 of M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman

(S. B. Barad)
Technical Officer
& Assistant Engineer,
P.W.D., Panchayat Sub Division,
District Panchayat,
Moti Daman.

Copy to :-
1. M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman.
2. The Sarpanch Village Panchayat of Bhimpore G. G. P Daman for information please

FORM NO. 1 & XIV

ગામ નમુના નં. ૧ અને ૧૪

Date : 24/08/2022

Name of field
ખેતર નું નામ

S. No. : નં 184

Sub Dn No. 1 પ્લોટ નં-39

VILLAGE ભીમપોર
ગામનું નામ

Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant ખાતેદારનું નામ	Khata No. ખાતા નં.	Mut. No. હે. નં	Name of the tenant ગણોતિયાનું નામ
(a)Dry Crop (અ)જમાવર		00-00	ગીરીરાજ પ્લાસ્ટીક ઈન્ડસ્ટ્રીઝ		148 357 2588	
(b)Garden (બ)બગાયત		00-00				
(c)Rice (ક)ચોખા		00-00				
(ડ)નવી જાતો		00-00				
(ઇ)		00-00				
(ફ)		00-00				
Total Cultivable Area કુલ વાવેતર ક્ષેત્રફળ		00-00				
II Un-cultivable Area બિન ખેડાણ જમીન						
(a)Class (a)વર્ગ(અ)		00-07-50				
(b)Class (b)વર્ગ(બ)		00-00				
TotalUncultivable Area કુલ બિન ખેડાણ જમીન		00-07-50				
Grand Total કુલ ક્ષેત્રફળ		00-07-50				

Other Rights ઉપર હક
Name of Person holding rights and nature of rights:
ઉપર હક ધરાવનાર નું નામ તથા હક નો પ્રકાર

Remarks
2588 - ખેડાણ કરતા તા. 21/8/2011 મુજબ ફેરફાર કર્યો. ખેડાણ કરતા ઓર્ડર No 3/1/92 - LND/567 તા- 21/5/93 મુજબ ફેરફાર કર્યો

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated પ્રકારના Ha. હે.	Ars. આરે.	Unirrigated પ્રકારના Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area વિસ્તાર Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઈ ના સ્ત્રોત	Remarks શેરો
2021-2022	-	-	-	-					N.A	00-07-50		-	-

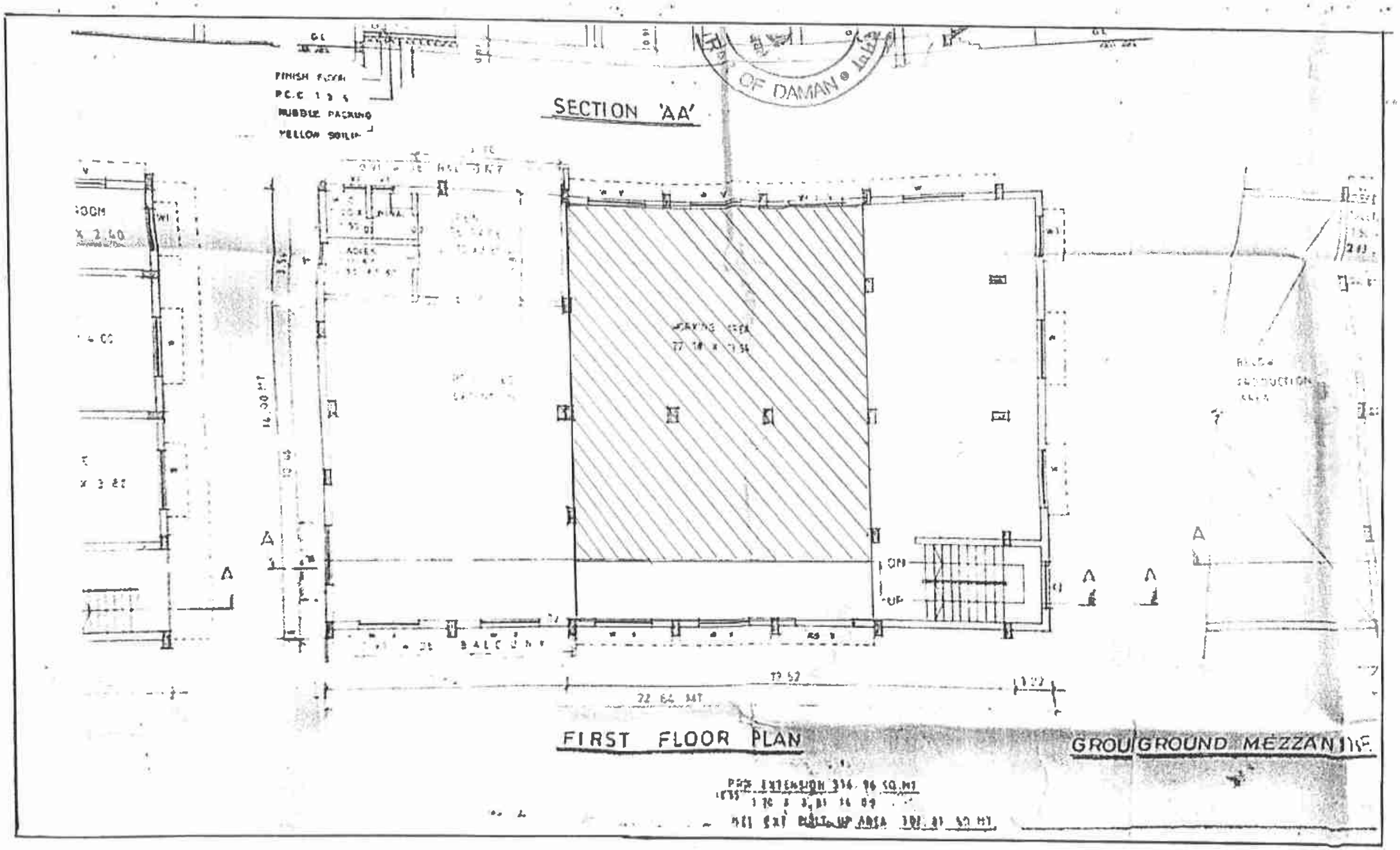
અસલ ઉપર થી નકલ કરી

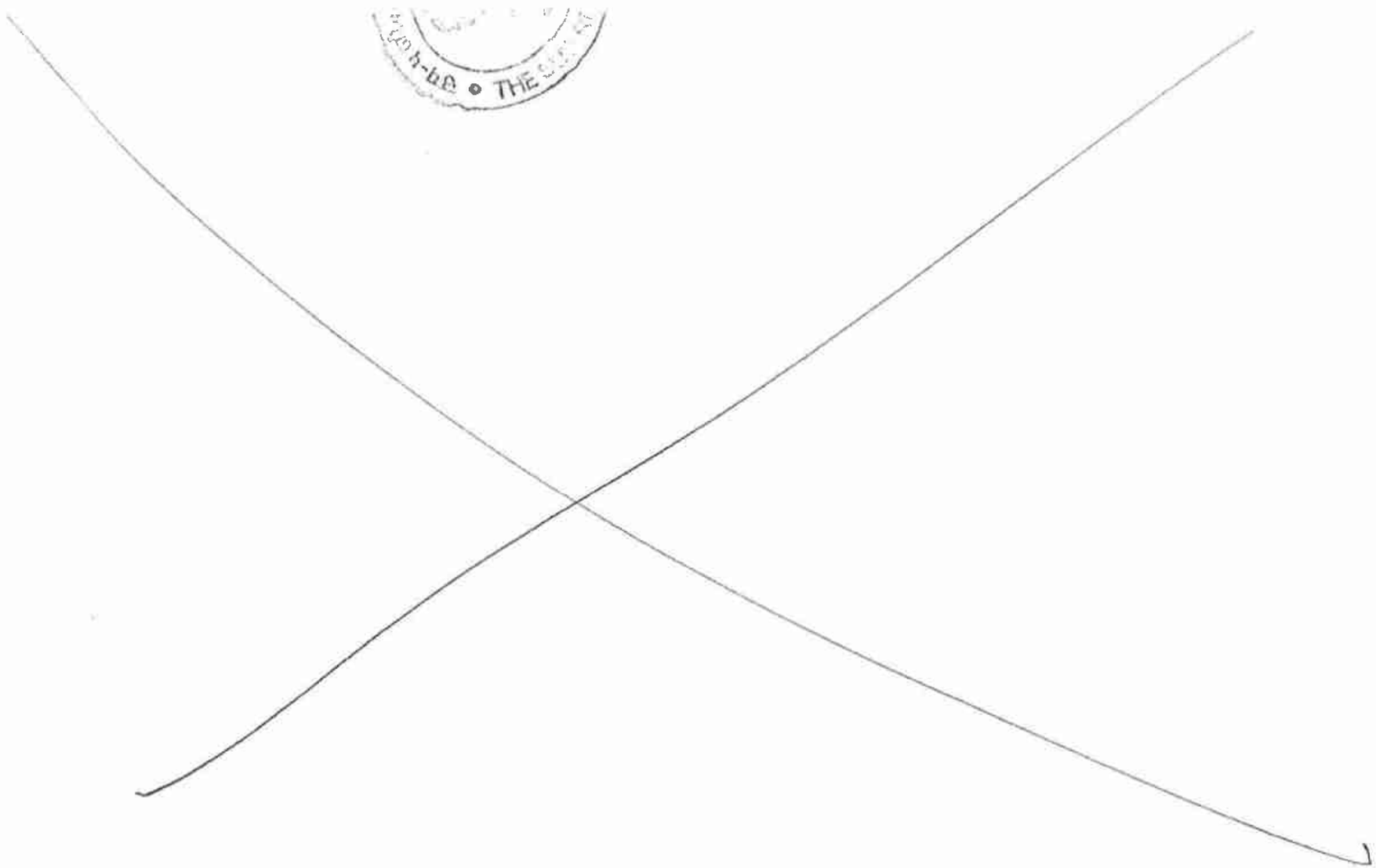
Talathi Name :

Signature :

RECOVESRED THE AMOUNT OF
COPYIN G FEES :- Rs.5/-
PAPER FEES :- ---
TOTAL :- Rs.5/-
VIDE POS TID. No.:- DD024730
Invoice No. 000173 Dated:- 24/08/2022

Talathi
Bhimpore


SECTION 'AA'
FIRST FLOOR PLAN
GROU GROUND MEZZANINE
OF DAMAN



भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No.: 0125/15444/52220

To,
કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
S/O: Arvindbhai
503/A
Niketan Residency
Near Manoj Marbal, Khariwad Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
8401162464

22/03/2014

Ref: 1558 / 12Q / 152907 / 153055 / P

SB701476210FH

તમારો આધાર નંબર / Your Aadhaar No. :

7942 2127 0806

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
જન્મ તારીખ / DOB : 26/01/1975
પુરૂષ / Male

7942 2127 0806

મારો આધાર, મારી ઓળખ

THE JUDICIARY


ભારત સરકાર
Government of India
Punita Keranona Panoya
DOB 06/07/1973
Female
8748 5970 4005
મારો આધાર, મારી ઓળખ

PKPandya

THE SUB-REGISTRAR

THE SUB-REGISTRAR

DAMAN

2227 2022

S.R.No. 2227

Presented at the office of the Sub-Registrar of DAMAN

between the hour of 12 to 13 on 05/11/2022

Receipt No :- 4835

Registration	3341.00
Side Copy Fee	57.00
Other Fees	2.00
Total Amount	3400.00

Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)

C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor) Executing Party /Seller Party 46 Years.Occupation Business / Service Resident At 1-434,Govardhan Nagar, Opp Poisai Gymkhana, Mumbai,Mumbai,Maharashtra 400067The Executant (S) Admit Execution			P.P. Juthani
2.000	Shri/Ms. Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee) Claiming Party/ Purchaser Party 46 Years.Occupation Business / Service Resident At C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Ketanbhai Arvindbhai Pandya Identifier Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			
4.000	Shri/Ms. Ketanbhai Arvindbhai Pandya WITNESS Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			

5.000 Snri/Ms. Punita Ketanbhai Pandya WITNESS Party 49 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution

SILVANA L.M. PEREIRA
Sub Registrar
DAMAN

Registered No.	2207	At Page
Volume of Book No.		1
Date	05/11/2022	

SILVANA L.M. PEREIRA
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To

SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN18650416843631U
Certificate Issued Date	:	13-Sep-2022 10:59 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1020810897685458U
Purchased by	:	R K PET PROFILES
Description of Document	:	Article Lease Deed
Property Description	:	N A LAND S.NO.184/1(39),ADM 750 SQ.MTRS,ADM 7600 SQ.FT,AT VILLAGE BHIMPORE DAMAN
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GIRIRAJ PLASTIC INDUSTRIES
Second Party	:	R K PET PROFILES
Stamp Duty Paid By	:	R K PET PROFILES
Stamp Duty Amount(Rs.)	:	12,880 (Twelve Thousand Eight Hundred And Eighty only)

----------Please write or type below this line----------

Serial No. 1030
Presented at the Office of the Sub-Registrar of DAMAN Between the hours of and.....on.....202

15 SEP 2022

उप पंजीकार दमण
SUB REGISTRAR OF DAMAN

16/9/2022
SUB REGISTRAR
DAMAN

JD 0009275926

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.

- Kindly contact Stock Holding Branch / Centre in case of discrepancy.

- **For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch/Centre.**

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગત www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.

- આ પ્રમાણપત્રમાં કરેલ કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.

- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

-: DEED OF LEASE :-

THIS DEED OF LEASE is made at Daman on this 15th day of the month of September in the Christian year Two Thousand Twenty Two BETWEEN **GIRIRAJ PLASTIC INDUSTRIES, a proprietary Concern, of SHRI PARAG PRAVINCHANDRA JUTHANI, (PAN NO. ABDPJ0628H),** aged about 46 years, Occ: Business, r/o. I-434 Goverdhan Nagar, Opp Poisai Gymkhana, Mumbai, Mumbai, Maharashtra-400067, Indian National, hereinafter referred to as **"THE LESSOR"** (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE ONE PART.

AND **R K PET PROFILES, (PAN NO. ABFFR5381M), a partnership firm, represented through its partner SMT SUMITA SAMIR PANDYA, (PAN NO. ANIPP3791L),** aged about **46** years, Occ: Business, r/o C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage,

Daman, Indian National, hereinafter referred to as hereinafter referred to as "**THE LESSEE**" (which expression shall be deemed to include, their respective heirs, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE SECOND PART.

AND WHEREAS Occupancy Certificate was issue by Technical Officer, PWD Daman bearing No. DP/D&D/TECH-OFFICER/OCCP.CERT/2010-11/798 dated 02.07.2010 to the then owner and certified that construction of building on plot No. 184/1 (39) of Village Bhimpore is as per Approved Plan and permission issued by the Panchayat and is fit for Occupation.

AND WHEREAS the Lessor hereto is the absolute owner and well and sufficiently entitled to Non Agricultural land bearing S.No.184/1 (39), admeasuring 750 Sq Meters, alongwith Industrial Construction consisting of Ground Plus First Floor, total admeasuring 7600 Sq Feet, Situated at Village Bhimpore, District Daman, which is more particularly described in schedule below and which shall hereinafter be called as the said property is agreed to give on lease on following terms

and conditions :

NOW THIS LEASE WITNESSETH AS FOLLOWS:-

(1) In pursuance of the said Agreement and in consideration of the hereinafter contained to be observed and performed by the LESSEE, the LESSOR DO HEREBY DEMISE up to the LESSEE, the Said Property up to and to the use of LESSEE for term of FIVE YEARS commencing from 01.10.2022 to 30.09.2027 on monthly rent basis.

(2) That monthly rent for the period from 01.10.2022 to 31.03.2023 will be Rs. 1,35,000/-. And monthly rent for the period from 01.04.2023 to 31.03.2024 will be Rs. 1,50,000/-. Thenafter every year rent will be increased @ 5% till tenure of the Lease. i.e. monthly rent for the period from 01.04.2024 to 31.03.2025 will be Rs 1,57,500/-. And monthly rent for the period from 01.04.2025 to 31.03.2026 will be Rs. 1,65,375/-. Monthly rent for the period from 01.04.2026 to 30.09.2027 will be Rs. 1,73,644/-.

(3) That LESSEE shall pay the rent payable hereunder every month by 7th day of each English calendar month.

(4) That if the LESSEE fails to make payment of rent for three consecutive months, then this agreement shall be treated as cancelled from the said month. And the LESSEE has to vacate the premises with immediate effect from the date of such default.

(5) The LESSEE shall pay for and discharge and satisfy all rates, taxes, assessments and impositions relating to his business which during the said terms be hereinafter imposed or assessed by authority of Government or otherwise.

(6) The LESSEE shall at all times during the term of lease keep and maintain the premises clean, tidy, healthy and further in good condition. The LESSOR will add the amount of GST, as applicable by law in his monthly bill. The Lessee will pay the amount of rent plus the GST amount. As per law the Lessor is required to pay the GST amount, so collected to the

Government, and file his GST returns as per the rules of the Govt. Dept.

(7) That lock-in period will be 3 years subject to no default as aforesaid by the lessee

(8) That LESSEE shall not make any structural additions or alteration to the demised premises without the consent in writing from the LESSOR.

(9) That LESSEE shall not assign or sub-let or transfer or part with leased premises or part thereof with or without consideration.

(10) That the LESSEE shall use the demised premises for **Manufacturing Activity.** In case of breach and violation in any of the above regards the LESSEE shall be exclusively responsible and liable for the resultant action cost and expenses.

(11) That LESSEE shall responsible and bound to clear an settle all the payments, dues i.e. Electricity/Energy Bills, Taxes, or any other statutory payments payable to any Govt. Departments relating to their business and produce the proof to the LESSOR before vacating the premises.

AND THE LESSEE DOES HEREBY COVENANT WITH THE LESSOR as under:-

(1) The LESSEE will, during the lease period, pay the rent regularly.

(2) The LESSEE has agreed to keep the said premises in good condition and ensure that no damage will be caused to the premises during the period of lease.

(3) The LESSEE shall not commit or omit to any such act, things, whereby the LESSOR may become liable to pay penalty or fine to the Government or Panchayat etc. the LESSEE will be responsible for the act and consequence due to its lapse and the LESSEE shall indemnify the LESSOR against any such claim loss, damages caused to them by virtue of their act in the said premises.

(4) That the lessee have paid to the lessor Rs.3,50,000/- towards INTEREST FREE SECURITY DEPOSIT as mentioned below:

Sr.No. **Particular**

1. By Cheque No. 674346 dated 04.08.2022 of SBI Bank, Nani Daman Branch for Rs.3,50,000/-.

   The lessor have to repay the said amount to lessee after tenure of lease or possession is handed over to the lessor whichever is earlier after deducting the due amount if any at the relevant time.

(5) It is further agreed between the parties that either party may terminate this Lease by giving Three months notice to another party in-spite of no default committed by either side after lock-in period of Three year is over.

(6) That yearly average rent of the said premises comes to Rs. 18,75,646 /- and therefore stamp of Rs.9,380 /- at the rate of 0.5 % is used and stamp paper of Rs.3,500/- at the rate of 1% on security deposit of Rs.3,50,000/- is used and therefore total stamp paper of Rs. 12,880 /- is used for this Deed of Lease.

-: SCHEDULE :-

ALL THE PIECE AND PARCLE of Non Agricultural land bearing S.No.184/1(39), admeasuring 750 Sq Meters, alongwith Industrial Constructions consisting of Ground Plus First Floor total admeasuring 7600 Sq Feet, Situated at Village Bhimpore, District Daman, and which is bounded as under.

On the East : By Plot No. 48.

On the West : By the existing road.

On the North : By the existing Road.

On the South : By Plot No.40.

IN WITNESSES WHEREOF the parties have put their signatures in presence of the witnesses on this day at Daman.

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
GIRIRAJ PLASTIC INDUSTRIES,)
a proprietary Concern, of
SHRI
PARAG
PRAVINCHANDRA)
JUTHANI)

P. P. Juthani

.....**THE LESSOR**.....)

SIGNED, SEALED & DELIVERED)

BY THE WITHINNAMED)

R K PET PROFILES,)

a partnership firm,)

represented through its partner)

SMT)

SUMITA)

SAMIR)

PANDYA)

.....**THE LESSEE**.....) _____

WITNESSES:-

1. _____

2. P. K Pandya

THE SUB-REG

Left Palm Impression

(SHRI PARAG PRAVINCHANDRA JUTHANI)

Right Palm Impression

(SMT SUMITA SAMIR PANDYA)

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

PARAG PRAVINCHANDRA JUTHANI

PRAVINCHANDRA JAMNADAS JUTHANI

05/07/1976

Permanent Account Number

ABDPJ0628H

P.P. Juthani

Signature

19042014

भारत सरकार

Government of India

पराग प्रवीनचंद्र जुठानी

Parag Pravinchandra Juthani

जन्म तारीख / DOB : 05/07/1976

पुरुष / MALE

Issue Date: 04/07/2013

2768 4353 1915

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: आई-434, गोवर्धन नगर, पोईसई जिमखाना समोर, मुंबई, मुंबई, महाराष्ट्र, 400067

Address: I-434, Govardhan Nagar, Opp Poisai Gymkhana, Mumbai, Mumbai, Maharashtra, 400067

Print Date: 27/10/2020

2768 4353 1915

1947 help@uidai.gov.in www.uidai.gov.in

P.P. Juthani

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

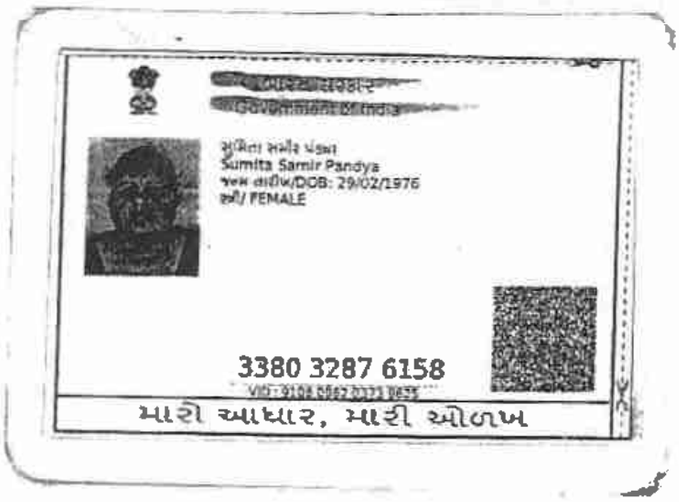
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABFFR5381M

नाम / Name
R K PET PROFILES

निगमन /गठन की तारीख
Date of Incorpation/Formation
05/08/2022

12082022


Government of India
સુમિતા સમીર પંડ્યા
Sumita Samir Pandya
જન્મ તારીખ/DOB: 29/02/1976
સ્ત્રી/ FEMALE
3380 3287 6158
VID : 9108 0962 0373 9625
મારો આધાર, મારી ઓળખ


Unique Identification Authority of India
Address:
C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210
3380 3287 6158
VID : 9108 0962 0373 9625

THE SUB-REGIST

GOVERNMENT OF INDIA
ADMINISTRATION OF DAMAN & DIU
OFFICE OF THE ASSISTANT ENGINEER &
TECHNICAL OFFICER
P.W.D., PANCHAYAT SUB DIVISION
DISTRICT PANCHAYT
MOTI DAMAN

OCCUPANCY CERTIFICATE

No.DP/D&D/Tech -Officer /Occp Cert/2010-11/ 798 dated : 2 / 07 /2010.

UNDER RULE 10.OF G.D.D. V.P.(REGULATION OF BUILDING) RULES 1971.

Certified that on being notified on dated: 02/07/2010 by the building permit holder M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman, I have conducted the site inspection construction of Factory building (Addition to existing) on Plot bearing Survey No.184/1(39) at village Bhimpore, Nani Daman upon its completion the work authorized by the building construction permission vide letter no.BVP/PLAN/P.No.05/2003-2004/345 granted on dated 02/03/2004 by the Bhimpore Group Gram Panchayat, Daman.

Certified further that the above said building construction conforms generally in all respects to the requirement of its/their plan approval and the said permission granted under rule 3 of Goa, Daman and Diu Village Panchayat (Regulation of building) Rules 1971 and is fit for occupation.

This is issued at the request letter dated 02/07/2010 of M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman

(S. B. Barad)
Technical Officer
& Assistant Engineer,
P.W.D., Panchayat Sub Division,
District Panchayat,
Moti Daman.

Copy to :-
1. M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman.
2. The Sarpanch Village Panchayat of Bhimpore G. G. P Daman for information please

FORM NO. 1 & XIV

Date : 24/08/2022 | ગામ. નમુના નં. ૧ અને ૧૪ |

Name of field -
ખેતર નું નામ
S. No. : નં. 184
Sub Dn No. 1 પ્લોટ નં-39

VILLAGE ભીમપોર
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. હે. નં.	Name of the tanent વાવોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00	00	ગીરીરાજ પ્લાસ્ટીક ઈન્ડસ્ટ્રીઝ		148 357 2588	
(b)Garden (બ)બગાયત	00	00				
(c)Rice (ક)ડાંગર	00	00				
(i)નવો ડાંગર	00	00				
(ii)	00	00				
(iii)	00	00				
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00	00				
II Un-cultivable Area બિન ખેડાણ જમીન						
(a)Class (a)વર્ગ(અ)	00	07-50				
(b)Class (b)વર્ગ(બ)	00	00				
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00	07-50				
Grand Total કુલ ક્ષેત્રફળ	00	07-50				

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
2588 - મે.સા.સા.લ્ટ.L લુ. તા.8/8/2011 મુજબ ફેરફાર કર્યો, મે.મા.ચા.દમણના ઓર્ડર No 3/1/92 - LND/587 dt- 21/5/93 મુજબ ફેરફાર કર્યો

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે.	Ars. આરે.	Unirrigated જરાયત Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks રેરે.
2021-2022	-	-	-	-					N.A	00	07-50	-	-

અસલ ઉપર થી નકલ કરી

Talathi Name :

Signature :

RECOVESRED THE AMOUNT OF
COPYIN G FEES :- Rs.5/-
PAPER FEES :- ---
TOTAL , :- Rs.5/-
VIDE POS TID. No.:- DD024730
Invoice No. 000173 Dated:- 24/08/2022

Talathi
Bhimpore

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No.: 0125/15444/52220

To,
કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
S/O: Arvindbhai
503/A
Niketan Residency
Near Manoj Marbal, Khariwad Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
8401162464

22/03/2014

Ref: 1558 / 12Q / 152907 / 153055 / P

SB701476210FH

તમારો આધાર નંબર / Your Aadhaar No. :

7942 2127 0806

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
જન્મ તારીખ / DOB : 26/01/1975
પુરુષ / Male

7942 2127 0806

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0125/01234/00590

To
Joshi Prashant Jasvantal
A-1 105 SR No 59/3
Arihant 1
Somnath
Nani Daman
Daman
Daman Daman and Diu - 396210
9327477776

તમારો આધાર નંબર / Your Aadhaar No. :
5727 2698 6793
VID : 9112 8508 5887 3090
મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઈલેક્ટ્રોનિક પદ્ધતિ દ્વારા બનાવેલ દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેઈલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ભારત સરકાર
Government of India

Joshi Prashant Jasvantlal
DOB: 14/07/1986
પુરુષ/ MALE

5727 2698 6793
VID : 9112 8508 5887 3090
મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
એ-1 105 સોમનાથ નં 59/3, અરિહંત 1, સોમનાથ, નાની દમણ, દમણ, દમણ,
દમણ અને દીવ - 396210

Address:
A-1 105 SR No 59/3, Arihant 1, Somnath, Nani Daman, Daman, Daman,
Daman and Diu - 396210

5727 2698 6793
VID : 9112 8508 5887 3090

1947 | help@uidai.gov.in | www.uidai.gov.in


ભારત સરકાર
Government of India
Punita Keranchal Pandya
DOB 06/07/1973
Female
8748 5970 4005
મારો આધાર, મારી ઓળખ

P K Pandya

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

આધાર

સરનામું: W/O કેતનભાઈ પંડ્યા, ફ્લેટ નં. 503/એ નિકેતન રેસિડેન્સી ખારીવાડ, નાની [illegible] દમણ અને દીવ, 396210

Address: W/O Ketanbhai Pandya, [illegible] 503/A, Niketan Residency, Khariwad, [illegible] Daman, Daman, Daman, Daman And Diu, 396210

8748 5970 4005

1947

help@uidai.gov.in

www.uidai.gov.in

PK-Pandya

FORM "T"

Receipt No: 4085 Serail No : 1930 Year: 2022

Date : 15 Month : September Year : 2022

Nature of Document: Lease

By whom presented Smt Sumita Samir Pandya as a represented through its partner of R.K.PET PROFILES (The Lessee)

Registration Fee	11154.00
Filing and comparing(folios/sides)	94.00
Copy fee for endorsements	2.00
Postage	
Copies or memoranda (section 64 to 67)	0.00
Searches or inspection	
Section 25	
Section 35	
Certified copies(section 57) folios	0.00

Total Amounts In Words | Total Amount Rs: 11250.00

Rupees Eleven Thousand Two Hundred and Fifty only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.

Please send the document by registered post hand it over to the person named below

Presenter

Sumita. S. Pandya.

SILVANA L.M. PEREIRA 15/9/2022

SUB-REGISTRAR

DAMAN

Print DateTime :9/15/2022 11:54:23 AM

THE SUB-REGISTRAR
THE SUB-REGISTRAR

DAMAN

1930 2022

S.R.No. 1930

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 11 to 12 on 15/09/2022

Receipt No :- 4085

Registration	11154.00
Side Copy Fee	94.00
Other Fees	2.00
Total Amount	11250.00

Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)

C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.

SILVANA L.M. PEREIRA 16/9/2022

Sub Registrar

DAMAN

SILVANA L.M. PEREIRA 16/9/2022

Sub Registrar

DAMAN

Sl. No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor) Executing Party /Seller Party 46 Years.Occupation Business / Service Resident At I-434,Govardhan Nagar, Opp Poisai Gymkhana, Mumbai,Mumbai,Maharashtra 400067The Executant (S) Admit Execution			P. P. Juthani
2.000	Shri/Ms. Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee) Claiming Party/ Purchaser Party 46 Years.Occupation Business / Service Resident At C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Ketanbhai Arvindbhai Pandya Identifier Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			
4.000	Shri/Ms. Ketanbhai Arvindbhai Pandya WITNESS Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			

5 000 Shri/Ms. Punita Ketanbhai Pandya WITNESS Party
49 Years.Occupation Business / Service
Resident At 503 A Niketan Residency Near
Khariwad Nani DamanThe Executant (S) Admit
Execution

P K Pandya

16/9/2022

SILVANA L.M. PEREIRA
Sub Registrar
DAMAN

Registered No. 1912 At Page

Volume of Book No. 1

Date : 15/09/2022

SILVANA L.M PEREIRA 16/9/2022
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Document is Returned To

16/9/2022
SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN19105382598208U
Certificate Issued Date	:	05-Nov-2022 10:54 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1021507993835174U
Purchased by	:	R K PET PROFILES
Description of Document	:	Article Agreement
Property Description	:	DEED OF RECTIFICATION
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	GIRIRAJ PLASTIC INDUSTRIES
Second Party	:	R K PET PROFILES
Stamp Duty Paid By	:	R K PET PROFILES
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

----------Please write or type below this line----------

Serial No. 2226
Presented at the Office of the Sub-Registrar of DAMAN
Between the hours of
and.....on.....202

उप पंजीकार दमण
SUB REGISTRAR OF DAMAN

SUB REGISTRAR 08/11/2022
DAMAN

05 NOV 2022

JID 0022923273

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

NOTICE

- The contents of this e-stamp certificate can be verified at www.shcilestamp.com, Stock Holding mobile application "EStamping" or at Stock Holding Branch/ Centre (the details of which are available at www.stockholding.com).

- Any alteration to this certificate renders it invalid and would constitute a criminal offence.

- Kindly contact Stock Holding Branch / Centre in case of discrepancy.

- For information related to e-Stamping you may write to us on our email id estamp.ahmedabad@stockholding.com or visit our Branch / Centre.

સૂચના

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રની વિગતો www.shcilestamp.com દ્વારા અથવા સ્ટોક હોલ્ડિંગની "ઈસ્ટેમ્પિંગ" મોબાઈલ એપ્લિકેશન અથવા સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર (જેની વિગતો www.stockholding.com પર ઉપલબ્ધ છે) પર જઈ ને ચકાસી શકાય છે.

- આ પ્રમાણપત્રમાં કોઈપણ ફેરફાર અમાન્ય છે અને તે ફોજદારી ગુનો બને છે.

- આ ઈ-સ્ટેમ્પ પ્રમાણપત્રમાં કોઈપણ વિસંગતતા જણાય તો સ્ટોક હોલ્ડિંગની શાખા / કેન્દ્ર પર સંપર્ક કરવો.

- ઈ-સ્ટેમ્પિંગ સંબંધિત જાણકારી માટે અમને estamp.ahmedabad@stockholding.com પર ઈ-મેઈલ કરવો અથવા અમારી શાખા / કેન્દ્ર ની મુલાકાત લેવી.

-: DEED OF RECTIFICATION :-

THIS DEED OF RECTIFICATION is made at Daman on this 5th day of the month of October in the Christian year Two Thousand Twenty Two BETWEEN **GIRIRAJ PLASTIC INDUSTRIES, a proprietary Concern, of SHRI PARAG PRAVINCHANDRA JUTHANI,** aged about 46 years, Occ: Business, r/o. I-434 Goverdhan Nagar, Opp Poisai Gymkhana, Mumbai, Mumbai, Maharashtra-400067, Indian National, hereinafter referred to as **"THE LESSOR"** (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE ONE PART.

AND **R K PET PROFILES, Unit-A a partnership firm, represented through its partner SMT SUMITA SAMIR PANDYA,** aged about 46 years, Occ: Business, r/o C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman, Indian National, hereinafter referred to as

hereinafter referred to as "**THE LESSEE**" (which expression shall be deemed to include, their respective heirs, legal representatives, executors, administrators and assigns wherever the context or meaning shall so required or permit) OF THE SECOND PART.

AND WHEREAS the Lessor and Lessee have executed Deed of Lease before Sub Registrar of Daman under Serial No. 1930 dated 15.09.2022.

AND WHEREAS in the said Deed of Lease due to typing mistake or oversight on page no. 2 & on page no.8 in schedule it has been typed as Ground Plus First Floor total admeasuring 7600 Sq Feet instead of, "Ground Floor admeasuring 2000 sq Feet out of total area 3800 sq feet, which is marked as part-A with red ink in the map annexed herewith". Therefore by executing this Deed of Rectification it is required to be rectified.

AND WHEREAS likewise in the said Deed of Lease on page no. 3, the contains of para no.2 has been typed due to typing mistake. In fact the true fact of para no.2 is as under:

a. That monthly rent for the period from 01.10.2022 to 31.03.2023 will be Rs. 60,000/-. And monthly rent for the period from 01.04.2023 to 31.03.2024 will be Rs. 63,000/-. Thenafter every year rent will be increased @ 5% till tenure of the Lease. i.e. monthly rent for the period from 01.04.2024 to 31.03.2025 will be Rs 66,150/-. And monthly rent for the period from 01.04.2025 to 31.03.2026 will be Rs. 69,458/-. Monthly rent for the period from 01.04.2026 to 30.09.2027 will be Rs. 72,931/-.

Likewise on page no.1 & 9 word Unit-A after the word R.K Pet Profiles have not been mentioned, which is required to be rectified.

a. AND WHEREAS in the said Deed of Lease on on page no.2 & on page no. 8 in schedule it be read as "Ground Floor admeasuring 2000 sq Feet out of total area 3800 sq feet, which is marked as part-A with red ink in the map annexed herewith". Likewise on page no.3 instead of existing para no.2 following para no.2 be treated as inserted and be read as para

no.2 "That monthly rent for the period from 01.10.2022 to 31.03.2023 will be Rs. 60,000/-. And monthly rent for the period from 01.04.2023 to 31.03.2024 will be Rs. 63,000/-. Thenafter every year rent will be increased @ 5% till tenure of the Lease. i.e. monthly rent for the period from 01.04.2024 to 31.03.2025 will be Rs 66,150/-. And monthly rent for the period from 01.04.2025 to 31.03.2026 will be Rs. 69,458/-. Monthly rent for the period from 01.04.2026 to 30.09.2027 will be Rs. 72,931/-.

Likewise on page no.1 & 9 after the word R.K Pet Profiles, the word unit-A be treated as added in the said Deed.

AND WHEREAS by rectifying the said facts purpose of the Deed will not be changed. Therefore this Deed of Rectification is executed on Stamp Paper of Rs. 100/-. It is agreed that this Deed of Rectification be treated as part & parcel of the said Deed of Lease.

-: **SCHEDULE** :-

ALL THE PIECE AND PARCLE of Non Agricultural land bearing S.No.184/1(39),

admeasuring 750 Sq Meters, alongwith Industrial Constructions consisting of Ground Floor admeasuring 2000 sq Feet out of total area 3800 sq feet, which is marked as part-A with red ink in the map annexed herewith, Situated at Village Bhimpore, District Daman, and which is bounded as under.

On the East : By Plot No. 48.

On the West : By the existing road.

On the North : By the existing Road.

On the South : By Plot No.40.

IN WITNESSES WHEREOF the parties have put their signatures in presence of the witnesses on this day at Daman.

SIGNED, SEALED & DELIVERED)
BY THE WITHINNAMED)
GIRIRAJ PLASTIC INDUSTRIES,)
a proprietary Concern, of)

SHRI
PARAG
PRAVINCHANDRA
JUTHANI

P.P. Juthani

.....THE LESSOR.....)

SIGNED, SEALED & DELIVERED)

BY THE WITHINNAMED)

R K PET PROFILES,Unit-A)

a partnership firm,)

represented through its partner)

SMT)

SUMITA)

SAMIR)

PANDYA)

.....**THE LESSEE**.....) _____

WITNESSES:-

1. _____

2. _____

Left Palm Impression

(SHRI PARAG PRAVINCHANDRA JUTHANI)

Left Palm Impression

(SMT SUMITA SAMIR PANDYA)

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

PARAG PRAVINCHANDRA JUTHANI

PRAVINCHANDRA JAMNADAS JUTHANI

05/07/1976

Permanent Account Number

ABDPJ0628H

P.P. Juthani

Signature

19042014

भारत सरकार

Government of India

पराग प्रवीनचंद्र जुठानी

Parag Pravinchandra Juthani

जन्म तारीख / DOB : 05/07/1976

पुरुष / MALE

Issue Date: 04/07/2015

2768 4353 1915

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता: आई-434, गोवर्धन नगर, पोईसर जिमखाना सामीप, मुंबई, मुंबई, महाराष्ट्र, 400067

Address: I-434, Govardhan Nagar, Opp Poisar Gymkhana, Mumbai, Mumbai, Maharashtra, 400067

Print Date: 27/02/2020

2768 4353 1915

1947 help@uidai.gov.in www.uidai.gov.in

P. P. Juthani

THE SURGEON


आयकर विभाग
INCOME TAX DEPARTMENT
SUMITA S PANDYA
VINODBHAI SANATKUMAR VYAS
29/02/1976
Permanent Account Number
ANIPP3791L

Sumita

भारत सरकार
GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા

Sumita Samir Pandya

જન્મ તારીખ/ DOB: 29/02/1976

સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

સી-1, 66 કે.વી. વર્કુટ સબ સ્ટેશન કેંપસ, ઑફ કુંતા રોડ, ગોવત કૉલેજ પાછળ, દમન, દમન, દમન, દમન એન્ડ દીઉ - 396210

Address:

C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

Aadhaar-Aam Admi ka Adhikar

GOVERNMENT OF INDIA
ADMINISTRATION OF DAMAN & DIU
OFFICE OF THE ASSISTANT ENGINEER &
TECHNICAL OFFICER
P.W.D., PANCHAYAT SUB DIVISION
DISTRICT PANCHAYT
MOTI DAMAN

OCCUPANCY CERTIFICATE

No.DP/D&D/Tech –Officer /Occp Cert/2010-11/ 798 dated : 2 / 07 /2010.

UNDER RULE 10.OF G.D.D. V.P. (REGULATION OF BUILDING) RULES 1971.

Certified that on being notified on dated: 02/07/2010 by the building permit holder M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman, I have conducted the site inspection construction of Factory building (Addition to existing) on Plot bearing Survey No.184/1(39) at village Bhimpore, Nani Daman upon its completion the work authorized by the building construction permission vide letter no.BVP/PLAN/P.No.05/2003-2004/345 granted on dated 02/03/2004 by the Bhimpore Group Gram Panchayat, Daman.

Certified further that the above said building construction conforms generally in all respects to the requirement of its/their plan approval and the said permission granted under rule 3 of Goa, Daman and Diu Village Panchayat (Regulation of building) Rules 1971 and is fit for occupation.

This is issued at the request letter dated 02/07/2010 of M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman

(S. B. Barad)
Technical Officer
& Assistant Engineer,
P.W.D., Panchayat Sub Division,
District Panchayat,
Moti Daman.

Copy to :-
1. M/s. S. M. Plastic Industries, Panchal Udyog Nagar, Bhimpore, Nani Daman.
2. The Sarpanch Village Panchayat of Bhimpore G. G. P Daman for information please

FORM NO. 1 & XIV

Date : 24/08/2022 — ગામ. નમુના નં. ૧ અને ૧૪ —

Name of field
ખેતર નું નામ
S. No. : નં. 184
Sub Dn No. 1 પ્લોટ નં-39

VILLAGE ભીમપોર
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area ચાલેવર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે	Name of occupant કબજાદારનું નામ	Khata No. ખાતા નં.	Mut. No. કે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		શ્રીરાજ પ્લાસ્ટીક ઈન્ડસ્ટ્રીઝ		148 357 2588	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ભાત	00-00					
(i)નવી ભાત (ii) (iii)	00-00 00-00 00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન (a)Class (a)વર્ગ(અ)	00-07-50					
(b)Class (b)વર્ગ(બ)	00-00					
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-07-50					
Grand Total કુલ ક્ષેત્રફળ	00-07-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારક વ્યક્તિ નું નામ તથા હક્ક નો પ્રકાર

Remarks
2588 - મેસર્સ શ્રીરાજ પ્લા. પ્રા. લિ. ને તા.3/8/2011 મુજબ ફેરફાર કર્યો. મેસર્સ શ્રીરાજ પ્લાસ્ટીક ઈન્ડસ્ટ્રીઝ No 3/1/92 - LND/567 તા- 21/5/93 મુજબ ફેરફાર કર્યો

Details of Cropped Area

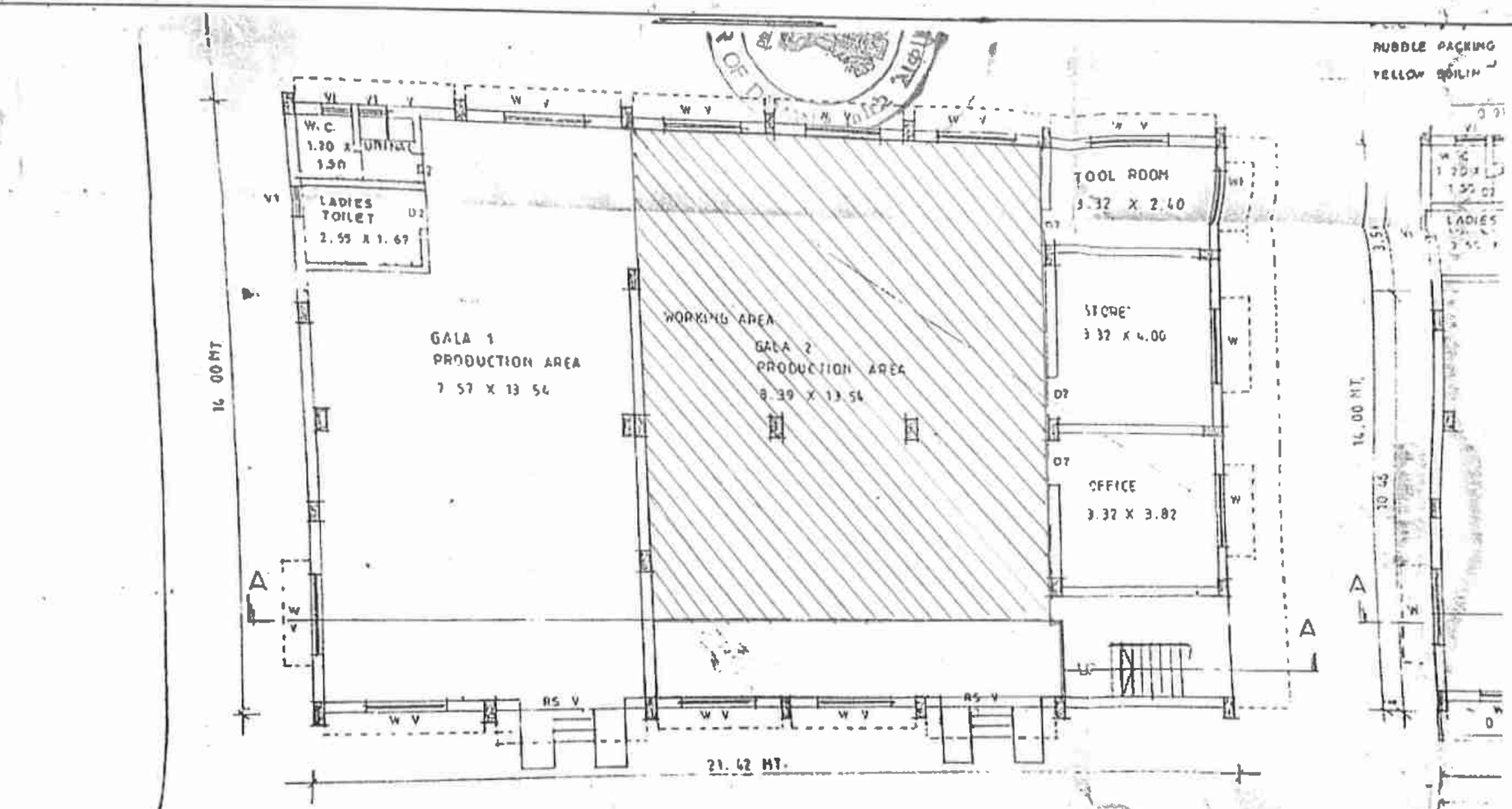
Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બાગાયત Ha. હે.	Ars. આરે	Unirrigated વરાપ પાક Ha. હે.	Ars. આરે	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2021-2022	-	-	-	-					N.A	00-07-50		-	-

અસલ ઉપર થી નકલ કરી

Talathi Name :
Signature :

RECOVESRED THE AMOUNT OF
COPYIN G FEES :- Rs.5/-
PAPER FEES :- ---
TOTAL . :- Rs.5/-
VIDE POS TID. No.:- DD024730
Invoice No. 000173 Dated:- 24/08/2022

Talathi
Bhimpore



GROUND FLOOR PLAN

EXI. BUILT UP AREA 299.88 SQ. MT.

THE SUB-REGISTRAR

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No.: 0125/15444/52220

To,
કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
S/O: Arvindbhai
503/A
Niketan Residency
Near Manoj Marbal, Khariwad Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
8401162464

22/03/2014

Ref: 1558 / 12Q / 152907 / 153055 / P

SB701476210FH

તમારો આધાર નંબર / Your Aadhaar No. :

7942 2127 0806

મારો આધાર, મારી ઓળખ

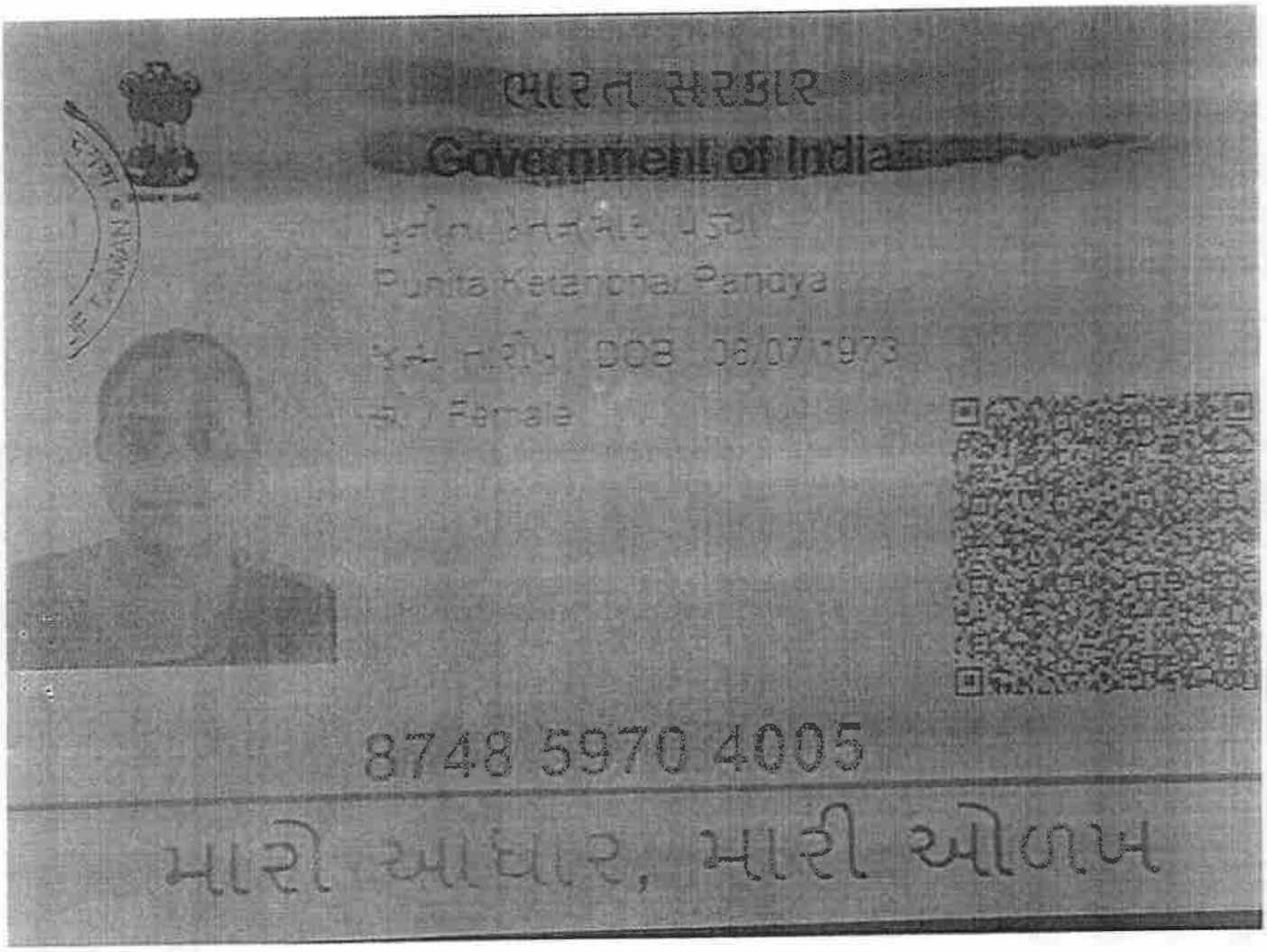
ભારત સરકાર
Government of India

કેતનભાઇ અરવિંદભાઈ પંડ્યા
Ketanbhai Arvindbhai Pandya
જન્મ તારીખ / DOB : 26/01/1975
પુરુષ / Male

7942 2127 0806

મારો આધાર, મારી ઓળખ

THE SUB REGISTRAR


ભારત સરકાર
Government of India
Punita Ketanchal Pandya
DOB 08/07/1973
Female
8748 5970 4005
મારો આધાર, મારી ઓળખ

P.K.Pandya

આધાર

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

સરનામું: W/O કેતનભાઈ પંડ્યા, ફ્લેટ નં. 503/એ નિકેતન રેસિડેન્સી, ખારીવાડ, નાની દમણ, દમણ, દમણ, દમણ અને દીવ, 396210

Address: W/O Ketanbhai Pandya, Flat No. 503/A, Niketan Residency, Khariwad, Nani Daman, Daman, Daman, Daman And Diu, 396210

8748 5970 4005

1947

help@uidai.gov.in

www.uidai.gov.in

P.K. Pandya

FORM "T"

Receipt No: 4834 Serail No : 2226 Year: 2022

Date 05 Month . November Year : 2022

Nature of Document: Deed of Rectification

By whom presented Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES

Registration Fee	15.00
Filing and comparing(folios/sides)	53.00
Copy fee for endorsements	2.00
Postage	
Copies or memoranda (section 64 to 67)	0.00
Searches or inspection	
Section 25	
Section 35	
Certified copies(section 57) folios	0.00

Total Amounts In Words

Total Amount Rs: 70.00

Rupees Seventy only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

C-1, 66 K V, Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.

Please send the document by registered post hand it over to the person named below

Presenter

SILVANA L.M. PEREIRA 08/11/2022

SUB-REGISTRAR

DAMAN

Print DateTime :11/5/2022 12:42:02 PM

THE SI
THE CHANCELLOR

DAMAN

2226 2022

S.R.No. 2226

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 12 to 13 on 05/11/2022

Receipt No :- 4834

Registration	15.00
Side Copy Fee	53.00
Other Fees	2.00
Total Amount	70.00

Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee)

C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri Parag Pravinchandra Juthani as a proprietary Concern of GIRIRAJ PLASTIC INDUSTRIES (The Lessor) Executing Party /Seller Party 46 Years.Occupation Business / Service Resident At I-434,Govardhan Nagar, Opp Poisai Gymkhana, Mumbai,Mumbai,Maharashtra 400067The Executant (S) Admit Execution			P.P. Juthani
2.000	Shri/Ms. Smt Sumita Samir Pandya as a represented through its partner of R K PET PROFILES (The Lessee) Claiming Party/ Purchaser Party 46 Years.Occupation Business / Service Resident At C-1, 66 K.V. Varkund, Sub station campus, Of Kunta Road, Behind Govt Collage, Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Ketanbhai Arvindbhai Pandya Identifier Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			
4.000	Shri/Ms. Ketanbhai Arvindbhai Pandya WITNESS Party 47 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution			

5 000 Shri/Ms. Punita Ketanbhai Pandya WITNESS Party 49 Years.Occupation Business / Service Resident At 503 A Niketan Residency Near Khariwad Nani DamanThe Executant (S) Admit Execution

P K Pandya

SILVANA L.M. PEREIRA	08/11/2022
Sub Registrar	
DAMAN	

Registered No. 2206 At Page

Volume of Book No. 1

Date : 05/11/2022

SILVANA L.M. PEREIRA 08/11/2022
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To.

SUB REGISTRAR 08/11/2022
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN13365432597179T
Certificate Issued Date	:	11-May-2021 11:55 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1013610039028182T
Purchased by	:	SUMITA SAMIR PANDYA AND SAMIR KISHOR PANDYA
Description of Document	:	Article Mortgage/Loans
Property Description	:	BUNGALOW NO.2 DMC H NO.14/79/A-2/2,S NO.257/2,ADM 312.50 SQ.MTRS,VILLAGE KATHIRIA,DAMAN
Consideration Price (Rs.)	:	22,83,000 (Twenty Two Lakh Eighty Three Thousand only)
First Party	:	SUMITA SAMIR PANDYA AND SAMIR KISHOR PANDYA
Second Party	:	PUNJAB NATIONAL BANK DAMAN
Stamp Duty Paid By	:	SUMITA SAMIR PANDYA AND SAMIR KISHOR PANDYA
Stamp Duty Amount(Rs.)	:	22,900 (Twenty Two Thousand Nine Hundred only)

----------Please write or type below this line----------

Serial No. 7790
Presented at the Office of the
Sub-Registrar of DAMAN
between the hours of
and .....on 11-05-2021

11 MAY 2021

SUB REGISTRAR
DAMAN

I.D. 0019488060

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

Sell Deed No. 2883/2013

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

MEMORANDUM FOR RECORDING EXTENSION OF MORTGAGE BY DEPOSIT OF TITLE DEEDS (COVERING ENHANCED LIMITS AND ADDITIONAL FACILITIES)

This Memorandum for recording extension of mortgage bt of deposit of title deeds is made at Vapi on this 11 day of **MAY, 2021.**

BETWEEN

(1) MRS. SUMITA SAMIR PANDYA, age: 45 years, Occupation: Service, Indian Nationality, Residing at: C-1, 66 K.V.Varkund Sub Station Campus, of Kunta Road, B/H Govt Collage, Daman, Daman, India, or **"Joint Applicant"** and **(2) MR. SAMIR KISHOR PANDYA,** age: 50 years, Occupation: Service, Indian Nationality, Residing at: C-1, 66 K.V.Varkund Sub Station Campus, of Kunta Road, B/H Govt Collage, Daman, Daman, India, hereinafter referred to as "**THE MORTGAGOR**", (which expression unless repugnant to the context or meaning thereof shall mean and include his/her respective heirs, successors, executors, administrators and assignees)... ***PARTY OF THE FIRST PART***

A N D

IN FAVOUR OF-

PUNJAB NATIONAL BANK, A Body corporate constituted under the Banking Companies (Acquisition & transfer of undertaking) Act, 1970 with its Head Office at: E- Block Harsha Bhawan, Connaught Place, New Delhi – 110001, having its **BRANCH OFFICE AT : SOMNATH, DIST: DAMAN,** hereinafter referred to as "The Bank" or "The Mortgagee (which expression shall include, its successor, and assigns) .....***PARTY OF THE SECOND PART***

Cont..2..

THE SUB-REGISTRAR OF

THE SUB-REGISTRAR

MEMORANDUM FOR RECORDING EXTENSION OF MORTGAGE

Place: **Daman.**

Date: 11/05/2021

To,

THE MANAGER,

Branch office at:

Daman.

Dear Sir,

ACCOUNT:- **(1) MRS. SUMITA SAMIR PANDYA & (2) MR. SAMIR KISHOR PANDYA**

I write to confirm that I, the above named Mortgagor/ Borrower, as called upon by you in your office had deposited with your bank the Original Title Deeds specified in **Schedule-A** of **Memorandum of deposit of Title Deeds** dated : **15/04/2014,** which came to be registered in the office of Sub- Registrar, Daman, at Sr. **No. 947** Dated **15/04/2014,** concerning the property belonging to me, free from encumbrance with intent to create security by way of equitable mortgage in respect of the property more specifically described in Schedule hereunder together with the building, super structure constructed and/ or all accretions thereto to secure the repayment of all liabilities / advancer already made or which may hereafter be made by the bank at our request to the above Account Holder- **(1) MRS. SUMITA SAMIR PANDYA & (2) MR. SAMIR KISHOR PANDYA,** i.e. me, under /in respect of any of the following limits and interest, cost and other charge payable in terms of loan documents executed by the borrower.

Cont..3.

THE SUB REGISTRAR

THE SUB REGISTRAR

WHERAS at the request of the Borrower/Mortgage **(1) MRS. SUMITA SAMIR PANDYA,** Residing at: C-1, 66 K.V.Varkund Sub Station Campus, of Kunta Road, B/H Govt Collage, Daman, Daman, India, and /or mortgagor, the Bank advanced credit facilities vide its **sanction letter dated 19/11/2013** as under:

Nature of Facility	LIMITS (IN RS.)
HUSING LOAN	52, 00 ,000/-

To the Borrower/ Mortgagor (including the enhancement thereof) upon securing the repayment thereof together with interest, cost and other charges as stipulated in the Agreement of Cash Credit/Overdraft/ term loan and other loaning documents executed by the Borrower / Mortgagor in the manner as hereinafter appearing.

Now at Further the request of the Borrower, **(1) MRS. SUMITA SAMIR PANDYA & (2) MR. SAMIR KISHOR PANDYA,** Residing at: C-1, 66 K.V.Varkund Sub Station Campus, of Kunta Road, B/H Govt Collage, Daman, Daman, India,

Cont..4..

THE SUB-REGIST

THE SUB-REGIST

and /or Mortgagor the Bank has sanctioned additional facility vide its **sanction letter dated: 05/05/2021** as under.

Nature of Facility	**LIMITS (IN RS.)**
Enhancement of Cash Credit	22,83,000/-

Enhancement of Cash Credit 22,83,000/- (TWENTY TWO LAC EIGHTY THREE THOUSAND) to the Borrower/ Mortgagor (including the enhancement thereof) upon securing the repayment thereof together with interest, cost and other charges as stipulated in the Agreement of Cash Credit/ Overdraft/term loan and other loaning documents executed by the Borrower / Mortgagor in the manner as hereinafter appearing

I agree to execute in your favour registered Mortgage at your cost in a form acceptable to you whenever called upon to do so.

I further declare that the documents already deposited with the bank being the Original Title Deeds specified in **Schedule- A of Memorandum of Deposit of Title Deeds** dated **15/04/2014** are the only documents that are in our possession and custody.

Cont..5..

THE SUPREME
THE SUPREME

SCHEDULE

(DESCRIPTION OF PROPERTY)

All that an immovable property being **Residential Bungalow No: 2,** bearing House **DMC** House No: **14/79/A-2/2,** Totally admeasuring **2970** Square feet, Super built up area consisting of Ground Floor Admeasuring **1485** Square feet, Super built up area plus First Floor admeasuring **1485** Square feet Super built up area along with ownership right in the land, Constructed over the property being non agricultural Plot bearing **Survey No: 257/2,** admeasuring **312.50** Square meters, Situated At: Village, Kathiria, Nani Daman and located at: Diwali Nagar, Near Dilip Nagar, Nani Daman, within the jurisdiction of Daman Municipal Council area, within Registration Sub District of Daman, Taluka Daman and District of Daman, which is not described in the Registration office, non found enrolled in the Taluka Revenue office and which is bounded as under.

BOUNDRIES OF BUNGALOW NO: 2

On the EAST :By Internal Road,

On the WEST :By Survey No: 261/1,

On the NORTH :By Internal Road,

On the SOUTH :By Survey No:257/3.

SCHEDULE 2

(List of title documents held with the Bank)

1. **Original sale deed bearing Sale Deed No: 2883/2013 dated: 10/12/2013.**
2. **Registration receipt with respect to above.**

Cont..6..

THE SUB-REGISTRAR

THE SUB-REGISTRAR

3. Copy of From No: 1& XIV
4. Copy of construction license and occupancy certificate
5. Copy of NA order dated 26/02/2020.

MORTGAGOR

(1) MRS. SUMITA SAMIR PANDYA.

---

(2) MR. SAMIR KISHOR PANDYA.

WITNESSES

1.----------
Vaishali P- Rathod.

2.----------
Prashant J Joshi

THE

SNO: 1110
11/5/2021

आयकर विभाग
INCOME TAX DEPARTMENT
PUNJAB NATIONAL BANK

भारत सरकार
GOVT. OF INDIA

28/08/1973

Permanent Account Number
AAACP0165G

02/11/2008

Scanned with CamScanner

Scanned by CamScanner

THE SUB REGISTRAR

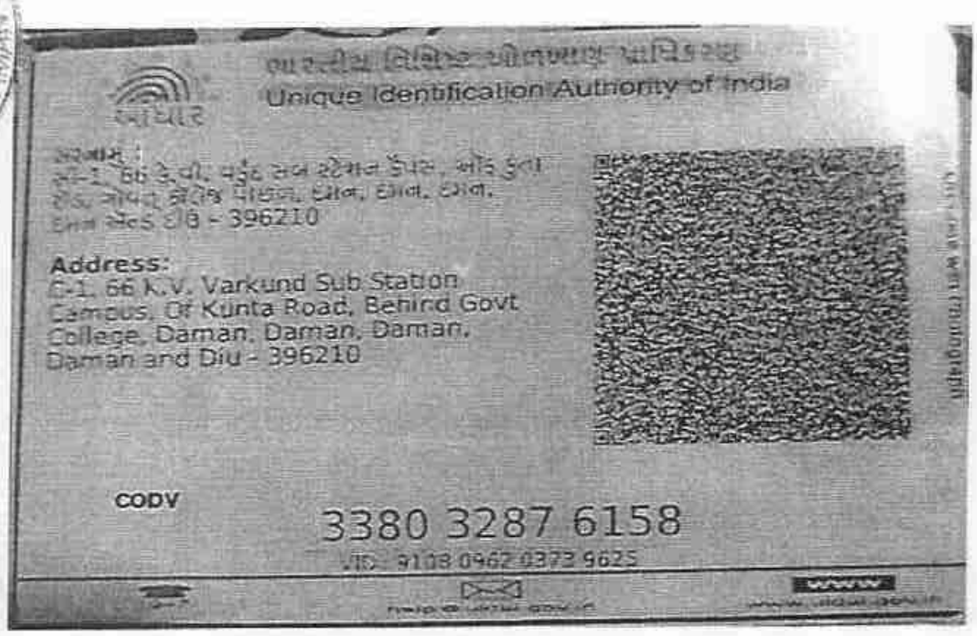
पंजीकार, दमण • DAMAN

THE SUB-REGIS

THE SUB-REGISTRAR

No 1


ભારત સરકાર
Government of India
Sumita Samir Pandya
DOB: 29/02/1976
FEMALE
3380 3287 6158
VID: 9108 0962 0372 9625
મારો આધાર, મારી ઓળખ


Unique Identification Authority of India
Address:
E-1, 66 K.V. Varkund Sub Station
Campus, Of Kunta Road, Behind Govt
College, Daman, Daman, Daman,
Daman and Diu - 396210
COPY
3380 3287 6158
VID: 9108 0962 0372 9625

THE SUB-REGISTRAR

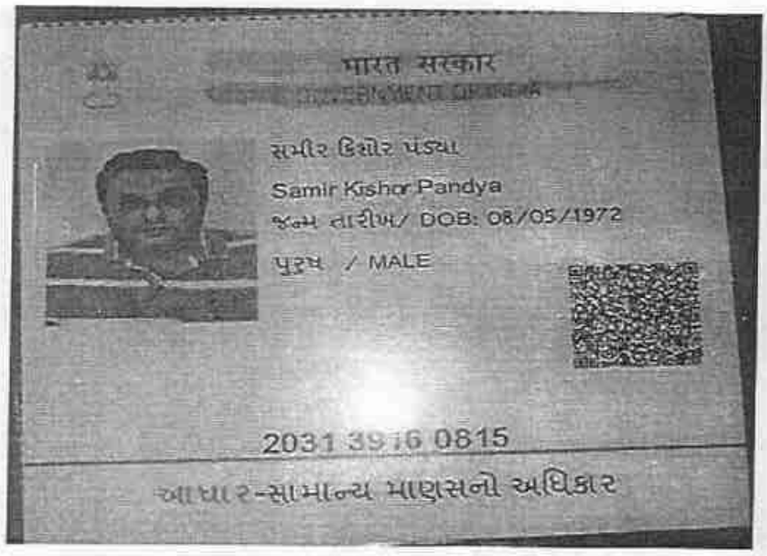
M-01

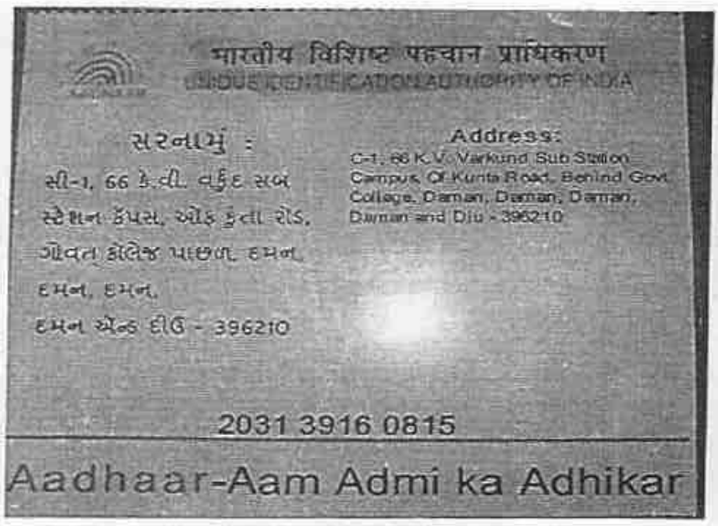

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUMITA S PANDYA
VINODBHAI SANATKUMAR VYAS
29/02/1976
Permanent Account Number
ANIPP3791L
Signature

OF DAMAN

THE SUB-REGISTRAR

mo-2


भारत सरकार
સમીર કિશોર પંડ્યા
Samir Kishor Pandya
જન્મ તારીખ/ DOB: 08/05/1972
પુરુષ / MALE
2031 3916 0815
આધાર-સામાન્ય માણસનો અધિકાર


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
સરનામું :
સી-૧, 66 કે.વી. વર્કુંદ સબ સ્ટેશન કેમ્પસ, ઓફ કુંતા રોડ, ગોવત કોલેજ પાછળ, દમણ, દમણ, દમણ એન્ડ દીવ - 396210
Address:
C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt. College, Daman, Daman, Daman, Daman and Diu - 396210
2031 3916 0815
Aadhaar-Aam Admi ka Adhikar

THE SUB-REGISTRAR

Mo-2

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACDPP2277M

नाम /NAME

SAMIR KISHORKUMAR PANDYA

पिता का नाम /FATHER'S NAME

KISHORKUMAR LALJI PANDYA

जन्म तिथि /DATE OF BIRTH

08-05-1972

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, राजकोट

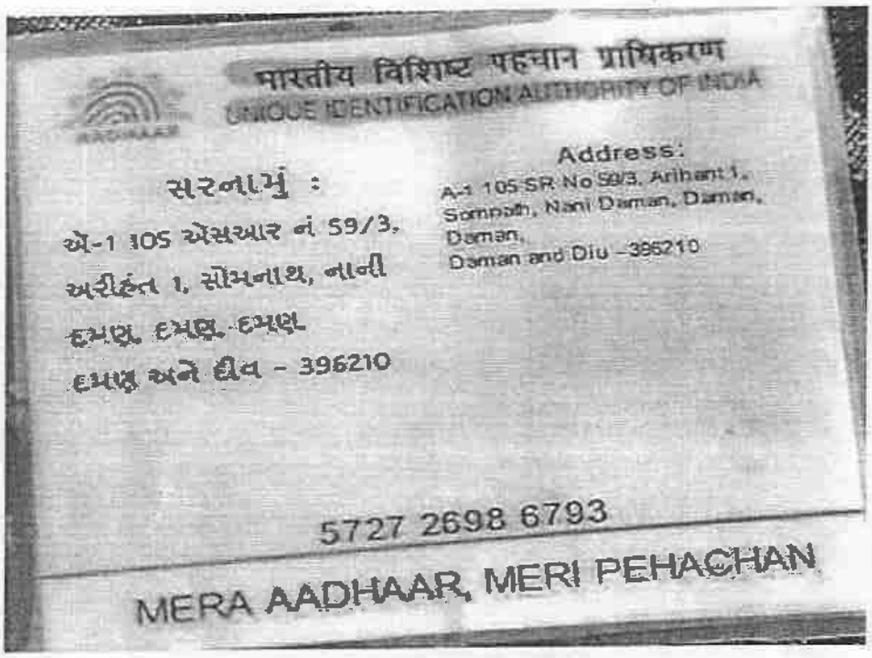
COMMISSIONER OF INCOME-TAX, RAJKOT

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
'अमृता एस्टेट', पहली मंझील,
एम.जी. रोड,
राजकोट - 360 001.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Commissioner of Income-tax,
'Amruta Estate', Ist Floor,
M.G. Road,
Rajkot - 360 001.

THE SUPREME COURT


GOVERNMENT OF INDIA
Joshi Preshant Jeevantlal
DOB: 14/07/1986
/ MALE
5727 2698 6793
મારો આધાર, મારી ઓળખ


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
સરનામું :
એ-1 105 એસઆર નં 59/3,
અરીહંત 1, સોમનાથ, નાની
દમણ, દમણ, દમણ
દમણ અને દીવ - 396210
Address:
A-1 105 SR No 59/3, Arihant 1,
Somnath, Nani Daman, Daman,
Daman,
Daman and Diu -396210
5727 2698 6793
MERA AADHAAR, MERI PEHACHAN

THE OF

W-2

Bar Council
The State of Gujarat

Name : **VAISHALIBEN P. RATHOD**

Address : 703, Arihant Co.op. Housing Society, Asopalav Complex, Chharwara Road , Vapi - 396191.

Phone : (M) 9909910460

Enrolment : G/558/2018

D.O.B : : 16-03-1986

Holder's Signature ADVOCATE I/C Secretary

INSTRUCTION

No voting without this ID Card in the Election of Bar Council & Bar Associations in Gujarat.

BAR COUNCIL OF GUJARAT

Satyamev Complex, Opp. Gujarat High Court,Sola, Ahmedabad -380060. Phone : 079 - 27434073, 29701096.
www.barcouncilofgujarat.org

THE SUB-RE

पंजाब नैशनल बैंक

RAPC PNB Loan Point - RAM - Surat

To,
SUMITA SAMIR PANDYA & SAMIR KISHOR PANDYA
B/H GOVT COLLEGE KUNTA ROAD ,
BLOCK NO C -1 66. K V SUB STATION NANI DAMAN ,
DAMAN ,
DAMAN ,
GUJARAT ,
India ,
Pincode : 396210

Date :05/05/2021

Dear Sir / Madam,

APPLICATION -TOPUP TERM LOAN FOR EXISTING HL BORROWERS FOR PERSONAL NEEDS - SANCTION LETTER

We are pleased to inform that we have sanctioned a Housing Loan of Rs.2283000.00 in your favour For Personal needs/use on the undernoted terms & conditions.

Sanction Terms				
Sanction Loan Amount		₹ 22,83,000.00		
Term Insurance Premium		₹ 41,000.00		
Rate of Interest		Total Interest Rate : 8.15(RLLR : 4.00 Markup : 2.80 Spread : 1.35) %		
Type of Interest		Floating		
Margin (%)		Min - 20.00(Actual contribution by borrower is ....) %		
Repayment Tenor		120 months		
Holiday / Moratorium period		0 months	Amt. of EMI *	₹ 27,880.00
Upfront fee / Processing fee		₹ 0.00	Documentation Fee	₹ 531.00
Credit Information Report Charges		₹ 248.86		
Security	Primary	SUMITA SAMIR PANDYA BUNGALOW NO. 2, DIWALI NAGAR, NEAR DILIP NAGAR, VILLAGE KATHIRIA, NANI DAMAN, DAMAN,DAMAN,DAMAN,GUJARAT,396210,India		
	Collateral	NIL		
	Guarantor			
Prepayment Penalty		NIL		
Penal Interest, if any		In case of default in repayment of loan/non compliance of terms & conditions the borrower shall be liable to paypenal interest of 2% on the default/irregular amount		

* is subject to change from time to time.
The above sanction is, however, subject to
i) Execution of Loan documents as per Banks format & guidelines;
ii) The ROI/EMI is subject to change from time to time;
iii) The above sanction shall be valid for a period of six months from the date of issue of the sanction letter.

Sanmya

Sanmya

P.N.B
PAN . No . AAACP0165G

Scanned by CamScanner

Sanmya

Terms & Conditions

a) Interest whether floating type or fixed type will be charged in the account as per sanction. Reset of interest will be as per stipulated in the sanction. Interest is to be calculated on daily balance due to the Bank so long as the amount due from the borrower is not paid in its entirety and the same will form part of the principal and carry interest at the applicable rate at monthly rests.

b) All floating loans/credit facilities linked with MCLR are subject to Reset clause. On Reset date, the interest rate may change and if the same is not acceptable to the borrower, the outstanding term loan shall have to be adjusted in full, failing which the bank would charge the revised interest rate from the date of reset.

c) If the bank chooses to revise the interest rate due to the reset clause, and in case, the borrower is not agreeable with the proposed rate fixed at the time of reset or no consensus is arrived at mutually on rate of interest to be charged from the reset date, pre-payment option may be exercised by the borrower for discontinuation of the loan. In such an eventuality, no pre-payment penalty will be levied which will provide a comfort to the good corporate borrowers. However, a reasonable time of not more than one month shall be given to the borrower to make arrangement for repaying the bank's loan. After expiry of the stipulated period, the interest rate as fixed by the bank shall be charged.

d) The bank will make efforts to keep its borrowers' informed of any change in interest rates through the official website (www.pnbindia.in), annual statement of accounts, display in its offices and general announcements from time to time.

Penal Interest of 2% will be levied in the account in case of:

a. Non-payment of any installment of principal and/or interest, costs and other charges due, on the amount in default from the date of default; or
b. Any irregularity in the Loan account; or
c. Default in Furnishing information as prescribed/called for by the Bank; or
d. Diversion or siphoning of the Loan amount; or
e. Default in creation of security within the stipulated time; or
f. Non-compliance of any of the terms & conditions of this Agreement; or
g. Any other case as the Bank may deem fit.

The applicant should bring in their entire contribution before release of the Loan or in the manner otherwise provided in the sanction. Further, it should also be ensured that margin stipulated is maintained / provided at each stage of disbursement.

a) All service charges viz. Upfront Fees/ processing Fees, Documentation Charges, Inspection charges etc. will be charged from the applicant as per sanction before release of credit facilities.
b) All other event based charges like legal fees, charges for dishonour of cheques/ NACH mandate/ standing instructions, charges for drawing of Credit Information Report from Credit Information Companies like CIBIL etc., registration of charge with CERSAI in case of mortgage of property etc. will be recovered from the applicant immediately on occurring of the event.
c) Processing Fee paid by the Customer for availing the loan is non-refundable.

Loan to repaid in Equated Monthly Instalments (EMI) or as stipulated in the sanction if otherwise.

The loan will be secured by mortgage of/ hypothecation of/ charge on assets purchased through bank funds in case of primary security and/or assets in case of collateral security, within the stipulated time period as specified in the sanction. Personal guarantee if any, will be obtained as per sanction.

a) The borrower shall get the assets, mortgaged/ hypothecated/ charged to the bank, insured against all risks at their own cost with usual bank clause. A copy of the insurance policy will be kept on bank's records also.
b) In case the same is not complied with, the bank will get the same insured and cost recovered from the borrower.
c) The Borrower may avail health and/or life insurance cover for himself with the Bank as the sole beneficiary under the policy / policies.

a) Customers have been explained the repayment process of the loan in respect of, tenure, periodicity, amount and mode of repayment of the loan. No notice, reminder or intimation is given to the customer regarding his/her obligation to pay the EMI/ Instalment regularly on due date.
b) On non-payment of EMI/ Instalment by the due dates, Bank shall remind the customers by making telephone calls, sending written intimations by post and electronic medium or by making personal visits by Bank's authorized personnel at the addresses provided by the customer. Costs of such calls/communication /visits shall be recovered from the customer.
c) Notwithstanding what is stated herein, it shall be the liability of the customer to ensure that the EMIs/ Instalments are regularly paid on the due dates.
d) Credit information relating to any customer's account is provided to the Credit Information Bureau (India) Limited (CIBIL) or any other licensed bureau on a monthly basis. To avoid any adverse impact on the credit history with CIBIL, it is advised that the customer should ensure timely payment of the amount due on the loan amount.

Scanned by CamScanner

e) The recovery process of enforcement of mortgage/securitisation including but not limited to, taking possession and sale of the mortgaged property in accordance with the procedure prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) or under any other law, is followed purely as per the directions laid down under the respective law.
f) Intimation/Reminders/Notice(s) are given to customer prior to initiating steps for recovery of overdues, under the Negotiable Instruments Act, Civil Suit as well as under the SARFAESI Act.

i) Write to the branch or contact us through toll free number 1800-180-2222 / 1800- 103-2222 / 0120-2408000 (toll-free).

Other Terms & Conditions:
1. PRE DISBURSEMENT CONDITIONS: 1. BORROWER TO SUBMIT ALL ORIGINAL DOCUMENTS /AGREEMENT AS PER BANK'S ADVOCATE LEGAL SEARCH REPORT DATED 23.04.2021 2. BRANCH TO ENSURE EXTENSION OF VALID AND ENFORCEABLE EQUITABLE MORTGAGE ON PROPERTY LOCATED AT BUNGALOW NO. 2, DIWALI NAGAR, NEAR DILIP NAGAR, VILLAGE KATHIRIA, NANI DAMAN, DAMAN-396210. 3. BRANCH TO REGISTER BANKS CHARGE ON CERSAI PORTAL 4. BRANCH TO ENSURE THE EXECUTION OF RELATED LOAN DOCUMENTS BY THE BORROWERS/PARTNERS/GUARANTORS BEFORE DISBURSEMENT OF LOAN AS PER EXTANT BANK GUIDELINES. 5. BRANCH TO OBTAIN PDC FROM PRE DISBURSEMENT COMPLIANCE OFFICER POSTED AT PLP SURAT BEFORE DISBURSEMENT. 6. BRANCH TO NOTE THAT COST OF ONE TIME LIFE INSURANCE UNDER INSURANCE PREMIUM HAVING PREMIUM OF RS 41000 HAS BEEN FINANCED TO SECURE THE TO UP LOAN FACILITY ON VOLUNTARY BASIS OF MRS. SUMITA PANDYA TO COVER THE LOAN FOR RS 22.83 LAKH AT THE OPTION OF THE BORROWER(S). THE SAME SHALL BE WITHIN THE EXTENT OF LOAN, AT PRESCRIBED MARGIN AD WITH IN PRESCRIBED LTV, FOR WHICH THE CUSTOMER IS OTHERWISE ELIGIBLE AND SUBJECT TO THE REPAYING CAPACITY OF THE CUSTOMER ACCORDINGLY PREMIUM OF RS 41000/- MAY BE DEBITED FROM HIS/HER LOAN ACCOUNT AFTER OBTAINING THE CONSENT OF THE BORROWER/S. 7. BRANCH TO ENSURE THAT VALUATION REPORT IS SIGNED BY ALL BORROWERS 8. BRANCH SHALL ENSURE NOTARIZED AFFIDAVIT CUM UNDERTAKING FOR TOP UP LOAN TO BE TAKEN FROM BORROWER AND HELD ON RECORD. 9. ALL THE OPERATIONAL GUIDELINES AS PER RAD CIR NO. 81/2020 DATED 17.08.2020 AND SUBSEQUENT CIRCULARS ISSUED ON THE SUBJECT FROM TIME TO TIME TO BE COMPILED METICULOUSLY BY THE BRANCH. 10. ADVANCE CHEQUES SHALL BE OBTAINED UNDER THE SCHEME. THE NUMBER AND DATES OF SUCH CHEQUES SHOULD BE SYNCHRONISING WITH NUMBER AND DUE DATES OF TERM LOAN INSTALMENTS. SUCH CHEQUES SHOULD BE DRAWN IN FAVOUR OF PUNJAB NATIONAL BANK AND ON THE REVERSE OF THE CHEQUE "PAYMENT INSTALMENTS IN ACCOUNT_____ MAY BE WRITTEN. 11. THE BANK SHALL HAVE THE RIGHT TO AVAIL THE BENEFIT OF SECTIONS 138-142 OF THE NI ACT AGAINST THE BORROWER IN CASE OF DISHONOUR OF CHEQUE ON ACCOUNT OF INSUFFICIENT OF FUNDS.
2. POST DISBURSEMENT CONDITIONS: 1. BRANCH TO EXPLORE THE CROSS SELLING OF OTHER BANK/THIRD PARY PRODUCTS TO CUSTOMERS, 2. ALL THE OPERATIONAL GUIDELINES AS PER RAD CIR NO. 81/2020 DATED 17.08.2020 AND SUBSEQUENT CIRCULARS ISSUED ON THE SUBJECT FROM TIME TO TIME TO BE COMPILED METICULOUSLY BY THE BRANCH 3. PERIODICAL INSPECTION OF THE PROPERTY MORTGAGED WITH THE BANK IS CONDUCTED AS PER BANK GUIDELINES 4. THE ACCOUNT SHOULD BE MONITORED FOR REGULAR ROUTING OF TRANSACTIONS THROUGH THE ACCOUNT AND TIMELY RECOVERY OF INTAREST AND INSTALLMENTS. THE BRANCH SHOULD CONTACT THE BORROWER IMMEDIATELY IN CASE OF ANY DEVIATION. 5. BRANCH TO ENSURE THAT MONTHLY INTEREST IS SERVED BY CUSTOMER REGULARLY 6. BRANCH TO ENSURE CROSS SELLING OF MINIMUM 2 PRODUCTS (CREDIT CARD, SAVING ACCOUNTS, RECURRING DEPOSIT ACCOUNT, PPF ACCOUNT, SUKANYA SAMRIDHI, MEDICLAIM POLICY, LIFE INSURANCE PRODUCT, SIPS (MUTUAL FUND), SALARY ACCOUNTS, BUSINESS ACCOUNT (CA) DEMAT/TRADING ACCOUNTS ETC.) OF THE FOLLOWING MARKETING PRODUCTS TO THE CUSTOMER BESIDES CHOICE INSURANCE PREMIUM. 7. 3. BRANCH SHALL TAKE SALARY SLIP FOR LAST SIX MONTH AND CONFIRM TO PLP SURAT, DUE TO COVID 19 LOCKDOWN MR. SAMIR PANDYA'S OFFICE CLOSED AND BORROWER WILL PROVIDE THE SAME AFTER OFFICE IS OPENED PROVIDE TO US, BRANCH SHALL TAKE THE SAME AND HELD ON RECORD.

Thanking you,

Printed on: 05/05/2021 Page 33 Punjab National Bank

Scanned with CamScanner

Scanned by CamScanner

THE SUPER

No.4/3-169/06-07/DMC/12-13/411C
Office of the
Daman Municipal Council,
D a m a n.
Dated:- 08/02/ 2013.

Read :- (1) Application dated:- 03/01/2012
(2) Report of the Municipal Engineer.
(3) Order No. 3/1-320/DMC/07/12-13/2718 DT. 25.10.12.

COMPLETION CERTIFICATE

This Council have satisfied with the completion of the house/bldg. details of which are given below. The undersigned hereby certifies as required under Section 188 of the Goa, Daman and Diu Municipalities Act, 1968 as Amended by Daman and Diu Municipalities Regulation 1994 that it may be occupied for the purpose indicated hereunder :-

1. Name and address of the owner :- SHRI HARESH RAVIA KODRAWALA
2. Location of the building :- Diwali Nagar, Kathiria Nani Daman.
3. No.& Dated. of Const.(a) Original Lic.No.140/2006-07 dated 29.03.2007.
(b) Last renewal/revised No.4/3-1169/06-07/DMC/11-12/3770/Dated:-20/12/2011
4. Details of portion of Bldg :- Residential Raw House.
5. Purposed for which occupation is meant :- Residential Raw House.
6. Clearance for Occupation :- -------- do ------
7. Total number of premises:- (a) Room :- 00 Area :-
(b) Flat :- 31 Area :-
(c) Shop :- 00 Area :-
} The details shown in overleaf.

8. Capital Cost :-
9. Annual rent :-
10. Retable value :-
11. House Tax :-
12. House Number :-
} The details shown in overleaf.

The following condition should be strictly observed :-

The premises should not used for purpose other than mention in this certificate except with the Due permission of Council. The owner/occupier should maintain the open spaces and footpath clean. The footpath should be properly maintained and kept free from any obstruction of encroachment. Drain and Septic tank water should be given proper outlets for disposal and hygienic condition Surrounding the building should maintained by you at your own cost under section 203(1) of Goa, Daman and Diu Municipalities Act.1968 as (Amended) by Daman and Diu Municipalities Regulation 1994. The House tax is assessed as stated above it. If the party is having any objection of this assessment should submit a written application within 15 days from the date of issue of this certificate.

N.B. (1) The owner has cleaned the surrounding area. (2) The list of purchasers of Flats be submitted to D.M.C. for house tax.

DAMAN MUNICIPAL COUNCIL
D
DMC
C
DAMAN

8-2-13.
Chief officer
Daman Municipal Council,
D a m a n.

Copy to :- The Taxation Section with request to sent the house tax bill on expiry of 15 days time limits.

Scanned by CamScanner

1.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/4-A
2.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/4-B
3.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/5-A
4.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/5-B
5.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/6-A
6.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/6-B
7.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/7
8.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/8
9.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/9
10	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/10
11.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/11
12.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/12
13.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/13-A
14.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/13-B
15.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/14
16.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/15
17.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/16
18.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/25-A
19.	146.97	734850.00	29394.00	26455.00	1325.00	14-79/A-2/25-B
* 20	300.00	1500000.00	60000.00	54000.00	2700.00	14-79/A-2/2
21.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/28-1
22.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/28-2
23.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/29-1
24.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/29-2
25.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/29-3
26.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/30-1
27.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/30-2
28.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/30-3
29.	98.72	493600.00	19744.00	17770.00	900.00	14-79/A-2/30-4
30.	128.70	643500.00	25740.00	23166.00	1175.00	14-79/A-2/E-1
31.	128.70	643500.00	25740.00	23166.00	1175.00	14-79/A-2/E-2

DAMAN MUNICIPAL COUNCIL
D
DMC
C
DAMAN

Chief Officer
Daman Municipal Council,
Daman.

Scanned by CamScanner

FORM "T"

Receipt No: 2010 Serail No : 1110 Year: 2021

Date : 11 Month : May Year : 2021

Nature of Document: Mortgage / Loan

By whom presented Mrs. Sumita Samir Pandya

Registration Fee.....	11440.00
Filling and comparing(folios/sides).....	78.00
Copy fee for endorsements.....	2.00
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Total Amount Rs: 11520.00

Rupees Eleven Thousand Five Hundred and Twenty only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

C-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, B/H Govt. College Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :5/11/2021 12:15:52 PM

उप-पंजीकार ★THE SUB-REGISTRAR
उप-पंजीकार ★THE SUB-REGISTRAR

DAMAN	
1110	2021

S.R.No. 1110

Presented at the office of the Sub-Registrar of DAMAN

Between the hour of 12 to 13 on 11/05/2021

Receipt No :- 2010

Registration	11440.00
Side Copy Fee	78.00
Other Fees	2.00
Total Amount	11520.00

Mrs. Sumita Samir Pandya
C-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, B/H Govt. College Daman.

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
4.000	Shri/Ms. Vaishaliben P. Rathod, Adv. Identifier Party 35 Years.Occupation Business / Service Resident At Arihant Co.Op. Housing Society, Asopalav, Complex, Chharwada Road, VapiThe Executant (S) Admit Execution			Vaishly
5.000	Shri/Ms. Vaishaliben P. Rathod WITNESS Party 35 Years.Occupation Business / Service Resident At Arihant Co.Op. Housing Society, Asopalav, Complex, Chharwada Road, VapiThe Executant (S) Admit Execution			Vaishly.
6.000	Shri/Ms. Joshi Prashant Jasvantlal WITNESS Party 34 Years.Occupation Business / Service Resident At Arihant-1, Somnath, Nani Daman.The Executant (S) Admit Execution			P.s.Joshi
7.000	Shri/Ms. Mrs. Sumita Samir Pandya Mortgagor Party 45 Years.Occupation Business / Service Resident At C-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, B/H Govt. College Daman.The Executant (S) Admit Execution			Sumitya

2.000 Shri/Ms. Mr. Samir Kishor Pandya Mortgagor Party 50 Years.Occupation Business / Service Resident At C-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, B/H Govt. College Daman.The Executant (S) Admit Execution

3.000 Shri/Ms. In Favour of Punjab National Bank Mortgagee Party 0 Years.Occupation Business / Service Resident At Somnath Branch. The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No.	1087	At Page
Volume of Book No.		1
Date :	11/05/2021	

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.
Claiment No.
Confirmer No.
Date :

The Original Documents is Returned To

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN13639041310979T
Certificate Issued Date	:	22-Jun-2021 12:09 PM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP101400902453877 1T
Purchased by	:	SUMITA SAMIR PANDYA
Description of Document	:	Article Agreement
Property Description	:	DEED OF RECTIFICATION
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SUMITA SAMIR PANDYA
Second Party	:	PUNJAB NATIONAL BANK DAMAN
Stamp Duty Paid By	:	SUMITA SAMIR PANDYA
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

----------Please write or type below this line----------

Serial No. 1428
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and .....on 22-06-2021

22 JUN 2021

THE SUB REGISTRAR OF DAMAN

SUB REGISTRAR
DAMAN

LIB 0019489401

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION MADE AT: DAMAN, TALUKA: VAPI, DISTRICT: VALSAD ON THIS22DAY OF JUNE 2021 BY:-

BETWEEN

MRS. SUMITA SAMIR PANDYA, age: 45 years, Occupation: Service, Indian Nationality, Residing at: C-1, 66 K.V.Varkund Sub Station Campus, of Kunta Road, B/H Govt Collage, Daman, Daman, India, hereinafter referred to as "**THE MORTGAGOR**", (which expression unless repugnant to the context or meaning thereof shall mean and include his/her respective heirs, successors, executors, administrators and assignees)... ***PARTY OF THE FIRST PART***

A N D

IN FAVOUR OF-

PUNJAB NATIONAL BANK, A Body corporate constituted under the Banking Companies (Acquisition & transfer of undertaking) Act, 1970 with its Head Office at: E- Block Harsha Bhawan, Connaught Place, New Delhi – 110001, having its **BRANCH OFFICE AT : SOMNATH, DIST: DAMAN,** hereinafter referred to as "The Bank" or "The Mortgagee (which expression shall include, its successor, and assigns) .....***PARTY OF THE SECOND PART***

Cont..2..

WHEREAS the first part has mortgage the immovable property being **Residential Bungalow No: 2,** bearing House **DMC** House No: **14/79/A-2/2,** Totally admeasuring **2970** Square feet, Super built up area consisting of Ground Floor Admeasuring **1485** Square feet, Super built up area plus First Floor admeasuring **1485** Square feet Super built up area along with ownership right in the land, Constructed over the property being non agricultural Plot bearing **Survey No: 257/2,** admeasuring **312.50** Square meters, Situated At: Village, Kathiria, Nani Daman and located at: Diwali Nagar, Near Dilip Nagar, Nani Daman, within the jurisdiction of Daman Municipal Council area, within Registration Sub District of Daman, Taluka Daman and District of Daman, which is not described in the Registration office, non found enrolled in the Taluka Revenue office and which is bounded as under.

In the **PUNJAB NATIONAL BANK, BRANCH OFFICE AT : SOMNATH, DIST: DAMAN,** and availed Enhancement cash credit loan **Rs. 22,83,000/- (TWENTY TWO LAC EIGHTY THREE THOUSAND)** and indenture of **MEMORANDUM FOR RECORDING EXTENSION OF MORTGAGE BY DEPOSIT OF TITLE DEEDS (COVERING ENHANCED LIMITS AND ADDITIONAL FACILITIES),** executed on **11TH day of MAY 2021,**

Cont..3..

between the first part and the second part. The said indenture of **MEMORANDUM FOR RECORDING EXTENSION OF MORTGAGE BY DEPOSIT OF TITLE DEEDS (COVERING ENHANCED LIMITS AND ADDITIONAL FACILITIES),** has been duly registered in the office of the Sub – Registrar of Daman, **11TH day of MAY 2021, vide Serial No: 1110/ 2021**

In the above said Mortgage Deed in Page, No. 1,2,3 & 6, the Mortgage names mentioned **(1) MRS. SUMITA SAMIR PANDYA & (2) MR. SAMIR KISHOR PANDYA,** Which is not Correct, but only one Mortgager name shale be their i.e. **MRS. SUMITA SAMIR PANDYA** but the Mortgager name is **MRS. SUMITA SAMIR PANDYA** & Date of deposit dated **11/05/2021.**

The name of both **(1) MRS. SUMITA SAMIR PANDYA & (2) MR. SAMIR KISHOR PANDYA,** appears on the Stamp Paper, however the Stamp Duty is paid only by **MRS. SUMITA SAMIR PANDYA,** Therefore by virtue of this Rectification deed henceforth, it Should be read, deemed, and considered that only the name of **MRS. SUMITA SAMIR PANDYA,** and only **MRS. SUMITA SAMIR PANDYA,** has paid the stamp duty instead of **(1) MRS. SUMITA SAMIR PANDYA & (2) MR. SAMIR KISHOR PANDYA.**

By virtue of this deed of rectification, the parties here to states and submits that wherever in Page No. 1,2,3 & 6, Mortgager name is **(1) MRS. SUMITA SAMIR PANDYA & (2) MR. SAMIR KISHOR PANDYA,** & Date of deposit dated **11/5/2021**, so as to rectify this rectification deed.

Cont..4..

By virtue of this rectification deed, no change is effected about boundaries, area of the demised premises and no consideration has been levied by and between the parties for execution hereof.

SCHEDULE

(DESCRIPTION OF PROPERTY)

All that an immovable property being **Residential Bungalow No: 2,** bearing House **DMC** House No: **14/79/A-2/2,** Totally admeasuring **2970** Square feet, Super built up area consisting of Ground Floor Admeasuring **1485** Square feet, Super built up area plus First Floor admeasuring **1485** Square feet Super built up area along with ownership right in the land, Constructed over the property being non agricultural Plot bearing **Survey No: 257/2,** admeasuring **312.50** Square meters, Situated At: Village, Kathiria, Nani Daman and located at: Diwali Nagar, Near Dilip Nagar, Nani Daman, within the jurisdiction of Daman Municipal Council area, within Registration Sub District of Daman, Taluka Daman and District of Daman, which is not described in the Registration office, non found enrolled in the Taluka Revenue office and which is bounded as under.

BOUNDRIES OF BUNGALOW NO: 2

On the EAST :By Internal Road,

On the WEST :By Survey No: 261/1,

On the NORTH :By Internal Road,

On the SOUTH :By Survey No:257/3.

SIGNED AND DELIVERED

BY THE WITHINNAMED

MORTGAGOR

MRS. SUMITA SAMIR PANDYA.

IN FAVOUR OF-

PUNJAB NATIONAL BANK.

BRANCH OFFICE AT : SOMNATH, DIST: DAMAN.

WITNESSES

1. Vaishali P. Rathod.
Vaishali P. Rathod.

2. P.J.Joshi
Prashant J Joshi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PUNJAB NATIONAL BANK

25/08/1973

Permanent Account Number

AAACP0165G

02.10.2008

Scanned by CamScanner

Scanned by CamScanner

No 1

ભારત સરકાર
Government of India

Sumita Samir Pandya
DOB 20/02/1976
FEMALE

3380 3287 6158
VID : 9108 0962 0373 9625

મારો આધાર, મારી ઓળખ

આધાર
Unique Identification Authority of India

Address:
C-1, 66 K.V. Varkund Sub Station
Campus, Of Kunta Road, Behind Govt
College, Daman, Daman, Daman,
Daman and Diu - 396210

COPY

3380 3287 6158
VID : 9108 0962 0373 9625

Scanned by CamScanner

M-61

Scanned by CamScanner

P.J. Joshi P.J. Joshi

Scanned by CamScanner

Bar Council
The State of Gujarat

Name : VAISHALIBEN P. RATHOD
Address : 703, Arihant Co.op. Housing Society, Asopalav Complex, Chharwara Road , Vapi - 396191.
Phone : (M) 9909910460
Enrolment : G/558/2018
D.O.B : : 16-03-1986

Holder's Signature ADVOCATE I/C Secretary

INSTRUCTION

No voting without this ID Card in the Election of Bar Council & Bar Associations in Gujarat.

BAR COUNCIL OF GUJARAT

Satyamev Complex, Opp. Gujarat High Court,Sola,
Ahmedabad -380060. Phone : 079 - 27434073, 29701096.
www.barcouncilofgujarat.org

Scanned by CamScanner

पंजाब नैशनल बैंक

RAPO PNB Loan Point - RAN - Surat

To,
SUMITA SAMIR PANDYA & SAMIR KISHOR PANDYA
B/H GOVT COLLEGE KUNTA ROAD ,
BLOCK NO C -1 66, K V SUB STATION NANI DAMAN ,
DAMAN ,
DAMAN ,
GUJARAT ,
India ,
Pincode : 396210

Date :05/05/2021

Dear Sir / Madam,

APPLICATION -TOPUP TERM LOAN FOR EXISTING HL BORROWERS FOR PERSONAL NEEDS - SANCTION LETTER

We are pleased to inform that we have sanctioned a Housing Loan of Rs.2283000.00 in your favour For Personal needs/use on the undernoted terms & conditions.

Sanction Terms				
Sanction Loan Amount		₹ 22,83,000.00		
Term Insurance Premium		₹ 41,000.00		
Rate of Interest		Total Interest Rate : 8.15(R.L.R : 4.00 Markup : 2.80 Spread : 1.35) %		
Type of Interest		Floating		
Margin (%)		Min - 20.00(Actual contribution by borrower is ....) %		
Repayment Tenor		120 months		
Holiday / Moratorium period		0 months	Amt. of EMI *	₹ 27,880.00
Upfront fee / Processing fee		₹ 0.00	Documentation Fee	₹ 531.00
Credit Information Report Charges		₹ 249.86		
Security	Primary	SUMITA SAMIR PANDYA BUNGALOW NO. 2, DIWALI NAGAR, NEAR DILIP NAGAR, VILLAGE KATHIRIA, NANI DAMAN, DAMAN,DAMAN,DAMAN,GUJARAT,396210,India		
	Collateral	NIL		
	Guarantor			
Prepayment Penalty		NIL		
Penal Interest, if any		In case of default in repayment of loan/non compliance of terms & conditions the borrower shall be liable to paypenal interest of 2% on the default/irregular amount		

* is subject to change from time to time.
The above sanction is, however, subject to
i) Execution of Loan documents as per Banks format & guidelines;
ii) The ROI/EMI is subject to change from time to time;
iii) The above sanction shall be valid for a period of six months from the date of issue of the sanction letter.

P.N.B
PAN · No · AAACP0165G

Scanned by CamScanner

Scanned by CamScanner

No.4/3-169/06-07/DMC/12-13/Lic
Office of the
Daman Municipal Council,
Daman.
Dated:- 09/01/ 2013.

Read :- (1) Application dated:- 03/01/2012
(2) Report of the Municipal Engineer.
(3) Order No. 3/1-320/DMC/07/12-13/2718 DT. 25.10.12.

COMPLETION CERTIFICATE

This Council have satisfied with the completion of the house/bldg. details of which are given below. The undersigned hereby certifies as required under Section 188 of the Goa, Daman and Diu Municipalities Act. 1968 as Amended by Daman and Diu Municipalities Regulation 1994 that it may be occupied for the purpose indicated hereunder :-

1. Name and address of the owner :- Smti HAREBI RAVIA KODRAWALA
2. Location of the building :- Diwali Nagar, Kathiria Nani Daman.
3. No.& Dated. of Const.(a) Original Lic.No.140/2006-07 dated 29.03.2007.
(b) Last renewal/revised No.4/3-1169/06-07/DMC/11-12/3770/Dated:-20/12/2011
4. Details of portion of Bldg :- Residential Raw House.
5. Purposed for which occupation is meant :- Residential Raw House.
6. Clearance for Occupation :- ..... do .....
7. Total number of premises:- (a) Room :- 00 Area :-
(b) Flat :- 31 Area :-
(c) Shop :- 00 Area :-
} The details shown in overleaf.
8. Capital Cost :-
9. Annual rent :-
10. Retable value :-
11. House Tax :-
12. House Number :-
} The details shown in overleaf.

The following condition should be strictly observed :-

The premises should not used for purpose other than mention in this certificate except with the Due permission of Council. The owner/occupier should maintain the open spaces and footpath clean. The footpath should be properly maintained and kept free from any obstruction of encroachment. Drain and Septic tank water should be given proper outlets for disposal and hygienic condition Surrounding the building should maintained by you at your own cost under section 203(1) of Goa, Daman and Diu Municipalities Act.1968 as (Amended) by Daman and Diu Municipalities Regulation 1994. The House tax is assessed as stated above it. If the party is having any objection of this assessment should submit a written application within 15 days from the date of issue of this certificate.

N.B. (1) The owner has cleaned the surrounding area. (2) The list of purchasers of Flats be submitted to D.M.C. for house tax.

DAMAN MUNICIPAL COUNCIL
D
DMC
C
DAMAN

9.1.13.
Chief officer
Daman Municipal Council,
Daman.

Copy to :- The Taxation Section with request to sent the house tax bill on expiry of 15 days time limits.

Scanned by CamScanner

Scanned by CamScanner

FORM "T"

Receipt No: 2586 Serail No : 1428 Year: 2021

Date : 22 Month : June Year : 2021

Nature of Document: Deed of Rectification

By whom presented Mrs. Sumita Samir Pandya

Registration Fee	15.00
Filling and comparing(folios/sides)	63.00
Copy fee for endorsements	2.00
Postage	
Copies or memoranda (section 64 to 67)	0.00
Searches or inspection	
Section 25	
Section 35	
Certified copies(section 57) folios	0.00

Total Amounts In Words

Total Amount Rs: 80.00

Rupees Eighty only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

C-1, 66 K.V. Varkund Sub Station Campus, of Kunta Road, B/H Govt College, Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :6/22/2021 1:05:04 PM

DAMAN	
1428	2021

S.R.No. 1428

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 13 to 14 on 22/06/2021

Receipt No :- 2586

Registration	15.00
Side Copy Fee	63.00
Other Fees	2.00
Total Amount	80.00

Mrs. Sumita Samir Pandya
C-1, 66 K.V. Varkund Sub Station Campus, of Kunta Road, B/H Govt College, Daman.

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Mrs. Sumita Samir Pandya Claiming Party/ Purchaser Party 45 Years.Occupation Business / Service Resident At C-1, 66 K.V. Varkund Sub Station Campus, of Kunta Road, B/H Govt College, Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Vaishaliben P. Rathod, Adv. Identifier Party 35 Years.Occupation Business / Service Resident At Arihant Co.OP. Housing Society, Asopalav Complex, Chharwara Road, Vapi.The Executant (S) Admit Execution			
4.000	Shri/Ms. Vaishaliben P. Rathod, Adv. WITNESS Party 35 Years.Occupation Business / Service Resident At Arihant Co.OP. Housing Society, Asopalav Complex, Chharwara Road, Vapi.The Executant (S) Admit Execution			
5.000	Shri/Ms. Joshi Prashant Jasvantlal WITNESS Party 34 Years.Occupation Business / Service Resident At Arihant-1, Somnath, Nani Daman.The Executant (S) Admit Execution			

2.000 Shri/Ms. In Favour of Punjab National Bank
Mortgagee Party 0 Years.Occupation Business /
Service Resident At Branch at Somnath, Dist.
Daman.The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 1396 At Page

Volume of Book No. 1

Date : 22/06/2021

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

The Original Documents is Returned To

THE SUB-REGISTRAR OF DAMAN • उप-पंजीकार, दमण

SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN13084514805726T
Certificate Issued Date	:	25-Mar-2021 03:32 PM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1013216338925093T
Purchased by	:	SMT SUMITA SAMIR PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	NON-AGRICULTURE LAND S NO.170/5 ADM.3735 SQ.MTR.OUT OF TOTAL 5735 SQ.MTR.,VILLAGE-DUNETHA,NANI,DAMAN
Consideration Price (Rs.)	:	70,96,500 (Seventy Lakh Ninety Six Thousand Five Hundred only)
First Party	:	SHRI SATYANARAYAN GOPILAL KABRA
Second Party	:	SMT SUMITA SAMIR PANDYA
Stamp Duty Paid By	:	SMT SUMITA SAMIR PANDYA
Stamp Duty Amount(Rs.)	:	2,84,000 (Two Lakh Eighty Four Thousand only)

----------Please write or type below this line----------

Serial No. 979
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and .....on.....201
12 APR 2021

SUB REGISTRAR
DAMAN

LB 0016682503

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

DEED OF SALE

THIS DEED OF SALE is made at Daman on this 05th day of April 2021 BETWEEN **SHRI SATYANARAYAN GOPILAL KABRA, (Pan No. AADPK1303P)** Married, Businessman, aged about 78 years, Indian National, residing at Gopikunj, Vile Parle, 11 June Road, Juhu Scheme, Mumbai, through his Power of Attorney Holder **SHRI IMTIYAZ ABUBAKAR KURESHI**, married, service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman, hereinafter referred to as the **VENDOR** (which expression shall be deemed to include his heirs, executors, administrators and assigns wherever the context or meaning shall so require or permit) of the ONE PART ; and

SMT. SUMITA SAMIR PANDYA, (PAN No. ANIPP3791L) wife of Shri Samir Pandya, Hindu, Indian National, aged about 49 years, occupation Business, resident of 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman, hereinafter referred to as the **PURCHASER** (which expression shall be deemed to include her heirs, executors, administrators and assigns wherever the context or meaning shall so require or permit) of the OTHER PART.

WHEREAS during the Portuguese regime the entire property known as village Dunetha has been belonging to late Shri Keshrichand Motichand Shah and the dispute has been raised by the family members with respect to the ownership and administration of the said village however, at last revision had been filed in the Hon"ble Suprem Court at Lisbon, Portuguese wherein it has been held that the said village belongs to late Shri Keshrichand Motichand Shah with no restriction to the any act of administration and alienation.

AND WHEREAS after liberation of Daman, the Daman (Abolition of Proprietorship of Villages) Regulation, 1962 has been enacted. The said Regulation has been challenged before the Hon'ble Apex Court and In the ruling reported in AIR 1967 SC 19 1110 it was held that the Regulation does not apply to certain class of lands which are Hilly, quarry, salt pan etc. The proprietor of Village Dunetha, claimed numbers of properties in said village to be fall in the said category. An inquiry was being held in case No. 14/67-68 wherein by Judgement dated 4-11-1970, the Mamlatdar, Daman held numbers of properties to be the hilly land. An appeal had been filed against the said order of Mamlatdar, Daman but same has been dismissed by the Collector Daman by his order dated 3-4-1972 of the property bearing Survey No. 170 and

some other survey numbers of such hilly lands. Based on the said order the Revenue Record has been ordered to be corrected and the said properties and other property have been entered in the name of said village proprietor Shri Keshrichand Motichand Shah as the owner thereof.

AND WHEREAS said owner Shri Keshrichand Motichand Shah has executed a registered Lease Deed which is registered in the office of Sub Registrar, Daman under No.834/95 dated 22/08/1995 in favour of Satyanarayan Gopilal Kabra and leased out to him, hilly land bearing Survey No. 170/5 and Survey No. 164 and other hilly lands for period of 99 years and paid the premium amount only following hilly lands and further subject to the covenants and conditions to be performed and observed as therein contained the original owner has also permitted the confirmatory party to construct any industrial or residential building. The Confirmatory party is also entitle to assign the lease hold right in respect of the said lands or any part or parts thereof at his own decision.

AND WHEREAS said Shri Keshrichand Motichand Shah and his wife have expired leaving behind them his 3 sons as their only legal heirs and also by a WILL dated 28-2-2001 and an additional WILL dated 6-3-

2003. According to the said WILLS Shri Keshrichand Motichand Shah has declared and bequeathed that after his death his three sons will own these properties equally and will share the income from the said properties also equally, but administration of the said properties will be done by his son Pramod Kesharichand Shah i.e. Sale, lease, collecting rent, etc. of the said properties as he was doing during his life time. Based on the said WILL a varsai mutation proceeding has been carried out under mutation entry No. 1493 in Form No. 9 and the properties have been entered in their names in the record of right.

AND WHEREAS said Shri Keshrichand Motichand Shah expired leaving behind him his WILL dated 28/02/2001 and additional WILL dated 06/03/2003. According to the said WILLS Shri Keshrichand Motichand Shah has declared and bequeathed that after his death his three sons will own these HUF property equally and will share the income from the said property also equally, but administration of the said property will be done by his son Pramod Keshrichand Shah i.e. Sale, Lease, collecting rent etc. of the said property as he was doing during his life time.

AND WHEREAS earlier the Vendor had obtained the leased hold right and having possession over the said property bearing Survey No. 170/5 admeasuring 7000 square metes. And whereas the vendor has purchased the said lease hold property from its original owner i.e. the original vendor and hence to avoid any technical difficulty in future in record of right, the Vendor has signed as a Confirmatory party to convey proper and legal title in favour of purchaser.

AND WHEREAS Shri Pramod Keshrichand Shah as an Administrator, Shri Satish Keshrichand Shah and Shri Pankaj Keshrichand Shah had sold the hilly land bearing Survey No. 170/5 admeasuring 7000 square meters situated at village Dunetha, Nani Daman to Vendor Satyanarayan Gopilal Kabra. The said Sale Deed is registered in the office of the Sub Registrar, Daman under Serial No. 64/2011 dated 10/01/2011.

AND WHEREAS on the basis of said Sale Deed the Mamlatdar Daman passed mutation order and talathi Dunetha has mutated the said property bearing Survey No. 170/5 admeasuring 7000 square meters in area situated at village Dunetha, Nani Daman in the name of Satyanarayan Gopilal Kabra.

AND WHEREAS the Vendor thereafter made application the Collector, Daman to grant conversion permission for said Survey No. 170/5 admeasuring 7000 square meters for Non Agricultural use as Commercial cum Residential purpose and the Collector, Daman vide Sanad and order No.2/108/2007-LND/1225 Dated 07/06/2011 granted N.A. permission for Commercial-cum-Residential purpose.

AND WHEREAS the Vendor has released area admeasuring 1265.00 square meters out of total admeasuring 7000.00 square meters in favour of P.W.D., / U.T. Administration, Daman for common Road / Access vide Release Deed registered in the office of Sub Registrar, Daman under Serial No. 2800 dated 03/11/2018. Thus the Vendor is now absolute owner of 5735.00 square meters in area of property bearing Survey No. 170/5 situated at village Dunetha, Nani Daman.

AND WHEREAS it has been agreed between the parties hereto that the vendor shall sell to the purchaser and the purchaser shall purchase from the vendor part of an immovable property being N.A. land admeasuring 3735.00 square meters out of total admeasuring 5735.00 square meters of Survey No.

170/5 situated at village Dunetha, Nani Daman, the said portion is shown by RED color in the map annexed herewith and which is more particularly described in the Schedule hereunder written for the consideration or price of Rs. 70,96,500/- (Rupees Seventy Lakh Ninety Six Thousand Five Hundred only) free from any encumbrances, onus or charges and with vacant possession thereof.

NOW, THIS DEED OF SALE WITNESSES as follows:-

1. In pursuance of the said agreement and in consideration of the total price of Rs. 70,96,500/- (Rupees Seventy Lakh Ninety Six Thousand Five Hundred only) paid by Purchaser to the Vendor after deducted 1% TDS of Rs. 71,000/- (Rupees Seventy One Thousand only) i.e. paid Rs. 70,25,500/- as under :-

Sr. No.	Cheque No./ RTGS.	Date	Amount in Rs.	Drawn on the Bank
1.	UTR No.BARB2021040810987805 12.	08/04/2021	43,25,500/-	Bank of Baroda.

2.	000009	17/04/2021	25,00,000/-	Bank of Baroda, Daman Branch.
5.	--	--	2,00,000/-	Payment towards the renewal fees of N.A. permission.
(Rupees Seventy Lakh Twenty Five Thousand Five Hundred only)			**Rs. 70,25,500/-**	

the receipt of which sum the Vendor does hereby acknowledge to the Purchaser and the Vendor does hereby transfer, convey, assign unto the Purchaser by way of SALE the said part of an immovable property being N.A. land admeasuring 3735.00 square meters out of total admeasuring 5735.00 square meters of Survey No. 170/5 which is shown by RED color in the map annexed herewith, situated at village Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written together with all the estate, right, title, interest, claim and demand whatsoever of the vendor in or the said immovable property hereby transferred and conveyed and every part thereof to hold the same to the purchasers as

absolute owner forever also together with all fences, hedges, ditches, lights, liberties, accesses, ways, water, water courses, privileges, easements, paths, roads, passages, appurtenances, advantages and profits whatsoever in or to the said immovable property hereby transferred, convey and sold and which is more particularly described in the schedule written hereunder belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and also TOGETHER WITH the right to use and enjoy forever, by way of sale the said immovable property AND ALL the estate, right, title, interest, claim and demand whatsoever of the vendor in or the said property hereby transferred and conveyed and every part thereof to hold the same to the purchaser as absolute owner forever.

2. The Vendor do hereby covenant with the purchaser as follows :-

   (a) That the said immovable property hereby transferred, conveyed and sold and more particularly described in the Schedule written hereunder shall be held and enjoyed by the purchaser without any interruption or disturbance by the vendor or any other person or persons claiming through or

under him and without any lawful disturbance or interruption by any other person or persons whomsoever.

(b) That the vendor will at the request and cost of the persons requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said immovable property hereby sold and conveyed as may reasonably be required.

(c) That the title of the property is hereby sold, subsists and the vendor has power to sell the same to the purchaser.

(d) That the said immovable property hereby sold and more particularly described in the Schedule hereunder written is free from any encumbrances, charges or onus.

(e) That the vendor has not received any notice for acquisition of this property from the Government and there is no case or proceeding pending in any Court of law or competent authority.

(f) That the vendor has not entered into any Agreement for Sale or lease of the said property or any part thereof in favour of any other person or persons and have not

entered into any commitment with any person in any manner whatsoever or howsoever affecting the said property.

(g) That no attachment has been levied on the said property by any Court or by any Competent Authority.

(h) That the Vendor has not been prohibited from dealing with, disposing off or selling the said property by any Department of the Government or by any Semi Government Authorities.

(i) That the actual physical possession of the immovable property sold hereunder is handed over to the purchaser and the purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the same as his own chattel without any interruption, hindrance or claim by the vendors or Confirmatory parties or any person or persons whomsoever.

(j) That the Purchaser may apply for and obtain the mutation entry relating to the property hereby sold, transferred and conveyed in their name and also get the said property transferred in their name in all the relevant records and registers of the

Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the vendors.

(k)The Vendor shall handover all the previous titles, deeds, agreements, documents etc. in relation to the said property to the purchasers.

(l) The purchaser shall not throw dirt, rubbish, rags or other refuse in open space of plot or in the Daman Ganga Creek and shall try to avoid any type of pollution.

S C H E D U L E

ALL THAT piece and parcel of part of Non Agricultural Land admeasuring 3735.00 square meters out of total admeasuring 5735.00 square meters of Survey No. 170/5, which is shown by RED color in the map annexed herewith, situated at village Dunetha, Nani Daman, within the jurisdiction of Dunetha Group Gram Panchayat, Taluka of Daman, within Sub District and District of Daman and which is not described in the Land Registration Office, Daman nor found enrolled in the Taluka Revenue Office and bounded as under :-

EAST : Road ;

WEST	:	Balance portion of Survey No. 170/5 ;
NORTH	:	Survey No.170/4 & 170/1-B ;
SOUTH	:	Road.

IN WITHNESS WHEREOF the Vendor and Purchaser have put their respective hands on the day, month and the year hereinabove written.

SIGNED AND DELIVERED BY THE WITHINNAMED

SHRI IMTIYAZ ABUBAKAR KURESHI
POAH OF
SHRI SATYANARAYAN GOPILAL KABRA
THE VENDOR

SIGNED AND DELIVERED BY THE WITHINNAMED

SMT. SUMITA SAMIR PANDYA
THE PURCHASER

IN THE PRESENCE OF WITNESSES :-

1. BBP

2.

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Name of field ચારીયુ
ખેતર નું નામ
S. No. : નં. 170
Sub Dn No. 5

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area ચાલેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે	Name of occupant ફબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. હે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-57-35		સત્યનારાયણ ગોપીલાલ કાબ્રા		194 730 888 260000629 260000656	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ચોખા	00-00					
	00-00					
	00-00					
	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-57-35					
II Un-cultivable Area બિન ખેડાણ જમીન	00-00					
(a)Class (અ)વર્ગ	00-00					
(b)Class (બ)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-00					
Grand Total કુલ ક્ષેત્રફળ	00-57-35					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
2775-મે કલ્ચર્ડ લેન્ડ હુ થી તા-7/06/2011 મુજબ N.A ની નોંધ કરી OT-21/05/2012 888-નીચ મુજબ નામ કમ્મી

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બારાયત Ha. હે. Ars. આરે	Unirrigated જરાયત જમીન Ha. હે. Ars. આરે	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે. Ars. આરે	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2017-2018	-	-	-	-			N.A	00-57-35	-	-

અસલ ઉપર થી નકલ કરી

Talathi Name :

Signature :

2021040391551

03/04/2021

THE SUB-REGISTRAR

संघ प्रदेश दमण एवं दीव प्रशासन / U.T. Administration of Daman & Diu

समाहर्ता का कार्यालय / Office of the Collector

राजस्व अनुभाग, दमण / Revenue Section , Daman - 396 220

आदेश सं. Order No. 2/108/2007-LND/ 1226 दिनांक/ Dt :- 7 / 6 /2011

पढ़ें/READ :- श्री / श्रीमती / सुश्री _____

निवासी _____ से प्राप्त दिनांक _____ का आवेदन पत्र, जिसमें उन्होंने _____ गाँव स्थित, सर्वे सं. _____ माप _____ वर्ग मीटर की कृषि भूमि को _____ उद्देश्य के लिए गैर-कृषि भूमि में परिवर्तन करने का निवेदन किया है ।

An application dated 03/08/2011 of Shri Satyanarayan Gopilal Kabra, Lessee of Shri Pramod Kesharichand (Administrator) Shri Satish Kesharichand & Shri Pankaj Kesharichand, c/o Radha Madav Corp. Limt., Nani Daman has requested to grant N.A. Permission an area 7000 Sq. mts. of Survey No. 170/5 at village Dunetha, Nani Daman for Commercial-Cum-Residential purpose.

आ दे श / ORDER

धारक श्री _____ को _____ गाँव में स्थित सर्वे सं. _____ माप _____ वर्ग मीटर की कृषि-भूमि को औद्योगिक/वाणिज्यिक/रिहायशी मकान बनाने के वास्तविक उद्देश्य से इसे धारा-32 के तहत एतद्द्वारा निम्नलिखित शर्तों के तहत गैर-कृषि भूमि में परिवर्तित करने की अनुमति दी जाती है :-

N.A. Permission is hereby granted under Section 32 to the holder Shri Satyanarayan Gopilal Kabra, Lessee of Shri Pramod Kesharichand (Administrator) Shri Satish Kesharichand & Shri Pankaj Kesharichand, to convert agriculture land of Survey No. 170/5 admeasuring 7000 Sq. mts of village Dunetha, Nani Daman for bonafide ~~Industrial~~/Commercial/~~Construction of Residential house~~ purpose with the following conditions:- **(Commercial-Cum-Residential Purpose)**

1. यह अनुमति गोवा, दमण एवं दीव भू-राजस्व कोड,1968 तथा इसके तहत बनाई गई नियमावली के उपबन्धों की शर्तों के अधीन होगी ।
   The permission shall be subject to the provision of Goa, Daman & Diu land Revenue Code 1968 and Rules framed thereunder.

2. धारक किसी भी प्रकार का भूमि विकास या निर्माण कार्य शुरू करने के एक महीने पहले इसका नक्शा प्रस्तुत करेगा तथा इसे प्रशासन से अनुमोदित करवायेगा ।
   Holder shall submit a layout plan and get it approved by the Administration within one month before starting any land development or construction work.

3. धारक गैर-कृषि भूमि को इस आदेश के जारी होने के पांच वर्ष के भीतर उपयोग में लेना शुरू करेगा, ऐसा नहीं हो सकने पर - बशर्ते कि समाहर्ता इसे समय-समय पर विस्तारित करते हैं - दी गई गैर-कृषि भूमि अनुमति रद्द मानी जायेगी ।
   The holder shall commence N.A. use within a period of five year from the date of this order, failing which unless the said period is extended by the Collector from time to time the permission granted shall be deemed to have been lapsed.

4. गैर-कृषि भूमि का उपयोग शुरू होने का आशय उस कार्य के क्रियान्वयन से है, जिसके लिए अनुमति दी गई है और यदि आवेदक पांच वर्ष के भीतर कार्य का क्रियान्वयन नहीं कर पाता है, तो इस प्रकार दी गई अनुमति रद्द मानी जायेगी ।
   Commencement of N.A. use shall mean actual execution of the project for which permission is granted and in case applicant fails to execute to project within five year, the permission granted shall be cancelled.

5. धारक निर्माण कार्य पूरा होने के एक महीने के भीतर इसकी जानकारी देगा ।
   The holder shall send an intimation regarding completion of building within a month after construction work is over.

6. धारक भूमि उपयोग के लिए लागू अन्य उचित शर्त या शर्तों को पालन करेगा ।
The holder shall abide by other reasonable condition or conditions to the use of the land.

7. समाहर्ता की अनुमति के बिना धारक गैर-कृषि भूमि का हस्तांतरण / निपटान नहीं करेगा ।
The holder shall not transfer/dispose off the N.A. land without permission of the Collector.

8 कारखाना इमारत का नक्शा नियमानुसार अनुमोदित करवाना होगा ।
The plans for building for factories shall be got approved before construction as per rules.

9 सड़क निर्माण सहित भूमि का विकास उद्योगों के शुरू होने से पहले किया जायेगा ।
Development of land including roads shall be done before industries are started.

10 यदि उद्योगों के लिए बिजली एवं पानी की व्यवस्था प्रशासन द्वारा उपलब्ध नहीं करायी जा सकती हो, तो इनकी व्यवस्था उद्यमियों को स्वयं करनी होगी ।
Electricity and water for industries shall be provided by the entrepreneurs themselves, if the Administration is not able to meet the demand.

11 प्लॉट के किसी भी पेड़ को नहीं काटा जायेगा ।
Any tree standing on the plot shall not be fallen.

12 प्रदूषित उद्योग लगाने की अनुमति नहीं दी जायेगी तथा कुल मानव शक्ति का 75% स्थानीय जनता से भर्ती किये जायेंगे ।
No pollution industry shall be allowed and 75 % of the working force shall be recruited from amongst local people.

13. No tree shall be fallen without obtaining prior permission from the Forest Department, if any existing tree on the land is required to be fallen.

14. The holder shall observe all other Laws/Rules in force, failing which the permission granted should be revoked/cancelled immediately.

15. Applicant shall not put the land to N.A. use without obtaining Construction Licence and any other NOC/permission, if any required from the Competent Authority.

16. Applicant should prepared building plan as per DC Rules, 2005 of Daman District and get the lay out plan and building plan approved from Town & Country Planning Department prior to obtaining construction licence from the concerned Panchayat.

17. Sufficient open space shall be kept in the plot where 66 KV EHT tower and 11 KV HT is passing as per Rules 80 of IE Rules, 1956.

उपर्युक्त किसी भी शर्त को भंग करने पर उक्त अनुमति रद्द मानी जायेगी तथा बिना किसी मुआवजे के भूमि सरकार को हस्तांतरित हो जायेगी चाहे उस भूमि पर कुछ भी किया गया हो ।

Breach of any of the conditions shall entail the cancellation of the permission and reversion of land to the Government without any compensation whatsoever for anything done in the land.

13/12/11

कलेक्टर, दमण.
Collector, Daman.

सेवा में / To,

Shri Satyanarayan Gopilal Kabra,
Lessee of Shri Pramod Kesharichand (Administrator)
Shri Satish Kesharichand &
Shri Pankaj Kesharichand.
R/o.Radha Madav Corp. Limt.,
Nani Daman.

आवश्यक कार्रवाई हेतु सनद सहित प्रतिलिपि प्रेषित :-
Copy alongwith copy of Sanad forwarded for necessary action to :-

1. वास्तु योजनाकार, शहरी योजना विभाग, दमण. /
The Architect planner, Town Planning Deptt, Daman
2. तहसीलदार, दमण. / The Mamlatdar, Daman
3. जाँच अधिकारी, शहरी सर्वेक्षण, दमण. / The Enquiry Officer, City Survey, Daman

संघप्रदेश दमण एवं दीव प्रशासन / **U.T. Administration of Daman & Diu**

समाहर्ता कार्यालय, दमण / **Office of the Collector, Daman.**

मोटी दमण / **Moti Daman – 396 220.**

सं. **2/108/2007-LND/**1226 दिनांक / Dt.:- 7/6/2011

पढ़ें / **Read:-** **Application dated 03/08/2011 received from Shri Satyanarayan Gopilal Kabra, Resident of Nani Daman of Daman District Lessee of Shri. Pramod Kesharichand (Administrator), Shri Kesharichand & Shri Pankaj Kesharichand.**

सनद / S A N A D

अनुसूची / SCHEDULE – II

[गोवा, दमण एवं दवी भू-राजस्व (भूमि के उपयोग में परिवर्तन तथा गैर-कृषि भूमि मूल्यांकन) नियमावली, १९६९ का नियम-७ देखें]
[See Rule 7 of the Goa, Daman and Diu land Revenue (Conversion of use of land & non-agricultural Assessment) Rules, 1969.]

जबकि समाहर्ता, दमण (इसके आगे ''समाहर्ता'' कहा जायेगा एव समाहर्ता जिस अधिकारी को अपने अधिकारों के प्रयोग करने तथा कर्तव्यों के निर्वहन करने के लिए नियुक्त करेंगे,उसे भी समाहर्ता कहा जायेगा), को इस प्रदेश में लागू गोवा, दमण एवं दीव भू-राजस्व, कोड १९६८ की धारा-३२ इसके आगे इसे कोड कहा जायेगा, जिसमें संदर्भ के अनुसार इसके तहत बनी नियमावली एवं आदेश भी शामिल है) के तहत श्री प्रमोद केशरीचंद (वहिवटकर्ता), श्री सतीश केशरीचंद, और श्री पंकज केशरीचंद, के पट्टेदार श्री सत्यनारायण गोपीलाल काबरा ----------निवासी नानी दमण, जिला दमण ---------- ने केडस्त्रल सर्वे ----------स्थान में स्थित "रबीयु "----------सर्वे सं . के अंतर्गत गाँव दुनेठा,नानी दमण जीला दमण ---------- नाम का पंजीकरण सं. 170/5-7000.00 वर्ग मीटर,के तहत पंजीकृत प्लॉट के दखलकार(इसके आगे आवेदक कहा जाएगा एवं आवेदक के वारिस, निष्पादक, प्रबंन्धकर्ता तथा अधिन्यासीको भी आवेदक कहा जाएगा।) के रुप में उक्त भूमि प्लॉट (इसके अनुलग्नक-I में वर्णित प्लॉट जो सर्वे सं. 170/5 का भाग है एवं जिसका माप 7000.00 ----वर्ग मीटर है, उसे उक्त प्लॉट कहा जाएगा ।) का वाणिज्यिक एवं रिहायशी प्रयोजन के लिए उपयोग करने हेतु अनुमति माँगी है;

Whereas an application has been made to the Collector of Daman (hereinafter referred to as "the Collector"which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue code, 1968 applicable to this territory (hereinafter referred to as the said "Code" which expression shall, where the context so admits include the rules and orders thereunder) by Shri Satyanarayan Gopilal Kabra, Resident of Nani Daman of Daman District, Lessee of Shri. Pramod Kesharichand (Administrator), Shri Satish Kesharichand & Shri Pankaj Kesharichand being the occupant of the plot registered under Cadastral Survey- known as "Rabiyu" ---situated at Village Dunetha Nani Daman Of Daman District—registered under Survey No. 170/5- 7000.00 Sq.Mts ---------- (hereinafter referred to as "the applicant" which expression shall,where the context so admits include his/her heirs, executors, administrators and assigns)for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto forming a part of P.T. sheet No. 170/5---------- admeasuring7000.00 Sq.Mts Sqare Meters be the same a little more or less for the purpose of Construction of COMMERCIAL CUM-RESIDENTIAL ~~/INDUSTRIAL/ INSTITUTION/~~ use.

जारी. 2/-

अब यह प्रमाणित किया जाता है कि एतदद्वारा उपर्युक्त कोड तथा उसके तहत बनाई गई नियमावली के उपबन्धों तथा निम्नलिखित शर्तों के अधीन उक्त प्लोट के उपयोग हेतु अनुमति दी जाती है ; अर्थात :-

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely :-

१. *भूमि का समतलन तथा सफाई :-* आवेदक को भूमि के गेर-कृषि उपयोग के जिस उद्देश्य हेतु अनुमति दी गई है, उस पर अस्वच्छता रोकने के विचार से वह भूमि का समतलन एवं सफाई करने हेतु बाध्य होगा ।

Leveling and clearing of the land - The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non agricultural purpose for which the permission is granted to prevent insanitary conditions.

२. *मूल्यांकन :-* आवेदक को इस आदेश के जारी होने की तिथि से समाहर्ता द्वारा उक्त कोड तथा उसके तहत बनाई गई नियमावली के तहत निर्धारित गैर-कृषि मूल्य का भुगतान करना होगा ।

Assessment: -- The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this order.

३. *उपयोग :* आवेदक उक्त भूमि या उस पर बनाए गए या बनाए जाने वाले भवन का रिहायशी/औद्योगिक/अन्य किसी गैर-कृषि उद्देश्य के सिवाय समाहर्ता के पूर्व अनुमोदन के बिना उपयोग नहीं करेगा ।

Use -- The applicant shall not use the said land and building erected or to erected thereon for any purpose other than residential/Industrial/ any other non-agricultural purpose, without the previous sanction of the Collector.

४. *भवन बनानेहेतु समय सीमा :-* आवेदक इस आदेश की तिथि से पाँच वर्ष के भीतर उक्त प्लॉट में वास्तविक एवं स्थायी विवरण वाले भवन का निर्माण शुरु करेगा । ऐसा नहीं कर सकने पर जब तक समाहर्ता द्वारा समय-समय पर इस अवधि का विस्तार नहीं किया जाता है तब तक दी गई अनुमति रद्द हुई समझी जायेगी ।

Building time limit -- The applicant shall within five year from the date hereof, commence on the Said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

५. *शुल्कों के भुगतान की जिम्मेदारी :-* आवेदक उक्त भूमि पर लगाये जानेवाले सभी करों, उपशुल्कों तथा उपकारों का भुगतान करेगा ।

Liability for rates: - The applicant shall pay all taxes, rates and cesses leviable on the said land.

६. *दण्ड विधि (क):* यदि आवेदक पूर्वोक्त किसी भी शर्त का उल्लंघन करता है, तो समाहर्ता बिना किसी पूर्वग्रह के उक्त कोड के उपबन्धों के तहत लागू दण्ड प्रभारित कर सकते हैं एवं ऐसे शुल्क एवं निर्धारित मूल्य का भुगतान करने पर उक्त प्लॉट को आवेदक के नाम जारी रख सकते हैं ।

Penalty clause -- (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(ख) उपखण्ड (क) में ऐसा कुछ उल्लेख होते हुए भी इसके बारे में समाहर्ता द्वारा विनिर्दिष्ट ऐसी समय सीमा के भीतर किसी भवन के हटाने या बनाए गए भवन या संरचना में परिवर्तन करने या इस अनुमति के उपबन्धों के प्रतिकूल उपयोग करने पर निदेश देना समाहर्ता के लिए विधि-सम्मत होगा तथा यदि ऐसे भवन को हटाया या इसमें परिवर्तन नहीं किया जाता है, तो यह करने के लिए आने वाली लागत को आवेदक से भू-राजस्व बकाया के रुप में वसूली जाएगी ।

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as on arrears of land revenue.

(ग) समाहर्ता की पूर्व अनुमति के बिना आवेदक गैर-कृषि भूमि का निपटान नहीं करेगा ।

(c) The applicant should not dispose off the N.A. land without prior permission of Collector.

जारी. 3/-

७. *लागू कोड उपलब्ध :* इसमें दिये गए उपबन्धों के सिवाय उक्त कोड तथा उसके तहत बनाई गई नियमावली के उपबन्धों की शर्तों के तहत अनुमति दी जायेगी ।

Code provision applicable – Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

परिशिष्ट / APPENDIX – I

लम्बाई एवं चौड़ाई Length and Breadth		कुल पृष्ठीय क्षेत्रफल Total Superficial Area	सर्वे सं. या भाग सं. / Forming (part of) Survey No. or Hissa No.	सीमाएं/ Boundaries	अभ्युक्तियाँ Remarks
उत्तर से दक्षिण / North to South	पूर्व से पश्चिम / East to West			उत्तर, दक्षिण, पूर्व तथा पश्चिम North, South, East and West	
1.	2.	3.	4.	5.	6.
--	--	7000.00 Sq. Mts.	170/5 Village Dunetha of Nani -Daman of Daman District	**To or towards the North:- Survey No.170/1 & 4. South:- Survey No. 173/4 & 8. East:- Survey No. 171/3,& 4; & 172/1& 2. West:- Survey No. 173/1 & 2.**	
(AS PER SITE PLAN ENCLOSED HEREWITH)					

समाहर्ता, दमण ने निम्नलिखित के साक्ष्य में प्रशासक दमण एवं दीव की ओर से अपने हस्ताक्षर एवं कार्यालय मुहर प्रदान की है तथा आवदक ने दिनांक _____ को अपने हस्ताक्षर किये है ।

In witness whereof Collector, Daman, has hereunto set his hand and seal of his Office on behalf of the Administrator of Daman & Diu and the applicant has also hereunto set his hand This 3rd day of June 2011

(Satyanarayan Gopilal Kabra) Lessee of Shri. Pramod Kesharichand (Administrator), Shri Satish Kesharichand & Shri Pankaj Kesharichand आवेदक के हस्ताक्षर / Signature of the applicant

(साक्षियों के हस्ताक्षर एवं पदनाम)
(Signature and designation of witnesses)

1. _____

2. _____ (T. R. Meena)

SEAL

Supritendent,
Collectorate, Daman.

समाहर्ता दमण COLLECTOR DAMAN

03/06/11

(MANOJ KUMAR SAHOO)
समाहर्ता / Collector of Daman

(साक्षियों के हस्ताक्षर एवं पदनाम)
(Signature and designation of witnesses)

1. _____

2. _____

हम यह घोषणा करतेहैं कि श्री _____
जिन्होंने इस सनद पर हस्ताक्षर किये हैं हमारी जानकारी के अनुसार ये वही व्यक्ति है जिसने हमारे समक्ष अपने हस्ताक्षर किये हैं ।

We declare Satyanarayan G. Kabra Lessee of Pramod K. (Admn) Satish K. & Pankaj K. who have signed this Sanad is, to our personal knowledge the person he represent himself to be and that he has affixed his signature here in our presence.

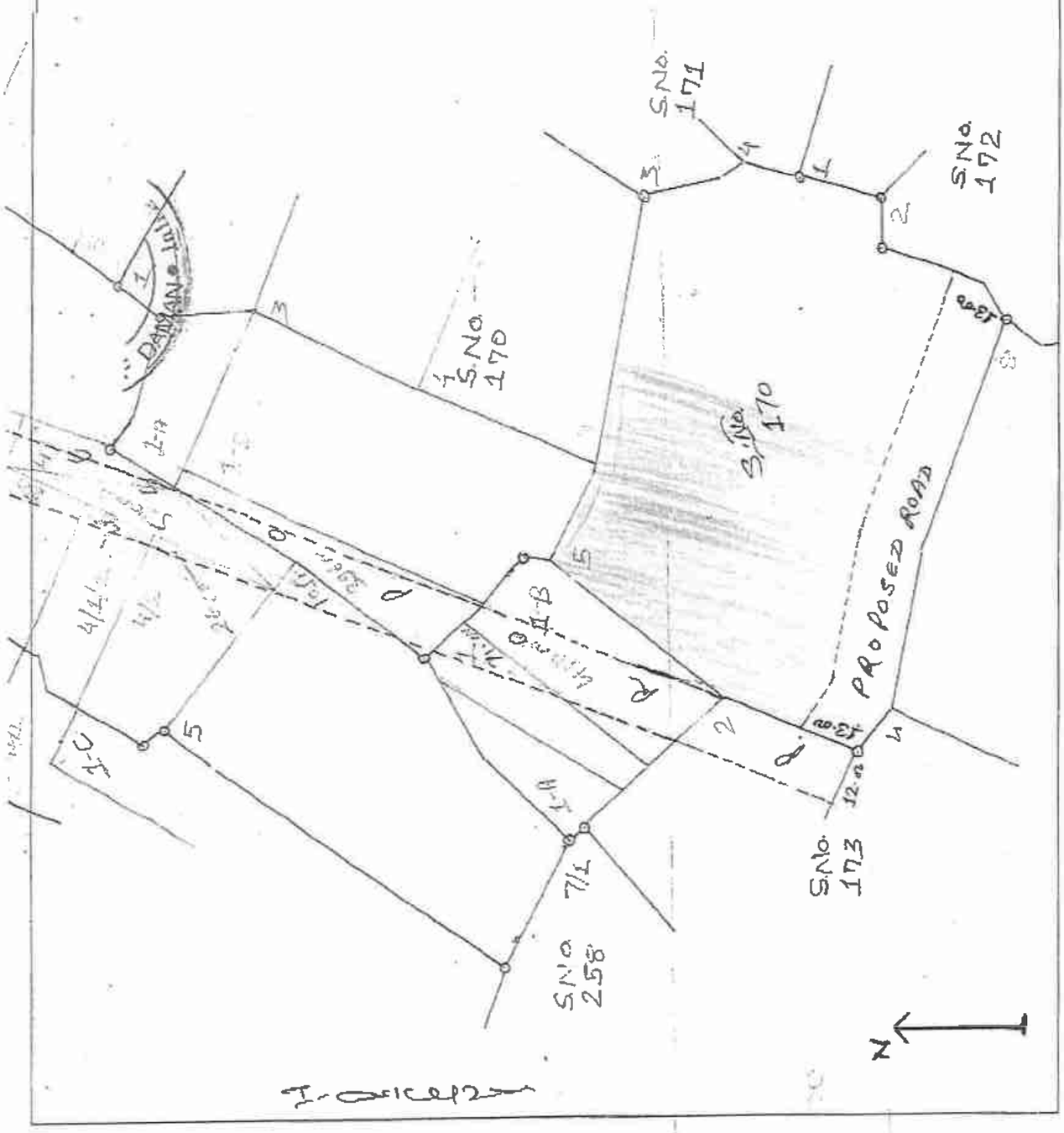
1. _____

2. _____ (T. R. Meena)

Government Printing Press, Daman. 04/2004–2000.

THE SUB-REGISTRAR

LAYOUT DRAWING OF SURVEY NO.170/5(PART) ADMEASURING 3735 SQ.MTR.OUT OF TOTAL 5735 SQ.MTR.SITUATED AT VILLAGE DUNETHA,NANI DAMAN



THE REGISTRAR OF

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

00AA 566904

Serial No. 11300/11603/21
Date 10.04.21
Particular : Attestati

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I **SHRI SATYANARAYAN GOPILAL KABRA,** Married, Businessman, aged about 78 years, Indian National, residing at Gopikunj, Vile Parle, 11 June Road, Juhu Scheme, Mumbai,

Serial No. 56 Daman Treasury, dated 10/03/2021

Value of Sta Rupees Ten

Name of Pur T BLENDS INDIA LTD

Residing at : Son/Wife of

Agent : BIJA Purpose : AGREEMENT

Name of Pr tion Sought

Signature of Signature of Purchaser

do hereby nominate, constitute and appoint **SHRI IMTIYAZ ABUBAKAR KURESHI**, married, service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman as my true and lawful attorney for me and on my behalf and in my name to do or perform any of the following acts, deeds, matters or things that is to say :-

WHEREAS I am owner of an immovable property being Non Agricultural land bearing Survey No. 170/5 admeasuring 5735.00 square meters situated at village Dunetha, Nani Daman.

AND WHEREAS I intend to sell my above said property to (1) Smt. Sumita Samir Pandya, admeasuring 3735.00 square meters and (2) Shri Anilkumar B. Malviya, Admeasuring 2000.00 square meters of Survey No. 170/5 out of total admeasuring 5735.00 square meters situated at village Dunetha, Nani Daman. Since I am ordinary residing at Mumbai and busy with other work and, therefore, I could not personally present before the Sub Registrar, Daman and other Government offices and, therefore, I do hereby authorize SHRI IMTIYAZ ABUBAKAR KURESHI to perform all acts, deeds and things pertaining to said property.

1. To sign and execute the Deed of Sale as a Vendor before the Sub Registrar, Daman in favour of Smt. Sumita Samir Pandya, and Shri Anilkumar B. Malviya in respect of my said immovable property situated at village Dunetha, Nani Daman

2. To attend the registration formalities in the office of Sub Registrar, Daman.

And to do all acts, deeds and things which my said attorney may consider necessary for the said Sale Deed and registering the Deed in respect thereof.

And I hereby for myself, my executors and administrators agree and undertake to ratify and confirm all and whatsoever my said attorney or any substitute or acting under them shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunder set my hand at Daman on this 10th day of April, 2021.

SIGNED AND DELIVERED BY THE WITHINNAMED

SHRI SATYANARAYAN GOPILAL KABRA
THE EXECUTANT.

ACCEPTED BY

(IMTIYAZ ABUBAKAR KURESHI)
POWER OF ATTORNEY HOLDER

IN THE PRESENCE OF WITNESSES:-

1. SBP

2.

This Special Power of Attorney has been executed by Sajeevanagan Chandra Kaba In my presence on this 10th day of January 2021 Identification has been proved by — Whom I personally know.

NOTARIAL NOTARIAL

THE SUB-REC

/PERMANENT ACCOUNT NUMBER

AADPK1303P

नाम /NAME

SATYANARAYAN GOPILAL KABRA

पिता का नाम /FATHER'S NAME

GOPILAL RAMCHANDRA KABRA

जन्म तिथि /DATE OF BIRTH

09-01-1944

आयकर आयुक्त (पदेन)

DIRECTOR GENERAL (INCOME TAX SYSTEMS)

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1207/03944/02879

To

सत्यनारायण काबरा

Satyanarayan Kabra

S/O: Gopilal Kabra

46, Gopi Kunj, Vithal Nagar Society Road No 11

JVPD Scheme, Vileparle West

Mumbai

Juhu

Mumbai Mumbai

Maharashtra 400049

9324066327

MN665828044FT

आपका आधार क्रमांक / Your Aadhaar No. :

2883 8725 2440

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

सत्यनारायण काबरा

Satyanarayan Kabra

जन्म तिथि / DOB : 09/01/1944

पुरुष / Male

2883 8725 2440

आधार - आम आदमी का अधिकार

THE SUB-REGISTR

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADGPK2143R

नाम /NAME

IMTIYAZ ABUBAKAR KURESHI

पिता का नाम /FATHER'S NAME

ABUBAKAR IBRAHIM KURESHI

जन्म तिथि /DATE OF BIRTH

20-04-1961

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, सूरत

COMMISSIONER OF INCOME-TAX, SURAT

Government of India

ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.

- ઓળખાણનું પ્રમાણ ઑનલાઇન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો
કોઈ પણ પ્રકારની મદદ માટે:-

ફોન નં. 1800 180 1947 પર સંપર્ક કરો, અથવા

પી.ઓ. બૉક્સ નં. 1947, બેંગલુરુ-560001 પર ટપાલ મોકલો.

અથવા help@uidai.gov.in પર ઈમેઈલ કરો.

ભારત સરકાર

Government of India

/Enrolment No.: 1007/80027/34447

Imtiyaz Abubakar Kureshi
ઇમ્તિયાઝ અબુબકર કુરેશી
13/87
Main Road
Opp. Hotel Diamond
Khatikwad
Nani Daman
Daman
Daman & Diu - 396210

Date: 21/07/2011

Ref. No.: 00005681-00041941-00026974-

UA 03193619 3 IN

તમારી સંખ્યા / Your No. :

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

Aadhaar is proof of identity, not of citizenship.

- To establish identity, authenticate online.
- In case any help is required :-

Call 1800 180 1947 or:

Write to P.O. Box No. 1947, Bengaluru - 560 001 or:

Email at help@uidai.gov.in

ભારત સરકાર

GOVERNMENT OF INDIA

ઇમ્તિયાઝ અબુબકર કુરેશી

Imtiyaz Abubakar Kureshi

જન્મનું વર્ષ / Year of Birth : 1961

પુરુષ / Male

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

૧૩/૮૭, મેન રોડ, હોટેલ ડાયમંડ ની સામે, ખાટકીવાડ, નાની દમણ, દમણ, દ. દમણ & દીવ, 396210

Address : 13/87, Main Road, Opp. Hotel Diamond, Khatikwad, Nani Daman, Daman, Daman & Diu, 396210

- Saamaanya Maanasno Adhikaar

THE SUPREME

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AADPK1303P

नाम / NAME

SATYANARAYAN GOPILAL KABRA

पिता का नाम / FATHER'S NAME

GOPILAL RAMCHANDRA KABRA

जन्म तिथि / DATE OF BIRTH

09-01-1944

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1207/03944/02879

To

सत्यनारायण काबरा

Satyanarayan Kabra

S/O: Gopilal Kabra

46, Gopi Kunj, Vithal Nagar Society Road No 11

JVPD Scheme, Vileparle West

Mumbai

Juhu

Mumbai Mumbai

Maharashtra 400049

9324068327

09/10/2013

0658284

MN665828044FT

आपका आधार क्रमांक / Your Aadhaar No. :

2883 8725 2440

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

सत्यनारायण काबरा

Satyanarayan Kabra

जन्म तिथि / DOB : 09/01/1944

पुरुष / Male

2883 8725 2440

आधार - आम आदमी का अधिकार

पंजीकार, दमण

REGISTRAR OF DAMAN

THE SUB-REGISTR

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADGPK2143R

नाम /NAME

IMTIYAZ ABUBAKAR KURESHI

पिता का नाम /FATHER'S NAME

ABUBAKAR IBRAHIM KURESHI

जन्म तिथि /DATE OF BIRTH

20-04-1961

हस्ताक्षर /SIGNATURE

I. A. Kureshi

आयकर आयुक्त, सूरत

COMMISSIONER OF INCOME-TAX, SURAT

भारत सरकार

Government of India

ભારત સરકાર

Government of India

નામાંકન ક્રમાંક /Enrolment No.: 1007/80027/34447

Imtiyaz Abubaker Kureshi
ઇમ્તિયાઝ અબુબકર કુરેશી
13/87
Main Road
Opp. Hotel Diamond
Khatkiwad
Nani Daman
Daman
Daman & Diu - 396210

Date: 21/07/20

Ref. No : 00005681-00041941-00015574-

UA 03193619 3 IN

તમારી નોંધણી સંખ્યા / Your Enrollment No. :

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

Government of India

આધાર આપણાની પ્રમાણ છે, નાગરિકતાનું નહિં.

આધારનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો

કોઈ પણ પ્રકારની મદદ માટે:-

કોલ નં. 1800 180 1947 પર સંપર્ક કરો, અથવા

પી.ઓ. બૉક્સ નં. 1947, બેંગલુરુ-560001 પર ટપાલ મોકલો,

અથવા help@uidai.gov.in પર ઈમેઇલ કરો.

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

In case any help is required :-

Call 1800 180 1947 or:

Write to P.O. Box No. 1947, Bengaluru - 560 001 or:

Email at help@uidai.gov.in

भारत सरकार

GOVERNMENT OF INDIA

ઇમ્તિયાઝ અબુબકર કુરેશી

Imtiyaz Abubakar Kureshi

જન્મનું વર્ષ / Year of Birth : 1961

પુરુષ / Male

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

13/87, મેન રોડ, હોટેલ ડાયમોન્ડ ની સામે, ખાટકીવાડ, નાની દમણ, દમણ, દમણ & દીવ, 396210

Address : 13/87, Main Road, Opp. Hotel Diamond, Khatkiwad, Nani Daman, Daman, Daman & Diu, 396210

- Saamaanya Maanasno Adhikaar

THE SUB-REGIS

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMITA S PANDYA

VINODBHAI SANATKUMAR VYAS

29/02/1976

ANIPP3791L

भारत सरकार
GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા

Sumita Samir Pandya

જન્મ તારીખ/ DOB: 29/02/1976

સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

સી-૧, 66 કે.વી. વર્કંદ સબ સ્ટેશન કેંપસ, ઑફ કુંતા રોડ, ગોવત્ કૉલેજ પાછળ, દમન, દમન, દમન,
દમન એન્ડ દીઉ - 396210

Address:

C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

आधार-Aam Admi ka Adhikar

THE SUB-REGI

INDIAN UNION DRIVING LICENCE
UT Admin. of Daman & Diu

Form-7
Rule19(2)

[Renewed :: 03/03/2016] vide No. :: DD-03/DLR/145 /2016]

Name : VIJAY B PAL

S/o : BAHADUR PAL

Address : PLASTI BLENDS IND. LTD. DAMAN IND. ESTATE KADAIYA, NANI DAMAN 396210

Signature of Holder Date of Birth : 08/03/1966

is licenced to drive througout India vehicle of the following descriptions :

MCWG(NT) Only

Sign. of The Licencing Authority

TRANSPORT DEPARTMENT,DAMAN

Licence No :

Non-Transport Validity	Transport Validity
From : 07/03/2016 To : 06/03/2021	From : To :
Date of Ist Issue of Driving Licence 06/12/2006	Dates on which additional vehicles were included
Class of Vehicles MCWG(NT)	Class of Such Vehicles
Name/Desig. of Testing Authority SALEEM AHMAD, AD TRANSPORT	Name/Desig. of Testing Authority

BadgeNo	Auth.No	Authdate	COV	Blood Group

BBP

Administration of Daman & Diu (U.T.)
UNION OF INDIA DRIVING LICENCE
DD-0319940003075

(NT)

22/11/1994 — 26/03/2022

26/03/1967

GOKAN B KAWAR

DD-0319940003075

MCWG
22/11/1994

(PO)

DMC 15/34/B-1/G-6 SUPREME APPT
SAGR SAMRAT ROAD FLAT NO G-6 KAHRWAD
NANI DAMAN
396210

Holder's Signature

VIKRAM SINGHAL
Issuing Authority - Sign

उप-पंजीयक
THE SUB-REGISTRAR

उप-पंजीयक, देहरादून
THE SUB-REGISTRAR

FORM "T"

Receipt No: 1757 Serail No : 979 Year: 2021

Date : 12 Month : April Year : 2021

Nature of Document: Sales Deed / Conveyance Deed

By whom presented Smt. Sumita Samir Pandya

Registration Fee	0.00
Filling and comparing(folios/sides)	0.00
Copy fee for endorsements	
Postage	0.00
Copies or memoranda (section 64 to 67)	
Searches or inspection	
Section 25	
Section 35	0.00
Certified copies(section 57) folios	

Total Amount Rs: 0.00

Total Amounts In Words

Rupees only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :4/12/2021 10:22:24 AM

THE SUB-REGISTRAR

उप-पंजीकार

DAMAN

979 2021

S.R.No. 979

Presented at the office of the Sub-Registrar of DAMAN

Between the hour of 10 to 11 on 12/04/2021

Receipt No :- 1757

Registration	0.00
Other Fees	0.00
Total Amount	0.00

Smt. Sumita Samir Pandya
66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri. Imtiyaz Abubakar Kureshi, as POAH of Shri. Satyanarayan Gopilal KabraThrough its Director/Partner/PAO Holder Shri. Satyanarayan Gopilal Kabra (AADPK1303P).Executing Party /Seller Party 58 Years.Occupation Business / Service Resident At The Executant (S) Admit Execution			
2.000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 49 Years.Occupation Business / Service Resident At 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Vijay B. Pal Identifier Party 55 Years.Occupation Business / Service Resident At Plasti Blends Ind. Ltd. Daman Ind. Estate, Kadaiya, Nani Daman, Daman. The Executant (S) Admit Execution			
4.000	Shri/Ms. Vijay B. Pal WITNESS Party 55 Years.Occupation Business / Service Resident At Plasti Blends Ind. Ltd. Daman Ind. Estate, Kadaiya, Nani Daman, Daman. The Executant (S) Admit Execution			

5.000 Shri/Ms. Gokan B. Kawar WITNESS Party 53
Years Occupation Business / Service Resident At
Flat No. 6, Supreme Appt. Khariwad, Nani
Daman.The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 956 At Page

Volume of Book No. 1

Date : 12/04/2021

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To

SUB REGISTRAR
DAMAN.

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN11623723563369S
Certificate Issued Date	:	28-Oct-2020 11:59 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1011792320131767S
Purchased by	:	SUMITA SAMIR PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	N.A. LAND S NO.568/37 ADM 337.50 SQ.MTR,568/38 ADM.337.50 SQ.MTR,568/39 ADM.337.50 SQ.MTRS,DAMAN
Consideration Price (Rs.)	:	19,23,750 (Ninteen Lakh Twenty Three Thousand Seven Hundred And Fifty only)
First Party	:	ESMAILBHAI EBRAHIM DHARIWALA
Second Party	:	SUMITA SAMIR PANDYA
Stamp Duty Paid By	:	SUMITA SAMIR PANDYA
Stamp Duty Amount(Rs.)	:	77,000 (Seventy Seven Thousand only)

Please write or type below this line

Serial No. 18335
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and .....on 30-10-2020

30 OCT 2020

SUB REGISTRAR
DAMAN

LB 0004158596

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised Collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Laced Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti Scan strip, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

03

DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on this 31st day of October 2020 BETWEEN **SHRI ESMAILBHAI EBRAHIM DHARIWALA, (PAN No. AABPD9384K)** married, occupation business, aged about 79 years, Muslim, Indian National, son of Shri Ebrahim Valibhai Dhariwala, residing at 37, Ultra Mount Road, Kemps Corner, Maskati Building, 1st floor, Mumbai 400 026, herein represented by his **Power of Attorney Holder SHRI IMTIYAZ ABUBAKAR KURESHI, (PAN No. ADGPK2143R)** married, occupation service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman, hereinafter referred to as the **"THE VENDOR"** (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) **OF THE ONE PART** ; and

SMT. SUMITA SAMIR PANDYA, (PAN No. ANIPP3791L) wife of Shri Samir Pandya, Hindu, Indian National, aged about 49 years, occupation Business, resident of 66 KV Sub Station, Kunta Road,

Behind Govt. College, Nani Daman, hereinafter referred to as the **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning hereof shall include her heirs, administrators, executors and assignees) of the **OF THE OTHER PART.**

WHEREAS during the Portuguese regime the entire property known as village Dunetha has been belonging to late Shri Keshrichand Motichand Shah and the dispute has been raised by the family members with respect to the ownership and administration of the said village however, at last revision had been filed in the Hon"ble Suprem Court at Lisbon, Portuguese wherein it has been held that the said village belongs to late Shri Keshrichand Motichand Shah with no restriction to the any act of administration and alienation.

AND WHEREAS after liberation of Daman, the Daman (Abolition of Proprietorship of Villages) Regulation, 1962 has been enacted. The said Regulation has been challenged before the Hon'ble Apex Court and in the ruling reported in AIR 1967 SC 19 1110 it was held that the Regulation does not apply to certain class of lands which are Hilly, quarry, salt pan etc. The proprietor of Village Dunetha, claimed numbers of

properties in said village to be fall in the said category and thus Shri Keshrichand Motichand Shah become the absolute owner of an immovable properties being Salt land bearing Survey No. 567 admeasuring 1400 square meters and Survey No. 568 admeasuring 37400 square meters situated at village Dunetha, Nani Daman.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under No. 97 at pages 34 to 39, Volume No. 17, Book No.1 dated 24/08/1981 that said Ex-Village Proprietor Shri Keshrichand Motichand Shah and others sold to Shri Morarji Haribhai Patel the Salt land bearing Survey No. 567 Admeasuring 1400 square meters and Survey No. 568 Admeasuring 37400 square meters situated at village Dunetha, Nani Daman.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under No. 499 to 504 dated 06/04/1992 and under No. 977 to 981 dated 07/12/1992 Shri Morarji Haribhai Patel sold the said properties bearing Survey No. 567 admeasuring 1400 square meters and Survey No. 568 Admeasuring 37400 square meters situated at village

Dunetha, Nani Daman to Shri Premabhai Kanjibhai Tandel.

AND WHEREAS said Shri Premabhai Kanjibhai Tandel approached the Collector, Daman for Conversion Permission and the Collector, Daman has granted Sanad and Order No. 2/2/93-LND/6487 Dated 10/02/1993 allowed to use the properties bearing Survey No. 567 and Survey No. 568 totally admeasuring 38400 square meters for Non Agricultural purpose i.e. Commercial / Residential use. The Talathi Dunetha accordingly made the entry of N.A. permission vide mutation entry No. 658 in Form No. 9 in the record of right.

AND WHERES said Shri Premabhai Kanjibhai Tandel approached the Collector, Daman for amalgamation and Sub Division the said properties bearing Survey No. 567 and 568 and the Collector, Daman vide Order No.COL/LND/SD-I/93/6488 Dated 10/02/1993 and amalgamated the said two properties bearing Survey No. 567 and 568 and sub divided into 77 plots and given Separate Survey No. 568/1 to 568/77 with separate Area to each plot of village Dunetha, Nani Daman. Based on the said Sub Division order the

Talathi, Dunetha made a mutation Entry No. 656 in Form No. 9 and issued fresh Form No. 1 & XIV for each of the properties.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under Serial No. 395/96 Dated 08/04/1996 and also registered at No.742 at pages 343 to 366, Vol. No. 268, Book No. 1 dated 02/09/1996 the Vendor Shri Esmailbhai Ebrahim Dhariwala has purchased the immovable properties being Non Agricultural land bearing Survey No. is 568/37 Admeasuring 337.50 square meters, Survey No. 568/38 Admeasuring 337.50 square meters and Survey No. 568/39 Admeasuring 337.50 square meters along-with other lands of village Dunetha, Nani Daman from Shri Premabhai Kanjibhai Tandel. Based on the said Sale Deed the Mamlatdar, Daman passed mutation order No. 3/1/9-LND/4015 Dated 20/03/1997 and the Talathi, Dunetha made mutation Entry No. 939 in Form No. 9 entering the name of Shri Esmailbhai Ebrahim Dhariwala and issued a fresh Form No. 1 & XIV and hence the present Vendor become the absolute owner of the said immovable properties being Non Agricultural land bearing Survey No. is 568/37 Admeasuring 337.50 square meters,

Survey No. 568/38 Admeasuring 337.50 square meters and Survey No. 568/39 Admeasuring 337.50 square meters of village Dunetha, Nani Daman which is more particularly described in the Schedule written hereunder.

AND WHEREAS the Vendor hereby clarified that at some places in Government records the name of the vendor is appeared as "ISMAILBHAI IBRAHIM DHARIWALA" and some places of Government record the name is appeared as "ESMAILBHAI EBRAHIM DHARIWALA, therefore the Vendor declared that "ISMAILBHAI IBRAHIM DHARIWALA" and "ESMAILBHAI EBRAHIM DHARIWALA is one and the same person.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said an immovable properties being Non Agricultural land bearing Survey No. 568/37 admeasuring 337.50 square meters, Survey No. 568/38 admeasuring 337.50 square meters and Survey No. 568/39 admeasuring 337.50 square meters totally admeasuring 1012.50 square meters situated at village Dunetha, Nani Daman which is more particularly described in the Schedule written hereinunder, hereinafter referred to as "THE

25

SAID PROEPRTIES" for the consideration or price of Rs. 19,23,750/- (Rupees Nineteen Lakh Twenty Three Thousand Seven Hundred Fifty only) free from any encumbrances, onus or charges and with vacant possession thereof.

NOW THIS DEED OF SALE WITNESSES as follows :-

1. In pursuance of the said agreement and in consideration of the fair market value of Rs. 19,23,750/- (Rupees Nineteen Lakh Twenty Three Thousand Seven Hundred Fifty only) paid by the Purchaser to the Vendor as under :-

Sr. No.	Cheuque No.	Date	Bank	Amount
1.	00013	15/07/2019	Kotak Mahindra Bank	10,00,000/-
2.	573328	10/11/2020	State Bank of India, Kadaiya Road, Daman Airport Road, Nani Daman Branch	9,23,750/-
(RUPEES NINETEEN LAKH TWENTY THREE THOUSAND SEVEN HUNDRED FIFTY ONLY)				19,23,750/-

The receipt of which sum the Vendor does hereby acknowledge to the Purchaser, the Vendor does hereby transfer, convey assign unto the Purchaser by way of SALE the said immovable properties being Non Agricultural land bearing Survey No. 568/37 admeasuring 337.50 square meters, Survey No. 568/38 admeasuring 337.50 square meters and Survey No. 568/39 admeasuring 337.50 square meters totally admeasuring 1012.50 square meters situated at village Dunetha, Nani Daman, which is more particularly identified in the Schedule written hereunder AND all estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the said properties hereby transferred and conveyed and every part thereof to HOLD the same to the Purchaser as absolute owner forever TOGETHER WITH all fences, hedges, ditches, liberties, accesses, ways, water, water course, privileges, easements, paths, passage, appurtenances, advantages and profits whatsoever in or to the said properties

hereby transferred, conveyed, sold and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto subject to the conditions imposed under statute time to time.

[2] The Vendor does hereby covenant with the Purchaser as follows:-

(A) THAT the said properties hereby sold and conveyed and more particularly identified in the SCHDULE written hereinunder shall quietly be entered into upon, held and enjoyed by the Purchaser and profits received there-from without any intervention or disturbance by the Vendor or under the Vendor or any person or persons claiming through or under the Vendor and without any lawful disturbance or interruption by any other person whomsoever.

(B) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property hereby sold and more particularly identified in the

12

SCHEDULE hereinafter written as may reasonably be required.

(C) THAT the said properties hereby sold and more particularly identified in the SCHEDULE hereinunder written is not mortgaged with any person/party/bank/Financial Institution and is free from encumbrances, charges and onus.

(D) THAT the title of the said properties hereby sold and conveyed subsists and that the Vendor has full power to sell the same.

(E) THAT the Vendor has not received any notice for acquisition of the said properties hereby sold and conveyed from the Government and there is no case or proceeding pending in any Court of Law or Competent Authority.

(F) THAT the Vendor has not entered into any agreement for sale or lease of the said properties or any part thereof in favour of any person or persons and have not entered into any commitment with any person in any manner

whatsoever or howsoever affecting the said properties.

(G) THAT no attachment has been levied on the said properties by any Court or by any Competent Authority.

(H) THAT the Vendor has not been prohibited from dealing with, disposing off or selling the said properties by any Department of the Government or by any Semi Government Authorities.

(I) THAT the actual possession of the said properties hereby sold is handed over to the Purchaser and the Purchaser shall peacefully and quietly hold, use, occupy, possess and enjoy the same as her own chattel without any interruption, hindrance or claim by the Vendor or any other person or persons whomsoever.

(J) THAT the Purchaser may apply for and obtain the mutation entry relating to the properties hereby sold, transferred and conveyed in her name and also get the said properties transferred in her name in all the relevant records

and registers of the Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the Vendor.

[3] WHEREAS the Vendor further declares and indemnifies that no illegal activities has been made or undertaken by the Vendor during the period of his ownership over the SAID Land and there is no breach of any rules, regulations, laws, bye-laws or any enactment or any terms and conditions of any orders or Standing Order issued by Government Department or any other department, in case if any adverse is found for the activities undertaken during the said period, the Vendor shall be hold responsible to compensate the purchaser.

WHEREAS the Vendor further declares and indemnifies to the purchaser that in case in future anything of above mentioned comes out in respect of the SAID Land and the title of the SAID Land becomes defectives or doubtful, they shall be cleared by the vendor at his own cost and risk and shall carry out all necessary legal proceedings and

15

shall make out the title of the SAID Land clear and marketable free from all doubts on the name of the purchaser, otherwise the vendor shall be liable for damages and cost of the purchaser along with the interest on the total price consideration amount etc, and along with the cost of SAID Land to be calculated at the rate of future market price or such type of property in the same vicinity with clear and marketable title on the day of finding of the title of the SAID Land defective and / or doubtful.

[4] The Stamp Duty and Registration charges are borne and paid by the Purchaser.

SCHEDULE

(DESCRIPTION OF THE PROEPRTIES SOLD)

ALL THAT piece and parcel of an immovable properties being Non Agricultural land bearing Survey No. 568/37 admeasuring 337.50 square meters, Survey No. 568/38 admeasuring 337.50 square meters and Survey No. 568/39 admeasuring 337.50 square meters totally admeasuring 1012.50 square meters situated at village Dunetha, Nani Daman, within

16

Dunetha Group Gram Panchayat Area, within Registration Sub District, Daman, District Daman and it is bounded as under :

BOUNDARY OF SURVEY NO.568/37

EAST	:	Survey No.568/38 ;
WEST	:	Survey No.568/36 ;
NORTH	:	Road ;
SOUTH	:	Survey No.568/34.

BOUNDARY OF SURVEY NO.568/38

EAST	:	Survey No.568/39;
WEST	:	Survey No.568/37 ;
NORTH	:	Road ;
SOUTH	:	Survey No.568/33.

BOUNDARY OF SURVEY NO.568/39

EAST	:	Survey No. 568/40 ;
WEST	:	Survey No. 568/38 ;
NORTH	:	Road ;
SOUTH	:	Survey No.568/32.

17

IN WITNESS WHEREOF the parties hereto the Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed

SHRI IMTIYAZ ABUBAKAR KURESHI
POAH OF
SHRI ESMAILBHAI EBRAHIM DHARIWALA
THE VENDOR

SIGNED AND DELIVERED by the withinnamed

SMT. SUMITA SAMIR PANDYA
THE PURCHASER

IN THE PRESENCE OF WITNESSES :-

1. BBP

2.

FORM NO. 1 & XIV

નમુના નં. ૧ અને ૧૪

Name of field મીઠાના અગર
ખેતર નું નામ

S. No. : 568

Sub Dn No. 37

19

VILLAGE દુણેઠા
ગામનું નામ

Taluka તાલુકો
DAMAN દમણ

Cultivable area પરિવર્તન લાયક ક્ષેત્રફળ	Ha. Ars. હે. આર.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. મુ.નં.	Name of the tenant પટાધારકનું નામ
(a)Dry Crop	00-00	ઈસુમાઈલ ઈબ્રાહીમ ચારીવાલા		656 658 939	
(b)Garden	00-00				
(c)Rice	00-00				
(ડ)ખારી માટી	00-00				
(e)	00-00				
(f)	00-00				
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00				
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50				
(a)Class (a)વર્ગ(અ)	00-00				
(b)Class (b)વર્ગ(બ)					
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50				
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50				

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ અને હક્ક ના પ્રકાર

Remarks
939 [illegible] તા.20-3-97 મુજબ ફેરફાર કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the cultivator ખેડૂતનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated પ્રિયાત Ha. Ars. હે. આર.	Unirrigated અપ્રિયાત Ha. Ars. હે. આર.	Land not Available for cultivation ખેતી વિચાર નું જમીન Nature પ્રકાર	Area વિસ્તાર Ha. Ars. હે. આર.	Source of irrigation સિંચાઈ ના સ્ત્રોત	Remarks શેરા
2017-2018	-	1	-	-			N.A	00-03-37-50	-	

અસલ ઉપર થી નકલ કરી

Talathi Name :

Signature :

-20201026154904-

સરકારી સેવા કેન્દ્ર, [illegible]
Saral Seva Kendra [illegible]
સહી/Sign.
તારીખ/Date 26/10/2020

THE SUB-REGI

FORM NO. 1 & XIV

નમુના નં. ૧ અને ૧૪

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં. 568
Sub Dn No. 38

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area	Ha.	Ars.	Name of occupant	Khata No.	Mut. No.	Name of the tenant
(a)Dry Crop	00-00		ઈમ્યુમાર્કસ ઈબ્રાહીમ પારીયાના		656 658 939	
(b)Garden	00-00					
(c)Rice	00-00					
(i)	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area	00-00					
II Un-cultivable Area (a)Class (a)	00-03-37-50					
(b)Class (b)	00-00					
TotalUncultivable Area	00-03-37-50					
Grand Total	00-03-37-50					

Other Rights ઈનર હક્ક
Name of Person holding rights and nature of rights:
ઈનર હક્ક ધારક નું નામ તથા હક્ક નો પ્રકાર

Remarks
939 મે.કલેક્ટર ના હુકમ તા.20-3-97 મુજબ ઉપયોગ કરવા તા.21-3-97

Details of Cropped Area

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation	Remarks
					Ha. Ars.	Ha. Ars.	Nature	Area Ha. Ars.		
2017-2018	-	1	-	-			N.A	00-03-37-50	-	

અસલ ઉપર થી નકલ કરી

Talathi Name :

Signature :

Saral Seva Kendra
Date/Sign 26/10/2020

22

FORM NO. 1 & XIV

નમુના નં. ૧ અને ૧૪

Name of field સર્વેક્ષણ ખાતાં
ખેતર નું નામ
S. No : 568
Sub Dn No. 39

23

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area	Ha.	Ars.	Name of occupant	Khata No	Mut. No.	Name of the tenant
(a)Dry Crop	00-00		ડિલ્માર્ડિલ ઈન્ડસ્ટ્રીઝ પ્રાઈવેટ લિમિટેડ		656 658 939	
(b)Garden	00-00					
(c)Rice	00-00					
(i)	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area	00-00					
II Un-cultivable Area	00-03-37-50					
(a)Class (a)	00-00					
(b)Class (b)						
Total Uncultivable Area	00-03-37-50					
Grand Total	00-03-37-50					

Other Rights ઉપર હક્ક
Name of Person holding rights and nature of rights:

Remarks
939 સેમ્પલ સર્વેક્ષણ અંતર્ગત તા.20-3-97 મુજબ કેટલાક ભાગ તા.21-3-97

Details of Cropped Area

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated Ha. Ars	Unirrigated Ha. Ars	Land not Available for cultivation Nature	Area Ha. Ars	Source of irrigation	Remarks
2017-2018	-	1	-	-			N.A	00-03-37-50	-	

અસલ ઉપર થી નકલ કર્યું

Talathi Name :

Signature :

26/10/2020

THE SUB-REGISTRA

25

ADMINISTRATION OF DAMAN & DIU (U.T.)

Office of the Collector,
(REVENUE DEPARTMENT)
DAMAN, Moti Daman : 396220.

Order No. 2/2/93-LND/ 65 Dated :- 10/2/93

READ :- An applicatin dated 1/1/1993 of Shri Premabhai Kanjibhai Tandel, r/o Fakirjiva Sheri,N. Daman has requested to grant N. A. Permission an area 38,400 Sq.mts. of Survey No. 567 & 568 at Village Dunetha, Nani Daman for Resi.cum-commercial purpose

O R D E R

N. A. permissioon is hereby granted under Section 32 to the holder Shri Premabhai Kanjibhai Tandel to convert agriculture land of Survey No. 567 & 568 admeasuring 38,400 Sq.mts. of Village Dunetha for bonafide ~~xxxxx~~ Commercial/Construction of Residential house purpose with the following conditions :

1- The permission shall be subject to the provions of the Goa, Daman and Diu Land Revenue Code, 1968 and Rules framed thereunder :

2- Holder shall submit a layout plan and get it approved by the Administration within one month before starting any land development or construction work :

3- The holder shall commence N.A. use within a perod of one year from the date of of this order, failing which unless the said period is extended by the Collector, from time to time the permission granted shall be deemed to have been lapsed.

4- Commencement of N.A. use shall mean actual execution of the project for which permission is granted and in case applicant fails to execute the project within one year or fails to show that he has taken sufficient affective steps, the parmission granted shall be cancelled unless an extension as per condition - 3 has been granted :

5- The holder shall send an intimation regarding completion of building within a month after the construction work is over.

5-A- Applicant should provide minimum of 12.5 mt. from central line of the road for road widdeing.

B- Applicant must develop all the infrastructure it his own cost.

Sd. to Talati Dunetha with a direction to make an entry of N.A. land as per endorse and report compliance.

Office of the Mamlatdar
DAMAN
Inward No. 6125 Pg. 576
Group B
Date 12/4/93

- - - -2- - - -

6- The holder shall abide by other reasonable condition or conditions to the use of the land :

7- The holder shall not transfer/dispose off the N.A. land without permission of the Collector :

8- The Plans for building for factories shall be got approved before construction as per rules :

9- Development of land including roads shall be done before industries are started :

10- Electricity and water for industries shall be provided by the entreprenurs themselves, if the Administration is not able to meet the demand :

11- Any trees standing on the plot shall not be felled :

12- No polluting industry shall be allowed and 75% of the Working force shall be recruited from amongst local people.

Breach of any of the conditions shall entail the concellation of the permission and reversion of land to the Government without any compensation whatsoever for anything done in the land.

(NARAYAN DIWAKAR)
COLLECTOR, DAMAN

To,

Shri Premabhai Kanjibhai Tandel,
R/o. Fakirjiva Sheri, Kathiria,
Nani Daman.

Copy alongwith copy of Sanad forwarded for necessary action to :-
1- The Architect Planner, Town Planning Deptt., Daman.
2- The Mamlatdar, Daman.
3- The Enquiry Officer City Survey, Daman.

Govt. Ptg. Press Daman & Diu, Daman - 1/93 - 2000.

27

No. 21/2/93-LND/6657
Administration of Daman & Diu
Office of the Collector
DAMAN, MOTI DAMAN-396 220.

Date: 10/2/93

Read: -Application dated 1-1-1993 from Shri Premabhai Kanjibhai Tandel, R/o. Fakirjiva Shori, Kathiria, Nani-Daman.

SANAD

SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land non-agricultural Assessment) Rules, 1969]

Whereas an application has been made to the Collector of Daman (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 applicable to this territory (hereinafter referred to as the said "Code" which expression shall, where the context so admits include the rules and orders thereunder) by Shri/Smt. xxx Premabhai Kanjibhai Tandel, R/o. Fakirjiva Shori, Kathiria, Nani-Daman. being the occupant of the plot registered under Cadastral Survey known as "Khari & Mithano Agar." situated at village Dunetha registered under No. xx survey No.567 & 568 of village Dunetha, Daman. (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of P. T. Sheet No. xxxxxxxxxxx survey No.567 & 568 of village Dunetha, Daman. admeasuring 1400+37000=38,400 xxxxxx square metres be the same a little more or less for the purpose of construction of residential buildings/Industrial/Commercial.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:—

1. *Levelling and clearing to the land*— The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. *Assessment*— The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this order.

3. *Use*— The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit*— The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates*— The applicant shall pay all taxes, rates and cesses leviable on the said land

6. *Penalty clause*— (a) If the applicant contravenes any of the foregoing conditions the Collector may, without preludice to any other penalty to which the applicant may be liable undertake the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(a) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building of structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as on arrears of land revenue.

(c) The applicant should not dispose off the N. A. land without prior permission of Collector.

7. *Code provisions applicable*— Save as herein provided the grant shall be subject to the provisions of the Land Code and rules thereunder.

APPENDIX—I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	REMARKS
North to South	East to West				
1	2	3	4	5	6
—	—	1,400 M² 37,000 M² 38,400 M²	Survey No. 567 and 568 of village Dunetha.	To or towards the North:- Land bearing survey Nos. 566,568 & 569 of village Dunetha. To or towards the South:- Land bearing survey No. 569 of village Dunetha. To or towards the East:- Land bearing survey Nos. 569, of village Dunetha. To or towards the West:- Road.	

In witness whereof the Collector of Daman, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Daman and Diu and the applicant Shri Premabhai Kanjibhai Tandel, R/o. Fakirjiva Chari, Kathiria, has also hereunto set his hand this 10th day of FEB 1997

(Signature of the applicant)

(Signature and designation of witnesses) 1. 2.

Collector of Daman

(Signature and designation of witnesses) 1. 2.

We declare that Shri/Smt. Prema Kanji Tandel who has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence

Signature before me 1. 2.

(H. Ravishankar)
Collector, Daman.

Nano Printers, Moti Daman.

29

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPD9384K

नाम /NAME

ESMAILBHAI EBRAHIM DHARIWALA

पिता का नाम /FATHER'S NAME

EBRAHIM DHARIWALA

जन्म तिथि /DATE OF BIRTH

22-11-1941

हस्ताक्षर /SIGNATURE

कमिश्नर (कंसुलर संचालन)

Commissioner of Income-tax (Consular Operations)

भारत सरकार

GOVERNMENT OF INDIA

Esmail Ebrahim Dhariwala

जन्म वर्ष / Year of Birth : 1941

पुरुष / Male

6565 8152 8553

आधार — सामान्य नागरिक का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Building No.37 Tata Mansion, S.K. Barodawala Marg, Bank Of Baroda, Kemps Corner, Cumballa Hill, Mumbai, Cumballa Hill, Maharashtra, 400026

1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560001

DAMAN e Jetty

I-21

THE SUB-REGISTRAR

SPECIAL POWER OF ATTORNEY

EXECUTANT	:	SHR ESMAILBHAI EBRAHIM DHARIWALA
POWER OF ATTORNEY HOLDER	:	SHRI IMTIYAZ ABUBAKAR KURESHI
PROPERTY	:	NON AGRICULTURAL LAND BEARING SURVEY NO. 568/37 ADMEASURING 337.50 SQUARE METERS, SURVEY NO. 568/38 ADMEASURING 337.50 SQURE METERS AND SURVEY NO.568/39 ADMEASURING 337.50 SQUARE METERS SITUATED AT VILLAGE DUNETHA, NANI DAMAN.

****

3 L

33

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

T DAMAN AND DIU

00AA 440631

Serial No. 108593/11460/20
Daman Dt. 29.10.20
Particular : Attestation

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I SHRI ESMAILBHAI EBRAHIM DHARIWALA, married, business, aged about 79 years, Muslim, Indian National, son of Shri Ebrahim Valibhai Dhariwala, residing at 37, Ultra Mount Road, Kemps Corner, Maskati Building, 1st floor, Mumbai 400 026, do hereby nominate, constitute and appoint SHRI IMTIYAZ ABUBAKAR KURESHI,

ई/27 मोहम्मद इब्राहिम

34

Serial No. 47382 Daman Treasury, dated 02-Nov-2018
Value of Stamps Papers Rupees TEN
Name of the Purchaser ESMAIL EBRAHIM DHARIWALA
Residing at DAMAN Son/Wife of _____
Agent SANJAY Purpose Agreement
Name of Parties to the Transaction Sought _____

Signature of Treasurer

Signature of Purchaser

married, service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman as my true and lawful attorney for me and on my behalf and in my name to do or perform any of the following acts, deeds, matters or things that is to say :-

WHEREAS I am owner of an immovable properties being Non Agricultural land bearing Survey No. 568/37 admeasuring 337.50 square meters, Survey No. 568/38 admeasuring 337.50 square meters and Survey No. 568/39 admeasuring 337.50 square meters in area situated at village Dunetha, Nani Daman.

AND WHEREAS I intend to sell my above said properties to Sumita Samir Pandya. Since I am ordinary residing at Mumbai and busy with other work, I could not personally present before the Sub Registrar, Daman and other

Esmail Dhariwala.

35

Government offices and, therefore, I do hereby authorize SHRI IMTIYAZ ABUBAKAR KURESHI to perform all acts, deeds and things pertaining to said property.

1. To sign and execute the Deed of Sale as a Vendor before the Sub Registrar, Daman in favour of Sumita Samir Pandya in respect of my said immovable properties being Non Agricultural Land bearing Survey No. 568/37 admeasuring 337.50 square meters, Survey No. 568/38 admeasuring 337.50 square meters and Survey No. 568/39 admeasuring 337.50 square meters in area situated at village Dunetha, Nani Daman
2. To attend the registration formalities in the office of Sub Registrar, Daman.

And to do all acts, deeds and things which my said attorney may consider necessary for the said Sale Deed and registering the Deed in respect thereof.

And I hereby for myself, my executors and administrators agree and undertake to ratify and confirm all and whatsoever my said attorney or any substitute or acting under them shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunder set my hand at Daman on this 29th day of October, 2020.

ઇમ્તિયાઝ કુરેશી

96

SIGNED AND DELIVERED BY THE WITHINNAMED

ESMAILBHAI EBRAHIM DHARIWALA
THE EXECUTANT.

ACCEPTED BY

(IMTIYAZ ABUBAKAR KURESHI)
POWER OF ATTORNEY HOLDER

IN THE PRESENCE OF WITNESSES:-

1. BBP

2.

NOTARIAL NOTARIAL

This Special Power of Attorney has been executed by Esmailbhai E. Dhariwala In my presence on this 29th day of October 2020 Identification has been proved by — Whom I personally know.

ATTESTED BY

KAPIL M. JOSHI
Advocate & Notary
Moti Daman, Dist. Daman.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADGPK2143R

नाम /NAME

IMTIYAZ ABUBAKAR KURESHI

पिता का नाम /FATHER'S NAME

ABUBAKAR IBRAHIM KURESHI

जन्म तिथि /DATE OF BIRTH

20-04-1961

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, सूरत

COMMISSIONER OF INCOME-TAX, SURAT

भारत सरकार

Government of India

नामांकन संख्या /Enrolment No.: 1007/80027/34447

To: Imtiyaz Abubakar Kureshi
(ઈમ્તિયાઝ અબુબકર કુરેશી)
13/87
Main Road
Opp. Hotel Diamond
Khatkiwad
Nani Daman
Daman
Daman & Diu - 396210

Date: 21/07/2011

Ref. No.: 00005681-00041941-00025674-

UA 03193619 3 IN

તમારી નોંધણી સંખ્યા / Your Enrolment No.:

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

भारत सरकार

GOVERNMENT OF INDIA

ઈમ્તિયાઝ અબુબકર કુરેશી

Imtiyaz Abubakar Kureshi

જન્મનું વર્ષ / Year of Birth : 1961

પુરુષ / Male

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

Government of India

આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.

ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો

કોઈ પણ પ્રકારની મદદ માટે:

ફોન નં. 1800 180 1947 પર સંપર્ક કરો, અથવા

પી.ઓ. બોક્સ નં. 1947, બેંગલુરૂ-560001 પર ટપાલ મોકલો.

અથવા help@uidai.gov.in પર ઈમેઇલ કરો.

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

In case any help is required :-

Call 1800 180 1947 or;

Write to P.O. Box No. 1947, Bangaluru - 560 001 or;

Email at help@uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

૧૩/૮૭, મેઈન રોડ, હોટેલ ડાયમંડ ની સામે, ખાટકીવાડ, નાની દમણ, દમણ, દમણ & દીવ, 396210

Address : 13/87, Main Road, Opp. Hotel Diamond, Khatkiwad, Nani Daman, Daman, Daman & Diu, 396210

- Saamaanya Maanasno Adhikaar

THE SUB-REGIS

39

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMITA S PANDYA

VINODBHAI SANATKUMAR VYAS

29/02/1976

ANIPP3791L

भारत सरकार
GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા

Sumita Samir Pandya

જન્મ તારીખ/ DOB: 29/02/1976

સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

સી-1, 66 કે.વી. વર્કિંગ સબ સ્ટેશન કેમ્પસ, ઓફ કુંતા રોડ, ગોવત કોલેજ પાછળ, દમન, દમન, દમન, દમન એન્ડ દીવ - 396210

Address:

C-1, 66 K.V. Working Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

आधार-Aam Admi ka Adhikar

THE SUB-REGISTRA

INDIAN UNION DRIVING LICENCE
UT Admin. of Daman & Diu

DLN:DD-03[illegible]

Form-7
Rule 16(2)

[Renewed :: 03/03/2016] vide No. ::
DD-03/DLR/145 /2016]

Name : VIJAY B PAL

S/o : BAHADUR PAL

Address : PLASTI BLENDS IND. LTD. DAMAN IND.
ESTATE KADAIYA, NANI DAMAN 396210

BB P

Signature of Holder Date of Birth : 06/03/1966
is licenced to drive througout India vehicle
of the following descriptions :
MCWG(NT) Only

Sign. of The Licencing Authority

TRANSPORT
DEPARTMENT,DAMAN

BBP

Licence No : DD-[illegible]

Non-Transport Validity	Transport Validity
From : 07/03/2016 To : 06/03/2021	From : To :
Date of 1st issue of Driving Licence 06/12/2008	Dates on which additional vehicles were included
Class of Vehicles MCWG(NT)	Class of Such Vehicles
Name/Desig. of Testing Authority SALEEM AHMAD, AD TRANSPORT	Name/Desig. of Testing Authority

Badgeno	Auth.No	Authdate	COV	Blood Group

Administration of Daman & Diu (U.T.)
UNION OF INDIA DRIVING LICENCE
DD-0319940003075

(NT)

22/11/1994 26/03/2022

23/03/1967 O+

GOKAN B KAWAR

NANI D. KAWAR

DD-0319940003075

Aadhar No

MCWG
22/11/1994

DD

Form 7 Rule 16(2)

Permanent Address
DMC 1934/B-1/G-6 SUPREME APPT
SAGR SAMRAT ROAD FLAT NO G-6 KAHRIWAD
NANI DAMAN
396210

Holder's Signature

VIKRAM SINGHAL
Issuing Authority Sign

THE SUB-REGIS

THE SUB-REGIS

43

FORM "T"

Receipt No: 3667 Serail No : 1835 Year: 2020

Date : 30 Month : October Year : 2020

Nature of Document: Sales Deed / Conveyance Deed

By whom presented Smt. Sumita Samir Pandya

Registration Fee.....	0.00
Filling and comparing(folios/sides).....	0.00
Copy fee for endorsements.....	
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Rupees only

Total Amount Rs: 0.00

The Document will be ready on and will be delivered at this office to

Document sent by registered post

66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL.R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :10/30/2020 10:26:02 AM

THE SUB-REGISTRAR

THE SUBREGISTRAR

45

DAMAN

1835 2020

S.R.No. 1835

Presented at the office of the Sub-Registrar of DAMAN

Between the hour of 10 to 11 on 30/10/2020

Receipt No :- 3667

Registration	0.00
Other Fees	0.00
Total Amount	0.00

Smt. Sumita Samir Pandya
66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Imtiyaz Abubakar Kureshi, as POAH of Esmailbhai Ebrahim Dhariwala Through its Director/Partner/PAO Holder Esmailbhai Ebrahim Dhariwala (AABPD9384K).Executing Party /Seller Party 58 Years.Occupation Business / Service Resident At The Executant (S) Admit Execution			I. A. Kureshi
2.000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 49 Years.Occupation Business / Service Resident At 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.The Executant (S) Admit Execution			Samya
3.000	Shri/Ms. Vijay B. Pal Identifier Party 53 Years.Occupation Business / Service Resident At Kadaiya, Nani Daman.The Executant (S) Admit Execution			BBP
4.000	Shri/Ms. Vijay B. Pal WITNESS Party 53 Years.Occupation Business / Service Resident At Kadaiya, Nani Daman.The Executant (S) Admit Execution			BBP

5.000 Shri/Ms. Gokan B Kawar WITNESS Party 52 Years.Occupation Business / Service Resident At Khariwad, Nani Daman.The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No.	1810	At Page	
Volume of Book No.		1	
Date :	30/10/2020		

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN

The Original Documents is Returned To

SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN11231323719762S
Certificate Issued Date	:	15-Sep-2020 10:42 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP10113072038752025
Purchased by	:	SMT SUMITA S PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	CORRECTION IN-DN11198382463514S-CHANGE IN ADM 405 INST OF 400.05
Consideration Price (Rs.)	:	20,42,595 (Twenty Lakh Forty Two Thousand Five Hundred And Ninety Five only)
First Party	:	ESMAILBHAI EBRAHIM DHARIWALA
Second Party	:	SMT SUMITA S PANDYA
Stamp Duty Paid By	:	SMT SUMITA S PANDYA
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

----------Please write or type below this line----------

Serial No. 1401
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and .....on 15-9-2020

15 SEP 2020

SUB REGISTRAR
DAMAN

MA 0003393953

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Sr no- 568/30 to 568/41

22

THE SUBREGISTRAR

THE SUBREGISTRAR OF DAMP

Warning

"The contents of this certificate can be verified and authenticated world by any members of the public at www.shcilestamp.com or at any Author collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images. Complex ornamental design borders, Anti-copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN11198382463514S
Certificate Issued Date	:	10-Sep-2020 02:45 PM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1011260849052783S
Purchased by	:	SMT SUMITA S PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	N.A. LAND S NO.568/32 ADM 337.50 SQ MTS,568/34 ADM.337.50 SQ.MTS,568/35 ADM.400.05 SQ.MTS,DUNETHA
Consideration Price (Rs.)	:	20,42,595 (Twenty Lakh Forty Two Thousand Five Hundred And Ninety Five only)
First Party	:	ESMAILBHAI EBRAHIM DHARIWALA
Second Party	:	SMT SUMITA S PANDYA
Stamp Duty Paid By	:	SMT SUMITA S PANDYA
Stamp Duty Amount(Rs.)	:	82,000 (Eighty Two Thousand only)

----------Please write or type below this line----------

SUB REGISTRAR
DAMAN

MA 0003393900

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed on www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Latent Geometric Flexible patterns and subtle Logo images, Complex ornamental design borders, And lastly, the appearance of micro printing, artificial watermarks and many Overt and Covert features."

25

DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on this 14th day of September 2020 BETWEEN **SHRI ESMAILBHAI EBRAHIM DHARIWALA, (PAN No. AABPD9384K)** married, business, aged about 79 years, Muslim, Indian National, son of Shri Ebrahim Valibhai Dhariwala, residing at 37, Ultra Mount Road, Kemps Corner, Maskati Building, 1st floor, Mumbai 400 026, herein represented by his **Power of Attorney Holder SHRI IMTIYAZ ABUBAKAR KURESHI, (PAN No. ADGPK2143R)** married, service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman, hereinafter referred to as the **"THE VENDOR"** (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) **OF THE ONE PART** ; and

SMT. SUMITA SAMIR PANDYA, (PAN No. ANIPP3791L) wife of Shri Samir Pandya, Hindu, Indian National, aged about 49 years, occupation Business, resident of 66 KV Sub Station, Kunta Road. Behind Govt. College, Nani Daman, hereinafter referred to as the **"THE PURCHASER"** (which expression shall unless it be

repugnant to the context or meaning hereof shall include her heirs, administrators, executors and assignees) of the **OF THE OTHER PART.**

WHEREAS during the Portuguese regime the entire property known as village Dunetha has been belonging to late Shri Keshrichand Motichand Shah and the dispute has been raised by the family members with respect to the ownership and administration of the said village however, at last revision had been filed in the Hon"ble Suprem Court at Lisbon, Portuguese wherein it has been held that the said village belongs to late Shri Keshrichand Motichand Shah with no restriction to the any act of administration and alienation.

AND WHEREAS after liberation of Daman, the Daman (Abolition of Proprietorship of Villages) Regulation, 1962 has been enacted. The said Regulation has been challenged before the Hon'ble Apex Court and in the ruling reported in AIR 1967 SC 19 1110 it was held that the Regulation does not apply to certain class of lands which are Hilly, quarry, salt pan etc. The proprietor of Village Dunetha, claimed numbers of properties in said village to be fall in the said category and thus Shri Keshrichand Motichand Shah become the absolute owner of an immovable properties being Salt

07

land bearing Survey No. 567 admeasuring 1400 square meters and Survey No. 568 admeasuring 37400 square meters situated at village Dunetha, Nani Daman.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under No. 97 at pages 34 to 39, Volume No. 17, Book No.1 dated 24/08/1981 that said Ex-Village Proprietor Shri Keshrichand Motichand Shah and others sold to Shri Morarji Haribhai Patel the Salt land bearing Survey No. 567 Admeasuring 1400 square meters and Survey No. 568 Admeasuring 37400 square meters situated at village Dunetha, Nani Daman.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under No. 499 to 504 dated 06/04/1992 and under No. 977 to 981 dated 07/12/1992 Shri Morarji Haribhai Patel sold the said properties bearing Survey No. 567 admeasuring 1400 square meters and Survey No. 568 Admeasuring 37400 square meters situated at village Dunetha, Nani Daman to Shri Premabhai Kanjibhai Tandel.

AND WHEREAS said Shri Premabhai Kanjibhai Tandel approached the Collector, Daman for Conversion Permission and the Collector, Daman has granted Sanad

and Order No. 2/2/93-LND/6487 Dated 10/02/1993 allowed to use the properties bearing Survey No. 567 and Survey No. 568 totally admeasuring 38400 square meters for Non Agricultural purpose i.e. Commercial / Residential use. The Talathi Dunetha accordingly made the entry of N.A. permission vide mutation entry No. 658 in Form No. 9 in the record of right.

AND WHERES said Shri Premabhai Kanjibhai Tandel approached the Collector, Daman for amalgamation and Sub Division the said properties bearing Survey No. 567 and 568 and the Collector, Daman vide Order No.COL/LND/SD-I/93/6488 Dated 10/02/1993 and amalgamated the said two properties bearing Survey No. 567 and 568 and sub divided into 77 plots and given Separate Survey No. 568/1 to 568/77 with separate Area to each plot of village Dunetha, Nani Daman. Based on the said Sub Division order the Talathi, Dunetha made a mutation Entry No. 656 in Form No. 9 and issued fresh Form No. 1 & XIV for each of the properties.

. AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under Serial No. 395/96 Dated 08/04/1996 and also registered at No.742 at pages 343 to 366, Vol. No. 268, Book No. 1

09

dated 02/09/1996 the Vendor Shri Esmailbhai Ebrahim Dhariwala has purchased the immovable properties being Non Agricultural land bearing Survey No. is 568/32 Admeasuring 337.50 square meters, Survey No. 568/34 Admeasuring 337.50 square meters and Survey No. 568/35 Admeasuring 400.05 square meters alongwith other lands of village Dunetha, Nani Daman from Shri Premabhai Kanjibhai Tandel. Based on the said Sale Deed the Mamlatdar, Daman passed mutation order No. 3/1/9-LND/4015 Dated 20/03/1997 and the Talathi, Dunetha made mutation Entry No. 939 in Form No. 9 entering the name of Shri Esmailbhai Ebrahim Dhariwala and issued a fresh Form No. 1 & XIV and hence the present Vendor become the absolute owner of the said immovable properties being Non Agricultural land bearing Survey No. is 568/32 Admeasuring 337.50 square meters, Survey No. 568/34 Admeasuring 337.50 square meters and Survey No. 568/35 Admeasuring 400.05 square meters of village Dunetha, Nani Daman which is more particularly described in the Schedule written hereunder.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said an immovable properties being Non Agricultural land

bearing Survey No. 568/32 admeasuring 337.50 square meters, Survey No. 568/34 admeasuring 337.50 square meters and Survey No. 568/35 admeasuring 400.00 square meters totally admeasuring 1075.00 square meters situated at village Dunetha, Nani Daman which is more particularly described in the Schedule written hereinunder, hereinafter referred to as "THE SAID PROEPRTIES" for the consideration or price of Rs. 20,42,595/- (Rupees Twenty Lakh Forty Two Thousand Five Hundred Ninety Five only) free from any encumbrances, onus or charges and with vacant possession thereof.

NOW THIS DEED OF SALE WITNESSES as follows :-

1. In pursuance of the said agreement and in consideration of the fair market value of Rs. 20,42,595/- (Rupees Twenty Lakh Forty Two Thousand Five Hundred Ninety Five only) paid by the Purchaser to the Vendor by (1) Rs. 10,00,000/- vide Cheque No. 000010 dated 07/08/2019 of Kotak Mahindra Bank, (2) Rs.10,00,000/- vide Cheque No. 738202 dated 10/09/2020 of State Bank of India, Air Port Road, Nani Daman and (3) Rs.42,595/- vide Cheque No. 010891 dated 10/09/2020 of Oriental Bank of Commerce, Somnath Industrial Estate, Somnath Junction,

Dabhel, Nani Daman Branch the receipt of which sum the Vendor does hereby acknowledge to the Purchaser, the Vendor does hereby transfer, convey assign unto the Purchaser by way of SALE the said immovable. properties being Non Agricultural land bearing Survey No. 568/32 admeasuring 337.50 square meters, Survey No. 568/34 admeasuring 337.50 square meters and Survey No. 568/35 admeasuring 405.00 square meters totally admeasuring 1075.00 square meters situated at village Dunetha, Nani Daman, which is more particularly identified in the Schedule written hereunder AND all estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the said properties hereby transferred and conveyed and every part thereof to HOLD the same to the Purchaser as absolute owner forever TOGETHER WITH all fences, hedges, ditches, liberties, accesses, ways, water, water course, privileges, easements, paths, passage, appurtenances, advantages and profits whatsoever in or to the said properties hereby transferred, conveyed, sold and

belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto subject to the conditions imposed under statute time to time.

[2] The Vendor does hereby covenant with the Purchaser as follows:-

(A) THAT the said properties hereby sold and conveyed and more particularly identified in the SCHDULE written hereinunder shall quietly be entered into upon, held and enjoyed by the Purchaser and profits received there-from without any intervention or disturbance by the Vendor or under the Vendor or any person or persons claiming through or under the Vendor and without any lawful disturbance or interruption by any other person whomsoever.

(B) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property hereby sold and more particularly identified in the SCHEDULE hereinafter written as may reasonably be required.

(C) THAT the said properties hereby sold and more particularly identified in the SCHEDULE

13

hereinunder written is not mortgaged with any person/party/bank/Financial Institution and is free from encumbrances, charges and onus.

(D) THAT the title of the said properties hereby sold and conveyed subsists and that the Vendor has full power to sell the same.

(E) THAT the Vendor has not received any notice for acquisition of the said properties hereby sold and conveyed from the Government and there is no case or proceeding pending in any Court of Law or Competent Authority.

(F) THAT the Vendor has not entered into any agreement for sale or lease of the said properties or any part thereof in favour of any person or persons and have not entered into any commitment with any person in any manner whatsoever or howsoever affecting the said properties.

(G) THAT no attachment has been levied on the said properties by any Court or by any Competent Authority.

(H) THAT the Vendor has not been prohibited from dealing with, disposing off or selling the said properties by any Department of the Government or by any Semi Government Authorities.

(I) THAT the actual possession of the said properties hereby sold is handed over to the Purchaser and the Purchaser shall peacefully and quietly hold, use, occupy, possess and enjoy the same as her own chattel without any interruption, hindrance or claim by the Vendor or any other person or persons whomsoever.

(J) THAT the Purchaser may apply for and obtain the mutation entry relating to the properties hereby sold, transferred and conveyed in her name and also get the said properties transferred in her name in all the relevant records and registers of the Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the Vendor.

[3] WHEREAS the Vendor further declares and indemnifies that no illegal activities has been made or undertaken by the Vendor during the period of his ownership over the SAID Land and there is no breach of any rules, regulations, laws, bye-laws or any enactment or any terms and conditions of any orders or Standing Order issued by Government Department or any other department, in case if any adverse is found for the activities undertaken during the said period, the Vendor shall be hold responsible to compensate the purchaser.

15

WHEREAS the Vendor further declares and indemnifies to the purchaser that in case in future anything of above mentioned comes out in respect of the SAID Land and the title of the SAID Land becomes defectives or doubtful, they shall be cleared by the vendor at his own cost and risk and shall carry out all necessary legal proceedings and shall make out the title of the SAID Land clear and marketable free from all doubts on the name of the purchaser, otherwise the vendor shall be liable for damages and cost of the purchaser along with the interest on the total price consideration amount etc, and along with the cost of SAID Land to be calculated at the rate of future market price or such type of property in the same vicinity with clear and marketable title on the day of finding of the title of the SAID Land defective and / or doubtful.

[4] The Stamp Duty and Registration charges are borne and paid by the Purchaser.

SCHEDULE

(DESCRIPTION OF THE PROEPRTIES SOLD)

ALL THAT piece and parcel of an immovable properties being Non Agricultural land bearing Survey

No. 568/32 admeasuring 337.50 square meters, Survey No. 568/34 admeasuring 337.50 square meters and Survey No. 568/35 admeasuring 400.00 square meters totally admeasuring 1075.00 square meters situated at village Dunetha, Nani Daman, within Dunetha Group Gram Panchayat Area, within Registration Sub District, Daman, District Daman and it is bounded as under :

BOUNDARY OF SURVEY NO.568/32

EAST	:	Survey No.568/39 ;
WEST	:	Road ;
NORTH	:	Survey No.568/31;
SOUTH	:	Survey No.568/33.

BOUNDARY OF SURVEY NO.568/34

EAST	:	Survey No.568/37;
WEST	:	Road ;
NORTH	:	Survey No.568/33;
SOUTH	:	Survey No.568/39.

BOUNDARY OF SURVEY NO.568/35

EAST	:	Survey No. 568/36
WEST	:	Road ;
NORTH	:	Survey No.568/34 ;
SOUTH	:	Survey No.569 .

17

IN WITNESS WHEREOF the parties hereto the Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed

SHRI IMTIYAZ ABUBAKAR KURESHI
POAH OF
SHRI ESMAILBHAI EBRAHIM DHARIWALA
THE VENDOR

SIGNED AND DELIVERED by the withinnamed

SMT. SUMITA SAMIR PANDYA
THE PURCHASER

IN THE PRESENCE OF WITNESSES :-

1. _____

2. _____

FORM NO. I & XIV

Date : 08/09/2020 ગામ. નમુના નં. ૧ અને ૧૪

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં 568
Sub Dn No. 32

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકા
DAMAN દમણ

Cultivable area ચાલેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant ખાતેદારનું નામ	Khata No. ખાતા નં.	Mut. No. મુ. નં.	Name of tenant
(a)Dry Crop બોરાવતર	00-00		ઈસ્માઈલ ઈબ્રાહીમ ચારીવાલા		656 658 939	
(b)Garden બાગાયત	00-00					
(c)Rice ડાંગરી	00-00					
(i)તલ. ભારી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50					
(a)Class (a)વર્ગ(એ)	00-00					
(b)Class (b)વર્ગ(બી)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
939 [illegible] તા.20-3-97 મુજબ ફેરફાર થયો છે 21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated સિંચાયત Ha હે	Ars આરે	Unirrigated બિનસિંચાયત Ha હે	Ars આરે	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area વિસ્તાર Ha હે	Ars આરે	Source of Irrigation સિંચાઈ નો પ્રકાર	Remarks શેરા
2017-2018	-	1	-	-					N.A	00-03-37-50		-	

અસલ ઉપર થી નકલ કરી

Talathi Name
Signature

તલાટી/Talathi
દુનેઠા સાજા
Dunetha Saza

RECEIVED THE AMOUNT OF
નકલ શુલ્ક /COPYING FEES ₹ 5=00
નકલ શુલ્ક /PAPER FEES ₹
TOTAL ₹
વિક્રય ટી.આર.૫ નં /VIDE R.D 5 No 208/18
પોહોંચ સં./RECEIPT No _____ દિ /Dt 8/9/202

THE SUB-REGISTRAR

FORM NO. I & XIV

Date : 08/09/2020 ગામ. નમુના નં. ૧ અને ૧૪ Page 1 of 1

Name of field મોટા-નો અગર
ખેતર નું નામ
S. No. : નં. 568
Sub Dn No. 34

VILLAGE દુનેઠા
ગામનું નામ
Taluka તાલુકા
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આર.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. હે. નં.	Name of lanen.
(a)Dry Crop બોરાવતર	00-00		ઈસ્માઈલ ઈબ્રાહીમ ચારીવાલા		656 658 939	
(b)Garden બાગાયત	00-00					
(c)Rice ડાંગર	00-00					
(i)નવી જમીન	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
939 કે.મા.સા.ક.ના ઓર્ડર તા.20-3-97 મુજબ કેન્સલ કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha હે.	Ars આર.	Unirrigated બરાયત બાગાયત Ha હે.	Ars. આર.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha હે.	Ars આર.	Source of irrigation સિંચાઈ ના પ્રકાર	Rem.
2017-2018	-	1	-	-					N.A	00-03-37-50		-	

Talathi Name
Signature :

અવલ કેર થી નકલ સાચી
તલાટી/Talathi
દુનેઠા ગામ
Dunetha Gaza

TO BE ENTERED IN AMOUNT OF
કોર્ટ ફી સ્ટેમ્પ / COURT FEES : ₹ _____
પેપર ફી / PAPER FEES : ₹ 5000
કુલ / TOTAL : ₹ _____
રોકડ દંડ / દંડ નં. / VIDE R.D.S No 20/48
રસીદ સં. / RECEIPT No. _____ દિ. / Dt 8/9/2020

22

THE ... REGISTRA

FORM NO. 1 & XIV

Date : 08/09/2020 — નમુના નં. ૧ અને ૧૪ —

Name of field મીઠાનો અગર
ફિલ્ડ નું નામ
S. No. : નં. 568
Sub Dn No. 35

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area ચાસવાલ લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આર.	Name of occupant કબ્જેદારનું નામ	Khata No. ખાતા નં.	Mut. No. મુ. નં.	Name of tenant
(a)Dry Crop (અ)જીરાયત	00-00		ઈસ્માઈલ ઈબ્રાહીમ ચારીયલા		656 658 939	
(b)Garden (બ)બાગાયત	00-00					
(c)Rice (ક)ચોખા	00-00					
(i)ચોમાસે	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ ચાસવાલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-04-05					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-04-05					
Grand Total કુલ ક્ષેત્રફળ	00-04-05					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
939 મે.ના.સ.ક.ના આદેશ તા.20-3-97 મુજબ કેન્સલ કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Moda મોડ	Season મોસમ	Name of Crop પાક નું નામ	Irrigated જરૂરીયાત Ha હે.	Ars. આર.	Unirrigated જરૂરીયાત માટે Ha હે.	Ars આર.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area વિસ્તાર Ha હે.	Ars આર.	Source of irrigation સિંચાઈ ના સાધન	Re
2017-2018	-	1	-	-					N.A	00-04-05		-	

COVERED THE AMOUNT OF
કી રકમ /COPYING FEES : ₹
કાગળ /PAPER FEES ₹ 5=00
કુલ /TOTAL ₹
રોકડે દી કર્યા તા./DE R.D.S No 2081/18
પોહ. નં./RECEIPT No. _____ તા./Dt 8/9/2020

અસલ ઉપર થી નકલ કરી

Talathi Name _____
Signature : તલાટી/Talathi
દુણેઠા સજા
Dunetha Sazn

THE REGISTRAR O

ADMINISTRATION OF DAMAN & DIU (U.T.)

Office of the Collector,
(REVENUE DEPARTMENT)
DAMAN, Moti Daman : 396220.

Order No. 2/2/93-LND/ 65 Dated :- 10/2/93

READ :- An applicatin dated 1/1/1993 of Shri Premabhai Kanjibhai Tandel, r/o Pakirjiva Sheri, N. Daman has requested to grant N. A. Permission an area 38,400 Sq.mts. of Survey No. 567 & 568 at Village Dunetha, Nani Daman for Resi.cum-commercial purpose

O R D E R

N. A. permissioon is hereby granted under Section 32 to the holder Shri Premabhai Kanjibhai Tandel to convert agriculture land of Survey No. 567 & 568 admeasuring 38,400 Sq.mts. of Village Dunetha for bonafide ~~industr~~-commercial/Construction of Residential house purpose with the following conditions :

1.- The permission shall be subject to the provions of the Goa, Daman and Diu Land Revenue Code, 1968 and Rules framed thereunder :

2- Holder shall submit a layout plan and get it approved by the Administration within one month before starting any land development or construction work :

3- The holder shall commence N.A. use within a perod of one year from the date of of this order, failing which unless the said period is extended by the Collector, from time to time the permission granted shall be deemed to have been lapsed.

4- Commencement of N.A use shall mean actual execution of the project for which permission is granted and in case applicant fails to execute the project within one year or fails to show that he has taken sufficient affective steps, the permission granted shall be cancelled unless an extension as per condition - 3 has been granted :

5- The holder shall send an intimation regarding completion of building within a month after the construction work is over.

5-A- Applicant should provide minimum of 12.5 mt. from central line of the road for road widdeing.

B- Applicant must develop all the infrastructure it his own cost.

Office of the Collector
DAMAN
Inward No. 6210 Pg. 176
Comp. A.15
Date 12/4/93

Tel. to Tahsildar Dunetha with a direction to create an entry of N.A. Land as per condition stated & report compliance.

- - - -2- - - -

26

6- The holder shall abide by other reasonable condition or conditions to the use of the land :

7- The holder shall not transfer/dispose off the N.A.' land without permission of the Collector :

8- The Plans for building for factories shall be got approved before construction as per rules :

9- Development of land including roads shall be done before industries are started :

10- Electricity and water for industries shall be provided by the entreprenurs themselves, if the Administration is not able to meet the demand :

11- Any trees standing on the plot shall not be felled :

12- No polluting industry shall be allowed and 75% of the Working force shall be recruited from amongst local people.

Breach of any of the conditions shall entail the concellation of the permission and reversion of land to the Government without any compensation whatsoever for any thing done in the land.

DAMAN

(NARAYAN DIWAKAR)
COLLECTOR, DAMAN

To,

Shri Premabhai Kanjibhai Tandel,
R/o. Fakiriva Shori, Kathiria,
Nani Daman.

Copy alongwith copy of Sanad forwarded for necessary action to :-
1- The Architect Planner, Town Planning Deptt., Daman.
2- The Mamlatdar, Daman.
3- The Enquiry Officer City Survey, Daman.

Govt. Ptg. Press Daman & Diu, Daman - 1/93 - 2000.

21

No. 2/21/93-LND/6567
Administration of Daman & Diu
Office of the Collector
DAMAN, MOTI DAMAN-396 220.

Date: 10/11/93

Read: Application dated 1-1-1993 from Shri Premabhai Kanjibhai Tandel, R/o. Fakirjiva Sheri, Kathiria, Nani-Daman.

SANAD

SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land non-agricultural Assessment) Rules, 1969]

Whereas an application has been made to the Collector of Daman (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 applicable to this territory (hereinafter referred to as the said "Code" which expression shall, where the context so admits include the rules and orders thereunder) by Shri/Smt. xxx Premabhai Kanjibhai Tandel, R/o. Fakirjiva Sheri, Kathiria, Nani-Daman. being the occupant of the plot registered under Cadastral Survey known as "Khari & Mithane Agar." situated at village Dunetha registered under No. xx Survey No.567 & 568 of village Dunetha, Daman. (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of P. T. Sheet No. xxxxxxxxxxx survey No.567 & 568 of village Dunetha, Daman. admeasuring 1400+37000=38,400 xxxxxx square metres be the same a little more or less for the purpose of construction of residential buildings/Industrial/Commercial.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely :—

1. *Levelling and clearing to the land*— The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. *Assessment*— The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this order.

3. *Use*— The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit*— The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5 *Liability for rates*— The applicant shall pay all taxes, rates and cesses leviable on the said land

6. *Penalty clause*— (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable undertake the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(a) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building of structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as on arrears of land revenue.

(c) The applicant should not dispose off the N. A. land without prior permission of Collector.

7. *Code provisions applicable*— Save as herein provided the grant shall be subject to the provisions of the Land Code and rules thereunder.

APPENDIX—I

Length (in) Breadth: North to South	Length (in) Breadth: East to West	Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES: North, South, East and West	REMARKS
1	2	3	4	5	6
—	—	1,400 M² 37,000 M² 38,400 M²	Survey No. 567 and 568 of village Dunetha.	To or towards the North:- Land bearing survey Nos. 566,565 & 569 of village Dunetha. To or towards the South:- Land bearing survey No. 569 of village Dunetha. To or towards the East:- Land bearing survey Nos. 569 of village Dunetha. To or towards the West:- Road.	

In witness whereof the Collector of Daman, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Daman and Diu, and the applicant Shri Premabhai Kanjibhai Tandel, S/o. Takirjiva Cheri, Kathiria, has also hereunto set his hand this 10th day of FEB 1997

(Signature of the applicant)

(Signature and designation of witnesses)
1.
2.

Collector of Daman

(Signature and designation of witnesses)
1.
2.

We declare that Shri / Smt. Prema Kanji Tandel who has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence

Signature before me
1.
2.

(H. Hemlkumar)
Collector, Daman.

Gian Printers, Moti Daman.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPD9384K

नाम /NAME

ESMAILBHAI EBRAHIM DHARIWALA

पिता का नाम /FATHER'S NAME

EBRAHIM DHARIWALA

जन्म तिथि /DATE OF BIRTH

22-11-1941

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कंप्यूटर प्रचालन)

Commissioner of Income-tax (Computer Operations)

भारत सरकार

GOVERNMENT OF INDIA

Esmail Ebrahim Dhariwala

Year of Birth : 1941

Male

6565 8152 8553

आधार — सामान्य व्यक्ति का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Building No.37 Tata Mansion, S.K. Bareducta Marg, Bank Of Baroda, Kempe Corner, Cuffe Parade Hill, Mumbai, Cuffe Parade Hill, Maharashtra, 400026

REGISTRAR OF DAMAN

सत्यमेव जयते

THE SUB-REGISTRAR

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

दमण और दीव DAMAN AND DIU

00AA 568646

Serial No. 844/20

Daman Dt. 14/9/20

Particulars : Attestation

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I SHRI ESMAILBHAI EBRAHIM DHARIWALA, married, business, aged about 79 years, Muslim, Indian National, son of Shri Ebrahim Valibhai Dhariwala, residing at 37, Ultra Mount Road, Kemps Corner, Maskati Building, 1st floor, Mumbai 400 026, do hereby nominate, constitute and appoint SHRI IMTIYAZ ABUBAKAR KURESHI,

32

Serial No. 11379 Daman Treasury, dated 17/07/2020

Value of Stamps Paper Rupees Ten

Name of Purchaser : PLASTIBLENDS INDIA LTD

Residing at : NANI DAMAN Son/Wife of

Agent : SANJAY Purpose : AGREEMENT

Name of Parties to the Transaction Sought

Signature of Treasurer

Signature of Purchaser

YUSUI
Damu
IN
ERNM

married, service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman as my true and lawful attorney for me and on my behalf and in my name to do or perform any of the following acts, deeds, matters or things that is to say :-

WHEREAS I am owner of an immovable properties being Non Agricultural land bearing Survey No. 568/32 admeasuring 337.50 square meters, Survey No. 568/34 admeasuring 337.50 square meters and Survey No. 568/35 admeasuring 400.05 square meters in area situated at village Dunetha, Nani Daman.

33

AND WHEREAS I intend to sell my above said properties to Sumita Samir Pandya. Since I am ordinary residing at Mumbai and busy with other work, I could not personally present before the Sub Registrar, Daman and other Government offices and, therefore, I do hereby authorize SHRI IMTIYAZ ABUBAKAR KURESHI to perform all acts, deeds and things pertaining to said property.

1. To sign and execute the Deed of Sale as a Vendor before the Sub Registrar, Daman in favour of Sumita Samir Pandya in respect of my said immovable properties being Non Agricultural Land bearing Survey No. 568/32 admeasuring 337.50 square meters, Survey No. 568/34 admeasuring 337.50 square meters and Survey No. 568/35 admeasuring 400.05 square meters in area situated at village Dunetha, Nani Daman
2. To attend the registration formalities in the office of Sub Registrar, Daman.

And to do all acts, deeds and things which my said attorney may consider necessary for the said Sale Deed and registering the Deed in respect thereof.

And I hereby for myself, my executors and administrators agree and undertake to ratify and confirm all and whatsoever my said attorney or any substitute or acting under them shall lawfully do or cause to be done by virtue of these presents.

Smita S. Ghia

IN WITNESS WHEREOF I have hereunder set my hand at Daman on this 09th day of September, 2020.

SIGNED AND DELIVERED BY THE WITHINNAMED

SHRI ESMAILBHAI EBRAHIM DHARIWALA
THE EXECUTANT.

ACCEPTED BY

(IMTIYAZ ABUBAKAR KURESHI)
POWER OF ATTORNEY HOLDER

35

IN THE PRESENCE OF WITNESSES:-

1. _____

2. _____

NOTARIAL

This _____ Power of Attorney has been executed by _____ in my presence on this 14th day of February 2020 Identification has been proved by _____ Whom I personally know.

YUSUF S. GHIA
Advocate & Notary
Daman (U.T.) INDIA

36

NOTA
YUSUF S
Osman
IND
GOVERNME

FORM NO. I & XIV

Date : 08/09/2020

ગામ. નમુના નં. ૧ અને ૧૪

37

Name of field મીલકતનો અવતર
ફેતરનું નામ

S. No. : 568

Sub Dn No. 32

VILLAGE દુનેઠા
ગામનું નામ

Taluka તાલુકા
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. કે. નં.	Name of Sub tanent પેટાભાડૂઆતનું નામ
(a)Dry Crop જિરાયત	00-00		ઈસ્માઈલ ઈબ્રાહીમ પારીવાલા		656	
(b)Garden બાગાયત	00-00				658	
(c)Rice ડાંગર	00-00				939	
(d)	00-00					
(e)	00-00					
(f)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન						
(a)Class (a)વર્ગ(અ)	00-03-37-50					
(b)Class (b)વર્ગ(બ)	00-00					
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights
ઈતર હક્ક ધારણ કરનાર ની વીગત તથા હક્ક નો પ્રકાર

Remarks
૬૩૯ ચો.મી.વાળા ટુકડા ઓફ ના.20-3-97 મુજબ ફેરફાર કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated પિયત Ha હે.	Ars આરે	Unirrigated અપિયત જમીન Ha હે.	Ars આરે	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha હે.	Ars આરે	Source of irrigation સિંચાઈ ના સાધન	Remarks શેરા
2017-2018	-	1	-	-					N.A	00-03-37-50		-	

અહેવાલ ઉપર થી નકલ કરી

Talathi Name તલાટી/Talathi
Signature દુનેઠા સાજા
Dunetha Saza

PROVIDED THE AMOUNT OF
નકલ શુલ્ક /COPYING FEES :₹
કાગળ શુલ્ક /PAPER FEES :₹ 5=00
કુલ /TOTAL :₹
વિડિયો ટી.આર.ડી.એ /VIDE.R.D.S No 208/18
પોહોંચ સં./RECEIPT No. _____ દિ./Dt 8/9/2022

NOT YUSUF DAME IN GOVERNM

34

FORM NO. I & XIV

Date : 08/09/2020

નામ. નમુના નં. ૧ અને ૧૪

39

Name of field મીંઢાનો અગર
ખેતરનું નામ

S. No. : નં. 568

Sub Dn No. 34

VILLAGE ફુલફડા
ગામનું નામ

Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આર.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. મુ. નં.	Name of tenant ખેડૂતનું નામ
(a)Dry Crop (a)જરાયત	00	00	ઈસ્માઈલ ઈબ્રાહીમ ચારીવાલા		656 658 939	
(b)Garden (b)બાગાયત	00	00				
(c)Rice (c)ચોખા	00	00				
(i)અન્ય પાકો (ii) (iii)	00 00 00	00 00 00				
Total Cultivable Area કુલ વાવેતર ક્ષેત્રફળ	00	00				
II Un-cultivable Area ખેડ વિનાની જમીન						
(a)Class (a)વર્ગ(અ)	00	03-37-50				
(b)Class (b)વર્ગ(બ)	00	00				
TotalUncultivable Area કુલ ખેડ વિનાની જમીન	00	03-37-50				
Grand Total કુલ ક્ષેત્રફળ	00	03-37-50				

Other Rights ઈનર હક્ક
Name of Person holding rights and nature of rights:
ઈનર હક્ક ધારણ કરનાર નું નામ તથા હક્ક ના પ્રકાર

Remarks
939 મે.મા.સા.દ્વારા આદેશ તા.20-3-97 મુજબ કેન્સલ કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated જરાયત Ha. હે.	Ars આર.	Unirrigated જરાયત સિવાય Ha. હે.	Ars આર.	Land not Available for cultivation જેની સિંચાઈ નો અભાવ Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars આર.	Source of irrigation સિંચાઈ ના સ્ત્રોત	Rem
2017-2018	-	1	-	-					N.A	00-03-37-50		-	

ચલાતી ઉપર થી નકલ કરી

Talathi Name :

Signature : તલાટી/Talathi
ફુલફડા ગામ
Dunetha Gaza

[illegible] AMOUNT OF
[illegible] FEES ₹
[illegible] PAPER FEES ₹ 500
[illegible] ₹
[illegible] No 20175
[illegible] RECEIPT No. _____ Dt. 8/9/2020

NOTARY
YUSUF S.
Daman (U.T.)
INDIA
GOVERNMENT

FORM NO. I & XIV

Date : 08/09/2020 ગામ. નમુના નં. ૧ અને ૧૪

Name of field મીઠાનો અગર
ખેતરનું નામ

S. No. : નં. 568

Sub Dn No. 35

VILLAGE દમણ
ગામનું નામ

Taluka તાલુકો
DAMAN દમણ

Cultivable area ચારસર સાવક ક્ષેત્રફળ	Ha. હે.	Ars. આર.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. કુ. નં.	Name of tanen
(a)Dry Crop (અ)જરાયત	00-00		ઈસ્માઈલ ઈબ્રાહીમ ધારીવાલા		656 658 939	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ચોખા	00-00					
(d)ની જમીન (e) (f)	00-00 00-00 00-00					
Total Cultivable Area કુલ ચારસર ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન (a)Class (a)વર્ગ(અ)	00-04-05					
(b)Class (b)વર્ગ(બ)	00-00					
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-04-05					
Grand Total કુલ ક્ષેત્રફળ	00-04-05					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ અને હક્ક નો પ્રકાર

Remarks
939 મે.ના નાયબ કલેક્ટર સાહેબ તા.20-3-97 મુજબ કબ્જાદાર તરીકે તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode મોડ	Season મોસમ	Name of Crop પાક નું નામ	Irrigated અજાયત Ha હે.	Ars આર.	Unirrigated જરાયત સાદી Ha હે.	Ars આર.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha હે.	Ars આર.	Source of irrigation સિંચાઈ ના પ્રકાર	Re
2017-2018	-	1	-	-					N.A	00-04-05		-	

RECEIVED THE AMOUNT OF
રકમ COPYING FEES ₹
શુલ્ક PAPER FEES ₹ 5=00
TOTAL ₹
તારીખ DATE VIDE R.D.S No 2878
પોચ નં. RECEIPT No. _____ તા./Dt 8/9/2020

અસલ ઉપર થી નકલ કરી

Talathi Name
Signature :
તલાટી/Talathi
દમણ સાહ
Daman Saza

THE SUB-REGI

ભારત સરકાર

Government of India

નામાંકન ક્રમ સંખ્યા /Enrolment No.: 1007/80027/34447

To Imtiyaz Abubakar Kureshi
(ઇમ્તિયાઝ અબુબકર કુરેશી)
13/87
Main Road
Opp. Hotel Diamond
Khatalwad
Nani Daman
Daman
Daman & Diu - 396210

Ref No.: 01005561-60041941-20016374

UA 03193619 3 IN

સંખ્યા / Your No. :

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.

ઓળખાણનું પ્રમાણ ઑનલાઇન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો
કોઈ પણ પ્રકારની મદદ માટે:-
ફોન નં. 1800 180 1947 પર સંપર્ક કરો, અથવા
પી.ઓ. બૉક્સ નં. 1947, બેંગલુરૂ-560001 પર ટપાલ મોકલો,
અથવા help@uidai.gov.in પર ઈમેઇલ કરો.

is proof of identity, not of citizenship.
To establish identity, authenticate online.
In case any help is required :-
Call 1800 180 1947 or;
Write to P.O. Box No. 1947, Bengaluru - 560 001 or;
Email at help@uidai.gov.in

भारत सरकार
GOVERNMENT OF INDIA

ઇમ્તિયાઝ અબુબકર કુરેશી
Imtiyaz Abubakar Kureshi

જન્મનું વર્ષ / Year of Birth : 1961
પુરૂષ / Male

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

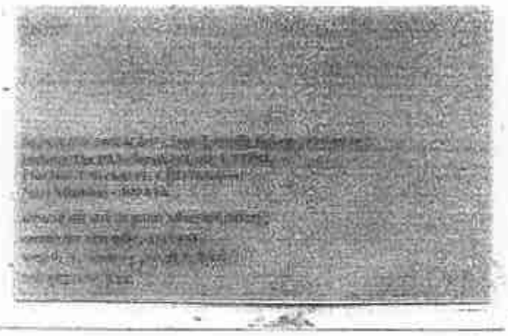
13/87, મેઈન રોડ, હોટેલ ડાયમંડ ની સામે, ખાટલીવાડ, નાની દમણ, દમણ, દમણ & દીવ, 396210

Address : 13/87, Main Road, Opp. Hotel Diamond, Khatalwad, Nani Daman, Daman, Daman & Diu, 396210

- Saamaanya Maanasno Adhikaar

THE SUB-REGISTRAR

25




SUMITA S PANDYA
ANBPP3791E


Unique Identification Authority of India
Address:
C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210
3380 3287 6158


Government of India
Sumita Samir Pandya
DOB: 29/02/1976
FEMALE
3380 3287 6158
મારી આધાર, મારી ઓળખ

THE SUB-REGIS

47

Administration of Daman & Diu (U.T.)
UNION OF INDIA DRIVING LICENCE
DD-0319940003075

22/11/1994 26/03/2022

28/03/1967

GOKANBI KAWAR

NAMLAL KAWAR

DD-0319940003075

MCWG
22/11/1994

OMC 15/B/B-101-6 SUPREME APPT
SAGR SAMRAT ROAD FLAT NO G-6 KAHRIWAD
NANI DAMAN
396210

Holder's Signature

VIKRAM SINGHAL
Issuing Authority Sign

ELECTION COMMISSION OF INDIA
ELECTOR PHOTO IDENTITY CARD
PJG3328008

NAME : Saroj Kumar Rai

Father's Name : Shri Vishesharar Rai

Date:17-5-2016

Sarojkumar Rai

Sarojkumar Rai

Sarojkumar Rai

1/3

47

FORM "T"

Receipt No: 2868 Serail No : 1401 Year: 2020

Date : 15 Month : September Year : 2020

Nature of Document: Sales Deed / Conveyance Deed

By whom presented Smt. Sumita Samir Pandya

Registration Fee.....	0.00
Filling and comparing(folios/sides).....	0.00
Copy fee for endorsements.....	
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Rupees only

Total Amount Rs: 0.00

The Document will be ready on and will be delivered at this office to

Document sent by registered post

66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman, Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL R. TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :9/15/2020 10:59:47 AM

THE SUB-REGIST

THE

DAMAN

1401 2020

S.R.No. 1401

Presented at the office of the Sub-Registrar of DAMAN

Between the hour of 11 to 12 on 15/09/2020

Receipt No :- 2868

Registration	0.00
Other Fees	0.00
Total Amount	0.00

Smt. Sumita Samir Pandya
66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman, Daman.

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri. Imtiyaz Abubakar Kureshi as a POAH of Shri. Esmalibhai Ebrahim DhariwalaThrough its Director/Partner/PAO Holder Shri. Esmalibhai Ebrahim Dhariwala (Pan No. AABPD9384K).Executing Party /Seller Party 58 Years.Occupation Business / Service Resident At The Executant (S) Admit Execution			
2.000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 49 Years.Occupation Business / Service Resident At 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman, Daman. The Executant (S) Admit Execution			
3.000	Shri/Ms. Saroj Kumar Rai Identifier Party 53 Years.Occupation Business / Service Resident At Signal Faliyu, village Town:- Kadaiya, Nai Daman, Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Saroj Kumar Rai WITNESS Party 53 Years.Occupation Business / Service Resident At Signal Faliyu, village Town:- Kadaiya, Nai Daman, DamanThe Executant (S) Admit Execution			

5.000 Shri/Ms. Gokan B Kawar WITNESS Party 26 Years,Occupation Business / Service Resident At Sagar Samrat Road, Flat No. G-6, Khariwad, Nani Daman, Daman, The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No.	1383	At Page
Volume of Book No.		1
Date :	15/09/2020	

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN

The Original Documents is Returned To

SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Union Territory Administration of Dadra and Nagar Haveli and Daman and Diu

e-Stamp

Certificate No.	:	IN-DN11754782210770S
Certificate Issued Date		21-Nov-2020 11:59 AM
Account Reference	:	IMPACC (FI)/ dnelimp10/ DAMAN/ DN-DM
Unique Doc. Reference	:	SUBIN-DNDNELIMP1011927908577035S
Purchased by	:	SUMITA SAMIR PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	N.A. LAND S NO.568/33 ADM 337.50 SQ MTRS 568/36 ADM 486.39 SQ MTR,VILLAGE DUNETHA,DAMAN
Consideration Price (Rs.)	:	15,71,091 (FifteenLakh Seventy One Thousand And Ninety One only)
First Party	:	ESMAILBHAI EBRAHIM DHARIWALA
Second Party	:	SUMITA SAMIR PANDYA
Stamp Duty Paid By	:	SUMITA SAMIR PANDYA
Stamp Duty Amount(Rs.)	:	63,000 (Sixty Three Thousand only)

----------Please write or type below this line----------

Serial No. 2206
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and .....on 21-12-2020

उप पंजीकार दमण
THE SUB REGISTRAR OF DAMAN

21 DEC 2020

SUB REGISTRAR
DAMAN

LB0004158862

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

02

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

03

DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on this 24th day of November 2020 BETWEEN **SHRI ESMAILBHAI EBRAHIM DHARIWALA, (PAN No. AABPD9384K)** married, occupation business, aged about 79 years, Muslim, Indian National, son of Shri Ebrahim Valibhai Dhariwala, residing at 37, Ultra Mount Road, Kemps Corner, Maskati Building, 1st floor, Mumbai 400 026, herein represented by his **Power of Attorney Holder SHRI IMTIYAZ ABUBAKAR KURESHI, (PAN No. ADGPK2143R)** married, occupation service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman, hereinafter referred to as the **"THE VENDOR"** (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) **OF THE ONE PART** ; and

SMT. SUMITA SAMIR PANDYA, (PAN No. ANIPP3791L) wife of Shri Samir Pandya, Hindu, Indian National, aged about 49 years, occupation

Business, resident of 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman, hereinafter referred to as the **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning hereof shall include her heirs, administrators, executors and assignees) of the **OF THE OTHER PART**.

WHEREAS during the Portuguese regime the entire property known as village Dunetha has been belonging to late Shri Keshrichand Motichand Shah and the dispute has been raised by the family members with respect to the ownership and administration of the said village however, at last revision had been filed in the Hon"ble Suprem Court at Lisbon, Portuguese wherein it has been held that the said village belongs to late Shri Keshrichand Motichand Shah with no restriction to the any act of administration and alienation.

AND WHEREAS after liberation of Daman, the Daman (Abolition of Proprietorship of Villages) Regulation, 1962 has been enacted. The said Regulation has been challenged before the Hon'ble

Apex Court and in the ruling reported in AIR 1967 SC 19 1110 it was held that the Regulation does not apply to certain class of lands which are Hilly, quarry, salt pan etc. The proprietor of Village Dunetha, claimed numbers of properties in said village to be fall in the said category and thus Shri Keshrichand Motichand Shah become the absolute owner of an immovable properties being Salt land bearing Survey No. 567 admeasuring 1400 square meters and Survey No. 568 admeasuring 37400 square meters situated at village Dunetha, Nani Daman.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under No. 97 at pages 34 to 39, Volume No. 17, Book No.1 dated 24/08/1981 that said Ex-Village Proprietor Shri Keshrichand Motichand Shah and others sold to Shri Morarji Haribhai Patel the Salt land bearing Survey No. 567 Admeasuring 1400 square meters and Survey No. 568 Admeasuring 37400 square meters situated at village Dunetha, Nani Daman.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under No. 499 to 504 dated 06/04/1992 and under No. 977 to 981 dated 07/12/1992 Shri Morarji Haribhai Patel sold the said properties bearing Survey No. 567 admeasuring 1400 square meters and Survey No. 568 Admeasuring 37400 square meters situated at village Dunetha, Nani Daman to Shri Premabhai Kanjibhai Tandel.

AND WHEREAS said Shri Premabhai Kanjibhai Tandel approached the Collector, Daman for Conversion Permission and the Collector, Daman has granted Sanad and Order No. 2/2/93-LND/6487 Dated 10/02/1993 allowed to use the properties bearing Survey No. 567 and Survey No. 568 totally admeasuring 38400 square meters for Non Agricultural purpose i.e. Commercial / Residential use. The Talathi Dunetha accordingly made the entry of N.A. permission vide mutation entry No. 658 in Form No. 9 in the record of right.

AND WHERES said Shri Premabhai Kanjibhai Tandel approached the Collector, Daman for

amalgamation and Sub Division the said properties bearing Survey No. 567 and 568 and the Collector, Daman vide Order No.COL/LND/SD-I/93/6488 Dated 10/02/1993 and amalgamated the said two properties bearing Survey No. 567 and 568 and sub divided into 77 plots and given Separate Survey No. 568/1 to 568/77 with separate Area to each plot of village Dunetha, Nani Daman. Based on the said Sub Division order the Talathi, Dunetha made a mutation Entry No. 656 in Form No. 9 and issued fresh Form No. 1 & XIV for each of the properties.

AND WHEREAS by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under Serial No. 395/96 Dated 08/04/1996 and also registered at No.742 at pages 343 to 366, Vol. No. 268, Book No. 1 dated 02/09/1996 the Vendor Shri Esmailbhai Ebrahim Dhariwala has purchased the immovable properties being Non Agricultural land bearing Survey No. is 568/33 Admeasuring 337.50 square meters and Survey No. 568/36 Admeasuring 489.39 square meters along-with other lands of village Dunetha, Nani Daman from Shri Premabhai Kanjibhai Tandel. Based on the said Sale Deed the

Mamlatdar, Daman passed mutation order No. 3/1/9-LND/4015 Dated 20/03/1997 and the Talathi, Dunetha made mutation Entry No. 939 in Form No. 9 entering the name of Shri Esmailbhai Ebrahim Dhariwala and issued a fresh Form No. 1 & XIV and hence the present Vendor become the absolute owner of the said immovable properties being Non Agricultural land bearing Survey No. is 568/33 Admeasuring 337.50 square meters and Survey No. 568/36 Admeasuring 489.39 square meters of village Dunetha, Nani Daman which is more particularly described in the Schedule written hereunder.

AND WHEREAS the Vendor hereby clarified that at some places in Government records the name of the vendor is appeared as "ISMAILBHAI IBRAHIM DHARIWALA" and some places of Government record the name is appeared as "ESMAILBHAI EBRAHIM DHARIWALA, therefore the Vendor declared that "ISMAILBHAI IBRAHIM DHARIWALA" and "ESMAILBHAI EBRAHIM DHARIWALA is one and the same person.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said an immovable properties being Non Agricultural land bearing Survey No. 568/33 admeasuring 337.50 square meters and Survey No. 568/36 admeasuring 489.39 totally admeasuring 826.89 square meters situated at village Dunetha, Nani Daman which is more particularly described in the Schedule written hereinunder, hereinafter referred to as "THE SAID PROEPRTIES" for the consideration or price of Rs. 15,71,091/- (Rupees Fifteen Lakh Seventy One Thousand Ninety One only) free from any encumbrances, onus or charges and with vacant possession thereof.

NOW THIS DEED OF SALE WITNESSES as follows :-

1. In pursuance of the said agreement and in consideration of the fair market value of Rs. 15,71,091/- (Rupees Fifteen Lakh Seventy One Thousand Ninety One only) paid by the Purchaser to the Vendor as under :-

Sr. No.	Cheuque No.	Date	Bank	Amount
1.	00020	09/09/2020	Kotak Mahindra Bank	10,00,000/-
2.	573329	11/12/2020	State Bank of India, Airport Road, Kadaiya, Nani Daman Branch.	5,71,091/-
(RUPEES FIFTEEN LAKH SEVENTY ONE THOUSAND NINETY ONE ONLY)				15,71,091/-

The receipt of which sum the Vendor does hereby acknowledge to the Purchaser, the Vendor does hereby transfer, convey assign unto the Purchaser by way of SALE the said immovable properties being Non Agricultural land bearing Survey No. 568/33 admeasuring 337.50 square meters and Survey No. 568/36 admeasuring 489.39 totally admeasuring 826.89 square meters at village Dunetha, Nani Daman, which is more particularly identified in the Schedule written hereunder AND all estate, right,

title, interest, claim and demand whatsoever of the Vendor in or to the said properties hereby transferred and conveyed and every part thereof to HOLD the same to the Purchaser as absolute owner forever TOGETHER WITH all fences, hedges, ditches, liberties, accesses, ways, water, water course, privileges, easements, paths, passage, appurtenances, advantages and profits whatsoever in or to the said properties hereby transferred, conveyed, sold and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto subject to the conditions imposed under statute time to time.

[2] The Vendor does hereby covenant with the Purchaser as follows:-

(A) THAT the said properties hereby sold and conveyed and more particularly identified in the SCHDULE written hereinunder shall quietly be entered into upon, held and enjoyed by the

12

Purchaser and profits received there-from without any intervention or disturbance by the Vendor or under the Vendor or any person or persons claiming through or under the Vendor and without any lawful disturbance or interruption by any other person whomsoever.

(B) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property hereby sold and more particularly identified in the SCHEDULE hereinafter written as may reasonably be required.

(C) THAT the said properties hereby sold and more particularly identified in the SCHEDULE hereinunder written is not mortgaged with any person/party/bank/Financial Institution and is free from encumbrances, charges and onus.

(D) THAT the title of the said properties hereby sold and conveyed subsists and that the Vendor has full power to sell the same.

13

(E) THAT the Vendor has not received any notice for acquisition of the said properties hereby sold and conveyed from the Government and there is no case or proceeding pending in any Court of Law or Competent Authority.

(F) THAT the Vendor has not entered into any agreement for sale or lease of the said properties or any part thereof in favour of any person or persons and have not entered into any commitment with any person in any manner whatsoever or howsoever affecting the said properties.

(G) THAT no attachment has been levied on the said properties by any Court or by any Competent Authority.

(H) THAT the Vendor has not been prohibited from dealing with, disposing off or selling the said properties by any Department of the

Government or by any Semi Government Authorities.

(I) THAT the actual possession of the said properties hereby sold is handed over to the Purchaser and the Purchaser shall peacefully and quietly hold, use, occupy, possess and enjoy the same as her own chattel without any interruption, hindrance or claim by the Vendor or any other person or persons whomsoever.

(J) THAT the Purchaser may apply for and obtain the mutation entry relating to the properties hereby sold, transferred and conveyed in her name and also get the said properties transferred in her name in all the relevant records and registers of the Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the Vendor.

[3] WHEREAS the Vendor further declares and indemnifies that no illegal activities has

been made or undertaken by the Vendor during the period of his ownership over the SAID Land and there is no breach of any rules, regulations, laws, bye-laws or any enactment or any terms and conditions of any orders or Standing Order issued by Government Department or any other department, in case if any adverse is found for the activities undertaken during the said period, the Vendor shall be hold responsible to compensate the purchaser.

WHEREAS the Vendor further declares and indemnifies to the purchaser that in case in future anything of above mentioned comes out in respect of the SAID Land and the title of the SAID Land becomes defectives or doubtful, they shall be cleared by the vendor at his own cost and risk and shall carry out all necessary legal proceedings and shall make out the title of the SAID Land clear and marketable free from all doubts on the name of the purchaser, otherwise the vendor shall be liable for damages and cost of the purchaser along with the interest on the total price consideration

amount etc, and along with the cost of SAID Land to be calculated at the rate of future market price or such type of property in the same vicinity with clear and marketable title on the day of finding of the title of the SAID Land defective and / or doubtful.

[4] The Stamp Duty and Registration charges are borne and paid by the Purchaser.

SCHEDULE

(DESCRIPTION OF THE PROEPRTIES SOLD)

ALL THAT piece and parcel of an immovable properties being Non Agricultural land bearing Survey No. 568/33 admeasuring 337.50 square meters and Survey No. 568/36 admeasuring 489.39 totally admeasuring 826.89 square meters situated at village Dunetha, Nani Daman, within Dunetha Group Gram Panchayat Area, within Registration Sub District, Daman, District Daman and it is bounded as under :

17

BOUNDARY OF SURVEY NO.568/33

EAST	:	Survey No.568/38 ;
WEST	:	Survey No.568/36 ;
NORTH	:	Road ;
SOUTH	:	Survey No.568/34.

BOUNDARY OF SURVEY NO.568/36

EAST	:	Survey No.568/39;
WEST	:	Survey No.568/37 ;
NORTH	:	Road ;
SOUTH	:	Survey No.568/33.

IN WITNESS WHEREOF the parties hereto the Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed

SHRI IMTIYAZ ABUBAKAR KURESHI
POAH OF
SHRI ESMAILBHAI EBRAHIM DHARIWALA
THE VENDOR

SIGNED AND DELIVERED by the withinnamed

SMT. SUMITA SAMIR PANDYA
THE PURCHASER

19

IN THE PRESENCE OF WITNESSES :-

1. BBR

2. Sanjay Kumar Pal

THE REGISTRAR

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Date : 28/10/2020

Name of field મીઠાનો અગર
ખેતર નું નામ

S. No. : નં. 568

Sub Dn No. 33

VILLAGE દુણેઠા
ગામનું નામ

Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ] ઈસ્માઈલ ઈબ્રાહીમ ધારીવાલા		656 658 939	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ક્યારી	00-00					
(i)નવી ક્યારી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન (a)Class (a)વર્ગ(અ)	00-03-37-50					
(b)Class (b)વર્ગ(બ)	00-00					
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks

658 મે.કલે.સા.દ.-ના સનદ તા.10-2-93 મુજબ N.A.-ની નોંધ કરી.

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે.	Ars. આરે.	Unirrigated જરાયત ક્યારી Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2017-2018	-	1	-	-					N.A	00-03-37-50		-	

અસલ ઉપર થી નકલ કરી

Talathi Name :

Signature : તલાટી/Talathi
દુનેઠા સાજા
Duneiha Saza

RECEIVED THE AMOUNT OF
FOR PAGE COPYING FEES :₹
FOR PAPER FEES :₹ 5=00
TOTAL :₹
વધે દી પ્રમાણે સે./UNDER D.S No. 22219
તારીખ સે./RECEIPT No. _____ દિ./Dt. 28/10/2020

THE SUB-REGISTRAR

23

FORM NO. 1 & XIV

Date : 29/10/2020

ગામ. નમુના નં. ૧ અને ૧૪

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં 568
Sub Dn No. 36

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		ઈસ્માઈલ ઈબ્રાહીમ ધારીવાલા		656 658 939	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ક્યારી	00-00					
(i)નવી ક્યારી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-04-89-39					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-04-89-39					
Grand Total કુલ ક્ષેત્રફળ	00-04-89-39					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
939 મે.મા.સા.દ.ના ઓર્ડર તા.20-3-97 મુજબ ફેરફાર કર્યો તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે.	Ars. આરે.	Unirrigated જરાયત ક્યારી Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of Irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2017-2018	-	1	-	-					N.A	00-04-89-39		-	

અસલ પર થી નકલ કરી

Talathi Name : તલાઠી/Talathi
Signature : દુનેઠા ગાજા
Dunetha Saza

COVERED THE AMOUNT OF
ની રકમ /COURTING FEES :₹
/ કાગળ /PAPER FEES :₹ 5=00
/ TOTAL :₹
નંબર ટી.આર.૫ માં /VIDE R.D.5 No 222/12
તારીખ સંઃ/RECEIPT No. _____ દિ./Dt 29/10/2020

THE SUB-REGISTRAR

12

25

ADMINISTRATION OF DAMAN & DIU (U.T.)

Office of the Collector,
(REVENUE DEPARTMENT)
DAMAN, Moti Daman : 396220.

Order No. 2/2/93-LND/ 69 Dated :- 10/11/93

READ :- An applicatin dated 1/1/1993 of Shri Premabhai Kanjibhai Tandel, r/o Fakirjiva Sheri, N. Daman has requested to grant N. A. Permission an area 38,400 Sq.mts. of Survey No. 567 & 568 at Village Dunetha, Nani Daman for Resi.cum-commercial purpose

O R D E R

N. A. permissioon is hereby granted under Section 32 to the holder Shri Premabhai Kanjibhai Tandel to convert agriculture land of Survey No. 567 & 568 admeasuring 38,400 Sq.mts. of Village Dunetha for bonafide ~~industr~~ Commercial/Construction of Residential house purpose with the following conditions :

1- The permission shall be subject to the provions of the Goa, Daman and Diu Land Revenue Code, 1968 aud Rules framed thereunder :

2- Holder shall submit a layout plan and get it approved by the Administration within one month before starting any land development or construction work :

3- The holder shall commence N.A. use within a perod of one year from the date of of this order, failing which unless the said period is extended by the Collector, from time to time the permission granted shall be deemed to have been lapsed.

4- Commencement of N.A. use shall mean actcual execution of the project for which permission is granted and in case applicant fails to execute the project within one year or fails to show that he has taken sufficient affective steps, the permission granted shall be cancelled unless an extension as per condition - 3 has been granted :

5- The holder shall send an intimation regarding completion of building within a month after the construction work is over.

5-A- Applicant should provide minimum of 12.5 mt. from central line of the road for road widdeing.

B- Applicant must develop all the infrastructure it his own cost.

Office of the Mamlatdar
DAMAN
Inward No 6425 Pg. 56
Comp. AK
Date 13/11/93

- - - -2- - - -

6- The holder shall abide by other reasonable condition or conditions to the use of the land :

7- The holder shall not transfer/dispose off the N.A. land without permission of the Collector :

8- The Plans for building for factories shall be got approved before construction as per rules :

9- Development of land including roads shall be done before industries are started :

10- Electricity and water for industries shall be provided by the entreprenurs themselves, if the Administration is not able to meet the demand :

11- Any trees standing on the plot shall not be felled :

12- No polluting industry shall be allowed and 75% of the Working force shall be recruited from amongst local people.

Breach of any of the conditions shall entail the concellation of the permission and reversion of land to the Government without any compensation, whatsoever for anything done in the land.

(NARAYAN DIWAKAR)
COLLECTOR, DAMAN

To,

Shri Premubhai Kanjibhai Tandel,
S/o. Fakirjiva Shori, Kathiria,
Nani Daman.

Copy alongwith copy of Sanad forwarded for necessary action to :-
1- The Architect Planner, Town Planning Deptt., Daman.
2- The Mamlatdar, Daman.
3- The Enquiry Officer City Survey, Daman.

Govt. Ptg. Press Daman & Diu, Daman - 1/93 - 2000.

27

No. 21/93-LND/6997
Administration of Daman & Diu
Office of the Collector
DAMAN, MOTI DAMAN-396 220.

Date: 10/11/93

Read: Application dated 1-1-1993 from Shri Premabhai Kanjibhai Tandel, R/o. Fakirjiva Shori, Kathiria, Nani-Daman.

SANAD

SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land non-agricultural Assessment) Rules, 1969]

Whereas an application has been made to the Collector of Daman (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 applicable to this territory (hereinafter referred to as the said "Code" which expression shall, where the context so admits include the rules and orders thereunder) by Shri/Smt. xxx Premabhai Kanjibhai Tandel, R/o. Fakirjiva Shori, Kathiria, Nani-Daman. being the occupant of the plot registered under Cadastral Survey Khari & Mithana Agar. known as "xx survey No.567 & 568 of village Dunetha situated at village Dunetha, Daman. registered under No. xxxxxxxxxxx survey No.567 & 568 of village Dunetha, Daman. (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of P. T. Sheet No. 1400+37000=38,400 admeasuring xxxxxxx square metres be the same a little more or less for the purpose of construction of residential buildings/Industrial/Commercial.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:—

1. *Levelling and clearing to the land*— The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. *Assessment*— The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this order.

3. *Use*— The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit*— The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates*— The applicant shall pay all taxes, rates and cesses leviable on the said land

6. *Penalty clause*— (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable undertake the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(a) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building of structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as on arrears of land revenue.

(c) The applicant should not dispose off the N. A. land without prior permission of Collector.

2

7. *Code provisions applicable*— Save as herein provided the grant shall be subject to the provisions of said Code and rules thereunder.

APPENDIX—I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No or Hissa No.	BOUNDARIES North, South, East and West	REMARKS
North to South	East to West				
1	2	3	4	5	6
—	—	1,400 M² 37,000 M² 38,400 M²	Survey No. 567 and 568 of village Dunetha.	To or towards the North:- Land bearing survey Nos. 566,565 & 569 of village Dunetha. To or towards the South:- Land bearing survey No. 569 of village Dunetha. To or towards the East:- Land bearing survey Nos. 569. of village Dunetha. To or towards the West:- Road.	

In witness whereof the Collector of Daman, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Daman and Diu and the applicant Shri Premabhai Kanjibhai Tandel, R/o. Takirliva Cheri, Kathiria, has also hereunto set his hand this 10th days of FEB 1997

(Signature of the applicant)

(Signature and designation of witnesses) 1. 2.

Collector of Daman

(Signature and designation of witnesses) 1. 2.

We declare that Shri / Smt. Prema Kanji Tandel who has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence

Signature before me 1. 2.

(H. Manikchand)
Collector, Daman.

Govt. Printers, Moti Daman.

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

DAMAN AND DIU

00AA 528554

Serial No. 109143/1435/20
Daman Dt. 25/11/20
Particular : Attestation

SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I SHRI ESMAILBHAI EBRAHIM DHARIWALA, married, business, aged about 79 years, Muslim, Indian National, son of Shri Ebrahim Valibhai Dhariwala, residing at 37, Ultra Mount Road, Kemps Corner, Maskati Building, 1st floor, Mumbai 400 026, do hereby nominate, constitute and appoint SHRI IMTIYAZ ABUBAKAR KURESHI,

Serial No. 29459 Daman Treasury, dated 15/10/2020

Value of Stamps Paper Rupees Ten

Name of Purchaser : PLASTIBLENDS INDIA LTD

Residing at : DAMAN Son/Wife of

Agent : SANJAY Purpose : AGREEMENT

Name of Parties to the Transaction Sought

Signature of Treasurer Signature of Purchaser

उप-पंजीकार
SUB-REGISTRAR
सत्यमेव जयते

married, service, aged about 58 years, Muslim, Indian National, son of Shri Abubakar Ibrahim Kureshi, resident of Daman as my true and lawful attorney for me and on my behalf and in my name to do or perform any of the following acts, deeds, matters or things that is to say :-

WHEREAS I am owner of an immovable properties being Non Agricultural land bearing Survey No. 568/33 admeasuring 337.50 square meters and Survey No. 568/36 admeasuring 489.39 square meters in area situated at village Dunetha, Nani Daman.

AND WHEREAS I intend to sell my above said properties to Sumita Samir Pandya. Since I am ordinary residing at Mumbai and busy with other work, I could not personally present before the Sub Registrar, Daman and other Government offices and, therefore, I do hereby authorize SHRI

3-1

IMTIYAZ ABUBAKAR KURESHI to perform all acts, deeds and things pertaining to said property.

1. To sign and execute the Deed of Sale as a Vendor before the Sub Registrar, Daman in favour of Sumita Samir Pandya in respect of my said immovable properties being Non Agricultural land bearing Survey No. 568/33 admeasuring 337.50 square meters and Survey No. 568/36 admeasuring 489.39 square meters in area situated at village Dunetha, Nani Daman
2. To attend the registration formalities in the office of Sub Registrar, Daman.

And to do all acts, deeds and things which my said attorney may consider necessary for the said Sale Deed and registering the Deed in respect thereof.

And I hereby for myself, my executors and administrators agree and undertake to ratify and confirm all and whatsoever my said attorney or any substitute or acting under them shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunder set my hand at Daman on this 25th day of November, 2020.

SIGNED AND DELIVERED BY THE WITHINNAMED

SHRI ESMAILBHAI EBRAHIM DHARIWALA
THE EXECUTANT.

ACCEPTED BY

(IMTIYAZ ABUBAKAR KURESHI)
POWER OF ATTORNEY HOLDER

IN THE PRESENCE OF WITNESSES:-

1.

2.

4

This Special Power of Attorney has been executed by Esmailbhai E. Dhariwala In my presence on this 25th day of November 2010 Identification has been proved by — Whom I personally know.

ATTESTED BY

KAPIL M. JOSHI
Advocate & Notary
Moti Daman, Dist. Daman.

Date : 28/10/2020

33

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં. 568
Sub Dn No. 33

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area ચાલેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ] ઈસ્માઈલ ઈબ્રાહીમ ધારીવાલા		656 658 939	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ક્યારી	00-00					
(i)-નવી ક્યારી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50					
(a)Class (a) વર્ગ(અ)						
(b)Class (b) વર્ગ(બ)	00-00					
Total Uncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
658 મે.કલે.સા.દ.ના સનદ તા.10-2-93 મુજબ N.A.ની નોંધ કરી.

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે. Ars. આરે.	Unirrigated જરાયત ક્યારી Ha. હે. Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે. Ars. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2017-2018	-	1	-	-			N.A	00-03-37-50	-	

અસલ ઉપર થી નકલ કરી

Talathi Name : તલાટી/Talathi
Signature : દુનેઠા સાજા
Dunetha Saza

RECEIVED THE AMOUNT OF
FOR SEARCH / COURTING FEES :₹
FOR COPY / PAPER FEES :₹ ૨૦૦
TOTAL :₹
વિગત ની નોંધ / VIDE R.O.S No. 22219
તા. સે./RECEIPT No. _____ દિ./Dt. 28/10/2020

ઈરફાનભાઈ.જુનાદાર
ઈરફાનભાઈ.જુનાદાર

COVERN

FORM NO. 1 & XIV

Date : 29/10/2020 | ગામ. નમુના નં. ૧ અને ૧૪ |

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં. 568
Sub Dn No. 36

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		ઈસ્માઈલ ઈબ્રાહીમ ચારીવાલા		656 658 939	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ક્યારી	00-00					
(i)નવી ક્યારી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-04-89-39					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-04-89-39					
Grand Total કુલ ક્ષેત્રફળ	00-04-89-39					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
939 રે.મા.સા.દ.ના ઓર્ડર તા.20-3-97 મુજબ ફેરફાર કર્યો તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે. Ars. આરે.	Unirrigated જરાયત ક્યારી Ha. હે. Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે. Ars. આરે.	Source of Irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2017-2018	-	1	-	-			N.A	00-04-89-39	-	

અસલ પર થી નકલ કરી

Talathi Name : તલાટી/Talathi
Signature : દુનેઠા સાજા
Dunetha Saza

RECEIVED THE AMOUNT OF
નકલ COPYING FEES : ₹
કાગળ PAPER FEES : ₹ 5=00
TOTAL ₹
તારીખ ટી.એ.પી. સ્ટામ્પ નં. VIDE R D 5 NO 222112
પાવતી નં./RECEIPT No. _____ દિ./DI 29/10/2020

THE SUB REGI

GOVERN

45

35

X

भारत सरकार
GOVERNMENT OF INDIA

इस्माईल इब्राहीम चरियावाला
Esmail Ebrahim Chariwala

जन्म वर्ष / Year of Birth : 1941
पुरुष / Male

6565 8152 8553

आधार – सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: बिल्डिंग नं 37 टाटा मेन्शन, एस. के. बरोडावाला मार्ग, बैंक ऑफ बरोडा, केम्प कॉर्नर, कंबाला हिल, मुंबई, कंबाला हिल, महाराष्ट्र, 400026

Address: Building No.37 Tata Mansion, S.K. Barodawala Marg, Bank Of Baroda, Kempa Corner, Cumballa Hill, Mumbai, Cumballa Hill, Maharashtra, 400026

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

THE SUB

37

/PERMANENT ACCOUNT NUMBER

AABPD9384K

/NAME

ESMAILBHAI EBRAHIM DHARIWALA

/FATHER'S NAME

EBRAHIM DHARIWALA

22-11-194

/SIGNATURE

Commissioner of Income-tax (Centralised Operations)

भारत सरकार

GOVERNMENT OF INDIA

Esmail Ebrahim Dhariwala

Year of Birth : 1941

Male

6665 8152 8553

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: Building No.37 Tata Mansion, G.K. Barodawala Marg, Bank Of Baroda, Kemps Corner, Cumballa Hill, Mumbai, Cumballa Hill, Maharashtra, 400026

1947

www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 001

THE SUB

39

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADGPK2143R

नाम /NAME

IMTIYAZ ABUBAKAR KURESHI

पिता का नाम /FATHER'S NAME

ABUBAKAR IBRAHIM KURESHI

जन्म तिथि /DATE OF BIRTH

20-04-1961

हस्ता र /SIGNATURE

आयकर आयुक्त, सूरत

COMMISSIONER OF INCOME-TAX, SURAT

Government of India

ભારત સરકાર

/Government of India

નોંધણી ક્રમાંક /Enrolment No.: 1007/80027/34447

To: Imtiyaz Abubakar Kureshi
(ઈમ્તિયાઝ અબુબકર કુરેશી)
13/87
Main Road
Opp. Hotel Diamond
Khatkiwad
Nani Daman
Daman
Daman & Diu - 396210

Date: 11/07/2011

Ref. No : 00005681-00041941-00025674.

UA 03193619 3 IN

તમારી સંખ્યા / Your No. :

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.

ઓળખાણનું પ્રમાણ ઑનલાઇન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો

કોઈ પણ મદદની મદદ માટે:-

ફોન નં. 1800 180 1947 પર સંપર્ક કરો, અથવા

પી.ઓ. બોક્સ નં. 1947, બેંગલુરુ-560001 પર ટપાલ મોકલો,

અથવા help@uidai.gov.in પર ઈમેઇલ કરો.

INSTRUCTIONS

Aadhaar is proof of Identity, not of citizenship.

To establish identity, authenticate online.

In case any help is required :-

Call 1800 180 1947 or;

Write to P.O. Box No. 1947, Bengaluru - 560 001 or;

Email at help@uidai.gov.in

भारत सरकार

GOVERNMENT OF INDIA

ઈમ્તિયાઝ અબુબકર કુરેશી

Imtiyaz Abubakar Kureshi

જન્મનું વર્ષ / Year of Birth : 1961

પુરુષ / Male

2754 2593 8043

- સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

૧૩/૮૭, મેન રોડ, હોટેલ ડાયમંડ ની સામે, ખાટકીવાડ, નાની દમણ, દમણ, દમણ & દીવ, 396210

Address : 13/87, Main Road, Opp. Hotel Diamond, Khatkiwad, Nani Daman, Daman, Daman & Diu, 396210

Aadhaar - Saamaanya Maanasno Adhikaar

THE

41

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMITA S PANDYA

VINODBHAI SANATKUMAR VYAS

29/02/1976

Permanent Account Number

ANIPP3791L

भारत सरकार
GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા

Sumita Samir Pandya

જન્મ તારીખ/ DOB: 29/02/1976

સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :
સી-૧, 66 કે.વી. વર્કુંદ સબ સ્ટેશન કેંપસ, ઓફ કુંતા રોડ, ગોવત કોલેજ પાછળ, દમન, દમન, દમન, દમન એન્ડ દીઉ - 396210

Address:
C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

आम आदमी का अधिकार-Aam Admi ka Adhikar

THE SUB-REG

43

INDIAN UNION DRIVING LICENCE
UT Admin. of Daman & Diu

[Renewed :: 03/03/2016] vide No. :: DD-03/DLR/145 /2016]

Form 7 Rule 14(2)

Name : VIJAY B PAL

S/o : BAHADUR PAL

Address : PLASTI BLENDS IND. LTD. DAMAN IND. ESTATE KADAIYA, NANI DAMAN 396210

Signature of Holder Date of Birth : 08/03/1965

is licenced to drive throughout India vehicle of the following descriptions :

MCWG(NT) Only

Sign. of The Licencing Authority

TRANSPORT DEPARTMENT,DAMAN

Licence No :	
Non-Transport Validity From : 07/03/2016 To : 06/03/2021	Transport Validity From : To :
Date of first issue of Driving Licence 08/12/2008	Dates on which additional vehicles were included
Class of Vehicles MCWG(NT)	Class of Such Vehicles
Name/Desig. of Testing Authority SALEEM AHMAD, AD TRANSPORT	Name/Desig. of Testing Authority

BadgeNo	Auth.No	Authdate	COV	Blood Group

BBP

ELECTION COMMISSION OF INDIA

મતદાર ચૂંટણી ઓળખ પત્ર - ELECTOR PHOTO IDENTITY CARD

PJG3326008

નામ : સરોજ કુમાર રાય

Name : Saroj Kumar Rai

પિતા નું નામ : શ્રી વિશેશ્વર રાય

Father's Name : Shri Visheshwar Rai

Date of Birth : 17/04/1970

Address: H.No.-103, SIGNAL FALIYU, Vill/Town-KADAIYA, Tah-DAMAN, Dist-DAMAN-396210

Date:17-5-2016

મતદાર નોંધણી અધિકારી

Electoral Registration Officer

Part No and Name : 5 - NANI PANCHAYAT CHAR RASTA PAS JUNI KADAIYA

Note / Note

1. મતદાર યાદી માં નામ હોવાનું પ્રમાણ નથી. તેમ જ મતદાર યાદી માં નામ નોંધાવવા માટે પાત્રતા નું પ્રમાણ નથી.

2. નામ માટે પાત્ર હોવાનું પ્રમાણ નથી.

More possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.

2. મતદાર યાદી માં નામ નોંધાવવા માટે પાત્રતા નું પ્રમાણ નથી.

Date of Birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

Saroj Kumar R...

Saroj Kumar Rai

Saroj Kumar Rai

THE SUB-REGISTRAR

THE SUB-REGISTRAR

45

FORM "T"

Receipt No: 4386 Serail No : 2206 Year: 2020

Date : 21 Month : December Year : 2020

Nature of Document: Sales Deed / Conveyance Deed

By whom presented Smt. Sumita Samir Pandya

Registration Fee	0.00
Filling and comparing(folios/sides)	0.00
Copy fee for endorsements	
Postage	
Copies or memoranda (section 64 to 67)	0.00
Searches or inspection	
Section 25	
Section 35	
Certified copies(section 57) folios	0.00

Total Amounts In Words

Rupees only

Total Amount Rs: 0.00

The Document will be ready on and will be delivered at this office to

Document sent by registered post

66 KV. Sub Station, Kunta Road, Behind Govt. College, Nani Daman, Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :12/21/2020 10:54:12 AM

THE SUB-REGISTRAR

THE SUB-REGISTRAR

47

DAMAN

2206 2020

S.R.No. 2206

Presented at the office of the Sub-Registrar of DAMAN

Between the hour of 10 to 11 on 21/12/2020

Receipt No :- 4386

Registration	0.00
Other Fees	0.00
Total Amount	0.00

Smt. Sumita Samir Pandya

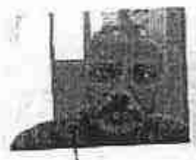
66 KV, Sub Station, Kunta Road, Behind Govt. College, Nani Daman, Daman.

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri. Imitiyaz Abubakar Kureshi as a POAH of Shri. Esmailbhai Ebrahim DhariwalaThrough its Director/Partner/PAO Holder Shri. Esmailbhai Ebrahim Dhariwala (Pan No. AABPD9384K).Executing Party /Seller Party 58 Years.Occupation Business / Service Resident At The Executant (S) Admit Execution			
2.000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 49 Years.Occupation Business / Service Resident At 66 KV, Sub Station, Kunta Road, Behind Govt. College, Nani Daman, Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Saroj Kumar Rai Identifier Party 44 Years.Occupation Business / Service Resident At Kadaiya, Nani Daman, Daman. The Executant (S) Admit Execution			
4.000	Shri/Ms. Saroj Kumar Rai WITNESS Party 44 Years.Occupation Business / Service Resident At Kadaiya, Nani Daman, Daman.The Executant (S) Admit Execution			

5.000 Shri/Ms. Vijay B. Pal WITNESS Party 54
Years.Occupation Business / Service Resident At
Kadaiya, Nani Daman, Daman.The Executant (S)
Admit Execution



BBP

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 2177 At Page 1
Volume of Book No.
Date : 21/12/2020

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.
Executant No.
Claiment No.
Confirmer No.
Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Retu

SUB REGISTRAR

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

દમણ અને દીવ दमण और दीव DAMAN AND DIU

185944

Serial No. 1151
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and .....on 19-6-2019

19 JUN 2019

SUB REGISTRAR
DAMAN

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Daman on this 19th day of the month of June in the Christian Year Two Thousand and Nineteen (19/06/2019) BETWEEN **SMT. BHAVIKA KAUSHAL VYAS,** Married, Occupation

Serial 15079 Daman Treasury, dated 17-May-2019

Value ...ps Paper Rupees One Hundred

Name ...haser : S D MODASIA

Residing at DAMAN Son/Wife of

Agent RAJESH PATEL Purpose : AGREEMENT/POWER

Name ...to the Transaction Sought

Signature of Treasurer Signature of Purchaser

Service, Aged about 29 years, Hindu, Indian National, Wife of Shri Kaushal Vinodbhai Vyas, Residing at Chanadan Park, Shiv Ranjani Raiya Road, Rajkot, Gujarat State, herein represented through her Power of Attorney Holder,**SMT. SUMITA SAMIR PANDYA,**

Married, Occupation House wife, Aged about 43 years, Hindu, Indian National, Wife of Shri Samir Pandya, Residing at C-1, 66 KV Varkunbd Sub Station Campus of Kunta Road, Behind Govt. College, Nani Daman, District Daman, (The Power of Attorney duly registered in the Office of the Sub Registrar at Daman under Serial No. 1075/2019, dated 04/06/2019 and under registration No. 1059, Volume of Book No.1, dated Nil), hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context shall be deemed to include her heirs, successors, executors, administrators, and assigns) of the FIRST PART; And,

(1) MRS. DIPTI ARQUISAN, Married, House wife, Aged about 29 years, Hindu, Indian National, Daughter of Mr. Arquisan Triboan and wife of Mr. Brijesh Bishwanath Prajapati, Residing at House No.1-458-459, Zampabar, Nani Daman, District Daman, **(2)**

MR. BRIJESH BISHWANATH PRAJAPATI, Married, Service, Aged about 31 years, Hindu, Indian National, Son of Mr. Bishwanath R. Prajapati, Residing at House No.1-458-459, Zampabar, Nani Daman, District Daman, hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, survivor or survivors, successors, legal representatives, executors, administrators and assigns) of THE SECOND PART.

WHEREAS Shri Prabhu Chamar is an occupant, owner, seized, possessed or otherwise well and sufficiently entitled to the property being non agricultural land bearing Survey No 506/1 admeasuring 1900 square meters of Village Dunetha, Nani Daman.

AND WHEREAS said Shri Prabhu Chamar has approached Daman Municipal Council for grant of

Construction License for the construction of Residential-Cum-Commercial building over the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters in area of Village Dunetha, Nani Daman. Daman Municipal Council has granted such construction Licence No. 24/2008-09 vide its letter No. 4/3-18/DMC/967/08-09 dated 13/06/2008 and approved construction plan for the purpose of the construction of Residential-Cum-Commercial building on the said property.

AND WHEREAS said Shri Prabhu Chamar and M/s. Malav Infrastructure, a Partnership Firm have entered into a Memorandum of Understanding registered in the Office of the Sub Registrar, Daman under Serial No. 2737/2009 dated 24/11/2009 and under registration No. 2843 at pages 99 to 114, Volume No. 1148, Book No.1, dated 24/11/2009 whereby the said Shri Prabhu Chamar

has allowed said M/s. Malav Infrastructure for development/construction on the said non agricultural land the buildings styled as "MANGAL MURTI "A" and "B" Wings. Whereby they also agreed that the Developer, M/s. Malav Infrastructure will carry out the construction of the said building as per the construction License and approved construction plan and also agreed between them that the said developer will have the right to dispose off all flats of Buildings "A" & "B" except the Flats agreed to be given to Shri Prabhu Chamar.

AND WHEREAS said Developers has carried out the construction of Residential Buildings "A" & "B" known as "MANGAL MURTI", as per the approved construction plan and completed the construction work in all respect and on completion entire construction, the vendor has approached the Daman Municipal Council for grant of completion certificate. The Technical Officer has

inspected said buildings and it is found that the construction wok of the said buildings "A" & "B" are as per the approved the construction plan and hence, Daman Municipal Council has issued completion Certificate under No.4/3-18/08-09/DMC/575 dated 11/05/2010 and under No.4/3-18/08-09/DMC/10-11/3971 dated 27/12/2010. Daman Municipal Council has assigned separate house numbers to each of the Flats and shops of the said buildings A & B and recorded in the House Tax Register. Accordingly, one of the Flat No. 304 of the Third Floor of the said building known as MANGAL MURTI- "A" has been assigned House No.15-41/A/T -4.

AND WHEREAS said Shri Prabhu Chamar has sold to the present Vendor, Smt. Bhavika Kaushal Vyas through a sale deed registered in the Office of the Sub Registrar at Daman under Serial No. 1945/2013 dated

19/07/2013 and under registration No. 1914, Book No.1, dated 19/07/2013, an immovable property being Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed on the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman and which is more particularly described in the schedule hereunder written. Shri Ambrish G. Itwala, the Partner of Malav Infrastrcture has joined and signed as the Confirmatory party in the said sale deed. Thus the Vendor has become an absolute owner and in actual physical possession of the said Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 of the building known as " MANGAL MURTI- "A".

AND WHEREAS the Purchasers have approached the vendor with a proposal to purchase said an immovable property being Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed on the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written. The Vendor has consented the proposal and agreed to sell its the Purchasers.

AND WHEREAS it is agreed between the parties hereto that the Vendor shall sell to the Purchasers and the Purchasers shall purchase from the Vendor said an immovable property being Residential Flat No. 304

bearing House DMC No. 15-41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed on the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written, hereinafter referred to be as "THE SAID PROPERTY" for the fair market value of Rs. 16,00,000/- (Rupees Sixteen Lakh only) free from encumbrances, charges, onus whatsoever.

NOW, THEREFORE, THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS :-

1. That in pursuance of the said agreement, the vendor has agreed to sell the said property free from all

encumbrances, charges and lien which is more particularly described in the schedule hereunder written for the consideration or the fair market value of Rs. 16,00,000/- (Rupees Sixteen Lakh only) with the following conditions.

2. That in consideration of the said agreement, the Purchasers has paid on the day of execution of this agreement, the sum of Rs. 11,000/- (Rupees Eleven Thousand only) paid by the purchasers as an earnest money to the Vendor as under:-

Sr. No.	Cheque No.	Date	Amount in Rs.	Mode of payments
1.	020001	04/06/2019	11,000/-	By Cheque drawn on Centar Bank, of India branch issued in favour of Vendor.
RUPEES ELEVEN THOUSAND ONLY.			**11,000/-**	

The receipt of which the Vendor does hereby admit and acknowledge to the Purchasers which constitutes the

consideration of the agreement. The remaining balance consideration shall be paid by the Purchasers to the Vendor on or before the execution and registration of the proper Deed of Sale from the Vendor.

3. That the said property hereby agreed to be sold is free from any encumbrances, charges and onus.

4. That the title of the said property hereby agreed to be sold is clear and marketable and the Vendor has power to sell the same to the Purchasers.

5. That the Vendor has not received any notice for acquisition of the said property hereby agreed to be sold from Government and there is no case or proceeding pending at any court of law or competent authority.

6. That the until all the payment due under this agreement is made by the Purchasers to the Vendor the legal possession of the said property shall be deemed to

vest with the Vendor and shall remain the exclusive property of the Vendor and Purchasers shall not be having any right, title, interest claim therein.

7. That Purchasers agree and undertake to become the members of the Co-operative Society or an association of persons or such body to be formed as deemed fit along with other flats and Shops owners.

8. That the Purchasers shall pay regularly and without fail all the taxes to the Government and the Municipality and shall also bear and pay common electricity charges, contribution for salary of watchman, maintenance of the building, common maintenance of pipe lines, fixtures and fittings, maintenance of the exterior of the building, proportionately with the other flat holders.

9. That the Purchasers shall be entitled to use the passage, staircase, etc. jointly with the other flat/shops owners.

10. That the Purchasers agree and undertake not to use the said flat for any unlawful or for any hazardous purpose or for any purpose other than the residential use. The Purchasers shall not store in the said property any goods of hazardous or combustible nature or which are heavy so as to damage the construction of the structure of the building.

11. That the Purchasers shall not throw dirt, rubbish, rags or other refuse in the compound or any portion of the said buildings.

SCHEDULE

(OF THE FLAT PROPERTY HEREBY AAGREED TO BE SOLD)

ALL THAT an immovable property being Residential Flat No. 304 bearing House DMC No. 15-

41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed on the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman, within the jurisdiction of Daman Municipal Council area, within Registration of Sub District of Daman, Taluka of Daman, District of Daman, which is not described in the Land Registration Office nor found enrolled in the Taluka Revenue Office and which is bounded as under :-

BOUNDARIES OF THE FLAT NO.A-304

On the EAST	: By Flat No. 301 bearing House DMC No. 15-41/A/T-1,
On the WEST	:By the Property bearing Survey No. 506/3,10,
On the NORTH	: By Property bearing Survey No.

474/4, 6, 7; And,

On the SOUTH :By Flat No. 303 bearing House DMC No.15-41/A/3rd-3.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and the year hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHINNAMED:

SMT. BHAVIKA KAUSHAL VYAS,
herein represented through her Power of Attorney Holder,

SMT. SUMITA SAMIR PANDYA,

THE VENDOR .....

SIGNED AND DELIVERED BY THE WITHINNAMED:

(1) MRS. DIPTI ARQUISAN,

(2) MR. BRIJESH BISHWANATH PRAJAPATI,

THE PURCHASERS.....

IN THE PRESENCE
OF WITNESSES :-

1._____

2._____

THE SUB-REGISTRA

S.No. 506/1
Dunetha

Office of the
Daman Municipal Council,
Daman.
Dated:- 11/05/2010.

Read :- (1) Application dated:- **03-03-2010.**
(2) Construction F. No.:- 4/3-105/2005-06.
(3) Report of the Municipal Engineer.

COMPLETION CERTIFICATE

This Council have satisfied with the completion of the house/bldg. details of which are given below. The undersigned hereby certifies as required under Section 188 of the Goa, Daman and Diu Municipalities Act, 1968 as Amended by Daman and Diu Municipalities Regulation 1994 that it may be occupied for the purpose indicated hereunder :-

1. Name and address of the owner:- **SHRI PRABHU CHAMAR.**
2. Location of the building :- Sagar Samrat Road, Khariwad, Nani Daman.
3. No.& Dated. of Const.(a) Original Lic.No.24/2008-09 dated 13-06-2008.
   (b) Last ~~renewal~~/revised No.
4. Details of portion of Bldg :- Ground plus Eighth Floor only.
5. Purposed for which occupation is meant :- Commercial & Residential Building.
6. Clearance for Occupation :- Commercial & Residential Building.
7. Total number of premises:- (a) Shops :- 03 Area :- The details shown in overleaf.
   (b) Flats :- 33 Area :- The details shown in overleaf.
   (c) Room :- - - Area :-
8. Capital Cost :-
9. Annual rent :-
10. Retable value :-
11. House Tax :-
12. House Number :-

The details shown in overleaf.

The following condition should be strictly observed :-

The premises should not used for purpose other than mention in this certificate except with the Due permission of Council. The owner/occupier should maintain the open spaces and footpath clean. The footpath should be properly maintained and kept free from any obstruction of encroachment. Drain and Septic tank water should be given proper outlets for disposal and hygienic condition Surrounding the building should maintained by you at your own cost under section 203(1) of Goa, Daman and Diu Municipalities Act.1968 as (Amended) by Daman and Diu Municipalities Regulation 1994. The House tax is assessed as stated above it. If the party is having any objection of this assessment should submit a written application within 15 days from the date of issue of this certificate.

N.B. (1) The owner has cleaned the surrounding area. (2) The list of purchasers of flats be submitted to D.M.C. for house tax.

DAMAN MUNICIPAL COUNCIL
D
DMC
C
DAMAN

(S. B. Barad)
Link Officer to
Chief Officer,
Daman Municipal Council,
Daman.

Copy to :- The Taxation Section with request to sent the house tax bill on expiry of 15 days time limits.

Sr. No.	Area in Sq. Mt	Capital Cost	Annual Rent	Rateable Value	House Tax	House Number
1	18.90	94,500:00	3,780:00	3,402:00	375:00	15-41/A/G.1.
2	28.42	1,42,100:00	5,684:00	5,116:00	575:00	15-41/A/G.2.
3	19.97	99,850:00	3,994:00	3.595:00	400:00	15-41/A/G.3.
4	78.77	3,93,850:00	15,754:00	14.173:00	725:00	15-41/A/G.4.
5	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/F.1.
6	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/F.2.
7	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/F.3.
8	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/F.4.
9	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/S.1.
10	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/S.2.
11	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/S.3.
12	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/S.4.
13	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/T.1.
14	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/T.2.
15	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/T.3.
16	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/T.4.
17	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/4th.1.
18	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/4th.2.
19	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/4th.3.
20	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/4th.4.
21	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/5th.1.
22	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/5th.2.
23	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/5th.3.
24	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/5th.4

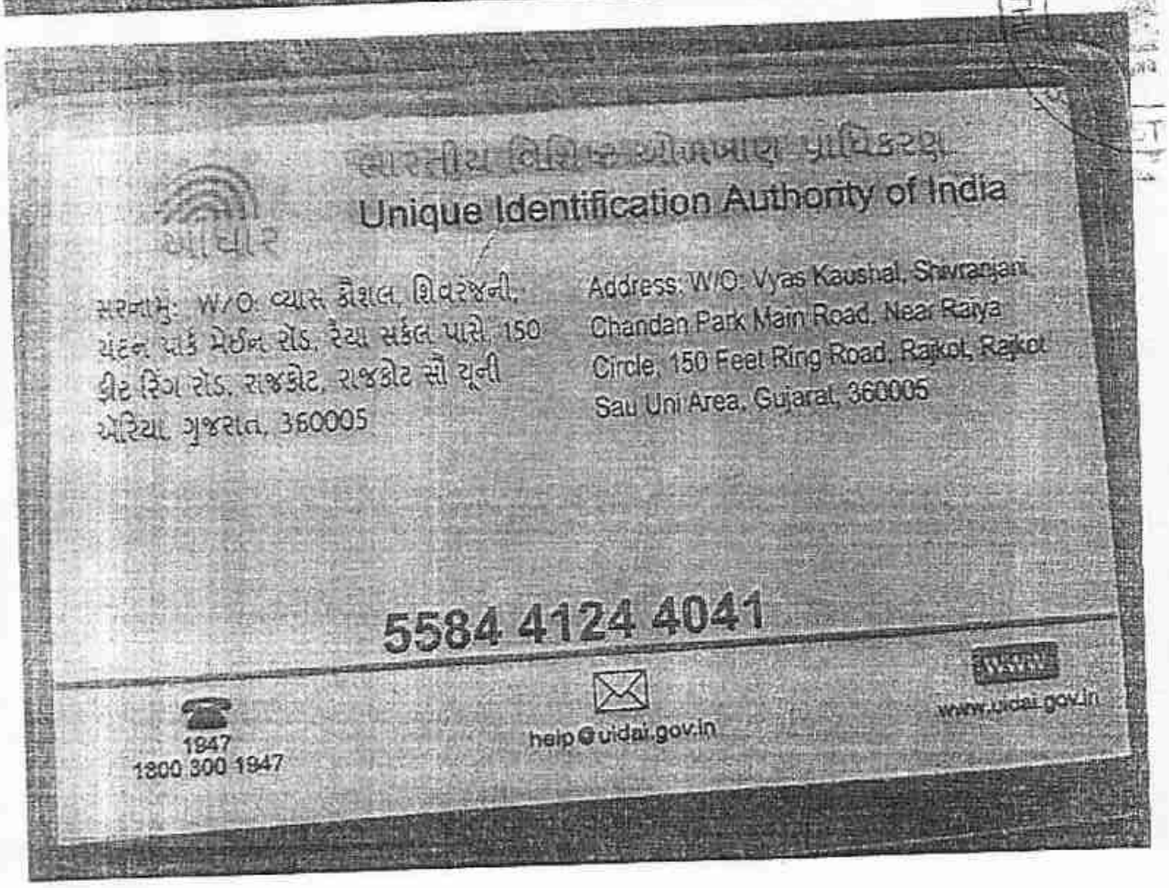
Contd..3/-

25	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/6th.1.
26	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/6th.2.
27	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/6th.3.
28	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/6th.4
29	60.64	3,03,200:00	12,128:00	10,915:00.	550:00	15-41/A/7th.1.
30	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/7th.2.
31	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/7th.3.
32	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/7th.4
33	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/8th.1.
34	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/8th.2.
35	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/8th.3.
36	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/8th.4

DAMAN MUNICIPAL COUNCIL
D
DMC
C
DAMAN

(S. B. Barad)
Link Officer,
For Chief Officer,
Daman Municipal Council
D a m a n.

ભારત સરકાર
Government of India
વ્યાસ ભાવિકા કૌશલ
Vyas Bhavika Kaushal
જન્મ તારીખ / DOB : 10/01/1986
સ્ત્રી / Female
5584 4124 4041
આધાર – સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India
આધાર
સરનામું: W/O: વ્યાસ કૌશલ, શિવરંજની, ચંદન પાર્ક મેઈન રોડ, રૈયા સર્કલ પાસે, 150 ફીટ રિંગ રોડ, રાજકોટ, રાજકોટ સૌ યૂની એરિયા, ગુજરાત, 360005
Address: W/O: Vyas Kaushal, Shivranjani, Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Rajkot, Rajkot Sau Uni Area, Gujarat, 360005
5584 4124 4041
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार

નામાંકન ક્રમ સંખ્યા/Enrolment No.: 0125/01257/03978

Dipti Arquisan (દિપ્તિ આરકીસન)

D/O Arquisan Triboan, H No.1-458-459,
Zapabar, Nani Daman, Daman, Daman,
Daman and Diu - 396210

Date: 02/02/2017

તમારી આધાર સંખ્યા/ Your Aadhaar No.:

6835 4256 0348

મારો આધાર, મારી ઓળખ

help@uidai.gov.in www.uidai.gov.in

- આધાર આધાર દેશભરમાં માન્ય છે.
- આધાર માટે તમારે એક જ વાર નોંધણી કરાવવી પડશે.
- તમારો ફોનનો મોબાઇલ નંબર અને ઈ-મેઇલ સરનામું લખાવવા વિનંતિ છે. એનાથી જુદી જુદી સવલતોનો લાભ લેવાનું સહેલું બનશે.

સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ દસ્તાવેજ છે.

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid

- **Aadhaar** is valid throughout the country.
- You need to enrol only once for **Aadhaar**.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

દિપ્તિ આરકીસન
Dipti Arquisan
જન્મ તારીખ/ DOB: 21/05/1990
સ્ત્રી / FEMALE

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :
D/O આરકીસન ત્રીબોઅન, એચ નો.1-458-459, ઝાપાબાર, નાની દમણ, દમણ, દમણ, દમણ અને દીવ - 396210

Address:
D/O Arquisan Triboan, H No.1-458-459, Zapabar, Nani Daman, Daman, Daman, Daman and Diu - 396210

6835 4256 0348
મારો આધાર, મારી ઓળખ

6835 4256 0348
MERA AADHAAR, MERI PEHACHAN

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No: 1007/24015/40785

To
બ્રિજેશ બિશ્વનાથ પ્રજાપતિ
Brijesh Bishwanath Prajapati
S/O Bishwanath R Prajapati
A-4, Commercial Building
Somnath Dabhel Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
9824715553

16-11-2013

Ref: 1027 / 284 / 1365502 / 1365646 / P

SH5878990975FT

તમારો આધાર નંબર / Your Aadhaar No. :

3365 6336 9162

આધાર – સામાન્ય માણસનો અધિકાર

ભારત સરકાર
Government of India

બ્રિજેશ બિશ્વનાથ પ્રજાપતિ
Brijesh Bishwanath Prajapati
જન્મ તારીખ / DOB: 22/11/1967
પુરુષ / Male

3365 6336 9162

આધાર – સામાન્ય માણસનો અધિકાર

Government of India

... ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ

... ઓળખાણનું પ્રમાણ ઑનલાઈન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

... is proof of identity, not of citizenship

To establish identity, authenticate online.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country
- Aadhaar will be helpful in availing Government and Non-Government services in future.

26K / 1365502

REGISTRAR

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O બિશ્વનાથ આર પ્રજાપતિ, એ-4, કોમર્શિયલ બિલ્ડિંગ, સોમનાથ, દાભેલ નાની દમણ, દમણ & દીવ 396210

Address: S/O Bishwanath R Prajapati, A-4, Commercial Building, Somnath, Dabhel Nani Daman, Daman, Daman Daman And Diu 396210

3365 6336 9162

Sunita - 9377712829

Propose
Purchase
Brijesh
Birthmarkt Panjabpati
w/o. Daman

THE SUB-REGIST

આધાર

AADHAAR

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India
Government of India

નોંધણીની ઓળખ / Enrollment No.: 1007/80014/04786

To
ભુપેન્દ્ર ડાહ્યાભાઈ પટેલ
Bhupendra Dahyabhai Patel
C/O
15 - 41/B/S - 2 B - 202/ Mangal Murti Appt.
Sagar Samrat Road Nani Daman Khariwad
Daman
Daman & Diu 396210

02/10/2011

UH0038537FN

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઑનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

તમારો આધાર નંબર / Your Aadhaar No. :

8843 6052 8634

આધાર – સામાન્ય માણસનો અધિકાર

ભારત સરકાર
GOVERNMENT OF INDIA

ભુપેન્દ્ર ડાહ્યાભાઈ પટેલ
Bhupendra Dahyabhai Patel
જન્મનું વર્ષ / Year of Birth : 1965
પુરુષ / Male

8843 6052 8634

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
C/O. ૧૫ - ૪૧/બી/એસ - ૨, બી - ૨૦૨/ મંગલ મૂર્તિ અપાર્ટમેન્ટ. . સાગર સમ્રાટ રોડ. નાની દમણ, ખારીવાડ. દમણ, દમણ & દિવ - 396210

Address:
C/O. 15 - 41/B/S - 2, B - 202/ Mangal Murti Appt., Sagar Samrat Road, Nani Daman, Khariwad, Daman, Daman & Diu. 396210

આધાર – સામાન્ય માણસનો અધિકાર

/ uidai@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947 Bangalore-560 001

Administration of Daman & Diu (U.T.)
UNION OF
DRIVING LICENCE
DD NT
Date of First Issue
Date of Birth
10/10/2019
Blood Group
B+
RAJESHKUMAR M PATEL
MAGANBHAI PATEL

THE

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

दमण और दीव DAMAN AND DIU 00AA 454292

Serial No. 1075
Presented at the Office of the
Sub Registrar DAMAN
Presented on the behalf of
and ....on..04-6-..2019

4 JUN 2019

SUB REGISTRAR
DAMAN

B.K.vyas

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, **SMT. BHAVIKA KAUSHAL VYAS,** Wife of Shri Kaushal Vinodbhai Vyas, Aged about 33 years, Service, Hindu, Indian National, Resident of Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni

B.K.vyas

Serial No. 8534 Daman Treasury, dated 10-Apr-2019

Value of Stamps Paper Rupees Ten

Name of Purchaser : ASHWIN TANDEL

Residing at : DAMAN Son/Wife of

Agent : RAJESH PATEL Purpose : RELEASE DEED

Name of Parties to the Transaction Sought

Signature of Treasurer Signature of Purchaser

Area, Rajkot, Gujarat-360005, do hereby nominate, constitute and appoint, **SMT. SUMITA SAMIR PANDYA,** Wife of Shri Samir Pandya, Housewife, Aged about 43 years, Hindu, Indian National, Resident of C-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, Behind Govt. College, Nani Daman, Daman as my true and lawful attorney for me, and on my behalf and in my names to do or perform any of the following acts, deeds, matters or things that is to say :-

B.K.Vyas...

WHEREAS I have purchased from Shri Prabhu Chamar through a Deed of Sale duly registered in the Office of Sub-Registrar, Daman under Serial No. 1945/2013 dated 19/07/2013 and under registration No. 1914, Book No.1, dated 19/07/2013, an immovable property being Residential Flat No. 304 "A Wing" having DMC No. 15-41/A/3rd-4, admeasuring 1225 square feet super built up area i.e. 113.85 square meters, lying on the 3rd Floor of the Building known as "MANGAL MURTI" "A", along with proportionate share in the land on which the said building is constructed bearing No. 506/1, totally admeasuring 1900 square meters, situated at Dunetha, Nani Daman, Dist. Daman, within the jurisdiction of Daman Municipal Council area and as such I have become an absolute owner and in actual physical possession of the said Residential Flat No. 304 of the said building known as "MANGAL MURTI", WING "A".

3 B.K. Vyas

AND WHEREAS I have decided to sell the above said Residential Flat to **(1) Mrs. Dipti Arquisan and (2) Mr. Brijesh Bishwanath Prajapti** and I am residing at outside of Daman District and hence, unable to look after, manage and administer the above said immovable Property being residential flat and hence I have appointed **SMT. SUMITA SAMIR PANDYA,** as my attorney to do following acts, things and deeds that is to say.

1. My said attorney is authorized to sign, admit, execute any documents such as an Agreement for Sale, Deed of Sale or any other documents and to get it registered in the Office of Sub Registrar at Daman in favour of said purchaser, **(1) Mrs. Dipti Arquisan and (2) Mr. Brijesh Bishwanath Prajapti** and to effectuate all and each of the above said purposes in respect of the above said flat and to receive the consideration price

B.K. Vyas...

thereof and to grant receipt or effectual discharge for the same on my behalf.

2. To make, sign and submit application to the local body or bodies, Collector, Enquiry officer, Talathi, Electricity department, Public Works Department, Telephone Department of any other Government office or offices in respect to the above said flat.

3. To appoint advocate, lawyers, pleaders or solicitors for the purposes of any legal matters at the sole expenses of said attorney and to sign and execute the necessary vakalatnama, letters or authorities in the name/names of such professional persons and to fix their fees and to discharge and termination their services when necessary.

4. To pay any taxes for the said property to the Govt. or Local body etc. on my behalf.

5. To carry on correspondence with all or any of the authorities mentioned hereinabove and to appear,

B.K. Vyas.

approach, apply, defend the cases for acquisition and/or requisition of the property and to execute such and other necessary documents and to perform all such acts, deeds, matters and things which ought to be done or performed, executed and for the said purpose to appear before all the authorities including Courts to file statements, replies, complaint, affidavits, information, depositions on oath, declarations, indemnity bonds, security bonds, surety bonds and all necessary writing whatsoever on our behalf.

6. My attorney is also authorized to sign and submit any applications, affidavits, statements, forms as and when required to submit in concerned Offices for any purposes in connection with the said property.

7. To commence and prosecute any action, suits or other proceedings at law against any person or persons in respect of any of the matters of things relating to my

B. K. Vyas

affairs and to appear and defend any actions, suit or other proceedings commenced by me or to be commenced against me or wherein I shall be party or parties and also if my Attorney shall think for to compromise, refer to arbitration and to discontinue or become non suited in any such actions, suit or proceedings as aforesaid.

8. To declare and affirm all plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any judge, magistrate or other officer empowered by the law to hear any suit or proceedings or any other inquiry relating to any of the matters in which We may be interested.

9. That my Attorney do hereby authorize to submit the application or formalities to transfer the said property in favour of the said purchaser.

7 B.K. Vyas..

10. That my Attorney do hereby authorize to pay outstanding due maintenance charges or other charges as fixed on my behalf.

11. The present power is issued with our full concurrence.

12. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I hereby declare that the powers or authorities hereto before given by me to my attorney or be deemed to be limited to such transaction and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matter or transaction not herein precisely mentioned or defined which in the course of the business may, the attorney be deemed to be requisite or expedient to be done or performed.

13. My said attorney shall be entitled to do all the above acts, matters or things and execute and/or perform all or any of the above said acts, matters and things or cause the same to be done, executed or performed by herself or by substitutes or through someone else.

14. And I hereby for myself, my executors and administrators agree and undertake to ratify and confirm all and whatsoever our said attorney or any substitute or acting under him shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have hereunder set our respective hands at Daman on this 4th day of June in the Christian year Two Thousand and Nineteen (04/06/2019) at Daman.

9 B.K.Vyas.

Gamyg

SIGNED AND DELIVERED
BY THE WITHINNAMED:

SMT. BHAVIKA KAUSHAL VYAS,

B.K. Vyas

THE EXECUTANT.....

IN THE PRESENCE OF
WITNESSES :

1._____

2._____

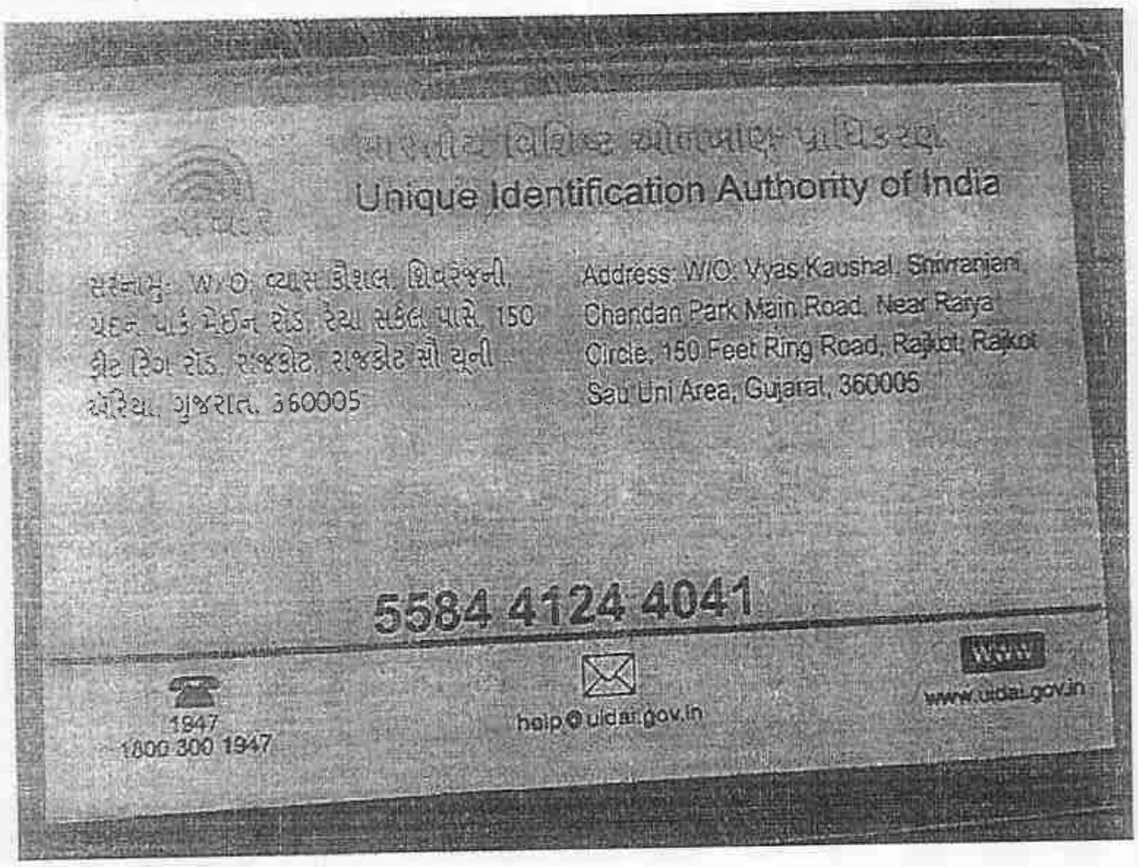
ACCEPTED AND SIGNED
BY THE POWER OF ATTYORNEY
HOLDER,
SMT. SUMITA SAMIR PANDYA,

_____

ભારત સરકાર
Government of India
વ્યાસ ભાવિકા કૌશલ
Vyas Bhavika Kaushal
જન્મ તારીખ / DOB : 10/01/1986
સ્ત્રી / Female

5584 4124 4041

આધાર – સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: W/O: વ્યાસ કૌશલ, શિવરંજની, ચંદન પાર્ક મેઈન રોડ, રેયા સર્કલ પાસે, 150 ફીટ રિંગ રોડ, રાજકોટ, રાજકોટ સૌ યૂની એરિયા, ગુજરાત, 360005

Address: W/O: Vyas Kaushal, Shivranjani Chandan Park Main Road, Near Rarya Circle, 150 Feet Ring Road, Rajkot, Rajkot Sau Uni Area, Gujarat, 360005

5584 4124 4041

1947
1800 300 1947

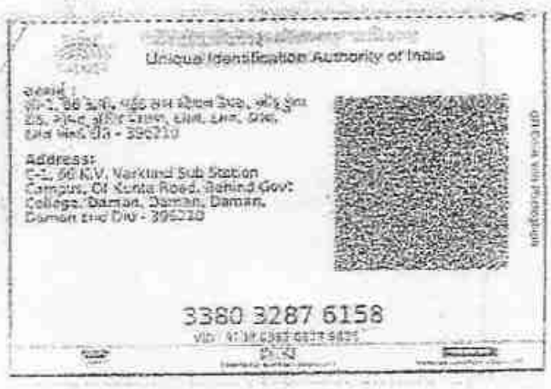
help@uidai.gov.in

www.uidai.gov.in

B.K. Vyas

Sunita - 03


Government of India
Sumita Samir Pandya
DOB: 29/02/1976
FEMALE
3380 3287 6158
મારો આધાર, મારી ઓળખ


Unique Identification Authority of India
Address:
C-1, 66 K.V. Varkund Sub Station
Campus, Of Kunta Road, Behind Govt
College, Daman, Daman, Daman,
Daman and Diu - 396220
3380 3287 6158

Administration of Daman & Diu (U.T.) DD NT

UNION OF DRIVING LICENCE

DI 21 00032

जारी करने की तिथि
Date of First Issue
[illegible]

वैधता / Validity
10/10/2019

जन्म तिथि
Date of Birth
[illegible]/1969

Blood Group
B+

नाम / Name
RAJESHKUMAR M PATEL

पिता/पत्नी का नाम / Son/Daughter/Wife of
MAGANBHAI PATEL

DD-0319920000032

Aadhaar No.

MCWG
13/01/1992

LMV
14/02/1995

DL0004579

DD

Form / Rule 16(2)

स्थाई / Permanent Address
AMBAWADI
MOTI DAMAN
DAMAN
396220

Holder's Signature

VIKRAM SINGH
जारीकर्ता / Issuing Authority Sign
परिवहन विभाग दमण एवं दीव (सं.प्र.)

THE SUB REGISTRAR

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની તારીખ / Enrollment No 0125/01234/00596

To,
જોશી પ્રશાંત જસવંતલાલ
Joshi Prashant Jasvantlal
A-1 109 SR No 59/3
Ashani 1
Somnath Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
9327477776

21/02/2016

Ref: 1446 / 248 / 278315 / 278359 : P

SA080375115FT

તમારો આધાર નંબર / Your Aadhaar No. :

5727 2698 6793

મારો આધાર, મારી ઓળખ

भारत सरकार

Government of India

જોશી પ્રશાંત જસવંતલાલ
Joshi Prashant Jasvantlal
જન્મ તારીખ / DOB : 14/07/1986
પુરુષ / Male

5727 2698 6793

મારો આધાર, મારી ઓળખ

P. Joshi

REGISTRAR

THESIS

FORM "T"

Receipt No: 2097 Serail No : 1075 Year: 2019

Date : 04 Month : June Year : 2019

Nature of Document: Generel Power of Attoreny

By whom presented Smt. Bhavika Kaushal Vyas

Registration Fee	5.00
Filling and comparing(folios/sides)	0.00
Copy fee for endorsements	
Postage	
Copies or memoranda (section 64 to 67)	0.00
Searches or inspection	
Section 25	
Section 35	
Certified copies(section 57) folios	0.00

Total Amounts In Words

Total Amount Rs: 5.00

Rupees Five only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.

Please send the document by registered post hand it over to the person named below

Presenter B.K. Vyas

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

12 JUN 2019

Print DateTime :6/4/2019 11:45:03 AM

S.F
Pr
DA
Be

DAMAN

1075 2019

S.R.No. 1075

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 12 to 13 on 04/06/2019

Smt. Bhavika Kaushal Vyas

Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.

Receipt No :- 2097

Registration	5.00
Other Fees	0.00
Total Amount	5.00

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Smt. Bhavika Kaushal Vyas Executing Party /Seller Party 33 Years.OccupationBusiness / Service Resident AtChandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.The Executant (S) Admit Execution			B.K. Vyas
3.000	Shri/Ms. Rajesh M. Patel Identifier Party 49 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Rajesh M. Patel WITNESS Party 49 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution			
5.000	Shri/Ms. Joshi Prashant Jasvantlal WITNESS Party 32 Years.OccupationBusiness / Service Resident AtArihant 1, Somnath Nani Daman.The Executant (S) Admit Execution			

2.000 Shri/Ms. Smt. Sumita Samir Pandya Power of Attorney Holder Party 43
Years.OccupationBusiness / Service Resident AtC-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, Behind Govt. College Nani Daman.The Executant (S) Admit Execution

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

Registered No. 1059 At Page

Volume of Book No. 1

Date :

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

The Original Documents is Returned To

12 JUN 2019

SUB REGISTRAR
DAMAN

THE SUB-REGISTRAR OF DAMAN

REGISTRAR OF DAMAN

REGISTRAR OF

REGISTRAR OF DAMAN

THE SUB-REGIST

THE SU

FORM "T"

Receipt No: 2248 Serall No : 1151 Year: 2019

Date : 19 Month : June Year : 2019

Nature of Document: Agreement of Sale

By whom presented Mrs. Dipti Arquisan

Registration Fee.....	15.00
Filling and comparing(folios/sides).....	113.00
Copy fee for endorsements.....	2.00
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Total Amount Rs: 130.00

Rupees One Hundred and Thirty only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

H.No. 1-458-459, Zampabar, Nani Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :6/19/2019 11:46:57 AM

THE SUB-REGISTRAR

THE SUB-REGISTRAR

DAMAN

1151 2019

S.R.No. 1151

Presented at the office of the Sub-Registrar of DAMAN

Between the hour of 12 to 13 on 19/06/2019

Mrs. Dipti Arquisan

H.No. 1-458-459, Zampabar, Nani Daman.

DHIRAJLAL R. TANDEL
Sub Registrar
DAMAN

Receipt No :- 2248

Registration	15.00
Side Copy Fee	113.00
Other Fees	2.00
Total Amount	130.00

DHIRAJLAL R. TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impression	Signature
1.000	Shri/Ms. Smt. Sumita Samir Pandya, as POAH of Smt. Bhavika Kaushal Vyas Executing Party /Seller Party 43 Years.OccupationBusiness / Service Resident AtC-1, 66 KV Varkund Sub Station Campus of Kunta Road, Behind Govt. College Nani Daman.The Executant (S) Admit Execution			
2.000	Shri/Ms. Mrs. Dipti Arquisan Claiming Party/ Purchaser Party 29 Years.OccupationBusiness / Service Resident AtH.No. 1-458-459, Zampabar, Nani Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Mr. Brijesh Bishwanath Prajapati Claiming Party/ Purchaser Party 31 Years.OccupationBusiness / Service Resident AtH.No. 1-458-459, Zampabar, Nani Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Rajesh M Patel Identifier Party 49 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution			

5.000 Shri/Ms. Rajesh M Patel WITNESS Party 49 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution

6.000 Shri/Ms. Bhupendra D. Patel WITNESS Party 53 Years.OccupationBusiness / Service Resident AtKhariwad, Nani Daman.The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 1132 At Page

Volume of Book No. 1

Date :

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To

SUB-REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL
Government of Union Territory of Daman and Diu

e-Stamp

Certificate No.	:	IN-DD01040444036666R
Certificate Issued Date	:	15-Jul-2019 10:45 AM
Account Reference	:	SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	:	SUBIN-DDDDSHCIL0101047637145372R
Purchased by	:	DIPTI ARQUISAN
Description of Document	:	Article Sale Deed
Property Description	:	FLAT NO 304,MANGAL MURTI-A,KHARIWAD,NANI DAMAN,DAMAN
Consideration Price (Rs.)	:	16,00,000 (Sixteen Lakh only)
First Party	:	BHAVIKA K VYAS
Second Party	:	DIPTI ARQUISAN
Stamp Duty Paid By	:	DIPTI ARQUISAN
Stamp Duty Amount(Rs.)	:	80,000 (Eighty Thousand only)

.....Please write or type below this line.....

Serial No. 1340
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and .....on 15.7.2019

15 JUL 2019

THE SUB REGISTRAR OF DAMAN

SUB REGISTRAR
DAMAN

0006770396

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

DEED OF SALE

THIS DEED OF SALE is made at Daman on this 15th day of the month of July in the Christian Year Two Thousand and Nineteen (15/07/2019) BETWEEN **SMT. BHAVIKA KAUSHAL VYAS,(PAN NO. AQCPV4704E)** Married, Occupation Service, Aged about 29 years, Hindu, Indian National, Wife of Shri Kaushal Vinodbhai Vyas, Residing at Chanadan Park, Shiv Ranjani Raiya Road, Rajkot, Gujarat State, herein represented through her Power of Attorney Holder, **SMT. SUMITA SAMIR PANDYA, (PAN NO. ANIPP3791L)** Married, Occupation House wife, Aged about 43 years, Hindu, Indian National, Wife of Shri Samir Pandya, Residing at C-1, 66 KV Varkunbd Sub Station Campus of Kunta Road, Behind Govt. College, Nani Daman, District Daman, (The Power of Attorney duly registered in the Office of the Sub Registrar at Daman under Serial No. 1075/2019, dated 04/06/2019 and under registration

No. 1059, Volume of Book No.1, dated Nil), hereinafter referred to as **"THE VENDOR"** (which expression shall unless it be repugnant to the context shall be deemed to include her heirs, successors, executors, administrators, and assigns) of the FIRST PART; And,

(1) MRS. DIPTI ARQUISAN, (PAN NO. BPNPR0277P) Married, House wife, Aged about 29 years, Hindu, Indian National, Daughter of Mr. Arquisan Triboan and wife of Mr. Brijesh Bishwanath Prajapati, Residing at House No.1-458-459, Zampabar, Nani Daman, District Daman, **(2) MR. BRIJESH BISHWANATH PRAJAPATI, (PAN NO. BBBPP1037P)** Married, Service, Aged about 31 years, Hindu, Indian National, Son of Mr. Bishwanath R. Prajapati, Residing at House No.1-458-459, Zampabar, Nani Daman, District Daman, hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed

to mean and include their heirs, survivor or survivors, successors, legal representatives, executors, administrators and assigns) of THE SECOND PART.

WHEREAS upon enactment of Daman (Abolition of Proprietorship of Villages) Regulation, 1962 and implementation of the Land Revenue Code, 1968 a Record of Rights of Village Dunetha, Nani Daman has been prepared and piece of an agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters in area was entered in the name of Shri Chamar Vallabh.

AND WHEREAS the said Shri Chamar Vallabh and his widow have expired leaving behind them their two sons namely (1) Shri Prabhu Chamar and (2) Shri Prema Chamar and they have approached to the Mamlatdar, Daman for Varsai mutation proceeding. The Mamlatdar, Daman has carried out the Varsai mutation proceeding and passed an order for Varsai mutation. Accordingly, the Talathi of Village Dunetha has entered the said

property has been entered in the name of the said legal heirs of the deceased, Shri Chamar Vallabh under entry No. 293 in Form No.9 of the Records of Rights.

AND WHEREAS the said Shri Prema Chamar has released his undivided share in the said property being an agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters in area, situated at Village Dunetha, Nani Daman in favour of his brother, Shri Prabhu Chamar through a Deed of Release registered in the Office of the Sub Registrar, Daman under serial No. 2487/2008 dated 21/11/2008. On the basis of the Mamlatdar, Daman has entered the said property in the name of the said Shri Prabhu Chamar under entry No. 293 in Form No.9 of the Records of Rights.

AND WHEREAS the said Shri Prabhu Chamar has approached to the Collector, Daman for grant of N.A.

permission for the purpose of Residential Cum Commercial use in respect of the said property bearing Survey No. 506/1 admeasuring 1900 square meters in area of Village Dunetha, Nani Daman. The Collector, Daman has granted such permission and issued sanad and order under No. 2/106/2004-LND/399 dated 01/05/2006 for the purpose of Residential-Cum-Commercial use. On the basis of the said Sanad and Order dated 01/05/2006, the Talathi of Village Dunetha has recorded that the property being non agricultural land i.e. the Residential Cum Commercial use under mutation entry No.1862 in Form No.9 and a Fresh R/R Nakal in Form No. I & XIV issued in favour of him.

AND WHEREAS the said Shri Prabhu Chamar has approached to Daman Municipal Council for grant of Construction Licence for the construction of Residential-Cum-Commercial building over the property being non agricultural land bearing Survey No. 506/1 admeasuring

1900 square meters in area of Village Dunetha, Nani Daman. Daman Municipal Council has granted such construction Licence No. 24/2008-09 vide letter No. 4/3-18/DMC/967/08-09 dated 13/06/2008 and approved construction of plan for the purpose of Residential-Cum-Commercial building over the said property.

AND WHEREAS the said Shri Prabhu Chamar and M/s. Malav Infrastructure, a Partnership Firm have entered into a Memorandum of Understanding registered in the Office of the Sub Registrar, Daman under Serial No. 2737/2009 dated 21/11/2009 wherein the said Prabhu Chamar has agreed to give the said land to the said M/s. Malav Infrastructure for development/construction of the buildings styled as " MANGAL MURTI "A" and "B" Wings. Whereby they also agreed that the Developer, M/s. Malav Infrastructure will carry out the construction of the said building as per the construction Licence and approved the construction plan

and also agreed between them that the said developer will have the right to dispose off all flats of Buildings "A" & "B" except the Flats agreed to be given to Shri Prabhu Chamar.

AND WHEREAS said M/s. Malav Infrastructure has carried out the construction of the buildings including the building A consisting of Ground Floor having four shops plus First Floor to Eighth Floors each floor having four flats of the building known as "MANGAL MURTI" and completed the construction work in all respect. On completion of the said buildings known as "MANGAL MURTI" as per the approved the construction plan, said Shri Prabhu Chamar has approached Daman Municipal Council for grant of completion certificate. The Technical Officer has inspected said buildings and it is found that the construction work is as per the approved the construction plan and hence, said Daman Municipal Council has issued completion Certificate under No.4/3-

18/08-09/DMC/575 dated 11/05/2010. Said Daman Municipal Council has assigned separate house numbers to each of Flat and shop and recorded in its House Tax Register. Accordingly, one of the Flat No. 304 of the Third Floor of the said building known as MANGAL MURTI- "A" has been assigned House No.15-41/A/3rd -4.

AND WHEREAS said Shri Prabhu Chamar has sold to the present Vendor, Smt. Bhavika Kaushal Vyas through a sale deed registered in the Office of the Sub Registrar at Daman under Serial No. 1945/2013 dated 19/07/2013 and under registration No. 1914, Book No.1, dated 19/07/2013, an immovable property being Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed on the property being non

agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman and which is more particularly described in the schedule hereunder written. Shri Ambrish G. Itwala, the Partner of Malav Infrastrcture has joined and signed as the Confirmatory party in the said sale deed. Thus the Vendor has become an absolute owner and in actual physical possession of the said Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 of the building known as " MANGAL MURTI- "A".

AND WHEREAS the Purchasers have approached the vendor with a proposal to purchase said an immovable property being Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed

on the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written. The Vendor has consented the proposal and agreed to sell its the Purchasers.

AND WHEREAS it is agreed between the parties hereto that the Vendor shall sell to the Purchasers and the Purchasers shall purchase from the Vendor said an immovable property being Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed on the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman and which is

more particularly described in the Schedule hereunder written, hereinafter referred to be as "THE SAID PROPERTY" for the fair market value of Rs. 16,00,000/- (Rupees Sixteen Lakh only) free from encumbrances, charges, onus whatsoever and with vacant possession thereof.

NOW.THEREFORE, THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That in pursuance of the said agreement and in consideration of the said sum of Rs. 16,00,000/- (Rupees Sixteen Lakh only) paid by the Purchasers as full and final payments to the Vendors as under:-

Sr. No.	Cheque No./DD	Date	Amount in Rs.	Mode of payments
1.	020001	04/06/2019	11,000/-	By Cheque drawn on Central Bank, of India branch issued in favour of Vendor.
2	DD no. 095340	10/07/2019	15,89,000/-	Drawn on UCO Bank, issued from the loan account of the purchasers in favour of the vendor.

RUPEES SIXTEEN LAKH ONLY.	**16,00,000/-**

The receipt of which sum the Vendor does hereby admit and acknowledge as full and final payments to the Purchasers and the Vendor does herby transfer, grant, sell, release, assure, convey and assign unto and to the Purchasers said property and which is more particularly described in the Schedule hereunder written together with all the estate, right, title, interest, claim and demand whatsoever of the Vendor into or to the said flat hereby transferred and conveyed TO HAVE AND TO HOLD the same to the Purchasers as an owners forever also together with all necessary joint and common rights and liberties pertaining to the access, passages, staircase, terrace and all other appurtenances, advantages and profits appended thereto. However, the Purchasers shall not have any claim or right in or over any other premises of the said building such as open

space, parking places, terrace, unutilized F.S.I. and that all shall remain the property of the original owner. The original owner besides undertaking his own activities shall be entitled to sell or dispose off the other premises in the said building for residential purpose and the Purchasers shall have no right to object to the same or to use the other premises in the building for any purposes by the other Purchasers thereof.

2. THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:-

(a) That the said flat hereby transferred, conveyed and sold and more particularly described in the Schedule written hereunder and held and enjoyed by the Purchasers without any interruption or disturbance by the Vendor or any other person or persons claiming through or under her and without any lawful disturbance or interruption by any other person or persons whomsoever.

(b) That the Vendor will at the request and cost of the persons requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said Flat hereby sold and conveyed as may reasonably be required.

(c) That the title of the property of the Flat hereby sold, subsists and the Vendor has power to sell the same to the Purchasers.

(d) That the Flat hereby sold and more particularly described in the Schedule hereunder is free from any encumbrances charges or lien.

(e) That the Vendor has not received any notice for acquisition or requisition of this property from the Government and there is no case or proceeding is pending any court of law or competent authority.

(f) That the actual physical possession of the said flat hereby sold is handed over to the Purchasers and the Purchasers shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the same as their own chattel without any interruption, hindrance or claim by the Vendor or any person or persons whomsoever.

(g) That the Purchasers agree and undertake to become the members of the Co-operative Society, an Association of Person or such body as deemed fit to be formed along with the other flats/Shops holders. Till such time such society or body is formed the Purchasers shall pay the maintenance charges to the original owner towards common utility services such as water facilities, lighting for common passages, corridor, staircase, sweepers. scavengers, watchman, securities, sentries and all other common facilities.

(h) That if the said contribution is not paid regularly by the Purchasers along with other occupants/tenements holders thereof as stated herein above the original owner shall not be liable in any way to extend the said common utility services to the Purchasers/Flat owners.

(i) That the Purchasers shall not block the footpath, passage, corridor, stair case, open space or the way for access not in any way obstruct the movement of other person or occupants in the open space by keeping the goods or materials and shall keep it open at all times.

(j) That the Purchasers shall pay regularly and without fail all the taxes to the Government and the Village Panchayat/Municipality and shall also bear and pay common electricity charges, contribution for salary of watchman, salary of liftman, maintenance of the building, maintenance of lift, common maintenance of pipe lines, fixtures and fittings, maintenance of the

exterior of the building, proportionately with the other flats/shops holders.

(k) The Purchasers shall not paint and decorate the exterior of the flat otherwise than in the manner agreed by the Vendor or jointly agreed by all flat/shops owners.

(l) That the Purchasers shall be entitled to use the passage, staircase, etc. jointly with the other flats/shops owners, however, the original owner has retained his rights to carry out further construction over unutilized F.S.I., open space etc. if so permitted by the competent authority.

(m) The Purchasers agree and undertake not to use the said flat for any unlawful or for any hazardous purpose or for any purpose other than the residential use. The Purchasers shall not store in the said flat any goods of hazardous or combustible nature or which are heavy so

as to damage the construction of the structure of the building.

(n) That the Purchasers shall not throw dirt, rubbish, rags or other refuse in the compound or any portion of the said building.

SCHEDULE
(OF THE FLAT PROPERTY HEREBY SOLD)

ALL THAT an immovable property being Residential Flat No. 304 bearing House DMC No. 15-41/A/T-4 admeasuring 1225 square feet super built up area i.e. 113.85 square meters along with proportionate share in the land and common facilities, lying and located on the Third Floor of the building known as " MANGAL MURTI-"A" , constructed on the property being non agricultural land bearing Survey No. 506/1 admeasuring 1900 square meters, situated at Village Dunetha, Nani Daman, within the jurisdiction of Daman Municipal Council area, within Registration of Sub District of

Daman, Taluka of Daman, District of Daman, which is not described in the Land Registration Office nor found enrolled in the Taluka Revenue Office and which is bounded as under :-

BOUNDARIES OF THE FLAT NO.A-304

On the EAST	: By Flat No. 301 bearing House DMC No. 15-41/A/T-1,
On the WEST	:By the Property bearing Survey No. 506/3,10,
On the NORTH	: By Property bearing Survey No. 474/4, 6, 7; And,
On the SOUTH	:By Flat No. 303 bearing House DMC No.15-41/A/3rd-3.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and the year hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHINNAMED:
SMT. BHAVIKA KAUSHAL VYAS, herein represented through her Power of Attorney Holder,

SMT. SUMITA SAMIR PANDYA,

THE VENDOR .....

SIGNED AND DELIVERED BY THE WITHINNAMED:

(1) MRS. DIPTI ARQUISAN,

(2) MR. BRIJESH BISHWANATH PRAJAPATI,

THE PURCHASERS.....

IN THE PRESENCE OF WITNESSES :-

1._____

2._____

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

दमण और दीव DAMAN AND DIU

00AA 454292

Serial No. 1075
Presented at the Office of the Sub-Registrar DAMAN
Person the ... of ... on 04-6-2019

4 JUN 2019

SUB REGISTRAR DAMAN

B.K. Vyas

DAMAN

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, **SMT. BHAVIKA KAUSHAL VYAS,** Wife of Shri Kaushal Vinodbhai Vyas, Aged about 33 years, Service, Hindu, Indian National, Resident of Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni

B.K. Vyas

Serial No. 8534 Daman Treasury, dated 10-Apr-2019

Value of Stamps Paper Rupees Ten

Name of Purchaser : ASHWIN TANDEL

Residing at : DAMAN Son/Wife of

Agent : RAJESH PATEL Purpose : RELEASE DEED

Name of Parties to the Transaction Sought

Signature of Treasurer

Signature of Purchaser

Area, Rajkot, Gujarat-360005, do hereby nominate, constitute and appoint, **SMT. SUMITA SAMIR PANDYA,** Wife of Shri Samir Pandya, Housewife, Aged about 43 years, Hindu, Indian National, Resident of C-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, Behind Govt. College, Nani Daman, Daman as my true and lawful attorney for me, and on my behalf and in my names to do or perform any of the following acts, deeds, matters or things that is to say :-

WHEREAS I have purchased from Shri Prabhu Chamar through a Deed of Sale duly registered in the Office of Sub-Registrar, Daman under Serial No. 1945/2013 dated 19/07/2013 and under registration No. 1914, Book No.1, dated 19/07/2013; an immovable property being Residential Flat No. 304 "A Wing" having DMC No. 15-41/A/3rd-4, admeasuring 1225 square feet super built up area i.e. 113.85 square meters, lying on the 3rd Floor of the Building known as "MANGAL MURTI" "A", along with proportionate share in the land on which the said building is constructed bearing No. 506/1, totally admeasuring 1900 square meters, situated at Dunetha, Nani Daman, Dist. Daman, within the jurisdiction of Daman Municipal Council area and as such I have become an absolute owner and in actual physical possession of the said Residential Flat No. 304 of the said building known as "MANGAL MURTI", WING "A".

THE SUB-REGISTRAR OF DAMAN

3 B.K. Vyas

AND WHEREAS I have decided to sell the above said Residential Flat to **(1) Mrs. Dipti Arquisan and (2) Mr. Brijesh Bishwanath Prajapti** and I am residing at outside of Daman District and hence, unable to look after, manage and administer the above said immovable Property being residential flat and hence I have appointed **SMT. SUMITA SAMIR PANDYA,** as my attorney to do following acts, things and deeds that is to say.

1. My said attorney is authorized to sign, admit, execute any documents such as an Agreement for Sale, Deed of Sale or any other documents and to get it registered in the Office of Sub Registrar at Daman in favour of said purchaser, **(1) Mrs. Dipti Arquisan and (2) Mr. Brijesh Bishwanath Prajapti** and to effectuate all and each of the above said purposes in respect of the above said flat and to receive the consideration price

B.K. Vyas...

thereof and to grant receipt or effectual discharge for the same on my behalf.

2. To make, sign and submit application to the local body or bodies, Collector, Enquiry officer, Talathi, Electricity department, Public Works Department, Telephone Department of any other Government office or offices in respect to the above said flat.

3. To appoint advocate, lawyers, pleaders or solicitors for the purposes of any legal matters at the sole expenses of said attorney and to sign and execute the necessary vakalatnama, letters or authorities in the name/names of such professional persons and to fix their fees and to discharge and termination their services when necessary.

4. To pay any taxes for the said property to the Govt. or Local body etc. on my behalf.

5. To carry on correspondence with all or any of the authorities mentioned hereinabove and to appear,

B.K. Vyas.

approach, apply, defend the cases for acquisition and/or requisition of the property and to execute such and other necessary documents and to perform all such acts, deeds, matters and things which ought to be done or performed, executed and for the said purpose to appear before all the authorities including Courts to file statements, replies, complaint, affidavits, information, depositions on oath, declarations, indemnity bonds, security bonds, surety bonds and all necessary writing whatsoever on our behalf.

6. My attorney is also authorized to sign and submit any applications, affidavits, statements, forms as and when required to submit in concerned Offices for any purposes in connection with the said property.

7. To commence and prosecute any action, suits or other proceedings at law against any person or persons in respect of any of the matters of things relating to my

B. K. Vyas...

affairs and to appear and defend any actions, suit or other proceedings commenced by me or to be commenced against me or wherein I shall be party or parties and also if my Attorney shall think for to compromise, refer to arbitration and to discontinue or become non suited in any such actions, suit or proceedings as aforesaid.

8. To declare and affirm all plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any judge, magistrate or other officer empowered by the law to hear any suit or proceedings or any other inquiry relating to any of the matters in which We may be interested.

9. That my Attorney do hereby authorize to submit the application or formalities to transfer the said property in favour of the said purchaser.

7 B.K. Vyas..

10. That my Attorney do hereby authorize to pay outstanding due maintenance charges or other charges as fixed on my behalf.

11. The present power is issued with our full concurrence.

12. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I hereby declare that the powers or authorities hereto before given by me to my attorney or be deemed to be limited to such transaction and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matter or transaction not herein precisely mentioned or defined which in the course of the business may, the attorney be deemed to be requisite or expedient to be done or performed.

13. My said attorney shall be entitled to do all the above acts, matters or things and execute and/or perform all or any of the above said acts, matters and things or cause the same to be done, executed or performed by herself or by substitutes or through someone else.

14. And I hereby for myself, my executors and administrators agree and undertake to ratify and confirm all and whatsoever our said attorney or any substitute or acting under him shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have hereunder set our respective hands at Daman on this 4th day of June in the Christian year Two Thousand and Nineteen (04/06/2019) at Daman.

9 B.k.vyas.

SIGNED AND DELIVERED
BY THE WITHINNAMED:

SMT. BHAVIKA KAUSHAL VYAS,

B.K. Vyas ---

THE EXECUTANT.....

IN THE PRESENCE OF
WITNESSES :

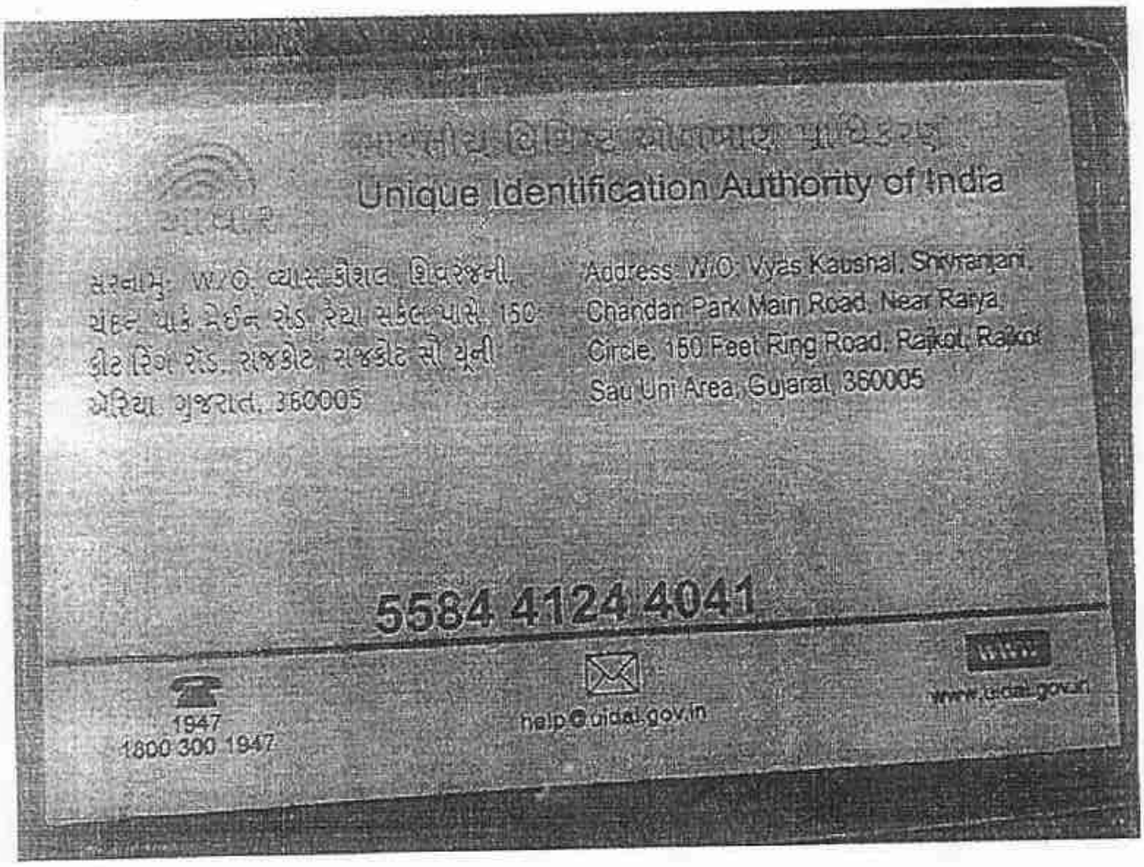
1._____

2._____

ACCEPTED AND SIGNED
BY THE POWER OF ATTYORNEY
HOLDER,
SMT. SUMITA SAMIR PANDYA,

_____


ભારત સરકાર
Government of India
વ્યાસ ભાવિકા કૌશલ
Vyas Bhavika Kaushal
જન્મ તારીખ / DOB : 10/01/1986
સ્ત્રી / Female
5584 4124 4041
આધાર – સામાન્ય માણસનો અધિકાર


Unique Identification Authority of India
સરનામું: W/O: વ્યાસ કૌશલ, શિવરંજની, ચંદન પાર્ક મેઈન રોડ, રેયા સર્કલ પાસે, 150 ફીટ રિંગ રોડ, રાજકોટ, રાજકોટ સૌ યૂની એરિયા, ગુજરાત, 360005
Address: W/O: Vyas Kaushal, Shivranjani, Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Rajkot, Rajkot Sau Uni Area, Gujarat, 360005
5584 4124 4041
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

B. K. Vyas. . .

Sumita. - 33444126

Purpose
Purchase
Registration
Environment Engineer
Dman

Administration of **Daman & Diu** (U.T.) DD NT

UNION OF ... DRIVING LICENCE

DL ... 00032

जारी करने की तिथि
Date of First Issue

वैधता / Validity
10/10/2019

जन्म तिथि
Date of Birth
.../1969

Blood Group
B+

नाम / Name
RAJESHKUMAR M PATEL

पिता/पति का नाम / Son/Daughter/Wife of
MAGANBHAI PATEL

DD-0319920000032

Aadhaar No.

MCWG 13/01/1992

LMV 14/02/1995

DD

Form 7 Rule 16(2)

पता / Permanent Address
AMBAWADI
MOTI DAMAN
DAMAN
396220

Holder's Signature

VIKRAM SINGHA
जारीकर्ता / Issuing Authority Sign
परिवहन विभाग दमण एवं दीव (सं.प्र.)

GSTP

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની એનરોલ / Enrollment No 0125/01234/00590

To,
જોશી પ્રશાંત જસવંતલાલ
Joshi Prashant Jasvantlal
A-1 105 SR No 593
Ankani 1
Somnath Near Daman
Daman
Daman Daman Daman
Daman And Diu 396210
9327477775

21/02/2015

Ref 1446 / 24\ / 278315 / 278359 / P

SA080375115FT

તમારો આધાર નંબર / Your Aadhaar No. :

5727 2698 6793

મારો આધાર, મારી ઓળખ

જોશી પ્રશાંત જસવંતલાલ
Joshi Prashant Jasvantlal
જન્મ તારીખ / DOB : 14/07/1986
પુરુષ / Male

5727 2698 6793

મારો આધાર, મારી ઓળખ

P. Joshi


THE SU
REGISTR

THE SUB

FORM "T"

Receipt No: 2097 Serail No : 1075 Year: 2019

Date : 04 Month : June Year : 2019

Nature of Document: Generel Power of Attoreny

By whom presented Smt. Bhavika Kaushal Vyas

Registration Fee.....	5.00
Filling and comparing(folios/sides).....	0.00
Copy fee for endorsements.....	
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Total Amount Rs: 5.00

Rupees Five only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.

Please send the document by registered post hand it over to the person named below

Presenter B.K. Vyas

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

12 JUN 2019

Print DateTime :6/4/2019 11:45:03 AM

DAMAN

1075 2019

S.R.No. 1075

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 12 to 13 on 04/06/2019

Smt. Bhavika Kaushal Vyas

Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.

Receipt No :- 2097

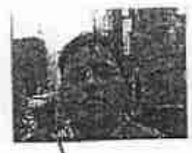
Registration	5.00
Other Fees	0.00
Total Amount	5.00

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Smt. Bhavika Kaushal Vyas Executing Party /Seller Party 33 Years,OccupationBusiness / Service Resident AtChandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.The Executant (S) Admit Execution			B.K. Vyas
3.000	Shri/Ms. Rajesh M. Patel Identifier Party 49 Years,OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Rajesh M. Patel WITNESS Party 49 Years,OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution			
5.000	Shri/Ms. Joshi Prashant Jasvantlal WITNESS Party 32 Years,OccupationBusiness / Service Resident AtArihant 1, Somnath Nani Daman.The Executant (S) Admit Execution			

2.000 Shri/Ms. Smt. Sumita Samir Pandya Power of Attorney Holder Party 43 Years.OccupationBusiness / Service Resident AtC-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, Behind Govt. College Nani Daman.The Executant (S) Admit Execution



DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 1059 At Page

Volume of Book No. 1

Date :

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

The Original Documents is Returned To

12 JUN 2019

SUB REGISTRAR
DAMAN

THE SUB-REGISTRAR OF DAMAN

S.No. 506/1
Dhnetha

Office of the
Daman Municipal Council,
Daman.
Dated:- 11/05/2010.

Read :- (1) Application dated:- 03-03-2010.
(2) Construction F. No.:- 4/3-105/2005-06.
(3) Report of the Municipal Engineer.

COMPLETION CERTIFICATE

This Council have satisfied with the completion of the house/bldg. details of which are given below. The undersigned hereby certifies as required under Section 188 of the Goa, Daman and Diu Municipalities Act, 1968 as Amended by Daman and Diu Municipalities Regulation 1994 that it may be occupied for the purpose indicated hereunder :-

1. Name and address of the owner:- **SHRI PRABHU CHAMAR.**
2. Location of the building :- Sagar Samrat Road, Khariwad, Nani Daman.
3. No.& Dated. of Const.(a) Original Lic.No.24/2008-09 dated 13-06-2008.
   (b) Last renewal/revised No.
4. Details of portion of Bldg :- Ground plus Eighth Floor only.
5. Purposed for which occupation is meant :- Commercial & Residential Building.
6. Clearance for Occupation :- Commercial & Residential Building.
7. Total number of premises:- (a) Shops :- 03 Area :- The details shown in overleaf.
   (b) Flats :- 33 Area :- The details shown in overleaf.
   (c) Room :- - - Area :-
8. Capital Cost :-
9. Annual rent :-
10. Retable value :-
11. House Tax :-
12. House Number :-

The details shown in overleaf.

The following condition should be strictly observed :-

The premises should not used for purpose other than mention in this certificate except with the Due permission of Council. The owner/occupier should maintain the open spaces and footpath clean. The footpath should be properly maintained and kept free from any obstruction of encroachment. Drain and Septic tank water should be given proper outlets for disposal and hygienic condition Surrounding the building should maintained by you at your own cost under section 203(1) of Goa, Daman and Diu Municipalities Act.1968 as (Amended) by Daman and Diu Municipalities Regulation 1994. The House tax is assessed as stated above it. If the party is having any objection of this assessment should submit a written application within 15 days from the date of issue of this certificate.

N.B. (1) The owner has cleaned the surrounding area. (2) The list of purchasers of flats be submitted to D.M.C. for house tax.

DAMAN MUNICIPAL COUNCIL DMC DAMAN

(S. B. Barad)
Link Officer to
Chief Officer,
Daman Municipal Council,
Daman.

Copy to:- The Taxation Section with request to sent the house tax bill on expiry of 15 days time limits.

Sr. No.	Area in Sq. Mt	Capital Cost	Annual Rent	Rateable Value	House Tax	House Number
1	18.90	94,500:00	3,780:00	3,402:00	375:00	15-41/A/G.1.
2	28.42	1,42,100:00	5,684:00	5,116:00	575:00	15-41/A/G.2.
3	19.97	99,850:00	3,994:00	3,595:00	400:00	15-41/A/G.3.
4	78.77	3,93,850:00	15,754:00	14,173:00	725:00	15-41/A/G.4.
5	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/F.1.
6	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/F.2.
7	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/F.3.
8	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/F.4.
9	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/S.1.
10	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/S.2.
11	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/S.3.
12	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/S.4.
13	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/T.1.
14	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/T.2.
15	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/T.3.
16	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/T.4.
17	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/4th.1.
18	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/4th.2.
19	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/4th.3.
20	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/4th.4.
21	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/5th.1.
22	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/5th.2.
23	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/5th.3.
24	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/5th.4

Contd..3/-

25	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/6th.1.
26	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/6th.2.
27	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/6th.3.
28	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/6th.4
29	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/7th.1.
30	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/7th.2.
31	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/7th.3.
32	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/7th.4
33	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/8th.1.
34	60.64	3,03,200:00	12,128:00	10,915:00	550:00	15-41/A/8th.2.
35	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/8th.3.
[illegible]	89.76	4,48,800:00	17,952:00	16,157:00	825:00	15-41/A/8th.4

DAMAN MUNICIPAL COUNCIL
D
DMC
C
DAMAN

(S. B. Barad)
Link Officer,
For Chief Officer,
Daman Municipal Council
D a m a n.

ભારત સરકાર
Government of India

વ્યાસ ભાવિકા કૌશલ
Vyas Bhavika Kaushal

જન્મ તારીખ / DOB : 10/01/1986

સ્ત્રી / Female

5584 4124 4041

આધાર – સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: W/O વ્યાસ કૌશલ, શિવરંજની
ચંદન પાર્ક મેઈન રોડ, રૈયા સર્કલ પાસે, 150
ફીટ રિંગ રોડ, રાજકોટ, રાજકોટ સૌ યુની
એરિયા, ગુજરાત, 360005

Address: W/O Vyas Kaushal, Shivranjani
Chandan Park Main Road, Near Raiya
Circle, 150 Feet Ring Road, Rajkot, Rajkot
Sau Uni Area, Gujarat, 360005

5584 4124 4041

help@uidai.gov.in

www.uidai.gov.in

1947
1800 300 1947

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BHAVIKA KAUSHAL VYAS

NATVARLAL RATILAL JOSHI

10/01/1986

Permanent Account Number
AQCPV4704E

Signature

18/07/2012

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMITA S PANDYA

VINODBHAI SANATKUMAR VYAS

29/02/1976

Permanent Account Number

ANIPP3791L

THE SUB-REG

If not delivered please return to :
Income Tax PAN Services Unit, 3rd Floor
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि वापस किया जाना हो तो कृपया सूचित करें :
आयकर पैन सेवा यूनिट, 3rd Floor,
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई - 400 614.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BPNPR0277P
भारत सरकार
DIPTI ARGUISAN
ARGUISAN TIBOAN
21/05/1990


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BRIJESH BISHWANATH PRAJAPATI
BISHWANATH PRAJAPATI
भारत सरकार
22/11/1987
Permanent Account Number
BBBPP1037P
Signature

भारत सरकार

आधार

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No 1007/24015/40765

To,
બ્રિજેશ બિશ્વનાથ પ્રજાપતિ
Brijesh Bishwanath Prajapati
S/O: Bishwanath R Prajapati
A-4, Commercial Building
Somnath, Dabhel Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
9824715353

08/11/2013

Ref: 1022 / 28K / 1365502 / 1365643 / P

SH597899075FT

તમારો આધાર નંબર / Your Aadhaar No. :

3365 6336 9162

આધાર – સામાન્ય માણસનો અધિકાર

ભારત સરકાર
Government of India

બ્રિજેશ બિશ્વનાથ પ્રજાપતિ
Brijesh Bishwanath Prajapati
જન્મ તારીખ / DOB : 22/11/1987
પુરુષ / Male

3365 6336 9162

આધાર – સામાન્ય માણસનો અધિકાર

THE SUB-REGISTRAR

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

નામાંકન ક્રમ સંખ્યા/Enrolment No.: 0125/01257/03978

Dipti Arquisan (દિપ્તિ આરકીસન)
D/O Arquisan Triboan, H No.1-458-459,
Zapabar, Nani Daman, Daman, Daman,
Daman and Diu - 396210

તમારી આધાર સંખ્યા/ Your Aadhaar No.:

6835 4256 0348

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઓનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ દસ્તાવેજ છે.

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Signature valid

મારો આધાર, મારી ઓળખ

- આધાર દેશભરમાં માન્ય છે.
- આધાર માટે તમારે એક જ વાર નોંધણી કરાવવી પડશે.
- તમારો ફોનનો મોબાઈલ નંબર અને ઈ-મેઈલ સરનામું જણાવવા વિનંતિ છે. જેનાથી જુદી જુદી સગવડતોનો લાભ લેવાનું સહેલું બનશે.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार

દિપ્તિ આરકીસન
Dipti Arquisan
જન્મ તારીખ/ DOB: 21/05/1990
સ્ત્રી / FEMALE

6835 4256 0348

મારો આધાર, મારી ઓળખ

भारतीय विशिष्ट पहचान प्राधिकरण

સરનામું :
D/O આરકીસન ત્રીબોઆન, એચ નો.1-458-459, ઝાપાબાર, નાની દમણ, દમણ, દમણ, દમણ અને દીવ - 396210

Address:
D/O Arquisan Triboan, H No.1-458-459, Zapabar, Nani Daman, Daman, Daman, Daman and Diu - 396210

6835 4256 0348

MERA AADHAAR, MERI PEHACHAN

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નોંધણીનો ક્રમાંક / Enrolment No.: 1007/80014/04786

આધાર

AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઑનલાઈન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
ભુપેન્દ્ર ડાહ્યાભાઈ પટેલ
Bhupendra Dahyabhai Patel
C/O
15 - 41/B/S - 2 B - 202/ Mangal Murti Appt.
Sagar Samrat Road Nani Daman Khariwad
Daman
Daman & Diu 396210

02/10/2011

395331

UI-0035537/NI

આધાર એ સામાન્ય માણસનો અધિકાર

- આધાર દેશભરમાં માન્ય છે.
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

395327

તમારો આધાર નંબર / Your Aadhaar No.:

8843 6052 8634

ભારત સરકાર
GOVERNMENT OF INDIA
ભુપેન્દ્ર ડાહ્યાભાઈ પટેલ
Bhupendra Dahyabhai Patel
જન્મ તારીખ / Year of Birth 1969
પુરુષ / Male

8843 6052 8634

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
C/O, ૧૫ - ૪૧/બી/એસ - ૨, બી - ૨૦૨/ મંગલ મૂર્તિ અપાર્ટમેન્ટ, સાગર સમ્રાટ રોડ, નાની દમણ ખારીવાડ, દમણ, દમણ & દિવ. 395210

Address:
C/O, 15 - 41/B/S - 2, B - 202/ Mangal Murti Appt., Sagar Samrat Road, Nani Daman, Khariwad, Daman, Daman & Diu, 396210

આધાર – સામાન્ય માણસનો અધિકાર

1947
1800 180 1947

Administration of Daman & Diu (U.T.)
UNION OF INDIA DRIVING LICENCE
D 00032

ઘારી બનવે ની તિથિ
Date of First Issue
10/10/2019

જન્મ તિથિ
Date of Birth
1 /1969

Blood Group
B+

નામ / Name
RAJESHKUMAR M PATEL

પિતા/પતિ/પુત્રી નું નામ / Son/Daughter/Wife of
MAGANBHAI PATEL

THE SUB-REGISTRAR

OF DAMAN

THE SUB-REGISTRAR

THE SUB-REGISTRAR

FORM "T"

Receipt No: 2543 Serail No : 1340 Year: 2019

Date : 15 Month : July Year : 2019

Nature of Document: Sales Deed / Conveyance Deed

By whom presented Mrs. Dipti Arquisan

Registration Fee.....	4025.00
Filing and comparing(folios/sides).....	123.00
Copy fee for endorsements.....	2.00
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words | Total Amount Rs: 4150.00

Rupees Four Thousand One Hundred and Fifty only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

House No. 1-458-459, Zampabar, Nani Daman.

Please send the document by registered post hand it over to the person named below

DHIRAJLAL.R.TANDEL
SUB-REGISTRAR
DAMAN

Presenter

Print DateTime :7/15/2019 11:39:05 AM

THE SUBREGISTRAR

THE SUB-REGISTRAR

DAMAN

1340 2019

S.R.No. 1340

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 11 to 12 on 15/07/2019

Mrs. Dipti Arquisan

House No. 1-458-459, Zampabar, Nani Daman.

Receipt No :- 2543

Registration	4025.00
Side Copy Fee	123.00
Other Fees	2.00
Total Amount	4150.00

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Smt. Sumita Samir Pandya as a POAH of Smt. Bhavika Kaushal VyasThrough its Director/Partner/PAO Holder Smt. Bhavika Kaushal Vyas (PAN No. AQCPV4704E).Executing Party /Seller Party 43 Years.Occupation Business / Service Resident At The Executant (S) Admit Execution			
2.000	Shri/Ms. Mrs. Dipti Arquisan Claiming Party/ Purchaser Party 29 Years.OccupationBusiness / Service Resident AtHouse No. 1-458-459, Zampabar, Nani Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Mr. Brijesh Bishwanath Prajapati Claiming Party/ Purchaser Party 31 Years.OccupationBusiness / Service Resident AtHouse No. 1-458-459, Zampabar, Nani Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Rajeshkumar M. Patel Identifier Party 50 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman, Daman. The Executant (S) Admit Execution			

5.000 Shri/Ms. Rajeshkumar M. Patel WITNESS Party 50 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman, Daman. The Executant (S) Admit Execution

6.000 Shri/Ms. Bhupendra Dahyabhai Patel WITNESS Party 53 Years.OccupationBusiness / Service Resident AtSagar Samrat Road, Khariwad, Nani Daman. Daman.The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 1314 At Page

Volume of Book No. 1

Date :

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To

SUB REGISTRAR
DAMAN

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

दमण और दीव DAMAN AND DIU

00AA 454292

Serial No. 1075
Registered in the Office of the
Sub Registrar DAMAN
Registration Fee Rs. 100/-
and ..... on 04-6-2019

4 JUN 2019

SUB REGISTRAR
DAMAN

B.K. Vyas.

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, **SMT. BHAVIKA KAUSHAL VYAS,** Wife of Shri Kaushal Vinodbhai Vyas, Aged about 33 years, Service, Hindu, Indian National, Resident of Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni

B.K. Vyas...

Serial No. 8534 Daman Treasury, dated 10-Apr-2019

Value of Stamps Paper Rupees Ten

Name of Purchaser : ASHWIN TANDEL

Residing at : DAMAN Son/Wife of

Agent : RAJESH PATEL Purpose : RELEASE DEED

Name of Parties to the Transaction Sought

Signature of Treasurer

Signature of Purchaser

Area, Rajkot, Gujarat-360005, do hereby nominate, constitute and appoint, **SMT. SUMITA SAMIR PANDYA,** Wife of Shri Samir Pandya, Housewife, Aged about 43 years, Hindu, Indian National, Resident of C-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, Behind Govt. College, Nani Daman, Daman as my true and lawful attorney for me, and on my behalf and in my names to do or perform any of the following acts, deeds, matters or things that is to say :-

 B.K.Vyas...

WHEREAS I have purchased from Shri Prabhu Chamar through a Deed of Sale duly registered in the Office of Sub-Registrar, Daman under Serial No. 1945/2013 dated 19/07/2013 and under registration No. 1914, Book No.1, dated 19/07/2013, an immovable property being Residential Flat No. 304 "A Wing" having DMC No. 15-41/A/3rd-4, admeasuring 1225 square feet super built up area i.e. 113.85 square meters, lying on the 3rd Floor of the Building known as "MANGAL MURTI" "A", along with proportionate share in the land on which the said building is constructed bearing No. 506/1, totally admeasuring 1900 square meters, situated at Dunetha, Nani Daman, Dist. Daman, within the jurisdiction of Daman Municipal Council area and as such I have become an absolute owner and in actual physical possession of the said Residential Flat No. 304 of the said building known as "MANGAL MURTI", WING "A".

THE SUB-REGISTRAR OF DAMAN

THE SUBREGISTRAR OF DAMAN

3 B.K. Vyas

AND WHEREAS I have decided to sell the above said Residential Flat to **(1) Mrs. Dipti Arquisan and (2) Mr. Brijesh Bishwanath Prajapti** and I am residing at outside of Daman District and hence, unable to look after, manage and administer the above said immovable Property being residential flat and hence I have appointed **SMT. SUMITA SAMIR PANDYA,** as my attorney to do following acts, things and deeds that is to say.

1. My said attorney is authorized to sign, admit, execute any documents such as an Agreement for Sale, Deed of Sale or any other documents and to get it registered in the Office of Sub Registrar at Daman in favour of said purchaser, **(1) Mrs. Dipti Arquisan and (2) Mr. Brijesh Bishwanath Prajapti** and to effectuate all and each of the above said purposes in respect of the above said flat and to receive the consideration price

thereof and to grant receipt or effectual discharge for the same on my behalf.

2. To make, sign and submit application to the local body or bodies, Collector, Enquiry officer, Talathi, Electricity department, Public Works Department, Telephone Department of any other Government office or offices in respect to the above said flat.

3. To appoint advocate, lawyers, pleaders or solicitors for the purposes of any legal matters at the sole expenses of said attorney and to sign and execute the necessary vakalatnama, letters or authorities in the name/names of such professional persons and to fix their fees and to discharge and termination their services when necessary.

4. To pay any taxes for the said property to the Govt. or Local body etc. on my behalf.

5. To carry on correspondence with all or any of the authorities mentioned hereinabove and to appear,

B.K. Vyas.

approach, apply, defend the cases for acquisition and/or requisition of the property and to execute such and other necessary documents and to perform all such acts, deeds, matters and things which ought to be done or performed, executed and for the said purpose to appear before all the authorities including Courts to file statements, replies, complaint, affidavits, information, depositions on oath, declarations, indemnity bonds, security bonds, surety bonds and all necessary writing whatsoever on our behalf.

6. My attorney is also authorized to sign and submit any applications, affidavits, statements, forms as and when required to submit in concerned Offices for any purposes in connection with the said property.

7. To commence and prosecute any action, suits or other proceedings at law against any person or persons in respect of any of the matters of things relating to my

B. K. Vyas

affairs and to appear and defend any actions, suit or other proceedings commenced by me or to be commenced against me or wherein I shall be party or parties and also if my Attorney shall think for to compromise, refer to arbitration and to discontinue or become non suited in any such actions, suit or proceedings as aforesaid.

8. To declare and affirm all plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any judge, magistrate or other officer empowered by the law to hear any suit or proceedings or any other inquiry relating to any of the matters in which We may be interested.

9. That my Attorney do hereby authorize to submit the application or formalities to transfer the said property in favour of the said purchaser.

7 B.K. Vyas..

10. That my Attorney do hereby authorize to pay outstanding due maintenance charges or other charges as fixed on my behalf.

11. The present power is issued with our full concurrence.

12. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I hereby declare that the powers or authorities hereto before given by me to my attorney or be deemed to be limited to such transaction and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matter or transaction not herein precisely mentioned or defined which in the course of the business may, the attorney be deemed to be requisite or expedient to be done or performed.

13. My said attorney shall be entitled to do all the above acts, matters or things and execute and/or perform all or any of the above said acts, matters and things or cause the same to be done, executed or performed by herself or by substitutes or through someone else.

14. And I hereby for myself, my executors and administrators agree and undertake to ratify and confirm all and whatsoever our said attorney or any substitute or acting under him shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have hereunder set our respective hands at Daman on this 4th day of June in the Christian year Two Thousand and Nineteen (04/06/2019) at Daman.

9 B.K. Vyas.

Samuyo

SIGNED AND DELIVERED
BY THE WITHINNAMED:

SMT. BHAVIKA KAUSHAL VYAS,

B.K. vyas ---

THE EXECUTANT.....

IN THE PRESENCE OF
WITNESSES :

1. _____

2. _____

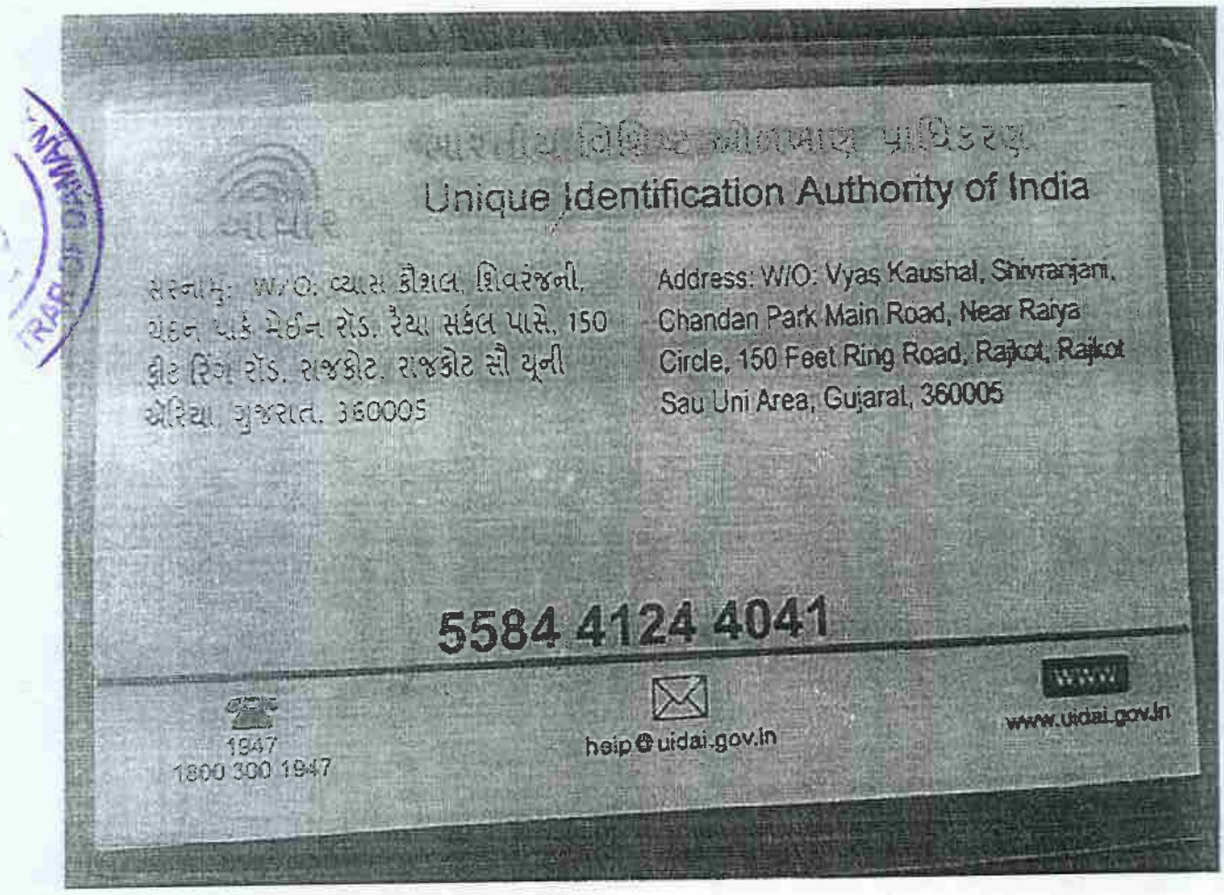
ACCEPTED AND SIGNED
BY THE POWER OF ATTYORNEY
HOLDER,
SMT. SUMITA SAMIR PANDYA,

10

ભારત સરકાર
Government of India
વ્યાસ ભાવિકા કૌશલ
Vyas Bhavika Kaushal
જન્મ તારીખ / DOB : 10/01/1986
સ્ત્રી / Female

5584 4124 4041

આધાર – સામાન્ય માણસનો અધિકાર



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું: W/O: વ્યાસ કૌશલ, શિવરંજની, ચંદન પાર્ક મેઈન રોડ, રૈયા સર્કલ પાસે, 150 ફીટ રિંગ રોડ, રાજકોટ, રાજકોટ સૌ યૂની એરિયા, ગુજરાત, 360005

Address: W/O: Vyas Kaushal, Shivranjani, Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Rajkot, Rajkot Sau Uni Area, Gujarat, 360005

5584 4124 4041

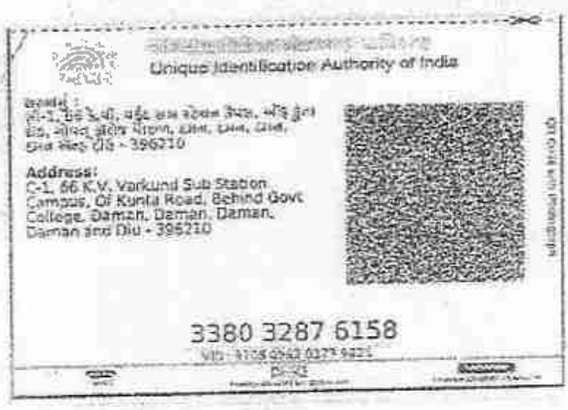
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

B.K. vyas...

Sumita - 9347712829



Administration of **Daman & Diu** (U.T.) DD NT

UNION OF DRIVING LICENCE

DD 141 00032

जारी करने की तिथि
Date of First Issue
[illegible]

वैधता / Validity
10/10/2019

जन्म तिथि
Date of Birth
[illegible]/1969

Blood Group
B+

नाम / Name
RAJESHKUMAR M PATEL

पिता/पति का नाम / Son/Daughter/Wife of
MAGANBHAI PATEL

DD-0319920000032

Aadhaar No.

MCWG 13/01/1992

LMV 14/02/1995

DD

Form 7 Rule 16(2)

पता / Permanent Address
AMBAWADI
MOTI DAMAN
DAMAN
396220

Holder's Signature

VIKRAM SINGHA
जारीकर्ता / Issuing Authority Sign
परिवहन विभाग दमण एवं दीव (सं.प्र.)

THE SUN

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નોંધણીની ઓળખ / Enrollment No 0125/01234/00590

To,
જોશી પ્રશાંત જસવંતલાલ
Joshi Prashant Jasvantlal
A-1 105 SR No 59/3
Anhani 1
Somnath Nani Daman
Daman
Daman Daman Daman
Daman And Diu 396210
9327477776

21/02/2015

Ref: 1446 / 24N / 278315 / 278359 / P

SA080375115FT

તમારો આધાર નંબર / Your Aadhaar No. :

5727 2698 6793

મારો આધાર, મારી ઓળખ

ભારત સરકાર

Government of India

જોશી પ્રશાંત જસવંતલાલ
Joshi Prashant Jasvantlal
જન્મ તારીખ / DOB : 14/07/1986
પુરુષ / Male

5727 2698 6793

મારો આધાર, મારી ઓળખ

P. Joshi

THESIS

REGISTR

THE SUB

THE SUB

FORM "T"

Receipt No: 2097 Serail No : 1075 Year: 2019

Date : 04 Month : June Year : 2019

Nature of Document: Generel Power of Attoreny

By whom presented Smt. Bhavika Kaushal Vyas

Registration Fee.....	5.00
Filling and comparing(folios/sides).....	0.00
Copy fee for endorsements.....	
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Rupees Five only

Total Amount Rs:	5.00

The Document will be ready on and will be delivered at this office to

Document sent by registered post

Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.

Please send the document by registered post hand it over to the person named below

Presenter B.K. Vyas

DHIRAJLAL.R.TANDEL

SUB-REGISTRAR

DAMAN

Print DateTime :6/4/2019 11:45:03 AM

DAMAN

1075 2019

S.R.No. 1075

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 12 to 13 on 04/06/2019

Smt. Bhavika Kaushal Vyas

Chandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.

Receipt No :- 2097

Registration	5.00
Other Fees	0.00
Total Amount	5.00

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Smt. Bhavika Kaushal Vyas Executing Party /Seller Party 33 Years.OccupationBusiness / Service Resident AtChandan Park Main Road, Near Raiya Circle, 150 Feet Ring Road, Sau Uni Area Rajkot, Gujarat-360005.The Executant (S) Admit Execution			B.K.Vyas.
3.000	Shri/Ms. Rajesh M. Patel Identifier Party 49 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Rajesh M. Patel WITNESS Party 49 Years.OccupationBusiness / Service Resident AtAmbawadi, Moti Daman.The Executant (S) Admit Execution			
5.000	Shri/Ms. Joshi Prashant Jasvantlal WITNESS Party 32 Years.OccupationBusiness / Service Resident AtArihant 1, Somnath Nani Daman.The Executant (S) Admit Execution			

2.000 Shri/Ms. Smt. Sumita Samir Pandya Power of Attorney Holder Party 43 Years.OccupationBusiness / Service Resident AtC-1, 66 K.V. Varkund Sub Station Campus of Kunta Road, Behind Govt. College Nani Daman.The Executant (S) Admit Execution

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 1059 At Page

Volume of Book No. 1

Date :

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

The Original Documents is Returned To

THE SUB-REGISTRAR OF DAMAN

SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL
Government of Union Territory of Daman and Diu

e-Stamp

Certificate No.	:	IN-DD00942158464495Q
Certificate Issued Date	:	24-Oct-2018 12:36 PM
Account Reference	:	SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	:	SUBIN-DDDDSHCIL01009471946634 40Q
Purchased by	:	SUMITA S PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	N.A. LAND SURVEY NO 568/7,ADM 305.63 SQMTR,AND SURVEY NO 568/16,ADM 330 SQMTR,DUNETHA,DAMAN
Consideration Price (Rs.)	:	11,99,850 (Eleven Lakh Ninety Nine Thousand Eight Hundred And Fifty only)
First Party	:	SHRI ASHOKKUMAR BAGLA
Second Party	:	SUMITA S PANDYA
Stamp Duty Paid By	:	SUMITA S PANDYA
Stamp Duty Amount(Rs.)	:	8,000 (Eight Thousand only)

Please write or type below this line

Serial No. 2505
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and on 24-10-2018

24 OCT 2018

SUB REGISTRAR
DAMAN

TQ 0004701957

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wi by any members of the public at www.shcilestamp.com or at any Autho collection center address displayed at www.shcilestamp.com free of cos

"Any alteration to this certificate renders it invalid. Use of an alt certificate without all the security features could constitute a criminal offen

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

सत्यमेव जयते

INDIA NON JUDICIAL
Government of Union Territory of Daman and Diu

e-Stamp

Certificate No.	:	IN-DD00942149810203Q
Certificate Issued Date	:	24-Oct-2018 12:35 PM
Account Reference	:	SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	:	SUBIN-DDDDSHCIL0100947184028363Q
Purchased by	:	SUMITA S PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	CORRECTION IN-DD00937087670301Q,CHANGE IN CONSIDERATION PRICE IS 1199850/- INST OF 1000000/-
Consideration Price (Rs.)	:	11,99,850 (Eleven Lakh Ninety Nine Thousand Eight Hundred And Fifty only)
First Party	:	SHRI ASHOKKUMAR BAGLA
Second Party	:	SUMITA S PANDYA
Stamp Duty Paid By	:	SUMITA S PANDYA
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

----------Please write or type below this line----------

SUB REGISTRAR OF DAMAN

SUB REGISTRAR
DAMAN

TQ 0004701956

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

सत्यमेव जयते

INDIA NON JUDICIAL
Government of Union Territory of Daman and Diu

e-Stamp

Certificate No.	:	IN-DD00937087670301Q
Certificate Issued Date	:	11-Oct-2018 03:47 PM
Account Reference	:	SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	:	SUBIN-DDDDSHCIL0100942456638972Q
Purchased by	:	SUMITA S PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	N.A. LAND SURVEY NO 568/7,ADM 305.63 SQMTR AND SURVEY NO 568/16,ADM 330 SQMTR,VILLAGE DUNETHA,DAMAN
Consideration Price (Rs.)	:	10,00,000 (Ten Lakh only)
First Party	:	SHRI ASHOKKUMAR BAGLA
Second Party	:	SUMITA S PANDYA
Stamp Duty Paid By	:	SUMITA S PANDYA
Stamp Duty Amount(Rs.)	:	40,000 (Forty Thousand only)

----------Please write or type below this line----------

SUB REGISTRAR
DAMAN

TQ 0004701844

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated worldwide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on this 15th day of October 2018 BETWEEN **SHRI ASHOKKUMAR BAGLA**, married, business, aged about 61 years, Hindu, Indian National, son of Shri Mohanlal S. Bagla, resident of 2401/2462, Challenger No.1, hereinafter referred to as the **"THE VENDOR"** (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) **OF THE ONE PART** ; and

SMT. SUMITA SAMIR PANDYA, wife of Shri Samir Pandya, Hindu, Indian National, aged about 42 years, occupation Business, resident of 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman, hereinafter referred to as the **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning hereof shall include her heirs, administrators, executors and assignees) of the **OF THE OTHER PART**.

. **WHEREAS** by virtue of Deed of Sale, duly registered in the office of Sub Registrar, Daman under Serial No. 725/2015 dated 30-03-2015 and also registered at No.716 dated 30-03-2015, the Vendor has purchased the immovable properties being Non Agricultural land (1) bearing Survey No. 568/7 admeasuring 305.63 square meters in area and (2) bearing Survey No. 568/16 admeasuring 330.00 square meters in area situated at village Dunetha, Nani Daman from Smt. Masamma Rajappa Patty and

Shri Rajesh Rajappa Patty and hence the present Vendor become the absolute owner of the said immovable properties which is more particularly described in the Schedule written hereunder.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said immovable properties being Non Agricultural land (1) bearing Survey No. 568/7 admeasuring 305.63 square meters in area and (2) bearing Survey No. 568/16 admeasuring 330.00 square meters in area situated at village Dunetha, Nani Daman which is more particularly described in the Schedule written hereunder for a price or consideration of Rs. ~~10,00,000-00~~ 11,99,850=00 (Rupees ~~Ten~~ eleven Lakh ninety nine thousand eight hundred fifty only) free from encumbrance, charges or onus and with vacant possession thereof.

NOW THIS DEED OF SALE WITHNESSES as follows :-

[1] In pursuance of the said agreement and in consideration of the fair market value of Rs.10,00,000-00 (Rupees Ten Lakh only) paid by the Purchaser to the Vendor, vide cheque No. 37710 of Axis Bank, the receipt of which sum the Vendor does hereby acknowledge to the Purchaser and the Vendor does hereby transfer, convey, assign unto the Purchaser by way of SALE the said immovable properties being Non Agricultural land (1) bearing Survey No. 568/7 admeasuring 305.63 square meters in area

and (2) bearing Survey No. 568/16 admeasuring 330.00 square meters in area situated at village Dunetha, Nani Daman and which is more particularly identified in the Schedule written hereinunder AND all estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the said properties hereby transferred and conveyed and every part thereof to HOLD the same to the Purchaser as absolute owner forever TOGETHER WITH all fences, hedges, ditches, liberties, accesses, ways, water, water course, privileges, easements, paths, passage, appurtenances, advantages and profits whatsoever in or to the said property hereby transferred, conveyed, sold and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto subject to the conditions imposed under statute time to time.

[2] The Vendor does hereby covenant with the Purchaser as follows:-

(A) **THAT** the said properties hereby sold and conveyed and more particularly identified in the SCHDULE written hereinunder shall quietly be entered into upon, held and enjoyed by the Purchaser and profits received there-from without any intervention or disturbance by the Vendor or under the Vendor or any person or persons claiming through or under the Vendor and without any lawful disturbance or interruption by any other person whomsoever.

(B) **THAT** the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property hereby sold and more particularly identified in the SCHEDULE hereinafter written as may reasonably be required.

(C) **THAT** the said properties hereby sold and more particularly identified in the SCHEDULE hereinunder written is not mortgaged with any person/party/bank/Financial Institution and is free from encumbrances, charges and onus.

(D) **THAT** the title of the said properties hereby sold and conveyed subsists and that the Vendor has full power to sell the same.

(E) **THAT** the Vendor has not received any notice for acquisition of the said properties hereby sold and conveyed from the Government and there is no case or proceeding pending in any Court of Law or Competent Authority.

(F) **THAT** the Vendor has not entered into any agreement for sale or lease of the said properties or any part thereof in favour of any person or persons and have not entered into any commitment with any person in any manner whatsoever or howsoever affecting the said property.

(G) **THAT** no attachment has been levied on the said properties by any Court or by any Competent Authority.

(H) **THAT** the Vendor has not been prohibited from dealing with, disposing off or selling the said properties by any Department of the Government or by any Semi Government Authorities.

(I) **THAT** the actual possession of the said properties hereby sold is handed over to the Purchaser and the Purchaser shall peacefully and quietly hold, use, occupy, possess and enjoy the same as her own chattel without any interruption, hindrance or claim by the Vendor or any other person or persons whomsoever.

(J) **THAT** the Purchaser may apply for and obtain the mutation entry relating to the properties hereby sold, transferred and conveyed in her name and also get the said properties transferred in her name in all the relevant records and registers of the Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the Vendor.

[3] **WHEREAS** the Vendor further declares and indemnifies that no illegal activities has been made or undertaken by the Vendor during the period of his ownership over the SAID properties and there is no breach of any rules, regulations, laws, bye-laws or any enactment or any terms and conditions of any orders or Standing Order issued by Government Department or any other department, in case if any adverse is found for the activities undertaken during the said period, the Vendor shall be hold responsible to compensate the purchaser.

WHEREAS the Vendor further declares and indemnifies to the purchaser that in case in future anything of above mentioned comes out in respect of the SAID Land and the title of the SAID Land becomes defectives or doubtful, they shall be cleared by the vendor at his own cost and risk and shall carry out all necessary legal proceedings and shall make out the title of the SAID Land clear and marketable free from all doubts on the name of the purchaser, otherwise the vendor shall be liable for damages and cost of the purchaser along with the interest on the total price consideration amount etc, and along with the cost of SAID Land to be calculated at the rate of future market price or such type of property in the same vicinity with clear and marketable title on the day of finding of the title of the SAID Land defective and / or doubtful.

[4] The Stamp Duty and Registration charges are borne and paid by the Purchaser.

SCHEDULE OF THE PROPERTIES

ALL THAT piece and parcel of an immovable properties being Non Agricultural land bearing (1) Survey No. 568/7 admeasuring 305.63 square meters in area and (2) Survey No. 568/16 admeasuring 330.00 square meters in area situated at village Dunetha, Nani Daman, within the Jurisdiction of Dunetha Group Gram Panchayat area, within Registration Sub District Daman, District Daman and which is not described in the

Land Registration Office and not found enrolled in the Taluka Revenue Office and it is bounded as under :-

BOUNARY OF SURVEY NO. 568/7

EAST	:	Survey No. 568/16 ;
WEST	:	Open space towards Daman Vapi Main Road ;
NORTH	:	10 meters wide internal road
SOUTH	:	Survey No. 568/8

BOUNARY OF SURVEY NO. 568/16

EAST	:	8 meters wide internal road.
WEST	:	Survey No. 568/7 ;
NORTH	:	10 meters wide internal road.
SOUTH	:	Survey No. 568/16.

IN WITNESS WHEREOF the parties hereto the Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed.

SHRI ASHOKKUMAR BAGLA
THE VENDOR

SIGNED AND DELIVERED by the withinnamed.

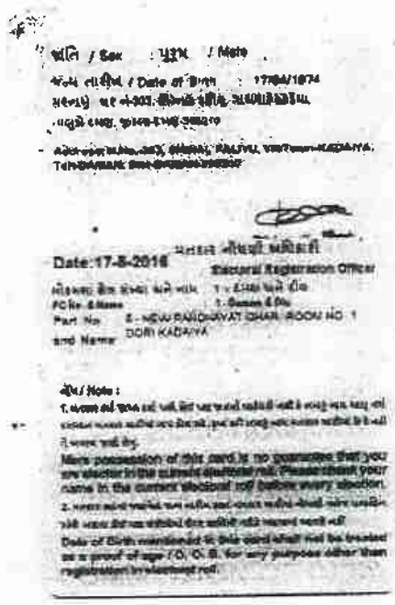
SMT. SUMITA SAMIR PANDYA
THE PURCHASER

IN THE PRESENCE OF WITNESSES :-

1. _____

2. Saroj Kumar

I. Kureshi



Suresh Kumar Rai

THE SUB-RE

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Date : 16/10/2018

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં. 568
Sub Dn No. 7

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant ખાતેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tenant
(a)Dry Crop (અ)જરાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ]		656 658 951	
(b)Garden (બ)બાગાયત	00-00		[રાજપ્પા સાબાના પાયટે]		260000208	
(c)Rice (ક)ડાંગર	00-00		[શ્રીમતી મારામ્મા રાજપ્પા પાયટે]		260000228	
(i)નવી જાતો	00-00		[રાજેશ રાજપ્પા પાયટે]			
(ii)	00-00		અશોકકુમાર બાગલા			
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન-ખેડાણ જમીન	00-03-05-63					
(a)Class (a)વર્ગ	00-00					
(b)Class (b)વર્ગ						
Total Uncultivable Area કુલ બિન ખેડાણ જમીન	00-03-05-63					
Grand Total કુલ ક્ષેત્રફળ	00-03-05-63					

Other Rights ઈનર હક્ક
Name of Person holding rights and nature of rights:
ઈનર હક્ક ધરાવતા વ્યક્તિનું નામ તથા હક્ક નો પ્રકાર

Remarks
951 મે. કલેક્ટરના ઓર્ડર NO. 3/1/97- LND/323 dt.7-5-97 મુજબ ફેરફાર કર્યો. તા.15-5-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. Ars. હે. આરે.	Unirrigated જરાયત કોરી Ha. Ars. હે. આરે.	Land cot Available for cultivation ખેતી વિકાસ ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. Ars. હે. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks રેકર્ડ
2015-2016	-	1	-	-			N.A	00-03-05-63	-	

અસલ ઉપર થી નકલ કરી

Talathi Name :
Signature :
तलाठी/Talathi
दुनेठा साझा
Dunetha Saza

વસુલ કરેલ રૂ.
RECOVERED THE AMOUNT OF
COPYING FEES :રૂ.
PAPER FEES :રૂ.
TOTAL :રૂ.
VIDE T.R.5 No.
RECEIPT No. Dt.

THE SUPREME

FORM NO. 1 & XIV

નમુના નં. ૧ અને ૧૪

Date : 16/10/2018

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં 568
Sub Dn No. 16

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No.	Name of the tenant ગણોતિયાનું નામ
(a)Dry Crop (એજવાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ]		656	
(b)Garden (બાગાયત	00-00		[રાજપ્પા સત્યાના પાયટે]		658	
(c)Rice (ડાંગરી	00-00		[શ્રીમતી માસમ્માં રાજઅપ્પા પાયટે]		951	
(i)નવી ખાડી	00-00		[રાજેશ રાજઅપ્પા પાયટે]		260000208	
(ii)	00-00		અશોકકુમાર ગાગલા		260000229	
(iii)	00-00					
Total Cultivable Area કુલ વાવેતર લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન વાવેતર જમીન	00-03-30					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
Total Uncultivable Area કુલ બિન વાવેતર જમીન	00-03-30					
Grand Total કુલ ક્ષેત્રફળ	00-03-30					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધરાવનાર સરકાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
951 દેવકાભાઈના બોંડ NO. 3/1/97 LND/323 તા.7-5-97 મુજબ કેસર કર્યો તા.15-5-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated પ્રત્યાવર્તન Ha. હે.	Ars. આરે.	Un-irrigated અપ્રત્યાવર્તન સરકી Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી લાયક ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરા
2015-2016	-	1	-	-					N.A	00-03-30		-	

અસલ ઉપર થી નકલ કરી

Talathi Name :
Signature :
તલાટી/Talathi
ડુનેઠા સાજા
Dunetha Saza

ચલણ રૂ.
COVERED THE AMOUNT OF
COPYING FEES :₹. 5=00
REFER FEES :₹.
TOTAL :₹. 10/-
VIDE T.R.5 No. 10/2019
પાવતી નં./RECEIPT No. ..... તા. Dt. 16.10.18

THE SUB-RE

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOK BAGLA

MOHANLAL SATNARAYAN BAGLA

28/12/1956

Permanent Account Number

AAEPB0691A

Signature

रजीस्ट्रार, ... ANY
TRAR OF

THE SUB-REG

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

नोंदणीचा क्रमांक / Enrollment No 1218/61130/01781

To,
अशोक कुमार मोहनलाल बागला
Ashok Kumar Mohanlal Bagla
2401/2402 Challenger Tower 1
Behind Thakur Cinema Thakur Village
Kandivali East
Kandivali East Kandivali East Mumbai
Maharashtra 400101
9892704036

07/12/2012

Ref: 34 / 20A / 66438 / 67630 / P

SH100986229DF

आपला आधार क्रमांक / Your Aadhaar No. :

6273 2235 1186

आधार – सामान्य माणसाचा अधिकार

भारत सरकार

GOVERNMENT OF INDIA

अशोक कुमार मोहनलाल बागला

Ashok Kumar Mohanlal Bagla

जन्म वर्ष / Year of Birth : 1956

पुरुष / Male

6273 2235 1186

THE SUB-REGISTRAR

भारत सरकार
GOVERNMENT OF INDIA

સુમિતા સમીર પંડ્યા
Sumita Samir Pandya
જન્મ તારીખ/ DOB: 29/02/1976
સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :
સી-1, 66 કે.વી. વર્કુંદ સબ સ્ટેશન કેમ્પસ, ઓફ કુંતા રોડ, ગોવત્ કોલેજ પાછળ, દમન, દમન, દમન, દમન એન્ડ દીઉ - 396210

Address:
C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMITA S PANDYA
VINODBHAI SANATKUMAR VYAS
29/02/1976
Permanent Account Number
ANIPP3791L

उप-पंजीकार,

THE SURGEON
THE

FORM "T"

Receipt No: 3946 Serail No : 2505 Year: 2018

Date : 24 Month : October Year : 2018

Nature of Document: Sales Deed / Conveyance Deed

By whom presented Smt. Sumita Samir Pandya

Registration Fee.....	0.00
Filling and comparing(folios/sides).....	0.00
Copy fee for endorsements.....	
Postage.....	
Copies or memoranda (section 64 to 67).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Rupees only

Total Amount Rs:	0.00

The Document will be ready on and will be delivered at this office to

Document sent by registered post

66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL.R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :10/24/2018 1:48:00 PM

THE SUB-REGISTRAR

DAMAN

2505 2018

S.R.No. 2505

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 14 to 15 on 24/10/2018

Receipt No :- 3946

Registration	0.00
Other Fees	0.00
Total Amount	0.00

Smt. Sumita Samir Pandya

66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman

DHIRAJLAL.R.TANDEL

Sub Registrar

DAMAN

DHIRAJLAL.R.TANDEL

Sub Registrar

DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri Ashokkumar Bagla Executing Party /Seller Party 61 Years.OccupationBusiness / Service Resident At2401/2462, Challenger No.1The Executant (S) Admit Execution			
2.000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 42 Years.OccupationBusiness / Service Resident At66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Imtiyaz A. Kurehsi Identifier Party 59 Years.OccupationBusiness / Service Resident AtKhatkiwad, Nani Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Imtiyaz A. Kurehsi WITNESS Party 59 Years.OccupationBusiness / Service Resident AtKhatkiwad Nani Daman.The Executant (S) Admit Execution			

5.000 Shri/Ms. Saroj Kumar Rai WITNESS Party 43 Years.OccupationBusiness / Service Resident AtKadaiya, Nani Daman.The Executant (S) Admit Execution

Saroj Kumar Rai

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Registered No. 2475 At Page

Volume of Book No. 1

Date :

DHIRAJLAL.R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

THE SUB-REGISTRAR OF DAMAN

The Original Documents is Returned To

SUB REGISTRAR
DAMAN

INDIA NON JUDICIAL
Government of Union Territory of Daman and Diu

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-DD00965752245861Q
Certificate Issued Date	:	26-Dec-2018 11:13 AM
Account Reference	:	SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	:	SUBIN-DDDDSHCIL0100970890910478Q
Purchased by	:	SAMITA SAMIR PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	N.A LAND SNO.568/30,31,40,41 ADM 337.50,337.50,337.50,337.50,VILLAGE DUNETHA,DAMAN
Consideration Price (Rs.)	:	25,50,000 (Twenty Five Lakh Fifty Thousand only)
First Party	:	ANILKUMAR JERAMDAS AGARWAL
Second Party	:	SAMITA SAMIR PANDYA
Stamp Duty Paid By	:	SAMITA SAMIR PANDYA
Stamp Duty Amount(Rs.)	:	1,02,000 (One Lakh Two Thousand only)

Please write or type below this line

Serial No. 29002
Presented at the Office of the
Sub-Registrar of DAMAN
Between the hours of
and on 27-12-2018

27 DEC 2018

THE SUB REGISTRAR OF DAMAN

SUB REGISTRAR
DAMAN

TQ 0006686570

Statutory Alert:
1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

DEED OF SALE

THIS DEED OF SALE is made at Moti Daman on this 26th December 2018 BETWEEN **SHRI ANIL JAYRAMDAS AGARWAL**, married, occupation Business and Agriculturist, aged about 70 years, Hindu, Indian National, son of late Shri Jayramdas Naitram Agarwal, resident of "Radha Madhav Kunj", College Road, Dunetha, Nani Daman, hereinafter referred to as **"THE VENDOR"** (which expression shall be deemed to include his heirs, successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) OF THE ONE PART; and

SMT. SUMITA SAMIR PANDYA, Married, Hindu, Indian National, aged about 40 years, occupation Business, wife of Shri Samir Pandya, resident of 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman, hereinafter referred to as **"THE PURCHASER"** (which expression shall be deemed to include her heir, successor, legal representative, executor, administrator and assignee) of the OTHER PART.

WHEREAS vide Sanad and N.A. order No. 2/2/93-LND/6987 Dated 10-02-1993, the Collector, Daman had granted Conversion Permission to Survey No. 567 and 568 admeasuring

38,400.00 square meters of village Dunetha, Nani Daman for the purpose of construction of Residential Building / Commercial use.

AND WHEREAS by virtue of Deed of Sale the Vendor is become the absolute owner of an immovable properties being Non Agricultural land bearing Survey No. 568/30 admeasuring 337.50 square meters, Survey No. 568/31 admeasuring 337.50 square meters, Survey No. 568/40 admeasuring 337.50 square meters and Survey No. 568/41 admeasuring 337.50 square meters in area situated at village Dunetha, Nani Daman, on the basis of said Sale Deed, the Talathi concerned had issued Form No. 1 & XIV of an immovable properties being Non Agricultural land bearing Survey No. 568/30 admeasuring 337.50 square meters, Survey No. 568/31 admeasuring 337.50 square meters, Survey No. 568/40 admeasuring 337.50 square meters and Survey No. 568/41 admeasuring 337.50 square meters in area situated at village Dunetha, Nani Daman.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said immovable properties being Non Agricultural land bearing Survey No. 568/30 admeasuring 337.50 square meters, Survey No. 568/31 admeasuring 337.50 square meters, Survey No. 568/40 admeasuring 337.50 square meters and Survey No. 568/41

admeasuring 337.50 square meters in area situated at village Dunetha, Nani Daman, which is more particularly described in the Schedule written hereinunder, hereinafter referred to as "THE SAID PROEPRTY" for the consideration or price of Rs.16,00,000-00 (Rupees Sixteen Lakh only) free from any encumbrances, onus or charges and with vacant possession thereof. However, the Vendor had developed the said salt land / salt pan by filling earth and put it to use for Residential /Commercial use and hence for the purpose of payment of stamp duty the market value of the properties sold hereunder is fixed at Rs. 25,50,000-00 (Rupees Twenty Five Lakh Fifty Thousand only) and accordingly stamp duty is paid in this case.

NOW THIS DEED OF SALE WITNESSES as follows :-

1. In pursuance of the said agreement and in consideration of the fair market value of Rs. 16,00,000-00 (Rupees Sixteen Lakh only) paid by the Purchaser to the Vendors viz. (1) Rs. 1,00,000-00 vide Cheque No. 000005 dated 25-12-2018 of Kotak Mahindra Bank, Vapi Branch, (2) Rs.5,00,000-00 vide Cheque No.000004 dated 25-01-2019 of Kotak Mahindra Bank, Vapi Branch, (3) Rs. 5,00,000-00 vide Cheque No.000009 dated 07-02-2019 of Kotak Mahindra Bank, Vapi Branch and (4) Rs.5,00,000-00 vide Cheque No. 000010 dated 15-02-2019 of Kotak Mahindra

Bank, Vapi Branch, the receipt of which sum the Vendor does hereby acknowledge to the Purchaser, the Vendor does hereby transfer, convey assign unto the Purchaser by way of SALE the said immovable properties being Non Agricultural land bearing Survey No. 568/30 admeasuring 337.50 square meters, Survey No. 568/31 admeasuring 337.50 square meters, Survey No. 568/40 admeasuring 337.50 square meters and Survey No. 568/41 admeasuring 337.50 square meters in area situated at village Dunetha, Nani Daman, which is more particularly identified in the Schedule written hereunder AND all estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the said properties hereby transferred and conveyed and every part thereof to HOLD the same to the Purchaser as absolute owner forever TOGETHER WITH all fences, hedges, ditches, liberties, accesses, ways, water, water course, privileges, easements, paths, passage, appurtenances, advantages and profits whatsoever in or to the said properties hereby

transferred, conveyed, sold and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto subject to the conditions imposed under statute time to time.

[2] The Vendor does hereby covenant with the Purchaser as follows:-

(A) THAT the said properties hereby sold and conveyed and more particularly identified in the SCHDULE written hereinunder shall quietly be entered into upon, held and enjoyed by the Purchaser and profits received there-from without any intervention or disturbance by the Vendor or under the Vendor or any person or persons claiming through or under the Vendor and without any lawful disturbance or interruption by any other person whomsoever.

(B) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said property hereby sold and more particularly identified in the SCHEDULE hereinafter written as may reasonably be required.

(C) THAT the said properties hereby sold and more particularly identified in the SCHEDULE hereinunder written is not mortgaged with any person/party/bank/Financial Institution and is free from encumbrances, charges and onus.

(D) THAT the title of the said properties hereby sold and conveyed subsists and that the Vendor has full power to sell the same.

(E) THAT the Vendor has not received any notice for acquisition of the said properties hereby sold and conveyed from the Government and there is no case or proceeding pending in any Court of Law or Competent Authority.

(F) THAT the Vendor has not entered into any agreement for sale or lease of the said properties or any part thereof in favour of any person or persons and have not entered into any commitment with any person in any manner whatsoever or howsoever affecting the said properties.

(G) THAT no attachment has been levied on the said properties by any Court or by any Competent Authority.

(H) THAT the Vendor has not been prohibited from dealing with, disposing off or selling the said properties by any Department of the Government or by any Semi Government Authorities.

(I) THAT the actual possession of the said properties hereby sold is handed over to the Purchaser and the Purchaser shall peacefully and quietly hold, use, occupy, possess and enjoy the same as her own chattel without any interruption, hindrance or claim by the Vendor or any other person or persons whomsoever.

(J) THAT the Purchaser may apply for and obtain the mutation entry relating to the properties hereby sold, transferred and conveyed in her name and also get the said properties transferred in her name in all the relevant records and registers of the Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the Vendor.

[3] WHEREAS the Vendor further declares and indemnifies that no illegal activities has been made or undertaken by the Vendor during the period of his ownership over the SAID Land and there is no breach of any rules, regulations, laws, bye-laws or any enactment or

any terms and conditions of any orders or Standing Order issued by Government Department or any other department, in case if any adverse is found for the activities undertaken during the said period, the Vendor shall be hold responsible to compensate the purchaser.

WHEREAS the Vendor further declares and indemnifies to the purchaser that in case in future anything of above mentioned comes out in respect of the SAID Land and the title of the SAID Land becomes defectives or doubtful, they shall be cleared by the vendor at his own cost and risk and shall carry out all necessary legal proceedings and shall make out the title of the SAID Land clear and marketable free from all doubts on the name of the purchaser, otherwise the vendor shall be liable for damages and cost of the purchaser along with the interest on the total price consideration amount etc, and along with the cost of SAID Land to be calculated at the rate of future market price or such type of property in the same vicinity with clear and marketable title on the day of finding of the title of the SAID Land defective and / or doubtful.

[4] The Stamp Duty and Registration charges are borne and paid by the Purchaser.

(DESCRIPTION OF THE PROEPRTIES SOLD)

ALL THAT piece and parcel of Non Agricultural Land bearing Survey No. 568/30 admeasuring 337.50 square meters, Survey No. 568/31 admeasuring 337.50 square meters, Survey No. 568/40 admeasuring 337.50 square meters and Survey No. 568/41 admeasuring 337.50 square meters in area situated at village Dunetha, Nani Daman, within Dunetha Group Gram Panchayat Area, within Registration Sub District, Daman, District Daman and which is not registered in the office of Land Registration and not found enrolled in Taluka Revenue Office and it is bounded as under :

BOUNDARY OF SURVEY NO.568/30

EAST	:	Survey No.568/41
WEST	:	Road ;
NORTH	:	Road ;
SOUTH	:	Survey No.568/31.

BOUNDARY OF SURVEY NO.568/31

EAST	:	Survey No.568/40
WEST	:	Road ;
NORTH	:	Survey No.568/30
SOUTH	:	Survey No.568/32.

BOUNDARY OF SURVEY NO.568/40

EAST	:	Road ;
WEST	:	Survey No.568/31.
NORTH	:	Survey No.568/41;
SOUTH	:	Survey No.568/39.

BOUNDARY OF SURVEY NO.568/41

EAST	:	Road
WEST	:	Survey No.568/30
NORTH	:	Road ;
SOUTH	:	Survey No.568/40.

IN WITNESS WHEREOF the parties hereto the Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed .....

SHRI ANIL JAYRAMDAS AGARWAL
THE VENDOR

SIGNED AND DELIVERED by the withinnamed .....

SMT. SUMITA SAMIR PANDYA
THE PURCHASER

IN THE PRESENCE OF WITNESSES :-

1. _____

2. _____

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Date : 26/12/2018

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં 568
Sub Dn No. 30

VILLAGE દુલ્હેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ] અનીલકુમાર જેરામદાસ અગ્રવાલ		656 658 940	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ડાંગરી	00-00					
(i)નવી ડાંગરી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધરાવતા કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
940 [illegible] તા.21-3-97 મુજબ ફેરફાર કર્યો તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે.	Ars. આરે.	Unirrigated બરાયત જમીન Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2015-2016	-	1	-	-					N.A	00-03-37-50		-	

અસલ ઉપર થી નકલ કરી

Talathi Name
Signature
તલાટી/Talathi
દમણ સાજા
Daman Saza.

RECEIVED THE AMOUNT
RECEIVED FEES
126/26
26/12/18

THE SUB-REGIST

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Date : 26/12/2018

Name of field મીઠાનો અગર
ખેતર નું નામ

S. No. : નં. 568

Sub Dn No. 31

VILLAGE દુણેઠા
ગામનું નામ

Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ] અનીલકુમાર જેરામદાસ અગ્રવાલ		656 658 940	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ક્યારી	00-00					
(i)નવી ક્યારી	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
૯૮૦ ચો.મી.સા.દ.ના ઓર્ડર તા.21-3-97 મુજબ ફેરફાર કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે.	Ars. આરે.	Unirrigated જરાયત ક્યારી Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2015-2016.	-	1	-	-					N.A	00-03-37-50		-	

અસલ ઉપર થી નકલ કરી

Talathi Name :

Signature :

તલાટી/Talathi
દમણ સાજા
Daman Saza.

રસીદ ક્રમાંક
RECEIPT NO. THE AMOUNT OF
કોપી ચાર્જ COPYING FEES : ₹
સર્ચ ચાર્જ SEARCH FEES : ₹ 5/-
કુલ TOTAL : ₹
સિક્કા તા. 26/12/18
સહિ તા. 26/12/18

THE SUB-REGISTRAR

FORM NO. 1 & XIV

ગામ નમુના નં. ૧ અને ૧૪

Date : 26/12/2018

Name of field મીકાનો અગર
ખેતર નું નામ
S. No. : નં. 568
Sub Dn No. 40

VILLAGE દુણેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબ્જેદારનું નામ	Khata No. ખાતા નં.	Mut. No. ફે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ] અનીલકુમાર જેરામદાસ અગ્રવાલ		656 658 940	
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ચોખા	00-00					
(i)બાગી ચોખા	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
૨૪૦ મે.મા.સા.દ.ના ઓર્ડર તા.21-3-97 મુજબ ડેસ્ટ્રક્ટ કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode રીત	Season મોસમ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે.	Ars. આરે.	Unirrigated જરાયત કપરી Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેડી શિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઈ ના પ્રકાર	Remarks શેરો
2015-2016	-	1	-	-					N.A	00-03-37-50		-	

અસલ ઉપર થી નકલ કરી

Talathi Name :
Signature
તલાટી/Talathi
દમણ સાજા
Daman Saza.

SC
126/26
26/12/18

THE SUB-REGISTRAR

FORM NO. 1 & XIV

ગામ. નમુના નં. ૧ અને ૧૪

Date : 26/12/2018

Name of field મીઠાનો અગર
ખેતર નું નામ
S. No. : નં. 568
Sub Dn No. 41

VILLAGE દુસ્તેઠા
ગામનું નામ
Taluka તાલુકો
DAMAN દમણ

Cultivable area વાવેતર લાયક ક્ષેત્રફળ	Ha. હે.	Ars. આરે.	Name of occupant કબજેદારનું નામ	Khata No. ખાતા નં.	Mut. No. હે. નં.	Name of the tanent ગણોતિયાનું નામ
(a)Dry Crop (અ)જરાયત	00-00		[પ્રેમાભાઈ કાનજીભાઈ ટંડેલ] અનીલકુમાર જેરામદાસ અગ્રવાલ		656 658 940	-
(b)Garden (બ)બગાયત	00-00					
(c)Rice (ક)ચોખા	00-00					
(i)નવી ડાંગર	00-00					
(ii)	00-00					
(iii)	00-00					
Total Cultivable Area કુલ લાયક ક્ષેત્રફળ	00-00					
II Un-cultivable Area બિન ખેડાણ જમીન	00-03-37-50					
(a)Class (a)વર્ગ(અ)	00-00					
(b)Class (b)વર્ગ(બ)						
TotalUncultivable Area કુલ બિન ખેડાણ જમીન	00-03-37-50					
Grand Total કુલ ક્ષેત્રફળ	00-03-37-50					

Other Rights: ઈતર હક્ક
Name of Person holding rights and nature of rights:
ઈતર હક્ક ધારણ કરનાર નું નામ તથા હક્ક નો પ્રકાર

Remarks
940 ને મ.સા.દ.ના ઓર્ડર તા.21-3-97 મુજબ ફેરફાર કર્યા તા.21-3-97

Details of Cropped Area

Year વર્ષ	Name of the Cultivator ખેડનારનું નામ	Mode મોસમ	Season ઋતુ	Name of Crop પાક નું નામ	Irrigated બગાયત Ha. હે.	Ars. આરે.	Unirrigated જરાયત જમીન Ha. હે.	Ars. આરે.	Land not Available for cultivation ખેતી સિવાય ની જમીન Nature પ્રકાર	Area ક્ષેત્રફળ Ha. હે.	Ars. આરે.	Source of irrigation સિંચાઇ ના પ્રકાર	Remarks શેરો
2015-2016	-	1	-	-					N.A	00-03-37-50		-	

અસલ ઉપર થી નકલ કરી

Talathi Name :
Signature :
તલાટી/Talathi
દમણ સાજા
Daman Saza.

રકમ પરત કરી
RECOVERED THE AMOUNT OF
કોપી ફી/COPYING FEES : ₹.....
પેપર ફી/PAPER FEES : ₹ 5/-
કુલ/TOTAL : ₹.....
પોસ્ટલ ઓર્ડર/POSTAL ORDER No. 126/36
રસીદ નં./RECEIPT No.....તા./Dt. 26/12/18

THE SUB-R

ADMINISTRATION OF DAMAN & DIU (U.T.)

Office of the Collector,
(REVENUE DEPARTMENT)
DAMAN, Moti Daman : 396220.

Order No. 2/2/93-LND/ 69 Dated :- 10/11/93

READ :- An applicatin dated 1/1/1993 of Shri Premabhai Kanjibhai Tandel, r/o Fakirjiva Sheri, N. Daman has requested to grant N. A. Permission an area 38,400 Sq.mts. of Survey No. 567 & 568 at Village Dunetha, Nani Daman for Resi.cum-commercial purpose

O R D E R

N. A. permissioon is hereby granted under Section 32 to the holder Shri Premabhai Kanjibhai Tandel to convert agriculture land of Survey No. 567 & 568 admeasuring 38,400 Sq.mts. of Village Dunetha for bonafide ~~industr~~-Commercial/Construction of Residential house purpose with the following conditions :

1- The permission shall be subject to the provions of the Goa, Daman and Diu Land Revenue Code, 1968 and Rules framed thereunder :

2- Holder shall submit a layout plan and get it approved by the Administration within one month before starting any land development or construction work :

3- The holder shall commence N.A. use within a perod of one year from the date of this order, failing which unless the said period is extended by the Collector, from time to time the permission granted shall be deemed to have been lapsed.

4- Commencement of N.A. use shall mean actcual execution of the project for which permission is granted and in case applicant fails to execute the project within one year or fails to show that he has taken sufficient affective steps, the permission granted shall be cancelled unless an extension as per condition - 3 has been granted :

5- The holder shall send an intimation regarding completion of building within a month after the construction work is over.

5-A- Applicant should provide minimum of 12.5 mt. from central line of the road for road widdeing.

B- Applicant must develop all the infrastructure it his own cost.

Forwarded to Talathi Dunetha with a directive to make an entry of N.A. land as per enclosed sand and report compliance.

Office of the Collector
DAMAN
Inward No. 6785 Pg. 86
Comp. ...
Date 13/12/93

6- The holder shall abide by other reasonable condition or conditions to the use of the land :

7- The holder shall not transfer/dispose off the N.A. land without permission of the Collector :

8- The Plans for building for factories shall be got approved before construction as per rules :

9- Development of land including roads shall be done before industries are started :

10- Electricity and water for industries shall be provided by the entreprenurs themselves, if the Administration is not able to meet the demend :

11- Any trees standing on the plot shall not be felled :

12- No polluting industry shall be allowed and 75% of the Working force shall be recruited from amongst local people.

Breach of any of the conditions shall entail the concellation of the permission and reversion of land to the Government without any compensation whatsoever for any thing done in the land.

DAMAN

NARAYAN DIWAKAR
COLLECTOR, DAMAN

To,

Shri Premabhai Kanjibhai Tandel,
R/o. Fakiriiva Sheri, Kathiria,
Nani Daman.

Copy alongwith copy of Sanad forwarded for necessary action to :-
1- The Architect Planner, Town Planning Deptt., Daman.
2- The Mamlatdar, Daman.
3- The Enquiry Officer City Survey, Daman.

Govt. Ptg. Press Daman & Diu, Daman - 1/93 - 2000.

No. 21/4/93-LND/6597
Administration of Daman & Diu
Office of the Collector
DAMAN, MOTI DAMAN-396 220.

Date: 10/11/93

Read: -Application dated 1-1-1993 from Shri Premabhai Kanjibhai Tandel, R/o. Fakirjiva Shori, Kathiria, Nani-Daman.

SANAD

SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land non-agricultural Assessment) Rules, 1969]

Whereas an application has been made to the Collector of Daman (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 applicable to this territory (hereinafter referred to as the said "Code" which expression shall, where the context so admits include the rules and orders thereunder) by Shri/Smt. xxx Premabhai Kanjibhai Tandel, R/o. Fakirjiva Shori, Kathiria, Nani-Daman. being the occupant of the plot registered under Cadastral Survey known as "Khari & Mithano Agar." situated at village Dunetha registered under No. xx survey No.567 & 568 of village Dunetha, Daman (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of P. T. Sheet No. xxxxxxxxxxx survey No.567 & 568 of village Dunetha, Daman.

admeasuring 1400+37000=38,400 xxxxxx square metres be the same a little more or less for the purpose of construction of residential buildings/Industrial/Commercial.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said Code, and rules thereunder, and on the following conditions, namely :—

1. *Levelling and clearing to the land*— The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. *Assessment*— The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this order.

3. *Use*— The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/Industrial/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit*— The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5 *Liability for rates*— The applicant shall pay all taxes, rates and cesses leviable on the said land

6. *Penalty clause*— (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable undertake the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(a) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building of structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as on arrears of land revenue.

(c) The applicant should not dispose off the N. A. land without prior permission of Collector.

7. *Code provisions applicable*— Save as herein provided the grant shall be subject to the provisions of said Code and rules thereunder.

APPENDIX—I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES North, South, East and West	REMARKS
North to South	East to West				
1	2	3	4	5	6
—	—	1,400 M² 37,000 M² 38,400 M²	Survey No. 567 and 568 of village Dunetha.	To or towards the North:- Land bearing survey Nos. 566,565 & 569 of village Dunetha. To or towards the South:- Land bearing survey No. 569 of village Dunetha. To or towards the East:- Land bearing survey Nos. 569, of village Duetha. To or towards the West:- Road.	

In witness whereof the Collector of Daman, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Daman and Diu, and the applicant Shri Premabhai Kanjibhai Tandel, S/o. Fakirjiva Sheri, Kathiria, has also hereunto set his hand this 10th days of FEB 1997

(Signature of the applicant)

(Signature and designation of witnesses)

1.
2.

Collector of Daman

(Signature and designation of witnesses)

1.
2.

We declare that Shri / Smt. Prema Kanji Tandel who has signed this Sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence

Signature before me

1.
2.

(H. Kamlesher)
Collector, Daman.

Nav Printers, Moti Daman.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADPPA3794B

नाम

ANIL JAYRAMDAS AGARWAL

पिता का नाम /FATHER'S NAME

JAYRAMDAS NAITRAM AGARWAL

जन्म तिथि /DATE OF BIRTH

01-01-1948

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर प्रेन्स)

Commissioner of Income-tax (Computer Operations)

UNDER THE SIGN

ભારત સરકાર
GOVERNMENT OF INDIA

અનિલકુમાર જયરામદાસ અગ્રવાલ
Anilkumar Jayramdas Agrawal
જન્મનું વર્ષ / Year of Birth : 1948
પુરુષ / Male

7181 0391 0193

આધાર – સામાન્ય માણસનો અધિકાર

REGISTRAR OF

FILED THE SUB-REGI

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું:
S/O જયરામદાસ અગ્રવાલ,
૧૫/૧૩/૭૨૮, રાધા માધવ કુંજ,
કોલેજ રોડ, દુનેઠા, દુનેઠા, દમણ,
દમણ & દીવ, 396210

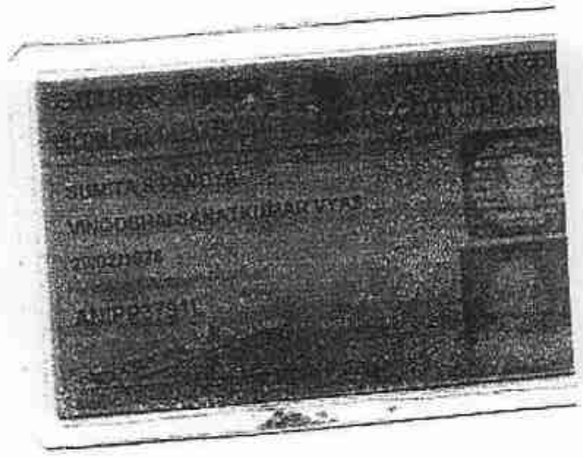
Address:
S/O Jayramdas Agrawal,
15/13/728, Radha Madhav
Kunj, College Road,
Dunetha, Dunetha, Daman,
Daman & Diu, 396210

1947
1800 180 1947

P.O. Box No.1947
Bengaluru-560 001

NAGAR OF DAMAN

THE SUB-REGISTRAR



OF DAMAN

THE SUB-REGI

भारत सरकार

સુનિતા સમીર પંડ્યા

Sunita Samir Pandya

જન્મ તારીખ/ DOB: 29/02/1976

સ્ત્રી / FEMALE

3380 3287 6158

આધાર-સામાન્ય માણસનો અધિકાર

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

સી-1, 66 કે.વી. વર્કુટ સબ સ્ટેશન કેંપસ, ઓલ્ડ કુંતા રોડ, ગોવત્ કોલેજ પાછળ,'દમન, દમન, દમન, દમન એન્ડ દીવ - 396210

Address:

C-1, 66 K.V. Varkund Sub Station Campus, Of Kunta Road, Behind Govt College, Daman, Daman, Daman, Daman and Diu - 396210

3380 3287 6158

Aadhaar-Aam Admi ka Adhikar

THE SUB-REGI

ભારતનું ચૂંટણી પંચ
ELECTION COMMISSION OF INDIA
મતદાર ફોટો ઓળખ પત્ર - ELECTOR PHOTO IDENTITY CARD
PJG2104735

નામ : કુરેશી ઈમ્તીયાઝ અબુબકર
NAME : Kureshi Imtiyaz Abubakar
પિતા નું નામ : કુરેશી અબુબકર
Father's Name : Kureshi Abubakar

જાતિ / Sex : પુરૂષ / Male
જન્મ તારીખ / Date of Birth : 20/04/1981
મકાનનું : ઘર નં.૧૩-૩૭, કાથરીના મેઈન રોડ, મોટીદમણ-દમણ, દાદરા અને નગર હવેલી
Address: H.No.-13-37, KATHRIN MAIN ROAD, VillTown-MOTI DAMAN, Teh-DAMAN, Dist-DAMAN-396210

મતદાર નોંધણી અધિકારી
Date:3-5-2019 Electoral Registration Officer
સીરીયલ નંબર અને નામ : ૧ - દમણ અને દીવ
PC No. & Name : 1 - Daman & Diu
Part No and Name : 42 - SARVAJANIK HIGH SCHOOL, NEW BUILDING, ROOM NO. 1, WEST SIDE, MOTI DAMAN

નોંધ / Note :
૧. મતદાર કાર્ડ ધરાવવા માત્રથી જેનું નામ ચાલુ મતદાર યાદીમાં નોંધાયેલ છે તેવું માની લેવાનું નથી. તે તમારું નામ ચાલુ મતદાર યાદીમાં નોંધાયેલ છે કે કેમ તે ચકાસી લેવું.
૨. મતદાર યાદી માટેના નામ સિવાય બીજા કોઈ પણ હેતુ માટે આ કાર્ડમાં જન્મ તારીખ નોંધાયેલ હોય તેને માન્ય ગણી શકાશે નહીં.
More possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
2. Date of Birth mentioned in this card shall not be treated as a proof of age I.D. C. B. for any purpose other than registration in electoral roll.

ભારતનું ચૂંટણી પંચ
ELECTION COMMISSION OF INDIA
મતદાર ફોટો ઓળખ પત્ર - ELECTOR PHOTO IDENTITY CARD
PJG3325008

નામ : સરોજ કુમાર રાય
NAME : Saroj Kumar Rai
પિતા નું નામ : શ્રી વિશેશ્વર રાય
Father's Name : Shri Visheshwar Rai

જાતિ / Sex : પુરૂષ / Male
જન્મ તારીખ / Date of Birth : 17/04/1974
મકાનનું : ઘર નં.૩૩, ફિશરમેન કોલોની, મોટીદમણ-દમણ
Address: H.No.-33, FISHERMAN COLONY, MOTI DAMAN, Teh-DAMAN, Dist-DAMAN-396210

મતદાર નોંધણી અધિકારી
Date:17-5-2016 Electoral Registration Officer
સીરીયલ નંબર અને નામ : ૧ - દમણ અને દીવ
PC No. & Name : 1 - Daman & Diu
Part No and Name : 5 - NEW PANCHAYAT GHAR, ROOM NO. - DORI KADAIYA

નોંધ / Note :
૧. મતદાર કાર્ડ ધરાવવા માત્રથી જેનું નામ ચાલુ મતદાર યાદીમાં નોંધાયેલ છે તેવું માની લેવાનું નથી. તે તમારું નામ ચાલુ મતદાર યાદીમાં નોંધાયેલ છે કે કેમ તે ચકાસી લેવું.
2. મતદાર યાદી માટેના નામ સિવાય બીજા કોઈ પણ હેતુ માટે આ કાર્ડમાં જન્મ તારીખ નોંધાયેલ હોય તેને માન્ય ગણી શકાશે નહીં.
More possession of this card is no guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
2. Date of Birth mentioned in this card shall not be treated as a proof of age I.D. C. B. for any purpose other than registration in electoral roll.

THE SUB-REGIS

THE SUB-REGIS

FORM "T"

Year: 2018

Serail No : 2902

Receipt No: 4643

Year : 2018

Month : December

Date : 27

Nature of Document: Sales Deed / Conveyance Deed

By whom presented Smt. Sumita Samir Pandya

Registration Fee	0.00
Filling and comparing(folios/sides)	0.00
Copy fee for endorsements	
Postage	0.00
Copies or memoranda (section 64 to 67)	
Searches or inspection	
Section 25	
Section 35	0.00
Certified copies(section 57) folios	

Total Amount Rs: 0.00

Total Amounts In Words

Rupees only

The Document will be ready on and will be delivered at this office to

Document sent by registered post

66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.

Please send the document by registered post hand it over to the person named below

Presenter

DHIRAJLAL R.TANDEL
SUB-REGISTRAR
DAMAN

Print DateTime :12/27/2018 10:33:30 AM

THE SUB-REGISTRAR

THES

DAMAN

2902 2018

S.R.No. 2902

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 10 to 11 on 27/12/2018

Smt. Sumita Samir Pandya

66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.

DHIRAJLAL.R.TANDEL

Sub Registrar

DAMAN

Receipt No :- 4643

Registration	0.00
Other Fees	0.00
Total Amount	0.00

DHIRAJLAL.R.TANDEL

Sub Registrar

DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shri Anil Jayramdas Agarwal Executing Party /Seller Party 70 Years.OccupationBusiness / Service Resident AtRadha Madhav Kunj, College Road, Dunetha, Nani Daman.The Executant (S) Admit Execution			
2.000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 40 Years.OccupationBusiness / Service Resident At66 KV Sub Station, Kunta Road, Behind Govt. College, Nani Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. Kureshi Imtiyaz Abubakar Identifier Party 56 Years.OccupationBusiness / Service Resident AtKhathiria, Main Road, Nani Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. Kureshi Imtiyaz Abubakar WITNESS Party 56 Years.OccupationBusiness / Service Resident AtKathiria, Main Road, Nani Daman.The Executant (S) Admit Execution			

5.000 Shri/Ms. Saroj Kumar Rai WITNESS Party 44 Years.OccupationBusiness / Service Resident AtKadaiya, Nani Daman.The Executant (S) Admit Execution

Saroj Kumar

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

Registered No.	2864	At Page
Volume of Book No.		1
Date :		

DHIRAJLAL R.TANDEL
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.	
Claiment No.	
Confirmer No.	
Date :	

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To

SUB REGISTRAR
DAMAN

INDIA NON JUDICIAL

Government of Union Territory of Daman and Diu

e-Stamp

सत्यमेव जयते

Certificate No.	IN-DD00249625445522O
Certificate Issued Date	03-Feb-2016 11:53 AM
Account Reference	SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	SUBIN-DDDDSHCIL0100252440514965O
Purchased by	SMT SUMITA S PANDYA
Description of Document	Article Sale Deed
Property Description	N.A. RESIDENTIAL S.NO 668/8,9,14,15,ADM 300,294.37,330,330 TOTAL 1254.37 SQ MTR,DUNETHA,DAMAN
Consideration Price (Rs.)	21,00,000 (Twenty One Lakh only)
First Party	ESMAIL EBRAHIM DHARIWAL
Second Party	SMT SUMITA S PANDYA
Stamp Duty Paid By	SMT SUMITA S PANDYA
Stamp Duty Amount(Rs.)	84,000 (Eighty Four Thousand only)

.....Please write or type below this line.....

Serial No. 421
Presented at the Office of the
Sub-Registrar of DAMAN
between 2 hours
and 2 hours on 22-2-2016

22 FEB 2016

SUB REGISTRAR
DAMAN

SUB REGISTRAR
DAMAN

0003234167

Statutory Alert:

THE SUB REGISTRAR OF DAMAN

DEED OF SALE

THIS DEED OF SALE is made at Daman on this 03rd day of February 2016 BETWEEN SHRI ESMAIL EBRAHIM DHARIWAL, (PAN No.AABPD 9384K), Age 66 years, Indian Inhabitant, occupation Business and Agriculturist, residing at 37, Ultra Mount Road, Camps Corner, Maskati Building, 1st floor, Mumbai 400 026, hereinafter referred to as THE VENDOR (which expression shall be deemed to include his heir, successor, legal representative, executor, administrator and assignee) of the ONE PART ; and

SMT SUMITA SAMIR PANDYA, (PAN No ANIPP3791L), MARRIED, Hindu, Indian National, aged about 40 years, occupation Business, wife of Shri Samir Pandya, resident of 66 KV Sub Station, Kunta Road Behind Govt. College, Nani Daman, hereinafter referred to as THE PURCHASER (which expression shall be deemed to include her heir, successor, legal representative, executor, administrator and assignee) of the OTHER PART.

WHEREAS the vendor hereto is seized and possessed or otherwise well and sufficiently entitled to an immovable properties being Non Agricultural land bearing Survey No 568/8 admeasuring 300.00 square meters, Survey No 568/9

admeasuring 294.37 square meters, Survey No. 568/14 admeasuring 330 square meters and Survey No 568/15 admeasuring 330 square meters totally admeasuring 1254.37 square meters situated at village Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written. The Conversion permission was granted by the Collector, Daman vide Sanad and Order No 2/2/93-LND/6487 Dated 10-02-1993 for the use of Residential-cum-Commercial purpose.

AND WHEREAS it has been agreed between the parties hereto that the vendor shall sell to the purchaser and the purchaser shall purchase from the vendor the said an immovable properties being Non Agricultural land bearing Survey No. 568/8 admeasuring 300.00 square meters, Survey No. 568/9 admeasuring 294.37 square meters, Survey No. 568/14 admeasuring 330 square meters and Survey No. 568/15 admeasuring 330 square meters totally admeasuring 1254.37 square meters situated at village Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written for a total price or consideration of Rs. 21,00,000/- (Rupees Twenty One Lakh only) free from encumbrances, charges or onus and with vacant possession thereof

NOW, THIS DEED OF SALE WITNESSES as follows:-

1. In pursuance of the said agreement and in consideration of the total price of Rs. 21,00,000/- (Rupees Twenty One Lakh only) paid by the purchaser to the vendor by following Cheque :-

Sr. No	Cheque No.	Date	Name of Bank	Amount (Rs.)
1.	396022131	15-12-2015	Oriental Bank of Commerce, Somnath Branch, Dabhel, Daman	3,00,000/-
2.	98001	21-01-2016	Dena Bank, Daman Branch	11,000,000/-
3.	98007	03-02-2016	Dena Bank, Daman Branch	2,00,000/-
4.	98003	04-02-2016	Dena Bank, Daman Branch	5,00,000/-
			Total Rs.	**21,00,000/-**

the receipt of which sum the vendor do hereby acknowledge to the purchaser and the vendor do hereby transfer, convey and assign unto the purchaser by way of sale, the said an immovable properties being Non Agricultural land bearing Survey No. 568/8 admeasuring 300.00 square meters, Survey No. 568/9 admeasuring 294.37 square meters, Survey No 568/14 admeasuring 330 square meters and Survey No. 568/15 admeasuring 330 square meters totally admeasuring 1254.37 square meters situated at village

Dunetha, Nani Daman and which is more particularly described in the Schedule hereunder written together with all the estate, right, title, interest, claim and demand whatsoever of the vendor in or the said immovable properties hereby transferred and conveyed and every part thereof to hold the same to the purchaser as absolute owner forever also together with all fences, hedges, ditches, lights, liberties, accesses, ways, water, water courses, privileges, easements, paths, roads, passages, appurtenances, advantages and profits whatsoever in or to the said immovable properties hereby transferred, convey and sold and which is more particularly described in the schedule written hereunder belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and also TOGETHER WITH the right to use and enjoy forever, by way of sale the said immovable properties AND ALL the estate, right, title, interest, claim and demand whatsoever of the vendor in or the said properties hereby transferred and conveyed and every part thereof to hold the same to the purchaser as absolute owner forever.

2. The Vendor do hereby covenant with the purchaser as follows :-

(a) That the said immovable properties hereby transferred, conveyed and sold and more particularly described in the Schedule written hereunder shall be held and enjoyed by the purchaser without any interruption or disturbance by the vendor or any other person or persons claiming through or under him and without any lawful disturbance or interruption by any other person or persons whomsoever.

(b) That the vendor will at the request and cost of the persons requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said immovable properties hereby sold and conveyed as may reasonably be required.

(c) That the title of the properties is hereby sold, subsists and the vendor has power to sell the same to the purchaser.

(d) That the said immovable properties hereby sold and more particularly described in the Schedule hereunder written is free from any encumbrances, charges or onus.

(e) That the vendor has not received any notice for acquisition of this properties from the Government and there is no case or proceeding pending in any Court of law or competent authority.

(f) That the actual physical possession of the immovable properties sold hereunder is handed over to the purchaser and the purchaser shall hereafter peaceably and quietly hold, use, occupy, possess and enjoy the same as her own chattel without any interruption, hindrance or claim by the vendors or Confirmatory parties or any person or persons whomsoever.

(g) That the vendor hereby agree to save harmless and keep indemnified the purchaser from and against all losses, damages, costs or expenses which they may sustain or incur by reason of any claim being made by anybody whomsoever to the said property.

SCHEDULE OF THE PROPERTIES

An immovable properties being Non Agricultural land bearing Survey No. 568/8 admeasuring 300.00 square meters, Survey No. 568/9 admeasuring 294.37 square meters, Survey No. 568/14 admeasuring 330 square meters and Survey No. 568/15 admeasuring 330 square meters totally admeasuring 1254.37 square meters, situated at village Dunetha, Nani Daman within Varkund Group Gram Panchayat area, within Registration Sub District Daman, District Daman and which is not described in the Land Registration Office and not found enrolled in the Taluka Revenue Office and it is bounded as under :-

BOUNARY OF SURVEY NO. 568/8

EAST	:	Survey No. 568/15 ;
WEST	:	Road ;
NORTH	:	Survey No. 568/7 ;
SOUTH	:	Survey No. 568/9

BOUNARY OF SURVEY NO. 568/9

EAST	:	Survey No. 568/14;
WEST	:	Road ;
NORTH	:	Survey No. 568/8 ;
SOUTH	:	Survey No. 568/10.

BOUNARY OF SURVEY NO. 568/14

EAST	:	Road ;
WEST	:	Survey No. 568/9 ;
NORTH	:	Survey No. 568/15 ;
SOUTH	:	Survey No. 568/13 ;

BOUNARY OF SURVEY NO. 568/15

EAST	:	Road ;
WEST	:	Survey No. 568/8
NORTH	:	Survey No. 568/16
SOUTH	:	Survey No. 568/14

IN WITNESS WHEREOF the vendor and the purchaser have hereto set and subscribed their respective hands on this day, month and the year first hereinabove mentioned.

SIGNED AND DELIVERED BY THE WITHINNAMED SHRI ESMAIL EBRAHIM DHARIWAL (PAN No. (PAN No. AABPD 9384K)
THE VENDOR.....

SIGNED AND DELIVERED BY THE WITHINNAMED SMT. SUMITA SAMIR PANDYA, (PAN No. ANIPP3791L).
THE PURCHASER....

IN THE PRESENCE OF WITNESSES :

1. _____ (I A RURESHI) (R/o. Nani Daman)

2. BBP (Vijay Brijnandlal Pal) R/o. Dani Kadaiya - Daman

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPD9384K

नाम /NAME

ESMAILBHAI EBRAHIM DHARIWALA

पिता का नाम /FATHER'S NAME

EBRAHIM DHARIWALA

जन्म तिथि /DATE OF BIRTH

22-11-1941

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SUMITA S PANDYA

VINODBHAI SANATKUMAR VYAS

29/02/1976

Permanent Account Number

ANIPP3791L

Signature


Signature of Holder
Date of Birth :
Sign. of The Licensing Authority


Licence No :
Non-Transport Validity
Transport Validity
From :
To :
Date of Ist Issue of Driving Licence
Class of Vehicles
Class of Such Vehicles
Name/Desig. of Testing Authority
Name/Desig. of Testing Authority
Badge No
Auth No
Authdate
COV


INTERNATIONAL DRIVING LICENCE
Signature of Holder
Date of Birth : 08/03/1986
Sign. of The Licensing Authority


Licence No :
Non-Transport Validity
Transport Validity
From :
To :
Date of Ist Issue of Driving Licence
Class of Vehicles
Class of Such Vehicles
Name/Desig. of Testing Authority
Name/Desig. of Testing Authority
Badge No.

OF DAMAS... 1962

DAMAN	
421	2016

S.R.No 421

Presented at the office of the Sub-Registrar of

DAMAN

Between the hour of 11 to 12 on 22/02/2016

Receipt No :- 688

Registration	0.00
Other Fees	0.00
Total Amount	0.00

Smt Sumita Samir Pandya

66, KV Sub Station, Kunta Road, Behind, Govt. College Nani Daman.

ANTONIO F. JESUS
Sub Registrar
DAMAN

ANTONIO F JESUS
Sub Registrar
DAMAN

SL No	Party Name	Photograph	Thumb Impresson	Signature
1 000	Shri/Ms. Shri Esmail Ebrahim Dhariwal Executing Party /Seller Party 66 Years.OccupationBusiness / Service Resident At37, Ultra Mount Road, Camps Corner, Maskati Building, 1st Floor, MumbaiThe Executant (S) Admit Execution			
2 000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 40 Years.OccupationBusiness / Service Resident At66, KV Sub Station, Kunta Road, Behind, Govt. College Nani Daman.The Executant (S) Admit Execution			
3 000	Shri/Ms. Imtiyaz A. Kureshi Identifier Party 54 Years.OccupationBusiness / Service Resident AtKhatkiwad, Nani DamanThe Executant (S) Admit Execution			
4 000	Shri/Ms. Imtiyaz A. Kureshi WITNESS Party 54 Years.OccupationBusiness / Service Resident AtKhatkiwad, Nani DamanThe Executant (S) Admit Execution			

5.000 Shri/Ms. Vijay B. Pal WITNESS Party 49 Years OccupationBusiness / Service Resident AtKadaiya, Nani DamanThe Executant (S) Admit Execution

BBP

ANTONIO F JESUS
Sub Registrar
DAMAN

Registered No.	412	At Page 1
Volume of Book No.		
Date :		

ANTONIO F. JESUS
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.
Claiment No.
Confirmer No.
Date :

The Original Documents is Returned To
Shri I. D. Khyesh

27 FEB 2016

SUB REGISTRAR
DAMAN

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Union Territory of Daman and Diu

e-Stamp

Certificate No.	:	IN-DD00225768599015N
Certificate Issued Date	:	01-Jul-2015 11:29 AM
Account Reference	:	SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	:	SUBIN-DDDDSHCIL0100228019537451N
Purchased by	:	SMT SUMITA SAMIR PANDYA
Description of Document	:	Article Sale Deed
Property Description	:	N.A. LAND S.NO 568/10,11,12 AND 13,TOTAL ADM 1634.75 SQ MTR,DUNETHA,NANI DAMAN,DAMAN
Consideration Price (Rs.)	:	27,50,000 (Twenty Seven Lakh Fifty Thousand only)
First Party	:	SHRI ASHOKKUMAR BAGLA
Second Party	:	SMT SUMITA SAMIR PANDYA
Stamp Duty Paid By	:	SMT SUMITA SAMIR PANDYA
Stamp Duty Amount(Rs.)	:	1,65,000 (One Lakh Sixty Five Thousand only)

----------Please write or type below this line----------

Serial No. 1430
Presented at the Office of the
Sub-Registar of DAMAN
between the hours
and ..... on 3/7/2015

SUB REGISTRAR
DAMAN.

03 JUL 2015

SUB REGISTRAR
DAMAN.

0002412137

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

The onus of checking the legitimacy is on the users of the certificate.

In case of any discrepancy please inform the Competent Authority.

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

DEED OF SALE

THIS DEED OF SALE is made at Moti-Daman on this 2nd day of the month of July in the Christian Year Two Thousand Fifteen BETWEEN **SHRI ASHOKKUMAR BAGLA,** **(PAN No.AAEPB0691A)** Married, Hindu, aged about 58 years, Occupation Business, Son of Shri Mohanlal S. Bagla, resident of 2401/2462, Challenger No.1, Thakur Village, Kandivali (East), Mumbai - 400 101, Indian National, hereinafter referred to as " **THE VENDOR** " (which expression shall be deemed to include his heirs, sucessors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) **OF THE ONE PART -**

A N D **SMT. SUMITA SAMIR PANDYA,** **(PAN No.ANIPP3791L)** Married, Hindu, aged about 40 years, Occupation Business, Wife of Shri Samir Pandya, resident of 66 KV Sub Station, Kunta Road, Behind Govt. College, Nani-Daman, District Daman, Indian National, hereinafter referred to as **"THE PURCHASER"** (which expression shall be deemed to include her heirs successors, legal representatives, executors, administrators and assigns wherever the context or meaning shall so require or permit) **OF THE SECOND PART –**

WHEREAS the Vendor is seized and possessed of or otherwise well and sufficiently entitled to all that immovable properties being N.A. land bearing (1) Survey

No.568/10, admeasuring about 288.75 Square Meter in area, (2) Survey No.568/11, admeasuring about 427.50 Square Meter in area, (3) Survey No.568/12, admeasuring about 588.50 Square Meter in area and (4) Survey No.568/13, admeasuring about 330.00 Square Meter in area, totally admeasuring about 1634.75 Square Meter in area, situated at Village Dunetha, Nani-Daman, District Daman.

AND WHEREAS the said properties were purchased by Vendor by virtue of 'Deed of Sale' duly presented for registration in the Office of the Sub-Registrar, Daman at Serial No.225/2015 dated 30/1/2015 and registered at No.224, Book No.1 dated 30/1/2015 from its owner M/s. Polycab Wires Pvt. Ltd.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser shall purchase from the Vendor the said immovable properties being N.A. land bearing (1) Survey No.568/10, admeasuring about 288.75 Square Meter in area, (2) Survey No.568/11, admeasuring about 427.50 Square Meter in area, (3) Survey No.568/12, admeasuring about 588.50 Square Meter in area and (4) Survey No.568/13, admeasuring about 330.00 Square Meter in area, totally admeasuring about 1634.75 Square Meter in area, situated at Village Dunetha, Nani-Daman, District Daman more particularly described in the Schedule written hereinunder, hereinafter referred to as "THE SAID PROPERTIES" for the consideration or price of **Rs.27,50,000/- (Rupees Twenty**

Seven Lakhs Fifty Thousand only) free from any encumbrances, onus or charges and with vacant possession thereof.

NOW THIS DEED OF SALE WITHNESSES as follows :-

[1] In pursuance of the said agreement and in consideration of the fair market value of **Rs.27,50,000/- (Rupees Twenty Seven Lakhs Fifty Thousand only)** paid by the Purchaser to the Vendor by following Cheque's -

CHEQUE NOS.	DATE	AMOUNT	NAME OF BANK
020489	05/07/2015	15,00,000/-	Axis Bank Ltd., Daman Branch.
020490	11/07/2015	12,50,000/-	Axis Bank Ltd., Daman Branch.
T O T A L.....		27,50,000/-	

the receipt of which sum the Vendor does hereby acknowledge to the Purchaser, the Vendor does hereby transfer, convey assign unto the Purchaser by way of SALE the said properties which is more particularly identified in the Schedule written hereinunder AND all estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the said properties hereby transferred and conveyed and every part thereof to HOLD the same to the Purchaser as absolute owner forever.

[2] **The Vendor does hereby covenant with the Purchaser as follows :-**

(A) THAT the said properties hereby sold and conveyed and more particularly identified in the SCHEDULE written herein under shall quietly be entered into upon, held and enjoyed by the Purchaser and profits received there from without any intervention or disturbance by the Vendor or under the Vendor or any person or persons claiming through or under the Vendor and without any lawful disturbance or interruption by any other person whomsoever.

(B) THAT the Vendor will at the cost of the person requiring the same execute and do every such assurance or thing necessary for further more perfectly assuring the said properties hereby sold and more particularly identified in the SCHEDULE hereinafter written as may reasonably be required.

(C) THAT the said properties hereby sold and more particularly identified in the SCHEDULE herein under written is not mortgaged with any person/party/bank/ Financial Institution and is free from encumbrances, charges and onus.

(D) THAT the title of the said properties hereby sold and conveyed subsists and that the Vendor has full power to sell the same.

(E) THAT the Vendor has not received any notice for acquisition of the said properties hereby sold and

conveyed from the Government and there is no case or proceeding pending in any Court of Law or Competent Authority.

(F) THAT the Vendor has not entered into any agreement for sale or lease of the said properties or any part thereof in favour of any other person or persons and have not entered into any commitment with any person in any manner whatsoever or howsoever affecting the said properties.

(G) THAT no attachment has been levied on the said properties by any Court or by any Competent Authority.

(H) THAT the Vendor has not been prohibited from dealing with, disposing off or selling the said properties by any Department of the Government or by any Semi Government Authorities.

(I) THAT the actual possession of the said properties hereby sold is handed over to the Purchaser and the Purchaser shall peacefully and quietly hold, use, occupy, possess and enjoy the same as her own chattel without any interruption, hindrance or claim by the Vendor or any other person or persons whosoever.

(J) THAT the Purchaser may apply for and obtain the Mutation Entry relating to the properties hereby sold,

transferred and conveyed in her name and also get the said properties transferred in her name in all the relevant records and registers of the Government, Semi Government, Local Body and/or Village Panchayat without the consent, concurrence or intervention of the Vendor.

[4] The Stamp Duty and Registration charges are borne and paid by the Purchaser.

SCHEDULE
(DESCRIPTION OF THE PROPERTIES SOLD)

ALL THAT piece and parcel of immovable properties being N.A. land bearing (1) Survey No.568/10, admeasuring about 288.75 Square Meter in area, (2) Survey No.568/11, admeasuring about 427.50 Square Meter in area, (3) Survey No.568/12, admeasuring about 588.50 Square Meter in area and (4) Survey No.568/13, admeasuring about 330.00 Square Meter in area, totally admeasuring about 1634.75 Square Meter in area, situated at Village Dunetha, Nani-Daman, within the Jurisdiction of Varkund Group Gram Panchayat, Daman, Taluka of Daman, Sub-District and District of Daman and the said properties are bounded as under :-

On the EAST : By Road.

On the WEST : By Road.

On the NORTH : By Survey Nos.568/9 & 14.

On the SOUTH : By Survey No.595.

IN WITNESS WHEREOF the parties hereto the Vendor and the Purchaser have hereunto set and subscribed their respective hands on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed.....

SHRI ASHOKKUMAR BAGLA.....
.....THE VENDOR.....

SIGNED AND DELIVERED by the withinnamed.....

SMT. SUMITA SAMIR PANDYA.....
.....THE PURCHASER.....

IN THE PRESENCE OF WITNESSES :-

1)_____ (I.A.KURESHI)
(Resi- Khalwad) Nani Daman

2)_____ (Vijay B.Pal)
(R/o. Dev Kudalya-Daman

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

ASHOK BAGLA

MOHANLAL SATNARAYAN BAGLA

28/12/1956

Permanent Account Number

AAEPB0891A

Signature

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

SUMITA S PANDYA

VINODBHAI SANATKUMAR VYAS

29/02/1976

Permanent Account Number

ANIPP3791L

Signature

THESIS

INDIAN UNION DRIVING LICENCE
UT Admin. of Daman & Diu

DL No:DD-03199000003758
[Renewed : 15/06/2011]

Form-7
Rule14(2)

Name : MIYAZ A KURESHI

S/o : [illegible]

Address : KHATONWAD,NANI DAMAN DAMAN 396210

Signature of Holder Date of Birth : 20/04/1961

is licenced to drive througout India vehicle of the following descriptions :

MCWG(NT) LMV(NT) Only

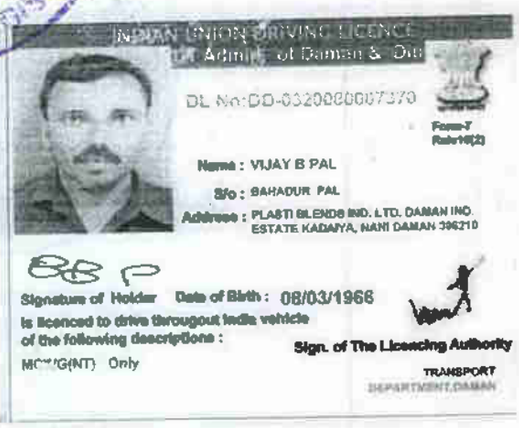
Sign. of The Licencing Authority

TRANSPORT DEPARTMENT,DAMAN

Licence No : DD-03199000003758

Non-Transport Validity	Transport Validity
From : 16/06/2011 To : 15/06/2016	From : To :
Date of 1st Issue of Driving Licence: 16/04/1990	Dates on which additional vehicles were included: [illegible]/1997
Class of Vehicles: MCWG (NT)	Class of Such Vehicles: LMV(NT) Only
Name/Desg. of Testing Authority: S.M DIKSHIT,ADT DAMAN	Name/Desg. of Testing Authority: [illegible]

Badgeno Auth.No Authdate COV Blood Group O+



INDIAN UNION DRIVING LICENCE
UT Admin. of Daman & Diu

DL No:DD-03200000007370

Form-7
Rule14(2)

Name : VIJAY B PAL

S/o : BAHADUR PAL

Address : PLASTI BLENDS IND. LTD. DAMAN IND. ESTATE KADAIYA, NANI DAMAN 396210

Signature of Holder Date of Birth : 08/03/1966

is licenced to drive througout India vehicle of the following descriptions :

MCWG(NT) Only

Sign. of The Licencing Authority

TRANSPORT DEPARTMENT,DAMAN

Licence No : DD-03200000007370

Non-Transport Validity	Transport Validity
From : 06/12/2006 To : 07/03/2016	From : To :
Date of 1st Issue of Driving Licence: 06/12/2006	Dates on which additional vehicles were included:
Class of Vehicles: MCWG (NT)	Class of Such Vehicles:
Name/Desg. of Testing Authority: SALEEM AHMAD,MVI	Name/Desg. of Testing Authority:

Badge No. Issue Dt. Blood Group

DAMAN

1430 2015

S.R.No. 1430

Presented at the office of the Sub-Registrar of DAMAN

Between the hour of 10 to 11 on 03/07/2015

Smt. Sumita Samir Pandya

66 KV sub Station, Kunta Rd., Bh. Govt College, Nani Daman.

Receipt No :- 2198

Registration	13775.00
Side Copy Fee	23.00
Other Fees	2.00
Total Amount	13800.00

ANTONIO F. JESUS
Sub Registrar
DAMAN

ANTONIO F. JESUS
Sub Registrar
DAMAN

SL.No	Party Name	Photograph	Thumb Impresson	Signature
1.000	Shri/Ms. Shir Ashokkumar Bagla Executing Party /Seller Party 58 Years.OccupationBusiness / Service Resident At2401/2462, Challenger No.1, Thakur Village, Kandivali (E), Mumbai0- 400 101.The Executant (S) Admit Execution			
2.000	Shri/Ms. Smt. Sumita Samir Pandya Claiming Party/ Purchaser Party 40 Years.OccupationBusiness / Service Resident At66 KV sub Station, Kunta Rd., Bh. Govt. College, Nani Daman.The Executant (S) Admit Execution			
3.000	Shri/Ms. I. A. Kureshi Identifier Party 54 Years.OccupationBusiness / Service Resident AtKhatkiwad, Nani Daman.The Executant (S) Admit Execution			
4.000	Shri/Ms. I. A. Kureshi WITNESS Party 54 Years.OccupationBusiness / Service Resident AtKhatkiwad, Nani Daman.The Executant (S) Admit Execution			

5.000 Shri/Ms. Vijay B. Pal WITNESS Party 48 Years.OccupationBusiness / Service Resident AtKadaiya, Nani Daman.The Executant (S) Admit Execution

BBP

ANTONIO F. JESUS
Sub Registrar
DAMAN

Registered No. 1409 At Page

Volume of Book No. 1

Date :

ANTONIO F. JESUS
Sub Registrar
DAMAN

Verified PAN No/GIR No as per IncomeTax Rules 1962.

Executant No.

Claiment No.

Confirmer No.

Date :

उप-पंजीकार, दमण
THE SUB-REGISTRAR OF DAMAN
सत्यमेव जयते

The Original Documents is Returned To
I. A. Kuresh

14 JUL 2015

SUB REGISTRAR
DAMAN.