

પહોંચ નં. 6272

દસ્તાવેજનો

17/2001

તા. 3/11/2001

માહ

B. 11.55,000/-

અને ૧૯

Educational  
purpose

દસ્તાવેજનો પ્રકાર -

Suledeas no 10

રજી કરનારનું નામ -

Satyam Educational

નીચે પ્રમાણે ફી પહોંચી -

Two fees

નોંધણી ફી

નકલ ફી (ફોલીઆ)

Chenier

શેરોની નકલ ફી

No sim Butins

ટપાલ ખર્ચ

નકલો અગર યાદીઓ (કલમ ૬૪ થી ૬૭)

nhun

શોધ અગર તપાસણી

R 64

દંડ કલમ ૨૫

Total pages from 1 to

કલમ ૩૪

The original documents  
returned to SHRAMIS

નકલ ફી (કલમ ૧૭) ફોલીઆ

who has produced original Registrat

આ સિવાય બાબતોની ફી receipt on

2932/12 MAR 2007

બાબત (પાછળ જુઓ) નંબર

31

" " "

Sub-Registrar,

" " "

Dadra &amp; Nagar Haveli,

" " "

SILVASSA

એકંદર ફી

29321

દસ્તાવેજ

અચ - પંતીકાર:

નકલ

ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

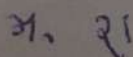
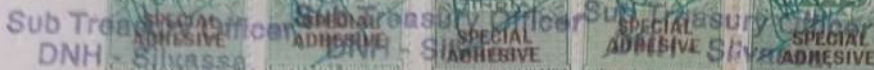
ના દિવસે તૈયાર થશે અને તે

[Signature]

Sub-Registrar,  
Dadra and Nagar Haveli,  
Silvassaદસ્તાવેજ રજીસ્ટર પોસ્ટથી નીચેના સરનામે મોકલશો.  
ને આપશો.

રજી કરનાર







January, 2001 between (1) SHRI RAVISHANKAR AKKHU PRAJAPATI, aged about 68 years, Agriculturist and Tailor by occupation, (2) SHRI MANGU AKKHU PRAJAPATI, aged about 58 years, Agriculturist and Business by occupation, (3) SHRI DAYARAM AKKHU PRAJAPATI, aged about 55 years, Agriculturist & Tailor by occupation, (3) SHRI NATWARLAL AKKHU PRAJAPATI, aged about 50 years, and (5) SMT. MANIBEN RAMU PRAJAPATI, aged about 48 years, Household by occupation, All Hindu, residing at village Amli of the Union Territory of Dadra and Nagar Haveli, hereinafter called as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors and assignees) of the ONE PART.

AND SATYAM EDUCATIONAL TRUST DADRA AND NAGAR HAVELI, a Registered Educational Trust registered under the Societies Registration Act 1860 vide Registration No.16/1996 and having its Registered Office at 11/B, Shreeji Apartment, Kilwani Road, Silvassa in the Union Territory of Dadra and Nagar Haveli, hereinafter called as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Trustees, executors, administrators, successors and assignees) of the OTHER PART.

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WHEREAS one Shri Akkhu Soma Prajapati was the absolute owner and possessor of the agricultural land of Survey No.902/1 admeasuring 1 H. 32 Are situated at village Amla of the Union Territory of Dadra and Nagar Haveli, for which the occupancy rights were granted by the Land Reforms Officer, Dadra and Nagar Haveli vide Land Reforms Case No.LRO/1/AMLI/2/74 dated 22/4/1977 in favour of Shri Akkhu Soma Prajapati.

AND WHEREAS the said Akkhu Soma Prajapati died and thereafter the names of (1) Shri Ravishankar Akkhu Prajapati, (2) Shri Mangu Akkhu Prajapati, (3) Shri Dayaram Akkhu Prajapati, (4) Shri Natwarlal Akkhu Prajapati and (5) Shri Ramu Akkhu Prajapati were entered in the revenue records of the said land as legal heirs of the said deceased Akkhu Soma Prajapati by the Patel Talati of Silvassa vide entry No.2405 in the revenue records of the said land.

AND WHEREAS Shri Ramu Akkhu Prajapati died and thereafter the name of his wife Smt. Maniben Ramu Prajapati was entered in the revenue records of the above said land alongwith the names of (1) Shri Ravishankar Akkhu Prajapati, (2) Shri Mangu Akkhu Prajapati, (3) Shri Dayaram Akkhu Prajapati and (4) Shri Natwarlal Akkhu Prajapati as legal heir of deceased Ramu Akkhu Prajapati, by the Patel Talati of Silvassa vide mutation entry No.3125. Accordingly (1) Shri Ravishankar Akkhu

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Prajapati, (2) Shri Mangu Akkhu Prajapati, (3) Shri Dayaram Akkhu Prajapati, (4) Shri Natwarlal Akkhu Prajapati and (5) Smt. Maniben Ramu Prajapati became the absolute owners and possessors of the agricultural land bearing survey No.902/1 admeasuring 1 H. 32 Are situated at village Amlu of the Union Territory of Dadra and Nagar Haveli.

AND WHEREAS Shri Mangubhai Akkhubhai Prajapati and others had applied to the Survey & Settlement Officer, Dadra and Nagar Haveli, Silvassa vide their application dated 15/3/2000 to sub-divide the above said agricultural land bearing survey no.902/1 admeasuring 1 H. 32 Are of village Amlu and to allot new and distinct survey numbers. The Survey & Settlement Officer, Dadra and Nagar Haveli, Silvassa by his order No.SRV/SUB-DN/S.NO.902/1 P/AMLI/244 dated 26/05/2000 had sub-divided the said land bearing Survey No.902/1 admeasuring 1 H. 32 Are situated at village Amlu of the Union Territory of Dadra and Nagar Haveli and allotted new and distinct survey numbers as follows on the terms and conditions incorporated therein.

Village	Survey No.	Area H.Are.	Name of owner
Amlu	902/1/1	0.80	Mangubhai Akkhu Prajapati & Ors.
	902/1/2	0.33	--do--
	902/1/3	0.04	Damanganga Canal Yojana.
	902/1/4	0.15	M.A.Prajapati & others.

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J. Banerjee

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Accordingly the Patel Talati of Silvassa had made necessary entry No.4553 on 30/05/2000 in the revenue records of the above said land to that effect. The copy of the above said order dated 26/5/2000 is annexed hereto as ANNEXURE "A".

AND WHEREAS Shri Mangubhai Akkhubhai Prajapati and others had decided to sell the land bearing Survey No.902/1/2 admeasuring 0 H. 33 Are equivalent to 3300 Sq.Mtrs. situated at village Amli of the Union Territory of Dadra and Nagar Haveli to Satyam Educational Trust Dadra and Nagar Haveli at the total price consideration of Rs.11,55,000/- (Rupees Eleven Lacs Fifty Five Thousand only) and Satyam Educational Trust Dadra and Nagar Haveli had decided to purchase the above said land for non-agricultural purpose i.e. running an educational institution (school) and both the parties had applied vide applications dated 27/6/2000 to the Administration of Dadra and Nagar Haveli for obtaining permission for sale, purchase and N.A. for non-agricultural purpose under the law. The Collector, Dadra and Nagar Haveli, Silvassa by order No.1-1(44)/RD/LND/SALE-NA/2000/4074 dated 25/9/2000 granted necessary sale permission in favour of the Vendors and also the purchase and N.A. permission in favour of the Purchaser on the terms and conditions contained therein. The copy of the above said order dated 25/9/2000 is annexed hereto as ANNEXURE "B".

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AND WHEREAS Satyam Educational Trust had applied to the Collector, Dadra and Nagar Haveli, Silvassa to fix the price consideration of the above said land at the rate of Rs.35,000/- per Are instead of Rs.50,000/- per Are as fixed vide order dated 25/9/2000. The Collector, Dadra and Nagar Haveli, Silvassa by Corrigendum No.1-1(44)/RD/LND/SALE-NA/6048/2000 dated 13/12/2000 fixed the price consideration of the said land at the rate of Rs.35,000/- per Are. The copy of the above said order dated 13/12/2000 is annexed hereto as ANNEXURE "C".

AND WHEREAS as per condition No.14 of the above said order dated 25/9/2000 the Purchaser has paid sum of Rs.23,100/- to the Government being the proportionate cost of execution of Damanganga Project vide challan No.18 dated 23/12/2000. The copy of the above said challan dated 23/12/2000 is annexed hereto as ANNEXURE "D".

AND WHEREAS the Vendors have declared to the Purchaser that the Vendors are the absolute owners and possessors of the above said land bearing Survey No.902/1/2 admeasuring 0 H. 33 Are equivalent to 3300 sq.mtrs. situated at village Amli of the Union Territory of Dadra and Nagar Haveli with all rights, title and interest connected thereto and no one except the

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Vendors have any right, title, interest or claims of any nature whatsoever on the above said land and the title of the above said land is clear, marketable and free from all encumbrances and reasonable doubt whatsoever.

AND WHEREAS the Purchaser on or before the execution of these presents has paid to the Vendors sum of Rs.11,55,000/- [Rupees Eleven Lacs Fifty Five Thousand only] more particularly described in the 'RECEIPT HEREUNDER WRITTEN' being the full and final price consideration and has called upon the Vendors to execute the sale deed for the said land in favour of the Purchaser, which the Vendors have agreed to do.

THIS INDENTURE WITNESSETH AS FOLLOWS

Pursuant to the said agreement between the Vendors and the Purchaser and in consideration of sum of Rs.11,55,000/- (Rupees Eleven Lacs Fifty Five Thousand only) paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt and payment whereof the Vendors do hereby admit and acknowledge) and from the same and every part thereof do hereby acquit, release and discharge the Purchaser forever, the Vendors doth hereby grant, release, convey and assure and confirm unto the Purchaser forever all the piece and parcel of land bearing No.902/1/2 admeasuring 0 H. 33 Are equivalent to 3300

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4th.

*Handwritten signature/initials*



sq.mtrs. situated at village Amla of the Union Territory of Dadra and Nagar Haveli with all rights, title and interest connected thereto, more particularly described in the Schedule hereunder written and hereinafter referred to as the 'SAID LAND' with and easements, advantages, liberties, right and privileges, members and appurtenances whatsoever to the SAID LAND or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time hereto usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto and all the estate, right, title, interest claim and demand whatsoever at law and in equity of the Vendors into out of or upon the said land or any part thereof to have and to hold all and singular the said land hereby granted, conveyed and assured or intended or expressed so to be with their rights, members and appurtenances unto and to the use and benefit of the Purchaser absolutely and forever free from all encumbrances, charges, lien, claim and demand whatsoever.

AND the Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors, or by any of them or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them or each of

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them made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendors now have in themselves good right, full power and absolute authority to grant, sell, convey and assure the SAID LAND, hereby granted, sold, conveyed and assured or intended or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter, upon, have, possess and enjoy the said land hereby granted and conveyed with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or from or by any person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for the Vendors or any of them and that free and clear and freely and clearly and absolutely, acquitted, exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and/or encumbrances whatsoever had, made, executed, occasioned or suffered by the Vendors or by and of them or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for them or each of them and further that the Vendors and

*Barakat*

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all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in quite in the said land hereby granted and conveyed shall or will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting, conveying and assuring the said land and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be required by the Purchaser or its counsel in law. And the Vendors do hereby covenant with the Purchaser that the Vendors have handed over the vacant and peaceful possession of the said land more particularly described in the schedule hereunder written and the Purchaser doth hereby acknowledge the receipt of possession of the said land.

The Vendors covenant with the Purchaser that the Vendors have not received any notice from the Government or any suit or case is pending in any Court of Law in respect of the said land and the title of the said land is clear and marketable free from all encumbrances. The Purchaser shall be entitled to get its name entered in the Government records of the said land and also Panchayat records of the said land by

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producing this sale deed and the Vendors do hereby agree to give signatures or statements whenever necessary to transfer the said land in the name of the Purchaser.

The stamp paper of Rs.11,550/- (Rupees Eleven Thousand Five Hundred Fifty only) been used for the purpose of registration of the Sale Deed.

SCHEDULE ABOVE REFERRED TO :

All that piece and parcel of the land bearing Survey No.902/1/2 admeasuring 0 H. 33 Are equivalent to 3300 sq.mtrs. situated at village Amla of the Union Territory of Dadra and Nagar Haveli with all rights, title and interest connected thereto. The boundaries of the said land are as under:

On or towards the North : Survey No.902/1/3  
(Under ground canal pipe line).

On or towards the South : Dokmardi Falia Road.

On or towards the East : Survey Nos. 901/1 & 901/4

On or towards the West : Survey No.902/1/1

Copy of the map of the above said land is annexed hereto as ANNEXURE "E".

ANNEXURE "A"

The copy of the order dated 26/5/2000 for sub-division of the above said land.

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free will without any undue pressure, coercion or threat.

Signed and Delivered by the  
within named " VENDORS  
(1) SHRI RAVISHANKAR AKKHU  
PRAJAPATI, (2) SHRI MANGU  
AKKHU PRAJAPATI, (3) SHRI  
DAYARAM AKKHU PRAJAPATI,  
(4) SHRI NATWARLAL AKKHU  
through his Power of Attorney  
Holder SHRI MANGU AKKHU  
PRAJAPATI, and (5) SMT.  
MANIBEN RAMU PRAJAPATI in  
the presence of .....

1. Bhushan R. Panchal
2. Jagdish Prajapati
3. સાચી એજ્યુકેશનલ ટ્રસ્ટના ચાંપરસન

Signed and Delivered by the  
within named "PURCHASER"  
SATYAM EDUCATIONAL TRUST  
DADRA AND NAGAR HAVELI  
through its Chairperson MRS.  
NASEEM M. BALSARA as per the  
Trust Byelaws Col.10, Pg.10  
and resolution of the Trust  
in the presence of .....

1. Bhushan R. Panchal
2. Jagdish Prajapati
3. સાચી એજ્યુકેશનલ ટ્રસ્ટના ચાંપરસન

રાવિશંકર અક્ખુ પ્રજાપતિ

(RAVISHANKAR A. PRAJAPATI)

મંગુ અક્ખુ પ્રજાપતિ

( MANGU A. PRAJAPATI )

FOR HIMSELF AND FOR SHRI

NATWARLAL A. PRAJAPATI AS

POWER OF ATTORNEY

પ.ન.પ. મંગુ અક્ખુ પ્રજાપતિ

દયારામ અક્ખુ પ્રજાપતિ

( DAYARAM A. PRAJAPATI )

માનિબેન રામુ પ્રજાપતિ

( MANIBEN R. PRAJAPATI )  
VENDORS

Naseem M. Balsara (NASEEM M. BALSARA)

[NASEEM M. BALSARA]

CHAIRPERSON

SATYAM EDUCATIONAL TRUST

DADRA AND NAGAR HAVELI

PURCHASER





## " R E C E I P T "

RECEIVED a sum of Rs.11,55,000/- (Rupees Eleven Lacs Fifty Five Thousand only) being the full and final price consideration from the within named Purchaser. The details thereof are as under:

Sr. No.	Name of Vendor	Cheque No.	Date	Name of Bank	Amount
1.	M.A.Prajapati	4190821	01/02/2000	Dena Bank Silvassa	51,000/-
2.	--do--	4190822	25/03/2000	--do--	49,000/-
3.	--do--	4190830	/01/2001	--do--	1,31,000/-
4.	D.A.Prajapati	026166	05/12/2000	HDFC Bank Silvassa	2,31,000/-
5.	N.A. Prajapati	026167	5/12/2000	--do--	2,31,000/-
6.	R.A. Prajapati	026168	5/12/2000	--do--	2,31,000/-
7.	M.A. Prajapati	4190829	05/12/2000	Dena Bank Silvassa	2,31,000/-
Total					11,55,000/-

WE SAY RECEIVED.



राविशंकर अ. प्राजापति यन ५४१.

(RAVISHANKAR A. PRAJAPATI)

P. A. H.

मंगु अ. प्राजापति यन ५४१.

( MANGU A. PRAJAPATI  
FOR HIMSELF AND FOR SHRI  
NATWARLAL A. PRAJAPATI AS  
POWER OF ATTORNEY

दयाराम अ. प्राजापति यन ५४१.

( DAYARAM A. PRAJAPATI )

Silvassa,  
Date: 3/01/2001

## Witnesses:

1. Bant. ... (Bharat R. Bant.)

( MANIBEN K. PRAJAPATI )  
VENDORS

2. Jagdish Prajapati

सहायक निवासी यन ५४१

Prasanna

Shri Mrs. Ravishankar A. Prajapati,  
through its Director/Partner/PAO Holder  
Shri ..... SELF .....  
Executing Party ..... 58 ..... years Occupation  
Business/service, residing at Amli .....  
..... Silvassa .....  
the executant (s) admit execution. \* 209122 subyogis yankar

[Signature]  
Sub-Registrar,  
Dadra Nagar Haveli,  
Silvassa.  
3 JAN 2001

Shri Mrs. Memgu A. Prajapati,  
through its Director/Partner/PAO Holder  
Shri ..... SELF .....  
Executing Party ..... 60 ..... years Occupation  
Business/service, residing at Amli .....  
..... Silvassa .....  
the executant (s) admit execution. \* 210105 subyogis yankar

[Signature]  
Sub-Registrar,  
Dadra Nagar Haveli,  
Silvassa.  
3 JAN 2001

Shri Mrs. Dnyanesh A. Prajapati,  
through its Director/Partner/PAO Holder  
Shri ..... SELF .....  
Executing Party ..... 55 ..... years Occupation  
Business/service, residing at Amli .....  
..... Silvassa .....  
the executant (s) admit execution. \* 211214 subyogis yankar

[Signature]  
Sub-Registrar,  
Dadra Nagar Haveli,  
Silvassa.  
3 JAN 2001

Shri/Mrs. Netwarlal A. Prajapati,  
through its Director/Partner/PAO Holder P. A. Holder  
Shri Memgu A. Prajapati  
Executing Party ..... 60 ..... years Occupation  
Business/service, residing at Amli .....  
..... Silvassa .....  
the executant (s) admit execution. \* 212121 subyogis yankar  
P. A. H.

[Signature]  
Sub-Registrar,  
Dadra Nagar Haveli,  
Silvassa.  
3 JAN 2001



Shri/Ms. maniben Ramu prajapati,  
 through its Director/Partner/PAD Holder  
 Shri SELF  
 Executing Party 48 years Occupation House hold,  
 Business/service residing at Ami  
Silvassa,

the executant (s) admit execution.

मिनिबेन राम प्रजापति

[Signature]

Sub-Registrar,  
 Dadra Nagar Haveli,  
 Silvassa,

3 JAN 2001

Shri/Ms. Satyam Educational Trust D & M. H.  
 through its Director/Partner/PAD Holder chairperson.  
M. Nuseem M. Balsara,  
 Executing Party 38 years Occupation  
 Business/service residing at Shreeji Apartment  
Trilwami Naka, Ranch Silvassa,  
 the executant (s) admit execution.



[Signature]  
 (MRS. N. M. BALSARA)

[Signature]  
 Sub-Registrar,  
 Dadra Nagar Haveli,  
 Silvassa,

3 JAN 2001

Shri. Mrs. Eugene Patrick,  
 age about 30 years, occupation  
Service residing at  
Silvassa, and known to the  
 Sub-Registrar State that the Personally  
 known the above executor (S) and  
 Indentify him/them.

[Signature]

Ms. EUGENE PATRICK

[Signature]  
 Sub-Registrar,  
 Dadra Nagar Haveli,  
 Silvassa,

3 JAN 2001

**FOOT NOTE**

*[Signature]*  
Sub-Registrar,  
Dadra and Nagar Haveli  
Silvassa

*[Signature]*  
**Read by**

*R.N. Dami*  
**Endorsed by**

*[Signature]*  
Sub-Registrar,  
Dadra and Nagar Haveli  
Silvassa

*R.N. Dami*  
**Compared by**

*[Signature]*  
**Examined by**

*[Signature]*  
Sub-Registrar,  
Dadra and Nagar Haveli  
Silvassa

Registered No. 343  
at page 117 to -  
Volume I of Book No. 74  
Date: 18/6/2003

*[Signature]*  
Sub-Registrar,  
Dadra and Nagar Haveli  
Silvassa

Total pages from 1 to 17  
The original document is returned to Shri/Ms M. A. Balsara  
At Silvassa  
who has produced original Registration receipt on 12 MAR 2007

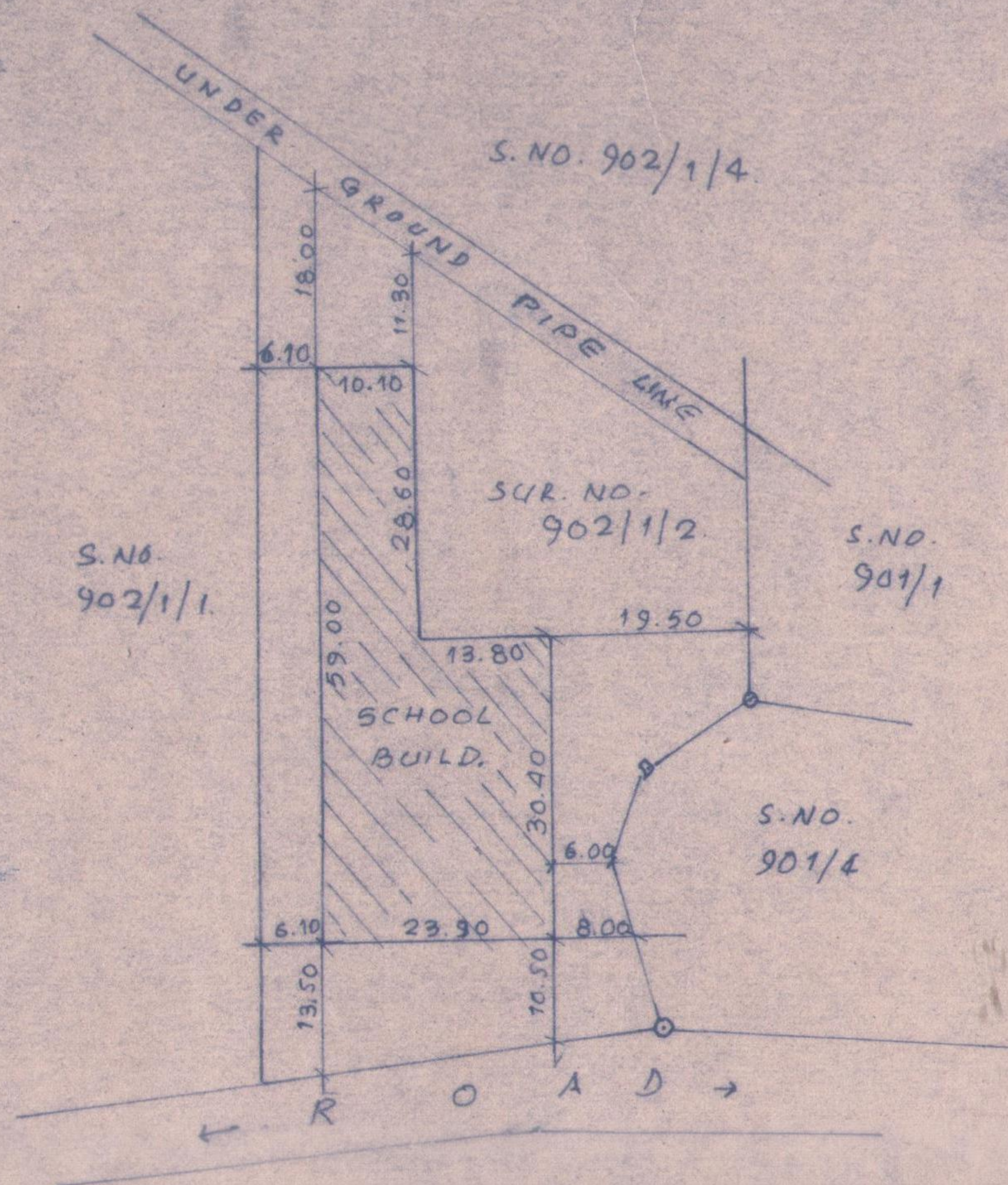
*[Signature]*  
Sub-Registrar, 12/3/07  
Dadra & Nagar Haveli  
SILVASSA





MAP OF SURVEY NO. 902/1/2

AT VILLAGE. AMLI (D.N.H.)



SCALE:- 1CM = 10MT.

PREPARED BY: *[Signature]*

SURVEYOR

*[Signature]*  
SURVEYOR

Issued from *[Signature]* Comp.  
Care

અભીન માલિકનું નામ ..... સત્યમ એજ્યુકેશન ટ્રસ્ટ  
નકલ માટે અરજીની તારીખ ..... ૧૦/૧૨/૨૦૦૮  
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*[Signature]*  
K. P. K.

અધિકારી  
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