

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202202115966

11 February 2022 10:40 AM

मूल्यांकन वर्ष: 2021
 जिल्हा: पालघर
 तालुका: वसई
 उपमुख्य विभाग: 2-वसई व इतर तालुका अनुक्रमेण जापसालीत जमिनी
 क्षेत्राचे नाव: Vasai-Vair Municipal Corporation

वार्षिक मूल्य दर सफल्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सोजमापनाचे एकक
5700	28200	51500	40100	11500	चौ मीटर

सिक्कतीचे क्षेत्र: 1241.57 चौ. मीटर Layout Plot

Applicable Rates: 16 रु

1. 1241.57 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 100 रु मूल्य दर 57900/-

1241.57 चौ. मीटर क्षेत्रासाठी मूल्य = 1241.57 * 57900

= 71886003/-

जमिनीचे एकत्रित अंतिम मूल्य = सिक्कतीचे क्षेत्र (1) मूल्य + सिक्कतीचे क्षेत्र (2) मूल्य

= 71886003 = 0

= Ru.71886003/-

= १ एकाहत्तर लाख अक्षुध्वांशे हजार सहा सौ नव्वट/-

10000 10000

सह दुय्यम निबंधक वर्ग-२
 वसई क्र. ५

वसई क्र.-५
 दस्त क्र. 27E3 / 2022
 7-42



534/2193

पावती

Original/Duplicate

Friday, February 11, 2022

नोंदणी क्र. 39M

4:24 PM

Regn.: 39M

पावती क्र.: 2341 दिनांक: 11/02/2022

गावाचे नाव: पेल्हार

दस्तावेजाचा अनुक्रमांक: वसई5-2193-2022

दस्तावेजाचा प्रकार: खरेदीखत

मादर करपाऱ्याचे नाव: सुशिला संजय वादव ज्या तर्फे दस्तावेज प्रवेशासाठी कु.सु. संजय केदारनाथ वादव:

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1040.00

पुढांची संख्या: 52

एकूण: रु. 31040.00

Joint Signatory-5

सह दुय्यम निवर्तक वर्ग-२
वसई क्र. ५

बाजार मूल्य: रु. 7189000/-

मोबदला रु. 14000000/-

भसनेले मुद्रांक शुल्क: रु. 840000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु. 1040/-

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

टीडी/घनादेश/पे ऑर्डर क्रमांक: MH012995749202122E दिनांक: 11/02/2022

बँकेचे नाव व पत्ता:

(Handwritten Signature)

CONVEYANCE DEED

THIS CONVEYANCE DEED ("AGREEMENT") executed on this
11th day of February, 2022.

BY AND BETWEEN

1) **MRS. NEETI SAMIT SHETH**, & 2) **MR. SAMIT SUMTILAL SHETH**, Both are Hindu, Adult, Indian Inhabitant of Mumbai, residing at 42, Hira Kunj, 3rd Floor, Hatkesh Society, N.S. Road No. 6, JVPD Scheme, Vile Parle (west), Mumbai-400 056, hereinafter referred to as "**The Vendors**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators and assigns) of the one part.

AND

M/s. ARUNODAY DEVELOPER, a partnership firm registered under the provisions of the Indian partnership act 1932, having its registered office at and having its office at Shop No. 3, Deep Sagar Apartment, Sainath Nagar, Tulinj Road, Nallasopara East, Tal. Vasai, Dist. Palghar 401209 hereinafter called "**Confirming Party**" (which expression shall unless it be repugnant to the meaning thereof mean and include their respective heirs and administrators and assigns) of the Second Part



AND

1) **MRS. SUSHILA SANJAY YADAV**, & 2) **MR. SANJAY KEDARNATH YADAV**, Both Are Hindu, Adult, Indian Inhabitant of Palghar, having their office at Shop No. 3, Deep Sagar Apartment, Sainath Nagar, Tulinj Road, Nallasopara East, Tal. Vasai, Dist. Palghar 401209 (hereinafter referred to as "**The Purchasers**") (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators and assigns) of the Other Part

Whereas:-

At all the material time M/s. Arunoday Developer was well seized and possessed and sufficiently entitled to the property being

N S. Sheth

Sushila's yadav

For ARUNODAY DEVELOPER

[Signature]

Partner

[Signature]

CHALLAN
MTR Form Number-6



GRN	MH012R95749202122E	BARCODE	[Barcode]		Date	11/02/2022-15:13:32	Form ID	201		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	VSS VASAI NO 5 JOINT SUB REGISTRAR			PAN No (If Applicable)	AZDPY8500M					
Location	PALGHAR			Full Name	SUSHILA BANJAY YADAV					
Year	2021-2022 One Time			Flat/Block No.	OLD SURVEY NO. 72 and others. NEW SURVEY					
				Premises/Building	NO. 374					
Account Head Details		Amount in Rs.								
030046401 : Stamp Duty		840000.00		Road/Street	PALGHAR					
030063301 : Registration Fee		30000.00		Area/Locality	TAL VASAI DIST PALGHAR					
				Town/City/District						
				PIN	4	0	1	2	9	8
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>वसाई क्र. ५</p> <p>दस्त क्र. 29 एड / २०२२</p> <p>3-५2</p> </div>				Remarks (If Any)						
				SecondPartyName=NEETI SAMIT SHETH-CA=14900000						
				Amount in	Eight Lakh Seventy Thousand Rupees Only					
Total		8,70,000.00		Words						
Payment Details				FOR USE IN RECEIVING BANK						
PUNJAB NATIONAL BANK										
Cheque/DD Details				Bank CIN	Ref. No.	03000172022021100786	360454385			
Cheque/DD No.				Bank Date	RBI Date	11/02/2022-15:16:27	Not Verified with RBI			
Name of Bank				Bank-Branch						
				PALGHAR NATIONAL BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID: [Blank] Mobile No.: 0000000000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालन केवल मुख्य निकास कार्यालय लोदी करारवाच्या दस्तासाठी लागू आहे. लोदी न करारवाच्या दस्तासाठी सदर चालन लागू



Print Date 11-02-2022 03:15:51

1112
 2017/09071105
 ₹ 655746/-
 For VASAI-VIMR MUNICIPAL CORPORATION
 PANCHER



Annex-2 (सूची - 2)

Mutation ID : 201709071105 07 September 2017 01:10:22 PM

वसन्तार्षाब्द 2017
 जन्म पालघर
 जिला लखनऊ, बंगाल
 मूल्य विभाग: 2-पिकनित्त-विकास, वसन्तार्षा अन्वयणा अन्वित
 पंच संघ Vasai-Vimr Municipal Corporation
 नंबर मट 374

वसई 1080.57 / 2017
 9/17

मूल्य दर तालिकासुधार अमितीचा दर

जमी अर्जा	निवाती अढनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक:
5790	28200	33500	40100	33500	चौ. मीटर

कडीचे क्षेत्र 1080.57 चौ. मीटर

Layout File

1080.57 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरदर 100% मूल्य दर = 5790/-

1080.57 चौ. मीटर क्षेत्रासाठी मुल्यांकन = 1080.57 * 5790
 = 6256500.3/-

नीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य
 = 6256500.3 + 0
 = Rs. 6256500.3/-

Home Print



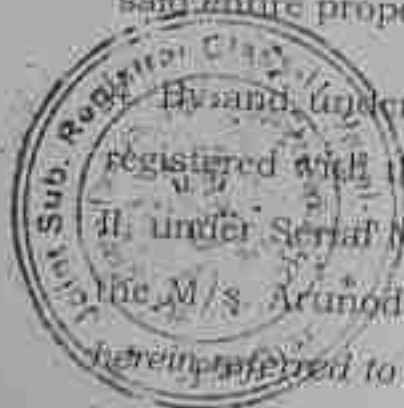
सह दुय्यम निबंधक
 वसई क्र. 2 (विभाग)

वसई क्र. 4
दस्ता क्र. 2903 / 2022
प्लॉट - 30

all that piece and parcel of land admeasuring 7598.00 sq.mtrs., Survey No.72 + 75/1 + 75/2 + 77/1part + 77/2 + 65 + 69/1 + 70 + 71part + 78 + 213/2part, lying being and situated at Village - Pelhar, Taluka-Vasai, District - Palghar, within the area of Sub-Registrar Vasai No.1 to 6. (hereinafter referred to as **"the said larger property"**) more particularly described in the first Schedule hereunder written:

2. M/s. Arunoday Developer has applied for and then concern authority CIDCO had granted sanction Dated 13/11/2009, Under Ref.No -CIDCO/VVSR/BP/NANOC/303/E/5221, and approved the scheme for development of said entire plot and divided the same into various plots. Accordingly M/s. Arunoday Developer obtained NA order from collector of Thane wide order no.- REV/DESK-1/TABLE-9/NAP/SR/171/2009, DL-20/10/2010 FOR THE USE OF Non Agriculture Purpose.

3. The Planning Authority the said Vicinity has been changed from CIDCO to VVCMC and all further sanctions & approvals for the said entire property shall be obtained from VVCMC.



And under an Indenture of Conveyance dated 07/09/2017, registered with the office of Sub-Registrar of Assurances at Vasai - II, under Serial No.07927 of 2017, made and entered into between the M/s. Arunoday Developer, therein referred to as the Vendor & herein referred to as the Confirming Party of the Second Part and 1) Mrs. Neeti Samit Sheth, & 2) Mr.Samit Sumtilal Sheth, therein

referred to as the Purchasers, of the Other Part & herein referred to as the Vendors of the First Part. The said M/s. Arunoday Developer has sold, transferred, conveyed and assured it's right, title and interest in the all that piece and parcel of **Plot No. 30, admeasuring 1080.57 sq.mtrs + Road Area-161.00 sq.mtrs = Total admeasuring 1241.57 sq.mtrs or thereabout** Out Of Whole

Land Property admeasuring 7598.00 sq.mtrs., Survey No.72 + 75/1 + 75/2 + 77/1part + 77/2 + 65 + 69/1 + 70 + 71part + 78 + 213/2part, lying being and situated at Village - Pelhar, Taluka-Vasai, District - Palghar, within the area of Sub-Registrar Vasai No.1 to 6. (hereinafter referred to as **"the said land"**) more

SS Sheth

N.S. Sheth

SUSILAKA JELDAV

ARUNODAY DEVELOPER
Arunday

SS Sheth
Arunday

SS Sheth
N.S.
SUSILAKA

807927

Thursday, September 07, 2017
1:40 PM

पावली

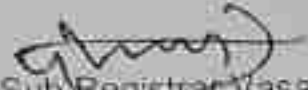
Original/Duplicate
नोंदणी क्र. 39म
Regn. 39M

पावली क्र. 9900 दिनांक: 07/09/2017

सावाचे माव: पेन्हाड
दस्तावेजाचा अनुक्रमांक: वसई2-7927-2017
दस्तावेजाचा प्रकार: घरेदीघत
सावर करालावाचे जाव: सीटी समिती रोड - -

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 900.00
डाटा एन्ट्री	₹. 20.00
पृष्ठांकी संख्या: 45	

एकूण: ₹. 30920.00


Sub Registrar Vasai 2

बाजार मूल्य: ₹. 6257000 /-
मोबदला ₹. 11395000/-
भरलेले मुद्रांक शुल्क ₹. 683700/-

जुय्यक निदेशक
वसई क्र. - २ (विशार)

- 1) देयकाचा प्रकार: eChallan रक्कम: ₹. 30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005012530201718E दिनांक: 07/09/2017
बँकेचे माव व पत्ता.
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹. 920/-

N. S. Sheth

वसई - ३
दिनांक ३०/०५/२०१९
३/१३

वसई - ३
दिनांक ३०/०५/२०१९
३/१३



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENT SHALL COME, We M/S. ARUNODAY DEVELOPER, Through its Partners 1) MR. ARUN HARISHCHANDRA JADHAV, aged 41 yrs., an adult, Indian inhabitant, residing at Ashirwad Bunglow, Datt Nagar, Near Datt Mandir, Virar Road, Nallasopara (E), Tal Vasai, Dist Palghar - 401 209 and 2) MR. SANJAY KEDARNATH YADAV, aged 43 yrs., an also adult, Indian inhabitant, having address at Shop No. 3, Deep Sagar Apartment, Sainath Nagar, Nallasopara (E), Tal Vasai, Dist Palghar - 401 209, do hereby SEND GREETINGS:-



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WHEREAS:
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CONVEYANCE DEED

THIS INDENTURE OF CONVEYANCE is made at Nallasopara on this 27th day of September, 2017 BETWEEN: M/S. ARUNODAY DEVELOPER, (Regd) a Partnership Firm, having registered address at Shop No. 3, Deep Sagar Apartment, Sainath Nagar, Tulinj Road, Nalasopara (E), Taluka Vasai, Dist Palghar - 401209, hereinafter referred to as "THE VENDORS" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being and from time to time constituting the said firm the survivors of them and their heirs, executors administrators of the last survivor) OF THE FIRST PART;

: AND :

1) MRS. NEETI SAMIT SHETH, aged 43 yrs., 2) MR. SAMIT SUMATILAL SHETH, aged 43 yrs., both adults, Indian inhabitants, residing at 42, Hira-Kunj, 3rd Floor, Hatkesh Society, N.S. Road No. 6, J.V.P.D. Scheme, Vile parle (W), Mumbai - 400 056, 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 successors and assigns) OF THE SECOND PART;



[Handwritten signature]

N.S. Sheth
[Handwritten signature]

8

वसई क्र-4
दस्त क्र. 2923 / 2022
93-42

The Second Schedule above referred to

(The said Land)

All that piece and parcel of **Plot No.30**, admeasuring **1080.57 sq.mtrs + Road Area-161.00 sq.mtrs = Total admeasuring 1241.57 sq.mtrs or thereabout** Out Of Whole Land Property admeasuring 7598.00 sq.mtrs., Survey No.72 + 75/1 + 75/2 + 77/1part + 77/2 + 65 + 69/1 + 70 + 71part + 78 + 213/2part, lying being and situated at Village - Pelhar, Taluka-Vasai, District - Palghar within the area of Sub-Registrar Vasai No.1 to 6.



Third Schedule above referred to

(The said Property)

ALL THAT piece or parcel of Construction Rights Along with land of Automobile Shops and Godown (Unit No.30) Stilt + Gr + 2pt, admeasuring 269.75 sq.mtrs., (As per Ref.No.-VVCMC/TP/CC/VP-0898/86/ 2018-2019,) On Plot No.30, admeasuring 1080.57 sq.mtrs + Road Area-161.00 sq.mtrs = Total admeasuring 1241.57 sq.mtrs or thereabout Out Of Whole Land Property admeasuring 7598.00 sq.mtrs., Survey No.72 + 75/1 + 75/2 + 77/1part + 77/2 + 65 + 69/1 + 70 + 71part + 78 + 213/2part, lying being and situated at Village - Pelhar, Taluka-Vasai, District - Palghar. within the limit of Registration Sub-Dist of Vasai, and Registration Dist. of Palghar.

JSSheth

NS N.S.Sheth

SUSKIND S. YEDLIKAR

For DEVELOPER

Jandayari
Partner

JSSheth

Jandayari

Payment Successful. Your Payment Confirmation Number is 13131009

Page - 2
 04/09/2017
 11:36:27



CHALLAN
 NTR Form Number - 6

Form Number: MH0501253(20)71		Barcode	Form ID - 25.1	Date: 04/09/2017 11:36:27
Amount: Inspector General Of Registration		Payee Details:		
Type: Stamp Duty & Registration Fee Together/Registration Fee		Dept. ID (ICAR):		
Name: VSI VASAI NO 2 JOINT SUB REGISTRAR		Location: AMLPS7411G		
Period: From: 01/10/2014 To: 31/03/2019		PAN No. (If Applicable):		
		Full Name: NEETI SAMIT SHETH		
		Seven Lakh Thirteen thousand seven hundred Rupees		
Amount in Rs.		Flat/Block No., Premises Bldg:		
06401 Stamp Duty 683700.00		Road/Street Area: VILLAGE PELHAR TALUKA VASAI		
063301 Registration Fee 30000.00		Locality: PLOT NO 30 SURVEY NO 71 75 77 374 PALGHAR		
0.00		Town/City/District:		
0.00		PIN: 4 0 1 2 0 9		
0.00		Remarks (If Any):		
0.00		PAN2=AAUF 1651M-SecondPartyName=ARUNODAY DEVELOPER-CA=11395000-Marketval=6693000		
0.00		Amount in words: Rupees Seven lakh thirteen thousand seven hundred Rupees		
0.00		FOR USE IN RECEIVING BANK		
0.00		Bank CIN No: 69103332017090410900		
712700.00		Date: 04/09/2017 11:36:27		
Payment Details: IDBI NetBanking		Bank-Branch:		
Account ID: 134703139		Scroll No.:		
Type- DD Details:				
Type- DD No.:				
Name of Bank: IDBI BANK				
Name of Branch:				



वसई नं-५
 वसई नं. २२६३ / ३०१३
 ९२ / ५४

the purchasers and Purchasers confirms having taken peaceful and vacant possession of the said Property by signing this deed of Conveyance.

Purchasers have paid stamp duty of Rs. ₹ 40,000/- on this instrument of Deed Of Conveyance on Value of Rs. 1,40,00,000

N. S. Sheth
J S Sheth
[Signature]

Name of party	PAN no.
MRS. NEETI SAMIT SHETH (VENDOR)	AMLPS7431G
MR. SAMIT SUMTILAL SHETH (VENDOR)	ABEPS6328L
ARUNODAY DEVELOPER (CONFIRMING PARTY)	AAUFA1651M
MRS. SUSHILA SANJAY YADAV (PURCHASER)	AAQPY8566M
MR. SANJAY KEDARNATH YADAV (PURCHASER)	AAHPY7079E

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Conveyance Deed at VASAI (city/town name) in the presence of attesting witness, signing as such on the day first above written.

The First Schedule above referred to

(The said larger property)



All that piece and parcel of land admeasuring 7398.00 sq.mtrs., Survey No.72 + 75/1 + 75/2 + 77/1part + 77/2 + 65 + 69/1 + 70 + 71part + 78 + 213/2part, lying being and situated at Village - Pelhar, Taluka-Vasai, District - Palghar, within the area of Sub-Registrar Vasai No.1 to 6.

J S Sheth

N.S. Sheth

Sushila S. yadav

For ARUNODAY DEVELOPER

[Signature]
 Partner

J S Sheth

[Signature]

WHEREAS:-

खण्ड - 3
रज. क्र. 3736/1990
2/73

खण्ड - 3
रज. क्र. 3736/1990
2/73

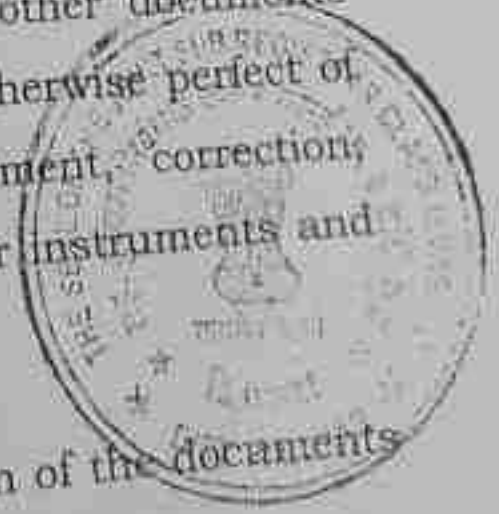
NAME: S
 TONT: S
 DDRESS: 146 N
 DIST: S

- 1) We are the owners of Non-agricultural land bearing Survey No. 213, Hissa No. 2 Part, Survey No. 71, Hissa No. 1 Part, lying, being and situated at **Village - Pelhar**, Tal - Vasai, Dist Palghar, more fully and particularly described in the said Properties for the sake of brevity.
- 2) In respect of the said Properties we have agreed to give all our rights to one **MR. DINESH V. CHAUBEY**.
- 3) We are desirous to appoint **MR. DINESH V. CHAUBEY**, to be our constituted attorney to do, perform, execute or cause to be done, performed and executed all or any of the acts, deeds, things and matters set out herein.



NOW, THEREFORE, THESE PRESENTS WITNESSES AND M/S. **ARUNODAY DEVELOPER**, Through Dist Palghar **HARISHCHANDRA JADHAV** and **MR. SANJAY KEDARNATH YADAV**, do hereby appoint **MR. DINESH V. CHAUBEY**, aged 35 yrs., an adult, Indian inhabitant, having address at C/101, First Floor, Aakanksha Commercial Complex, Achole Road, Nallasopara (E), Tal Vasai, Dist Palghar - 401 209, to be our agent and true and lawful attorney for us in our name and on our behalf to do be done and executed following acts, deeds, matters and things that is to say:

- 1) TO PRESENT Agreement for Sale, correction, cancellation, lease, leave and License, assignment, supplementary agreement, Development Agreement, Conveyance Deed, Confirmation Deed, Hami Letter, Declaration, Sammati Patra, Right of Way or any other documents executed by us for registration admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, cancellation, lease assignments of surrender or other instruments and assurance which may be executed and signed by us.
- 2) THIS Power of Attorney is given for registration of the documents executed by us and sign or executes any documents.



(Handwritten signatures and scribbles)

वसई-२
दस्तावेज क्र. १३९७६९ / २०१९
१३/०९/१९

WHEREAS:

- a) The Vendors herein are the absolute owner of & otherwise well and sufficiently entitled to all that a piece and parcel of land and ground bearing Survey No. 72+75/1+75/2+77/1(pt)+77/2+65+69/1+70+71 pt+78+213/2pt. admeasuring 7598 sq. mtr. or thereabouts of Village - Pelhar, Taluka Vasai, Dist Palghar, more particularly described in the First Schedule hereunder written and shown surrounded by Green Colour Boundary lines on the Plan annexed hereto and marked Annexure "A" (hereinafter referred to as the said Entire property);
- b) The predecessors in title of the Vendors herein had applied for and the then concerned authority CIDCO had vide a sanction dated 13/11/2009 under No. CIDCO/VVSR/BP/NANOC-303/E/5221 approved the scheme of the development of the said entire property and divided the said entire property into various plots and accordingly the predecessors in title to the Vendors had applied for the conversion of the user of the said entire property with the Collector Thane;
- c) The Collector Thane had vide its Order dated 20th May 2010 converted the user of the said entire property for the use of Non Agricultural purpose. Copy of the said N.A. Order is annexed hereto and marked Annexure "B";



d) The planning authority in the said vicinity has been changed from CIDCO to Vasai - Virar City Municipal Corporation (VVCMC) and all the further sanctions and approvals for the proposed development in respect of the said entire property shall be obtained from VVCMC;

In view of the above, the said entire property can be developed under the provisions of the applicable D C Regulations of VVCMC;

- f) The Purchasers being desirous of purchasing and acquiring the portion admeasuring about Plot area 1080.57 sq. mtr. + Road area 161.00 sq. mtr. Total area admeasuring 1241.57 sq. mtr. out of the said entire property more particularly described in the Second Schedule hereunder

[Handwritten signatures and scribbles]

N.S. Sheth
[Signature]

72+75/1+75/2+77/1(pt)+77/2+65+69/1+70+71pt+78+213/2pt
70/79

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that Piece and parcel of land and ground bearing Survey No. 72+75/1+75/2+77/1(pt)+77/2+65+69/1+70+71pt+78+213/2pt. (New Computer Survey No. 374), admeasuring 7598 sq. mtr. out of area admeasuring 62878 sq. mtr. or thereabouts of Village - Pelhar, Taluka Vasai, District Palghar and as shown in GREEN Colour boundary lines on the plan annexed hereto and marked Annexure "A" and bounded as follows:

- On or towards North by : Vishwakarma Baug
- On or towards South by : Petrol Pump
- On or towards West by : Classic Co.
- On or towards East by : National Highway No. 8

THE SECOND SHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that Piece and parcel of land and ground admeasuring about Plot area 1080.57 sq. mtr. + Road area 161.00 sq. mtr. Total area admeasuring 1241.57 sq. mtr. being the portion out of the property described in the first schedule hereinabove written and bearing Plot No. 30 and bearing Survey No. 72+75/1+75/2+77/1(pt)+77/2+65+69/1+70+71pt+78+213/2pt. (New Computer Survey No. 374), of Village - Pelhar, Taluka Vasai, Dist Palghar, as per the sanctioned layout and as shown in RED Colour boundary lines on the plan annexed hereto and marked Annexure "B" and bounded as follows:

- On or towards North by : Plot No. 29
- On or towards South by : Plot No. 31
- On or towards West by : Open Plot
- On or towards East by : Internal Road



(Handwritten signature)
(Handwritten signature)

N.S. Shete
 P.S. Sheth