



Thursday, 02 August, 2007

12:17:52 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3492

गावाचे नाव कोशिबी

दिनांक 02/08/2007

दस्ताऐवजाचा अनुक्रमांक

बवड2 - 03491 - 2007

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: वल्लभ पी. मुधरा

नोंदणी फी

:- 5010.00

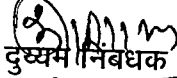
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 280.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (14)

एकूण रु. 5290.00

आपणास हा दस्त अंदाजे 12:32PM ह्या वेळेस मिळेल

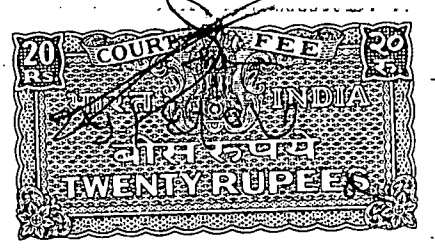

दुय्यम निबंधक

बाजार मुल्य: 350025 रु. मोबदला: 501000 रु.

भरलेले मुद्रांक शुल्क: 30060 रु.



गावाचे नाव : कोशिबी



- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
बाजारभाव (भाडेपट्ट्याच्या
तीत पट्टाकार आकारणी देतो
पट्टेदार ते नमूद करावे) मोबदला रू. 501,000.00
बा.भा. रू. 350,025.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 57/8 व इतर वर्णन: मौजे कोशिबी, ता. भिवंडी येथील स.नं. 57/8 क्षेत्र 0-79-50 हे.आर.प्र. व स.नं. 57/19 क्षेत्र 1-00-0 हे.आर.प्र., असे एकूण क्षेत्र 1-79-50 हे.आर.प्र. शेतजमीन.
- (3) क्षेत्रफळ (1) 1-79-50 हे.आर.प्र. शेतजमीन.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) केवलचंद गणेशमल जैन -; घर/फ्लॅट नं: 25, चंद्रभाषा निवास, नवरोजी सेठ लेन, मुंबई-02; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPJ7766P.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) वल्लभ पी. मुंधरा -; घर/फ्लॅट नं: 98, कफ परेड, कुलाबा, मुंबई-05; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AEMPM4922K.
- (7) दिनांक करून दिल्याचा 28/07/2007
- (8) नोंदणीचा 02/08/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 3491 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू. 30060.00
- (11) बाजारभावाप्रमाणे नोंदणी रू. 5010.00
- (12) शोरा



वर दुय्यम निबंधक, भिवंडी, - २
२/८/०७

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Frānking Deposit Slip

Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/07/05/1728 - 31/05

(Customer Copy)

Date : 28/07/07

Deposit Br. : Bhiwandi, Thane.

Pay to : Bombay Mercantile Co-operative Bank Ltd.
 A/c. Stamp Duty

ब ल ड-२
दस्त क्र. 3899/2000
9198

Franking Value Rs.	30060/-
Service Charges Rs.	10/-
Total Rs.	30070/-

Name of Stamp Duty paying party :
Vallabh P. Mundhra

BOMBAY MERCANTILE CO-OP. BANK LTD.
RECEIVED
 Drawn on Bank & Branch
 12 8 2007
CASH
BHIWANDI BRANCH

Tran ID

Franking Sr. No. **32025**
 Officer

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.
 AUTHORIZED SIGNATOR:
 BHIWANDI BRANCH

“SHREE” (General Stamp Rs. 30,060/-)

SALE-DEED

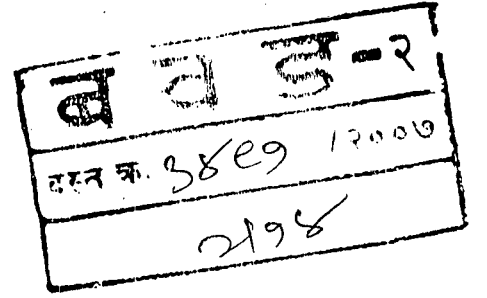
CONSIDERATION VALUE Rs. 5,01,000/-

VALUATION FOR STAMP DUTY Rs. 5,01,000/-

THIS ARTICLE OF SALE DEED made and entered into at
 Bhiwandi on this 28th day of July, 2007;



INDIA
STAMP DUTY MAHARASHTRA
 32025
 110688
 00300601-PB5452
 13:09
 JUL 28 2007
 SPECIAL ADHESIVE
 BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. Bhiwandi Branch, 38, Abtergate, Bhiwandi-421 302.
 D-5/STP(V)/C.R.1056/07/05 1728-31/05



BETWEEN

"THE PURCHASER": SHRI VALLABH P. MUNDHRA, Age 48 Years, Occupation: Business, (PAN : AEMPM492K); residing at 98, Cuffe Parade, Flat No. 91-92, Sunita, Colaba, Mumbai - 400 005; (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his respective heirs, administrators, legal representatives, assigns, etc.)

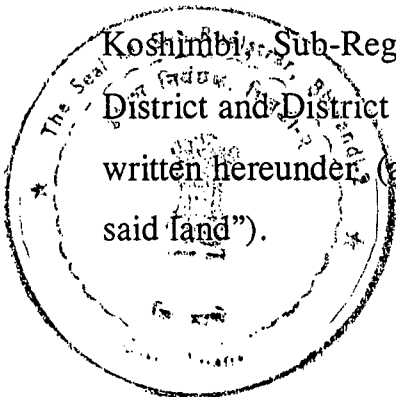
PARTY OF ONE PART,

AND

"THE VENDOR" : SHRI KEVALCHAND GANESHMAL JAIN, Age 50 Years, Occupation: Business, (PAN : AABPJ7766P); residing at 25, Chandra Bhapa Niwas, 4th Floor, Nowroji Seth Lane, Mumbai- 400002; (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their respective heirs, administrators, legal representatives, assigns, etc.) **PARTY OF OTHER PART.**

WHEREAS :

1) The Vendor is the absolute and lawful owner, seized and possessed or well sufficiently entitled to ALL THAT PIECE AND PARCEL OF LAND being Agricultural Lands bearing Survey No. 57, Hissa No. 8, admeasuring about 0H-79R-50Pratis, assessment Rs. 1.12 and Survey No. 57, Hissa No. 19, admeasuring about 1H-00R-0Pratis, assessment Rs. 1.70; totally admeasuring about 1H-79R-50Pratis; situate, lying and being at Village Koshimbi, within the limits of Koshimbi Grampanchayat, Talathi-Saja Koshimbi, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; And more particularly described in the Schedule written hereunder, (and for the sake of brevity hereinafter referred to as "the said land").



व त स - ?
रज. क्र. 3829
2138

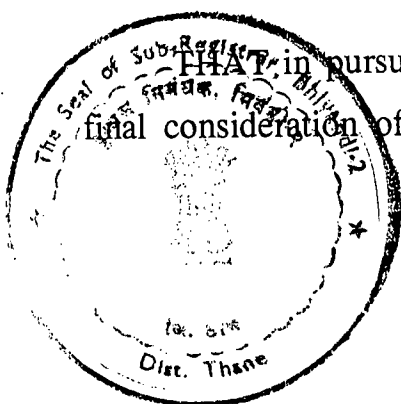
2) By virtue of a Registered Sale Deed bearing Registration Serial No. 2130/2006, dated 18/05/2006, the Vendor herein has purchased from SHRI BHASKAR DEU KATHOLE; the Vendor therein has acquired ownership rights over the abovesaid land and since then the Vendor is in use occupation, enjoyment and possession of the said premise being absolute owners thereof and the same is recorded in the name of the Vendor in all Government Record of Rights.

3) The Purchaser is interested to purchase the said land, situate, lying and being at Village Koshimbi, Taluka Bhiwandi, within the limits of Koshimbi Grampanchayat, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane and more particularly described in the Schedule written hereunder.

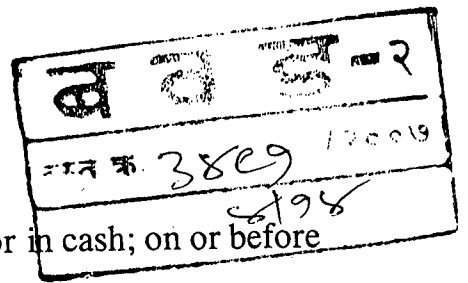
4) The Vendor has agreed to sell to the Purchaser the said land and the Purchaser has agreed to purchase from the Vendor, the said land at Village Koshimbi, Taluka Bhiwandi, Dist. Thane; being the aforesaid land with all rights, attached and/or relating thereto for a total consideration of Rs. 5,01,000/- (Rupees Five Lakhs One Thousand Only) being the market value, free from all encumbrances, liabilities and charges.

5) The Purchaser has requested the Vendor to execute this Sale Deed in respect of the said land in favour of the Purchaser and the Vendor has agreed to execute this Sale Deed in respect of the said land in favour of the Purchaser in the matter hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-



THAT in pursuance of the Indenture of Sale Deed and on full and final consideration of Rs. 5,01,000/- (Rupees Five Lakhs One Thousand

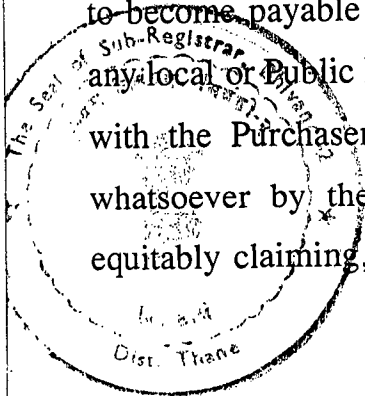


Only) having paid by the Purchaser, by cheque/s and/or in cash; on or before the execution of this Sale Deed as under:-

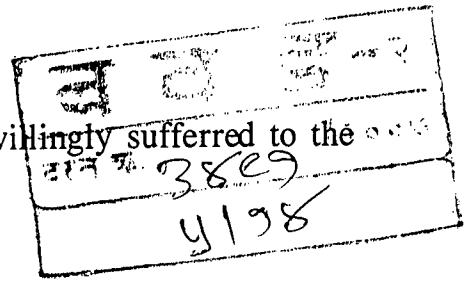
<u>Name of the Bank</u>	<u>Chq. No.</u>	<u>Date</u>	<u>Amount</u>
1) HDFC BANK MUMBAI- 1	673646	8/06/2007	5,00,001/-
2) cash	—	2/08/2007	999/- <i>Kewal</i>
Total			<u>5,01,000/-</u>

(the receipt of the same, the Vendor hereby admits, acknowledge and release the Purchaser forever).

The Vendor doth hereby grant, sell, convey, assure and transfer and assign unto the Purchaser ALL AND SINGULAR piece and parcel of the said land with rights open to the sky TOGETHER WITH irrevocable right to the use passage and access to the said land and all the estate, right, title, claim and demand whatsoever at Law and in equity of the Vendor is into and upon the said land TO HAVE AND TO HOLD ALL AND SINGULAR the said land hereby granted, released, conveyed and assured or intended or conveyed or transferred unto and to the use and benefits of the Purchaser absolutely and forever subject to the payment of all cesses, charges, taxes, assessments, dues and duties now charged, levied upon the same or hereafter to become payable in respect thereof to Government Grampanchayat or to any local or Public Body or Authority in respect and administrators covenant with the Purchaser that notwithstanding any fact, deed, matter or thing whatsoever by the Vendor is or by any person or persons lawfully or equitably claiming, by, from, under, through or in trust for them or any of



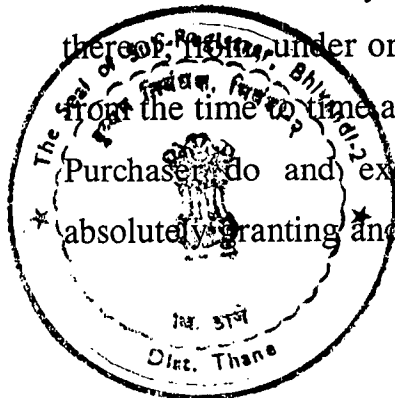
them, executed, committed or knowledgeably or willingly suffered to the contrary.



THAT the Vendor now have in themselves good rights, full powers and absolute authority to grant, convey or assure or transfer and assign the said land hereby granted, released, conveyed or assured or intended to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid.

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereinafter peacefully and quietly to hold, enter upon and have occupy, enjoy the said land hereby granted, with their appurtenances and received the rents, issues and profits thereof to and for his own use and benefits without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor is or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them and that free and clear and freely, clearly and absolutely acquitted, exenterated, released and forever discharged or otherwise by the Vendor is will sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other state, titles, charges and encumbrances whatsoever other already or to be hereafter and made, executed or/and assigned or suffered by the Vendor are, or any other person or persons lawfully or equitably claiming to, by, from, under or in trust for them.

AND FURTHER that the Vendor, all persons having or lawfully or equitably claiming any estate, rights, titles or interest at law or in equity in the said land hereby granted, released, assured, conveyed or any part, thereof, under or in trust for the Vendor or their heirs, shall and will from the time to time and at all times hereafter at the request and cost of the Purchaser do and execute all such further and more particularly and absolutely granting and assuring the said land and every part thereof hereby



3829	10009
EJ8	

granted, conveyed and assured UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be required by the Purchaser, his respective heirs, executors, administrators, and assigns, or his Counsel in Law.

AND THAT the Purchaser shall also be entitled to the monetary benefits and/or other nature in respect of the said land and to appropriate the same to themselves without rendering any account in this regard.

AND THAT the Vendor is further covenant with the Purchaser that they have not received any notice of requisition or acquisition from any Local Public Authority or Koshimbi Grampanchayat or Collector of Thane or other Governmental or Semi-Governmental or any other authorities in respect of the land beneath the said land described in the Schedule written hereunder till the date of this Sale Deed.

The Vendor is further covenant with the Purchaser that the Vendor is shall get the said land transferred in the name of the Purchaser in all Government records, etc. and co-operate with the Purchaser in that respect of mutation of name in the Records of Rights in favour of the Purchaser.

The Vendor has paid all rates, taxes and cesses and charges payable to the concerned Authorities and Revenue Authorities upto the date of this Sale Deed and in case, same are found due and payable, the Vendor is shall be liable to pay to the concerned Authorities upto the date of this Sale Deed.

The expenses for the execution and registration of this Sale Deed such as Stamp duty, Registration Fees, Advocate's Fees, etc. have been borne by the Purchaser.



ब
वस्तु क्र. 3809
U198

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF LAND being Agricultural Lands bearing Survey No. 57, Hissa No. 8, admeasuring about 0H-79R-50Pratis, assessment Rs. 1.12 and Survey No. 57, Hissa No. 19, admeasuring about 1H-00R-0Pratis, assessment Rs. 1.70; totally admeasuring about 1H-79R-50Pratis; situate, lying and being at Village Koshimbi, within the limits of Koshimbi Grampanchayat, Talathi-Saja Koshimbi, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane;

The said land hereby sold and conveyed is bounded as under :-

Towards its East is : Road,

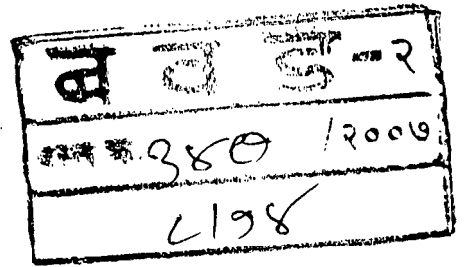
Towards its West is : Land bearing Survey Nos. 57/10, 57/18.

Towards its North is : Land bearing Survey No. 57/8,

Towards its South is : Land bearing Survey No. 57/18.

IN WITNESSES WHEREOF, the Parties have hereto unto set and subscribed their respective hands and seals on the day and the year first hereinabove written.





SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED "PURCHASER")
SHRI VALLABH P. MUNDHRA)

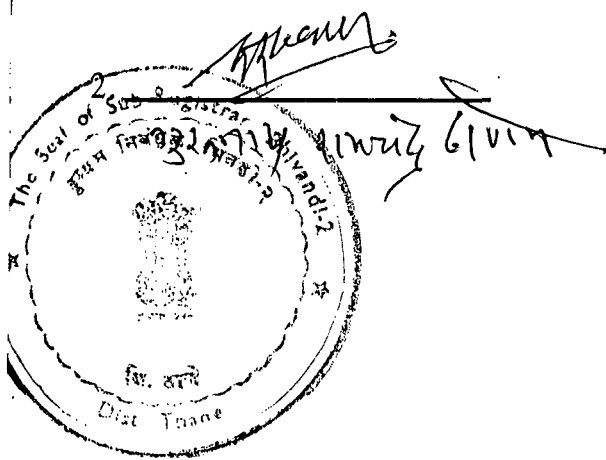
Shri Vallabh P. Mundhra

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN-NAMED "VENDOR")
SHRI KEVALCHAND GANESHMAL JAIN)

Kevalchand Ganeshmal Jain

WITNESSES:

1. Mahendra G. Pallan.



गांव नमुना क्र. ७, ७ (अ) १२

तालुका: किनेड

कोशीवी

मांक	भूमा.क्र.चा उपविभाग	भू-धारणा प्रकार	भोगवटदस्तावेचांचे वांछ			खाते नं. <u>111</u>
१२	११	१	(१०) (१३४) (१६०) (२२५)	(२३४) (३२५) (३३६) (५७४)	कुळाचे नाव - रु. पैसे	
निक नांव -			केवळचंद गणेशभाऊ जैन			खंड <u>१/१४</u>
एकर गुंटे चौ. वार	हेक्टर आर चौ. मिटर	प्रती				इतर अधिकार -
	१-००-०					
	१-००-०					
पडीयोग्य नसलेली र्ग (अ)						
र्ग (ब)						
एकूण -						
विशेष आकारणी						सीमा आणि भूमापन चिन्हे
एकूण -	१	१२				

गांव नमुना क्र. १२ (पिकांची नोंदवही)

सं.	पिकाखालील क्षेत्र									पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशिल	जमीन करसणान्याचे नांव	शेरा	
	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळ पिकाचे क्षेत्र						
	मिश्रपिकांचा संकेतांक	जल सिंचन	अजल सिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचन	अजल सिंचन				
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
	हे.अ.	हे.आ.	हे.आ.	हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			

१३/७/२००६



तलाठी राजा कोशीवी

गांव नमुना क्र. ७, ७ (अ) १२

तालुका: कोशीवाडी

कोशीवाडी

मौफ	भूमा.क्र.चा उपविभाग	भू-धारणा प्रकार
१	८	१
निक नांव -		
एकर गुंठे चौ. वार	हेक्टर आर चौ. मिटर	प्रती
		१-२६-०
		१-२६-०
गावडी योग्य नसलेली वर्ग (अ) वर्ग (ब)		
एकूण -		
१००		
वा विशेष आकारणी		
एकूण -		
१००		

भोगवटदाराचे नांव
 (239) (232) (200) (33E)

भास्कर देव काठोडे
 क्षेत्र ०-४६-५
 (८५६) (५७६)

केवळचंद जणेशमळ जेठ
 क्षेत्र ०-७९-५ झा १-१२
 (८५६)

सातो का नांव
 ३४९९
 कुळाचे नांव - रु. वंस
 खंड १०/१४

इतर अधिकार
 (१५३) (१६६)
मुकेश मनमड पांडे
चंद्र साठी हक्क
 ०-३०-७५
वापकदारी - भास्कर
देवेंद्रका काठोडे
हक्क (केवळचंदी नं०)
 सोमा आणि भूमापन दिन्हे

गांव नमुना क्र. १२ (पिकांची नोंदवही)

क्रमा	पिकाखालील क्षेत्र									पडीता व पिकास निरुपयोगी अशा जमिनी-चा तपशिल	जमीन करसणाऱ्याचे नांव	शेरा		
	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भेळ पिकाचे क्षेत्र							
	मिश्रपिकांचा संकेतांक	जल सिंचन	अजल सिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचन	अजल सिंचन					
२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			
								१-२६-०						



१३/००/१९६६

तलाठी सजा कोशीवाडी



Specimen Signature/Thumb Impression of the Holder of the licence.
To be written across the photograph

DRIVING LICENCE FORM
[Sub-Form 16/11]

Driving Licence No. 910A/3536/93
Date of issue 22/11/93
Name of the License Holder Santosh

ॐ
३४९
१२९४

Son/wife/daughter of Ramchandra Petole

The licence to drive motor vehicles other than transport vehicles is hereby renewed
From to
Signature and designation of the Licensing Authority. [Signature]
The licence to drive transport vehicles is hereby renewed.
From 05/11/96 to 04/11/2009
Signature and designation of the Licensing Authority. [Signature]

आयकर विभाग
INCOME TAX DEPARTMENT
MAHENDRA G PALLAN
GORDHANGAS SHAM PALLAN
भारत सरकार
GOVT OF INDIA



8/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बंवड2

दस्त क्र 3491/2007





9:05 pm

भिवंडी 2

73/178

क्रमांक : 3491/2007

पत्रा प्रकार : अभिहस्तांतरणपत्र

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
<p>प्रायः वरिष्ठ मुधरा - -</p> <p>पत्ता: घ. प्लॉट नं: 98, कफ परेड, कुलाबा, मुंबई-05</p> <p>जिल्हा/रस्ता: -</p> <p>भारतीचे नाव: -</p> <p>भारत नं: -</p> <p>शहर/गाव: -</p> <p>जिल्हा: -</p> <p>पिन: -</p> <p>पिन नमबर: AEMPM4922K</p>	<p>लिहून घेणार</p> <p>वय 48</p> <p>सही</p>		
<p>प्रायः केवलचंद गणेशमल जैन - -</p> <p>पत्ता: घर/प्लॉट नं: 25, चंद्रभाषा निवास, नवरोजी सेठ</p> <p>पिन, मुंबई-02</p> <p>जिल्हा/रस्ता: -</p> <p>भारती: -</p> <p>भारत नं: -</p> <p>शहर/गाव: -</p> <p>जिल्हा: -</p> <p>पिन: -</p> <p>पिन नमबर</p>	<p>लिहून देणार</p> <p>वय 50</p> <p>सही</p>		



पत्र करून देणार तथाकथित [अभिहस्तांतरणपत्र] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

बवड2

दस्त क्रमांक (3491/2007)

3017

दस्त क्र. [बवड2-3491-2007] चा गोषवारा
बाजार मुल्य :350025 मोबदला 501000 भरलेले मुद्रांक शुल्क : 30060

पावती क्र.:3492 दिनांक:02/08/2007
पावतीचे वर्णन
नाव: वल्लभ पी. मुंधरा - -

दस्त हजर केल्याचा दिनांक :02/08/2007 12:14 PM
निष्पादनाचा दिनांक : 28/07/2007
दस्त हजर करणा-याची सही :

5010 :नोंदणी फी
280 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

5290: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 02/08/2007 12:14 PM
शिकका क्र. 2 ची वेळ : (फी) 02/08/2007 12:17 PM
शिकका क्र. 3 ची वेळ : (कबुली) 02/08/2007 12:18 PM
शिकका क्र. 4 ची वेळ : (ओळख) 02/08/2007 12:18 PM

3017
दु. निबंधकाची सही भिवंडी 2

दस्त नोंद केल्याचा दिनांक : 02/08/2007 12:18 PM

ओळख :

खाली इषम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्या ओळख पटवितात.

1) परमेश महेंद्र जी. - - , घर/फ्लॅट नं: 706, धिरज इनक्लेव्ह, बोरीवली, मुंबई

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) पाटोले संतोष रामचंद्र - - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: देवळी

तालुका: भिवंडी

पिन: -



प्रवाषित करणेचे वेळे की बा दस्तऐवज
दस्त १ ते ... १.०. ... पायी आहेत

3017
दु. निबंधक, भिवंडी-2

3017
दु. निबंधकाची सही
भिवंडी 2



१ दि शुक्रदि ३०१७ संवरी नोंदळा

(श्री. ज. ए. ग. ग. ग.)
सह. मुख्य निबंधक भिवंडी-२,
दिनांक २ पावेसाहेब सन २००७