

वसई-१ (वि. नि. नं. क. १) (Fin. R. Form No. 1) **Copy of Sale Agreement** (पुन्य) (अ. ११३ मं. Gen 113 me.)

सं. क्र. 3980/2004
ORIGINAL/COPY [अहस्तांतरणीय] [NON TRANSFERABLE]

DELIVERED

शासनास केलेल्या प्रदायाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... विसा - दिनांक/Date..... १/६/०४

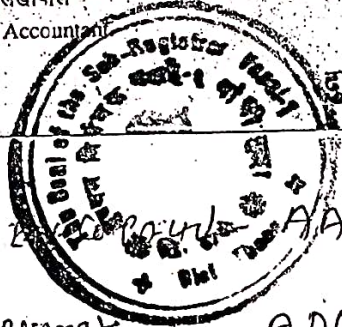
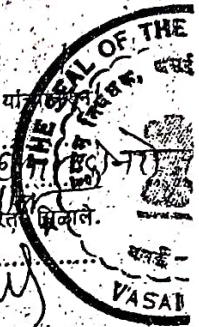
Received from..... महेश कुमार रवंगडा

रु./Rs..... 2,92,200 (रुपये/Rupess) १०९ लाख १५ हजार १०० रुपये

on account of..... व. ३ - १४ १/६/०४

रोखपाल वा लेखापाल
 Cashier or Accountant

(सही/Signature)
 (पदनाम/Designation)



दुय्यम निबंधक वसई-२

PAN NOS

Seller
 Anjur land and Investment Company Private Limited AA ECA. 2491 Q

PURCHASERS
 MAHESH KUMAR RAVANGA. - AADPR 9887 M.
 Smt Saroj Ravangra - AABPR 2581-C

[Handwritten signature]
 ५. ६. ०४

श्री. ए. २५२०२९५
 १२/६/०४
 सरोज

महेश कुमार रवंगडा

THIS DEED OF CONVEYANCE made at Mumbai this ३rd day of June 2004 made between Anjur Land and Investment Company Private Limited a limited liability company registered under the Companies Act 1956 having its registered office at Boardway Automobiles Opposite Kothari Auto Parts S V Road Thane hereinafter referred to as the 'Owner' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean the Sub-Registrar, Vasai, Dist. Thane.



MAH-CCRA/0077
 SUB-REGISTRAR
 VASAI - 2
 VIRAR

भारत 37250
 160829 JUN 01 2004
 R. 0212240/PB105
 INDIA STAMP DUTY MNL. TASHITA

५. ६. ०४ (११११) २१२,२४

Sub-Registrar, Vasai, Dist. Thane.

५. ६. ०४

सरोज रवंगडा

to mean and include its successors and assigns) of the one part and Mahesh Kumar Roongta and Saroj G Roongta both of Indian inhabitants having their address at 77 Swadeshi Market Second Floor 316 Kalbadevi Road Mumbai 400 002 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 respective heirs executors administrators and assigns) of the other part

वसई-१
प्लॉट क्रमांक 380/12008
2 / 9e

WHEREAS

a By a Deed of Conveyance dated 14th October 1988 registered under no 3715 of 1988 with the Sub-Registrar at Vasai made between (1) Uddhav Jagoba Gharat (2) Manik Jagoba Gharat (3) Vasudeo Gharat and (4) Yashwant Jagoba Gharat (hereinafter referred to as the 'Original Owners') of the one part and the Owner of the other part the said Original Owners sold and transferred to the said Owner the plot of land situated off National Highway no 8 Vasai District Thane in the revenue village of Kolhe in the taluka and registration sub-district of Vasai District Thane bearing Survey no 27 Hissa no 4/2 admeasuring about 5,766.72 sq mts



Y. HS
 सरोज कांत

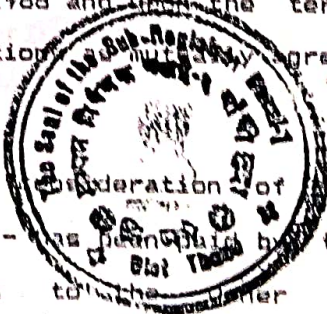
f The said Lessee constructed, the petrol pump underground tanks stores warehouses canteens residential buildings and other structures on the said Plot (hereinafter referred to as the 'Structures') at his own cost and the said Structures held to the Lessee;

बस - १
बस क्रमांक B250 / १००४
४ / १९

g Since 1982, the said Lessee has been carrying on business of running a petrol pump and retailing and dealing in other petroleum products and by-products from the said Plot;


h The said Lessee is in actual and physical use occupation enjoyment and possession of the said Plot;

i The Owner has agreed to sell and transfer unto the Purchasers the said Plot for the lumpsum consideration of Rs 25,00,000/- subject to the Lease and subject to the terms of the Order dated 4th July 1988 and upon the terms and conditions agreed upon;



j The full consideration of Rs 25,00,000/- has been paid by the Purchasers to the Owner on execution hereof;

k At the request of the Purchasers,

JHS

 सरोज कौर

the Owner does hereby convey and transfer to the Purchasers its right title and interest in the said Plot in the manner as hereinafter appearing:

कसई-१
बस्त क्रमांक 3980 2008
9e

NOW THIS INDENTURE WITNESSETH that
in consideration of a sum of Rs 25,00,000/- (Rupees twenty-five lacs only) being the full consideration paid by the Purchasers to the Owner on execution hereof (the payment and receipt whereof the Owner doth hereby admit and acknowledge and of and from the same and every part thereof does hereby forever acquit release and discharge the Purchasers forever) THE the Owner does hereby grant sell convey and assure UNTO the Purchasers forever all its right title and interest in the plot of land situate off National Highway no 8 Vasai (East) 401 202 District Thane in the revenue village of Kolhe in the taluka and registration sub-district of Vasai District Thane bearing Survey no 27 Hissa no 4/2 admeasuring about 5,766.72 sq mts shown by black colour outline on the plan thereof hereto more particularly described in the Schedule hereunder written (hereafter referred to as the 'Plot') subject to the subsisting lease of the said Lessee in respect of the said Plot, free from other encumbrances TOGETHER WITH all the trees courtyards areas ways wells compounds



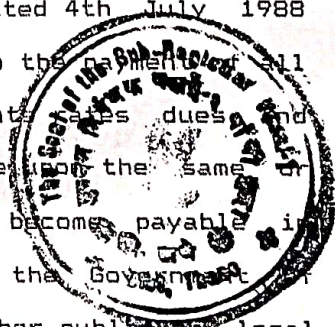
paths plants lights liberties easements
profits privileges advantages rights
members and appurtenances whatsoever to
the said Plot belonging to or anywise

appurtenant to or with the name of any
part thereof now or at anytime
heretofore usually held used occupied or
enjoyed or reputed or known as part of

वसई - १
3980
1200

member thereof or to be appurtenant
thereto AND ALSO TOGETHER WITH all the
deeds documents writings vouchers and
other evidences of title in possession
of the Owner relating to the said Plot or
any part thereof AND ALL THE estate right
title interest use inheritance property
possession benefit claim and demand
whatsoever both at law and in equity of
the Owner into out of or upon the said
Plot hereby expressed to be conveyed or
any part thereof TO HAVE AND TO HOLD THE
said Plot or any part thereof hereby
transferred conveyed or intended so to be
with all its rights members and
appurtenances unto and to the use and
benefit of the Purchasers forever SUBJECT
to the said Lease dated 6th February 1989
and the said Order dated 4th July 1988

AND SUBJECT however to the payment of all
rents taxes assessments rates dues and
duties now chargeable on the same or
which may hereafter become payable in
respect thereof to the Government of
Maharashtra or any other public or local
body or authority AND the Owner doth
hereby for itself, its successors and



J. H. S.

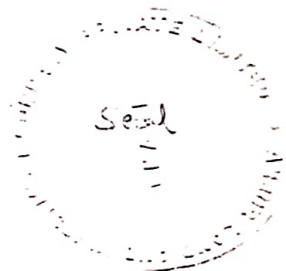
Handwritten signature and date: 20/12/85

THE SCHEDULE HEREINADOVE REFERRED TO?

3750
10th situated

ALL THAT the plot of 10th situated off National Highway no 8 Vasai (East) 401 202 District Thane in the revenue village of Kolhe in the taluka and registration sub-district of Vasai District Thane bearing Survey no 27 Hissa no 4/2 admeasuring about 5,766.72 sq mts and bounded as follows : On or towards East by National Highway no 8 On or towards West by land bearing S no 26 On or towards North by land bearing S no 24 and On or towards South by land bearing S no 27 H no 4(part).

THE COMMON SEAL OF Anjur)
Land and Investment)
Company Private Limited)
was hereunto affixed)
pursuant to the resolut-)
ion passed at the)
meeting of its Board of)
Directors held on 5th)
May 2004 in the prese)
of Mr Tarachand H Sha)
a Director of the said)
Owner who has in token)
thereof subscribed his)
signature hereunto in)
the presence of)



ANJUR LAND & INVESTMENT COMPANY PVT. L
Tarachand H. Shah
Dir

SIGNED SEALED AND DELIVERED BY THE withinnamed) 'Purchasers' (1) Mahesh Kumar Roongta and (2) Saroj B Roongta in the presence of)

[Handwritten Signature]
सरोज रंगटा

RECEIVED of and from the) withinnamed Purchasers a sum of Rs 25,00,000/- (Rupees twenty-five lacs only) by) their two bankers cheques (i)) for Rs 9,00,000/- bearing no) and Rs 8,00,000/- bearing no) issued on behalf of the) Purchaser no 1 and (ii) for) Rs 8,00,000/- bearing no) issued on behalf of the) Purchaser no 2, both dated) June 2004 issued by) Corporation Bank Ltd Bhayander) branch being the full consid-) eration paid by the Purchasers) on execution hereof as) withinmentioned)

वसई-३
रस्त नं. 3980/2004
190/9e

[Handwritten Signature]
सरोज रंगटा

Rs 25,00,000/-
=====

WITNESSES:

1 *[Signature]*
(ZAYERCHAND L. SHAI)

2 *[Signature]*

(ATUL MAKHARIA)

WE SAY RECEIVED
For Anjur Land and Investment
Company Private Limited

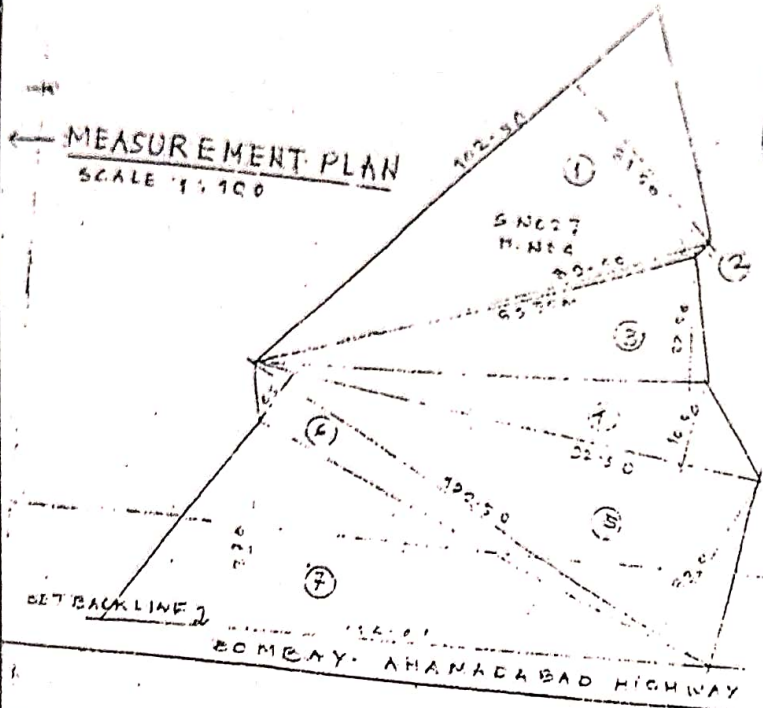
[Signature] Sarachand L. Shal

Director
(OWNER)

R.S



MEASUREMENT PLAN
SCALE 1:100



प्लान - १
 प्लान नं० : १३१६/२०
 १५/१०

SIGNATURE OF OWNER

PROJECT

PROPOSED BUILDING FOR
 PETROL PUMP ON LAND BEARING
 S. NO. 27 H. NO. 4 (PT) AT
 VILLAGE KOLHE POST - KAMAN H NO 8
 TAL & DIST THANE

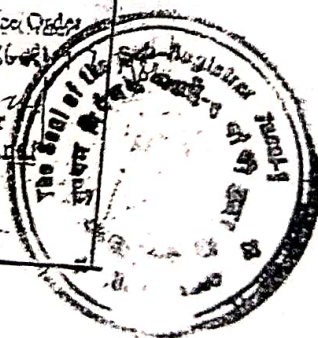
ARCHITECT

M/S. WESAVKAR & Co.

ARCHITECTS
 B. N. S. BOSE RO
 THANE
 HONE - 50595
 508980



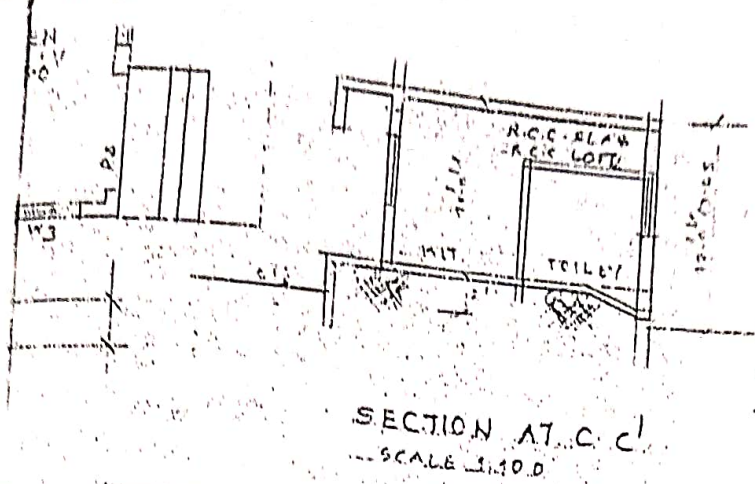
Approved as per this Office Order
 No. 34/86
 Assistant Collector
 Bhiwandi Dn., Bhiwandi



ATTESTED / TRUE COPY

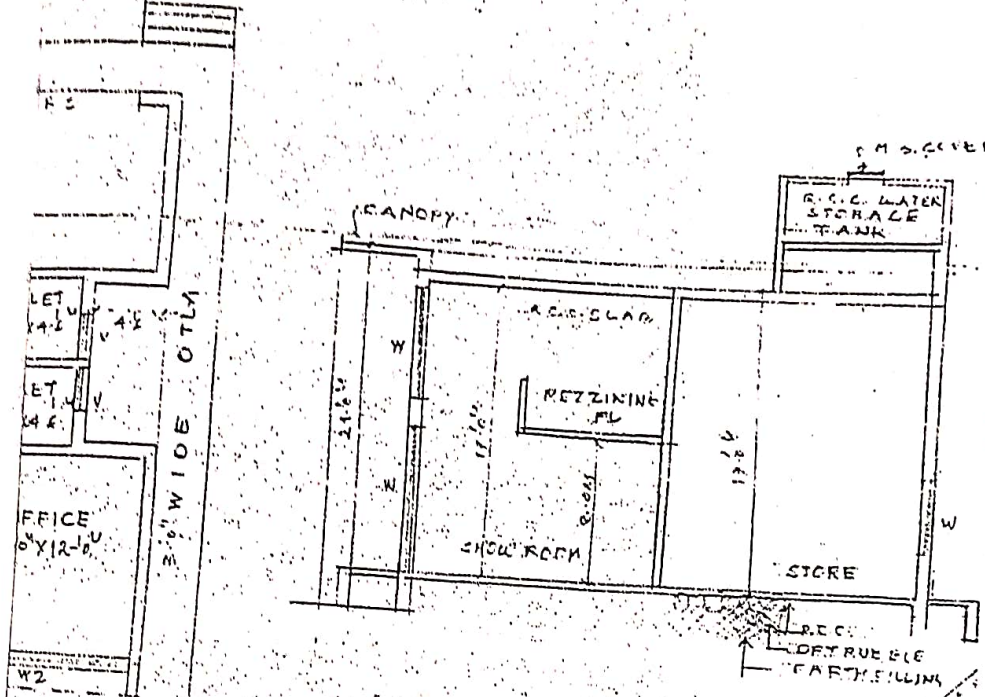
[Signature]
SANJAY R. SHIRODKAR
 Special Executive Officer
 Municipal Councilor, Ward No. 10,
 Navghar Manikpur Nagar Parishad,
 Diwan Mansion 1, A Wing C-17,
 Ambadi Road, Vasai (W)-401 202





98
 98 / 98
 98 / 98

SECTION AT C-C
SCALE 1:100



SECTION AT D-D
SCALE 1:100

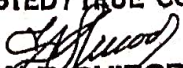
AREA CALCULATION

FIG	SIZE
1	46.00 X 0.5 X 38.0
2	46.00 X 0.5 X 2.0
3	61.00 X 0.5 X 16.0
4	66.00 X 0.5 X 18.0
5	67.00 X 0.5 X 25.0
6	32.00 X 0.5 X 44.0
7	97.25 X 0.5 X 10.25
8	97.25 X 0.5 X 8.5

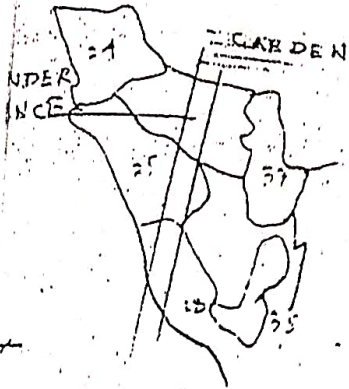


TOTAL AREA UNDER DEVELOPMENT 5766.72

ATTESTED / TRUE COPY

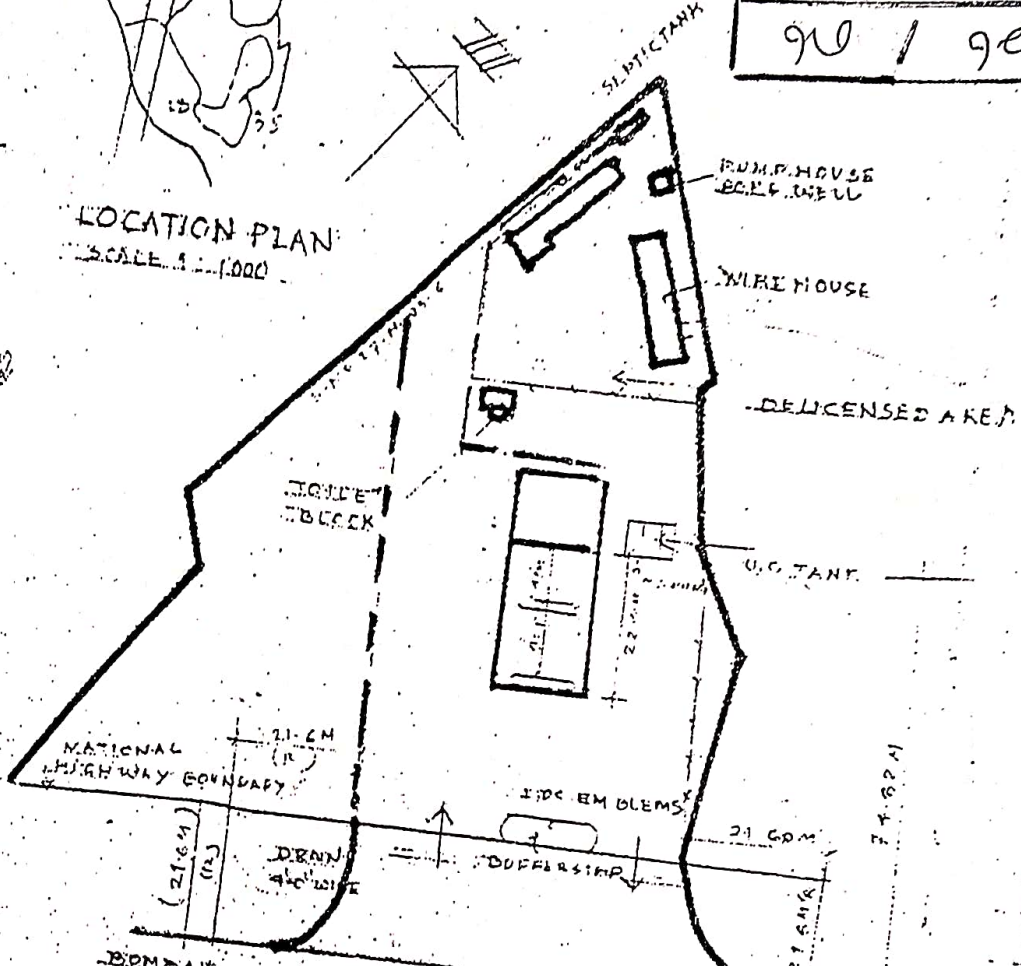

SANJAY R. SHIRODKAR
 Special Executive Officer
 Municipal Councillor, Ward No. 10,
 Navghar Manikpur Nagar Parishad,
 Diwan Mansion 1, A Wing C-7,
 Ambadi Road, Vansai (W)-401 202.





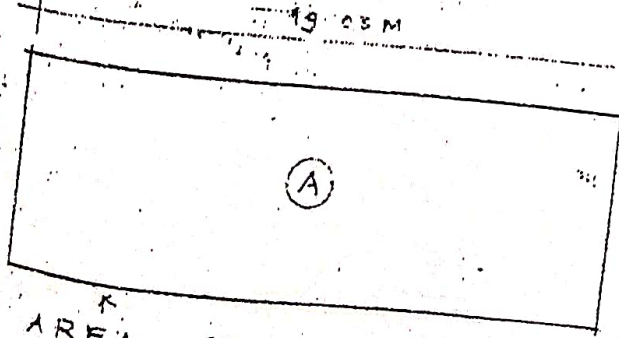
LOCATION PLAN
SCALE 1:1000

वर्क - १
प्लान नं. १९८० / १००५
१० / १०



BOMBAY ← NATIONAL HIGHWAY → MILESTONE 480/2

BLOCK PLAN
SCALE 1:1000

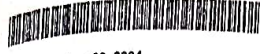


ATTESTED / TRUE COPY

SANJAY R. SHIRODKAR
Special Executive Officer
Municipal Councilor, Ward No. 10,
Navghar Munikpur Nagar Parbhani

AREA DIAGRAM A
19.05 X 6.55

124-77



Thursday, June 03, 2004

1:00:11 PM

पावती

Original

नोंदणी 39 म.
Hogn. 39 M

DELIVERED

गावाचे नाव कोल्ही

पावती क्र. : 3196

दिनांक 03/06/2004

दस्तऐवजाचा अनुक्रमांक

वसई - 03197 - 2004

दस्ता ऐवजाचा प्रकार

अग्निहस्तांतरणपत्र

सादर करणाराचे नाव: श्री महेश कुमार - रंगटा


नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 26530.00

रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19) :- 380.00

एकूण रु. 26910.00

आपणास हा दस्त अंदाजे 1:14PM ह्या वेळेस मिळेल


दुय्यम निबंधक वसई-१

बाजार मुल्य: 2653000 रु. मोबदला: 2500000 रु.
भरलेले मुद्रांक शुल्क: 212240 रु.