

203

2099

10 & 11/2 Part B

09/03/2011

पावती क्र. 000645 - ~~96E800~~ ^{तोरण} नोंदणी ३९ म. Regn. 39 m
 दस्तऐवजाचा/अर्जाचा अनुक्रमांक ५२१/२०११
 दिनांक १३/२०११ सन २०
 दस्तऐवजाचा प्रकार - रखवेंदखित मो ३९६४९७५/
 सादर करणाऱ्याचे नाव - जाळ ४९६०००५.

M/s. Jai Tripati Strips & Tubes Pvt. Ltd.		रु.	चे.
खालीलप्रमाणे फी मिळाली :-			
नोंदणी फी	" <u>शुभ्रव प्रसिप</u> "	३०,०००	-०
नकल फी (फोलिओ)	" <u>गोपनी</u> "	३४०	-०
पृष्ठांकनाची नकल फी	"		
टपालखर्च	"		
नकला किंवा झापने (कलम ६४ ते ६७)	"		
शोध किंवा निरीक्षण	" <u>पाने ३३</u> "		
दंड-कलम २५ अन्वये	"		
कलम ३४ अन्वये	"		
प्रमाणित नकला (कलम ५७) (फोलिओ)	"		
इतर फी (मागील पानावरील) बाब क्र.	"		
"	"		
"	" <u>₹ ३०६४०</u> "		
"	"		
एकुण		३०६४०	-०

दस्तऐवज नकल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
 या कार्यालयात देण्यात येईल.
 मुख्य निबंधक.
दयम निबंधक वाडा
 नावे नोंदणीकृत डाकेने पाठवावे.
 दस्तऐवज खाली नांव दिलेल्या व्यक्तीच्या हवाली करावा
Anubhav Nemani सादरकर्ता

व ड ट

दस्त क्रमांक 929/2009

9132

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010

1. दस्तावेजाचे प्रकार :- खरीदपत्र अनुच्छेद क्रमांक _____
2. दाखलकर्त्याचे नाव :- जय त्रिपती श्रीमि. मॅन्ड ट्युब प्रा.ली. तर्फे
3. कालुजा :- जयशंकर शंभुशिव श्रीपि. नेमानदी
4. गावाचे नाव :- तीखी
5. नगरमुनापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 90, 99/216
6. मूल्य दरविभाग (झोन) :- 4 उपविभाग _____
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ. मी. दर :- _____ 330/-
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 2-00-0 क्वारे / मीटर अप चौ. मीटर / फुट
9. कार्यालय :- _____ गल्ली :- _____ पॉस्टमाला :- _____
10. मंजला क्रमांक :- _____ सवि. :- आहे / नाही
11. बांधकाम वर्ष :- _____
12. बांधकामाचा प्रकार :- आरआर / आरआर / आरआर / आरआर / आरआर / आरआर
13. बांधकाम मालकीदर नोंदल्यातील मालकीदर सुचना :- _____ घे दिलेली घट, / वा
14. लिखित अंदाज लायसन्सचा दस्त :- प्रतिमाह एकदा एकदा
- निवासी / अनिवासी नामित एकदा / आगावू थुडे जि ठाणे
3. कोणाचे **WEST THANE**
15. निर्धारित केलेले बाजारमूल्य :- 89, 80, 000/-
16. दस्तामध्ये दर्शविलेली मोबदला :- 89, 80, 000/-
17. देय मुद्रांक शुल्क :- 166400 भरलेले मुद्रांक शुल्क :- 9, 88, 200/-
18. देय नोंदणी फी :- 30, 000/-

$$\text{सर्व्हे नं. 10} = 12490 \text{ म}$$

$$\text{① } 10,000 \times 330 \times 60\% + 2490 \times 330 \times 80\% = 2390850$$

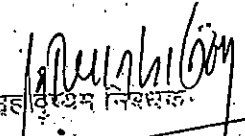
$$\text{(1980000)} \quad \text{(410850)}$$

$$\text{सर्व्हे नं. 11} = 7600 \text{ म}$$

$$\text{① } 4000 \times 330 \times 80\% + 3600 \times 330 \times 60\% = 1769000$$

$$\text{(1056000)} \quad \text{(712800)}$$

लिपीक


 उपविभाग निदेशक

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 दस्त क्रमांक 29/2099
 2/32

(Customer Copy)

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
 Franking Deposit Slip
 Govt. of Mah. General Stamp Office Licence No. D-5/STP (V) / C.R. 1056/07/05/1728-31/05

Date: 9/3/2011
 Deposit Br.: Bhiwandi, Thane
 Pay to: Bombay Mercantile Co-operative Bank Ltd.
 A/c. Stamp Duty

Franking Value Rs.	1,66,400/-
Service Charges Rs.	Nil
Total Rs.	1,66,400/-

Name of Stamp Duty paying party:
 Joy Travels & Tours
 Private Limited
 Director Mr. Anubhav Nemani
 Poochane Road, 28/29/30
 Aster Towers
 Drawn off Bank & Branch:
 Mumbai, BHIWANDI

Tran ID
 2822A
 Franking Sr. No. 194687
 Officer:



Anubhav Nemani
 Anubhav Nemani
 A Nemani

SALE DEED

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दस्त क्रमांक ५२१/२०११
३/३२

M.V.Rs.41,60,000/-
 Actual Consideration Amount Rs.31,64,175/-
 Stamp Duty Rs. 1,66,400/-

FOR BONAFIDE INDUSTRIAL PURPOSE.

THIS ARTICLES OF SALE DEED made and entered into at-Wada on this 09th day of MARCH 2011.

BETWEEN

MAGO REFRIGERANT & GASES PRIVATE LIMITED.

through its Director- MR. AMARJEET SING MAGO. Age-42 Yrs.
 Reg.Off.-HIMACHAL, C.D. Burfiwala Road, Juhu Lane, Andheri(W)
 Mumbai-400058. PAN-
 hereinafter called "THE VENDOR"

(Which expressions shall unless, it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns, their respective heirs, administrators, legal representatives, assigns, directors etc.)

"THE VENDOR" PARTY OF ONE PART
 AND

"JAI TRIPATI STRIPS & TUBES PRIVATE LIMITED."

through its Directors -1] MR. ANUBHAV PRADEEP NEMANI. Age-37 Yrs.
 2] MR. ANKIT PRADEEP NEMANI. Age-26 Yrs.

at flat No.503, Aster Tower, B Wing, Filmcity Road, Malad (East), Mumbai-400097, Tel.No.022-32161811. Company PAN-AACCJ1724H hereinafter called "THE PURCHASER" (Which expressions for the party of the other part of and other shall unless, it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns, their respective heirs, administrators, legal representatives, assigns, directors etc.)

"THE PURCHASER"
 OTHER PART



Anubhav Nemani
AP Nemani

Amarjeet
Ankit

Anubhav
Ankit

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.
 Bank Ltd.,
 Bhawandi Branch,
 38, Kothergate,
 Bhawandi-421 302.
 AUTHORIZED SIGNATOR
 BHAWANDI BRANCH
 D-5/STP(V)/C.R.1056/07/05
 1728-31/05
 28227
 194687
 SPECIAL ADHESIVE
 MAR 09 2011
 12:03
 Rs. 0166400/- P85452
 INDIA STAMP DUTY MAHARASHTRA

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 दस्त क्रमांक ५२१ / २०११
 ४१३२

दस्ताचा प्रकार (Document)	खरेदीदाराचा
दस्त नोंदणीचा प्रकार (Registration Details)	(Registrable / Non Registrable) If Registrable Name of S.R.O. ११/०१
उशाचा युनिक नंबर (Unique No.)	२४२२२, १९४६४७
मिळकतीचे थोडक्यात वर्णन (Property Description)	तारखे तारखे / मिटीएस नं १०, २५००-१ Tal. ११/०१ Mo. ११/०१ Area
मोलला रक्कम (Consideration Amount)	४९,६०,०००/-
बुद्धा, खरेदीदाराचे नाव (Stamp Duty payers Name)	जय कृष्ण कृष्ण कृष्ण कृष्ण कृष्ण
व्यापारी, दुसऱ्या पक्षकाराचे नाव (Name of the Vendor)	अमरजीतलाल भागा
दस्ताचा नाव व पत्ता (If through Name)	सुनील का. अमरे
दस्ताचा कर (Stamp Duty Amt.)	१,६६,६००/- in words
अधिकार्याची पूर्ण स्वाक्षरी व शिक्का (Authorised Person's Full Signature & Seal)	for BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.

[Signature]
 AUTHORIZED PERSON
 BHAWA BRANCH

APNemani
Anubhav Nemani

[Signature]

उपरोक्त मुद्रांक फॉर्मिंग अल्थु ह्यायलेट लॅम्प खाली तपासले व एस एम एस / सर्वोचित प्राधिकृत अधिकार्याशी दुरुध्वनीवरून संपर्क साधून मेळ बरोबर आढळून आला

[Signature]
 दुसऱ्या पक्षकाराचा



वडट
दस्तावेज क्रमांक ५२९/२०१९
५/३२

WHEREAS

1) The vendor are the absolute owners, seized and possessed and otherwise well assure to the purchases that they sufficiently entitled to the Industrial land Survey No.10.&11/2 Part B situated lying at-TORNE. TAL-WADA, DIST-THANE bearing within the limits of TORNE-KULU Grup Grampnchayat, Wada Taluka, Sub-Division Jawhar, Sub-Registration District Wada and Registration District & District Thane and more particularly described in the "Schedule" hereunder written (and for the sake of brevity, the same is hereinafter referred to as "The said property")

2) By virtue of a Registered Sale Deed, the said vendor have acquired the said property and the same is record in the name of the Vendor in all Government record of rights. the said vendor has acquired tha said property from own income and the same is record in the name of the Vendor in all Government record of rights.

3) The Purchaser is desirous of purchasing the said property situate, lying and being at Villeage-TORNE.Tal-Wada.Dist-Thane.and more particularly described in the "Schedule" written hereunder for **BONAFIDE INDUSTRIAL PURPOSE.**

4) The Vendor have agreed to sell to the Purchaser the said property and the Purchaser has agreed to purchase from the Vendor, the said property for **BONAFIDE INDUSTRIAL PURPOSE** with all rights attached and/or relating thereto for a per Acre Rs.6,30,000/-Six Lacs Thirty Thousand Only & total consideration of **Rs.31,64,175/- (Rupees Thirty One Lacs Sixty Four Thousand One hundred Seventy Five 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 property in favour of the Purchaser and the Vendor has agreed to execute this Sale Deed in respect of the said property in favour of the Purchaser in the matter hereinafter appearing



[Handwritten Signature]
Anubhav Nemani
ANemani

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दस्ता क्रमांक ५२९ / २००९
६ / ३२

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6) The VENDOR further assures the PURCHASER that the schedule property is not subjected to any litigation court decrees, attachments, maintenance charges, minor claims, mortgage debts, security claims and the property is not for acquisitions or any acquisition proceedings is pending before any authority and thus the schedule property and every portion there of is free from all kinds of encumbrances.

7) The vendor assures the Purchaser that so far he has not entered into an agreement or commitment with anybody to sell the schedule property or any portion thereof and further she has not done anything either knowingly or unknowingly as to effect or derogate the title of the schedule property.

8) The VENDOR hereby agreed to indemnify and to keep the PURCHASER fully indemnified from and again defective title and loss or expenses if any caused to the PURCHASER in the event of any claim put by the VENDOR themselves or their heirs representatives or any body claiming through, under or in trust for their and the VENDOR agreed to reimburse all the expenses and cost to the PURCHASER in the event the schedule property of any portion thereof is lost as a result of defective title or breach of covenants, and also all the litigation.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

THAT in pursuance of the Indenture of Sale Deed and on full consideration of a total consideration of Rs.31,64,175/- (Rupees Thirty One Lacs Sixty Four Thousand One hundred Seventy Five Only) having paid by (Rs.10,00,000/- By cheque No.004124, Date-9/3/2011 & Rs.21,64,175/- cheque No.004125, Date-9/3/2011) to the Vendor on or before the execution of this Sale Deed (the receipt of the same, the Vendor hereby admits, acknowledges and releases the Purchaser forever)



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[Handwritten Signature]
 Anubhav Nemani
 Anubhav Nemani

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दस्त क्रमांक ५२९/२०११
०/३२

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The Vendor both hereby grant, sell, convey, assure and a transfer and assign unto the Purchaser ALL AND SINGULAR and piece and parcel of land with rights open to the sky **Total admeasuring 2 Hec. 00 AR.9 P.Ar.** situate, lying and being at Village- **TORNE**, Tal-Wada. Dist-Thane and Registration District Thane, Maharashtra State and more particularly described in the Schedule hereunder written TOGETHER WITH irrevocable rights to the use passage and access to the said property and all the estate, right title, claim and demand whatsoever at Law and in equity of the Vendor into and upto the said property TO HAVE AND TO HOLD ALL AND SINGULAR the said property hereby granted, released conveyed and assured or intended or conveyed or transfered 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 administration covenant with the Purchaser that now withstanding any fact deed matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably for him or any of them, executed, committed or knowledgeable or willingly suffered to the contrary. The said property is purchased by the Purchaser from the Vendor for **BONAFIDE INDUSTRIAL PURPOSE.**

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

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(Handwritten Signature)
Anubhav Nemani
 Anubhav Nemani

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दस्त क्रमांक ५२९/२०११
८१३२

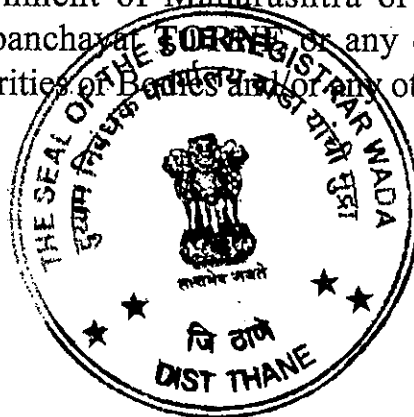
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AND THAT it shall be lawful for the Purchaser from time to time and at all times hereinafter peacefully and quietly to hold, enter upon and have occupy, enjoy the said property hereby granted with their appurtenances and received the rents, issues and profits thereof to and for their own use and benefits without any suit, lawful eviction, interruption claim and demand whatsoever from or by the Vendor 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, exonerated, released and forever discharge or otherwise by the Vendor 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 here after and made, executed or/and assigned or suffered by the Vendor or any other person or persons lawfully or equitably claiming to by from under or in trust for them.

AND FURTHER that they the Vendor, all persons having or lawfully or equitably claiming any equity estate, rights, titles or interest at law or in equity in the said property hereby granted released, assured, conveyed or any part, thereof from, 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 Puchaser do and execute all such further and more particularly and absolutely granting and assuring the property and every part thereof hereby granted conveyed and assured UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be required by the Puchaser their respective heirs, executors, administrators and assigns or their counsel in law.

The Vendor further covenant with the Purchaser that the Vendor shall Co-operate to the said property transferred in the name of the Purchaser in all Government records etc. and co-operate with the Purchaser in that respect of mutuation of name in the records of rights in favour of the Purchaser.

The Vendor further declare that they have not received any notice of acquistition or requisition of the said property from Government of Maharashtra or Collector of Thane or Grup Grampanchayat or any other concerned Local Public Authorities or Bodies and/or any other concened authorities.



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[Signature]
Anubhav Nemani
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The Vendor have paid all rates, taxes and cesses and charges payable to the concened authorities and revenue authorities upto the date a of this Sale Deed and in case same are found due and payable, the Vendor shall be liable to pay to the concened Authorities upto the date of this Sale Deed and from the date of this Sale Deed. The Purchaser shall be liable to pay all the municipal taxes, cesses, rates and charges payable to the concerned Authorities.

As per order of year 1994 of Government of Maharashtra, their is no need to take permission from concern authority to sale this property is purchased by the purchaser for BONAFIDE INDUSTRIAL PURPOSE.

THE SCHEDULE ABOVE REFERRED TO :

INDUSTRIAL LAND situate, lying and being at Village- TORNE, Grup Grampanchayat TORNE-KUILU, , Tal-Wada, Sub-Division- Jawhar, Sub-Registration Wada, Dist-Thane, admeasuring as under

<u>SURVEY NO.</u>	<u>HISSA NO.</u>	<u>Area</u> <u>H.R.P.</u>	<u>Rent.</u> <u>Rs. P.</u>
10	-	Part <u>1-24-9.</u>	<u>2=85.</u>

(Gut No.10.Sold Area-1 H.24 Ar.9P.Ar.)

11	2 Part B	<u>0-76-0.</u>	<u>1=70.</u>
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(SURVEYNo.11/2 Part B.Sold Area-0 H.76 AR.0 P.AR.)

(S. No.10 part & S.No.11/2 Part B.Total Sold Area-2 H.00Ar.9 P.Ar.)

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[Handwritten Signature]
Anubha Nemani
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दस्ता क्रमांक 429/2099
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S.No.10.Sold Area-1 H.24 Ar.9P.Ar.&S.No.11/2 Part B.Sold Area-0 H.76 AR.0 P.AR.(Total Sold Area-2 H.00 AR.9P.AR.)

The Said property has Adjoining with one to another.

The said property S.N.10 part Area 1-24-9 Hec. hereby sold and conveyed is bounded as under

Towards its East is : Land Of Survey No.11/2 pai.
Towards its West is : KAMBARE-VASIND ROAD.
Towards its North is : Land Of Survey No.11/1 pai.
Towards its South is : Land Of Survey No.17.

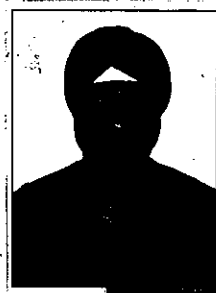
The said property S.N.11/2 Part B Area 0-76-0 Hec. hereby sold and conveyed is bounded as under

Towards its East is : Land Of Survey No.11/3,14& S.N.15.
Towards its West is : Land Of Survey No.10.
Towards its North is : Land Of Survey No.11/2 Part.
Towards its South is : Land Of Survey No.15 & 17.

IN WITNESS 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 "VENDOR"

MAGO REFRIGERANT & GASES PRIVATE LIMITED.
 through its Director-
MR. AMARJEET SING MAGO.



FOR MAGO REFRIGERANT & GASES PRIVATE LIMITED

DIRECTOR

WITNESS :

1) Pradeep Nema
 Pradeep Nema

2) Darshan Dave

DARSHAN DAVE

Ambhar

Ankel



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दस्त क्रमांक 29/2099
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**SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED "PURCHASER"**

"JAI TRIPATI STRIPS & TUBES PRIVATE LIMITED."
through its Directors -



M/s. Jai Tripati Strips & Tubes Pvt. Ltd.
Anubhav Nemani
Director

1] MR. ANUBHAV PRADEEP NEMANI.



M/s. Jai Tripati Strips & Tubes Pvt. Ltd.
AP Nemani
Director

2] MR. ANKIT PRADEEP NEMANI.

Pradeep Nemani
PRADEEP NEMANI

Darshan Dave
DARSHAN DAVE

Anubhav Nemani

Anubhav Nemani
AP Nemani

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दस्तावेज क्रमांक 929/2099
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We have received the payment of Total Consideration Amount.

Amount Rupees	Cheque.No.	Date	BANK.
10,00,000/-	004124	9/3/2011	AXIS BANK LTD.
21,64,175/-	004125.	9/3/2011	AXIS BANK LTD.

Total Rs.31,64,175/- (Rupees Thirty One Lacs Sixty Four Thousand One hundred Seventy Five Only)

WE SAY RECIVED

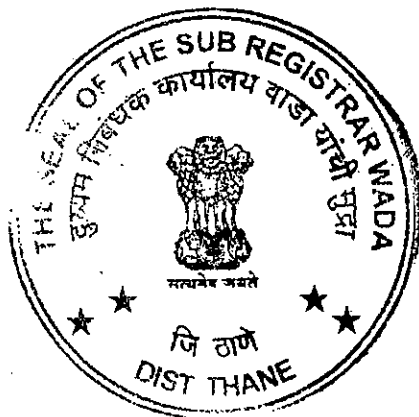
MAGO REFRIGERANT & GASES PRIVATE LIMITED.
through its Director-

Pradeep Nemani
PRADEEP NEMANI

Darshan Dave
DARSHAN DAVE

Amrjeet Singh Mago
MR. AMARJEET SING MAGO.

Amubhar Nemani
APNemani



गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव लोखे तहसिल वाडा जिल्हा ठाणे

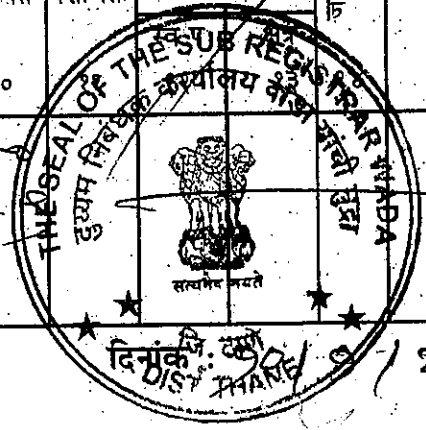
भु. क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादारचे नांव			खाते क्रमांक
१०	२९७					कुळाचे नांव व ड ट
शेताचे स्थानिक नांव (गोडाच) वाड्या			५३ १५९ २९७			दस्त क्रमांक ५२१/२०११
योग्य क्षेत्र			२२० २९६ ३२५			१३/३२
हेक्टर आर प्रती			मागे रेफ्रिजरक केड			इतर अधिकार
१-६०-९			बोसेरु प्र. लि. सर्फ. डाय			१६० २६० २६९
एकुण			अभयसिंह किशोर मागे			१६० १५० १६९
गोटखराबा (लागवडी योग्य नसलेले)			क्षेत्र १-२४-९ ३४५			१७९२९९ ने सिद्ध करण
वर्ग (अ)			मोडमद के पुव्लाड नासिमोडमद			क्षेत्र १-२४-९
वर्ग (ब)			चौधरी क्षेत्र ०-४३-०			३६०
एकुण						
आकारणी जुडी किंवा विशेष आकारणी			रुपये ३-३			

गांव नमुना बारा (पिकांची नोंदवही)

पिकाखाल क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचित	साधन	जमिन करणाऱ्याचे नाव	शेरा
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
१	२	३	४	५	६	७	८	९	१०						१५	१६
१०	२९					३४५	०-३४									
३९						३५५	७-३३									

(अस्सल वरहुकुम नक्कल)



Anubhav Nemani
AP Nemani

तलाठी सजा
 तलाठी सहा आदिदर्शन
 वा. वाडा, जि. ठाणे

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव तोरो तहसिल कोर जिल्हा ठाणे

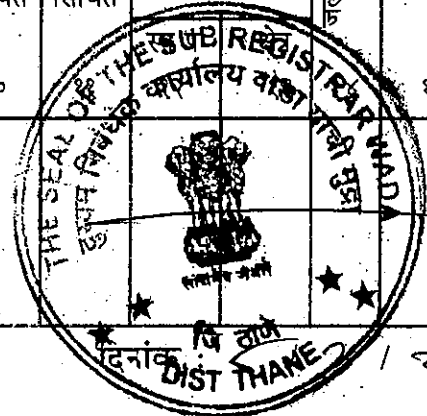
भु. क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव			खाते क्रमांक
११	२ पै. क.					कुळाचे नाव <u>वडेट</u>
शेताचे स्थानिक नांव <u>कुळाचे नाव</u>			<u>२६०</u>	<u>२६०</u>		दस्ता क्रमांक <u>५२९/२०११</u>
लागवडी	हेक्टर	आर	प्रती	<u>३१०</u>	<u>३२०</u>	<u>१४/३२</u>
योग्य क्षेत्र	० - ७६ - ०			मागे रेफिगरेट क्षेत्र		इतर अधिकार
एकुण	० - ७६ - ०			गेमक सु. जि. तर्फे डाय.		<u>१६०</u>
पोटखराबा (लागवडी योग्य नसलेले)				अभारजित सिंग मागे		<u>३४८</u>
वर्ग (अ)						<u>३४८</u>
वर्ग (ब)						
एकुण						
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे				सीमा आणि भूमापन चिन्हे
	१ -	७०				

गांव नमुना बारा (पिकांची नोंदवही)

पिकाखाल क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमिन कसणाऱ्याचे नाव	शे	
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित						
१	२	३	४	५	६	७	८	९	१०							
<u>२०१०</u> <u>२०११</u>	<u>११</u>															

(अस्सल वरहुकुम नक्कल)



दिनांक १२/०१/२०११
तलाठी सुभा आंबेडकर
ता. सातारा जि. सातारा

Amemani

1.75 Acre
1.76 Acre



वड ट
दस्त क्रमांक ५२९/२००९
९५/३२

वड
प्लॉट
नं. ३

६/६६
१५०/५०

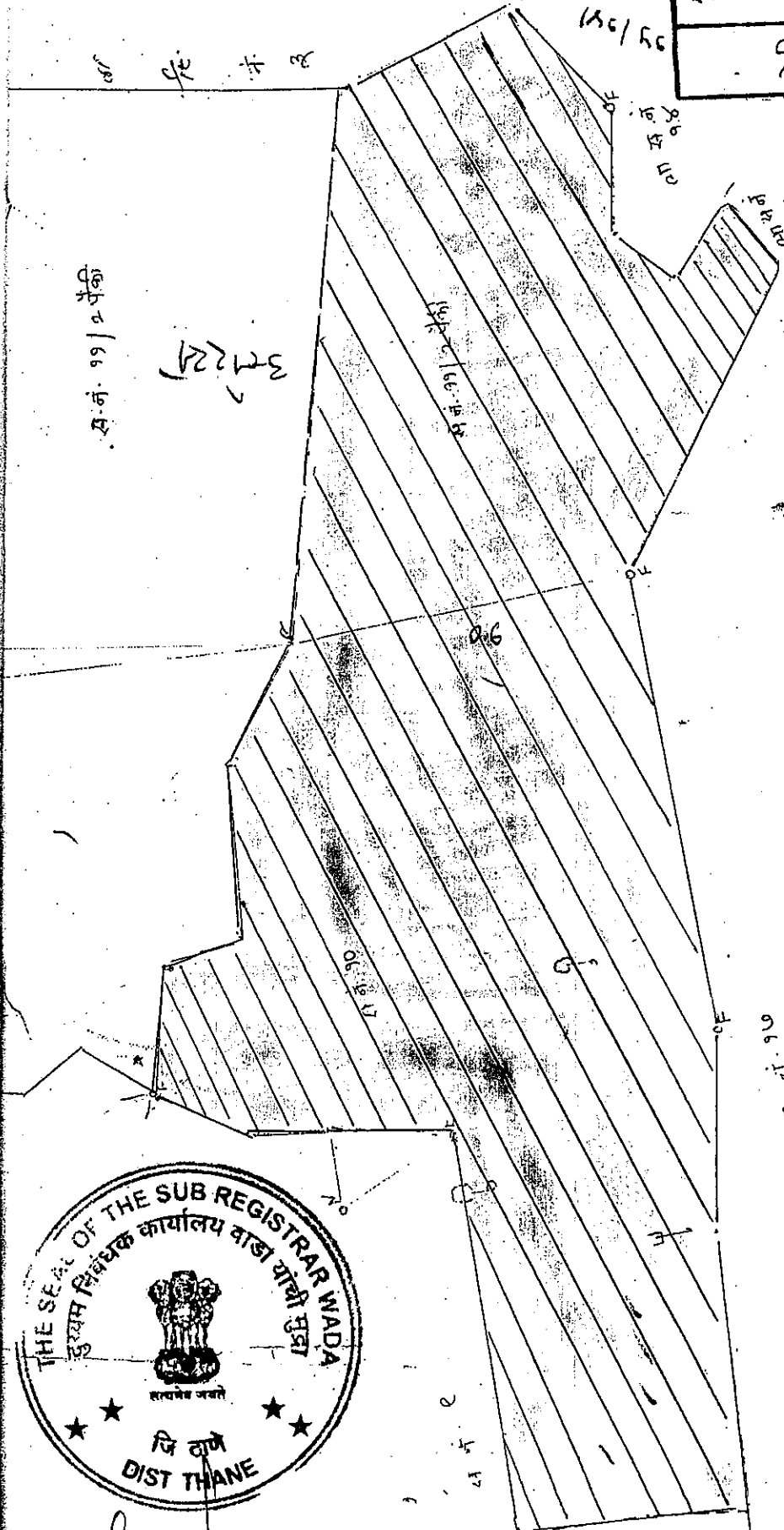
प्लॉट
नं. ५०

स.नं. ९९/२ पैकी

३५२२

स.नं. ९९/२ पैकी

५६
५६



[Handwritten signature]

Ambar Nemani

AP Nemani

प्लॉट
नं. १०

प्लॉट
नं. २

७०

०.०६६७

०.६

७५

०.९

३

१

६

MAGO REFRIGERANT & GASES PRIVATE. LIMITED

दस्ता क्रमांक 29 / 2009
9E / 32

Registered Address: 318, Khatri Building, 324, V. P. Road, Mumbai - 400 004,

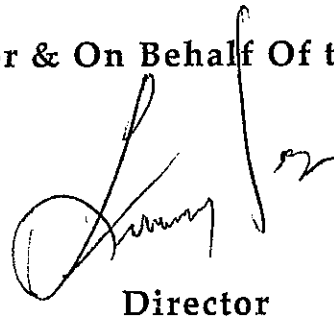
Certified true copy of Board resolution passed in Board Meeting of M/s Mago Refrigerant & Gases Pvt. Ltd. held on 9th March'2011

It is agreed by Directors to dispose of the land purchased at Village- Torane, Taluka- Wada, and Dist. - Thane, as the purpose for which the land was acquired can not be used for construction for manufacturing plant, because, the Government has cancelled / stopped the issue of License for Importing of Industrial Gases. After discussion following Resolution was passed.

"Resolved that Mr. Amarjeet Singh K. Mago has been authorized to discuss, negotiate & finalize the sale of land of the Company. Situated at Gutt / Survey No.10, 11/1 B, 11/2 B Village- Torane, Taluka- Wada, and Dist. - Thane. Further, Mr. Amarjeet Singh K. Mago has been Authorized to execute sale Deed for Sale of said land and he is also further authorized to appoint any Lawyer, Advocate or any other Professional Person in respect of the above sale of Lands. All acts undertaken by Mr. Amarjeet Singh K. Mago or their attorney shall be binding of the Company.



For & On Behalf Of the Board


Director



महाराष्ट्र MAHARASHTRA

जनरल स्टॅम्प विक्रीचे ठिकाण वाडा।

अ.नं. 3664 किंमत रु 900/- तारीख 21/3/2009 DV 721183

एकुणसिंह
2002



भगवानसिंग बहादुरसिंग राठोड
श. वारधडे नगर शहापुर
हस्त नं. 6152



किरण तुकाराम ठाकरे
स्टॅम्प वेंडर वाडा
परवाना नं. 83/9909

SUB-TREASURY OFFICER WADA
- 7 MAR 2011.

B. Singl
Rathore.

-संमतीपत्र -

लिहून देणार -

- 1) भगवानसिंग बहादुरसिंग राठोड.
- 2) स्वरूपसिंग बहादुरसिंग राठोड.

दोन्ही रा. चंद्रविला फ्लॉट नं. 8, जनकल्याण हायस्कूल
जवळ, वारधडे नगर, शहापुर, ता. शहापुर, जि. ठाणे

यांस



व ड ट
दस्त नं. 429 / 2009
96/32

ब ड ट
दस्त क्रमांक ५२१/२०१९
१८/३२

-२-

कारणे संमत्तीपत्र लिहून देत आहोत की, आम्ही वरील गावचे कायम रहीवाशी असून शेतकरी आहोत. मौजे-तोरणे, ता.वाडा, जि.ठाणे. या गावची स.नं. १० यापैकी क्षेत्र १-२४-९ आर, आकार ३=८३, स.नं. ११/१ पै. ब क्षेत्र १-८०-० आर, आकार ४=०० व स.नं. ११/२ पै. ब क्षेत्र ०-७६-० आर, आकार १=७० सर्व स.नं. मिळून एकूण जमिन क्षेत्र ३-८०-९ आर एवढी जमिन आम्ही यापूर्वी कायमचे खरेदीखत नोंदणी क्र. ४२१/०९, दि. १६/३/२००९ रोजीच्या कायमचे खरेदीखताने मागो रेफ्रीजरन्ट अॅन्ड गॅसेस प्रा. लि. तर्फे डायरेक्टर - श्री. अमरजित सिंग मागो. रा. मुंबई. यांना खऱ्याखऱ्या औद्योगिक कामी कायमची विकत देवून ती त्यांचे कबजांत दिली आहे.

आता सदर जमिन ही मागो रेफ्रीजरन्ट अॅन्ड गॅसेस प्रा. लि. तर्फे डायरेक्टर - श्री. अमरजित सिंग मागो. रा. मुंबई. यांनी जय त्रिपती स्ट्रीप्स अॅन्ड ट्युबस प्रा. लि. तर्फे डायरेक्टर-अंकित नेमानी, रा. मालाड, मुंबई यांस खऱ्याखऱ्या औद्योगिक कामी विकणेस आमची पुर्णपणे संमत्ती असून कोणत्याही प्रकारची हरकत तक्रार नाही. हे संमत्तीपत्र लिहून दिले असे.

हे संमत्तीपत्र आम्ही आमच्या राजीखुशीने लिहून देत असून ते आम्हाला व आमच्या वालीवारसास मान्य व बंधनकारक आहे व राहिल.

साक्षीदार

त्या ०२/३/२०१९

सहया (लिहून देणार)

१) *Abul*
श्री. अबुल करीम राठोड

१) *Singh*
(भगवानसिंग बहादुरसिंग राठोड.)

AKI
श्री. आनंद राधेकृष्ण दुबे

२) *Rathore*
(स्वरूपसिंग बहादुरसिंग राठोड.)





सत्यमेव जयते

प्रारूप 1

पंजीकरण प्रमाण-पत्र

व ड ट

दस्ता क्रमांक 929/2009

92132

कॉर्पोरेट पहचान संख्या : U40200MH2008PTC188733

2008 - 2009

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

Mago Refrigerant & Gases Private Limited.

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक पांच दिसम्बर दो हजार आठ को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U40200MH2008PTC188733

2008 - 2009

I hereby certify that Mago Refrigerant & Gases Private Limited is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given and signed in my hand at Mumbai this Fifth day of December Two Thousand Eight.



N. Chinnachamy N

(CHINNACHAMY N)

सहायक कम्पनी रजिस्ट्रार, Registrar of Companies
महाराष्ट्र, मुंबई
Maharashtra, Mumbai



कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता

Mailing Address as per record available in Registrar of Companies office,

Mago Refrigerant & Gases Private Limited
004, HIMACHAL,, C.D.BARFIWALA MARG, ANDHERI (WEST),
MUMBAI - 400058,
Maharashtra, INDIA

Ar Nemani

Anubhav Nemani



प्रारूप 1
पंजीकरण प्रमाण-पत्र

व ड ट

दस्ता क्रमांक 29 / 2009

20132

कॉर्पोरेट पहचान संख्या : U27100MH2009PTC192501

2009 - 2010

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

JAI TRIPATI STRIPS AND TUBES PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक बीस मई दो हजार नौ को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।

Form 1
Certificate of Incorporation

Corporate Identity Number : U27100MH2009PTC192501

2009 - 2010

I hereby certify that JAI TRIPATI STRIPS AND TUBES PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given under my hand at Mumbai this Twentieth day of May Two Thousand Nine.



(VIJAYA NAGORAO KHANDARE)

कम्पनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई

Maharashtra, Mumbai

कम्पनी रजिस्ट्रार के कार्यालय में उपलब्ध हस्ताक्षर का पता :

Mailing Address as per record available in Registrar of Companies office:

JAI TRIPATI STRIPS AND TUBES PRIVATE LIMITED

FLAT NO.503/B, ASTER TOWER, VASANT VALLEY COMPLEX,, FILM CITY ROAD, GOREGAON(EAST),

MUMBAI - 400063,

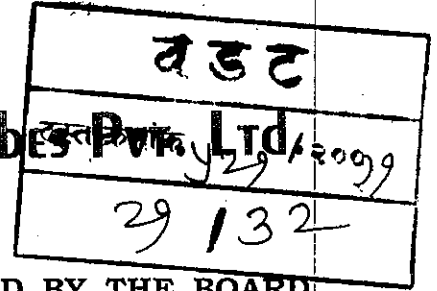
Maharashtra, INDIA

Anubhav Nemani

AP Nemani



JAI TRIPATI STRIPS & TUBES PRIVATE LTD.



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD DIRECTORS OF THE COMPANY AT THEIR MEETING HELD ON 7th March, 2011 AT 503/B, Aster Tower, Vasant Valley Complex, Film City Road, Goregaon(West), Mumbai - 400063. At 11.00 A.M and that the said resolutions have been entered upon the regular Minute Book of the Company, are in accordance with the Bye-laws and are now in full force and effect.

"RESOLVED THAT pursuant to provision of the companies Act, 1956, and subject to other provision of the said Act or other laws, Shri Pradeep Makhanlal Nemani or Shri Anubhav Pradeep Nemani or Shri Ankit Pradeep Nemani the director of the company is either of Three be and hereby authorized severally to sign and execute on behalf of the company all deeds, agreements, contracts, application forms, membership forms, deeds, affidavits, declarations, bonds, letters, Forms, Undertakings and any other paper, documents for and on behalf of the company"

FOR JAI TRIPATI STRIPS AND TUBES PRIVATE LIMITED

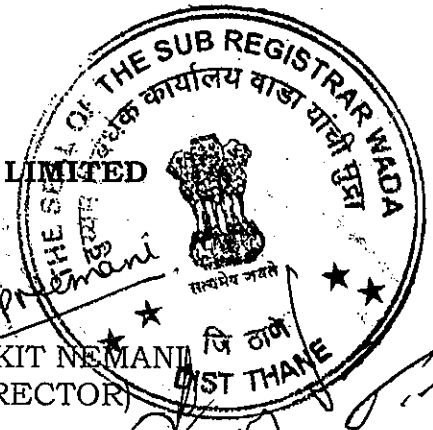
Pradeep Nemani

PRADEEP NEMANI
(DIRECTOR)

Anubhav Nemani

ANUBHAV NEMANI
(DIRECTOR)

Ankit Nemani
ANKIT NEMANI
(DIRECTOR)



Place: Mumbai
Date: 7th March, 2011

व ड ट
दस्त क्रमांक 929 1/2009
22132

Date: 9/3/11
दिनांक

Pay Mago Refrigerants and gases (P) Ltd
अदा करे
Rupees Ten Lacs only
रुपये
OR ORDER
या रकमके आदेश पर

Rs. 10,00,000/-

A/c No. 910020013596356



CASEL 000400
AXIS BANK LTD.
अक्सिस बँक लि.
DINDOSHI, MUMBAI (MH)
ONKAR PT. NO 7, SHIVDHAM SANKUL, GEN AK VAIDYA
MARG, OPP. ROBERT MALL, DINDOSHI, GOREGAON (E)
MUMBAI 400063

APC payee

For JAI TRIPATI STRIPS AND TUBES PRIVATE LIMITED

APNemant

IFS CODE - UTIB0001062

Payable AT PAR at ALL branches

Authorised Signatory (res)

⑈004124⑈ 400211075⑈ 000400⑈ 29

Anubhav Nemani

APNemant



च ड ट
दस्ता क्रमांक ५२९/२०११
२३/३२

Date: 9/3/11
दिनांक

Pay Mago Refrigerant and Gases (P) Ltd OR ORDER
 अदा करे या उनके आदेश पर
 Rupees Twenty one lacs sixty four thousand
 रुपये one hundred and seventy five only Rs. 21,64,175/-

Ac No. 910020013596356
आका. सं. ९१००२००१३५९६३५६



CASEL 000400
AXIS BANK LTD.
 अक्षिस बँक लि.
 BINDOSHI MUMBAI (MH)
 ONKAR PT. NO. 7 SHYAM SANKUL GEN AK VAIDYA
 MARG OFF. OBEROI MALL DINDOSHI GOREGAON (E)
 MUMBAI 400063

For JAI TRIPATI STRIPS AND TUBES PRIVATE LIMITED

AP Nemani

AP Nemani

IFS CODE - UTIB0001062

Payable AT PAR at ALL branches

Authorized Signatory(ies)

⑈004125⑈ 400211075⑈ 000400⑈ 29

Aubhan Nemani

AP Nemani

[Signature]



कंपनी चैन

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAGO REFRIGERANT & GASES
PRIVATE LIMITED



05/12/2008
Permanent Account Number
AAFCM8414L

23042010

च ड ट
दस्त क्रमांक ५२९ / २०११
२४ / ३२

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इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर सेन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, संफायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक
बानेर, पुना - 411 045.

If this card is lost / someone's card found,
Please inform / return to:
Income Tax Services Unit (NSD)
3rd Floor, Sanphire Chambers,
Near 3rd Telephone Exchange,
Baner, Pune - 411 045.
Tel: 020-2611 0081
e-mail: nsd@incometax.gov.in

Anubhav Nemani

APNemani

द्वारा

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMARJEETSINGH MAGO
KULDEEPSINGH MAGO

10/10/1968
Permanent Account Number
AKTPM1341B

Signature



अमरजित सिंग मागो
श्री. अश्वरी उपस्थित

ब ड ट
दस्त क्रमांक Y 29/2099
24/32



Arunhai Nemani

ANemani

कंपनी चेन

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAI TRIPATI STRIPS AND TUBES
PRIVATE LIMITED



20/05/2009
Permanent Account Number

AACCJ1724H

व ड ट
दस्त क्रमांक 29/2009
2E/32

Anubhav Nemani

ANemani

पुस्तक खोलने / पाने पर कृपया सहित करें /
आयकर (इन सेवा इकाई, एन एस डी) एन
सीएस इलीट, सफायर सेबर्स
नगर टेलिफोन एक्सचेंज के नजदीक
बानेरघाटा - 411 045



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खण्ड 1

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

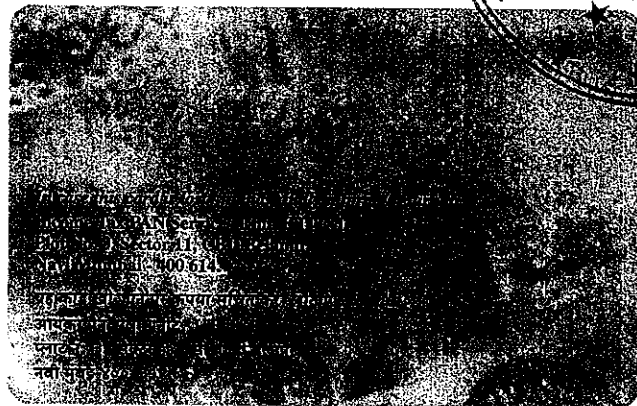
ANUBHAV NEMANI
PRADEEP KUMAR NEMANI

15/06/1984
Permanent Account Number
ADZRN7222K

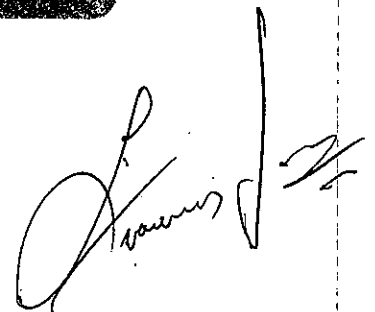


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दस्त क्रमांक 429 / 2009
20132

Anubhav Nemani
अनुभव प्रदीप नेमानी
श. माला (पूर्व)



APNemani




क्रमांक 12

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANKIT NEMANI
PRADEEP KUMAR NEMANI
23/10/1985
Permanent Account Number
ADZPN7223J

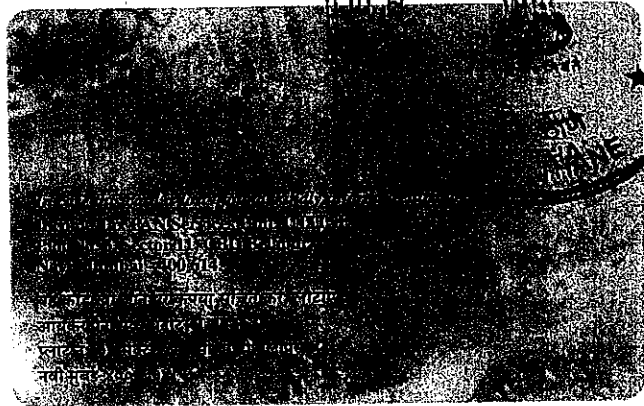
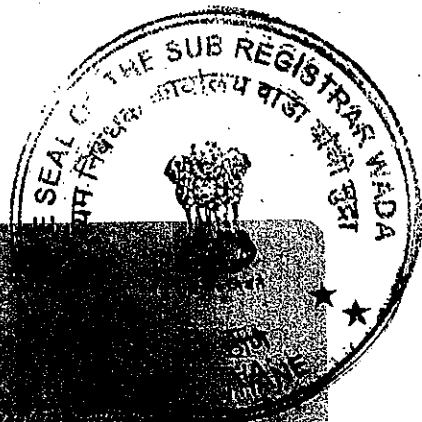
Signature



ANemani

अंकित नैमानी
व. मामाड (पूर्व)

व ड ट
दस्त क्रमांक 429/2099
20/32



Anubhav Nemani

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शांकीपर ①

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADEEP NEMANI

MAKHAN LAL NEMANI

03/05/1959

Permanent Account Number
ACZPN1003H

Pradeep Nemani
Signature



03032010

Pradeep Nemani
प्रदीप नेमानी
स. माताड (डुब.)

व ड ट
दस्त क्रमांक Y29 / 2099
2E/32



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :
आयकर सेवा सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411-045.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Baner Telephone Exchange,
Baner, Pune - 411045.

411045 218081

Anubhav Nemani

ANemani

Kumar

व्याप्तिकार ②

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DARSHAN YESHWANT DAVE
YESHWANT BHANUPRASAD DAVE

06/01/1979
Permanent Account Number
AFUPD7030A

Dave
Signature



112005

व ड ट
दस्त क्रमांक 29 / 2009
वे 30/32

Dave

दक्षिण घडावेत वे

श. B/501 Shanta Ashish.

Irla lane,

Vile parle (w),

Mumbai - 400 056

यदि आपका कार्ड खो जाये तो आप इसे तुरंत निम्नलिखित पता पर सूचना देना चाहें।
 आयकर विभाग, एनएसडी, कामला मिल्स कंपाउंड, एस.बी. मार्ग, लोअर पार्ले, मुंबई - 400 013।
 तेल: 91-22-24994650
 ईमेल: tininfo@nsdi.gov.in



Ambhav Nemani

Apnemani

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ब ड ट

दस्त क्रमांक ५२१/२०११

चे ११/३२ पावती क्रमांक ६४५

खालील प्रमाणे फी घेतली

अ.क्र. ५२१

सन २०११ चे माहे मार्च

०२ तारखेस ४ ते ५ चे दरम्यान वाडाचे
दुय्यम निबंधक यांचे कार्यालयात आणून दिला.

रु. पै.

नोंदणी फी- ३००००-००

(३२) पाने फोलींग ६४०-००
अतिरीक्त मु.शु.फी. —

M/s. Jai Tripati Strips & Tubes Pvt. Ltd.

Anubhav Nemani

Director

दुय्यम निबंधक वाडा
विठ्ठन देगार

एकुण फी ३०६४०-००

दुय्यम निबंधक वाडा

१) मॅगो रेफ्रिजरेट आणि गॅसेस
प्रा.बी. तर्फे डायरेक्टर - श्री. अमरजीत
सींग मॅगो. वय. ०४२ ऑफीस. हिमाचल
सी.डी. बर्फवावा रोड जुद्ध लेन
अंधोरी (वे) मुंबई ४०००५८
कंपनी पॅन नं. AAFCM ४५१५८
विठ्ठन देगार

ओळख - खालील इसम असे निवेदन
करितात की, ते दस्तऐवज करून
देणाऱ्या इसमास व्यक्तीशः ओळखतात
व त्यांची ओळख पटवितात.

२) श्री. प्रदीप नेमानी वय. ५३
शा. बी. १४०३ अस्टर पॉवर फिल्मी
सिटी रोड मावाड (पूर्व)

जय त्रिपती स्ट्रिप्स आणि ट्यूब्स प्रा.
बी. तर्फे डायरेक्टर - १) श्री. अनुभव २) श्री. दशनि यशवंत दवे. वय. ३२
प्रदीप नेमानी वय. २६ ३) श्री. मंकीत शा. बी. १५०१ सांता आशीक विवे
प्रदीप नेमानी. वय. २५ शा. फ्लॉट पार्क (वेस्ट) मुंबई ४०००५६
नं. ०५०३ अस्टर पॉवर बी. विंग. फिल्म
सिटी रोड मावाड (ईस्ट) मुं. ४०००६०
कंपनी पॅन नं. AACCT १७२५१५

३) श्री. अशोक दवे. वय. ३२
शा. बी. १५०१ सांता आशीक विवे
प्रदीप नेमानी. वय. २५ शा. फ्लॉट पार्क (वेस्ट) मुंबई ४०००५६

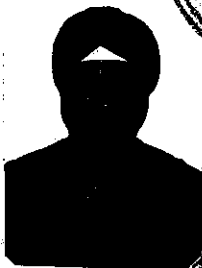
दस्त ऐवज करून देणार
तथाकथित अरेदीदार
दस्तऐवज करून दिल्याचे कबुल
करतात.



Pradeep Nemani



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FOR MAGO REFRIGERANT & GASES PRIVATE LIMITED

DIRECTOR

दुय्यम निबंधक वाडा
दि. ०६/०३/२०११

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दस्त क्रमांक ५२७/२०१७
३२ / ३२

M/s. Jai Tripati Strips & Tubes Pvt. Ltd.
Anubhav Nemani
 Director ②



M/s. Jai Tripati Strips & Tubes Pvt. Ltd.
Apnemanani
 Director ③



प्रमाणित करणेत येते कि या दस्तऐवजामध्ये
 एकूण ३२ पाने आहेत

Pravinhiban
 मुख्य निबंधक वाडा

पुस्तक क्रमांक पहीले
 ५२७ क्रमाकावर नोंदले

Pravinhiban
 मुख्य निबंधक वाडा

तारीख ०९ माहे ०३ सन २०१७

