

US legal - (13) & (14)

36

KEY:-TECH

Conveyance deed

dated 25.02.2008

Receipt. 2039/25.02.08



Monday, February 25, 2008

2:10:38 PM

Original

नोंदणी 39 म.

Regn. 39 M

## पावती

पावती क्र. : 2039

दिनांक 25/02/2008

गावाचे नाव बांदिवली

दस्तऐवजाचा अनुक्रमांक वदर1 - 02025 - 2008

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव:की टेक चे भागीदार रिटा धिरेन गाला - -

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 720.00  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)

एकूण रु. 30720.00

आपणास हा दस्त अंदाजे 2:25PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
अंधेरी 1 (बांद्रा)

बाजार मुल्य: 75429397 रु. मोबदला: 96380670 रु.

भरलेले मुद्रांक शुल्क: 4819100 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ओ बी सी, मुं 54;

डीडी/धनाकर्ष क्रमांक: 253256; रक्कम: 30000 रु.; दिनांक: 11/02/2008

O.B.C. Santacruz (W) Br  
2F-01

THE COSMOS CO-OPERATIVE BANK LTD.  
FRANKING DEPOSIT SLIP  
Estd. 1906

Customer Copy 496105

Branch : \_\_\_\_\_ Date : 22/2/8

Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	4819100
Service Charges	Rs.	00
Total	Rs.	4819100

Name & Address of Stamp duty paying party

Mickey Tech  
Synthofine Estate, Goregaon

Tel. No. / Mobile No. : 9821163601

Purpose of Transaction Conveyance.  
in cash for Franking Documents

Rs. 4819110

(For Bank's Use only)

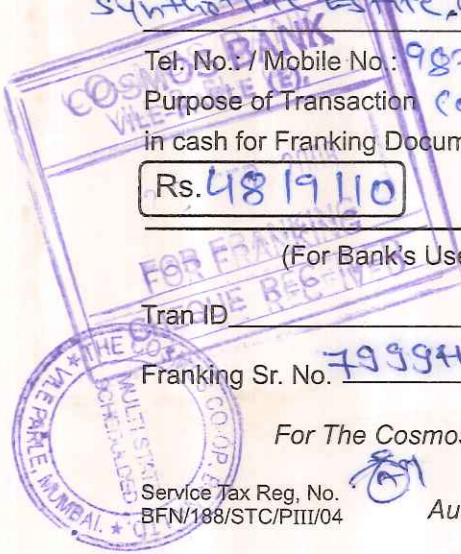
Tran ID

Franking Sr. No. 79994/114169

For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No. BFN/188/STC/PIII/04

Authorised Signatory



बदर-१  
2024/9  
२००८

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made at Mumbai this 25th day of February, in the Christian Year Two Thousand Eight (2008).

**Between**

(1) HARSHAD S. PATEL, (2) SNEHAL S. PATEL, (3) ROHIT S. PATEL AND (4) MIRAL S. PATEL, partners of M/s. VENUS STEEL PRODUCTS (INDIA), a partnership firm registered under the Indian Partnership Act 1932, having office at 301, Kalbadevi Road, Mumbai - 400 002, hereinafter called "the Vendors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners for the time being constituting the said firm, the survivor or survivors of them and the heir, executors and administrators of such last surviving Partner and their assigns) of the One part;

And

M/S. KEY TECH, partnership firm having office at B-201, Synthofine Estate, Goregaon, Mumbai - 400 063, hereinafter called "the Purchasers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being constituting the said firm, the survivor or survivors of them and the heirs,

शुद्ध 99941  
114169  
Special Adhesive  
FEB 22 2008  
Stamp Duty  
MAHARASHTRA  
INDIA  
Rs. 4110/01/18514  
18339

For The Cosmos Co-op. Bank Ltd. The Cosmos Co-Operative Bank Ltd. BaVile Estate Branch, Saraswati Nivas. Plot No-45, T.P.S.-1 CTS No 807 A. Harurman Road Vile Parle (E), Mumbai 400 057.

For Eight Lacs Nineteen thousand one hundred and

Pitugala

जाँचीवर्ती :-

RULED CARD

3936

क्र.सं.	नौ. मीटर		
२८०	६२ ६५ ५	८	

सं. १९३६

- १) श्री. श्यामा माई बहाबाई कटे लः
- २) श्री. लोकाचंद अंबाराम सांचालः
- ३) श्री. काळे आइ किंताचंद सांचालः

39/9/26	श्यामा माई बहाबाई कटे लः	१) को हयें देणें इतना ३२५ परे
	लोकाचंद अंबाराम सांचालः	२) सा रेणें देणें इतना ३२५ परे
	काळे आइ किंताचंद सांचालः	३) सा रेणें देणें इतना ३२५ परे



बदर-१  
 २०२५/१८  
 २००८

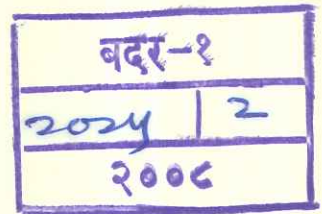
executors and administrators of such last surviving Partner, his/her/their assigns) of the Other part.



**WHEREAS:**

I) By a conveyance dated 9<sup>th</sup> March 1959, Shri. Manilal Gangadas Patel and Shri. Maganlal Gangadas Patel (therein called the "Vendors") of the First Part, Shri. Parshottamdas Zaveribhai Patel, (therein called the "Confirming Party") of the Second part and (1) Shri. Tapishankar Narottam Bhatt, (2) Shri. Parshottam Zaveribhai Patel, (3) Shri. Shanabhai Vallabhbai Patel, (3a) Shri. Lilachand Ambaram Panchal and (3b) Shri. Babaldas Lilachand Panchal, 3, (3a) and (3b) carrying on business in Partnership in the name of the M/s. Venus Steel Products (India) (therein called the "Purchasers") of the Third Part, and duly registered in the office of Sub-Registrar of Assurances at Bandra under Serial No: BND 449/1959 the Vendors therein sold, conveyed and transferred their right, title and interest in all those pieces or parcels of lands, hereditaments and premises situate, lying and being at Village Bandivali and Oshiwara in the Registration Sub-District of Bandra and Mumbai Suburban District, more particularly described in the Schedule there under written, which is the same as more particularly described in the First Schedule here under written (hereinafter referred to as "the said original Property") at or for the consideration and on the terms and conditions therein contained. The said Purchasers purchased the said original property as tenants in common in the following ratio:-

Shri. T.N. Bhatt	50%
Shri. P.Z. Patel	25%
Shri. S.V. Patel & Others	25%



II) The above said Purchasers subsequently acquired from Behramjee Jeejeebhoy Ltd., the adjacent landholders, a right of way of 20' wide from the said adjoining land up to Ghodbunder Road (S.V.Road). The said Purchasers constructed on the said original property a common road from West to East;

*Patel 25/3/59*

*big*

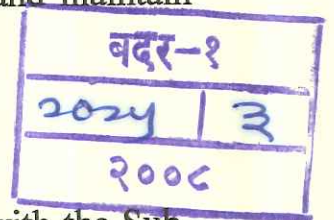
*[Signature]*

III) By a Deed of Partition dated 28<sup>th</sup> February 1961, duly registered at Bandra under Serial No.BND 433/11/11/1961 executed by and between (1) Shri. Tapishankar Narottam Bhatt, therein referred to as "the Party of the First Part", (2) Shri. Pashabhai (Parshottamdas) Zaveribhai Patel, therein referred to as "the party of the Second Part" and (3) Shri. Shanabhai Vallabhbhai Patel, (3a) Shri.Lilachand Ambaram Panchal and (3b) Shri.BabalDas Lilachand Panchal, therein referred to as "the Parties of the Third Part", the said original property referred to in the First Schedule has been partitioned by mutual consent;

VI) By Virtue of the said partition the said party of the Third Part viz. Shri Shanabhai V. Patel and 2 others became interalia entitled to all those piece of land bearing CTS No.280 and 280/1 of Village Bandivali and CTS No.469 of Village Oshiwara, aggregately admeasuring approximately 7005.2 Sq. Mts. as per City Survey Plan, in the registration Sub-District of Bandra and Mumbai Suburban District with structure/s standing thereon and shown by red colour boundary line on the plan hereto annexed as "Annexure-I" and more particularly described in the second schedule hereunder written, (hereinafter referred to as "**the larger property**") came to vested in the said Party of the Third Part;

V) The Parties to the said Partition also agreed to repair and maintain common road and to incur the expenses thereof equally.

VI) By a Conveyance dated 20<sup>th</sup> July 1971 duly registered with the Sub-Registrar at Bombay under Serial No. BOM/R/3215/1971 executed by and between Shri. Lilachand Ambaram Panchal, therein referred to as "the Vendor" and (1) Shri. Babaldas Lilachand Panchal, (2) Shri. Harshad Shanabhai Patel, (3) Shri Snehal Shanabhai Patel and (4) Shri. Rohit Shanabhai Patel, therein referred to as "the purchasers" of the other Part, the said Vendor named thererin sold, conveyed and transferred his undivided 1/3<sup>rd</sup> share, right, title and interest in the said



Atk 20. July 1971

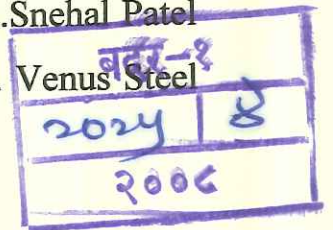
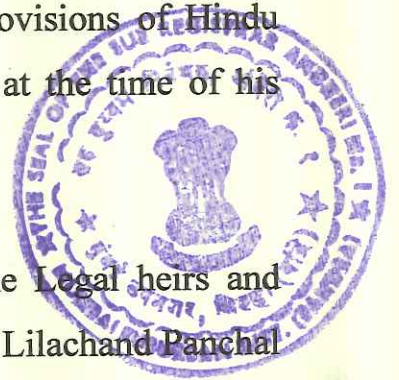
larger property in the ratio more Particularly set out in the Second Schedule there under written in favour of the said Purchasers named therein for the consideration and on the terms, conditions and covenants set out therein;

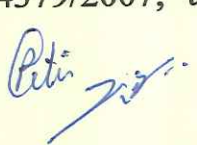



VII) Shri. Babaldas Lilachand Panchal expired intestate on 13<sup>th</sup> January 1983 leaving behind him Smt. Padmaben, his widow, and three sons viz. Suresh Panchal, Paresh Panchal and Vandan Panchal as his only legal heirs and legal representatives under the provisions of Hindu Succession Act, 1956 by which he has governed at the time of his death;

VIII) By a release Deed dated 19<sup>th</sup> November 1983 the legal heirs and representatives of the deceased Late Shri. Babaldas Lilachand Panchal confirmed having relinquished and released all their right, title and interest, which the deceased had as a partner of M/s. Venus Steel Products (India) in respect of the larger property. Subsequently in the record of rights/City Survey Office the name of the heirs of the deceased Shri. Babaldas Panchal were also recorded but in view of the release deed referred herein above their names have been deleted in the Property register card with a result the larger property stands in the name of Shri. Shanabhai Patel, Shri. Rohit Patel, Shri. Snehal Patel and Shri. Harshad Patel being the then partners of M/s. Venus Steel Products (India).

IX) Shri Shanabhai Vallabhbai Patel expired on 16<sup>th</sup> November 2004 leaving behind him Smt. Kantabhen, his widow, and his three sons viz. Shri. Harshad S. Patel, Shri. Snehal S. Patel, and Shri. Rohit S. Patel and married daughter Smt. Tarulata H. Patel as his only legal heirs and representative under the provisions of Hindu Succession Act, by which he has governed at the time of his death.

X) By a Release Deed dated 11<sup>th</sup> June 2007, registered with the Joint Sub-Registrar of Assurances, Andheri No.4 at Bandra, Mumbai, under Serial No.BDR-15/4379/2007, the said Smt. Kantaben Shanabhai



*Patin*    

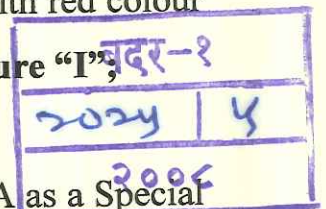


Patel and Smt. Tarulata H. Patel, have relinquished and released all their right, title and interest, unto and in favour of Shri. Rohit Patel, Shri. Snehal Patel and Shri. Harshad Patel being the then partners of M/s. Venus Steel Products (India), with a result the larger property stands in the name of Shri. Rohit Patel, Shri. Snehal Patel and Shri. Harshad Patel being the then partners of M/s. Venus Steel Products (India);

XI) The partnership firm of M/s. Venus Steel Products (India) was first constituted on 1<sup>st</sup> February 1964 vide a Deed of Partnership executed between Leelachand Ambaram Panchal, Shanabhai Vallabhbai Patel and Babaldas Leelachand Panchal. The constitution of the M/s. Venus Steel Products (India) was changed from time to time and ultimately an amended Deed of Partnership dated 1<sup>st</sup> January 2005 was executed between the existing Partners of the M/s. Venus Steel Products (India) in view of the amended deed of Partnership the vendors herein are the only current partners of the M/s. Venus Steel Products (India);

XII) In view of the above, is the Vendors are seized and possessed of and or otherwise well and sufficiently entitled inter alia to all that piece of land bearing CTS No.280 and 280/1 of Village Bandivali and CTS No.469 of Village Oshiwara, Taluka Andheri in the Registration Sub-District and District of Mumbai City and Mumbai Suburban, together with the structures standing thereon (herein referred to as "the said larger property") more particularly described in the Second Schedule hereunder written and delineated in the plan with red colour boundary line and annexed hereto and marked as Annexure "I";

XIII) The Government of Maharashtra has appointed MMRDA as a Special Planning Authority under a Section 40 of the M.R. & T.P. Act, 1966 for planning and developing of the District Centre at Oshiwara and accordingly MMRDA is in the process of acquiring lands and thereafter to grant the same on lease to their respective Owners. In the development Plan sanctioned by MMRDA the said road referred to in



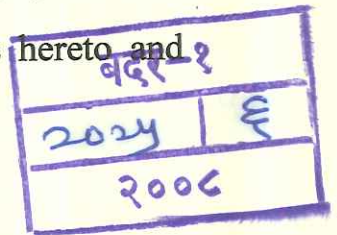
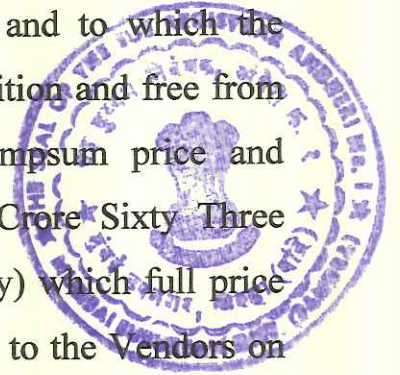
*[Handwritten signatures and initials]*

Recital (b) hereinabove has been declared as part of Pedestrian Plaza and shown as Green Belt;

XIV) A Portion of the said larger property shown in the plan annexed hereto with blue colour wash admeasuring approx. 3403.72 Sq. Mtrs. alongwith the factory structures standing thereon and more particularly described in the Third Schedule hereunder written is hereinafter referred to as **“the Retained Portion”**, and all that piece & parcel of land admeasuring approx. 3601.48 Sq. Mtrs. (which forms part of larger property) and more particularly described in the Fourth Schedule hereunder written and shown in green colour wash on the plan annexed hereto as **“Annexure I”** is hereinafter referred to as **“the said property”**;

XV) Pursuant to the negotiations between the Vendors and the Purchasers, the Vendors have agreed to sell, transfer and assign to the Purchasers and the Purchasers have agreed to purchase and acquire from the Vendors all their right, title and interest in the said property admeasuring 3601.48 Sq. Mts., subject to the clear and marketable title thereto which the Purchasers have verified and to which the Purchasers shall not be entitled to raise any requisition and free from all claims and encumbrances, at or for the lumpsum price and consideration of Rs.9,63,80,670/- (Rupees Nine Crore Sixty Three Lakhs Eighty Thousand Six Hundred Seventy only) which full price and consideration has been paid by the Purchasers to the Vendors on or before the execution of these presents, and on the terms and conditions mutually agreed by and between the Parties hereto and recorded hereinafter;

XVI) The Vendors have represented to the Purchasers that MMRDA shall charge the premium of Rs.52,80,670/- (Rupees Fifty Two Lacs Eighty Thousand Six Hundred Seventy only) for granting permission and allowing development by way of construction on the said property and it is agreed that the said amount shall be paid by the Vendors to MMRDA, subject however that over and above the said amount any

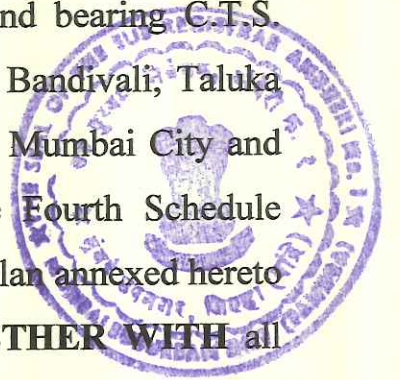


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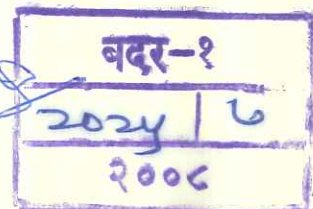
further amount is payable to MMRDA, the same shall be borne and paid by the Purchasers;

XVII) At the request of the Purchasers, the Vendors do hereby execute these presents with an intention to convey, transfer and assign all their right, title and interest in the said property and every part thereof, unto and in favour of the Purchasers, as hereinafter appearing:

**NOW THEREFORE THIS INDENTURE WITNESSETH** that in pursuance of the aforesaid agreement and in consideration of a sum **Rs.9,63,80,670/- (Rupees Nine Crore Sixty Three Lakhs Eighty Thousand Six Hundred Seventy only)**, paid by the **Purchasers** to the **Vendors** on or before the execution of these presents (the payment and receipt whereof the **Vendors do and each of them** doth hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquit, release and discharge the **Purchasers**) **THEY THE VENDORS DO AND EACH OF THEM DOTH** hereby sell, assign, convey and assure unto the **PURCHASERS** forever free from all encumbrances, all that piece or parcel of land or ground bearing C.T.S. No.280 (part) admeasuring 3601.48 Sq. Mts. of Village Bandivali, Taluka Andheri in the registration Sub-District and District of Mumbai City and Mumbai Suburban, more particularly described in the Fourth Schedule hereunder written and shown Green colour wash on the Plan annexed hereto (hereinafter referred to as "**the said property**") **TOGETHER WITH** all and singular the things permanently attached thereto or standing thereon and all court, yards, areas, compounds, sewers, drains, fences, trees, ways, paths, passages, common gullies, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof and to belong or be appurtenant thereto **AND ALL THE ESTATE** right, title, interest, use, possession, benefit, claim and demand whatsoever both at law and in equity or otherwise of the **VENDORS** in, to or upon the said property hereby sold, transferred, assigned, assured and conveyed and every part thereof **TO**

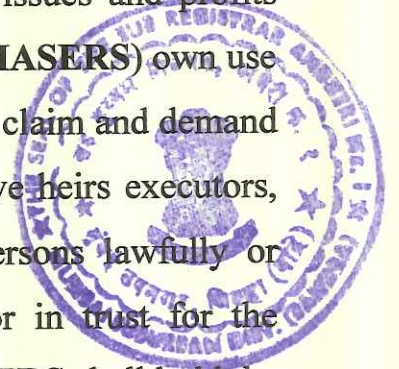


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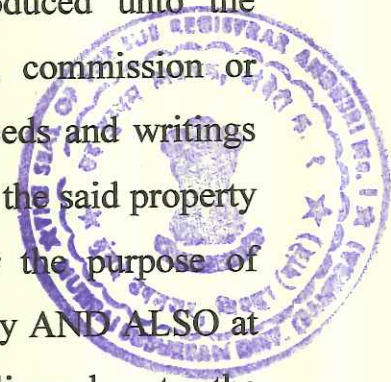
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2006

**HAVE AND TO HOLD** all and singular the said property hereby sold, transferred, granted, released, assigned, assured and conveyed or expressed so to be unto and to the use and benefit of the **PURCHASERS** absolutely and forever **SUBJECT TO** the payment of all rates, taxes, cesses, assessment, dues and duties now chargeable and payable by the Vendors to the Government of Maharashtra and/or Municipal Corporation of Greater Mumbai, MMRDA and/or any other public and/or local body and/or authority in respect thereof **AND THE VENDOR DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS THAT** notwithstanding any act, deed, matter or thing whatsoever by the **VENDORS** or by any person or persons lawfully or equitably claiming by, from, through, under or in trust from the Vendors made, done, executed or knowingly suffered to the contrary, they the **VENDORS DO AND EACH OF THEM DOTH** now have, in them good right, full power and absolute authority to sell, transfer, assign, assure and convey the said property hereby sold, transferred, assigned, assured and conveyed or intended and expressed so to be unto and to the use and benefit of the **PURCHASERS** in manner aforesaid **AND THAT** it shall be lawful for the **PURCHASERS** from time to time and at all times hereafter to peaceably and quietly to hold, have and enjoy the said property hereby sold, transferred, assigned, assured and conveyed with its appurtenances and receive the rents, issues and profits thereof and every part thereof to and for their (i.e. **PURCHASERS**) own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the **VENDORS** or their respective heirs executors, administrators or any of them or by any person or persons lawfully or equitably claiming or to claim from, through, under or in trust for the **VENDORS** or any of them **AND THAT** the **PURCHASERS** shall hold the said property, 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 encumbrances whatsoever made, executed occasioned or suffered by the **VENDORS** or by any other person or persons lawfully or equitably claiming or to claim as aforesaid **AND FURTHER THAT** the **VENDORS** and all persons having or claiming any estate, right, title or interest in the said



*[Handwritten signatures]*

property or any part thereof hereby sold, transferred, assigned, assured and conveyed or their respective heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASERS** or their successors, nominees or assigns or counsel in law do and execute or cause to be done and executed all such further and other lawful acts, deeds, matters and things in law whatsoever for further and more perfectly and absolutely granting and assuring the respective undivided share, right, title and interest in the said property and every part thereof hereby sold, transferred, assigned, assured and conveyed as owners unto and to the use of the **PURCHASERS** in manner aforesaid as shall by the **PURCHASERS**, their successors, nominees and assigns or their counsel in law be reasonably required AND THIS INDENTURE FURTHER WITNESSETH that in pursuance of the said agreement, and in consideration of the premises, they the **VENDORS** do and each of them doth hereby for themselves, their respective heirs, executors, administrators and assigns, covenant with the **PURCHASERS**, their partners or partner, their heirs, executors, administrators and assigns that they the **VENDORS**, their heirs, executors, administrators and assigns shall and will, unless prevented by fire, or some other inevitable accident, from time to time, and at all times hereafter upon every reasonable request, and at the cost of the **PURCHASERS**, their partners or partner, their heirs, executors, administrators or assigns produce or cause to be produced unto the **PURCHASERS** or their attorneys at any trial, hearing, commission or examination as occasion shall require all or any of the deeds and writings comprised in Annexure-II hereto, which relate not only to the said property but to other properties retained by the **VENDORS**, for the purpose of showing the title of the **PURCHASERS** to the said property AND ALSO at the like request and cost, deliver or cause to be delivered unto the **PURCHASERS** and the owners for the time being and from time to time of the said property more particularly described in the Fourth Schedule hereunder written such attested or other copies or extracts of or from, the said deeds and writings or any of them as they may require AND shall and will, in the meantime unless prevented as aforesaid, keep the said deeds and writings safe, unobliterated and uncanceled PROVIDED ALWAYS and it is hereby agreed and declared that in case the **VENDORS** or their heirs,



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2024/१  
१००८

*[Handwritten signatures and initials in blue ink]*

executors, administrators and assigns, shall deliver the said deeds and writings to any future purchaser or purchasers of the other properties retained by the VENDORS or to any other person or persons for the time being entitled to the custody of the said deeds and writings and shall thereupon at his own costs and charges cause such purchaser or purchasers or person or persons to enter into a covenant similar in all respects to the covenant hereinbefore contained then and in such case and immediately thereupon the covenant hereinbefore contained shall cease and become void Provided further that upon execution hereof, the VENDORS have furnished certified Notarial true copies of the documents, mentioned in Annexure – II hereto unto the PURCHASERS.

**AND IT IS HEREBY DECLARED** that the **PURCHASER** shall bear and pay the stamp duty and registration charges on this Deed.

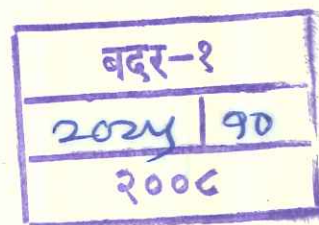
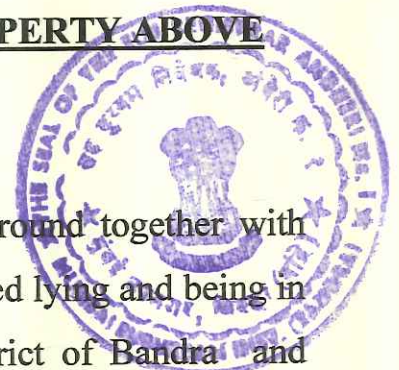
**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

**THE FIRST SCHEDULE OF THE ENTIRE PROPERTY ABOVE**

**REFERRED TO:**

**Firstly :-** All those Pieces or parcels of land ground together with shed structures or outhouses standing thereon and situated lying and being in the Village of Bandivali in the Registration Sub-District of Bandra and Suburban District of Bombay, Taluka south Salsette now in Greater Bombay and bearing former Survey numbers as under:-

Survey No.	Plot No.	Falni No.	Area
38	1		0-3 ½
38	3	0	0-8
38	6	0	0-32 ¼
38	8	0	0-5
38	0	2	0-4



Handwritten signatures and initials in blue ink at the bottom of the page, including a signature that appears to be 'P. S. Patil' and other illegible marks.

38	2	0	0-15
38	4	1	0-14
38	7	3	0-32
38	5	0	0-7
38	1	0	0-2 ¼

And bearing the present numbers as under:-

Survey No.	Hissa No.	Area
38	1	0-2 ¼
39	1	0-2 ¼

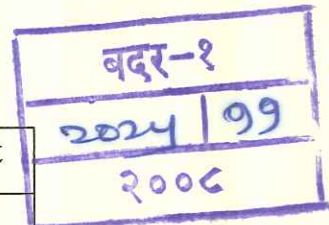
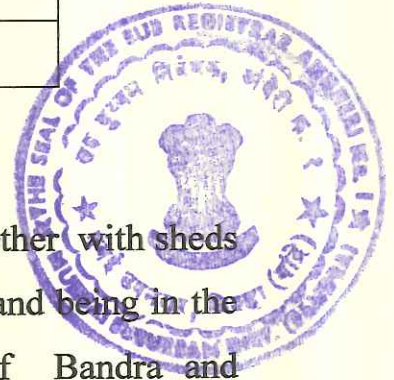
**Secondly** : - All that pieces or parcels of land or ground together with sheds, structures or out houses stranding thereon situated, lying and being in the village Oshiwara formerly in the Registration sub District of Thana and now in Greater Bombay bearing former number as under:-

Survey No.	Plot No.	Area
11	5	0-24
11	11	0-2 ½
11	3 part	0-5 ¼
11	4	0-2 ½
11	6	0-2 ½

Survey No.11, Hissa No.6 area 1 Acre and 27 Gunthas

**Thirdly** : - All those pieces or parcels of land of ground together with sheds structures or out houses standing thereon and situate, lying and being in the village of Bandivali in the Registration Sub district of Bandra and Suburban District of Bombay in Taluka South Salsettle in Greater Bombay and bearing the Following Numbers and particulars:-

Entry No.	Survey No.	Hissa No.	Area	Assessment
D-175	38	2	0-4 ¾	Rs. 0-9-0



**Fourthly** : - All those pieces or parcels of land or ground together with sheds, structures and out houses standing thereon situate, lying and being in the village Oshiwara formerly in the Registration Sub District of Borivali

*[Handwritten signatures and marks in blue ink]*

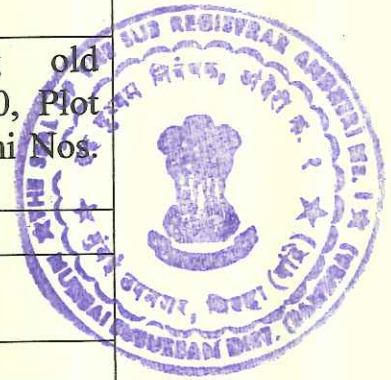
and Distric Thana, in Taluka Thana and now in the Registration Sub District of Bandra in Greater Bombay bearing the following survey number and other particular :-

Entry No.	Survey No.	Plot No.	Hissa No.	Area	Assessment
61	11	3 part	6 part	0-30 ½	Rs. 3-13-6

**Fifthly** : - All that piece or parcels of land or ground situate, lying and being in the village of Oshiwara formerly in the registration Sub District of Borivali and District Thana now in the Registration sub-district of Bandra in Greater Bombay and bearing Survey No.4, Hissa No.1, area 8 funthas and having assessment of annas two and bounded as follows that is to say on or towards the south by Survey No.4, Hissa No.3, on or towards the East by Survey No.4., Hissa No.2 and on or towards the west by survey No.10, Hissa No.21 and survey No.14, Hissa No.3

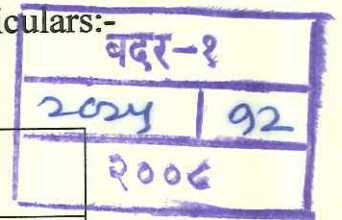
**Sixthly**:- All those pieces or parcels of land of ground situate, lying and being in the village of Oshiwara, formerly in the Taluka of Thane, District Thane, Registration Sub-District of Bandra in Greater Bombay bearing the following survey number and other particulars:-

Survey No.	Hissa No.	Area A.G.	Assessment Rs. As Ps.
10	1 part	1-15	And bearing old Survey No. 10, Plot No. 1 and Falni Nos. 1, 2 and 3.
11	7	0-4 ½	0-3-0
11	8 Kharba	0-5 ½ 0-3 ¼	0-10-0
11	9	0-6	0-9-0



**Seventhly** : - All that piece or parcel of land or ground situate, lying and being at Borivali village in the Registration Sub-District of Bandra, in Greater Bombay bearing the following numbers and other particulars:-

Survey No.	Hissa No.	Area A.G.	Assessment Rs. As Ps.
40	1	0-10 ¾	1-6-0



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**THE SECOND SCHEDULE OF THE LARGER PROPERTY ABOVE**  
**REFERRED TO:-**

All that piece or parcel of land bearing CTS No.280 and 280/1 of Village Bandivali and CTS No.469 of Village Oshiwara, Taluka Andheri in the registration Sub-District and District of Mumbai City and Mumbai Suburban, aggregately admeasuring approx. 7005.2 Sq. Mtrs. (as per city Survey Records) and bounded by as follows:-

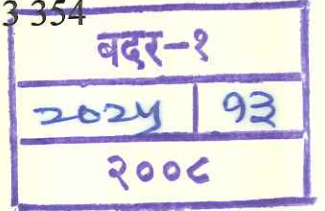
- On or towards North: by property bearing CTS No. 452,453,454,455 of Oshiwara Village
- On or towards south: by property bearing CTS NO. 281 and private road and partly by CTS NO. 469,470 of Oshiwara village.
- On or towards west : by property bearing CTS No.279 of Oshiwara Village.
- On or towards East : by Village boundary of Pahadi Goregaon (W)

**THE THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED**  
**TO:-**

(BEING THE PROPERTY RETAINED BY THE VENDORS)

All that piece and parcel of land bearing C.T.S. No.280 (part) and 280/1 of Village Bandivali and CTS No.469 of Village Oshiwara, Taluka Andheri in the registration Sub-District and District of Mumbai City and Mumbai Suburban, aggregately admeasuring 3403.72 Sq. Mts. or thereabouts and bounded by as follows:-

- On or towards North: by property bearing CTS No.452, 453 354 (pt) of Oshiwara Village
- On or towards South: by property bearing CTS No.282 of Oshiwara Village and private road.
- On or towards East : by property bearing CTS No.280 (pt) M/s Venus Steel Products (India) factory.
- On or towards West : by village boundary of pahadi Goregaon (W).



**THE FOURTH SCHEDULE OF THE PROPERTY ABOVE**  
**REFERRED TO:-**  
(BEING THE PROPERTY SOLD UNDER THESE PRESENTS)

[Handwritten signatures and initials]

All that piece and parcel of land bearing C.T.S. No.280 (part) admeasuring 3601.48 Sq. Mts. of Village Bandivali, Taluka Andheri in the registration Sub-District and District of Mumbai City and Mumbai Suburban and bounded by as follows:-

- On or towards North: by property bearing CTS No.452, 453 354 (pt) of Oshiwara Village
- On or towards South: by property bearing CTS No.282 of Oshiwara Village and private road.
- On or towards West : by property bearing CTS No.280 (pt) of Oshiwara Village & M/s Venus Steel Products (India) factory.
- On or towards East : by Village boundary of pahadi Goregaon (W).

SIGNED AND DELIVERED BY THE )  
 WITHIN NAMED VENDORS )  
 (1) HARSHAD S. PATEL )

(2) SNEHAL S. PATEL )

(3) ROHIT S. PATEL )  
 through CA. Harshad S. Patel )

(4) MIRAL S. PATEL )  
 the Partners of M/s. VENUS STEEL )  
 PRODUCTS (INDIA) )  
 in the presence of..... )

FOR VENUS STEEL PRODUCTS (INDIA).  
*Harshad S. Patel*

FOR VENUS STEEL PRODUCTS (INDIA).  
*Snehal S. Patel*

FOR VENUS STEEL PRODUCTS (INDIA).

FOR VENUS STEEL PRODUCTS (INDIA).

*Harshad S. Patel*  
*Miral S. Patel*  
 Partner



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 2024 | 98  
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SIGNED AND DELIVERED BY THE )  
 WITHIN NAMED PURCHASERS )  
 M/S. KEY TECH )  
 through their authorized partners )  
 (1) RITA DHIREN GALA )

*Rita Dhiren Gala* *Rita Dhiren Gala*

(2) KUNTAL NIRANJAN SHAH )  
in the presence of..... )

**RECEIPT**

Received of and from the withinnamed Purchaser )  
the total sum of **Rs.9,63,80,670/- (Rupees Nine )**  
**Crore Sixty Three Lakhs Eighty Thousand Six )**  
**Hundred Seventy only) being the full )**  
consideration amount as within mentioned by them)  
paid to us, by the following Cheques/Pay Orders. ) ...**Rs.9,63,80,670/-**

Cheque/Pay Order No.	date	Amount Rs.	Bank
_____	20.09.2007	1,11,00,000/-	
_____	24.12.2007	3,00,00,000/-	Oriental Bank of Commerce
253260	12.02.2008	5,00,00,000/-	Oriental Bank of Commerce
_____	21.02.2008	52,80,670/-	Oriental Bank of Commerce
<b>TOTAL</b>		<b><u>9,63,80,670/-</u></b>	

Witnesses:

- 1.
- 2.

WE SAY RECEIVED

(1) Harshad S.Patel

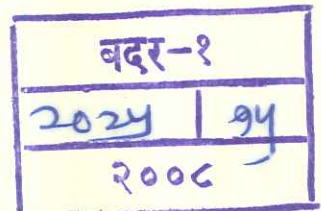
(2) Snehal S.Patel

(3) Rohit S.Patel through OA Harshad S. Patel

(4) Miral S.Patel

Partners of M/s. **VENUS STEEL PRODUCTS (INDIA)**

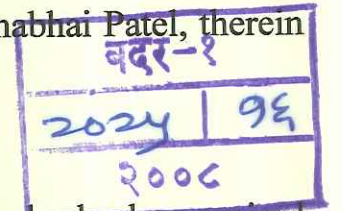
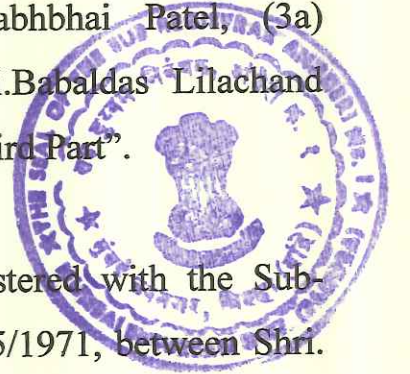
**VENDORS**



Annexure- II

LIST OF TITLE DOCUMENTS

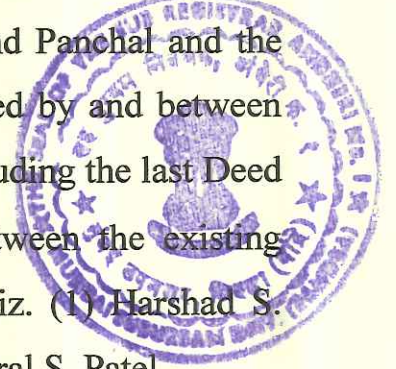
1. Deed of conveyance dated 9<sup>th</sup> March 1959, registered in the office of Sub-Registrar of Assurances at Bandra under Serial No: BND 449/1959, between Shri. Manilal Gangadas Patel and Shri. Maganlal Gangadas Patel (therein called the "Vendors") of the First Part, Shri.Parshottamdas Zaveribhai Patel, (therein called the "Confirming Party") of the Second apart and (1) Shri. Tapishankar Narottam Bhatt, (2) Shri. Parshottam Zaveribhai Patel, (3) Shri.Shanabhai Vallabhbbhai Patel, (3a) Shri. Lilachand Ambaram Panchal and (3b) Shri. Babaldas Lilachand Panchal (therein called the "Purchasers") of the Third Part.
2. Deed of Partition dated 28<sup>th</sup> February 1961, registered in the office of Sub-Registrar of Assurances at Bandra under Serial No.BND 433/11/11/1961, between (1) Shri. Tapishankar Narottam Bhatt, therein referred to as "the Party of the First Part", (2) Shri. Pashabhai (Parshottamdas) Zaveribhai Patel, therein referred to as "the party of the Second Part" and (3) Shri. Shanabhai Vallabhbbhai Patel, (3a) Shri.Lilachand Ambaram Panchal and (3b) Shri.Babaldas Lilachand Panchal, therein referred to as "the Parties of the Third Part".
3. Deed of Conveyance dated 20<sup>th</sup> July 1971, registered with the Sub-Registrar at Bombay under Serial No.BOM/R/3215/1971, between Shri. Lilachand Ambaram Panchal, therein referred to as "the Vendor" and (1) Shri. Babaldas Lilachand Panchal, (2) Shri. Harshad Shanabhai Patel, (3) Shri Snehal Shanabhai Patel and (4) Shri. Rohit Shanabhai Patel, therein referred to as "the purchasers".
4. Death Certificate of Shri. Babaldas Lilachand Panchal who has expired on 13<sup>th</sup> January 1983.
5. Release Deed dated 19<sup>th</sup> November 1983, between Smt. Padmaben Babaldas PAnchal, Suresh Babaldas Panchal, Paresh Babaldas Panchal



*[Handwritten signatures and initials]*

and Vandan Babaldas Panchal, the legal heirs and representatives of the deceased Late Shri. Babaldas Lilachand Panchal of the one part and Shri. Shanabhai Patel, Shri. Rohit Patel, Shri. Snehal Patel and Shri. Harshad Patel, being the then partners of M/s. Venus Steel Products (India).

6. Death Certificate of Shri Shanabhai Vallabhbai Patel, who has expired on 16th November 2004.
7. Release Deed dated 8<sup>th</sup> June 2007, registered with the Sub-Registrar of Assurances at <sup>Andheri-4</sup> ~~Borivali~~, Mumbai, under Serial No. <sup>BDR-15/4379/2007</sup> \_\_\_\_\_, between Smt. Kantaben Shanabhai Patel and Smt. Tarulata H. Patel, therein referred to as the "Releasors" of the one part and Shri. Rohit Patel, Shri. Snehal Patel and Shri. Harshad Patel, being the then partners of M/s. Venus Steel Products (India), therein referred to as the "Releasees" of the other part.
8. Deed of Partnership dated 1<sup>st</sup> February 1964 of M/s. Venus Steel Products (India), executed between Leelachand Ambaram Panchal, Shanabhai Vallabhbai Patel and Babaldas Leelachand Panchal and the other Deeds of Partnership from time to time executed by and between the Partners of M/s. Venus Steel Products (India), including the last Deed of Partnership dated 1<sup>st</sup> January 2005, executed between the existing Partners of the M/s. Venus Steel Products (India) viz. (1) Harshad S. Patel, (2) Snehal S. Patel, (3) Rohit S. Patel and (4) Miral S. Patel.



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30/9/57

[M.]  
 १) कौशिकी ५२५/११७ वा.सं.दा.सं.  
 उके वा.सं.दा.सं. पा.सं.दा.सं.  
 २) श्री सुरेश वा.सं.दा.सं.  
 उके वा.सं.दा.सं. पा.सं.दा.सं.  
 ३) श्री शिवदा वा.सं.दा.सं.  
 उके वा.सं.दा.सं. पा.सं.दा.सं.  
 ४) श्री वेंकट वा.सं.दा.सं.  
 उके वा.सं.दा.सं. पा.सं.दा.सं.

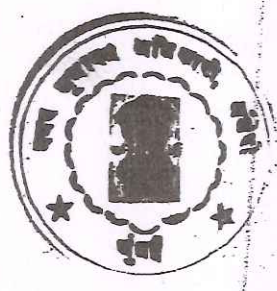
30/9/57

दि १९/११/६५  
 श्री ३ वा.सं.दा.सं.  
 श्री ३ वा.सं.दा.सं.  
 श्री ३ वा.सं.दा.सं.

दि १९/११/६५  
 श्री ३ वा.सं.दा.सं.  
 श्री ३ वा.सं.दा.सं.  
 श्री ३ वा.सं.दा.सं.

१) स्थोकारणकी तारीख २१/०९/५७  
 २) मूल दस्ता २१/०९/५७  
 ३) मूल दि. २१/०९/५७  
 ४) मूल दस्ता श्री ३ वा.सं.दा.सं.  
 ५) मूल दस्ता श्री ३ वा.सं.दा.सं.  
 ६) मूल दस्ता श्री ३ वा.सं.दा.सं.

पुस्तक  
 १०००००  
 १०००००  
 १०००००



श्री नवल  
 दि. १९/११/६५  
 मगर सुभाषन अधिकारी  
 मंवेरी.



बदर-१  
 २०२५/१९  
 २००८

Handwritten notes on the left margin, including names and dates, partially obscured by a scribble.

Y. P. P.—1,00,000—4-64—WOA5—(Os) 569  
G. R., R. D., No. 8616, dated 16-9-26.]

G. T. E. 20 e.

**RULED CARD**

**3937**

क्र. सं.	नाम	पता	विवरण
1	श्री. श्यामाबाई	वडगाव	

सन १९६६

- १) श्री. श्यामाबाई वडगाव
- २) श्री. लक्ष्मीबाई अंबाराम पांचाळ
- ३) श्री. ज्योतीबाई लक्ष्मीबाई पांचाळ

क्र. सं.	नाम	पता	विवरण
३०/१/६६	श्री. श्यामाबाई	वडगाव	१) श्री. श्यामाबाई वडगाव परत २) श्री. लक्ष्मीबाई अंबाराम पांचाळ ३) श्री. ज्योतीबाई लक्ष्मीबाई पांचाळ
३०/१/६६	श्री. लक्ष्मीबाई	पांचाळ	१) श्री. लक्ष्मीबाई पांचाळ २) श्री. ज्योतीबाई लक्ष्मीबाई पांचाळ ३) श्री. श्यामाबाई वडगाव ४) श्री. लक्ष्मीबाई पांचाळ



बदर-१  
2024 | 20  
२००८





आशेवरा

RULED CARD

1562

क्र. नं. No.	बो. नं. Co. No.	C	2297-60
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- क्र. नं. १९६६ १) श्री शानभाई वळुभाई परेळ
- 2) श्री विठ्ठलचंद जोबासम पांचाळ
- 3) श्री बाबूभाई विठ्ठलचंद पांचाळ

30/9/15

	श्री शानभाई वळुभाई परेळ	श्री विठ्ठलचंद जोबासम पांचाळ	श्री बाबूभाई विठ्ठलचंद पांचाळ
१)			
२)			
३)			
४)			
५)			
६)			
७)			
८)			
९)			
१०)			



वदर-१  
 2024 | 22  
 2006

30/9/06

ST  
विद्यार्थी का नाम  
पिता का नाम  
पता

- 1) फीस का भुगतान
- 2) फीस का भुगतान
- 3) फीस का भुगतान
- 4) फीस का भुगतान

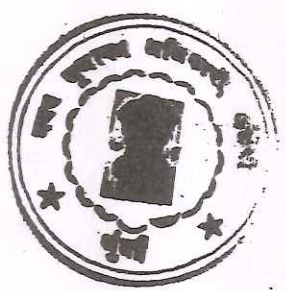
30/9/06

ST  
विद्यार्थी का नाम  
पिता का नाम  
पता

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श्री स्वामीजी महाराज  
बंगला  
वाराणसी  
221002

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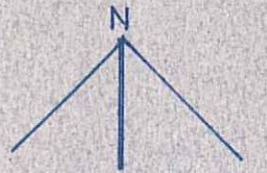


श्री नरेश  
बदर-1  
वाराणसी



बदर-1  
2024/23  
2006

C.T.S. 452 TO 455



CTS 279

CTS. NO. 280(P), 280/1, 469  
VENUS STEEL PRODUCTS

6.0M

CTS. NO. 280(P).  
AREA: 3601.48 SQ. MT.

R O A D



बंदर-१  
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२००६

बंदर-१  
2024 | 24  
२००६

plan of property bearing c.t.s.no. 280(p), 280/1, 469,  
village bandivali (oshivara) off s.v. road. showing  
subdivided plot bearing c.t.s.no.280(p) and having  
area: 3601.48 sq.mt.

NOTE: ENTIRE PLOT BOUNDARY SHOWN RED, SUBDIVIDED PLOTS: 280P SHOWN GREEN, 280P, 280/1, 469 BLUE.

*Handwritten signatures and initials in blue ink.*

मालमत्ता पत्रक

विभाग/मौजे --	वांदीवली	तालुका/न. भू. मा. का. --	न. भू. अ. अंधेरी	जिल्हा --	मुंबई उपनगर जिल्हा
नगर भूमापन क्रमांक	प्लॉट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
२८०			५२३१.३	क	
सुविधाधिकार					
हक्काचा मुळ धारक वर्ष १९६६	१) श्री शनाभाई वल्लाभाई पटेल [२) श्री लीलाचंद्र अंबाराम पांचाळ] [३) श्री बालेभाई लिलाचंद्र पांचाल]				
पट्टेदार					
इतर भार					
इतर शेरें					

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
२०/०२/१९८४ अर्ज सब रजिस्टर उतारा म क्र ३१५/३०/८/७१ अन्वये श्री लीलाचंद्र अंबादास यांचे नाव कमी केले व श्री हर्षदभाई स्नेहल व रोहीत यांची नावे दाखल केली	S.I मे .जि.नि.भू. तथा. न. भू. अ. क्र. ४. मुंबई यांचे कडील आदेश क्र ओशिवरा न. भू. क्र. ४५५/८ ४ दि २४/१/८४ अन्वये	१) श्री हर्षदभाई शहनाभाई पटेल २) श्री स्नेहलभाई शहनाभाई पटेल ३) श्री रोहितभाई शहनाभाई पटेल	सही - २८/०२/१९८४ न. भू. अ. क्र. ४. मुंबई
३६/१८४ श्री बाबुभाई लीलाचंद्र पांचाल हे मयत असल्याने वारसाची नावे दाखल केली	S.I - वरिल प्रमाणे	(H) १) श्रीमती पदमाबेन बाबूलदास उर्फ बाबूभाई पांचाळ २) श्री सुरेश बाबूलदास उर्फ बाबूभाई पांचाळ ३) श्री प्रकाश बाबूलदास उर्फ बाबूभाई पांचाळ ४) श्री वंदन बाबूलदास उर्फ बाबूभाई पांचाळ	सही - २८/०२/१९८४ जि. नि. भू. अ. तथा न. भू. अ. क्र. ४ मुंबई
३०/०२/१९८४ दि १२/११/१९८३ चे हक्क सोड पत्राप्रमाणे वारसांची नावे कमी केली	S.I वरिल प्रमाणे		सही - २८/०२/१९८४ जि. नि. भू. अ. तथा न. भू. अ. क्र. ४ मुंबई

तपासणी करणारा -

खरी नक्कल -

न. भू. अ. अंधेरी

मुंबई उपनगर जिल्हा

६/३०/०७  
६/३०/०७  
८/१०/०७  
सोळा  
६/११/०७



खरी नक्कल  
२१/०२/८४  
नगर भूमापन अधिकारी  
१/८ अंधेरी.

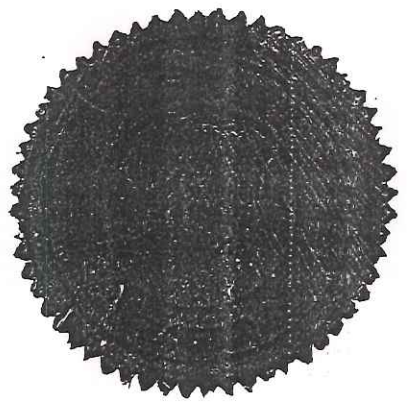
वदर-१  
२०२५/१६  
२००८



125  
pay

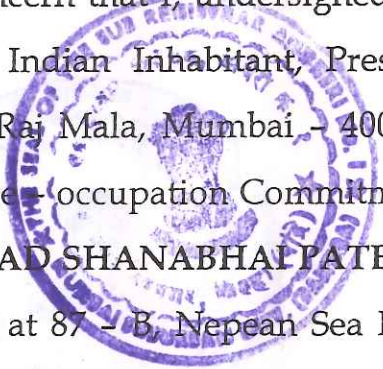
RS. 100/- ONE HUNDRED ONLY  
GENERAL STAMP  
OFFICE  
TOWN HALL  
PORT, MUMBAI  
MAH-GSO/0054  
भारत 54186 SPECIAL ADHESIVE  
176767 FEB 02 2005  
R.0000100/PB1032  
INDIA STAMP DUTY MAHARASHTRA

D. S. THAKKAR  
Proper Officer,  
General Stamp Office, (Bandra)

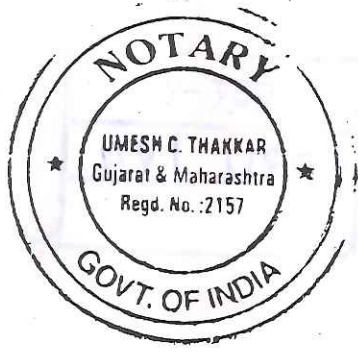


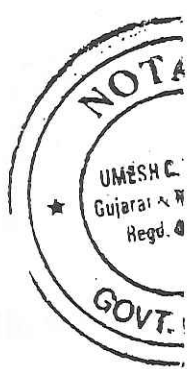
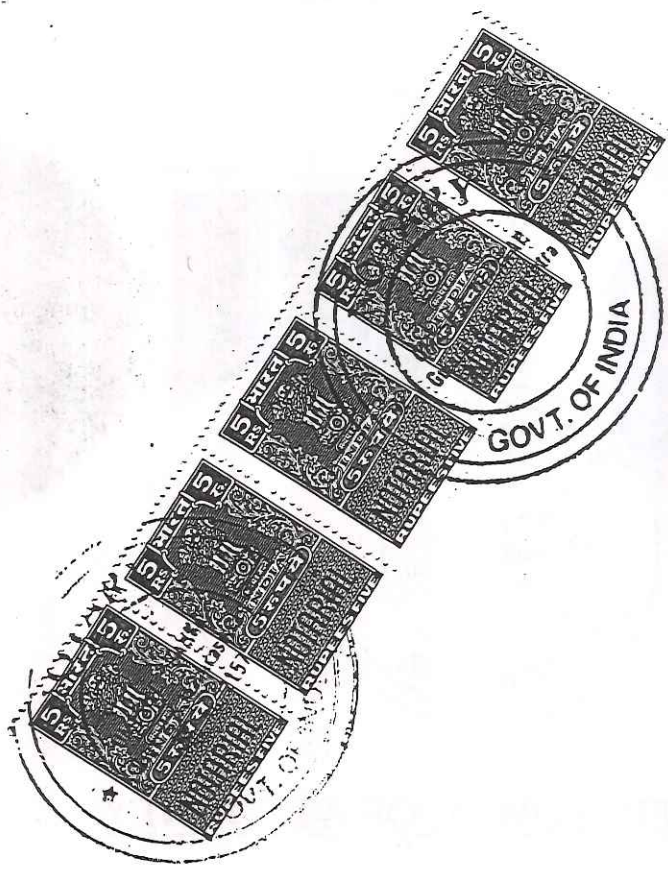
**SPECIFIC POWER OF ATTORNEY**

Know all men whomsoever it may concern that I, undersigned MR. ROHIT SHANABHAI PATEL an Adult, Indian Inhabitant, Presently residing at 87 - B, Nepean Sea Road, 204, Raj Mala, Mumbai - 400 006, and unable to attend in person due to my present occupation Commitment I do hereby appoint & nominate MR. HARSHAD SHANABHAI PATEL, an Adult, Indian Inhabitant, Presently residing at 87 - B, Nepean Sea Road, 204, Raj Mala, Mumbai - 400 006, as my true attorney to act on behalf of me in the matters hereafter mentioned.



दर-१  
२०२५ ११८  
२००६





12/11/11  
 TH  
 at  
 0.20



बदर-२  
 २०२५ १२५

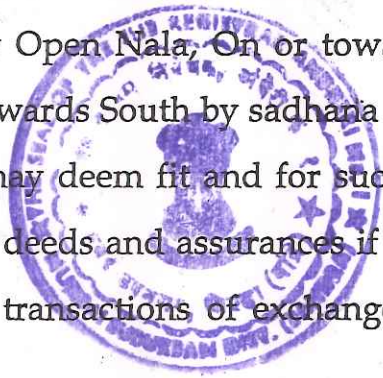
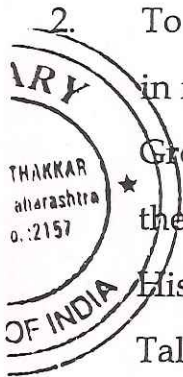
8/11/11  
 0009

1. To negotiate, agree to Sell All that Piece or parcel of Factory Shed and Ground admeasuring 6,934.78 sq. mtrs equivalent to 8,294 sq. yds. or thereabout being C.T.S. No. 280 and 280/1 (part) and Survey No. 38, Hissa No. 1/3 (part) and 38B being lying and situate Village Bandivli, Taluka Andheri, Mumbai Suburban District together and the said land shown and surrounded within red colour boundary lines and the entire factory structure shown and surrounded within green colour boundary lines on the plan annexed hereto and bounded as Under. On or towards East by Open Nala, On or towards West by O.P.M Plastic Factory, On or towards South by sadhana Ind. Estate on my behalf.

2. To enter into an Agreement for Sale with the Prospective Purchaser in respect of the aforesaid All that Piece or parcel of Factory Shed and Ground admeasuring 6,934.78 sq. mtrs equivalent to 8,294 sq. yds. or thereabout being C.T.S. No. 280 and 280/1 (part) and Survey No. 38, Hissa No. 1/3 (part) and 38B being lying and situate Village Bandivli, Taluka Andheri, Mumbai Suburban District together and the said land shown and surrounded within red colour boundary lines and the entire factory structure shown and surrounded within green colour boundary lines on the plan annexed hereto and bounded as Under. On or towards East by Open Nala, On or towards West by O.P.M Plastic Factory, On or towards South by sadhana Ind. Estate in such manner as the attorney may deem fit and for such purpose to do, acts, things and execute all deeds and assurances if necessary, to complete such transactions or transactions of exchange as the case may be.

3. To Register the said Agreement with the Registrar of Assurances & to admit the execution thereof and/or to File any application, writ,

बदर-१  
२०२४/३०  
२००८





Petition and to receive the said Agreement from Registrar of Assurances on Completion of Registration.

- 4. To do all acts, things and execute all deeds or assurances as may be necessary in order to execute the aforesaid purposes.
- 5. I hereby undertake to ratify and confirm all such act, the things, deeds and assurances, that may be done or executed by the said Attorney.

Thus done and executed at Mumbai this 1<sup>st</sup> day of February 2005 in the presence of the undersigned.



BEFORE ME

*Thakkar 2-2-05*  
**UMESH THAKKAR**  
 ADVOCATE & NOTARY  
 Krishna Photo Studio  
 Arunodaya Shopping Center  
 Market Rd., Borivali

(Specimen signature of C.A.)

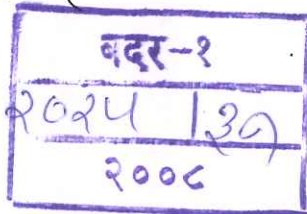
(MR. HARSHAD SHANABHAI PATEL)

*Harshad Shanabhai Patel*

Witness :

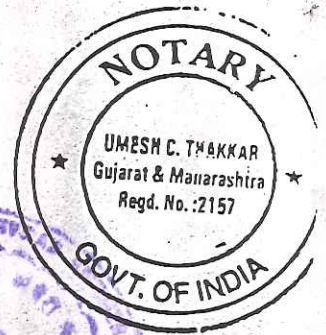
- 1. *Bernad. Chhab*
- 2. *[Signature]*

Identified by Me



Advocate

\* *Rohit S. Patel*  
**MR. ROHIT SHANABHAI PATEL**  
 EXECUTOR




Before Me...

पश्चिम रेलवे  
WESTERN RAILWAY  
पहचान पत्र  
IDENTITY CARD

एन एन 208 एफ SN 268 F

N No 010628

स्टेशन की मुहर  
Station Stamp  
तारीख Date of Issue  
नाम Name: Mitesh Rajar  
27 लिंग Sex: M  
होल्डर का हस्ताक्षर Sign of Holder: [Signature]



पहचान पत्र 7 वर्ष तक या उमर खत्म हो जाने पर कटे जायेगा, जो भी पहले हो. विधिवत होना। जीवन टिकट के साथ पहचान पत्र की दिखावा करना चाहिए, अन्यथा जीवन टिकट रद्द हो जायेगा और यात्री बिना टिकट भ्रमण करेगा।  
हे आठव वर्ष 7 वर्ष पर्यंत विना हस्तक्षेप विना कोई पर्यंत। पर्यंत से राहित. हे ओउर। पर परता इतोर म दास-विना परता से न चयन परत प्रारम्भक दिन लिखित भगते जाईत.  
Identity Card will be valid for 7 years or till the time it gets defaced / mutilated, whichever is earlier.  
The Identity Card should be produced along with season ticket otherwise the season ticket will not be valid and the passenger will be treated without ticket.

अधीशासक By Order  
मुख्य वाणिज्य प्रबन्धक Chief Commercial Officer  
पता Address: 22/ Jolly Stevan, C-1,  
Colony, (Sector-14/W-2) in Mumbai



FORM 6  
Date of issue: 14.08.96  
Licence No: 56728  
Name of the Licence Holder: Deepak Kadam  
Address: Mitesh Kadam

बदर-१  
2024 / 32  
2006



## शहरी मुल्यांकन पत्रक

दस्तऐवज क्रमांक: उपलब्ध नाही ...  
पक्षकाराचे नाव:  
दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र  
मिळकतीचे वर्णन: ,  
सि.टी.एस. खुली : 17600 निवासी : 39000 कार्यालय : 49000 दुकान : 78000 औद्योगिक : 39000  
दिनांक : 25/2/2008

सदर मुल्यांकन खालील प्रमाणे दिलेल्या माहितीच्या आधारे करण्यात आले आहे.

जिल्ह्याचे नांव	मुंबई(उपनगर)
विभागाचे नांव	51 - बांदीवली ( अंधेरी )
उप-विभागाचे नांव	51/245 - भुभाग: उत्तरेस गावाची हद्द, पुर्वेस रेल्वे लाइन, दक्षिण व पश्चिमेस गावाची हद्द
नगरपालिकेचा प्रकार	1- मुंबई उपनगर
मिळकतीचा प्रकार (वापर) - खुली ( शेती )	खुली
एकूण क्षेत्र ( चौ. मी. )	3601.48
मुल्यांकनाचे वर्ष	2008
बाजार मूल्यदर	रु. 17600 /-
पायाभूत मूल्य	रु. 53878140.8 /-
अंतिम बाजारमूल्य	रु. 75,429,397 /-(Additional 40% for T.D.R Potential Value)

टिप: सदरचे मुल्यांकन हे बाजारमूल्य दर तक्त्यानुसार करण्यात आलेले आहे.बाजारमूल्य दर तक्ते हे मुंबई मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार मुद्रांक शुल्क वसुलीसाठी करण्यात आलेले आहेत बाजारमूल्य दर तक्त्यांमध्ये दर्शविलेले दर हे त्या त्या उपविभागातील सर्वसाधारण दर आहेत.जमिन मालकांस / अर्जदारास उपरोक्त मुल्यांकन मान्य नसल्यास मुंबई मुद्रांक अधिनियमाच्या कलम 31 अन्वये अभिनिर्णय प्रकरण दाखल करून सविस्तर मुल्यांकन करून घेणे आवश्यक राहिल.



दुय्यम निबंधकाची सही व शिक्का

बदर-१  
2024 / 33  
२००८



25/02/2008

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर1

दस्त क्र 2025/2008

2:12:41 pm

अंधेरी 1 (बांद्रा)

दस्त क्रमांक : 2025/2008

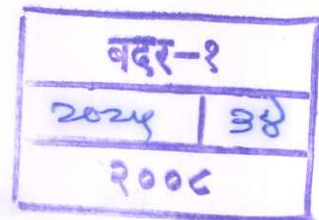
दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: की टेक चे भागीदार रिटा धिरेन गाला - - पत्ता: घर/फ्लॉट नं: बी/201, गल्ली/रस्ता: - ईमारतीचे नाव: सिंथोफाईन इस्टेट ईमारत नं: - पेट/वसाहत: - शहर/गाव: गोरगाव तालुका: - पिन: 63 पॅन नं:	लिहून घेणार वय 37 सही <i>Ateyale</i>		
3	नाव: व्हिनस स्टील प्रोडक्टस् ( इंडिया ) चे भागीदार हर्षद एस. पटेल हे स्वतःकरीता व रोहीत एस. पटेल तर्फे मुखत्यार - - पत्ता: घर/फ्लॉट नं: 301 गल्ली/रस्ता: काळबादेवी रोड ईमारतीचे नाव: - ईमारत	लिहून देणार वय 63 सही <i>Mahimkar</i>		
4	नाव: व्हिनस स्टील प्रोडक्टस् ( इंडिया ) चे भागीदार स्नेहल एस. पटेल - - पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नं:	लिहून देणार वय 59 सही <i>S. Patil</i>		
5	नाव: व्हिनस स्टील प्रोडक्टस् ( इंडिया ) चे भागीदार मिरल एस. पटेल - - पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नं:	लिहून देणार वय 32 सही <i>Miraj Patil</i>		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

2 की टेक चे भागीदार कुंतल निरंजन शाह - -





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (2025/2008)

दस्त क्र. [वदर1-2025-2008] चा गोषवारा  
बाजार मुल्य :75429397 मोबदला 96380670 भरलेले मुद्रांक शुल्क : 4819100

पावती क्र.:2039 दिनांक:25/02/2008  
पावतीचे वर्णन  
नांव: की टेक चे भागीदार रिटा धिरेन गाला

दस्त हजर केल्याचा दिनांक :25/02/2008 02:05 PM  
निष्पादनाचा दिनांक : 25/02/2008  
दस्त हजर करणा-याची सही :

*Pitigale*

30000 :नोंदणी फी  
720 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 25/02/2008 02:05 PM  
शिकका क्र. 2 ची वेळ : (फी) 25/02/2008 02:10 PM

30720: एकूण

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

1) मितेश भट - - ,घर/फ्लॅट नं: 22

गल्ली/रस्ता: -

ईमारतीचे नाव: जॉली जीवन

ईमारत नं: -

पेट/वसाहत: आय सी कॉलनी

शहर/गाव:बोरीवली

तालुका: -

पिन: 103

2) दीपक कदम - - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

*M B A*

*Dhote*



वदर-१  
2024 / 34  
२००८

*[Signature]*

दु. निबंधकाची सही  
अंधेरी 1 (बांद्रा)





वदर1

दस्त क्र 2025/2008

26/02/2008

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

4:38:30 pm

अंधेरी 1 (बांद्रा)

दस्त क्रमांक : 2025/2008

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

2

नाव: की टेक चे भागीदार कुतल निरजन शाह - -

पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पॅन नम्बर: -

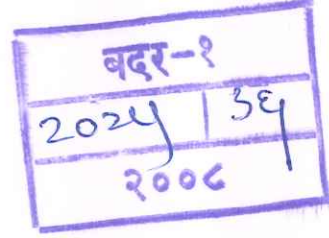
लिहून घेणार

वय 31

सही



64423 - 203524





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (2025/2008)

दस्त क्र. [वदर1-2025-2008] चा गोषवारा  
बाजार मुल्य :75429397 मोबदला 96380670 भरलेले मुद्रांक शुल्क : 4819100

पावती क्र.:2039 दिनांक:25/02/2008  
पावतीचे वर्णन  
नांव: की टेक चे भागीदार रिटा धिरेन गाला - -

दस्त हजर केल्याचा दिनांक :25/02/2008 02:05 PM  
निष्पादनाचा दिनांक : 25/02/2008  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
720 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 25/02/2008 02:05 PM  
शिकका क्र. 2 ची वेळ : (फी) 25/02/2008 02:10 PM(कार्यवाही पूर्ण)  
शिकका क्र. 3 ची वेळ : (कबुली) 26/02/2008 04:37 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 26/02/2008 04:38 PM

30720: एकूण

दु. निबंधकाची सही, अंधेरी 1 (बांद्रा)

दस्त नोंद केल्याचा दिनांक : 26/02/2008 04:38 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) मितेश भट - - ,घर/प्लॉट नं: 22

गल्ली/रस्ता: -

ईमारतीचे नाव: जॉली जीवन

ईमारत नं: -

पेट/वसाहत: आय सी कॉलनी

शहर/गाव:बोरीवली

तालुका: -

पिन: 103

2) मुकेश गंगदेव- - ,घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

MBHTT

वदर-१  
2024/25  
२००८



प्रमाणित करवेत येते की, या  
दस्तावज्ये पकड...३१०...पाने आहेत

सह. दुय्यम निबंधक, अंधेरी-१, ६,  
मुंबई उपनगर जिल्हा,

दु. निबंधकाची सही  
अंधेरी 1 (बांद्रा)



वदर-१/ 2024/२००८

पुस्तक क्रमांक १, क्रमांक.....वर

नोंदला.  
दिनांक: २६/२/०८

सह दुय्यम निबंधक, अंधेरी-१, ६,  
मुंबई उपनगर जिल्हा.

\*\*\*\*\*

DATED THIS 25 DAY OF FEBRUARY 2008

\*\*\*\*\*

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11.46

**Between:**

**M/S. VENUS STEEL PRODUCTS (INDIA)**

**.. VENDORS**

**And**

**M/S. KEY TECH**

**.. PURCHASERS**

**DEED OF CONVEYANCE**