

753-9047-10,000/-

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जलाशाला/दिल्ली। अनुक्रमणि ३१००/९२

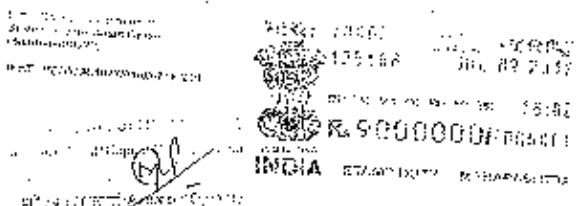
१५० एफ ८/९२ अनं २०

१०८ विषयात् अवलोकन - व्यवस्था विभाग
प्रभाव विभागात् अवलोकन - व्यवस्था विभाग

प्राप्तिकरण की दो विवरणीय-	
उनका नाम (लिखें)	३६२१ शुभेश /
प्राप्तिकरण का वर्ग	30000/-
वार्षिक वय	35 वर्ष /
वार्षिक विज्ञायाकी (वार्षिक ५% का वर्क)	2000/-
शास्त्रीय विविधार	1
२५-वर्षीय २५ वर्षीय	2500/-
ज्ञान ३५ वर्षीय	4109.374
इसमें से वरकार (वर्तमान वर्क) (प्राप्तिकरणीय)	
प्राप्ति की वार्षिक वार्ताविधि वार्ड क.	
6/6/2007 0240307 PG	
e/Chk 5 30000/-	
B.O.L 20/4/2007 - एस	32000/-

नोंदिनीनृत उर्जेने पार्वती चाइ-
या अपर्याप्ति विभव येहा.

१०८५ वर्षीय वित्तसंग्रह समिति का अधिकारी कर्पारेश्वर मुख्यमन्त्री और वित्तमंत्री ने इस बैठक को आयोजित किया।



DEED OF CONVEYANCE

In respect of Non Agricultural Industrial lands of Village Lavej & Village Wasrang, Tal. Khalapur,
Dist. Raigad alongwith Industrial Structures standing thereon.

Actual Consideration is Rs. 313,35,63,365/-

Valuation for the payment of Stamp Duty is Rs. 124,90,000/-

Stamp Duty Paid is of Rs. 874,90,000/- 14g 1,16,000/-

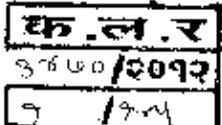
THIS DEED OF CONVEYANCE made at Khalapur on this 9th Day of August, 2012.

BETWEEN

MAHINDRA UGINE STEEL CO. LTD., a company incorporated under the provisions of THE
Companies Act, 1956, having its Registered Office at 74 Ganesh Apartments, 7th Floor, Opp.
Shivneri Temple, Lady Jomshedji Road, Mahim, Mumbai - 400016, India, through its
Constituted Attorney/Secretary/Authorised Signatory Mr. Dilip Pachpande

, Age about 47 years, On Retiring Service, Residing
at Tajdil Nagar, Khopoli

empowered/authorized to sign this Deed of Conveyance vide Board Resolution dt.
02 May 2012, hereinafter referred to or called as "THE VENDOR" (which expression shall
unless repugnant to the context or meaning thereof mean and include its Directors (if any),
Representatives, Assigns, etc.) of the FIRST PART.





NAVYUG SPECIAL STEEL PVT. LTD., a company incorporated under the provisions of The Companies Act, 1956, having its Registered Office at 74 Ganesh Apartments, 7th Floor, Opp. Sitaadevi Temple, Lady Jambhedi Road, Matim, Mumbai - 400016, India, through its Constituted Attorney/Secretary/Authorised Signatory Mr. UDAY GUPTA,

Age about 54 Years, Occupation Serviceman, Residing at Jagdish Nagas, Khopoli (who is empowered/authorized to sign this Deed of Conveyance vide Board Resolution d.d. 25th June 2012), hereinafter referred to or called as "THE PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof mean and include its Directors, Legal Representatives, Assigns, etc.) of the SECOND PART.

WHEREAS the subject matter of this conveyance are:-

A) The Non Agricultural Industrial Lands described in "Annexure A1 & A2" annexed hereto and which are situated lying and lying at revenue Villages viz. Lovej & Warwong, Tal. Khalapur, Dist. Raigad.

B) The Industrial Structures described in "Annexure B" annexed hereto standing on the lands described in Annexure A1& A2.

(For the sake of convenience the abovesaid lands & the industrial structures standing thereon are hereinafter collectively referred to or called as "The said property")

AND WHEREAS 7/12 Extract issued by Talathi Sajja, Khopoli of the land described in Annexure A1 is annexed herewith and marked as "Annexure C1" and in all 11 7/12 Extracts issued by Talathi Sajja, Khopoli of the land's described in Annexure A2 are annexed herewith and marked as "Annexure C2 to C12"





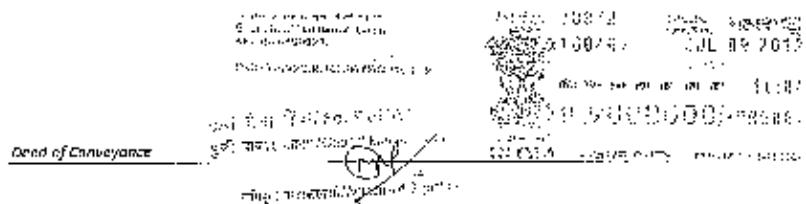
उन्हीं गुरुकं कौलीं अल्पा कायलोट लेन्ड
कालीं तपाक्षने व एस.एच.एच.सिंहिन
प्रादिष्ठानि प्रधिकारी तुल्यालीपाल न
अपकं लगाउन, तो उन जारीकर आदेश
आली।

दुर्घट निर्वाचन प्राप्ति

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AND WHEREAS in all 5 Property Card Extracts in respect of the properties described in Annexure A1 & A2 are annexed herewith and marked as "Annexure D1 to D5".

AND WHEREAS the copies of Extracts of Assessment List Register issued by Khopoli Municipal Council, of the industrial structures mentioned above are annexed herewith and marked as "Annexure E1 to E 81".

AND WHEREAS the copy of plan/sketch indicating the lands described in Annexure A1 & A2 alongwith the industrial structures standing thereon is annexed herewith and marked as "Annexure F". On the said map the properties which are the subject matter of this conveyance are shown by/in Blue Colour. (This map needs to be of "Legal Size Paper".)

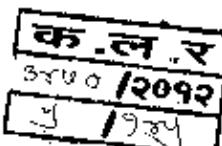
AND WHEREAS the history/chain of the title of the lands which now bear Survey No. 288 of Village Lavej, Tal. Khalapur is given in the "Annexure G1" annexed herewith.

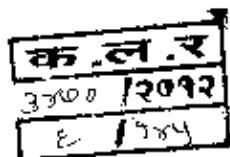
AND WHEREAS the history/chain of the title of the lands which now bear Survey No.13 of Village Wasrang, Tal. Khalapur is given in the "Annexure G2" annexed herewith.

AND WHEREAS the history/chain of the title of the lands bearing Survey Nos. 33/1, 33/2A, 33/2B, 33/2C, 33/3, 33/4, 34/1, 34/3 & 47/5A of Village Wasrang is given in the "Annexure G3" annexed herewith.

(A) AND WHEREAS the Vendor is desirous of selling portion of the Larger Property admeasuring 175 Acres situated at Village Lavej & Wasrang, Tal. Khalapur AND WHEREAS the Vendor has constructed on the land the structure admeasuring 10 Sq. Mtrs. [hereinafter referred to as the "Structure"]; AND WHEREAS pursuant to the above the Vendor is seized and possessed of the Land together with the Structure standing thereon (the Land and Structure hereinafter collectively referred to as the "Property").

(B) AND WHEREAS the Vendor has agreed to transfer to the Purchaser its right, title and interest in and to the Property in connection with the transfer by the Vendor to the Purchaser of the business carried on by the Vendor relating to the steel manufacturing business as more particularly set out herein.





Mr. Alan Lepofsky
University of Waterloo
Waterloo N2L 3G1
<http://www.cse.uwaterloo.ca/~lepo/>

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4067 706482 JUN 09 2012

Environ Biol Fish (2008) 81:301–303

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Rs.9000000/-+9500/-

INDIA STAMPS DIVISION MAHARASHTRA

Deed of Conveyance

11. *Alk. U.S. Chapels* 2. 1-200

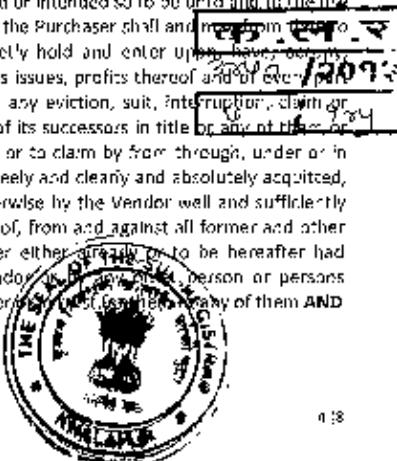
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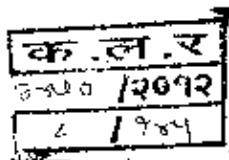
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NOW THIS INDENTURE WITNESSETH In pursuance of the aforesaid transfer of the Business by the Vendor to the Purchaser and for good and valid Purchase Price being paid to the Vendor by the Purchaser for the Business on or before the execution of this Deed of Conveyance, the Vendor hereby grants, conveys, sells, transfers and assigns unto the use of the Purchaser all its ownership, as well as, beneficial right, title and interest into and upon the Property on an 'as is where 's basis', but subject to all the representations and warranties contained herein, together with all liberties, easements, privileges, rights, advantages and appurtenances attached thereto and all benefits and rights under the Sale Deed and encumbrances created in favour of the banks and financial institutions thereon AND to have and hold the Property hereby sold, transferred, granted, conveyed and assured unto and to the use and benefit of the Purchaser absolutely AND forever the Vendor doth hereby grant, sell, release, convey and assure unto the Purchaser forever all those pieces and parcels of the non agricultural Industrial lands described in Annexure A1 & A2 annexed hereto situate lying and being at revenue Village Lavej & Warang, Tal. Khalapur, Dist. Raigad and the Industrial structures described in Annexure A annexed hereto standing on the lands described in Annexure A1 & A2, TOGETHER WITH all and singular, edifices, courts, compound, sewers, ditches, fences, drains, ways, paths, passages, common gullies, wells, waters, water courses, yards, areas, trees, plants, lights, liberties, easements, profits, privileges, rights, advantages, members and appurtenances whatsoever to the Property or ground belonging to or in anywise appertaining to or with the same or every part thereof now or at any time heretobefore usually held, used and occupied or enjoyed therewith or reputed or known as part or member thereof be belong or to be appurtenant thereto as more particularly described in Second Schedule hereunder written AND WHEREAS the Vendor has complied with all applicable laws and regulation in respect to the Property AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefits, claims and demand whatsoever both at law and in equity of the Vendor into, out of or upon the Property, ground or any part thereof TO HAVE AND TO HOLD all the singular and the Property hereby granted, re'c'd, conveyed and assured or intended so to be with their and every of their rights, members and appurtenances unto and to use and benefit of the Purchaser forever subject, however, to payment of all rents, taxes, assessments, rates dirites chargeable upon the same or which may hereinafter become payable in respect thereof to the Government of Maharashtra or the Municipal Council or any other public body or local authority in respect thereof AND the Vendor doth for itself and it's successors in title hereby covenants with the Purchaser that NOTWITHSTANDING any act, deed or matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through under or in trust for the Vendor made done committed or omitted or knowingly suffered to the contrary, the Vendor now hath in itself good right, full power and absolute authority to grant, assure, release, convey and confirm the Property hereby granted released assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold and enter upon, have, occupy, possess and enjoy the Property and receive the rents issues, profits thereof and of every part thereof to and for its own use and benefit without any eviction, suit, interruption, claim or demand whatsoever from or by the Vendor or any of its successors in title or any of them or any person or persons lawfully or equitably claiming or to claim by from, through, under or in trust for the Vendor AND THAT free and clear and freely and cleanly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or by reason of any of them AND

3

Haworth





प्रतीकाल ग्रन्थ (Name of Document)	P.D.A. w/ Conveyance
मालावाला अधिकारी Sub-Metropolitan Officer (कर्म संस्कार के अधिकारी)	Registration No./Registration Khalapur
प्राप्ति ग्रन्थ का नंबर (No. of the document)	755543
प्रमाणित विवरण एवं Property Description in brief	No. 2813, Vidya Devi, 1 B, 2813, 2212A, 2210A, 2211A, 3313, 3314, 3315,
प्राप्ति वाला (Conveyancer Agent)	3315, 3316, 3317, 3318, 3319, 3320
प्राप्ति वाले का नाम एवं ठाकुरी (Name & Phoolki Name)	Mukundrao Viraj - श्रीलक्ष्मी
प्राप्ति वाले का प्राप्ति वाला (Name of the Conveyancer)	755543, 755544, 755545, 755546
प्राप्ति वाले का वार्ता वाला (Conveyancer's Lawyer)	—
प्राप्ति वाले का वार्ता वाला (Conveyancer's Lawyer)	90,000/-
प्राप्ति वाले का वार्ता वाला (Conveyancer's Lawyer)	—

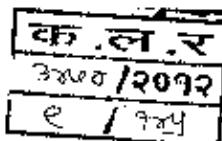
संदर्भ में उपलब्ध होने वाली वार्ता

Deed No. 166485	Date: 09 JULY 2012
Stamp Duty Rs. 9000000/-	Time: 10:00 AM
INDIA STAMP DUTY REC'D BY AIR MAIL	

Use of Conveyance

FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest or interest at law or in equity whatsoever in the Property or any part thereof from, under or in trust for the Vendor or its successors in title, or any of them, shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better and more perfectly and absolutely granting and assuring the Property and every part thereof hereby granted unto and to the use and benefit of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, its successors in title as shall be reasonably required AND WHEREAS the Vendor does so far as relates to its own act and deeds only but not further does HEREBY covenant with the Purchaser that the Vendor has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby the Vendor is prevented from granting and conveying the Property in the manner aforesaid or whereby the same or party thereto are, is can or may be charged encumbered or prejudicially affected in estate, title or otherwise howsoever AND upon the execution of this Deed of Conveyance, the Vendor shall hand over to Purchaser possession of the Property and original documents of all the previous sale deeds pertaining to the Property and all original documents of title in respect of the Property AND the Vendor doth hereby confirm and record that it has on execution hereof put the Purchaser in quiet and peaceful and vacant possession of the Property as Vendor thereof AND the stamp duty and registration charges for this document shall be borne and paid exclusively by the Purchaser AND the proportionate value of the Property which has been transferred by the Vendor to the Purchaser as part of its business transfer as agreed between the Vendor and the Purchaser for the purpose of stamp duty is Rs. 475,000/- AND the amount of stamp duty is Rs. 475,000/-.

AND WHEREAS the Purchaser hereby irrevocably permits the Vendor and/or its tenants, agents, visitors and servants authorised by them at all times hereafter at their will and pleasure by day and/or by night and for all purposes with or without animals, carts, carriages, wagons, tractors, engines, motor cars or any vehicles laden or unladen to go pass and repass in along over and upon the existing road through the lands bearing C.I.S. Nos. 1687, Survey Nos. 2B/33/1 & 33/2 of Village Wasrang, Tal. Khalapur, and which starts from the Railway Track/Railway Gate and the width whereof is about 6 meters, the site and course of which strip of land is shown on the plan delineated in green colour and annexed as Annexure 'C' for the purpose of ingress to and egress from the public road from and to the MUSCO Colony (the Industrial Colony of the Plant) and JCMM School which is situated on the Larger Land and abutting the Land hereby conveyed, transferred and assured. And It is further agreed that the Purchaser shall maintain the said strip of land in repairs and working order and shall not be encroached upon and shall be kept open and clear in all respects.





प्राप्ति का नाम (Name of Deponent)	Shri A. C. Ganguly
प्राप्ति की संख्या प्राप्ति की दर्शक संख्या प्राप्ति की दर्शक संख्या	Registrable No. Post-Table No. 1000 Date 20/07/2014 Post-Table No. 738574
प्राप्ति का विवर (Property Description)	House No. 131, 3272A, 7th floor, 337 C, Sector 10, Chandigarh, Punjab
प्राप्ति का विवर (Property Description)	House No. 131, 3272A, 7th floor, 337 C, Sector 10, Chandigarh, Punjab
प्राप्ति का विवर (Property Description)	Machine, engine, Steel, tools,
प्राप्ति का विवर (Property Description)	Machine, tools, Steel, parts,
प्राप्ति का विवर (Property Description)	-
प्राप्ति का विवर (Property Description)	Rs. 30,000/-
प्राप्ति का विवर (Property Description)	Rs. 30,000/-

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Deed of Conveyance
between the parties to the
above mentioned case

Deed of Conveyance
Date - the sixteenth day of
M

Regd. No. 175467 Date 06.06.2012
Time 10:00 AM on 06.06.2012
R. 9000000/- PUNJAB
INDIA STAMP DUTY AND FEE PAID

Deed of Conveyance

IN WITNESS WHEREOF, the Parties have caused this Deed of Conveyance to be duly executed by their authorized representatives/ signatory at the place, and on the date, month and year, first hereinabove written, in presence of the following witnesses:

SIGNED AND DELIVERED

BY THE WITHINNAMED "VENDOR"

MAHINDRA UGINE STEEL CO. LTD.

THROUGH ITS CONSTITUTED

ATTORNEY/SECRETARY/AUTHORISED

SIGNATORY MR. Dilip Pachpande

PAN AKPPP 3503Q

AND

SIGNED AND DELIVERED

BY THE WITHINNAMED "PURCHASER"

NAVYLIG SPECIAL STEEL PVT. LTD.

THROUGH ITS CONSTITUTED

ATTORNEY/SECRETARY/AUTHORISED

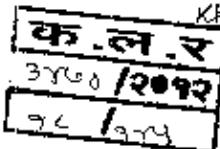
SIGNATORY MR. UDAY GUPTA

PAN AMPPG 5084M

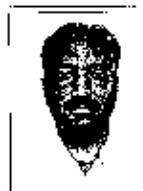
IN PRESENCE OF

1) MR. RAJESH BACH
RESIDING AT Jyotishnagar, Alipuri

2) MR. SANJAY KULKARNI
RESIDING AT JAGADISH NAGAR,
Khopoli



Dilip Pachpande



Naveen

Naveen



Uday Gupta



Rajesh Bach



Sanjay Kulkarni



क.ल.र
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WPS OFFICE Microsoft Word Microsoft Publisher

Deed of Conveyance

ANNEXURE A1

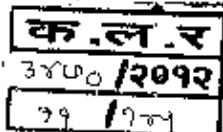
DESCRIPTION OF THE PROPERTY

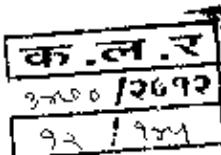
All that piece and parcel of the Non Agricultural Industrial Land situated lying and being at revenue Village Lavej, Tal. Khalapur, Dist. Raigad, within the territorial limits of Khopoli Municipal Council and within the jurisdiction of The Sub Registrar, Khalapur and the description whereof as per the present //12 Extract is as under :-

Village Lavej, Tal. Khalapur, Dist. Raigad.

Sr.No.	Survey No./Hissa No.	Area Ha.	Assessment Rs.	C.T.S. No.	**Saleable Area as per 7/12 document in Sq. Mts.	*Saleable area as per drawing
1	26/B	70.96-6.31	103363.88	1687	70868.31	70868.31
		Out of 23.58-34			out of 235834.00	Out of 235834.00

CONSULTANTS
P. S. GOKAK
M. E. (CVL)
2, Shiva Laxmi Nagar, Kharadi, Ph. 420211-12





प्रकार व प्रकारी (Nature of Document)	प्रकार का नाम (Name of Document)
अनुमति दिलेने का दस्तावेज़ (Document for Authorisation) अधिकारी का नाम व वर्गीयता व वार्षिक वेतन (Name & Grade of Authorised Person & Annual Salary)	Authorisable Non Registrable Contracting Authority
नियमित वार्षिक वेतन (Annual Salary)	₹ 70,875/-
विभिन्न विभिन्न वेतन (Different Salaries)	₹ 70,875/-
विभिन्न विभिन्न वेतन (Different Salaries)	₹ 70,875/-
अधिकारी का वर्गीयता व वार्षिक वेतन (Name & Grade of Authorised Person & Annual Salary)	₹ 70,875/-
ग्रन्थी का वर्गीयता व वार्षिक वेतन (Name & Grade of Recipient)	Mr. Mahendra Singh Munshi, IAS, 2011-22 ₹ 33125/- ₹ 33125/- ₹ 33125/- ₹ 33125/-
विभिन्न विभिन्न वेतन (Different Salaries)	Mahendra Singh IAS, 2011-22 ₹ 33125/- ₹ 33125/- ₹ 33125/- ₹ 33125/-
विभिन्न विभिन्न वेतन (Different Salaries)	₹ 30,000/-
विभिन्न विभिन्न वेतन (Different Salaries)	₹ 30,000/-

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Deed of Conveyance
Date: 09/07/2017 Regd. No. 185486 Date: 09/07/2017
Stamp Duty: Rs. 6500000/- PRSRTI

INDIA STAMP DUTY MARKS ACT 1950

ANNEXURE A2

DESCRIPTION OF THE PROPERTY

All those pieces and parcels of the Non Agricultural Industrial Lands situated lying and being at revenue Village Wasrang, Tal. Khalapur, Dist. Raigad, within the territorial limits of Khopoli Municipal Council and within the jurisdiction of The Sub Registrar, Khalapur and the description whereof as per the present 7/12 Extracts is as under :-

Village Wasrang, Khalapur, Dist. Raigad.

Sl. No.	Survey No./Hissa No.	Area Ha.	Assess- ment Rs.	C.T.S. No:	**Saleable Area as per 7/12 document in Sq. Mts.	*Saleable area as per drawing in Sq. Mts.
1	1B	26-68-08.14 out of 36-13-24	2175.00	1687	266808.14 Out of 361324 112.00	266808.14 out of 345908.17 5829.98
2	33/1	0-1-12	91.84	1687		
3	33/2A	0-22-93	1880.26	2550 & 2551	2293.00	
4	33/2B2	0-13-12	1075.84	2550 & 2551	1312.00	8480.78 out of 13987.91
5	33/2C2	0-17-67	9.30	2550 & 2551	1767.00	
6	33/3	0-64-8	8.50	2551	6480.00	6479.09
	33/4	0-16-7	0.15	2551	1670.00	1947.41
	33/5	0-04-3	0.25	2551	430.00	429.45
Total of Annexure A2					280872.14	289974.85
Grand Total Annexure [A1+A2] In sq mtrs					351740.45	360843.16
Grand Total Annexure [A1+A2] In Acres					{87.94 Acres}	(90.21Acres)

* & ** The Stamp duty is assessed and paid on higher of 2 areas as per drawings or 7/12 extract documents. The difference between the 2 areas is given which will be rectified as per Note 1 and 2 herein below.

Note 1:-

The area of land bearing Survey No. 33/1 of Village Wasrang, Tal Khalapur as per 7/12 Extract C-01-12 Hect and the area as per actual Survey is 5829.98 Sq. Mtrs. i.e. 0.582998 Ha. Therefore rectification about area on the 7/12 Extract is needed. Which is to be done by the parties hereto.

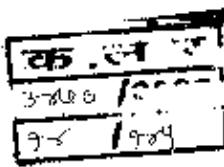
Note 2:-

The area of lands bearing Survey No. 33/2A, 33/2B2 & 33/2C2 of Village Wasrang, Tal Khalapur as per 7/12 Extracts is 0-22-93 Hect., 0-20-32 Hect. & 0-17-67 Hect., respectively and the total area of the said lands as per actual Survey is 13987.91 Hect. i.e. 13987.91 Sq. Mtrs. Therefore rectification about area on the 7/12 Extracts is needed. Which is to be done by the parties hereto.

CONSULTANTS
P. S. GOKAK
V.E. (P.G.)

2 Shikar, 18th Main Road, PB 042204794

8/8



ANNEXURE A3

DESCRIPTION OF THE PROPERTY

All those pieces and parcels of the Non Agricultural Industrial Lands situate lying and being at revenue Villages of Lavej and Wassang, Tal. Kharapur, Dist. Raigad, within the territorial limits of Khopoli Municipal Council and within the jurisdiction of The Sub Registrar, Kharapur and the description whereof as per the present 7/12 Extracts alongwith Valuation Report of Plant & Machinery is annexed:-

ANNEXTURE A 4

DESCRIPTION OF THE PROPERTY

All those pieces and parcels of the Non Agricultural Industrial Lands situate lying and being at revenue Villages of Lave, and Wasrani, Tal. Khalapur, Dist. Raigad, within the territorial limits of Khopoli Municipal Council and within the jurisdiction of The Sub Registrar, Khalapur and the description whereof as per the present //12 Extracts alongwith Valuation Report of Plant & Machinery.

THIS IS ADDITIONAL PAGE FOR FRANKING OF STAMP DUTY ON THE CONVEYANCE DEED
BETWEEN MAHINDRA UGINE STEEL COMPANY LTD AND NAVYUG SPECIAL STEEL PVT LTD.

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ANNEXURE A.5
DESCRIPTION OF THE PROPERTY

All those pieces and parcels of the Non Agricultural Industrial Lands situate lying and being at revenue Villages of Lovel and Wewrang, Tal. Khalapur, Dist. Raigad, within the territorial limits of Khandoli Municipal Council and within the jurisdiction of The Sub Registrar, Khalapur and the description whereof as per the present 7/12 Extracts alongwith Valuation Report of Plant & Machinery.

THIS IS ADDITIONAL PAGE FOR FRANKING OF STAMP DUTY ON THE CONVEYANCE DE
BETWEEN MAHINDRA UGINE STEEL COMPANY LTD AND NAVYUG SPECIAL STEEL PVT LTD



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