

Sautsala
Land Agreement

K. M. Jan



Thursday, October 10, 2002
2:59:33 PM

पावती

Original

नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 1376

गावाचे नाव खोणी

दिनांक 10/10/2002

दस्तऐवजाचा अनुक्रमांक बवड2 - 01605 - 2002

दस्ता ऐवजाचा प्रकार अभिहस्तार्तरणपत्र

सादर करणाऱ्याचे नाव किशोर मुलचंद जैन

नोंदणी फी :- 3450.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 220.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (11)

एकूण 3670.00

आपणास हा दस्त अंदाजे 3:14PM ह्या वेळेस मिळेल

दुय्यम निबंधक

मुद्रांक शुल्क :- 27600

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ब व ड-२

१०१ क्रांति २००२

LABHASTRA

10/10/2002

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येनान्न वा येनान्न

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RECEIPT FOR PAYMENT TO GOVERNMENT

शासनानास केलेल्या प्रदानाची पावती

ORIGINAL COPY

[NON TRANSFERABLE]

[अहस्तांतरणीय]

(वि. नि. नमूना नं. १) (Fin. R. Form No. 1)

सर्वता. ११३ मे
Gen 113 me.

सर्वसा. ११३ मे.
Gen 113 me.

S A L E D E E D

(Valued Rs.2,23,050/-)

(Stamp Rs. 27,600/-)

Dated this 15 day of October, 2002

THIS DEED OF SALE has been made and entered into at Bhiwandi, (Dist. Thane) on this 11 day of October, 2002 Between (1)M/S SUNVIN INDUSTRIES PVT. LTD., a Company duly incorporated under Companies Act, 1956 having its office at Vin Deep Textile, Ram Maruti Road, Near Charam Silk, Thane(W) through its Director SHRI SUNIL UMASHANKAR RUNGTA, adult, Age: 37 years, Occ: Business, residing at Gautam Park, Panch Pakhadi, Thane(W) hereinafter referred to as "THE VENDOR" (which expression shall unless repugnant to the context

圖 1-2

१५ कांक/६०५, २००२

दुःखम निर्वेधक भिवडा ?

2020/21/2021

राक्षसः... पावती का. १०

अक्षरी कः प्रस्ताविते प्रमाणे
प्रकृत कालात्प्राये नाव व पत्ता ८०

1995. 5127 100

STATE OF THE SOVEREIGN
EMPIRE DISTRICT

HAR/CBRA/04

INDIA Sampul KAJHARASUTTA

...2...

or meaning thereof shall mean and include its Directors, Shareholders, their heirs, successors, executors, administrators, representatives and assigns etc.) Party of the First Part; A N D
(1) SHRI KISHORKUMAR MULCHAND JAIN, adult, Age: 34 years, Occ: Business, residing at Flat No.201, 2nd Floor, Murli Palace, 105/1, Boudhwada, Bhiwandi, (Dist: Thane) hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, successors, executors, administrators, representatives, liquidators and assigns etc.) Party of the Second Part ;

WHEREAS, the Vendors are an absolute Owner and fully seized and possessed of N.A.Land admeasuring about 4461 sq.yds. or thereabouts bearing S.No.4 H.No.1A and S.No.86 H.No.4/2-P situated at Village: Khonee, Taluka: Bhiwandi, (Dist. Thane) (hereinafter referred to as "THE SAID LAND").

THAT, the Vendors have purchased the said land from Shri R.V. Pawar & Others of Bhiwandi vide Sale Deed dated 10/11/97 duly registered with The Sub Registrar, Bhiwandi.

AND, the said land is duly transferred in the



ब व ड-२
दि. १५/११/९७ २००२

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name of Vendors hereto vide Mutation Entry No.1356 in Revenue Record with Talathi Office, Khonee, Bhiwandi.

AND, from the date of purchase the Vendors are in absolute physical possession of the said land having clear and marketable title to the said land free from all encumbrances and legally competent and even otherwise sufficiently entitled to deal with the said land.

AND, the Purchaser hereto is interested to purchase the said land has approached to the Vendors.

AND, after negotiation between the parties hereto, the Vendors have agreed to sell and the Purchaser has agreed to purchase part of the said land admeasuring about 1487 sq.yds. equivalent to 1243.31 sq.mts. or thereabouts more particularly described in Schedule hereto for a consideration amount of Rs.2,23,050/- (Rupees Two Lac Twenty Three Thousand Fifty Only) on the terms and conditions agreed upon between the parties hereto as follows:

NOW THIS DEED WITNESSETH AND IT IS EXPRESSLY



ब. नं. ३-२
१२/०५/२००२

...4...

AGREED BY AND BETWEEN THE PARTIES

HERETO AS FOLLOWS:

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said N.A.Land and in consideration of sum of Rs.2,23,050/-(Rupees Two Lac Twenty Three Thousand Fifty Only) paid by the Purchasers to the Vendors on or before execution of these presents do and each of them dothe hereby admit and acknowledge and discharge, acquit and released the Purchaser for the same and every part thereof) THEY the Vendor do and each of them dothe hereby grant, convey, sale transfer, assigns and assure unto the Purchaser all that piece of parcel of Part of the said Land admeasuring about 1487 sq.yds. equivalent to 1243.31 sq.mts. or thereabouts bearing thereabouts, situated lying and being within the Registration Dist: Thane, Sub Registration Dist. and Taluka : Bhiwandi at Village: Khonee, Bhiwandi, (Dist. Thane) bearing S.No.4, H.No.1A, S.No.86 H.No.4/2-P more particularly described in Schedule "A" hereunder written and hereinafter for the sake of brevity referred to as "THE SAID PROPERTY", with all homestead, trees, tanks, hedges, ditches ways, waters, watercourse, lights, liberties, privileges easements, whatever to the land described in the Schedule "A" hereunder written.



ब व ड-२
११ कमां १६०५ १२००२
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AND ALL The estates, rights, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every and to the use of the Purchaser, his heirs, executors, administrators, assigns absolutely and forever together with title, deeds, writings, minuments and other evidences of title AND THE VENDORS do and each of them do hereby covenant with the Purchaser, his heirs, executors, administrators, representatives and assigns and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that they Vendor has full power and absolute Authority to sell the said property in manner aforesaid AND the Purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property in has without any claim or demand whatsoever from the Vendor or any persons claiming through or under them. AND FURTHER THAT the Vendor, their heirs, executors, administrators or assigns, covenant with the Purchaser, his heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever AND the Vendors, their heirs, administrators or assigns further covenant that they shall at the request and cost



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३१६९६०५ १२००२
५१११

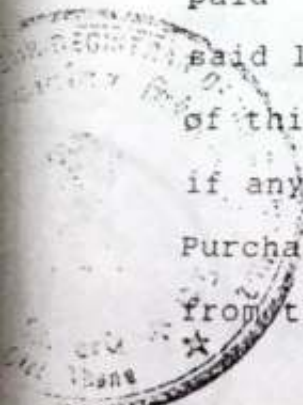
...6...

of the Purchaser his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful, acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner afore-said accordingly to the true intent and meaning of this Deed.

The Vendors further declare that they have not received any notice of acquisition or requisition or reservation of the said land from Government of Maharashtra or Collector of Thane and/or any other competent Authority or any of its Department.

The Vendors further declare that the said land is not subject before any Court of Law or Arbitrator or Tribunal.

The Vendors further declare that they have paid all the taxes and charges pertaining to the said land to the concerned Authority till the date of this Agreement and liable to the pay the same, if any, remains to be paid till the date and the Purchasers shall discharge the said liabilities from the date of this Agreement.



ख व ड-२
क्रमांक १८०५ / २००२
६/११

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The expenses for registration of this Deed such as Stamp Duty, Registration fees and other related expenses has been bear by Purchaser alone.

SCHEDULE "A"


ALL THAT PIECES AND PARCELS of part N.A. Land admeasuring about 1487 sq.yds. equivalent to 1243.31 sq.mts. (out of total land admeasuring about 4461 sq.yds.) or thereabouts bearing S.No.4, H.No.1A S.No.86 H.No.4/2-P situated at Village : Khonee, Taluka: Bhiwandi, (Dist.Thane) and Sub Division and Sub Registration office: Bhiwandi and Division & District Thane & Zilla Parishad Thane.

The said Land is bounded as follows :

Towards' North :- Land sold to P M Jeth

Towards' South :- Land sold to H M Jeth

Towards' East :- Road

Towards' West :- S.No. 77 P 

IN WITNESS WHEREOF, the Parties hereto have met and subscribed their hands and seal at Bhiwandi on the day and the year written hereinabove :-



द व ड-२
दस्तावेज क्रमांक/६०५ २००२
०१११

SIGNED, SEALED & DELIVERED By FOR M/S SUNVIN
the withinnamed "THE VENDOR" INDUSTRIES PVT.LTD.
M/S SUNVIN INDUSTRIES PVT.LTD.
through its Director SHRI SU-
NIL UMASHANKAR RUNGTA, in pr-
esence of _____
Director.

essence of Thopain

SIGNED, SEALED & DELIVERED By,
the withinnamed "PURCHASERS"
SHRI KISHORKUMAR MULCHAND
JAIN, in presence of _____

JAIN, in presence of B. Jain

(THE PURCHASER)

DATE	CHEQUE NO.	NAME OF THE BANK	AMOUNT
10/10/02	751253	State Bank of India, Bhiwandi	2,23,050/-
			2,23,050/-

FOR M/S SUNVIN INDUSTRIES PVT. LTD.
Rs. 2,23,050/-

Director.
(THE VENDOR)

य व ड-२
०१/०५/२००२
८११



गाव: खोलेली

गांव नमुना क्र. ७, ७ (अ) १२

तालुका: भिवंडी

भूतपत्र क्रमांक	भूत. क. वा. उपविभाग	भू-धारणा प्रकार	मो. व्हा. ना. व. संख्यांचे पारिनाह - लुगुनित नुमाशंकु कंगार	खाते क्रमांक १२
४३३२	७२४		७३५६	
मो. व्हा. स्थानिक नांव - खोलेली प्लॉट				
लागवडी योग क्षेत्र	एकर गुंठे चौ. वार	हेक्टर आर चौ. मिटर	प्रती	
	४४६७	१००		
एकूण	४४६७	१००		
पो. र. लागवडी योग्य नसलेली गर्ग (अ) गर्ग (ब)				
एकूण -				
आकारणी जुडी अथवा विशेष आकारणी			३-००	
एकूण -				

गांव नमुना क्र. १२ (पिकांची नोंदवही)

वर्ग	पिकाखालील क्षेत्र											पडीत व पिकास निकषांशी असा जमिनीचा तपशिल	जमीन वस्तुपान्याचे साधन	जमीन वस्तुपान्याचे नांव	शेरा
	हंगाम	पिकांसाठी एकर क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्गळ पिकाचे क्षेत्र							
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			हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.			
२००९															
२००१			०				खोलेली		४४	६७	१००				



सलाठी राजा
सलाठी राजा - मोनी
स. वि. वि. वि. वि. वि.
७३५६-२
दस्तावेज क्र. १६०५ २००२
११/१



20/10/2002
3:00:37 pm

दस्त गोषवारा भाग-1

दस्त क्रमांक : 1605/2002

दस्ताचा प्रकार : Conveyance

अनु क्र. पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 किशोर मुलचंद जैन

Executant

रा. मुरली पॅलेस, गोकुळनगर भिवंदी

सही
Kishor m. jain



2 सुनिल उमाशंकर रुंगटा हे मेसर्स सनयिन इंडस्ट्रीज
प्र. लि. चे संचालक म्हणून

Executor

रा. पाचपाखाडी ठाणे

सही



ब व ड-२
रा. क्र. १६८५, २००२
१०/११



दस्त गोषवारा भाग - 2

दस्त क्र. [मयळ-1605-2002] चा गोषवारा
दजार मुल्य : 345000 मोबदला : 223050 भरलेले मुद्रांक शुल्क : 27600

दस्त हजर केल्याचा दिनांक : 10/10/2002 02:58 PM
शिपादनाचा दिनांक : 10/10/2002

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/10/2002 02:58 PM
शिक्का क्र. 2 ची वेळ : (फ्री) 10/10/2002 02:59 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 10/10/2002 03:00 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 10/10/2002 03:00 PM

दस्त नोंद केल्याचा दिनांक : 10/10/2002 03:00 PM

पावती क्र.: 1376 दिनांक: 10/10/2002

पावतीचे वर्णन

नाव: किशोर मुलचंद जैन Kishor M. Jain

3450 : नोंदणी फी

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

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

3670: एकूण

दु. निबंधकाची सही, भिवंडी 2

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

ओळख :

म निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तींसाठी ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड. एल. एस. सिंधी, रा. प्रमुआळी भिवंडी

दु. निबंधकाची सही
भिवंडी 2

ब व ड-२

दस्ता क्रमांक 1504/2002

99/11

प्रमाणित करण्यात येते की दस्तानामध्ये
दस्ता क्र. 1504/2002 मध्ये नोंद घेतली आहे.

दुय्यम निबंधक, भिवंडी-२

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पुलावे
नंदा गोंदला

दिनांक 10 उ. नि. भिवंडी-२
माहे 10/10 सन २००२

