

Saukalap  
Land Agreement  
P. M. Jain



Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1374

दिनांक 10/10/2002

क्रमांक बवड2 - 01603 - 2002

अभिहस्तांतरणपत्र

प्रकाश मुलचंद जैन

|                                       |   |         |
|---------------------------------------|---|---------|
|                                       | : | 3450.00 |
| पृष्ठांकनाची नफ़ल (आ. 11(2)),         | : | 220.00  |
| अयाचित्रण (अ. 13) -> एकत्रित फ़ी (11) | : |         |
| एकूण                                  |   | 3670.00 |

अंदाजे 3:06PM ह्या वेळेस मिळेल

दुय्यम निबंधक

दुय्यम निबंधक निवडी-२

:- 27600



(M/S. Registrar)

on account of.....

Rs..... (M/S. Registrar)

Received from.....

Signature/Place.....

RECEIPT FOR PAYMENT TO GOVERNMENT

आसनास करुला देवनाबी दावणी

ORIGINAL COPY [NON TRANSFERABLE]

Gen 113 me. ११३ मई

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

(Stamp Rs. 27,600/-) (Valued Rs. 2,23,050/-)

SALE DEED

हस्ताक्षर निबंधक मित्रादि

१. ४८२/१२५५५  
२. ४८२/१२५५५  
३. ४८२/१२५५५  
४. ४८२/१२५५५  
५. ४८२/१२५५५  
६. ४८२/१२५५५  
७. ४८२/१२५५५  
८. ४८२/१२५५५  
९. ४८२/१२५५५  
१०. ४८२/१२५५५

THIS DEED OF SALE has been made and entered into at Bhivandi, (Dist. Thane) on this 14 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 UMASHAN KAR RUNGTA, adult, Age: 37 years, Occ: Business residing at Gautam Park, Panch Pakhadi, Thane(W) (which is referred to as "THE VENDOR" in the context of this deed) and (2) 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 UMASHAN KAR RUNGTA, adult, Age: 37 years, Occ: Business residing at Gautam Park, Panch Pakhadi, Thane(W) (which is referred to as "THE VENDOR" in the context of this deed).

OFFICE OF THE SUB-REGISTRAR  
BHVANDI, DIST. THANE  
REGISTRATION NO. 0057600  
128363 OCT 10 2002

१२/१०  
१००५  
१२८३६३



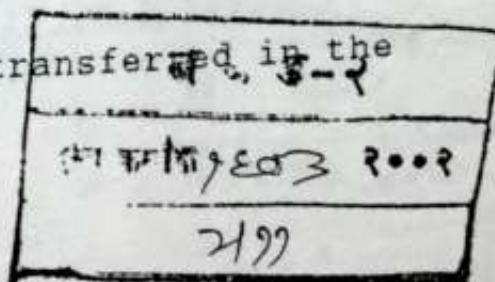
...2...

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 PRAKASH MULCHAND JAIN, adult, Age: 12 years, Occ: Business, residing at Flat No.101, 1st Floor, Murli Palace, 105/1, Boudhwada, Bhiwandi, (Dist: Thane) hereinafter referred to as "THE PURCHASERS" (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





...3...

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 Purchasers hereto are interested to purchase the said land have approached to the Vendors.

AND, after negotiation between the parties hereto, the Vendors have agreed to sell and the Purchasers have 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

|           |
|-----------|
| 3/2)      |
| 2803.2003 |
| 3/2)      |



AGREED BY AND BETWEEN THE PARTIES

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 Purchasers 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

१७ मार्च १९०३, २००२

872

...5...

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 Purchasers, their 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 Purchasers, their 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, their heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchasers, their 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



|                          |
|--------------------------|
| ब व ड-२                  |
| दस्ता क्रमांक/६०३ : २००२ |
| ५/११                     |



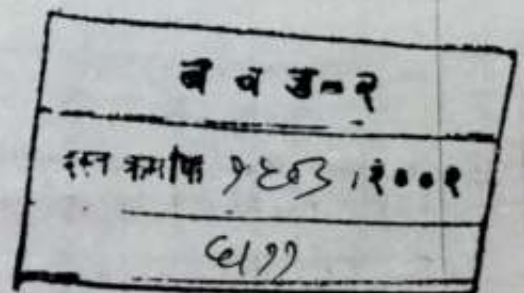
...6...

requestand cost of the Purchasers, their 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, any, remains to be paid till the date and the Purchasers shall discharge the said liabilities from the date of this Agreement.





...7...

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 :- *Sunvin Industries*

Towards' South :- *S.No. 41A & 86/412  
sold to R.M. Jadhav*

Towards' East :- *Road*

Towards' West :- *S.No. 77*



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



|                       |
|-----------------------|
| बि. व. उ. नं.         |
| रज. क्रमांक १६०७/२००२ |
| ०११                   |

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.

SIGNED, SELAED & DELIVERED By,  
the withinnamed "PURCHASERS"  
SHRI PRAKASH MULCHAND JAIN  
in presence of \_\_\_\_\_

(THE PURCHASER)

| DATE<br>DD MM YY | CHEQUE NO.<br>DD DD DD DD DD DD DD DD DD DD | NAME OF THE BANK<br>DD | AMOUNT<br>DD |
|------------------|---|---|---|
| 10/10/02         | 757324                                      | State Bank of<br>India, Bhiwandi  | 2,23,050/-  |
|                  |   |   | -----<br>2,23,050/-<br>=====  |

FOR M/S SUNVIN INDUSTRIES PVT. LTD.  
Rs 2,28,050/-

ब व ड-२

दस्तावेज क्रमांक १६०३ '२००२

5199





गाव: खोरेली

तालुका: भिवंडी

|   |                         |                       |   |                              |
|---|-------------------------|-----------------------|---|------------------------------|
| भूगणन क्रमांक                                     | भूग. क्र. वा<br>उपविभाग | मू-धारणा<br>प्रकार    | गोणवटदाराचे नांव<br>मे. खानविन इस्मैलजीचे<br>पारिनाइ - सुनित्त लुभाशंकु<br>कंगार (१३५६) | खाते क्रमांक १२              |
| ४३३२  | १३३२                    |                       |   |                              |
| ६६  | १३३२                    |                       |   |                              |
| गावे स्थानिक नांव - खोरेली प्लॉट                  |                         |                       |   | कुळाचे नांव - रु. पसे<br>खंड |
| लागवडी<br>योग क्षेत्र                             | एकर गुंठे<br>ची. वार    | हेक्टर आर<br>ची. मिटर | प्रती   |                              |
|   | ४३६९                    | ००                    |   |                              |
|   | —                       | —                     |   |                              |
| एकूण  | ४३६९                    | ००                    |   |                              |
| पो.ख. लागवडी योग्य नसलेली<br>वर्ग (अ)<br>वर्ग (ब) |                         |                       |   |                              |
|   |                         |                       |   |                              |
| एकूण -  |                         |                       |   |                              |
| आकारणी<br>जुडी अथवा विशेष आकारणी                  |                         |                       | ३-००  |                              |
|   |                         |                       |   |                              |
| एकूण -  |                         |                       |   |                              |

गांव नमुना क्र. १२ (पिकांची नोंदवही)

| वर्ग | पिकाखालील क्षेत्र |                           |            |           |                                    |            |            |                       |             |           | पडीत व पिकास निरुपयोगी अशा जमिनी-चा तपशिल | जमीन कत्तणान्याचे नांव | शेरा |         |
|------|-------------------|---------------------------|------------|-----------|------------------------------------|------------|------------|-----------------------|-------------|-----------|---|------------------------|------|---------|
|      | हंगाम             | भिन्नभिन्नवे एकूण क्षेत्र |            |           | घटक पिके व प्रत्येक पिकाचे क्षेत्र |            |            | निर्भळ पिकाचे क्षेत्र |             |           |   |                        |      |         |
|      |                   | मिश्रपिकांचा संकेतांक     | जलसिंचन    | अजल सिंचन | पिकाचे नांव                        | जल सिंचित  | अजल सिंचित | पिकाचे नांव           | जल सिंचन    | अजल सिंचन | स्वरूप                                    |                        |      | क्षेत्र |
| २    | ३                 | ४<br>हे.आ.                | ५<br>हे.आ. | ६         | ७<br>हे.आ.                         | ८<br>हे.आ. | ९          | १०<br>हे.आ.           | ११<br>हे.आ. | १२        | १३<br>हे.आ.                               | १४                     | १५   | १६      |
|      |                   | ०                         |            |           |                                    |            | खोरेली     |                       | ४३६९        | ००        |   |                        |      |         |

तलाठी सजा



तलाठी सजा

तलाठी सजा - खोरेली  
गा. नि. नि. नि. गा. नि.

|                          |
|--------------------------|
| ब व ड-२                  |
| सप्त क्रमांक १६०३ / २००२ |
| ६१११                     |

2:52:45 pm

# दस्त गोषवारा भाग-1

दस्त क्रमांक : 1603/2002

दस्ताचा प्रकार : Conveyance

अनु क्र. पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 प्रकाश गुलचंद जैन

Executant

रा. मुरली पॅलेस, गोकुळनगर भिवंडी

सही Prakash Jain



2 सुनिल उमाशंकर रुंगटा हे मेसर्स सनविन इंडस्ट्रीज प्रा. लि. चे संचालक म्हणून

Executor

रा. पाचपाखाडी, ठाणे

सही



ब व ड-२

दस्त क्रमांक 1603/2002

16/1/19







## दस्त गोषवारा भाग - 2

दस्त क्र. [बवड2-1603-2002] चा गोषवारा  
वाजार मुल्य : 345000 मोबदला : 223050 भरलेले मुद्रांक शुल्क : 27600

दस्त हजर केल्याचा दिनांक : 10/10/2002 02:50 PM  
निष्पादनाचा दिनांक : 10/10/2002

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/10/2002 02:50 PM  
शिक्का क्र. 2 ची वेळ : (फी) 10/10/2002 02:51 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 10/10/2002 02:52 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 10/10/2002 02:52 PM

दस्त नोंद केल्याचा दिनांक : 10/10/2002 02:52 PM

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

ओळख :

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

1) एल. एस. सिंधी, रा. प्रमुआळी भिवंडी

दु. निबंधकाची सही  
भिवंडी 2

पावती क्र.: 1374 दिनांक: 10/10/2002

पावतीचे वर्णन

नांव: प्रकाश मुलचंद जैन

*Prakash Jain*

3450 : नोंदणी फी

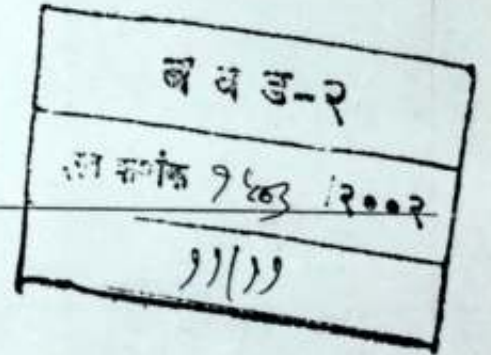
220 : नक्कल (अ. 11(1)), पृष्ठांकाची नक्कल  
(अ. 11(2)),

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

3670: एकूण

*1*

दु. निबंधकाची सही, भिवंडी 2



प्रमाणित करणेत येते की द. दस्तानध्ये  
एकूण १ ते ११ ... पले आहेत

दुय्यम निबंधक, भिवंडी-२

.....

*१०/१०*

पुकांचे

नंदी नोंदला

*1*

दु. नि. भिवंडी-२

दिनांक १०

माहे १०/१०/२००२

