પહોંચ નંબર	<u> ६स्तावेशनो</u> अरञ्जनो	E Nº 391	6905
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શેરાની નકલ કરવા માટે ફી ટપાલ ખર્ચ નકલો અથવા યાદીઓ (ક્લમ દૂર ક્યાં પ્રાથમ અગર તપાર્થ કર્યા પ્રાથમ દૂર ક્લાં પ્રાથમ અગર તપાર્થ કર્યા પ્રાથમ કર્યા પ્રાથમ અગર તપાર્થ કર્યા પ્રાથમ કરાય પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કરાય પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કરાય પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કરાય પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કર્યા પ્રાથમ કરાય પ્રાથમ કર્યા પ્રાથમ કરાય પ્રાથમ			1-1
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A CONTRACTOR OF THE PROPERTY O	* કુલ એ	.ie2 31O(5 9 E	0000
- દસ્તાવેજ	ລີ ສຸດຄຸລັລ	ર ટપાલથી મોકલવામાં	
ના દિવસે તૈયાર થ	શે અને ———		— આવશે
નકલ	કચે	રીમાં આપવામાં	
દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના ર			
7.00	•		
2012 - Decre 477		સંવેડિએક્ટ્રાર	مر المحسد
ત્રગર For GHANDAN S	Teel Lem	સબ ફ્રેઝર્ ટ્રાટ	, -11(3)
_	WE GHURNIO.	રજૂ કરતાર,	
જૂ કરનારની સહી, <u>જોના</u>	1019	* ('પાછળ જુઓ)

G. P. Rjt., Sr. 8 Std. 857 2-2004 30,000 Bks. PA5*

ORIGINAL SEMO TO SHRI Aachayay; on 21/2/08.

વેચા શ દસ્તા વે જ

દસ્તાવેજ નં. <u>૨</u>૮૨૦

દસ્તાવેજ તારીખ ૧૬-૫- ૨૦૦૫

વેચાણ દસ્તાવેજ લખી લેનાર : એ ગ્રંદેન્ટ અરીજ લખી, अभ्य गाय,

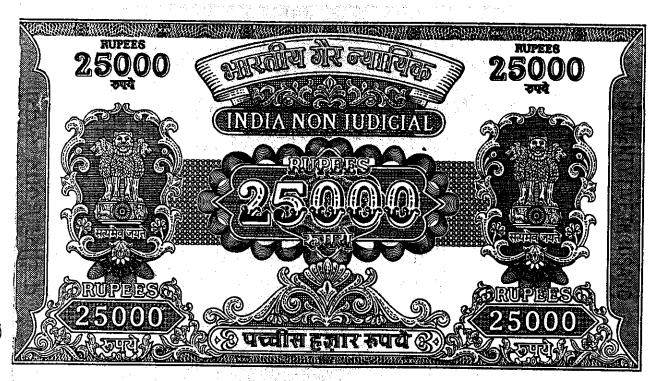
<u>વેચાગ્ર દસ્તાવેજ લુખી આપનાર</u> :

<u> भे. यार्रेन ट्यू. डेबलां प्रश्लेल</u> oushers ट्यारिश्य क्यम्डरकारी साथे का हिला<u>य अभन्यस्थार अह</u>ेता २८), स्टालर्मुख्य

જલારામ ટાઈપ સેન્ટર

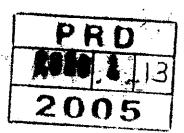
ગુજરાતી, અંગ્રેજી તથા કોમ્પ્યુટર ટાઈપીંગ ઝેરોક્ષ કરનાર, તથા સ્ટાપ વેન્ડર પોસ્ટ ઓફીસની સામે, ઉમરગામ, તા. ઉમરગામ, જી. વલસાડ ફોન નં. 0260 - 2563783

Email: bhandari444@yahoo.co.in



લેનારની સ**હી**

ગાવિ દલાઈ જાર. શોહારી સ્ટાર્ગ કેંદર, ઉમરશામ લા. નો. ૨૧/૮૩



02DD 664007

Serial No.: 2820

Presented at the Office of the Sub Registrar Pardi Camp Umbergaon between the hours of

SALE DEED

SUB REGISTRAR PARO

प में लाम वन्त्व

Receipt No.: 29 169 0 5
Received Fees under Rs.
Registration Fees 23025
Photo Fee:

Postage

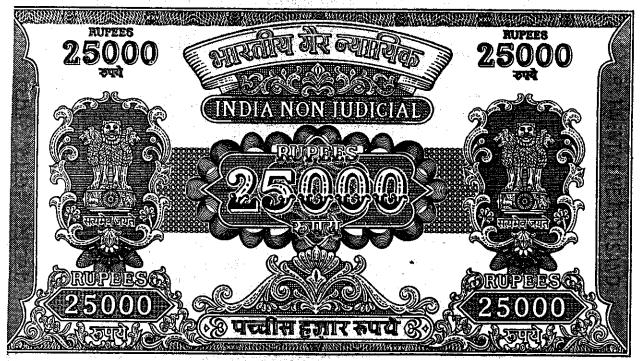
13,130/

TOTAL 232001

2/-

SUB REGISTRAR PARCE

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नं 303 विश्विप्रिय 240001-मा है इपिया Carry dar का है रेप हे सांधाद्य सा है दिएए एट०/- कि कार्य प्रदेश की. ते आक श्रेण था 2000 2-हीय की. रहे ODOC Mosily म्याप्या है Shoun

02DD 664008



લેનારની સ*હી*

સ્ટારપુર્વેન્ટર, ઉમરગામ લા. નં. ૨૧/૮૩ - ?

SALE DEED OF N. A. LAND SITUATED

AT: DEHARI, TA: UMBERGAON, DIST

: VALSAD FOR A CONSIDERATION OF

RS. 15,29,703/- (RUPEES FIFTEEN LACS TWENTY NINE THOUSAND SEVEN HUNDRED THREE ONLY) $\,$



THIS INDENTURE is made at Umbergaon on 19th MAY 2005 BETWEEN

M/S. PINE VIEW DEVELOPERS, PARTNERS

1. SHRI: SURESHBHAI BHASKARBHAI SAVE (Incom Tax Pan - AADFPGGIGN

Age Ault, Occupation : Business & Agriculture,

Residing At : Dehari, Tal : Umbergaon, Dist : Valsad

Income Tax Pan No. AKJPS6745H

2. SHRI: DILIPBHAI CHAMANLAL MEHTA

Age Ault, Occupation : Business & Agriculture,

Residing At : Solsumba, Tal : Umbergaon, Dist : Valsad

Income Tax Pan No. ACZPM1085A

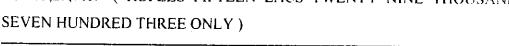


02DD 664008 G. aun yen. गाविह वर्षी क्यार शंडारी રટારપ વેન્ડર, ઉમરગામ લા. નં. ૨૧/૮૩ લેનોરની સહી

SALE DEED OF N. A. LAND SITUATED AT: DEHARI, TA: UMBERGAON, DIST

: VALSAD FOR A CONSIDERATION OF

RS. 15,29,703/- (RUPEES FIFTEEN LACS TWENTY NINE THOUSAND



THIS INDENTURE is made at Umbergaon on 19th MAY 2005 BETWEEN

M/S. PINE VIEW DEVELOPERS, PARTNERS

Incom Tax Pan - AADFP6616N) 1. SHRI: SURESHBHAI BHASKARBHAI SAVE Fram

Age Ault, Occupation : Business & Agriculture,

Residing At : Dehari, Tal : Umbergaon, Dist : Valsad

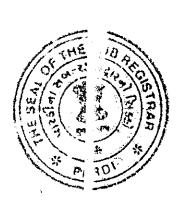
Income Tax Pan No. AKJPS6745H

2. SHRI: DILIPBHAI CHAMANLAL MEHTA

Age Ault, Occupation : Business & Agriculture,

Residing At : Solsumba, Tal : Umbergaon, Dist : Valsad

Income Tax Pan No. ACZPM1085A





PRD 2828 1 13 2005

02DD 664009

હેટી લેનારની સહી રટાસ્પ **ઇ**ન્ડર, **ઉમરગા**મ. લા. ન^{*}. ૨૧/૮૩

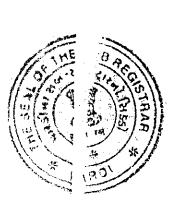
hereinafter called "THE VENDORS" (which expression be deemed to include his heirs, successors survivors, legal representatives, executors, administrators and assigns etc.) OF THE ONE PART

AND

- 3 -

CHANDAN STEEL LIMITED, a company incorporated and registered under the companies Act 1956 and having its registered office at Plot No. 35, G.L.D.C. Umbergaon, Tal: Umbergaon, Dist: Valsad, GUJARAT STATE, Income Tax Pan No. AAACC4713B hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its directors, chairman, executors, administrators and assigns etc.) OF THE OTHER PART.

WHEREAS the vendors are absolutely seized and possessed of and otherwise well and sufficiently entitled to the piece or parcel of land or ground





मार्थ का प्राप्त के अपर्यं के आंध्रम् के अंध्रम् के अंध्रम्य के अंध्रम् के अंध्रम्य के अंध

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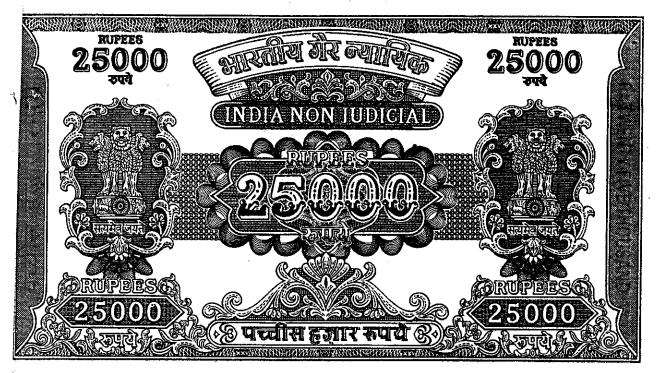
hereiditments and premises situated at Mauje Dehari, Tal : Umbergaon, Dist : Valsad and more particularly described in

the schedule hereunder written, and marked out in red in the map annexed hereto, hereinafter referred to as "the said land"

AND WHEREAS the original owners of the said land was Mr. ZAL KEIKHOSHROO ERANEE. In 1995 the vendors have purchased the said land from Mr. ZAL KEIKHOSHROO ERANEE on dated 24-3-1995 by a registered Sale Deed. The mutation entry No. 3705 passed by the Mamaletdar the same. thus M/S. PAIN VIEW DEVALOPERS, PARTNERS SHRI: SURESHBHAI BHASKARBHAI SAVE & SHRI: DILIPBHAI CHAMANLAL MEHTA became law fully owner of the said lands.

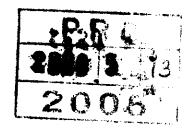
AND WHEREAS the said lands described in the schedule hereunder written was originally agriculture lands AND WHEREAS the said lands has been





मार्थ ३ विश्वा प्रदेश के सांस्म् अपाय है। यह का प्राप्त है। यह का प्रदेश के सांस्म् स्था ३ विश्वा के सांस्म् स्था ३ विश्व के सांस्म स्था विश्व के सांस्म स्था के सांस्म के सांस्म स्था के सांस्म के सांस्म स्था के सांस्म सांस्म के सांस के सां

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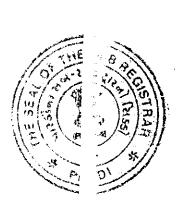


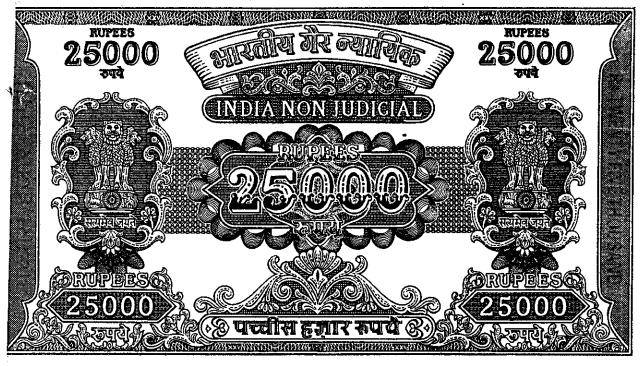
- 5 -

converted into a land for non-agricultural (N.A.) residential use by the permission granted by Taluka Development Officer.

Umbergaon by his order dated 9th July 1998 vide No. TP/NA/REG-66/97-98/VASI-3262/98 along with a layout as sanctioned by said officer in respect of the lands mentioned in the schedule hereunder written. AND WHEREAS the said lands therefore is non-agricultural lands.

AND WHEREAS The vendors have represented to the purchaser that they are the absolute owner of and seized and possessed of or otherwise well and sufficiently entitled to lands and premises bearing Survey No. 102 Hissa No. 2/p2 admeasuring 24281.00 Sq. Mtrs. or Hector-Are 2-42-81 Sq.Mtrs. situated and lying and being at village Dehari, Tal: Umbergaon, Dist: Valsad in the State of GUJARAT., The said lands the vendors have to sell to the purchaser and the purchaser has agreed to purchase from the vendors the lands bearing Survey No. 102 Hissa no. 2/p2 admeasuring 24281.00 Sq. Mtrs. or Hector-Are 2-42-81 Sq.Mtrs situated and laying and being at Village Dehari, Tal: Umbergaon, Dist:





मिर्ड विथा Ward 2m ने क्षेत्र के साम्रह्म सार्वे ३ ८,००,०००। - का ३ जा दाप में साम्रह्म ते काल देल था जेरह न २-२१५ Cm.

વિદ્યાણ અરે. લોકારી ટાગ્પ એન્ડર, ઉમરગામ લા. નો. ૨૧/૮૩ PRD

2005

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वेनॉर्रेनी शही

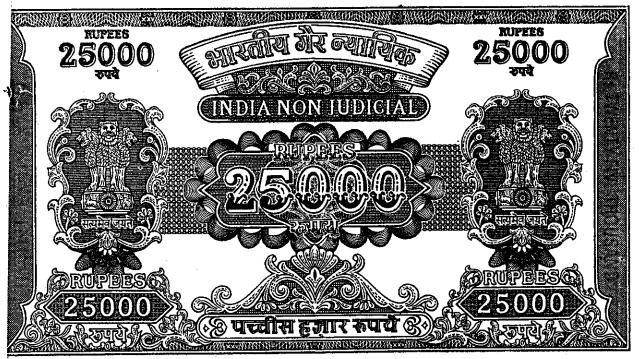
- 6 -

Valsad in the State of GUJARAT and more particularly described in the schedule hereunder written for the purchase price of

Rs. 15,29,703/- (Rupees Fifteen lacs Twenty nine thousand Seven hundred Three only). The purchaser has agreed to pay the entire consideration before execution of this sale deed.

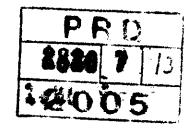
NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs. 15,29,703/- (Rupees Fifteen lacs Twenty nine thousand Seven hundred Three only) paid to the vendors by the purchaser before the execution of deed by following mode of payment:-

Bnak's Name	Cheque No.	<u>Date</u>	Amount
Dena Bank Gulalwadi, Branch Mumbai-04	862657	15-4-05	<u>Rs. P.</u> 1,00,000/-
Total (Rupees Fifteen lacs Three only)	DD No 065600 Twenty nine thousand Se	18-5-05 even hundred	14,29,703/- 15,29,703/-



न 803 वापपाय अप अपण्णी अह हिपया प्रकार प्रमा ने सांध्य साथ ३ 2000001- आहे हे स्टीप प्रमा ते क्षार है। प्रमा प्रमा रहे OSDC ता Ohmin ने क्षार्थी हैं।

ગાિવિંદ લા પ્રમાર. થાં ડારી કટારપૂર્વેન્દર, ઉમરગામ લા. નં. ૨૧/૮૩ 02DD 984248

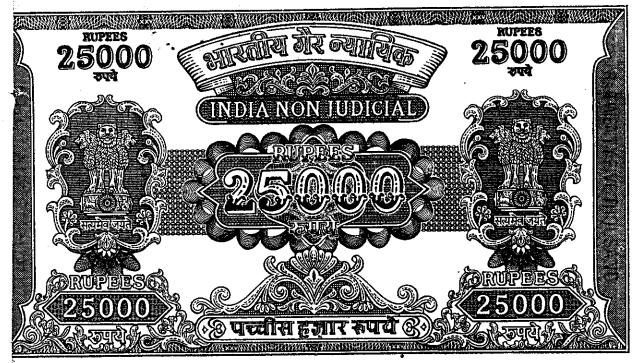


- 7 -

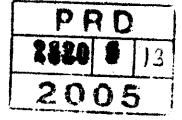
WHEREAS the above total consideration of Rs. 15,29,703/- is paid to the vendors the payment and receipt of the

SEGISTRAR #

vendors do hereby admit and acknowledge. The said cheques are subject to its realization and of and from the same and every part thereof doth forever acquit release and discharge the purchaser, the vendor doth hereby grant sell, release, assign, convey and assure unto the said purchaser forever and put the purchaser in actual physical possession of ALL that the said piece or parcel of lands or grounds with the messuage, hereditaments and premises situated at Mauje Dehari and more particularly described in the Schedule hereunder and specifically marked out in red in the Maps annexed hereto written TOGETHER WITH all and singular areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, commons gullies, water, water –courses, plants, lights, liberties, priveleges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said lands or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at anytime hereto fore usually held, used,



02DD 984249



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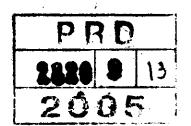
occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant, thereto AND also

together with all the deeds, documents, vouchers, writings and other evidence of title relating to the said lands or any part thereof AND ALL the estate, right, title, use, inheritance, property, possession, benefit claim and demand whatsoever at law and in equity of the said vendors in, to, out, or upon the said lands or any part thereof TO HAVE AND TO HODL all and singular the said lands hereby granted, conveyed and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said purchaser for every subject to the payment of all taxes, assessment, dues and duties now chargeable upon the same or hereafter to become payable to the

AND the said vendors doth hereby for herself, her heirs, executors and assigns and administrators covenant with the said purchaser that notwithstanding any act, deed, matter or thing whatsoever by the yendors or by any person or

government or any other local authority in respect thereof.





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person lawfully claiming or equitably claiming by, from, through, under or in trust for her made, done, omitted, committed or

knowingly or willingly suffered to the contrary her the vendors now that in herself good right, full power and absolute authority to grant, convey and assure the said lands hereby granted, conveyed and assured or intended so to be unto and to the use of the said purchaser in the manner aforesaid AND that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possesses and enjoys the said lands . hereby granted with their appurtenances and receive the issues and profits thereof and for her own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said vendors her heirs, or any of them from or by any person or person lawfully or equitably claiming or to claim by, from, under or in trust for her or any of them AND the said vendors doth hereby for herself, her heirs, executors, administrators and assigns covenants with the said purchaser that the vendors have knowingly or unknowingly not done any act, deed, matter or thing, whatsoever, whereby they are prevented from granting, conveying or transferring the said lands in the manner aforesaid or done anything, whereby the said lands mentioned in the schedule hereunder written or any part thereof is charged, encumbered or prejudically affected in the estate, title or otherwise howsoever and that the said lands mentioned in the schedule hereunder written and particularly indicated in red in the Map annexed hereto and the interest hereby transferred subsists and the vendors have full power to sell and transfer the same and the vendors hereby further assured and declare that there is no impediment in the selling the said lands either under the Ceiling on holdings of land Act or any other provision of law for the time being in force. AND that free and clear and freely and early and absolutely acquitted, exonerated released and or ever discharged or otherwise by the said Vendors well and sufficiently saved, defended, kept harmless and indemnified of and against all former and other estates, titles, charges, encumberances whatever either already or to be hereafter made, executed, occassioned, suffered by the said vendors by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for her or any of them.

AND THIS INDENTURE FURTHER WITNESSETH that the said vendors and all the persons having or lawfully or equitably claiming any estate,





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right, title or interest at law or in the said lands hereby granted or any part thereof by, from under or in trust from her the vendors

or her heirs or heirs or any of them shall and will from time to time and at all times hereafter at the request of the said purchaser do and execute and cause to be done and executed all such further and other lawful and reasonable acts, deeds, maters, conveyances and assurances whatsoever for the better, further and more perfectly and absolutely granting and assuring the said lands and every part thereof hereby granted unto and to the use of the said purchaser in the manner aforesaid as shall or may be reasonably required by the said purchaser and the vendors hath not done, omitted not done, omitted or knowingly or willingly suffered or been party of privy to any act, deed, matter or thing whereby he is prevented from granting and conveying the said lands in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudically affected in estate, title or otherwise howsoever.

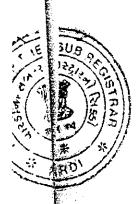
WHEREAS the provisions of Urban Land (Ceiling and Regulations) Act, 1976 do not apply to the said land and premises and hence, no permission of the competent authority appointed under the said Act is necessary for selling the same.

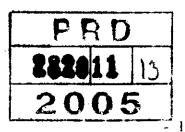
WHEREAS the vendors have further assured and represented to the purchaser that the vendors have not received any notice of acquisition or for any other purpose from the Government or local authority.

IT IS ALSO AGREED by and between the parties hereto that the purchaser shall bear and pay the stamp duty, and registration fees, advocate's fees of the sale deed & All other incidental expenses towards the sale & transfer of the property.

SCHEDULE

All that piece or parcel of non-agricultural lands situated at Village DEHARI Taluka: Umbergaon, Dist: Valsad within the Registration District Valsad and Sub-Registration District PARDI- UMBERGAON admeasuring 24281.00 Sq. Mtrs. or Hector-Are 2-42-81 Sq.Mtrs bearing Survey No. 102 Hissa No. 2/p2 bounded as under:-





On or towards the East: by land belonging

to Survey No. 258

On or towards the West

by land belonging to Survey No. 102/2 Paiki

On or towards the North

by land belonging to survey No. 105

On or towards the South

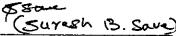
by wide Government Road from Umbergaon St. to

Dehari Village

Together with all rights and to easement, right of ways and water ways attached to

the land.

SIGNED AND DELIVERED BY THE WITHINNAMED VENDORS M/S. PINE VIEW DEVELOPERS, PARTNERS



1. SHRI: SURESHBHAI BHASKARBHAI SAVE





Mehta Trilipbhai Chamaulal 2. SHRI: DILIPBHAI

CHAMANLAL MEHTA

SIGNED AND DELIVERED BY THE WITHINNAMED **PURCHASER** M/s. CHANDAN STEEL LTD., THROUGH ITS EXECUTIVE DIRECTOR

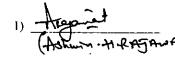
SHRI CHUNILAL GAMANDIRAM CHANDAN IN THE PRESENCE OF











2) Sharlild R. Patel



Vendors MK. Pine View Developers Purmers 005 d' Shri Syreshbhai BhasIsarbheni Sano HOUIT- Busines- NAhi Dehn Tu. Vonusgling & show Dilip Man Chamanius month pour- prisones. Nesha solsnows Ta. Vonneyam purhasel Chain Dem Steel Limited Throughists Director Shi chanilal acamanoirum chandan Adnir Poriner Non. Omargan. Jar Vmergeme **Executing Party** Admits Execution J. Ser (Buren B. Save) Posliphhai chanculal Mehla Fy Monor-uogo Stri Chunailul R. Phali AJW Case, Omergum Known to the Sub Registrar State that they Personally Known the above executary and identify him / them. or. 1917/05 SUR REGISTRAR PARCE

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Received Form No.: 1 U/S. 32-A of The Bombay Stamp Act 1958

Date: 19 / 1/200 1

SUB REGISTRAL PAROL

H, PARDI. As per Income Pax Act &
Rules Vendoris fan is
AADFP 6616 N. Purchaseris
An is AAACC 4713 B. Buth
PANS verified with documali

Pending for 32-A of Bornbay Stamp Act 1958 Date: |4 / / 200

Sub Registrar, Pardi.

SUB REGISTRAR PARDI

** કરનાવેજ ન ખરે અને વર્ષ સે દિવે / હેમાં જણાવેલ ખ કિ શે કે લે કે લામાં આવેલ ખરે અ કિ શે કે લામાં કે લામાં

थलन/२३कीड नं ७२. 25 30 तारी भ - 20/5/04 egres one exercises



Flegistered No.: 1 of Book No.: 1 Date: 9/8/2005

(K.M. PHIEL)

હુંબઇ સ્ટેમ્પ એકટની કલમ ૩૨ ક ની કાર્યવ**ઠી** પૂર્ણ થઇ અસલ તથા ઝેરોક્ષ લેખ નાયબ કરોકટર સાઢેબ સ્ટેમ્પ ક્યુટી મુર્લ્યાંકન તંત્ર વલસાઠ તરફચી આજ્સોજ ગળતાં નોંધવા ફકમ કર્યો.

मध्य ११ ११ १ ।। १८ ।।

सल राजस्ट्रार, पारडी,

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