

G. P. Rjt. Sr. 8 Std. 857 2-2004 30,000 Bks. PAS*
ક્રમાંક : આર. એન. જી. એન/૧૯૮૭/૧૩૬૪/૬-૧, તા. ૧-૩-૮૮.]

રજ. ૪૦-જી. (સુધારેલ)

પહોંચ નંબર

દસ્તાવેજનો

E N° 3916905

અરજીનો

તા. ૧૫ માહે

સને ૨૦

૨૦૨૦

દસ્તાવેજનો પ્રકાર

CHANDAN STEEL LTD. ૫૬૭

રજૂ કરનારનું નામ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી

નકલ કરવાની ફી સાઈડ/ફોલીયો

શેરાની નકલ કરવા માટે ફી

ટપાલ ખર્ચ

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)

શોધ અગર તપાસ

૬૬ કલમ-૨૪

કલમ-૩૪

નકલ ફી

આ સિવાયના નોંધપાત્ર ફી

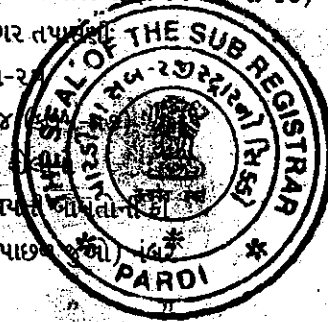
બાબત (પાછળ જુઓ)

"

"

"

Director



રૂ.	પૈ.
230272	
9302	
મ-	
23200000	

કુલ એકંદર રૂ.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

અરજી કરનાર પાસે

અગર CHANDAN STEEL LTD.

રજૂ કરનારની સહી,

અરજી કરનારની સહી

Director

સબ રજીસ્ટ્રાર, પારડી

રજૂ કરનાર,

(પાછળ જુઓ)

ORIGINAL SENT TO

SHRI Acharyaji on 21/2/08.

Q

વેચાણ દસ્તાવેજ

દસ્તાવેજ નં. ૨૬૨૦

દસ્તાવેજ તારીખ ૧૬-૫-૨૦૦૫

વેચાણ દસ્તાવેજ લખી લેનાર : મે. રાંદેશ્વર રાંદેશ્વર લી.

જી. ચાવી. ડી. રી.

ઉમરગામ,

વેચાણ દસ્તાવેજ લખી આપનાર :

મે. પાઈન વ્યુ. ડેવલપમેન્ટ્સ
લખીશાલ

ઉ સુરેશ વ્યવસ્થાપક સાહેબ
અ) દીલીપ મમ્મલપાલ મહેતા
રહે, સોલરફુંડ

જલારામ ટાઈપ સેન્ટર

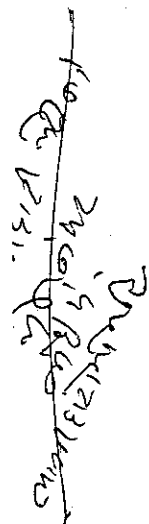
ગુજરાતી, અંગ્રેજી તથા કોમ્પ્યુટર ટાઈપીંગ

ઝેરોક્ષ કરનાર, તથા સ્ટાંપ વેન્ડર

પોસ્ટ ઓફીસની સામે, ઉમરગામ, તા. ઉમરગામ, જી. વલસાડ

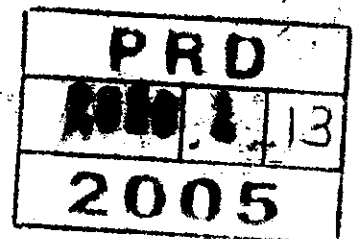
ફોન નં. 0260 - 2563783

Email : bhandari444@yahoo.co.in



02DD 664007'

લેનારની સહી



Receipt No.: 3916905
Received Fees under Rs.
Registration Fees 23025
Photo Fee: (13) 1301/-
Postage 457

TOTAL 23200 ✓

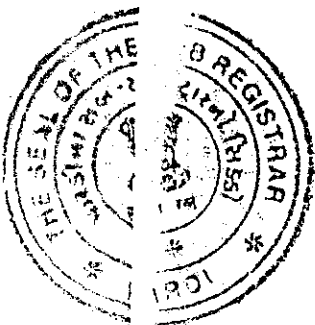
(K. M. PAVEL)
SUB REGISTRAR PARDON

Serial No.: 2820
Presented at the Office of the Sub
Registrar Pardi Camp Umbargaon
between the hours of
15 and 16 on the 14th
day of may 2005
and photograph and fingerprint
affixed for **SHANDAN STEEL LTD.**

(K. M. PATEL)
SUB REGISTRAR PARDI

~~Director~~ **SALE DEED**

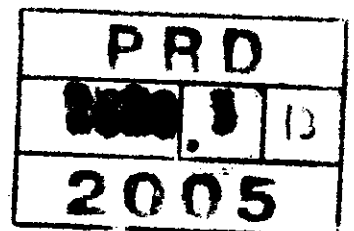
28 JUL 2003





783 25/4/05 25000/-
 બંદે રૂપિયા રૂ. ૨૫,૦૦૦/- નો સાંપ્રત
 સાથે રૂ. ૨,૦૦,૦૦૦/- બંદે રૂ. ૮,૦૦,૦૦૦/-
 તે આજે દેવર શ્રી. દીપક ૨૨૧૮ ના.
 રહે છે ના. ૨૧/૮૩

02DD 984247



ગોવિંદલાલ પ્રસાદ, બંદારી
 ૨૨૧૮ ના. ૨૧, ઉમરગામ
 લા. નં. ૨૧/૮૩

વેનોરની સહી

- 6 -

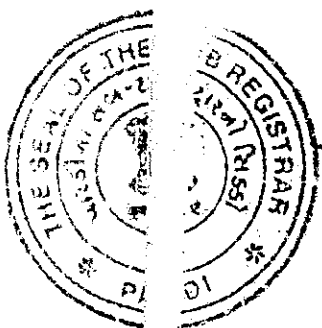
Valsad in the State of GUJARAT and more particularly described in the schedule hereunder written for the purchase price of

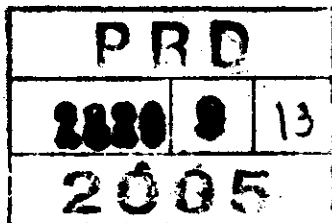
Rs. 15,29,703/- (Rupees Fifteen lacs Twenty nine thousand Seven hundred Three only). The purchaser has agreed to pay the entire consideration before execution of this sale deed.

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.	Date	Amount
Dena Bank Gulalwadi, Branch Mumbai-04	862657	15-4-05	Rs. P. 1,00,000/-
DD No.- 065600			18-5-05
Total (Rupees Fifteen lacs Twenty nine thousand Seven hundred Three only)			14,29,703/- 15,29,703/-

7/-





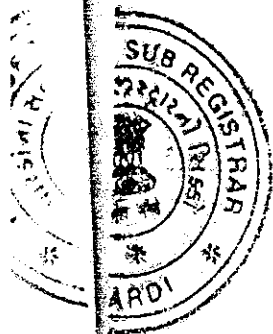
- 9 -

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 prejudicially 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, encumbrances 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,

... 10/-



P. R. D		
88810	13	
2005		

- 10 -

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, matters, 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 prejudicially 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.

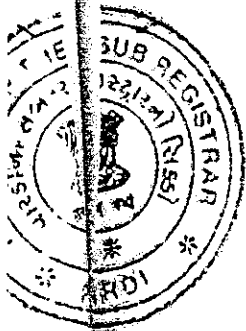
WHEREAS the vendors have further assured and represented to the purchaser that the vendors have not received any notice of acquisition or for any other purpose from the Government or local authority.

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 :-

...11/-



PRD		
882011	13	
2005		

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

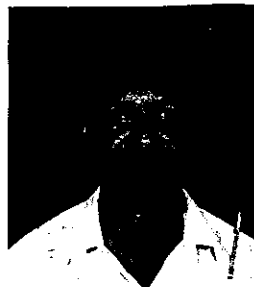
On or towards the South by wide Government Road from Umbergaon St. to
Dehari Village

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

Suresh B. Save
(Suresh B. Save)

1. SHRI : SURESHBHAI
BHASKARBHAI SAVE



Dilipbhai Chamanlal Mehta

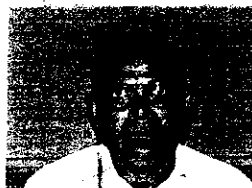
2. SHRI : DILIPBHAI
CHAMANLAL MEHTA



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

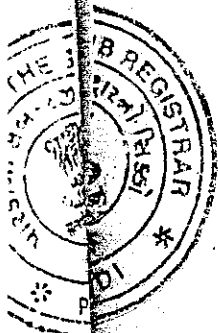
Chunilal Gamandiram Chandan

SHRI CHUNILAL GAMANDIRAM CHANDAN
IN THE PRESENCE OF



1) Ashwin H. Rajawat
(Ashwin H. RAJAWAT)

2) Shantilal R. Patel



P.R.D		
282012	13	
2005		

Vendors

M/s. Pine View Developers Partners
 & Shri Sureshbhai Bhaskarbhau Sane
 Asmt - Business - Asmt Dehri Ta. Unarglum
 & Shri Dilip Bhau Chamanlal Mehta
 Asmt - Business - Asmt Solunba Ta. Unarglum
Purchaser

Chandam Steel Limited Through its
 Director Shri Chumilal Kamaniram Chindam
 Asmt Business Asmt Unarglum.
 Tar Unarglum

Executing Party
 Admits Execution

See (Suren B. Sane)

Dilipbhai Chamanlal Mehta

Chumilal Kamaniram Chindam

Shri Chumilal R. Patel
 Asmt Case, Unarglum

Known to the Sub Registrar
 State that they Personally
 Known the above executary
 and Identify him / them

CP Patel
 570

dt. 19/5/05

(K. M. PATEL)
 SUB REGISTRAR PARDI

