

# વે ચાણ દસ્તાવેજ

દસ્તાવેજ નં. \_\_\_\_\_

દસ્તાવેજ તારીખ \_\_\_\_\_

વે ચાણ દસ્તાવેજ લખી લેનાર

: બીરેન્દ્ર સ્ટીલ લીમીટેડ  
પ્લોટ નં. ૩૯, બિનલ ઉમરગામ  
તા. ઉમરગામ, જા-વલસાડ

વે ચાણ દસ્તાવેજ લખી આપનાર :

જીલારામ સેન્ટર ડિરેક્ટર મહેતા  
૧ શાંતેશ્વર જુરેશ મહેતા  
અને સર્વિસીંગ તા. ઉમરગામ  
જા-વલસાડ

## જીલારામ ટાઈપ સેન્ટર

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

Email : [dharmen\\_bhandari@yahoo.co.in](mailto:dharmen_bhandari@yahoo.co.in)  
 Email : [dharmen@sify.com](mailto:dharmen@sify.com)



नं. 2032... 20000  
 अंक 3 पिचा... 20000...  
 सावे 3... 20000...  
 ते आर. 10/11... 20000...  
 रडे 10/11... 20000...

04AA 235969

गोविंद लाल आर. बांडारी  
 2004 वे. 12, उमरगाव.  
 वा. नं. 21/03

PRD  
 2944/1-17  
 2004

Serial No.: 2944  
 Presented at the Office  
 of the sub registrar Parol  
 between the hours of  
 2:00 and 3:00 on the  
 29th day of July 2004  
 for CHANDAN STEEL LTD.

*(Signature)*

Director

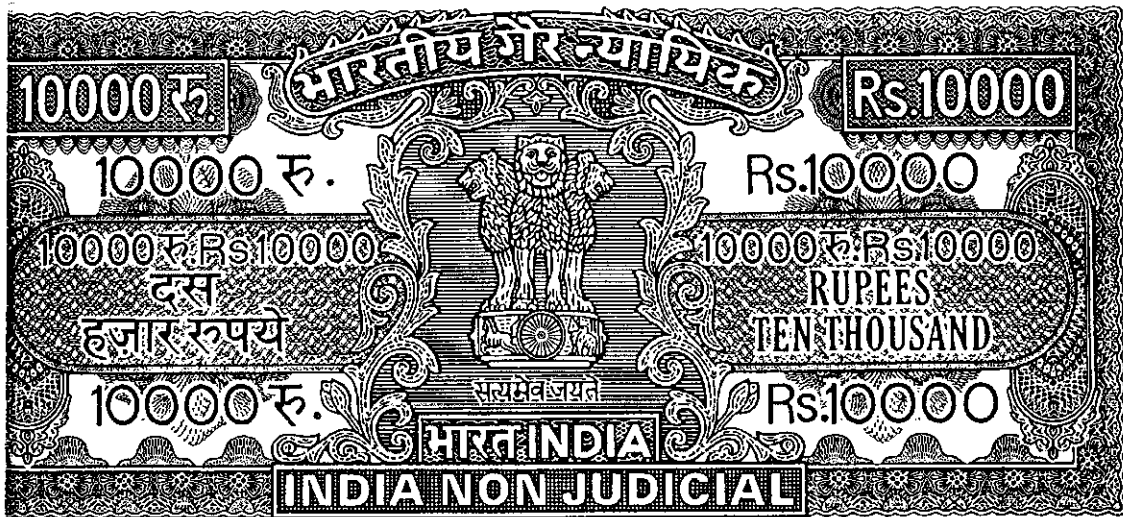
*(Signature)*  
 29/7  
 CP-M. Champameri  
 SUB REGISTRAR, PAROL

Receipt No.: 2420670  
 Received fees under Rs.  
 Registration Fees  
 Photo Fee : 16785/-  
 (20) 20000  
 Postage 55/-  
 Total 29040/-

*(Signature)*  
 29/7  
 CP-M. Champameri  
 SUB REGISTRAR, PAROL

## SALE DEED

SALE DEED OF N. A. LAND SITUATED AT : DEHARI, TA :  
 UMBERGAON, DIST : VALSAD FOR A CONSIDERATION OF  
 RS. 11,13,462/- ( RUPEES ELEVEN LACS THIRTEEN THOUSAND FOUR  
 HUNDRED SIXTY TWO ONLY )



नं. 2032 ता. 27/07/04 रु. 80000

04AA 235970

अ. के. इ. पि. या. ... रु. 80000/- अ. के. इ. पि. या. ... रु. 80000/-  
 ते आण. शा. श्री. ... रु. 80000/- अ. के. इ. पि. या. ... रु. 80000/-  
 रु. 80000/- अ. के. इ. पि. या. ... रु. 80000/-

गोविंद बाबाजी आर. भांडारी  
 १८१५ ये. ८२, उमर्गाव  
 ला. नं. २९/८३

वेनारनी सद्दी

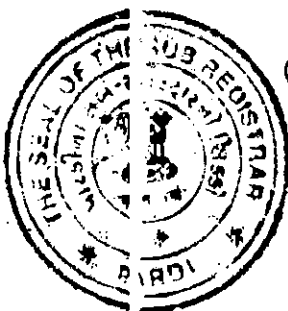
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2004

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THIS INDENTURE is made at Umbergaon  
 on 29<sup>th</sup> July 2004 BETWEEN



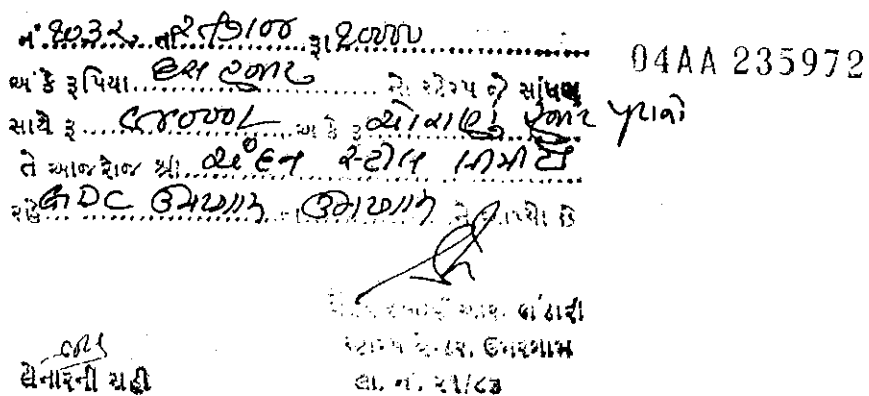
- (1) SMT. SAROJ KIRTIKUMAR MEHTA, an adult, occupation :  
Housewife, Income Tax Pan No. ABXPM7269F
- (2) SMT. SHOBHANA SURESH MEHTA, an adult occupation :  
Housewife, Income Tax Pan No. ABXPM7273K

both are residing at Solsumba, Tal : Umbergaon, Dist : Valsad, hereinafter called  
 "THE VENDORS" ( which expression be deemed to include his heirs, successors  
 survivors, legal represantetives, executors, administrators and assigns etc.) OF  
 THE ONE PART.

AND

CHANDAN STEEL LIMITED, a company incorporated and registered under the  
 companies Act 1956 and having its registered office at Plot No. 35, G.I.D.C.





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2944/4-17

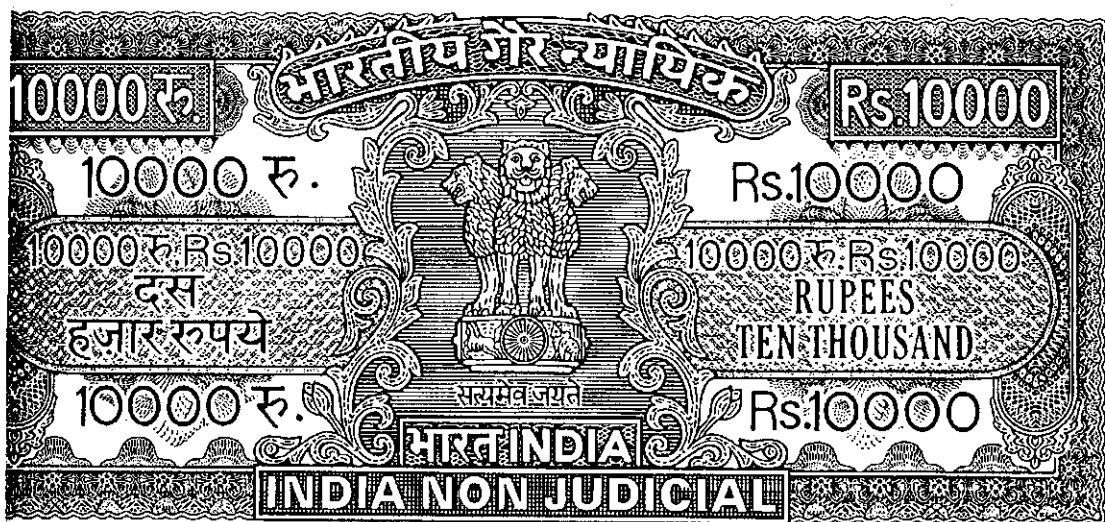
2004

purchased the said land from Mr. Minu Jhangir Mehta & Mr. Siraj Minu Mehta on dated 20-4-1987 by a

registered Sale Deed. The mutation entry No. 3238 dated 7-5-1987 passed the Muzamildar on dated 18-6-1987 for the same, thus Mr. Mohanlal Popatlal Metha became law fully owner of the said lands.

Henceafter Mr. Mohanlal Popatlal Metha has made his last will dated 22-6-1991 in favour of his two daughters in law Smt. Saroj Kirtikumar Mehta & Smt. Shobhana Suresh Mehta. Thereafter Mr. Mohanlal Popatlal Metha died on 7-12-1991 So after his death the said land was as per the "WILL" transferred in the name of his two daughter in laws, Smt. Saroj Kirtikumar Mehta and Smt. Shobhana Suresh Mehta. The Mutation entry No. 3558 dated 20-7-1992 was effected on the revenue records for the same, which was certified on dated 9-9-1982. In this way Smt. Saroj Kirtikumar Mehta & Shobhana Suresh Mehta became the absolute & legal owners of the said property. AND WHEREAS the

...5/-



नं. 2032 तारीख 24/5/97 दि. 2000  
 आ. के. इ. पि. आ. एम. एम. एल. नं. 2032 के साधक 04AA 235973  
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 ते आ. के. इ. पि. आ. एम. एल. एम. एल. एम. एल. एम. एल. एम. एल. एम. एल.  
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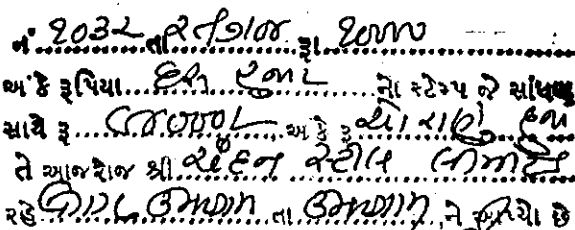
PRD  
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vendors holds the said lands and is in lawful and peaceful possession of the said land as a true owner.

AND WHEREAS the said lands described in the schedule hereunder written was originally agriculture lands AND WHEREAS the said lands has been converted into a land for non-agricultural (N.A.) residential use by the permission granted by Taluka Development Officer, Umbergaon by his order dated 15<sup>th</sup> April 1999 vide No. TP/NA/REG-57/98-99/VASI-141/99 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. 3 admeasuring 57769.00 Sq. Mtrs. situated and lying and being at village Dehari



ਦੇਵਨਾਰੀ ਸਦੀ

गोविंद बाबू भार. लांठारी  
कटाम्प ये. ६२, छिन्नभाष.  
ला. नं. २१/८३

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Tal : Umbergaon , Dist : Valsad in  
the State of GUJARAT., Out of 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. 3 admeasuring 17674.00 Sq.Mtrs. situated and laying and being at Village Dehari, Tal Umbergaon, Dist : Valsad in the State of GUJARAT and more particularly described in the schedule hereunder written for the purchase price of Rs, 11,13,462/- ( Rupees Eleven lacs thirteen thousand four hundred sixty two 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. 11,13,462/- ( Rupees Eleven lacs thirteen thousand four hundred sixty two only ) paid to the vendors by the purchaser before the execution of deed by following mode of payment :-







नं. 9032 ता. 27/9/08 रा. 2000

04AA 235976

अ. के. इ. पि. या. 2012 नो. 2024 को सांख्यिक  
साथे 2. 50000/- अ. के. इ. पि. या. 2012 को साथे  
ते आगुशेन श्री. ए. ए. ए. 2014 नमोद  
रहे... 2014 उमरगाव. उमरगाव. न. अ. अ. अ. अ.

गोविंद बाबा आर. बा. डारी  
रताप वे. 22, उमरगाव.  
वा. नं. 21/03

देनारी सही

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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, 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



नं. १०३२-२५६/१०० १०००० ..... 04AA 235977  
 अ. के. इ. पि. या. ... तो स्टोप ने स. वि. भू.  
 सा. वि. ... अ. के. ...  
 ते आ. व. श. श्री. ...  
 र. के. ...

वे. नं. २१/८३

गो. वि. ह. का. भू. आ. र. अ. द. री  
 २०१५ वे. नं. २१/८३  
 वा. नं. २१/८३

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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  
 government or any other local authority in respect thereof.

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 vendors or by any person or  
 person lawfully claiming or equitably claiming by, from, through, under or in  
 trust for her made, done, omitted, committed or knowingly or willingly suffered



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१. ११/११/११  
 २. ११/११/११  
 ३. ११/११/११

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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

...11/-

નં. ૧૦૩૨ રૂ. ૧૩૧૦૦ રૂ. ૬૦૦  
 બાંહેડી રૂ. ૧૦૦૦/- રૂ. ૧૦૦૦/- રૂ. ૧૦૦૦/-  
 રૂ. ૧૦૦૦/- રૂ. ૧૦૦૦/- રૂ. ૧૦૦૦/-  
 રૂ. ૧૦૦૦/- રૂ. ૧૦૦૦/- રૂ. ૧૦૦૦/-

~~पुनर्विचारार्थ आदेश कांडा नं.~~  
अदालत के अंतर्गत, उमरगांव.  
का. नं. २१/८३

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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, occasioned, suffered by the said vendors by

[illegible]

જાહેર જમાનામાં આર. બાંડારી  
મુદ્રાવ્ય પે. ડર, ઉમરગામ.  
લા. નં. ૨૧/૮૩

સેનાની રાહ

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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, 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 or privy to any



નં. ૨૦૩૨ ૨૯/૧૦/૦૮ ૨૦૦૦  
 બાંહે રૂપિયા ૫૦૦૦૦/- ૨૯/૧૦/૦૮ ૨૦૦૦  
 સારી રૂ. ૫૦૦૦૦/- ૨૯/૧૦/૦૮ ૨૦૦૦  
 તે રૂ. ૫૦૦૦/- ૨૯/૧૦/૦૮ ૨૦૦૦  
 બાંહે રૂ. ૫૦૦૦/- ૨૯/૧૦/૦૮ ૨૦૦૦

१९५६-५७ का. नं. ४३  
२०५६-५७ का. नं. ४३  
२०५६-५७ का. नं. ४३

ਦੇ ਗਾਇਨੀ ਸਦੀ

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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.

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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.

### 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  
17674 Sq. Mtrs. bearing Survey No., 102 Hissa No., 3 bounded as under :-

On or towards the East by land belonging to Survey No. 272  
On or towards the West by land belonging to Survey No. 102/3 Paiki  
On or towards the North by Wide road  
On or towards the South by wide internal road and land belonging to survey  
No. 102/3 Paiki

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

SIGNED AND DELIVERED  
BY THE WITHINNAMED  
VENDORS

1. Smt. Sarojben KirtiKumar Metha  
2. Smt. Shobhana Suresh Metha  
IN THE PRESENCE OF

1. Saroj K. Mehta

2. Shobhana S. Mehta

1) ASHWIN. H. RAJAWAT

2) DZUYESH K. MEHTA

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

For CHANDAN STEEL LTD.

Director.

[Signature]

(Executive Director)

1) ASHWIN. H. RAJAWAT

2) DZUYESH K. MEHTA

...15/-

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2944/15-17

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RECEIVED from the within named "PURCHASERS" Account Payee  
CHEQUES from A/c. of M/s. CHANDAN STEEL ~~INDIA~~ LTD., Umbergaon of  
Rs. 11,13,462/- (Rupees Eleven Lacs Thirteen Thousand Four hundred sixty two  
Only) by being full consideration amount by above said cheques Drawn on Dena  
Bank Mumbai Gulabwadi Branch.

WE SAY RECEIVED

*Saroj K. Mehta*

1. Smt. Saroj Kirtikumar Metha

*Shobhana S. Mehta*

2. Smt. Shobhana Suresh Metha





vender

1) Smt. Saroj Kishor Kumar Mehta  
Age Adult Housewife

2) Smt. Shobhana Suresh Mehta  
Age Adult Housewife

Both are Resi. at - Salasimba Tal - Umbergao

Purchaser

Mr. Chunilal Ghemanderamji Danden  
Executive Director of PWD Danden  
Steel Rd Age Adult Business  
Resi. at - B/2/25 Ghemal Nagar  
Grant Road Mumbai - 400003

Executing Party  
Admits Execution

Saroj K. Mehta

Shobhana S. Mehta

(29/7/2004)

PRD

2944/16-17

2004

Chunilal R. Patel  
Advocate

Resi. at Boroda Tal - Umbergao

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

*(Signature)*

Dated 29th July 2004

*(Signature)*  
29/7  
SUB REGISTRAR, PARDI

Received Form No. 11/S. 32-A of  
The Bombay Stamp Act - 1958  
29/7/2004

Pending for 32-A of  
Bombay Stamp Act-1958  
Dt:- 29/7/2004

*(Signature)*  
29/7  
SUB REGISTRAR  
PARDI

*(Signature)*  
29/7  
Sub Registrar  
PARDI

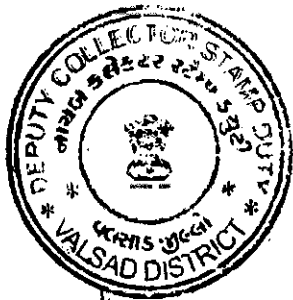
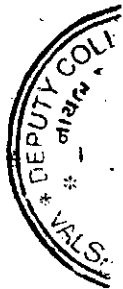
verified and found correct vendors  
 Pan no: of ABPM 2269F, ABPM 2273K  
 and purchaser's Pan no: ADGPC1966E  
 Date. 29/7/2004

(Rumpunon)  
 29/7  
 SUB-REGISTRAR, PAROI

રજીસ્ટ્રાર ડ્યુટી મુલ્યાંકન તપાસ કરેલી  
 લેણાવેર નંબર અને તારીખ... 2269F/2004... લેણા માત્રા...  
 બ.કિ. 99,999.99... બેંકની કરવામાં આવેલ ખરીદી... 99,99,990/-  
 ત્રીજી... 2273K/2004... રહે... 99,99,990/-  
 તરફથી ખરીદનાર કિંમત મુજબ તપાસવામાં રજીસ્ટ્રાર ડ્યુટી રૂ. 45,000/-  
 (અંકે રૂ. 45,000/-) રજીસ્ટ્રાર ડ્યુટી... 3,400/-  
 (અંકે રૂ. 3,400/-) મળેલ છે.  
 સંબંધિત લેણા સંબંધમાં ગોચર રજીસ્ટ્રાર ડ્યુટી રૂ. 45,000/- (અંકે  
 રૂ. 45,000/-) આપવામાં આવેલ છે. રૂ. 3,400/- (અંકે  
 રૂ. 3,400/-) મળેલ રજીસ્ટ્રાર  
 અધિકારીશ્રી 29/7/2004 તારીખે રજીસ્ટ્રાર ડ્યુટી તપાસ કરેલ છે.

પાલક/સહાયક નંબર 2269F  
 તારીખ 29/7/2004

29/7/2004  
 29/7/2004  
 29/7/2004



PRD  
 29/7/2004  
 2004

સંબંધિત રજીસ્ટ્રાર ડ્યુટી તપાસ કરેલી  
 કાનૂની પૂર્વેથી અસર તથા એકાદ  
 રૂ. 45,000/- કરેલ રજીસ્ટ્રાર ડ્યુટી  
 રજીસ્ટ્રાર ડ્યુટી તપાસ કરેલી તરફથી  
 રજીસ્ટ્રાર મળતા નોંધવામાં આવેલ છે.

29/7/2004  
 સબ રજીસ્ટ્રાર  
 પારો.

Registered No: 2944  
 of Book No: 1  
 Date: 29/7/2004  
 SUB REGISTRAR, PAROI

