

~~Pending for 23.07.17~~
 दुय्यम निहाय, ठाणे-४

पावती क्र

नोंदणी ३९ म.
 Regn. 39 m.

मोरो
 दस्तऐवजाचा/अर्जाचा अनुक्रम क्र

दिनांक १३-११-१९८२

दस्तऐवजाचा प्रकार-

रक्कसी रु. ८,००,०००/-

सादर करणाऱ्याचे नाव-

श्री. जे. सी. प्रभा. एम. रोख

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी RAUNAQ & CO. PVT. LTD.

नक्कल फी (फोलिओ)

पृष्ठांकनांची नक्कल फी

उत्पलवच

नकला किंवा जातने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

Authorised Signatory

एकूण...

५०००/-

दस्तऐवज
 नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवावी या
 या कार्यालयाला देण्यात येईल
 दुय्यम निहाय

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.
 हवाली करावा.

सादरकर्ता

0679694

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित पात्रा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे प्रस्त मागे घेणे
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्यून आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च
१५. प्रवास खर्च.
१६. भत्ता.

दस्तऐवज परत केला

दुय्यम निबंधक

D. No. 87/1992

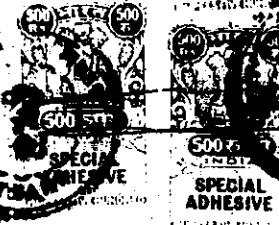
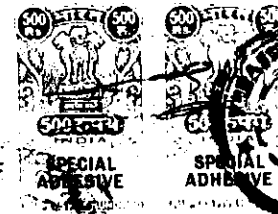
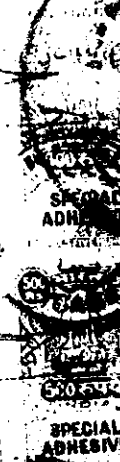
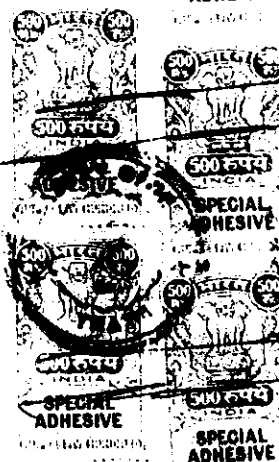
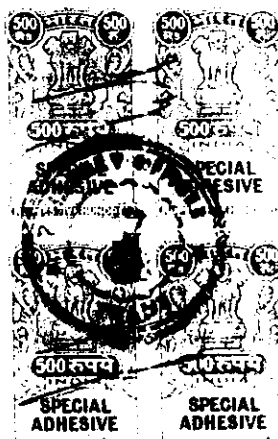
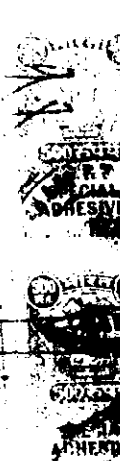
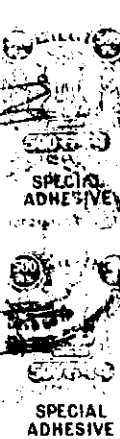
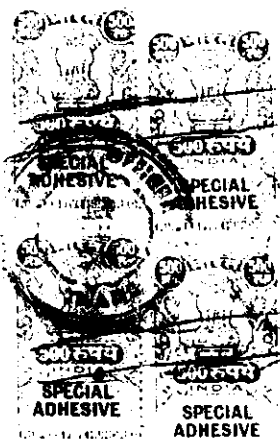
Date 13.11.92

EP/162/93
13/10

~~मिना वर सह चक्र~~



M. M. M.



M. K. S.

H. K.

TREASURY OFFICER,
THANA

6 NOV 1992



TREASURY OFFICER,
THANA

6 NOV 1992

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and entered
into at THANE, STATE OF MAHARASHTRA, on this the
the 13th day of November in the Christian Year
One Thousand Nine Hundred Ninety Two (1992) A.D.

M. Mahesh

Bank Building,
with its fac
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Messrs. RAUTIAQ & COMPANY PRIVATE LIMITED, a
Private Limited Company registered under the
Companies Act, 1956, and having its Registered
Office at - B-82, Himalaya House, 23, Kasturba
Gandhi Marg, New Delhi - 110 001, hereinafter called
and referred to as the "VENDORS" (which expression
shall unless it be repugnant to the context or
meaning thereof mean and be deemed to include its
successors and assigns) of the ONE PART A N D
Messrs. BHARAT GEARS LIMITED, a Public Limited
Company registered under the Companies Act, 1956,
and having its Registered Office at - Allahabad



Mudli

Bank Building, 17, Parliament Street, New Delhi 100 001,
with its factory, interalia, at Village Kausa - Sheel,
Taluka and District Thane, PIN 400 612, State of
Maharashtra, hereinafter called and referred to as
"THE PURCHASERS" (which expression shall unless it be
repugnant to the context or meaning thereof mean and be
deemed to include its successors and assigns) of the
OTHER PART.

WHEREAS previously one Harottam Keshavlal
Shah was the Owner and one Rama Chahu Pavshe (for short
said Pavshe) was his Agricultural Tenant in respect of
agricultural lands, interalia, bearing Survey No. 139,
Hissa No. 1 (Part), admeasuring $\begin{matrix} \text{H} & \text{A} & \text{P} \\ 0 & - & 65 & - & 6 \end{matrix}$ i.e.
6560 Sq. Meters equivalent to 7826.9 Sq. Yards or there-
-about lying, being and situate at Village - Sheel,
Tal. and District Thane, State of Maharashtra and more
particularly described in the Schedule written hereunder
and delineated with Red colour boundary line on the plan
thereof annexed hereto, (hereinafter called and referred
to as the 'SAID PROPERTY');

AND WHEREAS under Certificate dated - -

30th March, 1970, issued under Section 32(a) of the

M. K. Shah

Bombay Tenancy & Agricultural Lands Act, 1948,
(for short B.T.A.L. Act), by the Agricultural Lands
Tribunal and Additional Mamalatdar, Thane, and duly
registered on 2nd April, 1970, with the office of
Sub-Registrar of Assurances, Thane, at Thane, said
Pavshe, became the owner of the said Property;

AND WHEREAS after death of said Pavashe,
his wife Smt. Ramabai and sons, Chintu, Dattu, Shiva
and Haruti and their respective family members
(hereinafter called and referred to as 'the said
previous Owners') became the Owners in respect of
the said Property;

AND WHEREAS ~~after~~ by his order dated
8th June, 1973, bearing No. TNC:SR:62:73, read with
Order dated 14th August, 1973, bearing No. TNC:SR:62:73
made by the Sub-Divisional Officer, Thane Division,
Thane, under Sections 43 and 63 of the Bombay Tenancy
& Agricultural Lands Act, 1948, read with Rule 25-A
of the Rules made thereunder, the said previous Owners
were granted permission for transfer of the said
Property to and in favour of the Vendors herein;

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AND WHEREAS pursuant to the said order, by
a Deed of Conveyance dated 10th May, 1974, duly
registered with the office of the Sub-Registrar of
Assurances, Pune, at Pune, State of Maharashtra, at
Sr. No. 334/1974, executed by and between the said
previous Owners (therein called 'the Vendors') of the
One Part and the Vendors herein (therein called 'the
Purchasers') of the Other Part, the said previous Owners
sold, transferred and conveyed to the Vendors herein and
the Vendors herein purchased and acquired from the
said previous Owners the said Property and simultaneously
with the execution thereof the said previous Owners
delivered to and put the Vendors herein in actual and
exclusive physical possession of the said Property more
particularly described in the Schedule written hereunder:



AND WHEREAS since then the Vendors are the
absolute owners, seized and possessed of and/or other-
-wise well and sufficiently entitled to the said property
more particularly described in the Schedule written
hereunder;



AND WHEREAS the said Property falls within
the limits of eight kilometers peripheral area of the

M. K. K.

137

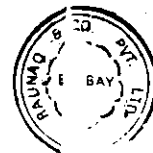
Bombay Urban Agglomeration under the provisions of
Urban Land (Ceiling & Regulation) Act, 1976 (in short
ULC Act);

AND WHEREAS by his letter dated 25th July, 1992,
bearing No. ULC-TA-ATP-NOC-1992-306, the Competent
Authority and Deputy District Collector for Thane Urban
Agglomeration, Thane, has certified that the said
Property more particularly described in the Schedule
written hereunder falls under the 'Green Zone'
demarcated under the Bombay Metropolitan Regional
Development Plan prepared in 1978;

AND WHEREAS under the circumstances, the
provisions of Urban Land (Ceiling & Regulations)
Act, 1976, are not applicable for holding and/or
alienation of the said Property so long it is being
used for the agricultural purposes;

AND WHEREAS the Purchasers are holding
other agricultural lands in the State of Maharashtra
and are entitled to purchase in their name the
agricultural lands and no prior permission under
Section 63 of the B.A.T.L. Act and/or Rules made

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thereunder is necessary for purchase and/or transfer of the said Property more particularly described in the Schedule written hereunder;

AND WHEREAS the Purchasers have approached and offered to purchase and acquire from the Vendors the said Property;

AND WHEREAS the Vendors have agreed to sell, transfer and convey to the Purchasers and the Purchasers have agreed to purchase and acquire from the Vendors the said Property more particularly described in the Schedule written hereunder at and for the total price or consideration and upon the terms and conditions mutually agreed upon by and between the Parties hereto and as contained hereinafter;

AND WHEREAS by his order dated 28th August 1992, bearing No. TD/6/TMG/62/73/WS/5768, the Sub-Divisional Officer, Thane Division, Thane, has granted permission under Section 43 of B.T.A.L. Act, read with Rule 25-A of the Rules made thereunder for transfer of the said Property more particularly described in the Schedule written hereunder by the Vendors to and in favour of

M. K. K.

the Purchasers herein.

NOW THEREFORE THIS INDENTURE WITNESSETH

THAT in pursuance of the said Agreement and in consideration of Rs. 8,00,000/- (Rupees eight lakhs only) paid on or before the execution hereof being the full and final price or consideration for the said Property more particularly described in the Schedule hereunder written by the Purchasers to the Vendors (the payment and receipt whereof the Vendors do hereby admit and acknowledge and acquit, release and discharge the Purchasers therefrom and the said Property and every part thereof forever) THEY the Vendors do hereby forever grant, convey, transfer, release, assure and assign UNTO the Purchasers the said Property being all those pieces and parcels of Agricultural land or ground admeasuring 7826.90 sq. yards equivalent to $\approx$ 6560 sq. Meters or thereabouts bearing Survey No. 139, Hissa No. 1 (part) of Village Sheel, Tal. and Dist. Phane and more particularly described in the Schedule hereunder written TOGETHER WITH all and singular houses, out-houses, edifices, buildings, court yards, areas, compounds, sewers, drains,

[Signature]



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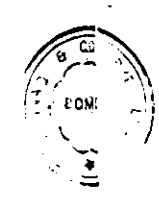
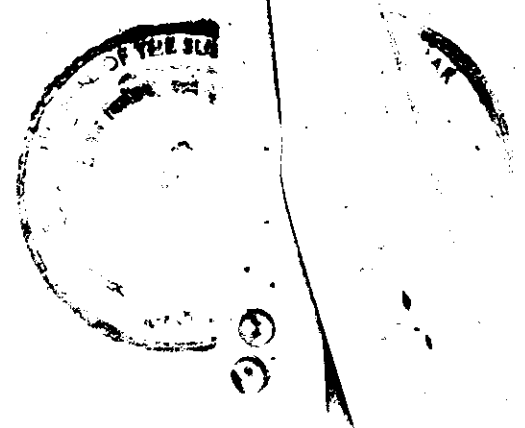
ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, well water, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or ground hereditaments and premises or any part thereof belonging to or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto and also TOGETHERWITH all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof AND all the estate, right, title, interest, use, inheritance, property, possession, benefits, claims and demands whatsoever at law and in equity of the Vendors into, out of or upon the said property or any part thereof TO HAVE AND TO HOLD all and singular the said property hereby granted, conveyed, transferred and assured or intended or expressed so as to be with their and every of their rights, members and appurtenances UNTO AND TO the use and benefits of the Purchasers forever SUBJECT TO the payment of all rents, rates,

M. K. K.

assessment, taxes, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or the Municipal Corporation of the City of Thane or any other local or public body or authority in respect thereof;

AND the Vendors do hereby for themselves and their successors and assigns covenant with the Purchasers that NOTWITHSTANDING any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary THEY the Vendors now have in themselves good right, full power and absolute authority to grant, convey, transfer, release and assure the said property hereby granted, conveyed and transferred and assured or intended so to be USED and TO the use of the Purchasers in the manner aforesaid;

AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, have, occupy, possess and enjoy the said property hereby granted,



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conveyed, transferred and assured with their appurtenances and receive the rents, issues and profits thereof to and for their own use and benefits without any suit or lawful eviction or interruption, claim and demand whatsoever from or by the Vendors or their successors or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them;

AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and incumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for them or any of them;

AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any

M. Hall

estate, right, title and interest at law or in equity in the said property hereby granted, released, conveyed and assured or intended so to be or any part thereof by, from, under or in trust for them THEY the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting UNTO and TO the use of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers, their successors or assigns or its or their Counsel in law for assuring the said property and every part thereof hereby granted, conveyed, transferred and assured UNTO and TO the use of the Purchasers in the manner aforesaid.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Agricultural land or ground hereditaments and premises admeasuring 7826.90 sq. yards equivalent to 6560 sq. Meters bearing Survey No. 139, Hissa

M. M. M.



No. 1(part), lying, being and situate at Village Sheel, Taluka and District Thane, Registration District and Sub-district of Thane, and within the limits of Municipal Corporation of the City of Thane and bounded as follows:

- a) On or towards the East... By Bombay - Pune Road,
i.e. National Highway
No. 4.
- b) On or towards the West... By lands bearing
Survey Nos. 137 and
138/1.
- c) On or towards the North
and West... ... By lands bearing
Survey Nos. 138/2-A
and 138/1, belonging
to the Bharat Gears
Limited, the
Purchasers herein.

IN WITNESS WHEREOF the Vendors have hereunto
set and subscribed their hands and Common Seal on the
day and year first hereinabove written.

p.t.o.



गां. न. न. ८ अ (सातेजतारा)

मोजे १२५ ल. तालुका ८११०१
 साते नं. २६० नां २१२५५५ ८११०१ १२५ ल.

मपुता नंबर ६ अक्षर ७ घातीत नादीचा नंबर	मवे नंबर व हिरमा	क्षेत्र	मूल करावयाची रक्कम		
			आकार	लोकल कर	मयुक्त मधीन बाब
	१३०१५०	०५५.२	११-००		
	५२०१	०५५.२	११-००		

मस्तक बाहुकूच नक्कल तयार तारीख

२१/११/८२

२१/११/८२



Head:-
Head:-

NOTICE :

Description of the Land :

Name of the Village: Shool

Taluka: Thane

District: THANA.

Name of the Land Owner	S.No.	Area	Area to be Sold A.Cs. And.	Name of the Purchaser
1. Smt Ramubai Rama Shrichintu Rama " Dattu Rama " Shiva Rama " Karuti Rama	130	1	1-34-1/2	M/S Bharat Bombay
Total Area:-			1-34-1/2	

Sub Divisional
Thana Division

Copy to:- Seller:- 1) Smt Ramubai Rama and other 4 of shool

2)

3)

Copy to: Purchaser:- M/S Bharat General Store, Bombay Post
Vidyalaya, Thane Shool Taluka

Copy forwarded to the Mamlatdar of Thane District / Thane Nagar for

Copy submitted to the Collector of Thane (Thane Branch)

Copy to Talathi Saza/

CERTIFIED
TRUE COPY

V. P. KOLI & A. L. L. S.
Notary, Dist. THANE,
Advocate, THANE - (2)



Head:- An application of Mr. Surinder Kumar for
Bhambha and Co. (Pvt.) Ltd. dt. 8-6-1973.

Head:- This office order No. THO.6H-62/72 dt. 8-6-73.

No. THO.6H-62/72.
Office of the Sub-Divisional
Officer, Thane District, Thane.
Dated. 8-6-73.

C A R D

The Sub-Divisional Officer, Thane Division

Thane is please to modify his order No. THO.6H/72
dated. 8-6-1973 as under on the same terms and condi-
-tions mentioned in the original order.

Head

Head

M/s. Bhambha and Company
Private Ltd. Khotan
Bhavan, 1st floor,
108, S. Tata Road,
Churchgate, Bombay 20

M/s. Bhambha and Company Ltd.
Bombay, 1st floor, over ap-
-proach in the main building
reference.



Sub-Divisional Officer
Thane Division, Thane.

To
M/s. Bhambha and Company (Pvt.) Ltd.
Bombay Churchgate, 1st floor,
Khotan Bhavan, 1st floor,
108, S. Tata Road.

To
M/s. Bhambha Gear Ltd. Bombay
Post Padma via Balvan via Balvan via Balvan.

Copy to the Consular Thane for information.

CERTIFIED
TRUE COPY

V. P. KOLI S. A. L. B.
Notary, Dist. THANE.
Advocate, THANE - (E)



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No. 11/12/1972
Office of the Sub-Divisional
Officer, Thane, Western District,
Thane-401 001.

- Read - 1) Application dated 5/6/1992 of M/s. Ramdas & Co. Pvt.
Ltd.
2) This office order No. TH/22/52/73 dated 15/8/1972.
3) Modified order No. TH/22/52/73 dated 14/8/1972.

O-R D E R

In exercise of powers vested in me by the Maharashtra
Tenancy & Agricultural Lands Act 1948 read with Maharashtra
Tenancy & Agricultural Lands Rules 1956, I hereby relax the
condition No. 2 of the order dated 5/6/1972 and with modify
order dated 14/8/1972 mentioned in preamble and permit M/s
Bharat Gears Co. Ltd. to purchase the land bearing S. No. 11/94
pt. area 0-65-6 assessment Rs. 11.94 of village Sail in Thane
Taluka on the terms and conditions in original orders.

Sub-Divisional Officer
Thane Division, Thane

- ✓ 1) Copy to M/S Ramdas & Co. Pvt. Ltd., B-12, Hindustan House, 25
Kasturba Gandhi Marg, New Delhi-110 001.
2) Copy to Tahasildar Thane for information & necessary action.

Sub-Divisional Officer
Thane Division, Thane



क्र. १२३४/०१/स्टोपो/एनजीसी/१९९२
उपजिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे जिल्हाधिकारी
कार्यालय ४था माळा, ठाणे.
दिनांक: २५/०७/१९९२

प्रति,

श्री/श्रीमती दादासाहेब कारीत, सैकरोदे
मोहपा, दाऊन होल्स अवेन्यू,
हेमेलीनाका, ठाणे - ४००००९
ता. ठाणे जिल्हा-ठाणे/समर्थ

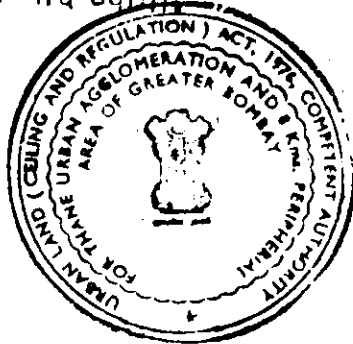
विषय:- नागरी जमिन [कमाल धारणा व निव्वन] कायदा १९७६
च्या तरतुदी,.....

संदर्भ:- मोजे १२३४ ता. ठाणे वि. ठाणे/समर्थ
स्थोल सर्व्हे नं./विस्तार नं. १३२/१
या स्थोल आपला अर्ज दि. २०/०७/१९९२

उद्दीष्ट/संकेत,

उपरोक्त संदर्भित जमिन या कार्यालयाच्या बृहन्मुंबई नागरी संकुलनाच्या
आर. वि. मी. परिचाराच्या क्षेत्रात अंतर्भूत असून जी. एन. आर. डी. ए/सिद्धी (१९७६)
च्या मळाशा प्रमाणे हरित क्षेत्र ने बांधिले जाई.

संदर्भित जमिनीचा वापर बांधकामाच्या प्रयोजनांसाठी संबंधित कार्या-
लयी मंजूर केल्यानंतर या कार्यालयीने विकसित करण्यात येणारी तरतुदी वाचू घ्यावेत.
त्यामुळे मूधारकांनी अर्ज नोंद घ्यावेत. कायदा १९७६ चे कलम ३(१) अन्वये विवरण
पत्र दाखल करून नंतर या कार्यालयाच्या कलम ८(४) खाली निर्णय घाते निवाय कोज-
तडी याधिकार तुरुक नये. परवानगी निवाय बांधकाम केल्यात निवायबाधक ठरेल.
याची कृपया नोंद घ्यावी.



आपला विश्वास

उपजिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे.

संयुक्त सरकार, लु
 32 नं. गे. व. र.
 से 93 नं. 3 गे. व.
 से दरम्यान ठाणे के 2 नं.
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Ranraj and Co PVT. LTD
 Sd/- J. V. Prabhu,
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 संयुक्त की
 संयुक्त की (24) नं. 901-
 संयुक्त की नं. 201-
 संयुक्त की नं. 40001-
 संयुक्त की नं. 40001-

(वही) ए. ए. केसरकर
 व्यवसाय निबंध दावे - १



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(वही) ए. ए. केसरकर
 व्यवसाय निबंध दावे - १

आयकट प्रमाणपत्र मि. व. र. दि. 7/8/93
 P.A. NO. 22-007 - (2-2596/AC. CC - VI / NEW Delhi.
 dated. 17-8-93.

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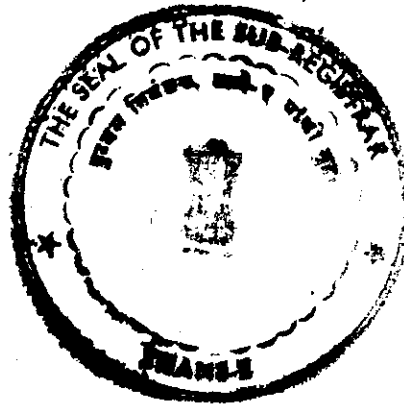
नोटिफिकेशन
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रा. हाण्डा... यांना.
नकल दिली/पाठविली दिनांक 93/90/83

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THANE, DATED THIS _____ TH NOVEMBER, 1992

B E T W E E N

The Raunag & Co. Pvt. Ltd., VENDORS

A N D

The Bharat Gears Ltd. ... PURCHASER-S

: DEED OF CONVEYANCE :

Re :- Sale of Land admeasuring:
6560 Sq. Mtrs bearing
Survey No.139, Hissa
No.1 (part) of Village
Sheel, Taluka and Dist
Thane, Maharashtra State

DAMODAR PATIL,
Advocate, High Court,
2, Shree Kripa,
Near Town Hall,
Tembi Naka,
THANE - 400 601.

Phone No. 534 54 09.