



महाराष्ट्र सरकार, मुंबई

जिना

जयंती/को./जीमर्त J. K. Amaramani,

.....

..... का विकला.

= 1 JAN 1991

TOTAL STAMP USED OF Rs. 7740/-

उत्तर
26/1/90
2009229

अनुक्रम नंबर 2000/10
 तन 109 के 20/1/91 के
 तारखत के
 2 के 3 नबधक दांते
 20/1/91 के 20/1/91 नबधक दांते
 उचेंगीत भाषा, दिना.
 Panch's Pradeep S

... की ...

... की

... (30) के

... की

... के

... 9250-00

... 20-00

... 94-00

... 9324-00

मुख्य निबंधक उत्तरासनकर

मुख्य निबंधक उत्तरासनकर

GOVT. ESTIMATED VALUE Rs. 1,29,000/-

'E' CATEGORY

DEED OF CONVEYANCE FOR Rs. 1,10,000/-

THIS INDENTURE OF SALE DEED IS MADE AND ENTERED
 INTO AT UHASNAGAR, DIST. THANE, (M.S), On this 14th day of
 January, 1991, B E T W E E N :-

Cont...2.



232
 दिनांक 10/01/1991
 J. K. Atmaramani,

10 JAN 1991

- 2 -

उहम १
26/12/90
2009EE9

Shri Govindram Artani,
 Hindu, adult, aged about 43 yrs,
 Occupation - Business, residing at
 Room No. 101, Blk. No. C-27, Behind
 State Bank, Ulhasnagar-3, Dist. Thane,
 hereinafter called as...1st Party... VENDOR (SELLER)
 (Which term and expression shall mean and include his heirs,
 executors, administrators, representatives, successors and
 assigns) Party of the 1st Part.

A N D

Shri Prakash Shewaram Pahuja,
 Hindu, adult, aged about 33 yrs,
 Occupation - Business, residing at
 Blk. No. A-58, Room No. 346,
 Ulhasnagar-1, Dist. Thane, (M.S.),
 hereinafter called as...2nd Party... VENDEE (PURCHASER)
 (Which term and expression shall mean and include his heirs,
 executors, administrators, representatives, successors and
 assigns) Party of the 2nd Part.

AND WHEREAS The Party of the 1st Part (the Vendor)
 is sole, absolute, exclusive and legal owner of Shop No. 2,
 on Ground floor, in SAI NATH SHOPPING COMPLEX, Constructed on
 Room No. 344 & 345, Blk. No. A-58, Ulhasnagar-1, Dist. Thane,

Cont...3.



238

प्रमाण पत्र

दिनांक

..... J.K. Anharamani,

..... या दिवसा

10 JAN 1991

उत्तर-१
200/3/90
2009229

- 3 -



area adm. 368 Sq.Ft. and same was purchased by the Vendor from M/s Sainath Construction Co; through its Partners, 1. Shri Lakhmichand Gangaram Mohinani, (2) Shri Sadhuram Dayaldas Sundrani and (3) Shri Shevaram Srichand Talreja by Regd. Sale Deed vide Sr. No.3431 dt. 2.5.89 (2.5.89) and M/s Sainath Construction Co; had constructed the said Sai Nath Shopping Complex on the Plot of Room No. 344 & 345, Blk. A-58, Ulhasnagar -1, which was acquired by them as under:-

That Room No. 344 in Blk. A-58, Ulhasnagar-1 was purchased by Shri Lakhmichand Mohinani from Smt. Tulsibai Assandas Nagra by Regd. Sale Deed Sr. No. 6729 dt. 24.12.87 and Smt. Tulsibai Assandas Nagra has acquired the said property by way of legal heirs of her father Shri Tikamdas Jethanand Gajra, who is expired on 12.12.75 under Probate of 'WILL' Deed vide Sr.No.79 dt. 25.1.1963 and Shri Tikamdas Jethanand had purchased the above said property from the Govt. of India,

Cont...4.

उहण-१
२८७/४/९०
२००९२९

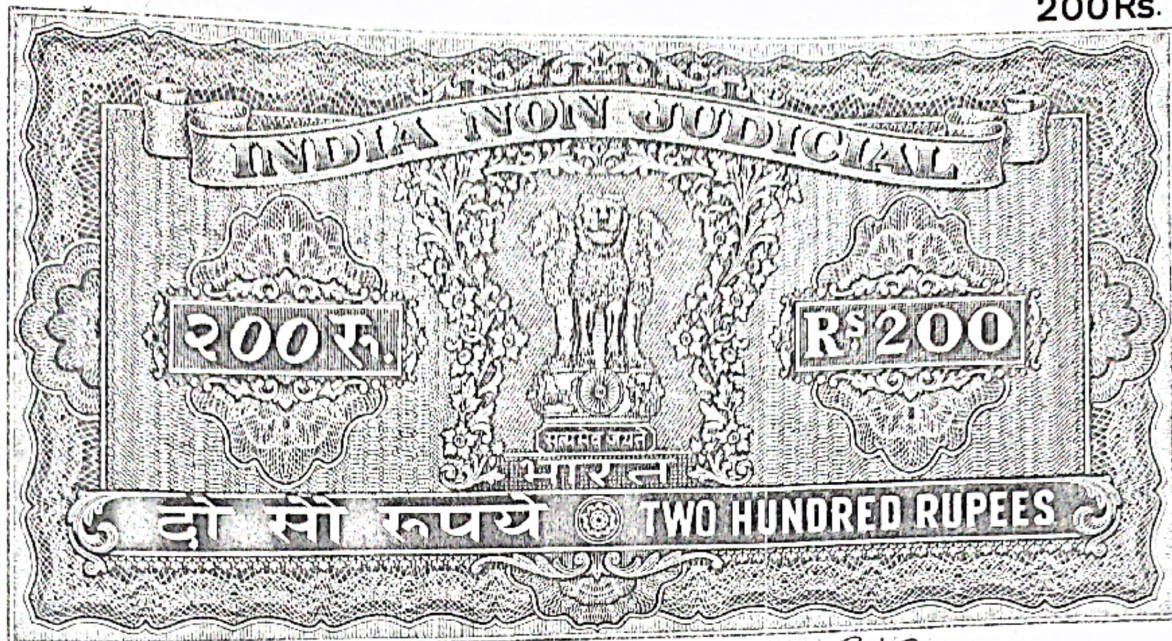
- 4 -

That Room No. 345 was purchased by Shri Sadhuram Dayaldas Sundrani by Regd. Sale Deed dt. 9.2.88, vide Sr. No. 993 from Shri Tuljaram Issardas Chotrani and Shri Tuljaram Issardas Chotrani had purchased the same from the President of India, through M.O., Ulhasnagar vide C.D. No.MP/GBP/UT/C/XI 8602-8606 dt. 29.6.63.

That Shri Lakhmichand Mohinani, Shri Sadhuram Sundrani and Shri Shevaram Talreja entered into Partnership in the name and style of SAI NATH CONSTRUCTION CO; and constructed the Said Sai Nath Shopping Complex.

AND WHEREAS The said Vendee approached the said Vendor for purchase of the above said property commonly known as Shop No. 2, on Ground floor in Sai Nath Shopping Complex area adm. 368 Sq.Ft. and said Vendor has also agreed to sale the same to the said Vendee alongwith all its claims, share,

Cont...5.



218

महान पुस्तक सभा, रा.

शिवर

J. K. Annaraman

10 JAN 1991

पुस्तक/सं./दिनांक

.....

.....

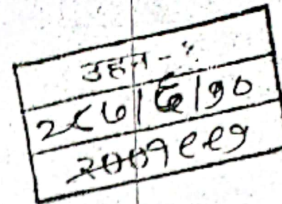
उत्तर-४
206/4/90
2009229

- 5 -

rights and interest of the Vendor in the above said property and alongwith all the fittings and fixtures and alongwith all the benefits attached to the said property now or will be attached hereafter for the total sale consideration amount of Rs. 1,10,000/- (Rs. One lack one thousand only) and the Vendee has also agreed to purchase the same for the total sale consideration amount of Rs.1,10,000/- (Rs. One lack ten thousand only).

AND WHEREAS The Vendor has received Rs. 1,10,000/- (Rs. One lack ten thousand only) being the full and final payment towards the sale of above said property from the Vendee as detailed below and the Vendor admits and acknowledge the receipt of the same before the witnesses.

1. Rs. 30,000/- by Cash on 1.12.90
2. Rs. 25,000/- by Cheque No. 010801 dt. 29.12.90, drawn on Bank of Baroda, Ulhasnagar-2 Branch.
3. Rs. 30,000/- by Cheque No. 010802 dt. 2.1.91, drawn on Bank of Baroda, Ulhasnagar-2 Branch.
4. Rs. 10,000/- by Cash on 10.1.91
5. Rs. 15,000/- by Cash on 14.1.91



Thus the Vendor has received Rs. 1,10,000/-
(Rs. One lack ten thousand only) from the Vendee.

That there is Seperate Electric connection and meter bearing consumer No. 021510547842, P.C. No.6 and there is No water connection in the above said property which is under sale now.

THAT hereby the said Vendor assured the said Vendee that the above said property is free from all encumbrances, i.e. it is neither been sold, nor mortgaged nor gifted, nor transferred to any person before this sale deed, however if any person claims his right, share, interest over the above said property which is undersale now, then all such claims will be removed by the said Vendor and his legal heirs, executors, administrators, successors and assigns and Vendee is free from all such risks and responsibilities.

That the Vendor has given the Physical, peaceful and vacant possession of the above said property to the said Vendee alongwith all its relevant documents on this day of sale deed, the receipt of which the said Vendee doeth hereby admits and acknowledge to have received the same on this day of sale deed before the witnesses.

That the Vendor has cleared all the dues of Ulhasnagar Municipal Council, Electric bills upto date and if any amount is still there prior to this date of sale deed, the same will be paid and cleared by the said Vendor the Vendee is not responsible for the same but the future liabilities will be lie upon the said Vendee and the Vendor is not responsible for the same.

Cont...7

20 Rs.



Gr. No. 2846 Date 11-1-11
 Issued to Sh. Ramesh Chavhan CMH
 Stamp Paper of Rs. 20
 Stamp Vendor 2009000

उहम-४
206/6/90
2009000

- 7 -

That now and hereafter the Vendee has become the sole, absolute, exclusive and legal owner of the above said property and will possess the same and will enjoy the same without any interruption or eviction by the Vendor or by any other person and Vendee can transfer his name in the office of Ulhasnagar Municipal Council, M.S.E.Board and in the record of Sai Nath Shopping Complex and at any time if any signature or statement of the Vendor is required in this matter then the same will be given by the said Vendor without any hesitation or objection.

That the said property comes under Category 'E' as per valuation chart of Sub-Registrar, Ulhasnagar and due to new construction no depreciation is taken in the value and hence the full rate has been applied i.e. Rs. 350/- Per Sq.Ft. and the Purchaser has paid the Stamp duty accordingly.

Cont...8.

उह-१
२८६/८/१०
२००९२९

- 8 -

That both the parties will execute the Affidavit under Section 27 of ceiling act of 1976 before the Executive Magistrate, Ulhasnagar at the time of Registration of this sale deed.

THE SCHEDULE OF PROPERTY NEW UNDER SALE:-

ALL THAT piece and parcel of land and/or Shop No.2, on Ground floor, in SAI NATH SHOPPING COMPLEX, Constructed on Room No. 344 & 345, Blk. A-58, Ulhasnagar-1, Dist. Thane, Area 368 Sq.Ft. = 40.88 Sq.Yds = 34.18 Sq.Mt. It is situated in Taluka and Sub-District-Registration- Ulhasnagar and District-Registration-Thane, State- Maharashtra. It is within the limits of Ulhasnagar Municipal Council and same is bounded as under:-

BOUNDARIES:-

East : Blk. No. A-58, Ulhasnagar-1
West : Main entrance
North : Shop No. 1
South : Shop No. 3

Cont...9.

Stamp Vendor: Enonigee

उहिन-४
24/01/90
2009/01/90

- 9 -

Signed, sealed & delivered
by the withinnamed..Vendor..
Shri Govindram Artani
in the presence of...

(Gowindram Artani)
VENDOR (SELLER)

R E C E I P T

Received Rs. 1,10,000/- (Rs. One lack ten thousand only)
being the full and final payment towards the sale of above said
property from the Vendee as detailed above.

(Govindram Artani)
Vendor (Seller)

WITNESSES:

WITNESSES:
1. *L. N. [Signature]*
3x5815
win

2.

Adhoc.
Shopping
Sammath shopping
Centre ulhi

उत्तर ५
26/10/90
2009EE9

श्री श्रीविदेराज बरवीणी

२५ नवंबर १९९०

२१ दिसंबर १९९०

श्री श्रीविदेराज बरवीणी

२५ नवंबर १९९०

२१ दिसंबर १९९०

इस्तवज करून देणा

तथाकथित

इस्तवज करून दिल्याचे कबूल करतात.

पुण्यात निवडणुकीत बाकी
पुण्यात निवडणुकीत बाकी
पुण्यात निवडणुकीत बाकी

Abundhi
(Ait-R-Grandhi)

२५/१०/९०
२९

पुण्यात निवडणुकीत बाकी

पुण्यात निवडणुकीत बाकी
पुण्यात निवडणुकीत बाकी
पुण्यात निवडणुकीत बाकी

पुण्यात निवडणुकीत बाकी

पुण्यात निवडणुकीत बाकी

पुण्यात निवडणुकीत बाकी

पुण्यात निवडणुकीत बाकी

