



TRUE COPY

Original
पौकरी २५ म.
दिनांक २५ म.

पावती

पावती क्र.: 4485

दिनांक 11/06/2009

गाथाचे नाव घोडबंदर

दस्तऐवजाचा अनुक्रमांक

04485-2009

दस्ता ऐवजाचा प्रकार



खदर करणाराचे नाव,पै. बालाजी टेलीफोन प्र. लि. रवि कपूर रवि जितेंद्र कपूर

नोंदणी फी

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).

600.00

रजमात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

एकूण रु.

700.00

आपणास हा दस्त अंदाजे 4:37PM ह्या वेळेस मिळेल

सुव्यम निबंधक
ठाणे 4



बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.



Deed of Conveyance due

Sadonand P. Hajare

↓
SPM Agro Farms & Estates
Pvt Ltd.

↓
Rigveda Properties Pvt Ltd

↓
Balaji Telefilms Pvt. Ltd.

ATTESTED BY ME

D. R. KUDRIGI
Advocate & Notary Gen. Of India
801, Mahi Tower, Laxman,
Thane (W) - 400 601.
Reg. No. 5551.

दस्त ठरविक २२/६/२०११
६००.००

ठ न न ९२
दस्त क्र. ८०५ २०९७
९०७ ९५०



ठ न न - ४
दस्त ठरविक २२/६/२०११
१.००



दस्तावेज क्र. 4484/2009

Thursday, June 11, 2009

4:51:53 PM

दुय्यम निबंधक: ठाणे 4

सूची क्र. दोन INDEX NO. II

पेज 83 नं.

Page 83 of 8

गावाचे नाव: घोडबंदर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिलेखांतरणपत्र

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00

बा.भा. रु. 0.00

(2) भू-भाषण, पोटहिस्ता व घरक्रमांक (असल्यास)

(1) सर्व क्र.: 24/2/-/- वर्णन: मौजे घोडबंदर माध्ये सर्व नं. 24, हिस्ता नं. 2, माध्ये 13890

चौ.मि. खुली जमीन. कारनाम्याचा दस्त क्र. 4-2963/2008 दिनांक 29/03/2008 वर दिलेला

मु. शुल्क सदरच्या खरेदीखतात समाविष्ट करण्यात आला आहे.

(1) 13890 चौ.मि. खुली जमीन.

(3) क्षेत्रफल

(4) आकारणी केल्या जुडी देण्यात आलेले तथ्ये

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिपादीचे नाव व संपूर्ण पत्ता

(1) 1. रमाकांत देवराज पाटील - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: घोडबंदर; शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(2) 2. पद्माबाई रमाकांत पाटील - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(3) 3. भुषण रमाकांत पाटील - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(4) 4. सुनिता रुपेश म्हात्रे - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(5) 5. दशता धर्मेश पाटील - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(6) 6. किरणलाल मंगललाल - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(7) 7. कुतुबि प. दु. ओसावेलि - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(8) 8. शानवंत के. जैन - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(9) 9. म. एस.पी.एस. अशोक जामने - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(10) 10. म. बालाजी देविकल्लस लि. - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(11) 11. इंडस्ट्रीयल इस्टेट, शहर/गाव: अंधेरी प मुंबई; तालुका: पिन: पैन नम्बर:

(12) 12. म. एस.पी.एस. अशोक जामने - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(13) 13. म. बालाजी देविकल्लस लि. - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(14) 14. इंडस्ट्रीयल इस्टेट, शहर/गाव: अंधेरी प मुंबई; तालुका: पिन: पैन नम्बर:

(15) 15. म. एस.पी.एस. अशोक जामने - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(16) 16. म. बालाजी देविकल्लस लि. - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(17) 17. इंडस्ट्रीयल इस्टेट, शहर/गाव: अंधेरी प मुंबई; तालुका: पिन: पैन नम्बर:

(18) 18. म. एस.पी.एस. अशोक जामने - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(19) 19. म. बालाजी देविकल्लस लि. - घर/प्लॉट नं.: गल्ली/रस्ता: इमारतीचे नाव: इमारत नं.: पेठ/वसाहत: शहर/गाव: ठाणे; तालुका: पिन: पैन नम्बर:

(20) 20. इंडस्ट्रीयल इस्टेट, शहर/गाव: अंधेरी प मुंबई; तालुका: पिन: पैन नम्बर:



(6) दस्तऐवज करून देण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता

(7) दिनांक कालन दिल्याचा 11/06/2009

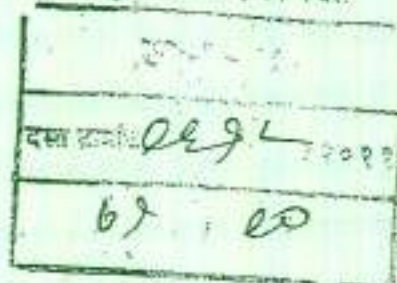
(8) नोंदणीचा 11/06/2009

(9) अनुक्रमांक, खर्च व पृष्ठ 4484 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00

(11) बाजारभावाप्रमाणे नोंदणी रु 100.00

(12) शेरा



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४

टन न ९२	
दस्त क्र.	४०५
१०८	१५०





for The Cosmos Co-op. Bank Ltd the Cosmos Co-operative Bank Ltd.
Vidya Branch, Sankardevi Road,
Plot No-45, TPS-1, CTS No R07 A,
Hiranagar Road, Vile Parle - E1,
Mumbai-400 071

THE COSMOS CO-OPERATIVE BANK LTD.
FRANKING DEPOSIT SLIP
Customer Copy 37283

Branch: PARLE Date: 11/6/09
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	100/-
Service Charges	Rs.	10/-
Total	Rs.	110/-

Name & Address of Stamp duty paying party
BALAJI TELEFILMS LTD

Tel. No.: / Mobile No: 26822184
Purpose of Transaction INDEMNITY OF CONVEYANCE
in cash for Franking Documents

Rs. 110/-

Tran ID

Franking St. No. 996113

For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No. AAATWJ42KST003
Authorised Signatory

INDENTURE OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on 11 day of JUNE, 2009 BETWEEN (1) RAMAKANT DENTAM PATIL, (2) USHAABAI RAMAKANT PATIL, (3) BHUSHAN RAMAKANT PATIL, (4) SUNITA RUPESH MHATRE AND (5) DAKSHAT DHARMENDRA PATIL all of Bhayander Indian Inhabitants residing at Laxmibaug Kashimira, Ghodbunder, Bhayander, Dist. Thane, hereinafter referred to as "the Vendors" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors and administrators) of the First Part;

AND

KISHAN MAGANLAL PUROHIT, adult, Indian Inhabitant, having his office at Sai Dham, Near Sai Temple, Goddeo Phatak Road, Bhayander (East), Thane, hereinafter referred to as "The First Confirming Party" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his heirs, executors and administrators) of the Second Part;

Handwritten notes and stamps at the bottom left, including a date stamp '2099' and a signature.



Handwritten notes and stamps at the bottom right, including a date stamp '13.06.09' and a signature.

96113
181169
JUN 11 2009
Stamp duty paid
R.000007001-PB5114

INDEX: X

TRUE COPY



महाराष्ट्र MAHARASHTRA
16 APR 2010
[Signature]
[Stamp]

महाराष्ट्र सरकार
भारत सरकार
महाराष्ट्र सरकार
विनायक
सर्व धर्म
महाराष्ट्र सरकार

H 600833

5263

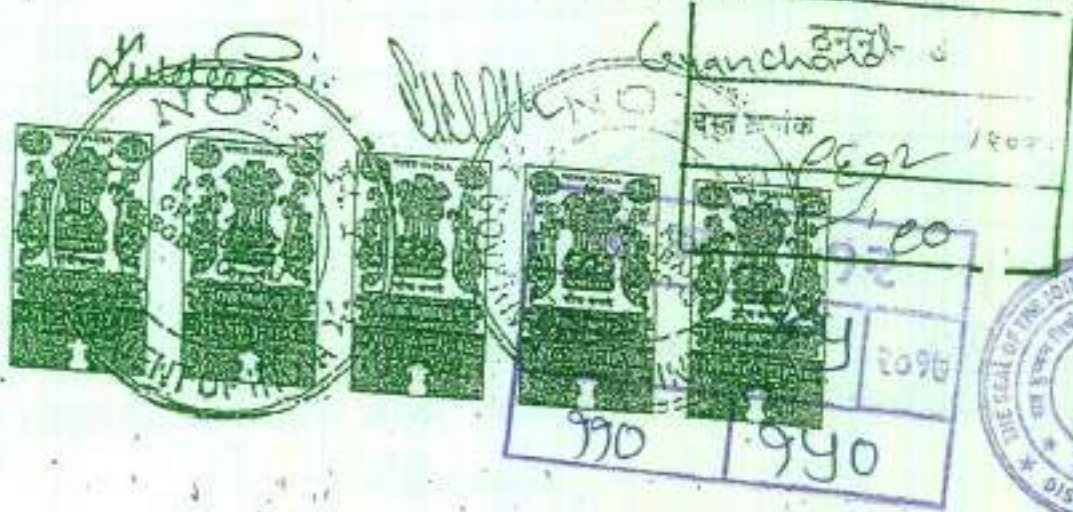
SHRI. L. S. BAMBLE



DEED OF CONVEYANCE



THIS DEED OF CONVEYANCE is made and entered at _____ on
the 27th day of JULY 2010. BETWEEN SHRI. RAVINDRA LAXMAN
BHOIR, SMT. YASHODA RAVINDRA BHOIR, SHRI. NITIN
RAVINDRA BHOIR & SHRI. SACHIN RAVINDRA BHOIR AND MR.
VIJAY GOVIND BHOIR, MR. MILIND VIJAY BHOIR, MR. RAHUL
VIJAY BHOIR AND MRS. MANDAKINI VIJAY BHOIR, SHRI
SURYAKANT MALJI BHOIR, SMT. MANIBAI SURYAKANT
BHOIR, SHRI NUTANKUMAR SURYAKANT BHOIR, SHRI AVINASH



SURYAKANT BHOIR, SHRI GANGADHAR MALJI BHOIR, SMT. SUSHILABAI GANGADHAR BHOIR, SHRI SHARAD GANGADHAR BHOIR AND SMT. BHAMINIBAI RAMNATH PATIL all through their power of attorney 1) MR. GYANCHAND K. JAIN, An adult, aged about 52 years and 2) MR. KULDEEP U. OSTWAL, Aged about 29 years, having office address at A-1/2, New Shantiganga Apartment, 1st floor, in front of Bhayander Railway Station, Bhayander (E), Dist.-Thane, here in after called and referred to as "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof, include their heirs, executors, legal representatives and assigns) of the THE PARTY OF FIRST PART, AND M/S SPH AGRO FARMS AND ESTATE PVT. LTD. Through its Director, SHRI SUDHANAND P. HAJARE, Aged about 51 years, An adult, having its registered office at 3rd floor, Sai Service, Western Express Highway, Andheri (E) Mumbai, Hereinafter called and refereed as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, include their heirs, executors, legal representatives and assigns) of THE PARTY OF SECOND PART, AND MR. GYANCHAND K. JAIN, An adult, aged about 52 years and 2) MR. KULDEEP U. OSTWAL, Aged about 29 years, having office address at A-1/2, New Shantiganga Apartment, 1st floor, in front of Bhayander Railway Station, Bhayander (E), Dist.-Thane, here in after called and referred to as "THE CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof, include their heirs, executors, legal representatives and assigns) OF THE PARTY OF THIRD PART,

WHEREAS the party of First Part is seized and possessed of and/or well and sufficiently entitled to piece and parcel of land whose description is given as follows;

Survey No.	Hissa No.	Area (Sq. Meter)
110	1	10620
110	3	2630
110	4	2630
112	4	1320
	3	4800

WHEREAS the above said property is lying, being and situated at Village Ghodbander, Tal & Dist.- Thane, within the jurisdiction of Mira

Gyanchand. Kuldeep Si.

ट न न १२

दस्त क्र. ८०५ २०१७

१११ १५०



दस्त क्रमांक १६९२/२०११

ठ न न - ४
दस्त क्रमांक ८८१/२०११



Bhayender Mahanagar Palika. The above said property for the sake of brevity hereinafter called and referred to as the "SAID PROPERTY"

AND WHEREAS the above said property was owned and belongs to SMT. LAXMIBAI LAXMAN BHOIR AND SMT GANGUBAI GOVIND BHOIR and their name was show in the revenue record.

AND WHEREAS after the death of above said SMT. LAXMIBAI LAXMAN BHOIR AND SMT GANGUBAI GOVIND BHOIR the name of their heirs i.e. MR. RAVINDRA LAXMAN BHOIR, SMT. YASHODA RAVINDRA BHOIR, MR. NITIN RAVINDRA BHOIR & SHRI SACHIN RAVINDRA BHOIR heirs of SMT. LAXMIBAI LAXMAN BHOIR and MR. VIJAY GOVIND BHOIR, MR. MILIND VIJAY BHOIR, MR. RAHUL VIJAY BHOIR AND MRS. MANDAKINI VIJAY BHOIR, the heirs of SMT GANGUBAI GOVIND BHOIR where succeed the said property by virtue of law of succession and become owner and holder of the said property.

AND WHEREAS the above said property was well and sufficiently entitled to and was in possession of the above said heirs of SMT. LAXMIBAI LAXMAN BHOIR AND SMT GANGUBAI GOVIND BHOIR.

AND WHEREAS by virtue of development agreement dated 7th day of March, 2006 duly registered with Registrar of Assurances under Registration No. TNN7-01762 of 2006 dated 08/03/2006. The above said MR. RAVINDRA LAXMAN BHOIR & Ors and MR. VIJAY GOVIND BHOIR heirs of SMT. LAXMIBAI LAXMAN BHOIR AND SMT GANGUBAI GOVIND BHOIR. The vendors granted development right of the above said property in favour of the party of third part herein. AND WHEREAS since March, 2006 the party of third part herein is in use, occupation, possession and enjoyment of the said property being Development therein.

AND WHEREAS, in pursuance to the said Development Agreement dated 7th March 2006, the Vendors herein had also executed an Irrevocable General Power of Attorney dated 7th March 2006 registered in the office of Sub-Registrar Thane under Sr. No. TNN7-01762 in favour of the Confirming Party conferring upon them several powers inter alia power to assign the development rights of the said property to the person or persons of their choice.

AND WHEREAS, the Vendors hereby agree declare and confirm that they have already received the entire consideration of the said property from

Capanchand

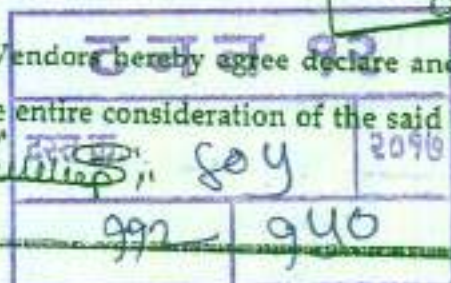
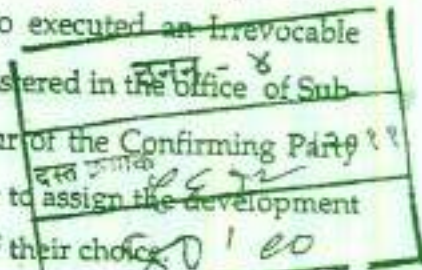
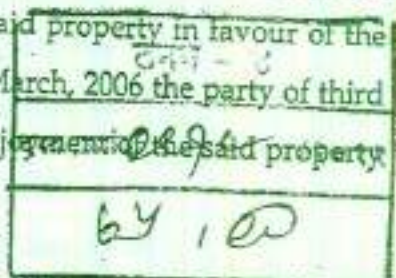
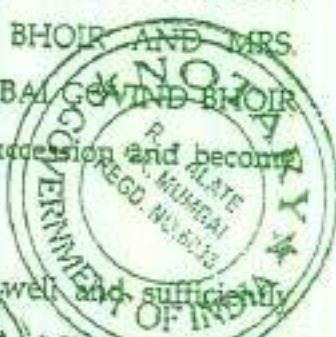
Sub-Registrar

804

2096

992

940





the Confirming Party under the Agreement dated 7th March 2006 executed by them in favour of the Confirming Party and further confirm that there is nothing due and payable to them by the Confirming Party in respect of the said Property.

AND WHEREAS, in the above facts and circumstances aforesaid, the Vendors and confirming party are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property. Out of legal necessity, the Vendors have agreed with the Purchaser for absolute sale of the said property as hereinafter appearing.

AND WHEREAS the Confirming Party hereby confirm that they have not assigned to any third party their right to sell the said property and their title to the said property is clear and marketable.

AND WHEREAS by virtue of this deed of conveyance the above said party of first part i.e. MR. RAVINDRA LAXMAN BHOIR & Ors and MR. VIJAY GOVIND BHOIR heirs of SMT. LAXMI BHOIR AND SMT. GANGUBAI GOVIND BHOIR the vendors herein and the Confirming Party have agreed to grant conveyance of the said property in favour of the party of second part herein on as is basis for full and final consideration Rs.1,50,00,000/- (Rupees One Crore Fifty Lacs Only).

AND WHEREAS the party of second part have agreed to pay the said full and final consideration of Rs.1, 50,00,000/- (Rupees One Crore Fifty Lacs Only) at the time of execution of this deed of conveyance in their favour by the party of the first party.

AND WHEREAS all the parties to this deed have agreed to reduce the terms and conditions mutually agreed between them in writings and the same is as follows;

ठनन - ४
दस्ता क्रमांक १३१२
१३/१२

ठनन १२	
दस्ता क्र. ८०५	२०१७
११३	१५०



ठनन - ४
दस्ता क्रमांक १३१२
११/१०

1. The confirming party hereby declare and conform that the Vendor herein is and possessed of and / or well and sufficiently entitled to piece and parcel of land description is given as follows;

Ganachand Kulekar

Survey No.	Hissa No.	Area (Sq. Meter)
110	1	10620
110	3	2630
110	4	2630
112	4	1320
25	3	4800

The above said property is lying, being and situated at Village-Ghodbander, Tal & Dist- Thane, within the jurisdiction of Mira Bhayender Mahanagar Palika. The above said property for the sake of brevity hereinafter called and referred to as the "SAID PROPERTY". Which is more particularly described in the Schedule herein under written and shown in blue colour boundary line in the plan annexed here to.

1. That the vendor shall sell and convey the above said property and the purchaser shall purchase the said property and confirming party shall confirm such sell of the said property for the lump sum consideration amount of Rs.1, 50,00, 000/- (Rupees One Crore Fifty Lacs Only). The purchaser have agreed to pay the said consideration amount in following manner

- a) Rs. 25,00,000/- on or before the execution of these presents. The said payment will be made in following manner i.e. Rs. 10, 00, 000/- to MR. GYANCHAND K. JAIN and Rs. 15, 00,000/- to MR. KULDEEP U. OSTWAL. The party of first part have agreed to accept the said consideration amount as if they have been paid to them and agreed to execute the proper receipt thereof. the party of first part shall execute General Power Of Attorney granting all power in favour of party of the second part to enable them to approach to the authorities concerned for grant of NOC, Approval and other Sanction as is required.
- b) Balance consideration of Rs. 1,25,00,000/- shall be paid by the party of second part to the party of first part within three month from the date of execution of this present on following manner.

- i) To Shri Kuldeep U. Ostwal by Cheque No 655679 dated 27.07.2010 for Rs. 25,00,000/- (Rupees Twenty Five Lacs Only) drawn on ICICI Bank Ltd. Goregaon (E) Branch Mumbai.

Gyanchand

998	990
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- ii) To Gyanchand K. Jain by Cheque No 655680 dated 27.07.2010 for Rs. 1,00,00,000/- (Rupees One Crore Only) drawn on ICICI Bank Ltd. Goregaon (E) Branch, Mumbai.

NOW, THEREFORE, in pursuance thereof and in consideration of the total purchase price of Rs. 1,50,00,000/- (Rupees One Crore Fifty lacs Only) paid to the confirming party (which include the payment paid by the confirming party to the vendor) by the purchasers the Vendors hereby do acknowledge and give full and complete discharge of the same to the purchasers, the vendors hereby sell, grant, convey, transfer and assure unto the purchasers, on as is basis all that piece or parcel of open plot of land with the messuages hereditaments and premises lying, being and situated at Village-Ghodbander, Tal & Dist.- Thane, within the jurisdiction of Mira Bhayender Mahanagar Palika the description of which is given as follows;

Survey No.	Hissa No.	Area (Sq. Meter)
110		
110	3	10620
110	4	2890
112	4	12630
25	3	1320
		1800



Together with all right, title and interest of the Vendors in the said property hereto and the claim and demand whatsoever of the vendor in the same AND TO HAVE AND TO HOLD the said property and all the right, title and interest therein hereby granted, sold, conveyed and transferred fully and absolutely unto the purchasers herein on as is where is basis expressed to be UNTO AND YO THE USE of the Purchasers FOR EVER as full and absolute owner thereof, subject, however to the payment of the rates, taxes and assessments and duties thereafter become payable to Mira Bhynder Mahanagar Palika and Govt. of Maharashtra and other local authorities in respect of the said property more fully described in the schedule annexed hereto by the Purchasers herein

Gyanchand K. Jain

