



पावती

Original/Duplicate

Thursday, January 21, 2016  
5:49 PM

नोंदणी क्र. : 39म  
Regn.: 39M

पावती क्र.: 553 दिनांक: 21/01/2016

गावाचे नाव: कासारसाई  
दस्तऐवजाचा अनुक्रमांक: मलस-334-2016  
दस्तऐवजाचा प्रकार: सेल डीड  
सादर करणाऱ्याचे नाव: कीर्ती केडीया यांचे तरफे वि कु मूळ म्हणून परेश वायडा -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1080.00
पृष्ठांची संख्या: 54	

एकूण: रु. 31080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-2 अंदाजे  
6:09 PM ह्या वेळेस मिळेल.

दुव्यम निबंधक मुळशी (पार)  
MLS

बाजार मुल्य: रु. 3005000/- मोबदला: रु. 2700000/-  
भरलेले मुद्रांक शुल्क: रु. 150300/-

- 1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006645584201516E दिनांक: 20/01/2016  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1080/-

कृपया सदर मूळ दस्त

यांचे कडे देण्यात यावा

(दस्त हजार करणार यांची स्वाक्षरी)  
दिनांक:-



21/01/2016

सूची क्र.2

दुर्घम निवंधक : द.नि. मुळशी

दस्त क्रमांक : 334/2016

नोंदणी :

Regn:63m

## गावाचे नाव : 1) कासारसाई



(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	2700000
(3) बाजारभाव(भाडेपटट्याच्या बावतिपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	3005000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: गांव मौजे कासारसाई, तालुका मुळशी, जिल्हा पुणे येथील स. नं. 9 यांसी एकूण क्षेत्र 14 हेक्टर 29 आर पैकी 00 हेक्टर 10.22 आर ही मिळकत ( Survey Number : 9 ; )
(5) क्षेत्रफल	1) 10.22 आर.चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-संजय सत्यप्रकाश आर्या - वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 9, आर्या वार्ता, 20 नारायण दाभोळकर रोड, मलबार हील, महाराष्ट्र, मुम्बई. पिन कोड:-400006 पैन नं:-ABMPA2297Q 2): नाव:-मान्यता देणार - केशव फरिकस अँड ट्रॅन्हल्स प्रा. लि. तर्फे अधीकृत प्रतिनीधी संजय सत्यप्रकाश आर्या वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी-2, 402 सी मरीथांन इनोब्हा, ऑफ गणपतराव कदम मार्ग, लोअर परेल (वेस्ट), महाराष्ट्र, मुम्बई. पिन कोड:-400013 पैन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कीर्ती केडीया यांचे तर्फे वि कु मू म्हणून परेश वायडा - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सहावा मजला, विश्वशांती 30/इ, आझाद राड, जूह काढीवाडा, सांताक्रुझ (वेस्ट), महाराष्ट्र, मुम्बई. पिन कोड:-400049 पैन नं:-AAEPK4489K
(9) दस्तऐवज करून दिल्याचा दिनांक	21/01/2016
(10) दस्त नोंदणी केल्याचा दिनांक	21/01/2016
(11) अनुक्रमांक, खंड व पृष्ठ	334/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

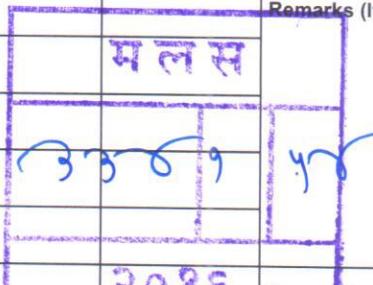




०६:५७  
CHALLAN  
MTR Form Number-6

GRN MH00664568120151051 BARCODE		AMOUNT	DATE	USER
Department Inspector General Of Registration	Deface Number 0003912698201516	30000.00	21/01/2016 (S)-18-334	IQR034(MLS)
Type of Payment	Sr No. 1 Stamp Duty	150300.00	21/01/2016 (S)-18-334	Payer Details
	2 Registration Fee	One Lakh Eighty Thousand Three Hundred	Rupees Only)	
(Amt.in words)			TAX ID (If Any)	
Office Name MLS2_MULSHI 2 SUB REGISTRAR		Full Name	kirti kedia	
Location PUNE		Premises/Building		
Year 2015-2016 One Time		Flat/Block No.	0 hectare 10.22 Ares Survey no 9	
Account Head Details		Road/Street	Village kasarsai Taluka Mulshi	
0030046401 Stamp Duty		Amount In Rs.	Area/Locality	Pune
0030063301 Registration Fee		30000.00	Town/City/District	
			PIN	4 1 0 5 0 6
			Remarks (If Any)	PAN2=ABNPA2297Q~SecondPartyName=San
				jay Satya Prakash Arya-
Total		180300.00	Amount In Words	One Lakh Eighty Thousand Three Hundred Rupees Only
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	69103332016012013269 81022196
Cheque/DD No		Date	20/01/2016-16:41:03	
Name of Bank		Bank-Branch	IDBI BANK	
Name of Branch		Scroll No. , Date	100 , 21/01/2016	

Mobile No. : Not Available



मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन )	
Valuation ID : 201601212994	
मूल्यांकनाचे वर्ष :	2016
जिल्हा :	पुणे
तालुका :	मुळशी
गावाचे नाव :	मौजे : कासारसाई
क्षेत्राचे नांव :	Influence Area
मूल्य विभाग/उपमूल्य विभाग :	11/0
सर्वे नंबर/ गट नंबर.	9
मिळकतीचा प्रकार	खुली
मिळकतीचे क्षेत्र	1022 चौ. मीटर Bulk Land
वार्षिक मूल्य दर तकन्यानुसार जमीनीचा दर	Rs.2940/- प्रथम विक्री
1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2940/- 500चौ. मीटर क्षेत्रासाठी मुल्यांकन = $500 * 2940$ =1470000/-	
2. 522चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =2646/- 522चौ. मीटर क्षेत्रासाठी मुल्यांकन = $522 * 2646$ =1381212/-	
जमीनीचे एकत्रित अंतिम मुल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य =1470000 + 1381212 = Rs.2851212/-	

[ Home ] [ Print ]





## SALE DEED

This Sale Deed ("Deed" / "Sale Deed") is made at Pune this 21<sup>st</sup> day of January 2016

### Between

**Sanjay Satya Prakash Arya**, an Indian Resident, (PAN No: ABMPA2297Q), son of Mr. Satya Prakash Arya residing at present at 9, Arya Varta, 20 Narayan Dabholkar Road, Malabar Hill, Mumbai 400 006 referred to as "**Seller**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, executors and permitted assigns) of the **First Part**;

And

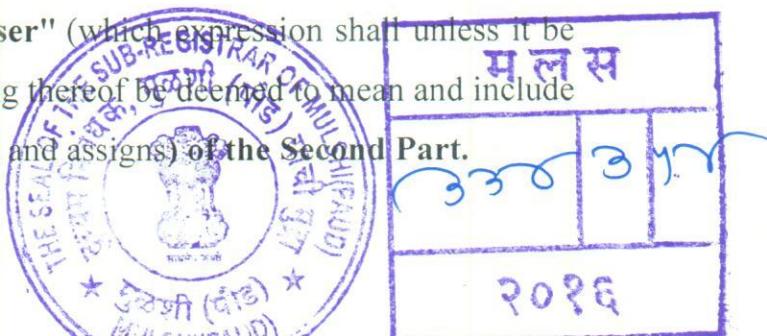
**Kirti Kedia**, an Indian Resident, (PAN No: AAEPK4489K), son of Mr. Vishwanath Purshotamdas Kedia residing at present at 6<sup>th</sup> Floor, Vishwashanti 30/E, Azad Road, Juhu Koliwada, Santacruz (West), Mumbai – 400 049 referred to as "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, administrators, executors and assigns) of the **Second Part**.

And

**Keshav Forex & Travels Private Limited**, a company registered under the Companies Act, 1956, with corporate identification number U74990MH2009PTC196090 having its registered office at B-2, 402 C Marathon Innova, Off. Ganpatrao Kadam Marg, Lower Parel (West), Mumbai 400 013 hereinafter referred to as "**Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **Last Part**;

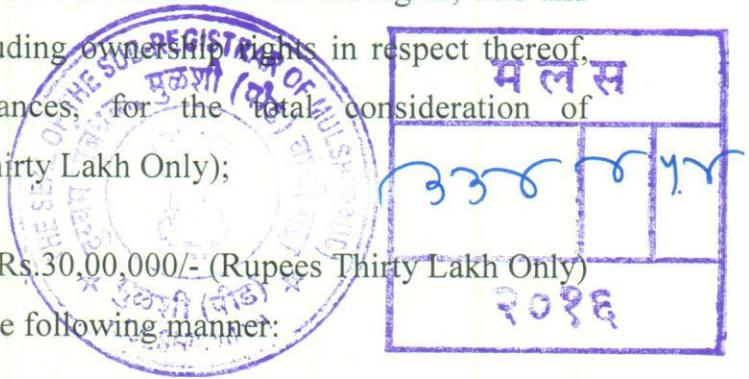
### W H E R E A S:

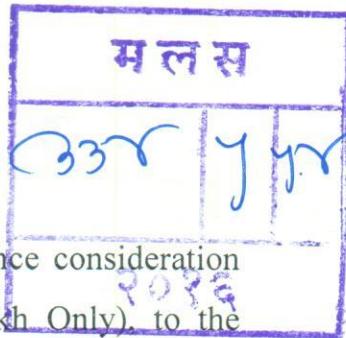
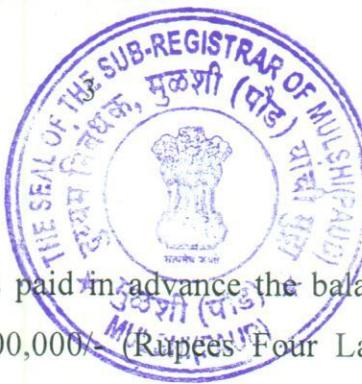
- (i) The Seller is the owner of and seized and possessed of and is well and sufficiently entitled to an agricultural land admeasuring 0



Hectare and 10.22 Ares equivalent to 11,000.71 Sq. (hereinafter referred to as the "**said Land**") which forms part of all that pieces and parcels of an irrigated and agricultural land admeasuring 1 Hectare 60 Ares which in turn forms part of all that larger pieces and parcels of an irrigated and agricultural land bearing Survey No. 9 totally admeasuring 14 Hectare 29 Ares situated at the Village: Kasarsai, Taluka: Mulshi, Dist.: Pune and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "**Larger Property**").

- (ii) Originally, vide an Agreement for Sale dated 3<sup>rd</sup> April, 2008 entered into between Sanjay Satya Prakash Arya, referred to as purchasers therein and one Mr. Lalbahadur Ram Yadav referred to as the vendor therein and registered vide registration no. 2680 / 2008 dated April 3, 2008, Mr. Sanjay Satya Prakash Arya had purchased the said Land from Mr. Lalbahadur Ram Yadav.
- (iii) An agreement is arrived at between the parties hereto whereby the Seller has agreed to sell, assign, convey, assure and transfer unto and in favor of the Purchaser, the said Land and all the rights, title and interest of the Seller including ownership rights in respect thereof, free from all encumbrances, for the total consideration of Rs.30,00,000/- (Rupees Thirty Lakh Only);
- (iv) The total consideration of Rs.30,00,000/- (Rupees Thirty Lakh Only) has already been paid in the following manner:
  - (A) the Purchaser has through Tirumala Realtors (a partnership firm in which the Purchaser is a partner) has paid in advance a part consideration amount of Rs.26,00,000/- (Rupees Twenty Six Lakh Only), to the Seller, on June 8, 2011. The Seller admits and acknowledges the payment and receipt of the aforesaid part consideration amount of Rs.26,00,000/- (Rupees Twenty Six Lakh Only); and





- (B) the Purchaser has paid in advance the balance consideration amount of Rs.4,00,000/- (Rupees Four Lakh Only), to the Confirming Party, on the instructions of the Seller, on December 21, 2012. The Confirming Party admits and acknowledges the payment and receipt of the aforesaid part consideration amount of Rs.4,00,000/- (Rupees Four Lakh Only), for and on behalf of the Seller and the Seller also confirms the same.
- (v) Pursuant to the said agreement, and at the request of the Purchaser, the Seller is executing this Sale Deed in the manner hereinafter stated.

**Now this Sale Deed Witnesseth As Follows:**

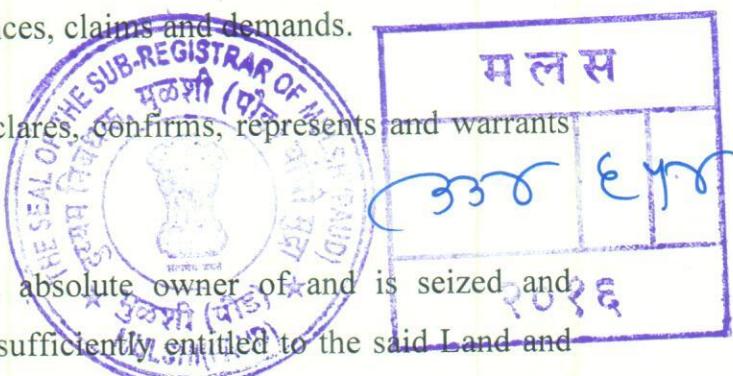
1. In pursuance of the aforesaid Agreement and in consideration of Rs 30,00,000/- (Rupees Thirty Lakh Only) paid by the Purchaser in the following manner to the Seller:
  - (A) the Purchaser has through Tirumala Realtors (a partnership firm in which the Purchaser is a partner) has paid in advance a part consideration amount of Rs.26,00,000/- (Rupees Twenty Six Lakh Only), to the Seller, on June 8, 2011. The Seller admits and acknowledges the payment and receipt of the aforesaid part consideration amount of Rs.26,00,000/- (Rupees Twenty Six Lakh Only); and
  - (B) the Purchaser has paid in advance the balance consideration amount of Rs.4,00,000/- (Rupees Four Lakh Only), to the Confirming Party, on the instructions of the Seller, on December 21, 2012. The Confirming Party admits and acknowledges the payment and receipt of the aforesaid part consideration amount of Rs.4,00,000/- (Rupees Four Lakh Only), for and on behalf of the Seller and the Seller also confirms the same.

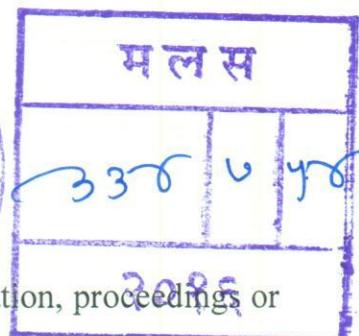


the Seller doth hereby sells, assigns, conveys, assures and transfers unto and in favor of the Purchaser and the Purchaser doth hereby purchases and acquires from the Seller, free from all encumbrances, claims and demand the said Land, being an agricultural land admeasuring 0 Hectare and 10.22 Ares equivalent to 11,000.71 Sf. which forms part of all that pieces and parcels of an irrigated and agricultural land admeasuring 1 Hectare 60 Ares which in turn forms part of all that larger pieces and parcels of an irrigated and agricultural land bearing Survey No. 9 totally admeasuring 14 Hectare 29 Ares situated at the Village: Kasarsai, Taluka: Mulshi, Dist.: Pune and more particularly described in the First Schedule hereunder written AND all the rights, title and interest of the Seller including ownership rights in respect of the said Land TOGETHER WITH all the rights and benefits attached thereto and accruing from the ownership of the said Land including without limitation the right to use, occupy, enjoy, possess, sell, transfer, mortgage, encumber, dispose of and/or otherwise deal with the said Land, free from all encumbrances, claims and demands.

2. The Seller doth hereby, declares, confirms, represents and warrants to the Purchaser as follows:

- (a) the Seller is the sole and absolute owner of and is seized and possessed of and well and sufficiently entitled to the said Land and all the rights, title, interest, benefits including ownership rights therein;
- (b) the Seller is entitled to sell and transfer the said Land to any person or persons as he deems fit including to the Purchaser;
- (c) neither the Seller nor has any other person on his behalf has entered into and/or executed any agreement or arrangement or understanding or commitment in respect of the said Land or any part thereof;
- (d) there is no restriction, impediments etc. for sale, assignment, assurance, conveyance, transfer etc. of the said Land and the same is capable of being sold, assigned, transferred freely in the open market at such price and to such person and on such terms and conditions as may be deemed fit by the Seller;





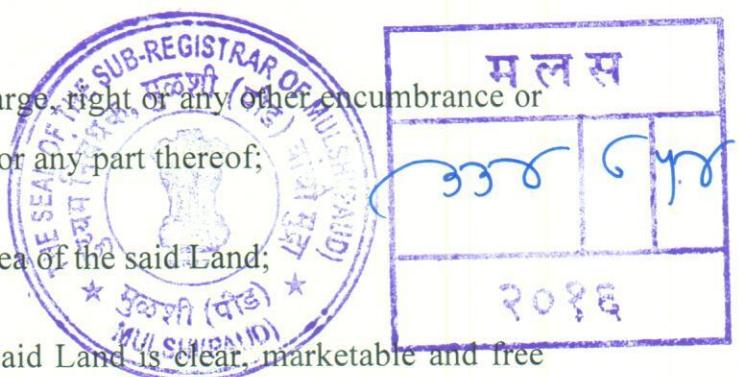
- (e) the said Land is not a subject matter of any litigation, proceedings or disputes and is not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after judgment;
- (f) the Seller has not committed any breach of any statutory enactment till date and Seller has paid all outgoing dues, rates, taxes, cesses etc. due and payable by him in respect of the said Land to the statutory bodies and authorities;
- (g) the Seller has not created any third party right in respect of the said Land including right by way of sale, exchange, mortgage, possession, inheritance, charge, lien, gift, trust, tenancy, license, access, easement or otherwise howsoever;
- (h) the Seller is in quiet, vacant and peaceful possession of the said Land till the possession of the said Land was handed over to the Purchaser;
- (i) no Notice/Notices is/are issued for requisition and/or acquisition of the said Land or any part thereof and the Seller is in a position to sell, assign, convey, assure and transfer the said Land and every part thereof to the Purchaser;
- (j) neither the Seller nor has any person on his behalf created any rights in respect of the said Land or any part thereof;
- (k) there are no prohibitory or any attachment orders or otherwise any liabilities in respect of the said Land or any part thereof;
- (l) there are no Estate Duty, Wealth Tax, Sales Tax, Income Tax or other taxation proceedings whether for recovery or otherwise initiated by any Taxation Authorities or local Authorities or pending whereby the rights of the Seller to deal with the said Land are in any way affected;



- (m) save and except the Seller no other person or party has any right, title or interest of any nature whatsoever in respect of the said Land. The Seller has not parted with possession of the said Land or inducted any person into the said Land;
- (n) there are no family members, relatives, minors and/or other persons interested in the said Land;
- (o) there are no easementary rights created under any document or by any covenant or by prescription in respect of the said Land or any part thereof;
- (p) there is no mortgage, lien, charge, right or any other encumbrance or impediment on the said Land or any part thereof;
- (q) there is no dispute as to the area of the said Land;
- (r) the title of the Seller to the said Land is clear, marketable and free from all encumbrances;

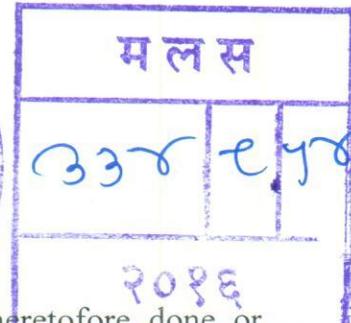
3. The Seller doth hereby agrees and covenants with the Purchaser as follows:

- a) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Seller and/or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for the Seller made, done, committed, omitted or willingly suffered to the contrary, **HE** the Seller now has in himself good right, full power and absolute authority to sell, grant, transfer, convey and assure the said Land and all the right, title, interest, benefit and advantages in respect thereof unto and to the use and benefit of the Purchaser in manner aforesaid.
- b) **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said Land and receive the rents, issues and profits, thereof and every part thereof without any suit, eviction, interruption, claim or demand whatsoever from the Seller or any other person or persons lawfully or equitably claiming or to claim by from under him.



*l*

*H K*



- c) **AND** that he the Seller has not at any time heretofore done or omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby the Seller is prevented from selling, granting, transferring, conveying etc. the said Land and all the right, title, interest, benefit and advantages in respect thereof 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;
4. The Seller shall, at all times, indemnify, defend and hold harmless the Purchaser, from and against any and all losses, claims, liabilities, damages, actions, cause of actions, demands, disputes, costs and reasonable expenses (including legal costs, attorney's fees etc.), whether known or unknown, suffered or sustained by the Purchaser due to, or arising in respect to the said Land out of or in relation to:
- a) any inaccuracy, incorrectness or incompleteness in, or breach of any representation and warranties given or covenants of the Seller contained in this Sale Deed;
  - b) default by the Seller in complying with the provisions of the applicable laws while he was in possession of the said Land;
  - c) default in title of the Seller to the said Land;
  - d) (i) non-payment or deficiency in payment of any outstanding dues and arrears, including arrears of property tax, cesses, (ii) such other charges and expenses, and interest and penalty thereon, payable to any statutory / governmental authority, arising out of or in relation to the period prior to the sale of the said Land under these presents;
  - e) any matter, claim or litigation in relation to the said Land, whether presently existing or which may arise in future for and with respect to all acts done or omitted to be done prior to the date of this Deed, or any third party claim or litigation arising out of or connected with



the said Land or the execution of this Sale Deed during time of possession of said Land by the Seller;

- f) any and all actions, suits, proceedings, claims, demands, assessments, judgments, costs and expenses, incidental to any of the foregoing or incurred in investigating or attempting to avoid the same or to oppose the imposition thereof, or in enforcing any such indemnity.

5. It is hereby agreed that the indemnification rights of the Purchaser in respect of any breach of the Seller's representations, warranties and covenants or other obligations, shall not in any way be altered, diminished or limited as a result of any investigation or examination or diligence made by the Purchaser or any facts or information acquired by the Purchaser in respect of the Seller.

6. The Seller and all persons lawfully and equitably claiming any estate or interest whatsoever in respect of the said Land and all the right, title, interest, benefit and advantages in respect thereof, or any part thereof by, from, under or in trust for the Seller, shall and will, at the request of the Purchaser and/or his nominees, execute or cause to be done and executed all such further and other acts, deeds, documents, writing, things, conveyances and assurances in law whatsoever for the better and perfectly assuring the said Land and all the right, title, interest, benefit and advantages in respect thereof and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall be required by the Purchaser.

7. The Seller has on the execution hereof handed over the quiet, vacant and peaceful and physical possession of the said Land to the Purchaser.

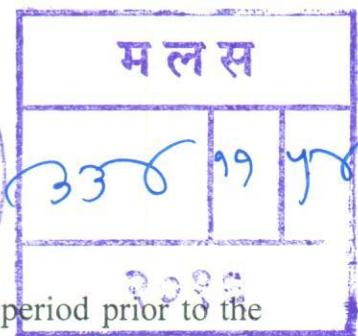
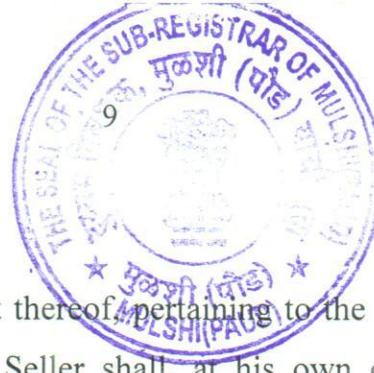
8. Simultaneously with the execution of this Sale Deed, the Seller has handed over the original title deeds and documents in respect of the said Land including those mentioned in the Second Schedule hereunder written, to the Purchaser.

9. It is agreed that at any time hereafter if any objection and/or claim is made or received, and/or any proceedings is filed against or in respect of



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the said Land and/or any part thereof, pertaining to the period prior to the date of this Sale Deed, the Seller shall, at his own costs, charges and expenses and risk remove, clear and settle such objections and/or claims and/or proceedings, within 14 (fourteen) days from the date on which such claim etc. is made or proceeding is filed, or such reasonable time as may be agreed by the Purchaser.

10. On execution of these presents, the Purchaser shall be the owner of the said Land and shall be entitled to sell, transfer, convey, assign, mortgage, encumber, offer on lease or leave and license basis, dispose off and/or otherwise deal with the said Land in such manner as he deem fit and may do and execute and/or cause to be done and executed all the acts, deeds, matter and things and sign and/or execute all the deeds, documents, writings etc. in respect of the said Land.

11. As and when requested by the Purchaser, the Seller shall at his own costs and expenses, and within reasonable time, execute all such documents as may be desired by the Purchaser for sale and/or transfer of the said Land and for the purpose of bringing the name of the Purchaser on record of the books of the concerned public authorities.

12. The transfer charges, if any, payable in respect of the said Land shall be borne and paid equally by the Seller and the Purchaser. Each Party shall bear the costs of their own Advocates and Solicitors.

13. The stamp duty and registration charges for this document shall be borne and paid by the Purchaser alone.

In Witness hereof the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

#### The First Schedule Above Referred To

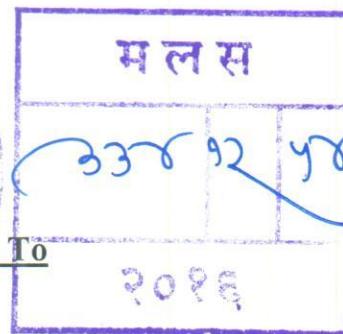
All the piece and parcel of irrigated and agricultural land admeasuring 0 Hectare 10.22 Ares equivalent to 11,000.71 Sq. which forms part of all the piece and parcel of irrigated and agricultural land admeasuring 1 Hectare 60



Ares which in turn forms part of all that larger pieces and parcels of an irrigated and agricultural land bearing **Survey No. 9** Hissa totally admeasuring area 14 Hectare 29 Ares, situate at Village : Kasarsai, Taluka : Mulshi (Paud), Taluka : Mulshi, Dist. Pune and within the jurisdiction of Sub-Registrar Mulshi (Paud), Taluka : Mulshi, Dist. Pune and within the limits of Zillah Parishad Pune, Taluka Panchayat Samiti Mulshi, Grampanchayat of Village: Kasarsai, and which is bounded as follows:-

ON OR TOWARDS EAST	: PART LAND OF S. No 9
ON OR TOWARDS WEST	: PART LAND OF S. No 9
ON OR TOWARDS NORTH	: ROAD
ON OR TOWARDS SOUTH	: S. NO. 9 PART LAND

along with all easementary rights thereto



#### The Second Schedule Above Referred To

#### LIST OF DOCUMENTS BEING HANDED OVER

Agreement for Sale dated 3<sup>rd</sup> April, 2008 entered into between Mr.Sanjay Satya Prakash Arya, and Mr. Lalbahadur Ram and registered vide registration no. 2680 / 2008 dated April 3, 2008;

Signed and Delivered by the ]

Within named **SELLER** ]

**Sanjay Satya Prakash Arya** ]

In the presence of.. ]



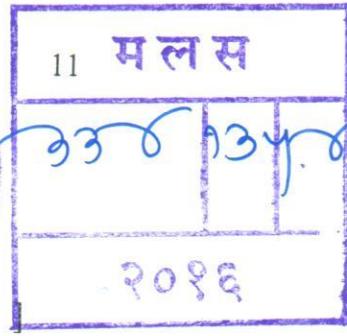
1. TEJAS YESWARE ]

T. Yesware



] ] ] ]

2. Nitesh Shinde N. Shinde ]



Signed and Delivered by the  
Within named PURCHASER  
**Kirti Kedia**

In the presence of..

]      the day



1. SAKET LOHIA *Saket Lohia*

2. PRANAV CHAUBAL *Pranav Chauhan*

Signed and Delivered by the  
Within named **CONFIRMING**  
**PARTY, Keshav Forex &**  
**Travels Private Limited**  
In the presence of..

1. TEJAS YESWARE  
Yesware
2. Nitesh Shinde  
Shinde



For KESHAV FOREX & TRAVELS PVT. LTD.

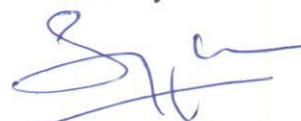
 DIRECTOR

**RECEIPT**

RECEIVED of and from the within named Purchaser a sum of Rs.4,00,000/- (Rupees Four Lakh only) vide a consolidated cheque of Rs.12,50,000 dated 21/12/2012 bearing No.102786 drawn on Indian Overseas Bank, Andheri West Branch being the part consideration paid by the Purchaser, on instructions of the Seller, to the Confirming Party (acting for and on behalf of the Seller), in respect of the said Land.

**Rs.4,00,000/-**

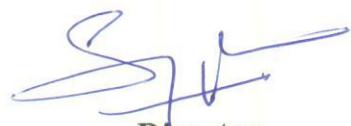
We say Received



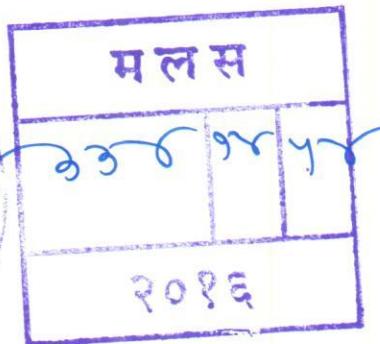
Sanjay Satya Prakash Arya

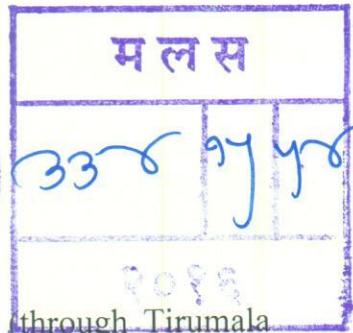
For Keshav Forex & Travels

Private Limited



Director





RECEIPT

RECEIVED of and from the within named Purchaser through Tirumala Realtors, a partnership firm in which the Purchaser is a partner) a sum of Rs.26,00,000/- (Rupees Twenty Six Lakh only) vide a consolidated cheque of Rs.26,00,000/- (Rupees Twenty Six Lakh only) dated 08/06/2011 bearing No. 268050 drawn on Indian Overseas Bank, Andheri West Branch being the balance consideration paid by the Purchaser to the Seller in respect of the said Land.

Rs. 26,00,000/-

I say Received

Sanjay Satya Prakash Arya

## गाव नमुना सात

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे ) नियम,  
१९७१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- कासारसाई

तालुका :- मुळशी

जिल्हा :- पुणे

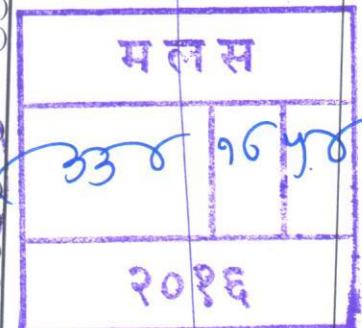
दिनांक :- 21/01/2016 पर्यंत अद्यावत

भुमापन क्रमांक व उपविभाग 9	भुद्धारणा पद्धती भोगवटादार वर्ग - 1	भोगवटदाराचे नाव मुळशी (पांड)	सरकारी संस्था क्रमांक मलस 338 १६५८
शेतीचे स्थानिक नाव	क्षेत्र आकाराणे पै पो.ख. फे.फा		खाते क्रमांक
जिरायत 13.69.00	लालबहादुर राम यादव 0.73.000.75 राजेश राम यादव 0.33.630.35	(4404) (4405)	51, 63, 91, 107, 113, 129, 136, 139, 151, 152, 154, 190, 207, 208, 228, 245, 246, 255, 337, 357, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369,
बागायत -	अशोक कालिदास क्षीरसागर 0.02.000.02	[ (3758)	370, 371, 372, 373, 374, 375,
तरी -	सुषमा अशोक क्षीरसागर -----सामाईक क्षेत्र-----	] (3758)	376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387,
वरकस -			(4405) 388, 389, 390, 476, 477, 479,
इतर -			(4405) 610, 1121, 1122, 1141, 1569, 1570, 1575, 1581, 1585, 1586, 1596, 1922, 2122, 2159, 2207,
एकूण क्षेत्र 13.69.00	सुमन चंद्रा ले.कर्नल प्रविण चंद्रा -----सामाईक क्षेत्र----- 0.04.800.04	(4405)	(4405) 10895, 10902
पोटखराब (लागवडीस अयोग्य) वर्ग (अ) 0.60.00	विकाश गौरीशंकर चौखानी 0.11.150.11	[ (3927)	कुळाचे नाव इतर अधिकार
वर्ग (ब) -	किर्ती सतीश बरडे सतीश शंकर बरडे -----सामाईक क्षेत्र----- 0.10.000.10	(4405)	इतर इतर इतर इतर
एकूण पो ख 0.60.00	यशवंत बाबु मुरकुटे 2.04.052.09	0.30.00( 1159 )	[ हि. (2321) ] [ बोजा ( 2321 ) ] [ र.50000/- ] (2321) र.रु.80000/-काशिनाथ यांचे
आकारणी 14.06	एच. पी. यादव 0.03.000.03	(4405)	(4405) हि. (2321) [ काशिनाथ या हि. ] (2321)
जडी किवा - विशेष आकारणी	मेजर एच भुतानी 0.03.000.03 आविनाश आप्पासाहेब मगदुम 0.03.000.03 सुचिता संजय कुलकर्णी 0.03.000.03 संजय लक्ष्मीकांत कुलकर्णी 0.03.000.03 जोसेफ पृथ्वीराज लिंडा 0.02.000.02 रेखा के. थोरात 0.02.000.02   सतिश नारायण देवस्थळी 0.06.000.06	(4405) (4405) (4405) (4405) (4405) (4405) (4405)	बोजा भैरवनाथ (2401) र.रु.300000/- (2401) किसन पुरता (2401) इकरार र.रु.600000/- (2530) काशिनाथ पुरता (2530) इकरार र.रु.1500000/- (2637) किसन पुरता (2637)
	काशिनाथ गणपत मुरकुटे 4 किसन गणपत मुरकुटे 4 शंशाक सुभाष बोरकर 0.03.000.03 सपना सिंह 0.05.000.05	(1159) (1159) (4405) (4405)	बोजा कॅनरा बँक र.रु.50000/-यशवंत यांचे हि. (2853) इकरार र.रु.600000/-किसन मुरकुटे
	मेजर अनिल कुमार मेजर अनिल कुमार सिंह 0.05.000.05 चंद्रशेखर मधुकर निसुरे 0.02.500.02	[ (1874) (1874) (4405)]	(4405) यांचे हि. (2970)

मिलींद गणेश भवालकर	0.02.500.02	( 3758 )
सुधा नारायणन	0.04.000.04	( 4405 )
सुदेश जे. गोसोयन योगेश जे. गोसोयन		( 4405 )
-----सामाईक क्षेत्र-----	0.03.000.03	( 4405 )
रामजी बी. गुप्ता	0.03.000.03	( 4405 )
जनमजाई देवेश्वर	0.03.000.03	( 4405 )
अँथोनी लाकरा विश्वल सी. लाकरा		( 4405 )
-----सामाईक क्षेत्र-----	0.02.500.02	( 4405 )
स्मिता संतोष काळे संतोष नरहर काळे		( 4405 )
-----सामाईक क्षेत्र-----	0.04.000.04	( 4405 )
ओमप्रकाश पी. जोशी इना जोशी		( 4405 )
-----सामाईक क्षेत्र-----	0.05.000.05	( 4405 )
श्रीकांत केशव हर्डीकर	0.03.000.03	( 4405 )
लक्ष्मी नाथन	0.04.250.04	( 4405 )
जयश्री नितीन पुरोहित नितीन मोरेश्वर पुरोहित		( 4405 )
-----सामाईक क्षेत्र-----	0.05.500.05	( 4405 )
राजीव नरेश शर्मा	0.09.000.09	( 4405 )
मिलींद अ. भावसार	0.04.000.04	( 4405 )
मुन्नलाल शर्मा	0.02.000.02	( 4405 )
नरेंद्र रामनाथ शर्मा रामजनम रामनाथ विश्वकर्मा		( 4405 )
-----सामाईक क्षेत्र-----	0.05.000.05	( 4405 )
शशिकला एन जायसवाल	0.06.000.06	( 4405 )
विनोदकुमार जायसवाल	0.05.100.05	( 4405 )
विनोदकुमार गुप्ता	0.04.300.04	( 4405 )
अशोक प्रसाद शाहे	0.03.000.03	( 4405 )
शशिकला गुप्ता	0.03.000.03	( 4405 )
सौदागर पंडीत	0.06.000.06	( 4405 )
अरुणकुमार प्रसाद	0.03.000.03	( 4405 )
जया प्रसाद	0.03.000.03	( 4405 )
शिवाजी गुलाब यादव	0.02.000.02	( 4405 )
अंजन दास	0.10.000.10	( 4405 )
नेवीचंद सर्जु विश्वकर्मा		( 1980 )



नेमीचंद सर्जु विश्वकर्मा चंद्रशेखर फुलचंद विश्वकर्मा विजकुमार सर्जु विश्वकर्मा -----सामाईक क्षेत्र-----	0.04.000.04	( 1980 ) ( 4405 ) ( 4405 )
रामलाल राजाराम शर्मा श्यामलाल राजाराम शर्मा राजकिशोर राजाराम शर्मा -----सामाईक क्षेत्र-----	0.03.000.03	( 4405 ) ( 4405 ) ( 4405 )
एम बी देशमुख धनाजी हंगारे जितेंद्र परदेशी सुखदेव श्रीरंग आवटे -----सामाईक क्षेत्र-----	0.10.000.10	( 4405 ) ( 4405 ) ( 4405 ) ( 4405 )
अंजन दास रक्तिमा दास शशिकला एन. जयसवाल -----सामाईक क्षेत्र-----		( 4405 ) ( 4405 ) ( 4405 )
सखाराम रघुनाथ कोलहटकर	0.02.500.02	( 4405 )
आशिष जाधव नागेश शंकर कलकर्णी निवृत्ती जानुखरात मुकुंद भुजबळ -----सामाईक क्षेत्र-----		( 4405 ) ( 4405 ) ( 4405 ) ( 4405 )
गौरीदेवी .	0.10.600.10	( 4405 )
रिना एम. करमाकर	0.10.000.10	( 4405 )
प्रकाश शांताराम रायकर	0.09.300.09	( 4405 )
रविंद्र जी. बेल्हे सुहासिनी आर. बेल्हे राजाभाऊ एम पोटभरे -----सामाईक क्षेत्र-----	0.08.000.08	( 4405 ) ( 4405 ) ( 4405 )
विजयकमार शांताराम काळे टेरेसा बिन्नी टि पी. बिन्नी सतिश माधवराव ओरपे -----सामाईक क्षेत्र-----	0.10.000.10	( 4405 ) ( 4405 ) ( 4405 ) ( 4405 )
चंद्रबाला आर. शाह नीता आर. शाह दिपक आर. शाह विरेंद्र के. राका -----सामाईक क्षेत्र-----	0.12.000.12	( 4405 ) ( 4405 ) ( 4405 ) ( 4405 )
संजय संधाकरराव परासकर राधा संजिव बांबल -----सामाईक क्षेत्र-----	0.10.000.10	( 4405 ) ( 4405 )
डॉ. एस. एन. सिंह [ डॉ. एस. एन. सिंह प्रमोदिनी आर. नाकट राधिका एस. सिंह -----सामाईक क्षेत्र-----	0.15.000.15	( 2329 ) ( 3927 ) ( 4405 ) ( 4405 )
ज्योती राठोड	0.10.000.10	( 4405 )

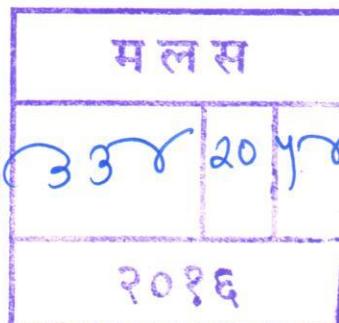


डॉ. एस एन सिंह समीर नारायण यादव -----सामाईक क्षेत्र-----	0.25.670.26	( 4405 ) ( 4405 )
सत्यप्रकाश रामानंद आर्य	0.11.150.11	( 4405 )
संजय सत्यप्रकाश आर्य	0.10.220.10	( 4405 )
अस्मिता चिंचाळकर	0.05.170.05	( 4405 )
रामसागर वसंत प्रसाद	0.09.170.09	( 4405 )
विजया सुदाम सावंत	0.02.000.02	] ( 4304 )
सुनिल दामु शिंदे	0.02.000.02	( 3927 )
अमित हनमंत भिंताडे   प्रदीप बबैनराव भिंताडे -----सामाईक क्षेत्र-----	0.05.000.05	] ( 3986 ) ] ( 3986 )
संदीप चंद्रशेखर गायकवाड सुलभा चंद्रशेखर गायकवाड -----सामाईक क्षेत्र-----	0.03.000.03	( 4055 ) ( 4055 )
रमन प्रित सीधू	0.02.000.02	( 4304 )
मिलोद गणेश मवालकर	0.02.500.03	( 4405 )
डॉ. एन. एस. सिंह		] ( 3758 )
विकाश गौरीशंकर चोखानी	0.07.780.08	( 3927 )
उदयशंकर वसंत प्रसाद	0.03.000.03	( 4405 )
चंद्र भुषण प्रियका सिंह -----सामाईक क्षेत्र-----	0.05.000.05	( 3986 ) ( 3986 )
श्री तरुण गुप्ता	0.02.000.02	( 4405 )
सुजित गोपाल बर्गे	0.02.000.02	( 4404 )
नेमीचंद सर्जू विश्वकर्मा		] ( 3758 )
(362),(1040),(1159),(1680),(1819),(1821),(1822),(1823),(1824),(1841),(1842),(1880),(1953),(2068),(2123),(2329),(2368),(2462),(3587),(3739),(3758),(3927),(4055),(4304),(4405)		सीमा आणि भुमापन चिन्हे

गाव नमना बारा दिनांक:- 21/01/2016 पर्यंत अदयावत  
 अधिकार औभिलेख पत्रक  
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ )  
 गाव: कासारसाई तालका: मळशी जिल्हा: पुणे

		पिकाखालील क्षेत्राचा तपशील				निर्भैलपिकाखालील क्षेत्र				निर्भैलपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित			
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
2014-15	खरीप			भात	0.4000							
				ऊस	0.6000							
				टोमँटो	0.6000							
				कोबी	0.4000							
				फलावर	0.5000							
				भुइमुग	1.0000							

( श्री. संधिन तुकाराम जाधव )  
 गाव कामगार तलाठी  
 सजा-मारुंजी, ता. मुळशी, जि. पुणे





दूसरा निवास, मुलशी

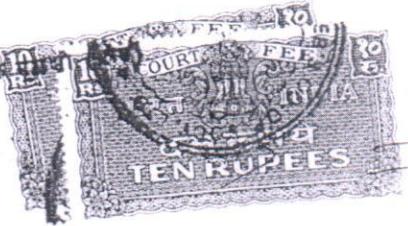
प्रत्यक्षमाक व दर्या 2680/2008

दिनांक: April 03, 2008

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कासारसाई

- (1) विलेखाचा प्रकार, मोबायल्याचे स्वरूप अमितसंगत्यात्र  
व गाजारभाव (भाडेपटडगाच्या  
दावतीत पटटाकार आकाराणी देता  
की पटटादार ते नमूद कराय) मावदला रु. 1,100,000.00  
वा रु. 872,820.00
- (2) नुमापन, पोटहिरसा व परकमांक (असल्यास)  
(1) वर्धन जिल्हा: पुणे  
तालुका: मुळशी  
मोज: मोज कासारसाई  
प्रभावकोत्र मुल्यांकन विभाग 11 दर 000/- प्रती शे. मी  
गाव मोजे कासारसाई यथोत स.न. ५ यासी ५, त्र 14 हे. 29 आर यासी झाकर १५ व. ०६ वा  
यावरीत लिंवे याचे हिस्यावे होत ०१ हे. ८० आर यापकी होत ०० हे. १०.२२ आर ११.००  
वा एका
- (3) क्षत्रफल  
(4) आकाराणी किंवा जुडी देण्यात असेल तेव्हा  
(1) ०
- (5) दस्तऐवज करून देण्या-या  
पक्षकाराचे व संपूर्ण पता नाव किंवा  
दिवाणी न्यायालयाचा हुक्मनामा  
किंवा आदेश असल्यास, प्रतिवाटीचे  
नाव व संपूर्ण पता
- (6) दस्तऐवज करून घण्या-या  
पक्षकाराचे नाव व संपूर्ण पता किंवा  
दिवाणी न्यायालयाचा हुक्मनामा  
किंवा आदेश असल्यास, वाटीचे नाव  
व संपूर्ण पता
- (7) दिनांक करून दिल्याचा 03/04/2008  
(8) नोंदवणीचा 03/04/2008  
(9) अनुक्रमांक, खड व पृष्ठ 2680 /2008  
(10) गाजारभावाप्रमाणे भुद्यांक शुल्क रु. 14000.00  
(11) गाजारभावाप्रमाणे नोंदवणी रु. 11000.00  
(12) ईरा

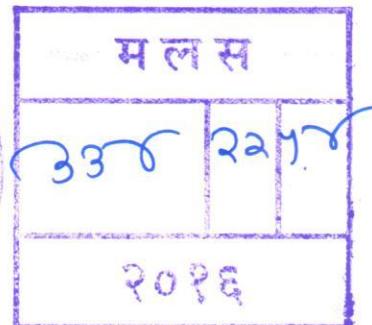


मुल्यांकन विभाग  
गावाचे नाव : कासारसाई  
प्रभावकोत्र मुल्यांकन विभाग 11  
दर 000/- प्रती शे. मी  
गाव मोजे कासारसाई यथोत स.न. ५ यासी ५, त्र 14 हे. 29 आर यासी झाकर १५ व. ०६ वा  
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वा एका

संदर्भ नं. २५४८३७१ आणि  
दर्या नं. ०३१०८२०८  
दावतीत लिंवे नं. ५११४  
दिनांक ०३/०८/२००८

गावाचे नाव : कासारसाई  
प्रभावकोत्र मुल्यांकन विभाग 11  
दर 000/- प्रती शे. मी  
गाव मोजे कासारसाई यथोत स.न. ५ यासी ५, त्र 14 हे. 29 आर यासी झाकर १५ व. ०६ वा  
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वा एका

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प्रभावकोत्र मुल्यांकन विभाग 11  
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वा एका



के.मु.ज. ३१११-२,५०,०००-२००१

राजस्थान सरकार

प्रस्तुति -

[ (क) नियम २ के उपनियम (३) के साथ पहिला वार्ष ४ (१)  
वर्ष ]

पास बुक  
(डिजिटल की)

कृषक का चालपोर्ट  
बाकार का फोटो



1



भाग-1 १९/१०/५

श्राधारभूत आंकड़े

1. पास-बुक जारी करने की तारीख व वर्ष ..... १०/८/५

2. कृपक का नाम ..... किंती केड़ीया

पिता का नाम ..... विक्रवनाथ केड़ीया

जाति ..... अमृतालि  
त्विखिये क्या वह अनुसूचित जाति या  
अनुसूचित जन जाति का सदस्य  
है) ..... नहीं

ज्ञाता संख्या (वार्षिक रजिस्टर का) ..... ११४

गांव का नाम ..... मनोहरपुरी का बाजी

पटवार हल्का ..... शापी अवाल

तहसील ..... कोनमाल जिला ..... भौती

राजस्व बन्दोबस्त की कालावधि ..... २०५०-२०५१

२०५०-२०५१



# KESHAV FOREX TRAVELS PRIVATE LIMITED

B-2, 402 C Marathon Innova, Off. Ganpatrao Kadam Marg, Lower Parel (West), Mumbai 400 013

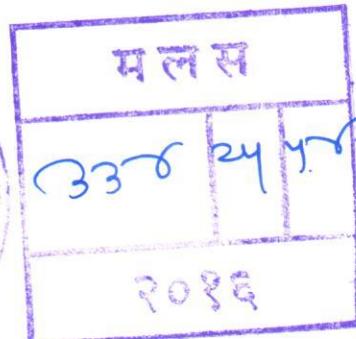
RESOLVED THAT in the meeting of the Directors held at its registered office B-2, 402 C Marathon Innova, Off. Ganpatrao Kadam Marg, Lower Parel (West), Mumbai 400 013 on 18<sup>th</sup> January 2016, at 10.00 am that Mr. Kirti Kedia has agreed to Purchase land belonging to Director Sanjay Arya admeasuring 0 Hectare and 10.22 Ares which forms part of all that pieces and parcels of an irrigated and agricultural land admeasuring 1 Hectare 60 Ares which in turn forms part of all that larger pieces and parcels of an irrigated and agricultural land bearing Survey No. 9 totally admeasuring 14 Hectare 29 Ares situated at the Village: Kasarsai, Taluka: Mulshi, Dist.: Pune. Keshav Forex shall part adjust advance of Rs. 4,00,000/- (Rupees Four Lakhs Only) from Mr. Kedia in lieu of the same.

RESOLVED FURTHER THAT Mr. Sanjay Satyaprakash Arya, Director of the company is authorized to execute the Agreement on the company's behalf.

All Directors agreed and voted in favor of the transaction.

For Keshav Forex Travels Private Limited,

Authorized Signatories



|||||||

पावती

Original/Duplicate

Wednesday, January 20, 2016  
4:13 PM

नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 576 दिनांक: 20/01/2016

गावाचे नाव: बांद्रा  
दस्तऐवजाचा अनुक्रमांक: वदर15-492-2016  
दस्तऐवजाचा प्रकार: कुलमुख्यारपत्र  
सादर करणाऱ्याचे नाव: कीर्ति - केडिया

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 340.00
पुष्टांची संख्या: 17	

एकूण: रु. 440.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:32 PM ह्या वेळेस मिळेल.

*मह. दु. निः अधेरी 4*

बाजार मुल्य: रु. 1/-  
भरलेले मुद्रांक शुल्क: रु. 500/-

मोबदला: रु. 0/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 340/-

*मह. दु. निः अधेरी-४  
मुंबई उपनगर जिल्हा,*

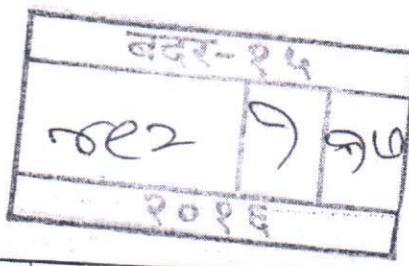
*[Signature]*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 20.1.2016





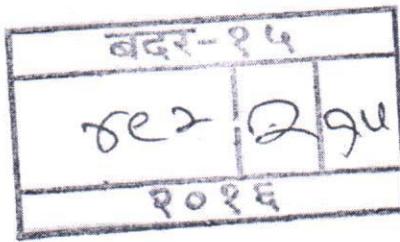
CHALLAN  
MTR Form Number-6



GRN	MH00608336201516E	BARCODE	Date	19/01/2016-15:39:36	Form ID	48(f)	
Department	Inspector General Of Registration					Payer Details	
Type of Payment	Non-Judicial Customer-Direct Payment Sale of Non Judicial Stamps SoS Mumbai only					TAX ID (If Any)	
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6					PAN No. (If Applicable)	
Location	MUMBAI					Full Name	
Year	2015-2016 One Time					Vishwashanti	
Account Head Details		Amount In Rs.	Flat/Block No.				
0030045501 Sale of NonJudicial Stamp		500.00	Premises/Building	30/E Azad Road			
			Area/Locality	Juhu Koliwada Mumbai			
			Town/City/District				
			PIN	4 0 0 0 4 9			
			Remarks (If Any)				
			PAN=PN=Paresh Vayeda CA=  				
Total	500.00		Amount In Words	Five Hundred Rupees Only			
Payment Details INDIAN OVERSEAS BANK						FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN	REF No.	02716402016011950432		875907
Cheque/DD No			Date	19/01/2016-15:38:36			
Name of Bank			Bank-Branch	INDIAN OVERSEAS BANK			
Name of Branch			Scroll No. , Date	Not Verified with Scroll			
Mobile No. : Not Available							

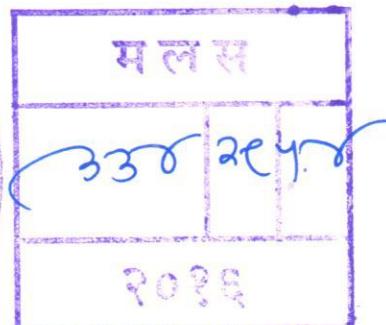
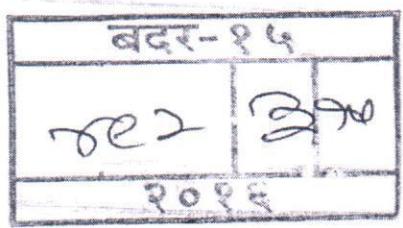


CHALLAN  
MTR Form Number-6



DEFACED FOR RS:500.00		USER	
GRN	MH006608336201516 BARCODE	Date	IGR189(BDR15)
Department	Inspector General Of Registration	20/01/2016	Form ID 48(f)
Sr. No.	Deface Number Of Registration 0003890335201516	AMOUNT	
Type of Payment	No-Judicial Customer Direct Payment (Amt.in words:Five Hundred Rupees Only) Sale of Non Judicial Stamps SoS Mumbai only		Payer Details
Office Name	BDR17_JT SUB REGISTRAR ANDHERI 6	TAX ID (If Any)	
Location	MUMBAI	PAN No. (If Applicable)	
Year	2015-2016 One Time	Full Name	Kirti Vishwanath Kedia
Account Head Details		Flat/Block No.	Vishwashanti
0030045501 Sale of NonJudicial Stamp		Premises/Building	
		Road/Street	30/E Azad Road
		Area/Locality Town/City/District	Juhu Koliwada Mumbai
		PIN	4 0 0 0 4 9 036250
		Remarks (If Any)	PAN2=PN=Paresh Vayeda-CA= 2016
		Amount In Words	Five Hundred Rupees Only
Total	500.00		
Payment Details INDIAN OVERSEAS BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	REF No.
Cheque/DD No		Date	19/01/2016-15:38:36
Name of Bank		Bank-Branch	INDIAN OVERSEAS BANK
Name of Branch		Scroll No. , Date	201601191 , 20/01/2016

Mobile No. : Not Available

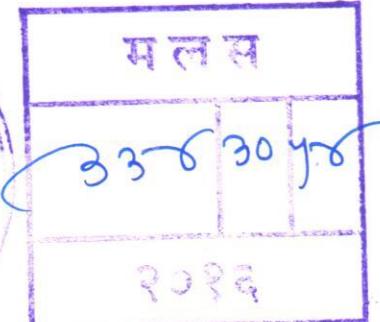
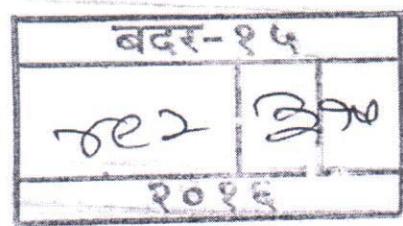


### Specific Power of Attorney

To All To Whom These Presents Shall Come I, Kirti Kedia, having my residence address at 6th Floor, Vishwashanti 30/E, Azad Road, Juhu Koliwada, Santacruz (West), Mumbai – 400 049 Send Greetings:-

WHEREAS:

- A. I have executed a sale deed dated 19<sup>th</sup> January 2016 ("Sale Deed") by and between myself, Mr. Sanjay Satya Prakash Arya ("Mr. Arya") and Keshav Forex & Travels Private Limited, in respect of the purchase of, by me from Mr. Arya, an agricultural land admeasuring 0 Hectare and 10.22 Ares (hereinafter referred to as the "said Land") which forms part of all that pieces and parcels of an irrigated and agricultural land admeasuring 1 Hectare 60 Ares which in turn forms part of all that larger pieces and parcels of an irrigated and agricultural land bearing Survey No. 9 totally admeasuring 14 Hectare 29 Ares situated at the Village: Kasarsai, Taluka: Mulshi, Dist.: Pune and more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Larger Property");
- B. The said Sale Deed dated 19<sup>th</sup> January 2016 is required to be registered with the office of the Sub-Registrar of Assurances at Pune;
- C. Due to my pre-occupation I am unable to attend the office of the jurisdictional Sub-Registrar of Assurances to admit execution of the said Sale Deed dated 19<sup>th</sup> January 2016. I am therefore, desirous of appointing, Mr. Paresh Vayeda as my true and lawful attorney to attend the office of the jurisdictional Sub-Registrar of Assurances and to admit execution of the said Sale Deed dated 19<sup>th</sup> January 2016 for and on my behalf, which the said attorney has agreed to do.



**Specific Power of Attorney**

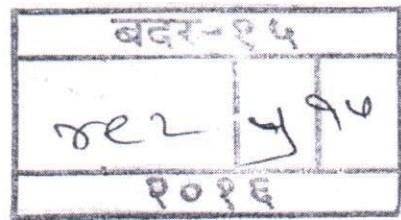
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ON OR TOWARDS EAST  
ON OR TOWARDS WEST  
ON OR TOWARDS NORTH  
ON OR TOWARDS SOUTH

: PART LAND OF S. No 9  
: PART LAND OF S. No 9  
: ROAD  
: S. NO. 9 PART LAND



along with all easementary rights thereto.

Signed Sealed and Delivered )  
by the withinnamed )  
Kirti Kedia )  
in the presence of...

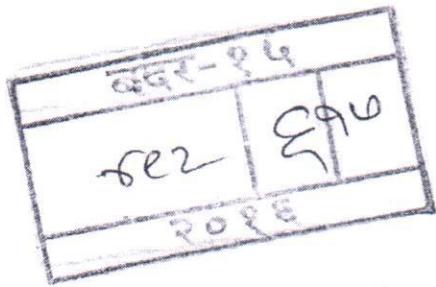
1. Praanav )  
2. Jay )

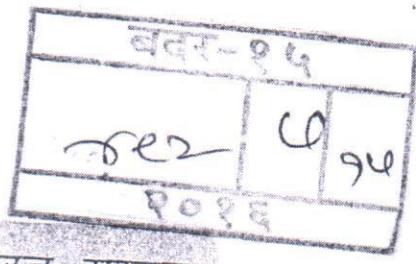


The above power is accepted )  
by me: )  
Mr. Paresh Vayedha )  
in the presence of...

1. Praanav )  
2. Jay )







आयकर विभाग  
INCOME TAX DEPARTMENT

KIRTI KEDIA

VISHWANATH PURSHOTAMDAS KEDIA

28/04/1963  
Permanent Account Number  
AAEPK4489K

Signature

भारत सरकार  
GOVT. OF INDIA

22022007



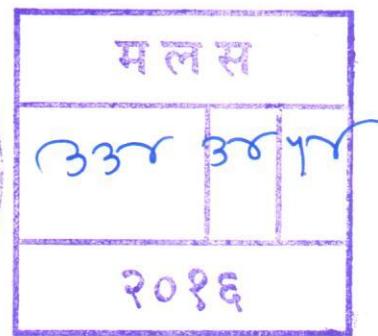
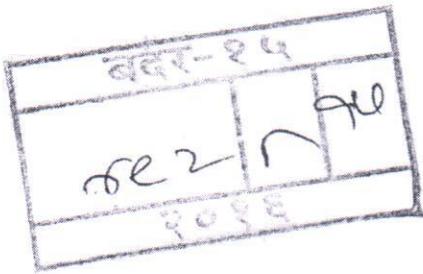
the →

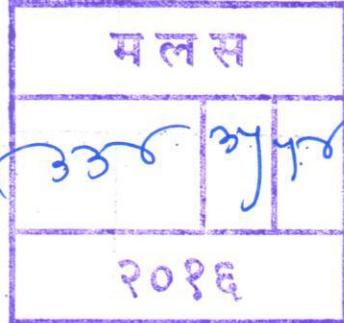
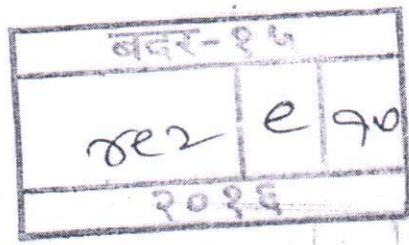


मलस

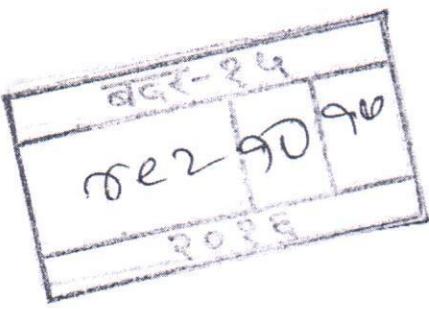
३३६	३३७
२०१६	





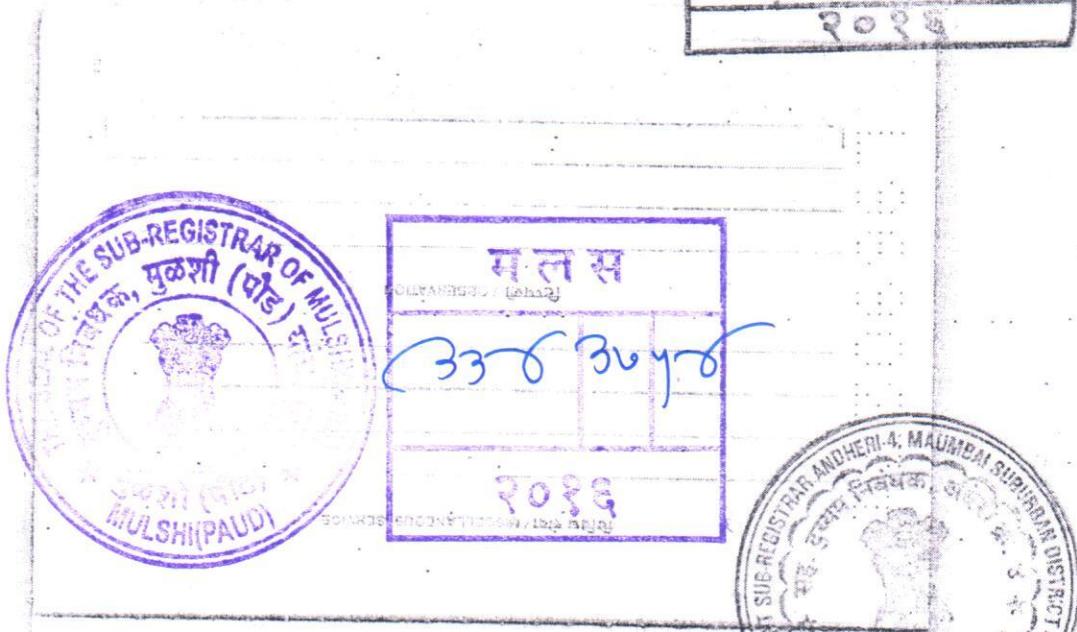
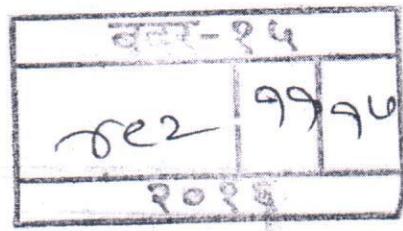


P<INDKEDIA<<KIRTI<VISHWANATH<<<<<<<<<<<<  
L9690271<7IND6304283M2406042<<<<<<<<<<<



मलस

३३६	३६४७
२०१६	



पापा : विश्वनाथ पुरुषोदाम का नाम - Name of Father : VISHWANATH PURUSHOTTAMDAS KEDIA

L9690271

माता : विश्वामा का नाम - Name of Mother

SATYABHAMA VISHWANATH KEDIA

पति का जातीय नाम / Name of Spouse

PRAGNA KIRTI KEDIA

पति का अवास / Address

VISHWA SHANTI, 6TH FLR 30/E, AZAD ROAD

JUHU KOLIWADA SANTACRUZ WEST, MUMBAI

PIN: 400049, MAHARASHTRA, INDIA

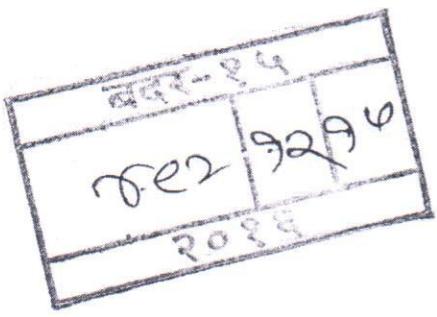
प्रमाणित नामांकन का नं. और छलफॉल का नं. का लिखे रखें। Give Registration No. with Date and Place of Issue.

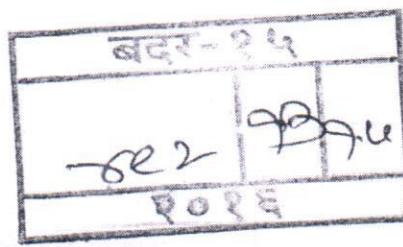
J9225722 16/09/2011 MUMBAI

कार्ड नं. / File No.

B03077820573814

*[Signature]*





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

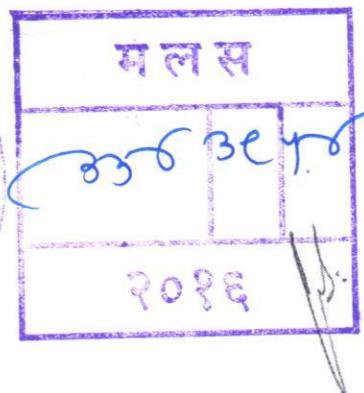
PARESH VAYEDA

UDAYKUMAR JIVANLAL VAYEDA

12/10/1977  
Permanent Account Number:  
ACSPV2071J

*Vk.*  
Signature

प्राप्त  
संख्या  
1072006



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

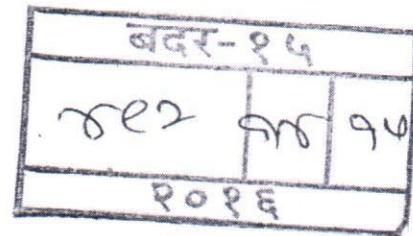
RAJNEESH JAGDISH JADLI

JAGDISH SHIRAM JADLI

25/01/1982  
Permanent Account Number:  
ATPJS5431F

*[Signature]*

प्राप्त  
संख्या  
1072006



भारतीय परिचय प्रमाण प्राप्तिकारण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
52/5, गणपत गुरव चाळ,  
सखाराम बुवा पाटील मार्ग,  
ग़ज़िधर बांध, कल्पना  
होटेलच्या मागे साताकूज  
वेस्ट, साताकूज वेस्ट, मुंबई<sup>इ</sup>  
जवळ, 400054

Address:  
52/5, Ganpat Gurav Chawl,  
Sakharam Buva Patil Marg,  
Gazdhara Bandh, Behind Kalpana  
Hotel Santacruz(West),  
Santacruz(West), Mumbai  
Maharashtra, 400054

Aadhaar - Aam Aadmi ka Adhikar



Summary1 (GoshwaraBhag-1)

बुधवार, 20 जानेवारी 2016 4:13 म.न.

दस्त गोपवारा भाग-1

वदर15

दस्त क्रमांक: 492/2016

दस्त क्रमांक: वदर15 /492/2016

वाजार मूल्य: रु. 01/-

मोबाइल: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

द. नि. सह. द. नि. वदर15 यांचे कार्यालयात  
अ. क्र. 492 वर दि. 20-01-2016  
रोजी 4:12 म.न. वा. हजर केला.

पावती: 576

पावती दिनांक: 20/01/2016

मादरकरणाराचे नाव: कीर्ति - केडिया

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 340.00
पृष्ठांची संख्या: 17	

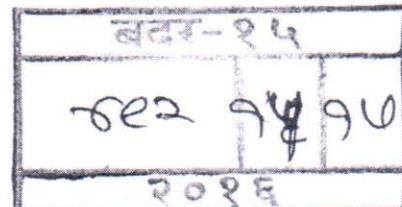
दस्त हजर करणाऱ्याची मर्यादा:



दस्ताचा प्रकार: कुलमुख्यारपत्र (LSH(PAU))  
मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 20 / 01 / 2016 04 : 10 : 42 PM ची वेळ: (मादरीकरण) दस्ताच्ये एकूण ..... ४० ..... पाने आहेत.  
शिक्षा क्र. 2 20 / 01 / 2016 04 : 12 : 45 PM ची वेळ: (फी)

सह. तुम्हारा निवारक, उपरिकृत  
मुंबई उपनगर निवास



Summary-2( दस्त गोपवारा भाग - २ )



20/01/2016 4:14:34 PM

दस्त गोपवारा भाग-2

बदर 15

दस्त क्रमांक: 492/2016

दस्त क्रमांक: बदर 15/492/2016  
दस्ताचा प्रकार: - कुलमुखत्यारपत्र

अनु क. पक्षकाराचे नाव व पत्ता

1 नाव: कीर्ति - केडिया

पत्ता: - 6 वा मजला, विश्वशांति 30/इ, सांताकृष्ण  
पश्चिम, मुंबई 400 049, आज्ञाद रोड, जुहू  
कोलीवाडा, MAHARASHTRA, MUMBAI,  
Non-Government.

पैन नंबर:

2 नाव: परेश - वायडा

पत्ता: 302, - श्री धनेश्वर टावर्स, बोरीवली पश्चीम,  
गोविंद नगर, बोरीवली पश्चीम, MAHARASHTRA, वय : 37  
MUMBAI, Non-Government.

पैन नंबर:

पक्षकाराचा प्रकार

कुलमुखत्यार देणार

वय : 52

स्वाक्षरी:-

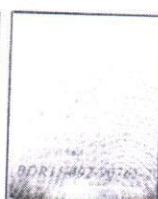
पॉवर ऑफ अटांनी

होल्डर

वय : 37

स्वाक्षरी:-

द्वायाचित्र



अंगठ्याचा ठसा



वरीले दस्तऐवज करत देणार तथाकथीत कुलमुखत्यारपत्र चा दस्तऐवज करत तिल्याने करतात.  
शिक्का क्र.३ ची वेळ: 20 / 01 / 2016 04 : 13 : 44 PM

ओळखा:

घासील इसमध्ये निवेदीत करतात की वै दस्तऐवज करत देणा-यासा व्यक्तिशळी ओळखतात, व त्याची ओळखप्रवितीत

अनु क.

पक्षकाराचे नाव व पत्ता

1 नाव: किरण - गुरव

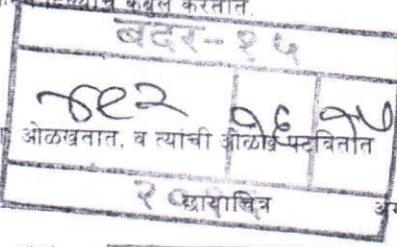
वय: 33

पत्ता: श्रीपं नं 8 धीरज सीजांभी बोरीवली पूर्व मुंबई<sup>१</sup>  
पिन कोड: 400066

2 नाव: रजनीश - जड़वी

वय: 33

पत्ता: श्रीपं नं 8 धीरज सीजांभी बोरीवली पूर्व मुंबई<sup>१</sup>  
पिन कोड: 400066



शिक्का क्र.४ ची वेळ: 20 / 01 / 2016 04 : 14 : 18 PM

शिक्का क्र.५ ची वेळ: 20 / 01 / 2016 04 : 14 : 24 PM मार्गस्थी पुस्तक 4 मध्य दिनांक :

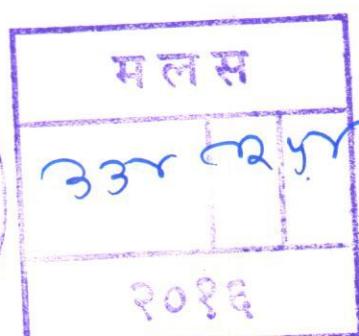
मुंबई उपनगर विल्हा

बदर-१५/ नृ२ /२०१६  
पुस्तक मार्गस्थी १, प्रमांक... ११२ शेर  
रोडला, २०१६

सह. दुर्घान निवेदीत, मंदीरी क्र. ४  
मुंबई उपनगर विल्हा

Sr. Epayment Number  
iSarita v1.5.0

Defacement Number



Summary-2( दस्त गोषवारा भाग - २ )

1 MH006608336201516E

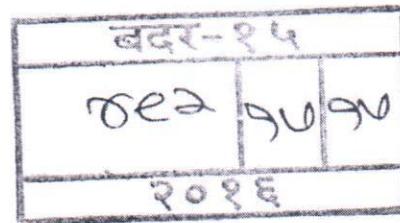
0003890335201516

492 /2016

Know Your Rights as Registrants

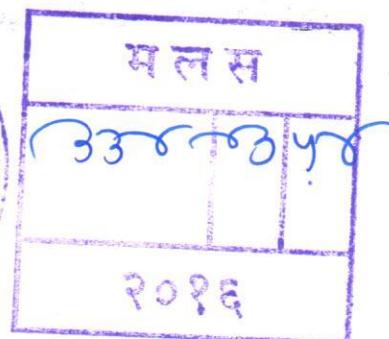
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



8  
U.33

2016



## घोषणापत्र

मी कृष्ण परेश वाखडा

याद्वारे

घोषित करतो की, दुय्यम निबंधक मुळशी (पांड) ,  
, पुणे यांचे कार्यालयात स्टेटरीवल या  
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला  
आहे. श्री. कृती केडिया व इ.  
यांनी दि. २० / ०९ / १९९६ रोजी मला दिलेल्या  
कुलमुखत्यापरत्राच्या आधारे मी, सदर दस्त नोंदणीस  
सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला  
आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी  
कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा  
कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती  
करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी  
अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र  
राहीन याची मला जाणीव आहे.

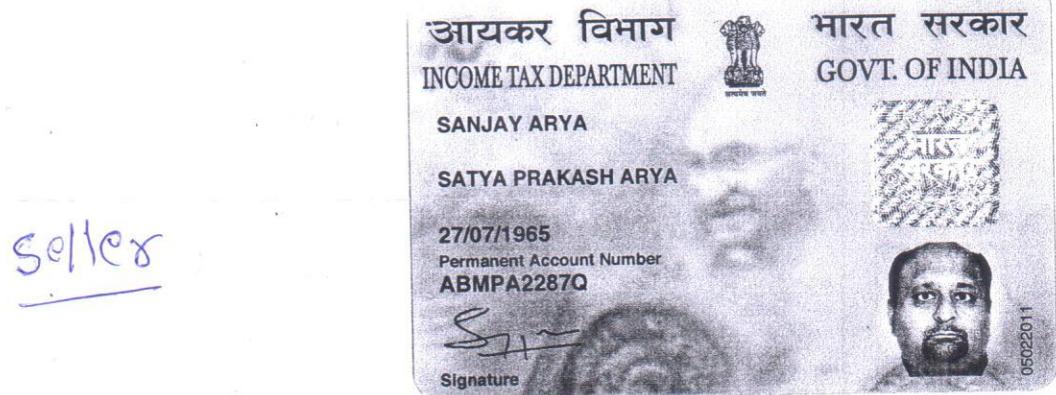
दिनांक : २१/०९/१९९६

कुलमुखत्यारपत्रधारकाचे  
नांव व सही





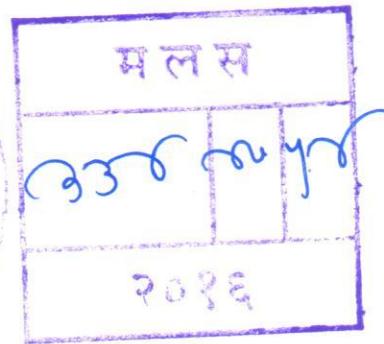
३३८५४८



*SAT*



*SAT*



२०१६

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KIRTI KEDIA

Purchaser

VISHWANATH PURSHOTAMDAS KEDIA

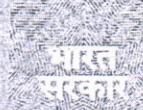
28/04/1963

Permanent Account Number

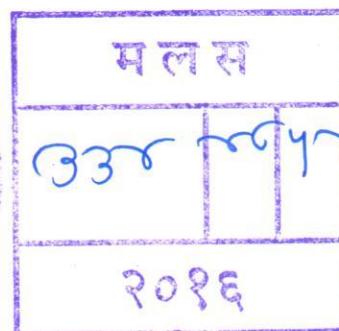
AAEPK4489K

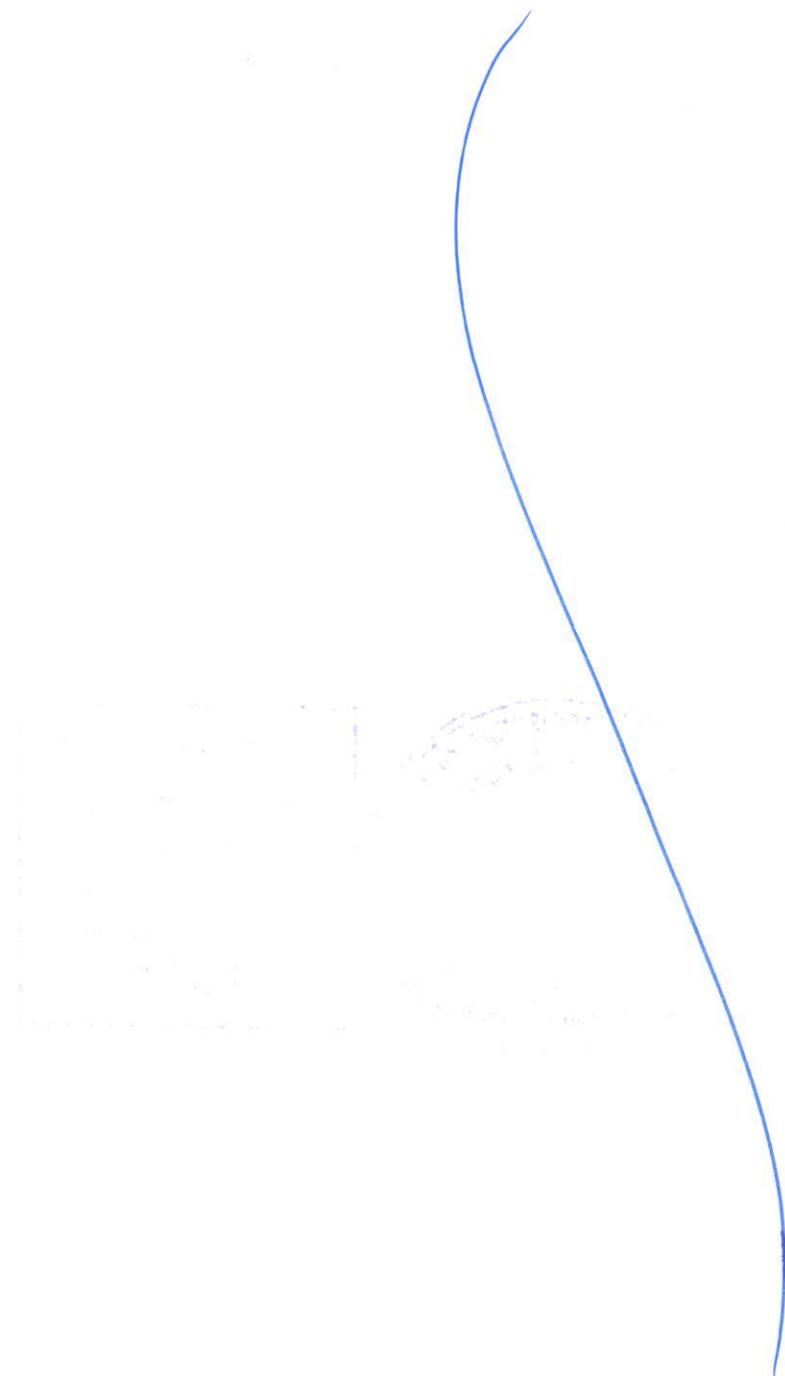


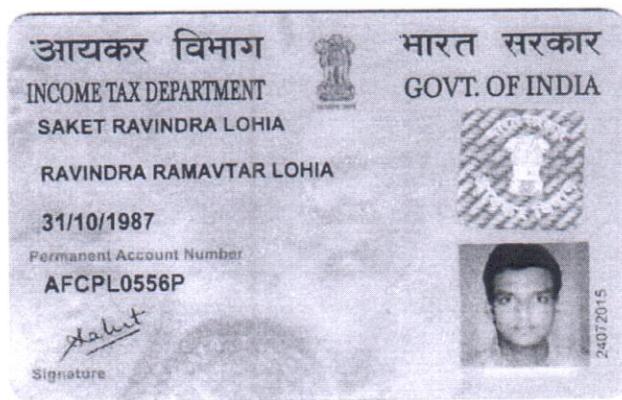
Signature



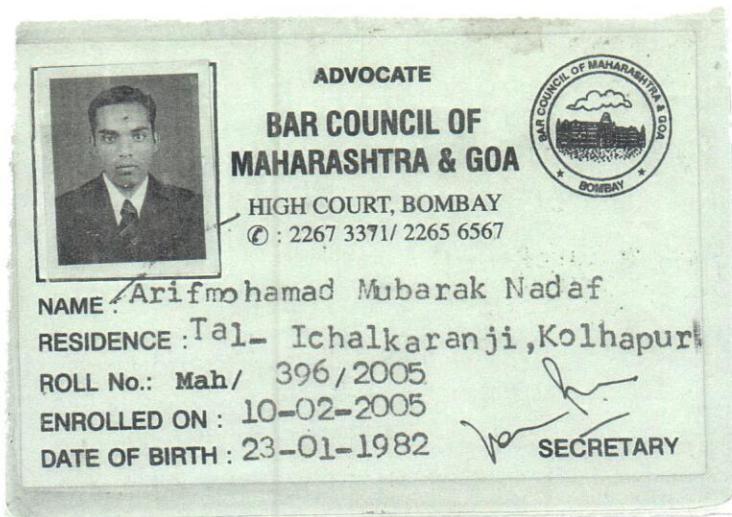
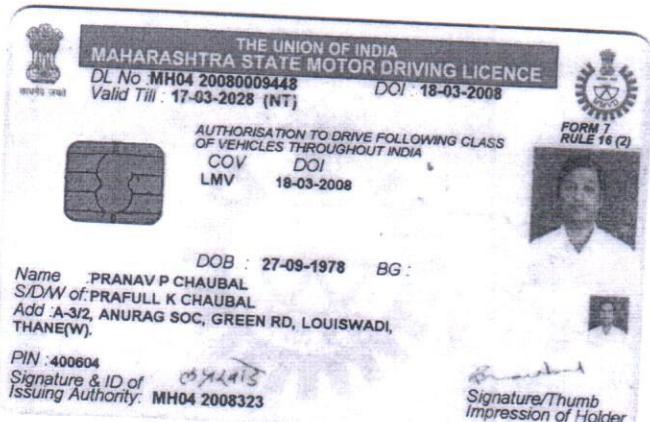
22022007







witness



गुरुवार, 21 जानेवारी 2016 5:50 म.नं.

दस्त गोपवारा भाग-1

मलस

दस्त क्रमांक: 334/2016

५२४८

दस्त क्रमांक: मलस /334/2016

बाजार मूल्य: रु. 30,05,000/- मोबदला: रु. 27,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,50,300/-

द. नि. सह. द. नि. मलस यांचे कार्यालयात

पावती: 553

पावती दिनांक: 21/01/2016

अ. क्र. 334 वर दि. 21-01-2016

सादरकरणाराचे नाव: कीर्ती केडीया यांचे तरफे वि कु मू म्हणून परेश वायडा -

रोजी 5:48 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकुण: 31080.00

दस्त हजर करणाऱ्याची सही:

## दुर्यम निबंधक मुळशी (पौड)

MLS

## दुर्यम निबंधक मुळशी (पौड)

MLS

दस्ताचा प्रकार: मेल डीड

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हदीत किंवा मुंबई महानगर प्रदेश ||विकास प्रा॥ धिकरणाच्या हदीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 21 / 01 / 2016 05 : 48 : 58 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 21 / 01 / 2016 05 : 49 : 24 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीक दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि वस्ताची सत्यता, वैधता कावदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील  
लिहून घेणार

iSarita v1.5.0



Summary-2( दस्त गोषवारा भाग - २ )

21/01/2016 5 51:31 PM

दस्त गोषवारा भाग-2

मलस

पंडित

दस्त क्रमांक:334/2016

दस्त क्रमांक:मलस/334/2016  
दस्ताचा प्रकार:-सेल डीड

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: कीर्ति केडीया यांचे तरफे वि कु मू महणून परेश वायडा -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक स्वाक्षरी: -  
नं: -, रोड नं: सहावा मजला, विश्वशांती 30/इ, आळाड  
राठेड, जूह काढेलीवाडा, सांताकुळ (वेस्ट), महाराष्ट्र,  
मुम्बई.  
पैन नंबर: AAEPK4489K

पक्षकाराचा प्रकार

लिहून घेणार  
वय : -37



अंगठ्याचा ठसा

- 2 नाव: संजय सत्यप्रकाश आर्या -  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय : -52  
नं: -, रोड नं: 9, आर्या वार्ता, 20 नारायण दाभोळकर स्वाक्षरी: -  
रोड, मलवार हील, महाराष्ट्र, मुम्बई.  
पैन नंबर: ABMPA2297Q

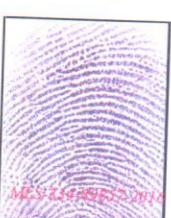
लिहून देणार

वय : -52



- 3 नाव: मान्यता देणार - केशव फॉरेक्स अँड ट्रॅक्हल्स प्रा. मान्यता देणार  
लि. तरफे अधीकृत प्रतिनीधी संजय सत्यप्रकाश आर्या वय : -52  
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक स्वाक्षरी: -  
नं: -, रोड नं: बी-2, 402 सी मरेशॉन इनोव्हा, ऑफ  
गणपतराव कदम मार्ग, लोअर परेल (वेस्ट), महाराष्ट्र,  
मुम्बई.  
पैन नंबर:

*S J M*



वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्का क्र.3 ची वेळ: 21 / 01 / 2016 05 : 50 : 44 PM

ओळख:-

सदर इसम दुर्यम निवंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: अँड अरीफ मुवारक नदाफ  
वय: 31  
पत्ता: पापाण राठेड, पुणे  
पिन कोड: 411008

द्यायाचित्र

अंगठ्याचा ठसा

*अँड*  
स्वाक्षरी



शिक्का क्र.4 ची वेळ: 21 / 01 / 2016 05 : 51 : 08 PM

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