

\$ 77500

661
+ 680

134186800

9119,0001-MV

5,47,2001-SD

- 300001-RF-

547301

$$228/2 = 661m^2$$

$$234/14 = 680m^2$$

76/4314

पावती

Original/Duplicate

Monday, July 21, 2014

नोंदणी क्र.: 39म

12:35 PM

Regn.: 39M

पावती क्र.: 6718

दिनांक: 21/07/2014

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन4-4314-2014

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: मनोज मोटाजी पुरोहित - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2020.00

पृष्ठांची संख्या: 101

एकूण:

रु. 32020.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 12:53 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

बाजार मूल्य: रु. 9119000/-

मोबदला: रु. 792250/-

भरलेले मुद्रांक शुल्क : रु. 547500/-

सह दुय्यम निबंधक वर्ग-२

दोणे क्र. ४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डोडी/धनादेश/पे ऑर्डर क्रमांक: MH001847576201415S दिनांक: 21/07/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु. 2020/-





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१४

ट न न ४	
दस्ता क्र. ४३९४	२०१४
९	१०९

1. दस्ताचा प्रकार :- व्यवहार अनुच्छेद क्र. _____
2. सादरकर्त्याचे नाव :- मनोज मोरारी पुरोहित
3. तालुका :- होशंगाबाई
4. गावाचे नाव :- नवखर
5. नगरभूमापन क्रमांक/सर्व्हे क्र. अंतिम भूखंड क्रमांक :- जु.स.नं. २३४ न.स.नं. २६ दि.नं. १४ व.६५
6. मूल्य दरविभाग (झोन) :- _____ उपविभाग _____
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
- प्रति चौ. मी. दर :- ६०००
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्र :- १३४९ कारपेट/विल्ट अप चौ. मी./फुट
9. कार पार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
10. मजला क्रमांक :- _____ उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- _____ घसारा :- _____
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर ताकत्यातील मार्गदर्शक सूचना क्र. _____ ज्यान्वये दिलेली घट/वाढ
14. निव्वूड गॅड लायसन्स चा दस्त :- 1. प्रतिमाह भाडे रक्कम :- _____
निशानी अनिवासी 2. अनामत रक्कम / आगाऊ भाडे :- _____
3. कालावधी :- _____
15. निर्धारित केलेले बाजारमूल्य :- २९,९९,०००/-
16. गमनातील दर्शविलेली मोवदला :- ७,९२,९५०/-
17. देय मुद्रांक शुल्क :- ५,४०,५०० भरलेले मुद्रांक शुल्क :- ५,४०,५००
18. देय नोंदणी फी :- ६०,०००

लिपिक



सह दुय्यम निबंधक

[Signature]

[Signature]

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8391	2098
2	909



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14021450993649

Bank/Branch: IBKL - 6910588/BHAYANDAR
Pmt Txn id : 45245450
Pmt DtTime : 18-Jul-2014@10:50:58
ChallanIdNo: 69103332014071850223
District : 1201-THANE

Stationery No: 14021450993649
Print DtTime : 18-Jul-2014@17:08:58
GRAS GRN : MH001847576201415S
Office Name : IGR116-THN4_THANE NO 4

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 5,47,500/- (Rs Five, Four Seven, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
Prop Mvblty: Immovable Consideration: R 7,92,250/-
Prop Descr : OLD SURVEY NO 22, NEW SURVEY NO 27, HISSA NO 2,5970 SQ MTRS, MIRA ROAD
EAST, NAVGHAR, THANE, Maharashtra, 401107

Duty Payer: PAN-AAFFPP3574P, MANOJ MOTAJI PURCHIT
Other Party: DLN--, HEMANT PANDURANG PATIL

Bank Official Name & Signature



Bank Official Name & Signature

Space for customer/office

Suzan Menezes/सुज़न मीनेज़
90M/रेम एड निपुणन दंडवत
एनएच-114/180

Please write below this line ---

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दस्ता क्र. ४३९७	२०१४
३	१०९





टनन ४	
दफ्तरी क्र	४३९४
४	१०१



टनन ४	
दस्तावेज क्र. ४३९७	२०१४
५	१०९

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११३	११३
११३	११३



DEED OF CONVEYANCE

THIS INDENTURE made at Bhayandar this 19th day of July, 2014, BETWEEN; 1) SHRI HEMANT PANDURANG PATIL, 2) SHRI NITIN PANDURANG PATIL and 3) SHRI JITENDRA PANDURANG PATIL, all adults, Indian inhabitants, residing at Sahakar Bhavan, Bhayandar (East), Thane - 401 105, through his Constituted Attorney SHRI MANOJ MOTAJI PUROHIT, hereinafter referred to as "THE VENDOR" (which expression shall unless it be



Manoj Motaji Purohit
Manoj Motaji Purohit

1





repugnant to the context or meaning thereof shall deem to mean and include his heirs, executors, administrators and assigns) of the ONE PART AND SHRI MANOJ MOTAJI PUROHIT, adult, Indian Inhabitant, having his Office at A-6, Sujata Shopping Centre, Navghar Road, Bhayandar (East), Thane 401 105, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors administrators and assigns) of the OTHER PART.

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र.स.प्र. ४३९४	२०१४
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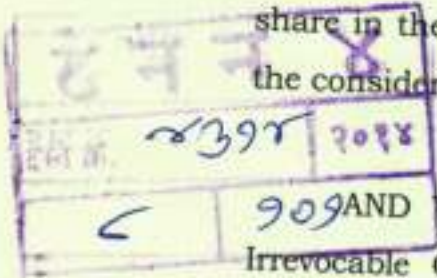
WHEREAS the Vendors and late Smt. Laxmi Pandurang Patil were the joint owners of land bearing Old Survey No.228, New Survey No.27, Hissa No.2, admeasuring 5970 sq. meters and Old Survey No. 234 New Survey No. 26, Hissa No. 14, admeasuring 680 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as the "Said Larger Property").

AND WHEREAS by an Agreement for Sale cum Development, dated 26th February, 2005, the Vendors herein and late Smt. Laxmi Pandurang Patil agreed to sell the said larger property to the Purchaser herein and one Shri Dineshnath Anirudhnath Tiwari, at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance of the said Agreement for Sale cum Development, dated 26th February, 2005, the Vendors herein and late Smt. Laxmi Pandurang Patil had also executed an Irrevocable General Power of Attorney in favour of the Purchaser herein and Shri Dineshnath Anirudhnath Tiwari, conferring upon them several powers, inter alia, power to sell the said larger property to the person or persons of their choice.

AND WHEREAS in part performance of the said Agreement, dated 27th May, 2005, the Vendors herein and late Smt. Laxmi Pandurang Patil had delivered the quiet, vacant and peaceful possession of the said larger property to the Purchaser and the said Shri Dineshnath Anirudhnath Tiwari.

AND WHEREAS by a Deed of Release, dated 24th March, 2005, the said Shri Dineshnath Anirudhnath Tiwari released, relinquished and gave up all his undivided right, title, interest and share in the said larger property in favour of Purchaser herein for the consideration mentioned therein.

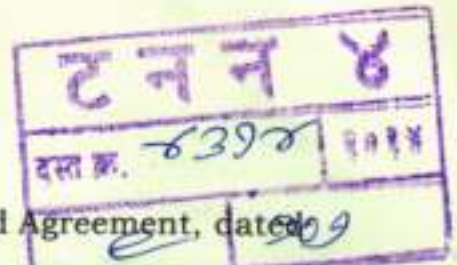


AND WHEREAS the Vendors herein had also executed an Irrevocable General Power of Attorney, dated 16th March, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01908/2005, on 16th March, 2005, in favour of the Purchaser herein, conferring upon him several powers inter-alia power to sell the said larger property or any portion thereof to the person or persons of his choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.



AND WHEREAS the land bearing Old Survey No. 234 New Survey No. 26, Hissa No. 14, admeasuring 680 sq. meters and an area admeasuring 661 sq. meters, forming the portion of land bearing Old Survey No. 228, New Survey No. 27, Hissa No.2, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written and shown and surrounded by RED colour boundary line on the Plan annexed hereto (hereinafter referred to as the "Said Property") falls in CRZ in the Development Plan for the city of Mira Bhayandar.

[Handwritten signature]



AND WHEREAS in furtherance to the said Agreement, dated 27th May, 2005, the Vendor herein has agreed with the Purchaser for absolute sale of the said property, more particularly described in the Schedule hereunder written, for the consideration hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance to the aforesaid Agreement, dated 27th May, 2005 and in consideration of the sum of Rs.7,92,250/- (Rupees Seven Lakh Ninety-two Thousand Two Hundred Fifty Only) already paid by the Purchaser to the Vendor under the said Agreement, dated 27th May, 2005, in respect of the said property, THEY the Vendors doth hereby grant, convey, transfer and assure unto the Purchaser for ever absolutely the said property viz. land bearing Old Survey No. 234 New Survey No. 26, Hissa No. 14, admeasuring 680 sq. meters and an area admeasuring 661 sq. meters, forming the portion of land bearing Old Survey No. 228, New Survey No. 27, Hissa No.2, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written and shown and surrounded by RED colour boundary line on the Plan annexed hereto, TOGETHER WITH ALL AND SINGULAR, the house, outhouses, courtyards, areas, compounds, gullies, water, water-courses, lights, liberties, privileges, easements, profits, advantage, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground hereditaments and premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof or to belong or be appurtenant thereto and all the estate, right,



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title, interest, claim and demand whatsoever both at law and in equity of the Vendors in to out of or upon the said price or parcel of land or ground hereditaments and premises or any part thereof (all hereinafter for brevity's sake collectively referred to as the SAID PREMISES) TO HAVE AND TO HOLD as a tenant in common all and singular the said premises hereby granted, conveyed, transferred and assured or expressed so to be with their and every of their rights, members and appurtenances UNTO and to the use and benefit of the Purchaser for ever absolutely SUBJECT NEVERTHELESS to the payment or all rates, rents, taxes, assessments, dues, duties, imposition, cess, betterment charges and land revenue whether agricultural or non agricultural or otherwise no chargeable upon the same or which may hereafter become payable to the Government of India, the Government of State of Maharashtra or the Municipal Body or Authority or any other public body or local authority in respect thereof AND THE VENDORS DO TH HEREBY covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the vendors or by any person or persons lawfully or equitably claiming, by from, through, under or in trust for the Vendors at any time, heretofore 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 and assure their share in the said property hereby granted, conveyed, transferred and assured or expressed so to be unto and to the use and benefit of the Purchasers for ever 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 hold, enter upon, have, occupy, possess and enjoy the said premises hereby granted, conveyed, transferred and assured and receive the rents, and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful eviction,



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interruption, claim or demand whatsoever from or by the Vendors or from or by any person or persons lawfully or equitably claiming or to claim by, from, through under or in trust for the Vendors AND THAT free and clear and freely, clearly and absolutely, acquitted, exonerated, released and forever discharges by the Vendors or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for the Vendors AND FURTHER THAT the Vendors and all persons having any estate, right, title and interest at law or in equity in the said premises hereby granted conveyed, transferred and assured or any part thereof by from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and sole cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for better, further, more perfectly and absolutely granting, conveying, transferring and assuring the said premises or any part thereof hereby granted, conveyed, transferred and assured unto and to the use and benefit of the Purchaser forever in the manner aforesaid or as shall or may be reasonably required by the Purchaser, his successors-in-title or his Counsel in Law.

IN WITNESS WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Old Survey No. 234 New Survey No. 26, Hissa No. 14, admeasuring 680 sq. meters and an area admeasuring 661 sq. meters, forming the portion of land bearing Old Survey No. 228, New Survey No. 27, Hissa No.2, situate,

lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, more particularly shown and surrounded by RED colour boundary line on the Plan annexed hereto.

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१२	१०१

SIGNED, SEALED AND DELIVERED

by withinnamed "VENDORS"

- 1) SHRI HEMANT PANDURANG PATIL,
- 2) SHRI NITIN PANDURANG PATIL
- 3) SHRI JITENDRA PANDURANG PATIL,

through their Constituted Attorney
SHRI MANOJ MOTAJI PUROHIT,

in the presence of _____



[Handwritten signature]



SIGNED, SEALED AND DELIVERED

by withinnamed "PURCHASER"

SHRI MANOJ MOTAJI PUROHIT,

in the presence of _____

1. *[Handwritten signature]*
2. *[Handwritten signature]*

[Handwritten signature]



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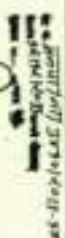
27 JUN 2014

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विद्युत्-चार्जसु व्यापकतास्य

THESE ARE THE
OFFICIAL RECORDS OF THE
CITY OF NEW YORK



CRZ

PLOT-A

15.00 MI/WIDE ROAD

PLOT-B

SCALE: 1"=100'

BLOCK PLAN

AS PER APPROVAL NO.

TOTAL R.O. AREA CALCULATED (PLOT A)	
R.O. 1 AREA	507.00 sq. ft.
R.O. 2 AREA	158.41 sq. ft.
UNIMPROVED R.O. AREA	648.49 sq. ft.
TOTAL R.O. AREA	1313.90 sq. ft.

TOTAL R.O. AREA CALCULATED (PLOT B)	
UNIMPROVED R.O. AREA	408.45 sq. ft.
TOTAL R.O. AREA	129.07 sq. ft.

PITCH CHINA A		CHINA	
ITEM NO.	DESCRIPTION	UNIT	QTY
1	100% COTTON	MT	100
2	100% COTTON	MT	100
3	100% COTTON	MT	100
4	100% COTTON	MT	100
5	100% COTTON	MT	100
6	100% COTTON	MT	100
7	100% COTTON	MT	100
8	100% COTTON	MT	100
9	100% COTTON	MT	100
10	100% COTTON	MT	100
11	100% COTTON	MT	100
12	100% COTTON	MT	100
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14	100% COTTON	MT	100
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89	100% COTTON	MT	100
90	100% COTTON	MT	100
91	100% COTTON	MT	100
92	100% COTTON	MT	100

[illegible]

FORM II				
CONTENTS OF SHEET				
NAME OF SHEET OR MAP, OR TITLE OF DRAWING, OR NAME OF PROJECT			SCALE OF DRAWING, OR PLANT	
NAME OF DATE OF RECEIPT OF SHEET			NAME OF ARCHITECT, OR ENGINEER	
REVISION	DESCRIPTION	DATE	SIGNATURE	
STATEMENT OF WORK THIS SHEET IS A PART OF THE PROJECT OF THE ARCHITECT, ENGINEER, OR SURVEYOR, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, OR SURVEYOR. THIS SHEET IS A PART OF THE PROJECT OF THE ARCHITECT, ENGINEER, OR SURVEYOR, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, OR SURVEYOR. THIS SHEET IS A PART OF THE PROJECT OF THE ARCHITECT, ENGINEER, OR SURVEYOR, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, OR SURVEYOR.				
DATE	DESCRIPTION	SCALE	SIGNATURE	
REVISION	DESCRIPTION	DATE	SIGNATURE	
DESIGNER'S NAME STATEMENT OF WORK THIS SHEET IS A PART OF THE PROJECT OF THE ARCHITECT, ENGINEER, OR SURVEYOR, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, OR SURVEYOR. THIS SHEET IS A PART OF THE PROJECT OF THE ARCHITECT, ENGINEER, OR SURVEYOR, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, OR SURVEYOR. THIS SHEET IS A PART OF THE PROJECT OF THE ARCHITECT, ENGINEER, OR SURVEYOR, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, OR SURVEYOR.				

7/4

Holmes & Co.
 Holmes & Co.

2014	2014

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दस्ता क्र. ४३९२	२०१४
१६	१०१

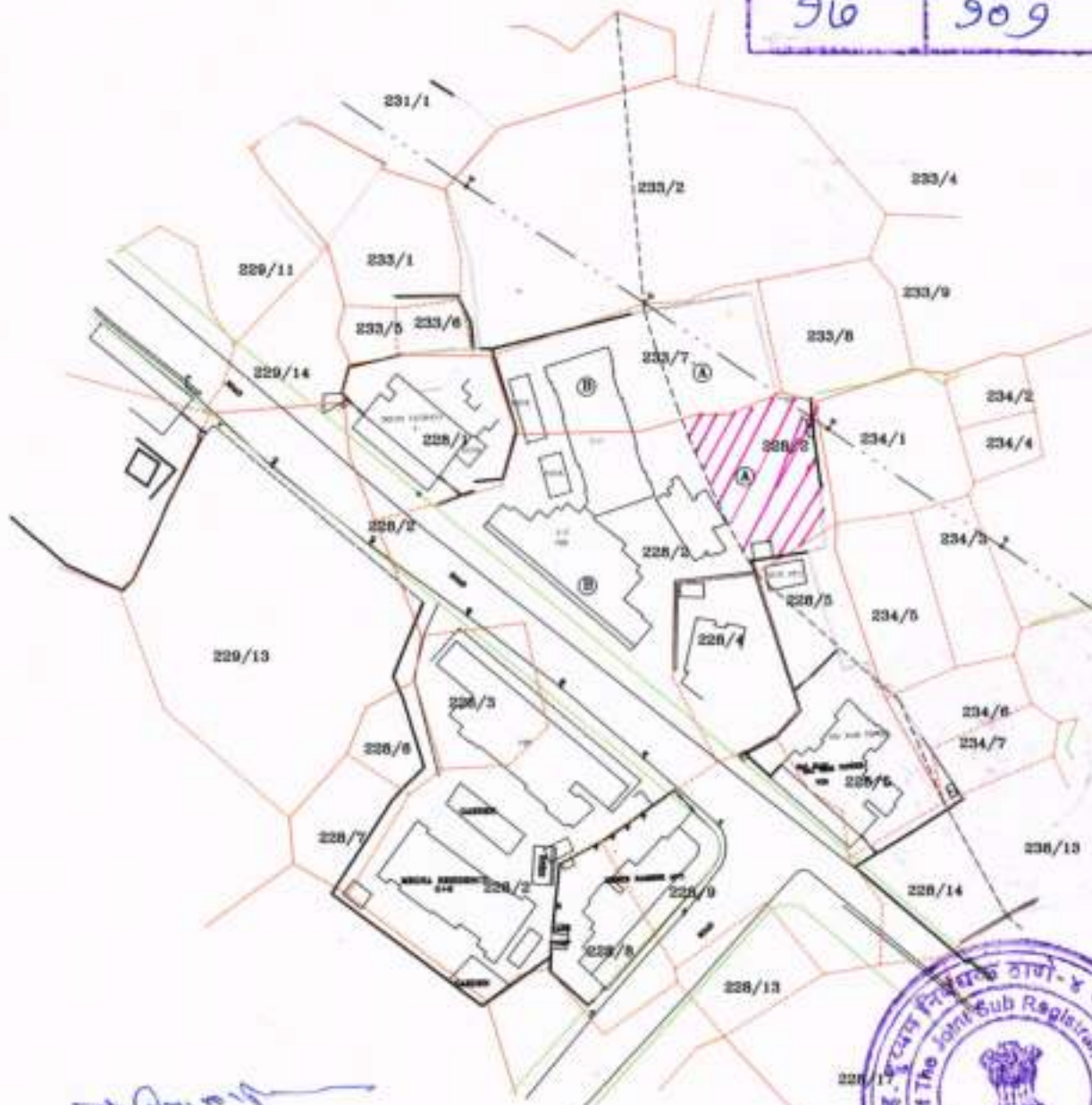


टनन ४

इलाक़ा ४३७७ २०१४

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DRG TITLE

PLAN SHOWING THE PLANE TABLE MEASUREMENT OF
SURVEY NO- 228,233 HESSA NO- 2,7 AT.VILL- NAVGHAR
POST- BHAYANDAR TAD & DIST. THANE.

AREA STATEMENT

SURVEY NO.	HESSA NO.	C.S.S.NO.	HESSA NO.	PL. TAD.	PL. TAD.
228	2	(A)	766 . 00	916 . 12	
		(B)	5159 . 00	6170 . 16	
228	2	TOTAL AREA	5925 . 00	7086 . 30	
233	7	(A)	581 . 00	814 . 47	
		(B)	740 . 00	885 . 04	
233	7	TOTAL AREA	1321 . 00	1699 . 51	

LEGEND :-

Survey no line	shown thus
FIXED STONE	—+—
Forest Buruj	—+—
Gutter	—+—
Electric/Light Te.ph.pole	—+—
COCONUT TREE	—+—
TREES	—+—
EXISTING BUND	—+—
ROAD	—+—
FENCING	—+—
STRUCTURE'S	—+—
WELL	—+—
BOREWELL	—+—
C.Wall	—+—
Culvert	—+—

SURVEYED BY- S.T. PALANDE
DRAWN BY- PRITHI K. MEHAPREKAR
DRG NO : /2014
DATE : / /2014



SCALE-1:1000

M.B.RANE
(Surveyor)

15, GROUND FLOOR,
SAHAKAR ZYOT,
BELOW T.D.C BANK
C.S.M MARG
BHAYANDAR WEST,
THANE 401 101
PHONE- 28196822

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दस्ता क्र: ४३१४	२०१४
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27 JUN 2014

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मल्ल सं. ४३९१	२०१४
२०	१०९



ट न न ४
दस्ता क्र. ४३९४ २०१४
२९ १०९



पुरवर्तनी: २८१६२८८८ / २८१६३०२८ / २८१६११८३ / २८१६१३५३ / २८१६५९८५
फैक्स: २८१६७६३६

मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAINDAR MUNICIPAL CORPORATION

स्व.इंदिरा गांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता.जि.ठाणे-४०११०१.

जा. नं. मनपा/निरा ११८४/२०१४-११

दिनांक: १८/०७/२०१४

प्रति

श्री. मनोज एम. पुरोहित
१०२, सुजाता शॉपिंग सेंटर
नवघर रोड, भाईंदर (प.)

विषय - मीजे नवघर, स.क्र. २३४ (जुना), २६ (नविन) या जमिनीच्या झोन दाखल्याबाबत.
संदर्भ - आपला दि.१८/०७/२०१४ रोजीचा अर्ज.

महोदय,

मिरा भाईंदर शहराची विकास योजना (वगळलेला भाग सोडून) दि.१४/०५/१९९७ रोजी मंजूर झालेली असून दि.१५/०७/१९९७ पासून अंमलात आलेली आहे, वगळलेल्या भागाची विकास योजना दि.२५/०८/२००० रोजी मंजूर झालेली असून दि.१५/१०/२००० पासून अंमलात आलेली आहे.

मीजे मीजे नवघर, स.क्र. २३४ (जुना), २६ (नविन) ही जागा मंजूर विकास योजनेनुसार आ.क्र. २२२अ "बेघरासाठी घरे" या आरक्षणाने व भागशा: ३०.०० मी. रुंद विकास योजना रस्त्याने बांधीत होत आहे. तसेच प्राप्त सि.आर.ड्रेड. वर्गीकरण नकाशानुसार सदरची जागा C.R.Z. अन्वये बांधीत होत आहे.

अटीशर्ती -

- विकास योजना रस्ता व आरक्षण बांधीत होत असल्यास त्यांची आखणी प्रत्यक्ष जागेवरील सिमांकना नुसार ग्राह्य घरणेत येईल.
- सदरचा झोन दाखला केवळ जागेचे झोन व सि.आर.ड्रेड दर्शविण्याच्या मर्यादित असून त्यायोगे जागेची मालकी सिध्द होत नाही.

सहाय्यक नगररचनाकार
मिरा भाईंदर महानगरपालिका





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दस्तावेज	४३९४ २०१४
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Wednesday, March 16, 2005
10:20:37 AM

पावती

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नॉदणी 39 म- 396
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23 902

पावती क्र. : 1908

दिनांक 16/03/2005

गावाचे नाव नवघर

दस्तऐवजाचा अनुक्रमांक

टनन4 - 01908 - 2005

दस्ता ऐवजाचा प्रकार

मुखत्यारनामा

सादर करणाराचे नाव: लक्ष्मीबाई पांडुरंग पाटील

नॉदणी फी

:-

100.00

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

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420.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (21)

एकूण

रु.

520.00

आपणास हा दस्त अंदाजे 10:35AM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 4

बाजार मूल्य: 1 रु.

मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देवळाचा प्रकार : चलनाचे;

चलन क्रमांक: 38; रक्कम: 100 रु.; दिनांक: 15/03/2005

दुय्यम निबंधक, ठाणे - ४.



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दस्ता क्र. २३९४	२०१४
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दस्तावेज क्रमांक व वर्ष: 1908/2005

Wednesday, March 16, 2005

18:14:05 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नवघर

दुय्यम निबंधक: ठाणे 4

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दस्तावेज क्र. ४३९२	२०१४
२१	१०९
Page. 63 m. e.	

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मुखत्यारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00
बा. ना. रु. 1.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) वर्णन: मीजे नवघर जुना सर्व्हे नं-236/6,234/14,233/6,231/11,228/13,2,219/7,3पी, नविन सर्व्हे नं- 30/6,23/14,25/6,23/11,27/13,2193/7,3पी एकूण क्षेत्र 11510 चौ.मी.

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

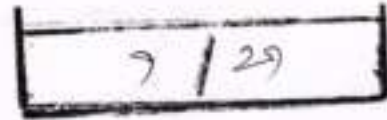
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) लक्ष्मीबाई पांडुरंग पाटील; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सहकार भवन; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईंदर पू.; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) हेमंत पांडुरंग पाटील; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(3) नितीन पांडुरंग पाटील; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(4) जितेंद्र पांडुरंग पाटील; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) मनोज एम. पुरोहित; घर/फ्लॅट नं: ए/6; गल्ली/रस्ता: -; ईमारतीचे नाव: सुजाता शॉ.सेंटर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईंदर पू.; तालुका: -; पिन: -; पॅन नम्बर: -.

- (7) दिनांक करून दिल्याचा 16/03/2005
(8) नोंदणीचा 16/03/2005
(9) अनुक्रमांक, खंड व पृष्ठ 1908 /2005
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
(11) बाजारभावाप्रमाणे नोंदणी रु 100.00
(12) शेरा



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दस्ता क्र. ४३९४	२०१४
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महाराष्ट्र MAHARASHTRA

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10 FEB 2005

विप्रीचे दिनांक - १०/०२/२००५
अनुक्रमांक ३०४७
नाम ...मानोज M. Purchit
हजे ...
दिनांक ... 18 FEB 2005
दायक ...

संजय देवदर
(सौ. के. डी. बापळे)

IRREVOCABLE GENERAL POWER OF ATTORNEY

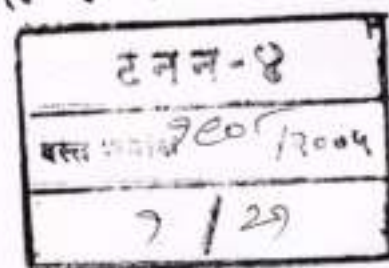
TO ALL TO WHOM THESE PRESENTS SHALL COME, WE (1) SMT. LAXMIBAI PANDURANG PATIL, 2) SHRI HEMANT PANDURANG PATIL, 3) SHRI NITIN PANDURANG PATIL, 4) SHRI JITENDRA PANDURANG PATIL and ...

all adults, Indian inhabitants, residing at Sahakar Bhavan, Bhayandar (East), Thane - 401 105, SEND GREETINGS :

१ - Hemant P. Patel.
Nitin & Pahi



fab



2/29

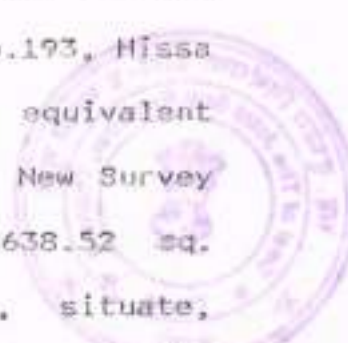
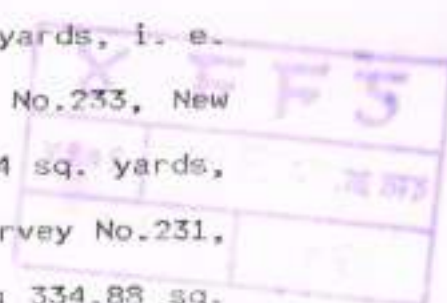
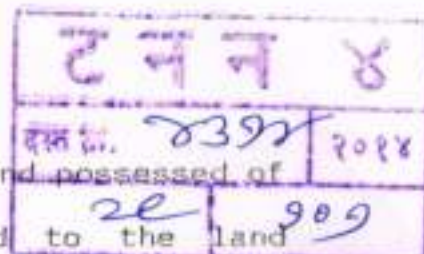


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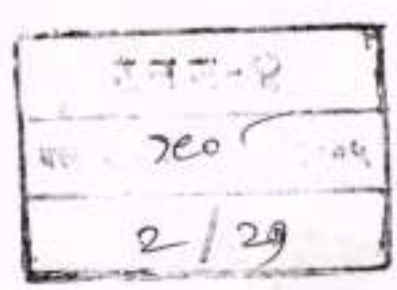


WHEREAS we are absolutely seized and possessed of and/or well and sufficiently entitled to the land bearing Old Survey No.236, New Survey No.30, Hissa No.6, admeasuring 1937.52 sq. yards, i. e. equivalent to 1620 sq. meters, Old Survey No.234, New Survey No.26, Hissa No.14, admeasuring 813.28 sq. yards, i. e. equivalent to 680 sq. meters, Old Survey No.233, New Survey No.25, Hissa No.6, admeasuring 179.4 sq. yards, i. e. equivalent to 150 sq. meters, Old Survey No.231, New Survey No.23, Hissa No.11, admeasuring 334.88 sq. yards, i. e. equivalent to 280 sq. meters, Old Survey No.228, New Survey No.27, Hissa No.13, admeasuring 514.28 sq. yards, i. e. equivalent to 430 sq. meters, Old Survey No.228, New Survey No.27, Hissa No.2, admeasuring 7140.12 sq. yards, i. e. equivalent to 5970 sq. meters, Old Survey No.219, New Survey No.193, Hissa No.7, admeasuring 1207.96 sq. yards, i. e. equivalent to 1010 sq. meters and Old Survey No.219, New Survey No.193, Hissa No.3(Part), admeasuring 1638.52 sq. yards, i. e. equivalent to 1370 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, more particularly described in the Schedule hereunder written, (hereinafter referred to as THE SAID PROPERTIES).



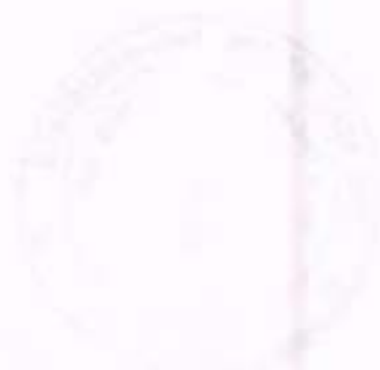
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Hemant P. Patel
 Nitin P. Patel
 - 2 -
 Patel



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टनन ४	
दस्ता क्र. ४३९२	२०१४
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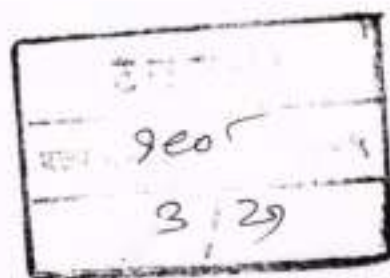


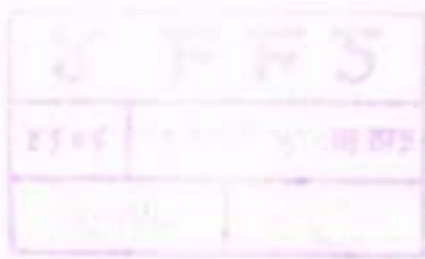
AND WHEREAS for the reasons of convenience we have decided to appoint SHRI MANOJ MOTAJI PUROHIT as our true and lawful constituted attorney to do various acts, deeds, things and matters pertaining to the said properties and accordingly we are executing these presents in favour of SHRI MANOJ MOTAJI PUROHIT as hereinafter appearing;

NOW KNOW ALL MEN THESE PRESENTS WITNESSETH We the abovenamed executors do hereby nominate, constitute and appoint SHRI MANOJ MOTAJI PUROHIT to be our lawful Attorney in fact and at law for us and on our behalf and in our name to do all or any of the following acts, deeds, things and matters hereby conferred :

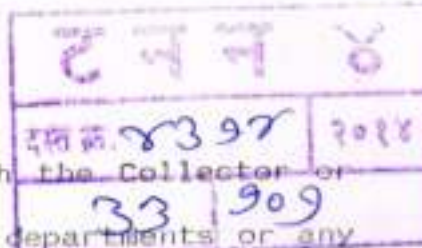
1. TO CARRY ON CORRESPONDENCE with all concerned authorities and bodies including the Government of Maharashtra and all its departments, the Municipal Council/Corporation, Collectors, S.D.O. and/or Town Planning Authorities and/or City Survey Officers/Talathi and/or Police Authorities or authority and require in period of the development for the time being in connection with the said property.
2. TO NOMINATE, appoint, engage and authorize Architects, Surveyors, Supervisors, Engineers from time to time and to revoke their appointments.

कर्मचारि पाटुरंग पाटील
Hemant R. Patil
Nitin P Patil
Patil

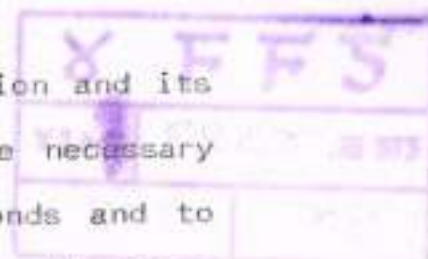




3. TO DEAL AND/OR CORRESPOND with the Collector or Municipal Authorities including all departments or any other Officers or Authorities in connection with or relating to or touching and in particular to do the following acts, deeds, matters and things, Viz. :



(a) To apply and obtain required permission and its revalidation and for that to execute necessary writing including undertaking and bonds and to furnish necessary deposits to the authorities concerned.

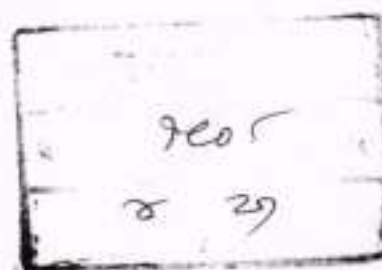


(b) To deal with the Assessment Department of the concerned Mira Bhayandar Municipal Corporation, Collector, etc. and to dispose off and deal with assessment of the aforesaid immovable property hereinafter.

(c) To appear and represent me before any and all concerned authorities and parties as may be necessary, required and/or advisable at the sole discretion of our said Attorney for or in connection with the said property and to such of the action and thing as may be necessary to activities all or any of the aforesaid purpose.



हमनाई पांडुरंग महाडिक
Hemant P. Patil
Nitin P. Patil
Patil

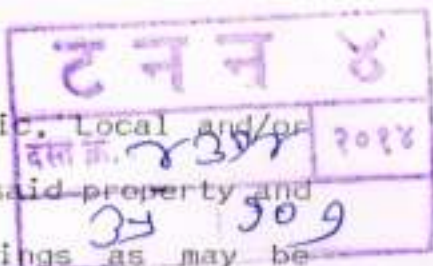


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टनन ४	
दस्तावेज क्र. ४३१४	२०१४
३४	१०१



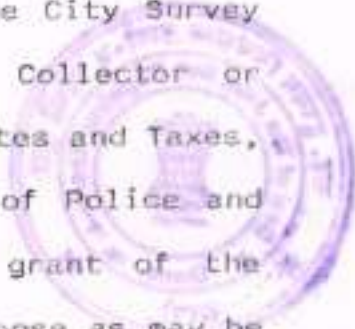
4. TO REPRESENT me before the Public, Local and/or Private authorities in respect of the said property and to take such of the action and things as may be necessary to activities all or any of the aforesaid purpose.



5. TO DEAL WITH AND CORRESPOND with the RELIANCE ENERGY for obtaining electric connection and/or connections including making or putting up a substation and for that purpose to sign all Letters, Applications, Undertakings, Terms and Conditions, etc. as may be deemed necessary or as may be required by the concerned authorities.



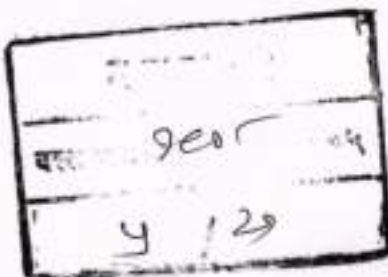
6. TO REPRESENT MY INTEREST before the City Survey Authorities, Land Records Authorities, Collector or Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Commissioner of Police and Municipal Officers for the renewal of grant of the Licences or permits or for any other purpose as may be necessary under any local acts, rule or regulation and also to appear before any public or Government Officer or other authorities whomsoever.

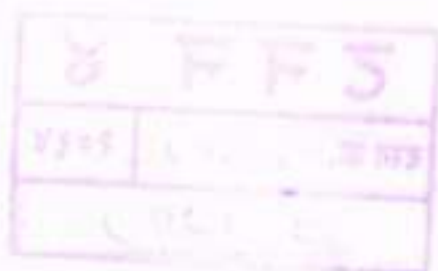


7. TO MAKE APPLICATION for water connection, electric supply and other incidental requirements, which may be required.



लक्ष्मी बाई पाटिल
Hemant P. Patil
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8. TO APPLY for refund of deposit made or to be made with the Municipal Corporation, Collector's Office and its subordinate offices, Maharashtra State Electricity Board and other concerned authorities.

9. TO MAKE application to the authorities of the Mira Bhayandar Municipal Corporation and such other private and public authorities for making available water, electricity on the said property that may be required and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposit to the authorities concerned.

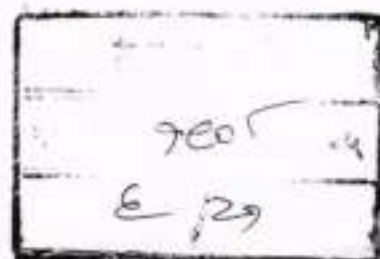
10. AND WE DO HEREBY UNDERTAKE to allow, ratify and confirm all and whatever the said attorney shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

IN WITNESS WHEREOF we have hereunto set our hands to this Power of Attorney this 16th day of March, 2005.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Old Survey No.236, New Survey No.30, Hissa No.6, admeasuring 1937.52 sq. yards, i. e. equivalent to 1620

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Hemant P. Patel.
Nitin P. Patel
Patel



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sq. meters, Old Survey No.234, New Survey No.26, Hissa No.14, admeasuring 813.28 sq. yards, i. e. equivalent to 680 sq. meters, Old Survey No.233, New Survey No.25, Hissa No.6, admeasuring 179.4 sq. yards, i. e. equivalent to 150 sq. meters, Old Survey No.231, New Survey No.23, Hissa No.11, admeasuring 334.88 sq. yards, i. e. equivalent to 280 sq. meters, Old Survey No.228, New Survey No.27, Hissa No.13, admeasuring 514.28 sq. yards, i. e. equivalent to 430 sq. meters, Old Survey No.228, New Survey No.27, Hissa No.2, admeasuring 7140.12 sq. yards, i. e. equivalent to 5970 sq. meters, Old Survey No.219, New Survey No.193, Hissa No.7, admeasuring 1207.96 sq. yards, i. e. equivalent to 1010 sq. meters and Old Survey No.219, New Survey No.193, Hissa No.3(Part), admeasuring 1638.52 sq. yards, i. e. equivalent to 1370 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

SIGNED SEALED AND DELIVERED

by the withinnamed EXECUTORS

1) SMT. LAXMIBAI PANDURANG PATIL,

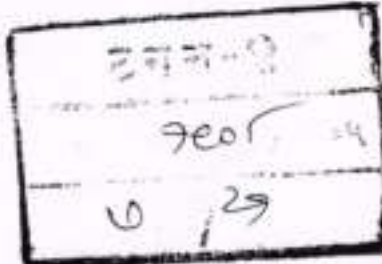
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2) SHRI HEMANT PANDURANG PATIL,

[Signature]
[Initials]

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3) SHRI NITIN PANDURANG PATIL,

[Signature]

4) SHRI JITENDRA PANDURANG PATIL,

[Signature]

[Initials]

in the presence of

1.

2.

[Signature]

SIGNED SEALED AND DELIVERED

by the withinnamed

POWER OF ATTORNEY HOLDER

SHRI MANOJ MOTAJI PURCHIT

in the presence of

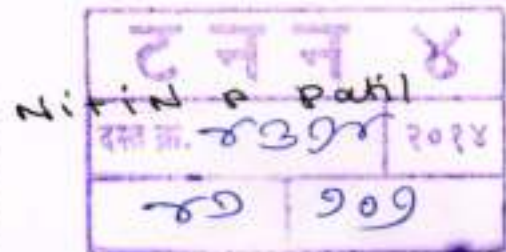
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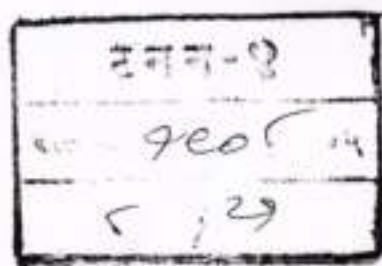
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Manoj M. Purchit



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गांव - जतधर
तालुका - ठाणे

गांव लगुना सात (अधिकार अभिलेख पत्रक)

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गांव नमुना बारा (पिकांची नोंद वही)

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राष्ट्रीय

2014/2002

तलाठी-नियंत्रण
"म. अ. न. तलाठी ठाणे"



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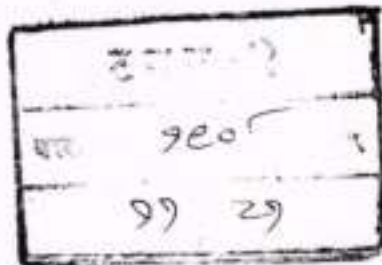
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गांव नगुना बारा (पिकांची नोंद वही)

राष्ट्रीय

2019/2020

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तलाठी



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