532/4703
Wednesday,August 24 ,2022
6:16 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5184 दिनांक: 24/08/2022

गावाचे नाव: **चाविंद्रे**
दस्तऐवजाचा अनुक्रमांक: **बवड3-4703-2022**
दस्तऐवजाचा प्रकार : **अदलाबदल पत्र**
सादर करणाऱ्याचे नाव: **शोएब रशीद मुलतानी**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 540.00
पृष्ठांची संख्या: 27	
एकूण:	रु. 30540.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 6:33 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वर्ग-२
भिवंडी क्र. ३

Joint S.R. Bhiwandi 3

बाजार मुल्य: रु.4008375 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 241000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.560/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2308202207622 दिनांक: 24/08/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006394816202223E दिनांक: 24/08/2022
बँकेचे नाव व पत्ता:

मुळदस्त एवज परत मिळाला

पक्षकाराची सही
२५-०८-२०२२

24/08/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.भिवंडी 3
दस्त क्रमांक : 4703/2022
नोंदणी :
Regn:63m

गावाचे नाव : चाविंद्रे

(1)विलेखाचा प्रकार	अदलाबदल पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4008375
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनप इतर वर्णन :, इतर माहिती: मौजे चावींद्रे ता भिवंडी जि ठाणे येथील सर्वे नंबर 62/6/7 शोएब रशीद मुलतानी यांनी 1)रिजवान अली मोहम्मद मुलतानी 2)रेश्मा रिजवान मुलतानी यांना अदलाबदली पत्राने दिलेले क्षेत्र 534.45आर.चौ.मी. अशी जमीन मिळकत.((Survey Number : 62/6/7 ;)) 2) पालिकेचे नाव:भिवंडी-निजामपूर मनप इतर वर्णन :, इतर माहिती: मौजे चावींद्रे ता भिवंडी जि ठाणे येथील सर्वे नंबर 62/6/4 1)रिजवान अली मोहम्मद मुलतानी 2)रेश्मा रिजवान मुलतानी यांनी शोएब रशीद मुलतानी यांना अदलाबदली पत्राने दिलेले क्षेत्र 334.45आर.चौ.मी. अशी जमीन मिळकत.((Survey Number : 62/6/4 ;))
(5) क्षेत्रफळ	1) 5.3445 आर.चौ.मीटर 2) 3.3445 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रिज़वान अली मोहम्मद मुलतानी वय:-52; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: मारवा अपार्टमेंट बी विंग दुसरा मजला फ्लॅट नंबर २०४ आमपाडा सुपर बेकरी चे मागे भिवंडी , रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ABLPM6155A 2): नाव:-रेश्मा रिज़वान मुलतानी वय:-45; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: मारवा अपार्टमेंट बी विंग दुसरा मजला फ्लॅट नंबर २०४ आमपाडा सुपर बेकरी चे मागे भिवंडी , रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ADVPM5138P 3): नाव:-शोएब रशीद मुलतानी वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आयेशा मंजिल आमपाडा रोड भिवंडी , रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AHKPM8101B
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शोएब रशीद मुलतानी वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: आयेशा मंजिल आमपाडा रोड भिवंडी , रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AHKPM8101B 2): नाव:-रिजवान अली मोहम्मद मुलतानी वय:-52; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: मारवा अपार्टमेंट बी विंग दुसरा मजला फ्लॅट नंबर २०४ आमपाडा सुपर बेकरी चे मागे भिवंडी , रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-ABLPM6155A 3): नाव:-रेश्मा रिजवान मुलतानी वय:-45; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: मारवा अपार्टमेंट बी विंग दुसरा मजला फ्लॅट नंबर २०४ आमपाडा सुपर बेकरी चे मागे भिवंडी , रोड नं: ., महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-ABLPM6155A
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/08/2022
(10)दस्त नोंदणी केल्याचा दिनांक	24/08/2022
(11)अनुक्रमांक,खंड व पृष्ठ	4703/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	241000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग- २
भिवंडी क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
:

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Rizwan Ali Mohamed Multani	eChallan	69103332022081311732	MH006394816202223E	241000.00	SD	0003404554202223	24/08/2022
2		DHC		2308202207622	560	RF	2308202207622D	24/08/2022
3	Rizwan Ali Mohamed Multani	eChallan		MH006394816202223E	30000	RF	0003404554202223	24/08/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202208237856

23 August 2022,07:37:38 PM
बवड3

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	ठाणे
तालुका :	तालुका : भिवंडी
उपमूल्य विभाग :	2/29-वॉर्ड क्र. 2/5) तानसापाइप लाइनचे पशिचमेकडील वरील 1,2,3 वगळता उरलेला भाग
क्षेत्राचे नांव :	Bhivandi-Nijampur Muncipal Corporation
मिळकतीचा क्रमांक :	सर्व्हे नंबर#62

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
7500	35000	40200	45200	40200	चौ. मीटर

मिळकतीचे क्षेत्र	534.45 चौ. मीटर	Layout Plot
Applicable Rules :		,16 क

1. 534.45चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =7500/-

534.45चौ. मीटर क्षेत्रासाठी मूल्य = 534.45 * 7500

=4008375/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=4008375 + 0

= **Rs.4008375/-**

= 7 **चाळीस लाख आठ हजार तीन शे पंच्याहत्तर /-**

Home Print

सह दुय्यम निबंधक वर्ग- २
भिवंडी क्र. ३

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-3 सह दुय्यम निबंधक वर्ग-२, भिवंडी-३ सत्यमेव जयते जि. ठाणे Dist. Thane

बवड - ३
द. क्र. ४४03 /२०२२
पाने १/२७

Plot No.4-7.

CHALLAN

MTR Form Number-6

GRN MH006394816202223E	BARCODE	Date 13/08/2022-13:36:28	Form ID 32

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR	Full Name	Rizwan Ali Mohamed Multani
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	N.A.Land at Chavindra
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	241000.00	Road/Street	Survey No.62/6/4 and Survey No.62/6/7, Bhiwandi
0030063301 Registration Fee	30000.00	Area/Locality	Bhiwandi
		Town/City/District	
		PIN	4 2 1 3 0 2
		Remarks (If Any)	
		SecondPartyName=Soheb Rashid Multani-CA-4009000-Marketval=4009000	
		Amount In Words	Two Lakh Seventy One Thousand Rupees Only
Total	2,71,000.00		

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022081311732	2761597238
Cheque/DD No.		Bank Date	RBI Date	13/08/2022-13:37:40	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9764302522

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे. नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Seal of The Joint Sub Registrar Class-II, Bhiwandi

बवड - ३
द. क्र. ४७०३ /२०२२
२/२७

Print Date 13-08-2022 01:37:52

RR. multani

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2308202207622	**Date**	23/08/2022
Received from Soheb Rashid Multani, Mobile number 9764302522, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Bhivandi 1 of the District Thane Grm.			
Payment Details			
Bank Name	IBKL	**Date**	23/08/2022
Bank CIN	10004152022082307047	**REF No.**	2782522720
This is computer generated receipt, hence no signature is required.			

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-3 Dist. Thane

सह दुय्यम निबंधक वर्ग-२, भिवंडी-३ यांची मुद्रा

सत्यमेव जयते

जि. ठाणे

ब व ड - ३

द. क्र. ४६०३ /२०२२

पाने 3/20



बबड - ३
क्र. ४७०३/२०२२
दस्त ४/२७

EXCHANGE DEED

THIS DEED OF EXCHANGE is made and entered into at Bhiwandi on this ___ day of 23rd August 2022.

BETWEEN:-

RR. Multani



1] MR. RIZWAN ALI MOHAMMED MULTANI [PAN:ABLPM6155A], aged about 50 years,

2] MRS. RESHMA RIZWAN MULTANI [PAN:ADVPM5138P], aged about 43 years, Both are Indian Inhabitant Residing at Marvah Apartment, B-Wing, 2nd Floor, Flat No.204, Aampada, Behind Super Bakery, Bhiwandi in the District of Thane, hereinafter called and referred to as **"PARTY OF THE ONE PART"** (which expression shall unless repugnant to the meaning and context thereof include and mean to be there/his heirs, successors, legal representatives, assigns, executors, etc.) **OF THE FIRST PART.**

AND

MR.SOHEB RASHID MULTANI, [PAN:AHKPM8101B], aged about 39 years, Indian Inhabitant, Occ.Business, residing at Ayesha Manzil, Aampada Road, Bhiwandi, hereinafter called and referred to as the **"PARTY OF THE SECOND PART"** (which expression shall unless repugnant to the meaning and context thereof include and mean to be there/his heirs, successors, legal representatives, assigns, executors, etc.) of the **OTHER PART,**

WHEREAS the Party of the First Part have seized and possessed of or otherwise well and sufficiently entitled to free from encumbrances to the N.A.Land herein and is absolute and exclusive owner and occupants of N.A.Land as under:

SURVEY.NO./ HISSA NO.	AREA AAR-Sq.Mtrs	*AAKAR RS.-PAISE*
62/6/4	**334.45**	**0-29**
Area To Exchange	**334.45 Mtrs**	

R.R. Multani

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-3 Dist. Thane
बवड - ३
द. क्र. ४७०३/२०२२
पाने ६/२७

Lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane, which is fully and properly described in the **Schedule-A** written hereunder and which is hereinafter called and referred to as **"THE SAID LAND".**

WHEREAS the Party of the Second Part seized and possessed of or otherwise well and sufficiently entitled to free from encumbrances to the N.A.Land herein and is absolute and ex`clusive owner and occupants of a N.A.Land as under:

SURVEY.NO./ HISSA NO.	AREA AAR-Sq.Mtrs	*AAKAR RS.-PAISE*
62/6/7	**799.50**	**0-70**
Area To Exchange	**534.45 Mtrs**	

Lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane, which is fully and properly described in the **Schedule-B** written hereunder and which is hereinafter called and referred to as **"THE SAID LAND".**

WHEREAS the Party of the First Part wanted to Exchange the Said Land for valuable consideration in Village Chavindre, hence the Party of the First Part expressed their view such to the Party of the Second Part and The Party of the First Part after due consideration gave an offer to the Party of the Second Part to transfer title and possession of the Said Land mentioned in Schedule-B, to us i.e. Party of the First Part, and in exchange Party of the First Part transfer title and possession of the Said Land to Party of the Second Part, mentioned in Schedule-A.

RA. multani



बबड - ३
दु. क्र. ७७03/२०२२
७/२७

WHEREAS the parties, after due negotiation, entered into an oral exchange deed, whereby the Party of the First Part agreed to exchange the Said Land with Party of the Second Part for the Said Land agreed to go for such exchange.

WHEREAS the valuable of the exchange is made and adjusted as under:-

- Value of Land (Schedule-A) 25,09,000/-
- Value of Land (Schedule-B) 40,09,000/-

WHEREAS both the parties exchanged possession of the said Land with each other, hence in order to finalize the said exchange, they entered into this deed as follows:

WHEREAS the Said Land situate within the limits of Revenue village Chavindre, Bhiwandi, Taluka Bhiwandi in the District of Thane and is within the Registration District of District Registrar of Assurances and within the Registration District of Sub-Registrar of Assurance of Bhiwandi.

NOW THIS DEED WITNESS AS FOLLOWS:

1. In pursuance of the aforesaid agreement and in consideration of the party of the First Part conveys to the party of the Second part, the **Land bearing Survey No.62/6/4,** admeasuring about **334.45 Sq.Mtrs,** hereindetament Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane, doth hereby assigns, grants and conveys all and singular the **"The Said Land"** TOGETHER WITH all singular the houses, out-houses, edifices, buildings, courts, yards, areas, compounds, sewers, drains, ditches,

RR. Multani

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-3 Dist. Thane
बवड - ३
द. क्र. ४६०३ /२०२२
पाने LKU

fences, trees, plants, shrubs, ways, paths, passage, common gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members, and appurtenances whatsoever to the said 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 or any time heretofore usually held, use, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto **AND TOGETHER ALSO WITH** full and free rights and liberty for the party of the Second Part their successors and assigns their heirs, executors, administrators and assigns the Owner or occupiers for the time being of the said premises or any part thereof their tenants, agents, servants, and peons authorized by them at all times hereafter over and upon the strip of **N.A.Land bearing Survey No.62/6/4,** admeasuring about **334.45 Sq.Mtrs,** hereby conveyed, transferred and assured **AND ALL THE ESTATE** rights, title interest claim and demand whatsoever at law and in equity of the party of the One Part in to out or upon the said land hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said land hereditament hereby granted, conveyed, transferred and assured or intended and expressed so to be with their and every of their rights, members and appurtenances (all which are hereinafter called "the said Land/Premises.") **UNTO AND TO THE USE** and benefit of the party of the Second Part forever.

2. In pursuance of the aforesaid agreement and in consideration of the Party of the Second Part conveys to the party of the First part the **Land bearing Survey No.62/6/7,** admeasuring about **534.45 Sq.Mtrs,** hereindetament Village Chavindre, Bhiwandi,

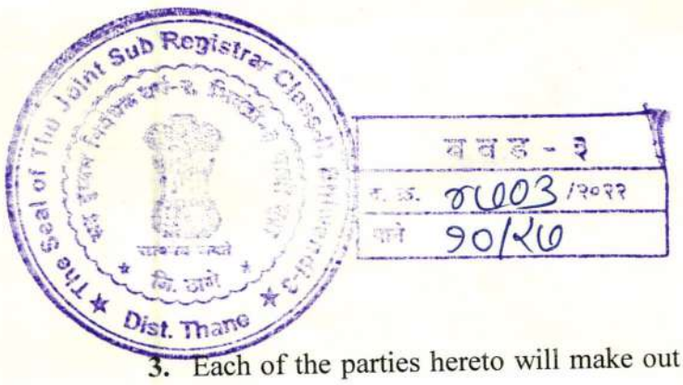
RR. Mutterni



The Seal of The Joint Sub Registrar Class-II, Bhiwandi-3
बवड - ३
द. क्र. ४७०३ /२०२२
पाने ९/२७

Taluka Bhiwandi, in the District of Thane, doth hereby assigns, grants and conveys all and singular the **"The Said Land"** TOGETHER WITH all singular the houses, out-houses, edifices, buildings, courts, yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage, common gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members, and appurtenances whatsoever to the said 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 or any time heretofore usually held, use, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto **AND TOGETHER ALSO WITH** full and free rights and liberty for the party of the One Part their successors and assigns their heirs, executors, administrators and assigns the Owner or occupiers for the time being of the said premises or any part thereof their tenants, agents, servants, and peons authorized by them at all times hereafter over and upon the strip of **N.A.Land bearing Survey No.62/6/7,** admeasuring about **534.45 Sq.Mtrs,** hereby conveyed, transferred and assured **AND ALL THE ESTATE** rights, title interest claim and demand whatsoever at law and in equity of the party of the One Part in to out or upon the said land hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said land hereditament hereby granted, conveyed, transferred and assured or intended and expressed so to be with their and every of their rights, members and appurtenances (all which are hereinafter called "the said Land/Premises.") **UNTO AND TO THE USE** and benefit of the party of the One Part forever.

RR. multani



3. Each of the parties hereto will make out a marketable title to the property belonging to him, free from any encumbrances and reasonable doubt.

4. Each party shall produce to the other party, or the advocate nominated by him, the title-deeds relating to his property for investigation of title.

5. The value of the said Land described in **Schedule A** hereunder written is Valued **Rs.25,09,000/- (Rupees Twenty Five Lakhs Nine Thousand Only.)**

6. The value of the said Property is equal and same as mutually valid at **Rs.40,09,000/- (Rupees Forty Lakhs Nine Thousand Only.)**

7. Each party will pay all outgoings by way of Municipal Tax/Land Dhara and other taxes Etc. up to the execution of the Deed of Exchange as far as possible, otherwise the same and the rents will be apportioned as on the date of execution of the Deed of Exchange.

8. Simultaneously, with the execution of the Deed of Exchange each party will give to the other possession of his property exchanged by attorning tenant to the other party as owner thereof and by delivering vacant possession of such par thereof as will be vacant. Each party shall also hand over the title deeds of his property to the other.



9. The stamp duty and registration charges in respect of the Deed of Exchange and any other document if required to be executed will be borne and paid by the parties hereto in equal shares. Each party will bear and pay his own advocate's fees.

10. Each party declares that he has not received any notice from the Govt. or Municipal Corporation/Grampanchayat or any other authority for acquisition or requisition of his property or any part thereof or for structural or major repairs or otherwise howsoever. If any such notice is received before completion of exchange. The other party will give the option to cancel this agreement by giving fifteen days' prior notice to the other to that effect.

11. If any party hereto fails to make out a marketable title to his property free from encumbrances and reasonable doubts, the Second party will have the option to cancel this agreement by giving fifteen days' prior notice to that effect to the Second party.

PROVIDED ALWAYS and it is hereby agreed that whenever such an interpretation would be requisite to give fullest possible scope and effect to any covenant herein contained, the expressions **"THE FIRST PART"** and **"THE SECOND PART"** herein used shall include and mean to be their respective heirs, successors, legal representatives, assigns, executors etc.

R.R. Multani

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-3 Dist. Thane
सह दुय्यम निबंधक वर्ग-२, भिवंडी-३ वांची दुय्यम
सत्यमेव जयते
जि. ठाणे
बवड - ३
द. क्र. ४८०३/२०२२
पाने ९२/२८

SCHEDULE- "A"

Area To Exchange

All that piece and parcels of the **N.A.LAND** bearing,

SURVEY.NO./HISSA NO.	AREA AAR-Sq.Mtrs	*AAKAR RS.-PAISE*
62/6/4	**334.45 Sq.Mtrs**	**0-29**

Lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane.

SCHEDULE- "B"

All that piece and parcels of **N.A.LAND** bearing,

SURVEY.NO./HISSA NO.	AREA AAR-Sq.Mtrs	*AAKAR RS.-PAISE*
62/6/7	**534.45 Sq.Mtrs**	**0-70**

Lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane.

RR. multani