81/12003

Friday,August 25 ,2023

4:56 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 14681 दिनांक: 25/08/2023

गावाचे नाव: **चाविंद्रा**

दस्तऐवजाचा अनुक्रमांक: **बवड1-12003-2023**

दस्तऐवजाचा प्रकार : **अभिहस्तांतरणपत्र**

सादर करणाऱ्याचे नाव: **रिजवान अली मोहम्मद मुलतानी**

नोंदणी फी	रु. 19880.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 20280.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 5:17 PM ह्या वेळेस मिळेल.

Sub Registrar Bhivandi 1
सह दुय्यम निबंधक वर्ग-२
भिवंडी-१

बाजार मुल्य: रु.1961370 /-

मोबदला रु.1988000/-

भरलेले मुद्रांक शुल्क : रु. 139500/-

मुळ दस्त परत केला

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0823259314004 दिनांक: 25/08/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.19900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006811570202324E दिनांक: 25/08/2023
बँकेचे नाव व पत्ता:

25/08/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 12003/2023

नोदंणी :

Regn:63m

गावाचे नाव : चाविंद्रा

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	1988000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1961370
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनप इतर वर्णन :, इतर माहिती: मौजे चाविन्द्रा तालुका भिवंडी जिल्हा ठाणे येथिल सर्व्हे न 62/6/7 येथील बिन शेती जमिन क्षेत्र 2.65.05 आर्. चौ मि म्हणजेच 265.05 चौ मि जागा((Survey Number : 62/6/7 ;))
(5) क्षेत्रफळ	1) 2.6505 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:-शोएब रशीद मुलतानी वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: पहिला, इमारतीचे नाव: आयशा मन्जिल, ब्लॉक नं: -, रोड नं: नाशिक रोड , 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:-रिजवान अली मोहम्मद मुलतानी वय:-53; पत्ता:-प्लॉट नं: 204, माळा नं: दुसरा मजला , इमारतीचे नाव: मर्वाह अपार्टमेंट, ब्लॉक नं: -, रोड नं: नाशिक रोड , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-ABLPM6155A
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	12003/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	139500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19880
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
भिवंडी-१

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 Mohammed Multani	eChallan	69103332023081818304	MH006811570202324E	139500.00	SD	0003736969202324	25/08/2023
2		DHC		0823259314004	400	RF	0823259314004D	25/08/2023
3	Rizwan Ali Mohammed Multani	eChallan		MH006811570202324E	19900	RF	0003736969202324	25/08/2023

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

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 20230825704

25 August 2023,10:23:03 AM

बवड1

मूल्यांकनाचे वर्ष :	2023
जिल्हा :	ठाणे
तालुका :	तालुका : भिवंडी
उपमूल्य विभाग :	4/45-वॉर्ड क्र. 10/1) नागांव न. भु. क्र.
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
7400	34200	39300	46200	39300	चौ. मीटर

मिळकतीचे क्षेत्र 265.05 चौ. मीटर Bulk Land

Applicable Rules : ,16 ब

1. 265.05चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =7400/-

265.05चौ. मीटर क्षेत्रासाठी मूल्य = 265.05 * 7400

=1961370/-

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

=1961370 + 0

= Rs.1961370/-

= ₹ एकोणवीस लाख एकसष्ठ हजार तीन शे सत्तर /-

Satish

प्र सह दुय्यम निबंधक वर्ग-२

भिवंडी-१

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-1 सह दुय्यम निबंधक वर्ग-२, भिवंडी-१ वांची मुद्रा सत्यमेव जयते जि. ठाणे Dist. Thane

बवड - १	
द. क्र. १२००३	२०२३
पाने	१ | २०

CHALLAN
MTR Form Number-6

GRN MH006811570202324E	**BARCODE**	**Date** 18/08/2023-16:09:12	**Form ID** 25.1

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	BVD3_BHIWANDI 3 JOINT SUB REGISTRAR	**Full Name**	Rizwan Ali Mohammed Multani
Location	THANE		
Year	2023-2024 One Time	**Flat/Block No.**	N.A.Land at Chavindra
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	139500.00	**Road/Street**	Survey No.62/6/7, Chavindra
0030063301 Registration Fee	19900.00	**Area/Locality**	Bhiwandi
		Town/City/District	
		PIN	4 2 1 3 0 2
		Remarks (If Any)	
		SecondPartyName=Soheb Rashid Multani~CA=1988000~Marketval=1988000	
Total	1,59,400.00	**Amount In Words**	One Lakh Fifty Nine Thousand Four Hundred Rupees Only

DEFACED ₹159400.00 DEFACED

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023081818304	2824153568
Cheque/DD No.		Bank Date	RBI Date	18/08/2023-16:10:07	19/08/2023
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		100 , 19/08/2023	

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 दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND TREASURIES MUMBAI 02
Date: 2023.08.25 16:57:50 IST
Reason: GRAS Secure Document.
Location: India

Challan Defaced By Remar...

Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-81-12003	0003736969202324	25/08/2023-16:56:52	IGR131	19900.00
2	(iS)-81-12003	0003736969202324	25/08/2023-16:56:52	IGR131	139500.00
			Total Defacement Amount		**1,59,400.00**

Print Date 25-08-2023 04:57:49

CHALLAN

MTR Form Number-6

GRN	MH006811570202324E	BARCODE		Date	18/08/2023-16:09:12	Form ID	25.1

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	BVD3_BHIWANDI 3 JOINT SUB REGISTRAR	**Full Name**	Rizwan Ali Mohammed Multani
Location	THANE		
Year	2023-2024 One Time	**Flat/Block No.**	N.A.Land at Chavindra
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	139500.00	**Road/Street**	Survey No.62/6/7, Chavindra
0030063301 Registration Fee	19900.00	**Area/Locality**	Bhiwandi
		Town/City/District	
		PIN	4 2 1 3 0 2
		Remarks (If Any)	
		SecondPartyName=Soheb Rashid Multani~CA=1988000~Marketval=1988000	
		Amount In Words	One Lakh Fifty Nine Thousand Four Hundred Rupees Only
Total	1,59,400.00		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023081818304	2824153568
Cheque/DD No.		Bank Date	RBI Date	18/08/2023-16:10:07	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 नोदणी करावयाच्या दस्तांसाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

The Seal of The Joint Sub Registrar Class-II, Bhiwandi-1 Dist. Thane

बवड - १

द. क्र. 12003 २०२३

पाने 3 | 20

Print Date 18-08-2023 04:10:28



The Seal of The Joint Sub Registrar Class-II, Bhiwandi-1
Dist. Thane

बबड - १	
द. क्र. 2003	२०२३
पाने	8/20

CONVEYANCE

THIS DEED OF CONVEYANCE is made and entered into at Bhiwandi, Dist. Thane,

on this 25th day of August **2023**.

BETWEEN:-



MR. SOHEB RASHID MULTANI [PAN: AHKPM8101B], aged about 39 years, Indian Inhabitant, Residing at M.H.No.1386, Ayesha Manzil, 4th Nizampura, Aampada Road, Bhiwandi, District Thane, hereinafter called **"THE VENDOR"** (which expression shall unless it be repugnant to the context and meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns) of the **ONE PART;**

AND

MR. RIZWAN ALI MOHAMMED MULTANI [PAN: ABLPM6155A], aged about 53 years, 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 as the **"PURCHASER"** (which expression shall unless it be repugnant to the context and meaning thereof shall mean and include his/her/their heirs administrators executors and assigns) of the **OTHER PART;**

WHEREAS the Vendor have absolutely seized, possessed of or otherwise well and sufficiently entitled to the Piece or parcel of **N.A Land bearing Survey No.62/6/7,** Total admeasuring about **265.05 Sq.Mtrs,** lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane, Within the local limit of BNCMC Bhiwandi, more particularly described in the **Schedule** written hereunder.

WHEREAS the said N.A land is situated within the limits of Revenue village Chavindre, Bhiwandi, Taluka Bhiwandi in the District of Thane within the local limit of BNCMC Bhiwandi, and is within the Registration District of District Registrar of Assurances and within the Registration District of Sub-Registrar of Assurance of Bhiwandi.



WHEREAS the Vendor has Possessed the above Land from Mrs.Ruksana Rafiq Ansari & Others by a registered Exchange Deed duly executed on 17-06-2022, and Registered on 17-06-2022, Vide Reg.No.3289/2022, and from the date of the Deed and registration the Vendor is absolute Owner and in physical possession of the said Land.

WHEREAS Mrs. Ruksana Rafiq Ansari and Others have purchased the Said Total Land from Balu Tukaram Patil as per registered Sale Deed dtd. 22-06-1983, registered with Sub. Registrar of assurance, Bhiwandi, Dist.Thane Vide Reg.No.1022, Dtd.22/06/1983.

AND WHEREAS the Vendor have converted the said total land in to Non Agriculture, purpose from the office of the Collector Thane, Vide order No, R.E.V.D.I.NAP. VII. SR.327.Dated.30-12-1985.

WHEREAS the Vendor was desirous to sell **N.A Land bearing Survey No.62/6/7,** admeasuring about **265.05 Sq.Mtrs,** lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane, within the limits local limits of Bhiwandi Nizampur Municipal Corporation (BNCMC) Bhiwandi, more particularly described in the **Schedule** written hereunder and intended to be hereby conveyed transferred and assured, hereinafter called and referred to as the **"SAID LAND".**

AND WHEREAS as Purchaser came to know about the desire of Vendor the Purchaser have approached to the Vendor and negotiated with him and after the negotiation between both the parties the Vendor has agreed to sale Said Land i.e **N.A Land bearing Survey No.62/6/7,** admeasuring about **265.05 Sq.Mtrs,** lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane, within the



local limit of BNCMC, Bhiwandi, more particularly described in the schedule written hereunder, to the Purchaser and Purchaser has agreed to purchase the same from the Vendor for the Consideration amount of **Rs.19,88,000/- (Rupees Nineteen Lakhs Eighty Eight Thousand Only).**

NOW THIS DEED WITNESSETH AS FOLLOWS:

1] In pursuance of the said agreement and in consideration of the sum of **Rs.19,88,000/- (Rupees Nineteen Lakhs Eighty Eight Thousand Only),** paid by the Purchaser to the Vendor from time to time by Bank before the execution hereof the payment and receipt whereof the Vendor doth admit and acknowledge and of and from the same and any party thereof doth forever acquit, release and discharge the Purchaser absolutely, the Vendor 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 appurtenance 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 Purchaser 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 said land admeasuring about **265.05 Sq.Mtrs.** forming part of **Survey No.62/6/7,** hereby conveyed, transferred and assured **AND ALL THE ESTATE** rights, title interest claim and demand whatsoever at law and in equity of the Vendor 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 hereditaments premises hereby granted, conveyed, transferred and assured or intended and expressed so to be with their and every of their rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser forever.

2] The Vendor does hereby covenant with the Purchaser as follows:-

a) The said land shall be quietly entered into and upon and held and enjoyed by the Purchaser without any interruption of disturbances by the Vendor or any persons claiming through or under them and without any lawful disturbance or interruption by any other person whomsoever.

b) The Vendor will at the cost of the persons requiring the same execute and do hereby every such assurances or thing necessary for further more perfectly assuring the said land to the Purchaser their heirs legal representatives, successors, assigns, executors, etc. as may reasonably be required.

c) The interest, right, title and claim hereby transferred to the Purchaser subsist and the Vendor has power to sell the same.

d) The said land, hereby sold, is free from encumbrance and title of the Vendor is clear and marketable.

e) The Vendor has not received any notice of requisition acquisition or reservation of the said land from any authority whatsoever. The provisions of Urban Land Ceiling Act, is not applicable to the said land. So also the said land is not reserved, acquired or required by any authority whatsoever. The Vendor have not created any right, title interest or claim in respect of the execution of this deed any such fact appears it shall be the sole responsibility of the Vendor to clear the same at their own expenses and without causing any prejudice to the rights, title, interest or claim of the Purchaser.



f) The Vendor shall cease to remain the owners and occupants of the said land after execution of this deed.

g) The Purchaser has become the sole, absolute and exclusive owners and occupant of the said land.

h) The Purchaser shall be entitled to use and enjoy the said land in any manner whatever and the Purchaser shall be entitled to deal with any person whomsoever in respect of the said land in any manner whatsoever. The Vendor shall have no objection in the same.

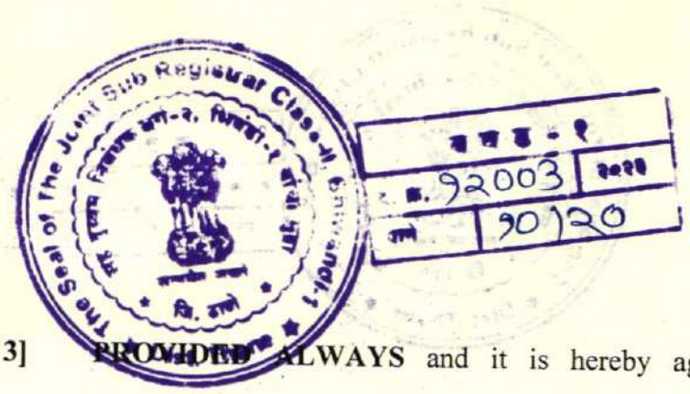
i) The Vendor shall get the said land transferred in the name of the Purchaser in all the Govt. records of right at the expenses of the Purchaser.

j) The Vendor shall be liable to pay all the taxes, cess, revenue assessment fees, charges etc. in respect of the said land to all the concerned authorities for the period till execution of this deed and the Purchaser shall be liable to pay all such taxes, cess, revenue assessment fees charges etc. to all such authorities for the period subsequent to the execution of this deed, all the arrears taxes, cess revenue assessment, fees, charges etc. for the period till execution of the deed shall be payable by the Vendor to all such authorities.

k) The possession of the said land is handed over to the Purchasers by the Vendors before execution of this deed and they have accepted the same.

l) The Purchaser shall be entitled to either construct any structure on the same and for that purpose the Vendor shall have no objection.

m) The contents of this document are read over; explained and interpreted to the Vendor and to the Purchaser in their language and they have understood the same and after getting satisfied with the contents the Vendor are executing the same.



3] **PROVIDED ALWAYS** and it is hereby agreed that whatever such an interpretation would be required to give the fullest possible scope and effect to any contract or covenant herein content the expression their (The Vendor and the Purchaser hereinbefore used include their respective heirs, legal representatives successors, executors, assigns etc.)

4] On or before execution hereof, the Vendor have handed over all the title deeds in respect of the said land to the Purchaser and if any further title deeds are formal in possession of the Vendor the same will be handed over to the Purchaser forth with. (the document is registered in the name of Purchaser Only).

SCHEDULE OF THE LAND

ALL that Piece and parcel of the **N.A Land bearing Survey No.62/6/7,** admeasuring about **265.05 Sq.Mtrs,** lying and being at Village Chavindre, Bhiwandi, Taluka Bhiwandi, in the District of Thane., within the limits of BNCMC Bhiwandi under the jurisdiction of Sub-Registrar of Assurance, Bhiwandi, in the District of Thane.

The said land is exclusively owned and possessed by the above named **VENDOR** it has clear and marketable title and the same is without any encumbrances whatsoever nature.

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

बवड - १
द. क्र. १२००३ २०२३
पाने ११२०

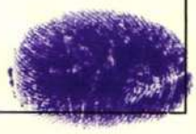
IN WITNESS WHEREOF the Vendor has signed put their thumb impression on the 25th day of August 2023 in presence of following witness at Bhiwandi.

SIGNED SEALED & DELIVERED]

By the within named **"VENDOR"**]

Mr. Soheb Rashid Multani]

Lefthand thumb impression





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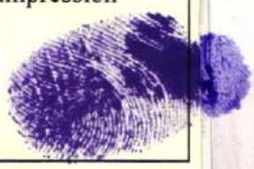
SIGNED SEALED & ACCEPTED]

By the within named **"PURCHASER"**]

Mr. Rizwan Ali Mohammed Multani]

Lefthand thumb impression





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WITNESSES:

1] Adv. S. R. Multani

2] Nooh Shaikh