

2111 SLS

as 211111

Receipt (part)

78/11839

पावती

Original/Duplicate

Tuesday, July 12, 2022

नोंदणी क्र.: 39म

4:32 PM

Regn.: 39M

पावती क्र.: 12838 दिनांक: 12/07/2022

माग्याचे नाव: डबळे

दस्तावेजाचा अनुक्रमांक: डहए2-11839-2022

दस्तावेजाचा प्रकार: खरेदीखत

मादर करग्राह्याचे नाव: बिमजी मेघजी वारवाडिया

नोंदणी फी

₹. 100.00

दस्त हाताळणी फी

₹. 960.00

पृष्ठांची संख्या: 48

एकूण:

₹. 1060.00

Sub Registrar Dhasnagar 2

वाढार शुल्क: ₹.2776000/-

नोबदला ₹.3500000/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

सह दुय्यम निबंधक वग

उल्हासनगर-२

1) देवकाचा प्रकार: DHC राहम: ₹.960/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: 1207202203583 दिनांक: 12/07/2022

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: eChallan राहम: ₹.100/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: MH004088732202223E दिनांक: 12/07/2022

बँकेचे नाव व पत्ता:

नोंदणी फी याफी अमाळ्यास तपशिल :-

1) Fee Adjusted : Old Doc.No8996-2022 Amt. 30000



CHALLAN
MTR Form Number-6



RN MH004088732202223E		BARCODE		Date 28/06/2022-10:45:26		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR				Full Name		KHIRAJI MEGHJI BARVADIYA	
Location THANE				Flat/Block No.		SURVEY NO 67 HISSA NO 4/D	
Year 2022-2023 One Time				Premises/Building			
Account Head Details		Amount in Rs.		Road/Street		DHAVLE TALUKA AMBERNATH	
30006401 Stamp Duty		500.00		Area/Locality		THANE	
300063301 Registration Fee		100.00		Town/City/District			
				PIN		4 2 1 5 0 3	
				Remarks (If Any)			
				SecondPartyName=NIDA MOHAMMED ZAID KAPADIA~			
				Amount In Six Hundred Rupees Only			
				Words			
Payment Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN		Ref. No.	
				69103332022062812696		2753437458	
Name of Bank				Branch		IDBI BANK	
Name of Branch				Branch		100 , 29/06/2022	
Department ID :				Mobile No. :		9370445570	
NOTE:- This challan is valid for documents registered in Sub Registrar office only. Not valid for unregistered document.							
पट्टा चालान केवल दस्तावेजों के लिए मान्य है। अनपेक्षित रूप से नोंदणी कार्यालयों में प्रस्तुत नहीं किया जायेगा। नोंदणी न की गई दस्तावेजों के लिए प्रयोग नहीं किया जायेगा।							
Signature Not Verified							
Digitally signed by OS VIRTUAL TREASURY							
MUMBAI/03							
Date: 2022.06.12							
18:28:26 IST							
Reason: GRAF Source							
Do Remet							
Location: India							
Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount		
1	(IS)-78-11839	0002424528202223	12/07/2022-15:55:36	IGR129	100.00		
2	(IS)-78-11839	0002424528202223	12/07/2022-15:55:36	IGR129	500.00		
Total Defacement Amount					600.00		



CHALLAN
MTR Form Number-6



GRN	MH004008732202223E	BARCODE			Date	28/05/2022-10:46:26	Form ID	25.1
Department			Inspector General Of Registration					
Stamp Duty			TAX ID / TAN (If Any)					
Type of Payment			Registration Fee					
			PAN No.(If Applicable)					
Office Name			ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name		KHMJI MEGHJI BARVADIYA	
Location			THANE		Flat/Block No.		SURVEY NO-67 HISBA NO 4/D	
Year			2022-2023 One Time		Premises/Building		CHAVLE TALUKA AMBERNATH	
Account Head Details			Amount In Rs.		Road/Street		THANE	
0030046401 Stamp Duty			500.00		Area/Locality		THANE	
0030063301 Registration Fee			100.00		Town/City/District		THANE	
					PIN		4 2 1 5 0 3	
			Remarks (If Any)					
			KAPADIA MOHAMMED ZAID KAPADIA-					
			Amount In Six Hundred Rupees Only					
Total			600.00					
Payment Details			IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		69103332022062812506 2753437458	
Cheque/DD No.			Bank Date		RBI Date		28/05/2022-10:47:15 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

Mobile No. : 9370445670

सदर चालन रोखद दुखत नितेधक कार्यालयात नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चालन लागू नाही.



Village :- DHAVLE
 Area of Land :- 3340 Sq. Mtrs.
 Govt. Value :- 31,73,000/-
 Actual Value :- 35,00,000/-
 Stamp Duty :- 2,10,000/-
 Reg. Fee :- 30,000/-

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT
 DHAVLE Tal- Ambernath Dist-Thane this १२th day of
July 2022.

BETWEEN

N. R. Kapachit

F. R. Bhaskaran

[Signature]

anar

(1) **NIDA MOHAMMED ZAID KAPADIA**, Age 36 years, Occupation : Business, PAN – **DCOPK7468H**, Residing at : Nishantwala Society, Adja Patiya, Surat City, Gujrat 395009, (2) **FARZIN RAUF BHAKRANI**, Age 42 years, Occupation : Business, PAN – **AJHPB6543M** Residing at : B/504, Medoj Park 2, Aksa Masjid Road, Jogeshwari West, Mumbai 400102, Hereinafter called and referred to as the “**VENDORS**” (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include their legal heirs, successors, executors, administrators and assigns) **THE PARTY OF THE FIRST PART;**

AND

1. MR. KHIMJI MEGHJI BARVADIYA Age 47 years Occupation- Business, Aadhar No. 7029 7890 6540, **R/at :-** Ambar Enclave, Building No. 2, A/1503, Kanchangaon, Behind Laxmipark, (East), Kalyan, **2. MR. RAMESH SAVA THANS** Age 41 years Occupation- Business, Aadhar No. 9119 7156 3304, **R/at :-** 30/1 Shivaji Siddhi, Parthali Road, Opp. Shree Mangal Karyalay, Goregaon West, Ulhasnagar, Dist. Thane. hereinafter called and referred to as the “**PURCHASERS**” (which expression shall unless it be repugnant to the context or meaning thereof deemed to mean and include their legal heirs, successors, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**



AND WHEREAS :

(1) **WHEREAS** the subject matter of this Sale Deed is the property situated at Village **DHAVLE** Tal- Ambernath Dist – Thane within the jurisdiction of Sub-Registrar of Assurances at Ulhasnagar-2/4 within the territorial limits of Talathi Saja Vangani and description whereof

M. K. Kapadia

F. R. Bhakrani

[Signature]

[Signature]

[Signature]

as per 7/12 Extract issued by Group Grampanchyat Dhavle and Tahsil Ambernath, Talathi Saja Vangani is as under :-

Village Name	Survey No. / Hissa No.	Area of land H-R-P	Asst Rs. Paise
DHAVLE, Tal- Ambernath, Dist- Thane.	67/4/D	0-23-40 P.K. 0-10-00 Total 0-33-40	1.01

Survey No. 67/4/D land Bounded as Follows :-

EAST	:	
WEST	:	
SOUTH	:	
NORTH	:	

AND WHEREAS above said land is hereinafter for the brevity's sake referred to or called as "THE SAID PROPERTY" or "THE PROPERTY DESCRIBED ABOVE" or "THE SAID LAND".

AND WHEREAS the above said land is in the name of Party of First Part & Party of First Part owned and possessed by said land according to latest 7/12 extract issued by Talathi Vangani and is in legal & physical possession of the said owner till today.



AND WHEREAS the said land was originally owned and possessed by Salim Mohammed Fruitwala and the said Salim Mohammed Fruitwala expired on 04/09/2015 leaving behind him following legal heirs :

- 1) Rehana Salim Fruitwala – Wife
- 2) Farzin Rauf Bhakrani – Daughter
- 3) Samina Abdul Munaf – Daughter
- 4) Nida Mohammed Zaid Kapadiya – Daughter
- 5) Rizwan Salim Fruitwala – Son

And therefore the name of the above mentioned legal heirs were recorded in the revenue records by mutation entry no. 1751.

N. S. Kapadiya

F. R. Bhakrani

[Signature]

[Signature]

AND WHEREAS as per the Release Deed between Rizwan Salim Fruitwala release their rights in Survey No. 67/4/A, 67/4/C, 67/4/D, 67/5, 67/7, 67/8 Situated at Dhavale in favour of 1) Rehana Salim Fruitwala 2) Farzin Rauf Bhakrani, 3) Samina Abdul Munaf Alias Samina Abdul Munaf Kherdiya, 4) Nida Mohammed Zaid Kapadiya by registered Release Deed dated 15/11/2017 Sr. No. 14645/2017 and therefore as per mutation entry no. 1819 the name of Rizwan Salim Fruitwala stood deleted in above mentioned property.

AND WHEREAS Agreement for Sale was entered Between **1. NIDA MOHAMMED Zaid KAPADIA 2. FARZIN RAUF BHAKRANI** (As a Vendor) & **1. MR. KHIMJI MEGHJI BARVADIYA, 2. MR. RAMESH SAVA THANS** (As a Purchasers) for sale of said land on



duly registered at the office of Sub-registrar. The Vendors have given power of attorney to Purchasers on Dated _____ duly registered at Serial No. _____ for Said land the said power of attorney is still and valid the Purchasers have Right to enter to conveyance deed of said land.

And in pursuant to above said Agreement For Sale the Vendors is today executing the present Conveyance Deed in favour of Present Purchasers.

AND WHEREAS both the parties have discussed the terms & conditions settled in between them and further decided to execute this Conveyance Deed.

AND WHEREAS by and under release deed dated 28/07/2021, duly registered at the office of the sub-registrar of assurances at Ulhasnagar-2 under serial No. 10821/2021, executed by and between

F.R. Bhakrani M. Kapadia

[Handwritten signature]

[Handwritten signature]

1) Rehana Salim Frutwala, 3) Samina Abdul Munaf (as releasors) and 1) Farzin Rauf Bhakrani, 2) Nida Mohammed Zaid Kapadiya (as releasees) and according to release deed the said releasors have releases all their rights, title and interest in the land bearing survey no. 64/4/D in favour of releasees and therefore the effect was recorded in the revenue records by mutation entry no. 1995.

AND WHEREAS the party of First Part /Vendors wanted to sale the said land, on getting knowledge of the same the party of Second Part/**PURCHASERS** approached party of First Part/Vendors & meeting was held between party of First/Vendors & Second Part/Purchasers & it was decided the party of First Part/Vendors to sale the said land absolutely to party of Second Part/Purchasers.

AND WHEREAS the Vendors showed all the titles deed in respect of the said lands to the Purchasers and The Purchasers too inspected personally the said title deed as also the said lands and got themselves satisfied about the area of the said land and decided to purchase the said lands.

AND WHEREAS both the parties have discussed the terms & conditions settled in between themselves and further decided to execute this Sale Deed.

NOW THIS SALE DEED WITNESSTH AND IT IS HEREBY AGREED TO BY AND BETWEEN PARTIES HERE TO AS UNDER:-

- a. The Purchasers have purchase on said land for total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only).
- b. The Purchasers have paid amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) to Vendors as full and final amount for sale of said land as per mentioned in ANNEXURE -1.

N. Z. Kapadiya
R. S. H.

F. R. Bhakrani

unsub.



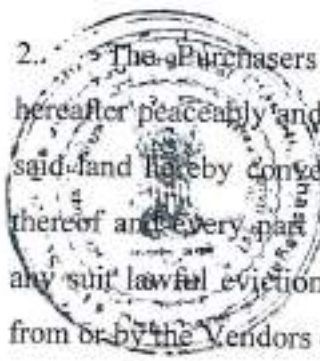
उह न - २
in respect of
too inspected

Date	Cheque No.	Amount	Name of Bank
01/02/2022	16725	5,00,000/-	Karnataka Bank, Dombivali Branch(e)
24/05/2022	532022	5,00,000/-	Karnataka Bank, Dombivali Branch(e)
30/05/2022	532020	10,00,000/-	Karnataka Bank, Dombivali Branch(e)
	532021	2,50,000/-	Karnataka Bank, Dombivali Branch(e)
30/05/2022	235818	10,00,000/-	Karnataka Bank, Dombivali Branch(e)
	235816	2,50,000/-	Karnataka Bank, Dombivali Branch(e)

The Vendors hereby acknowledge by passing separate receipt for receiving above said amount from Purchasers.

B. AND THE VENDOR DOTH HEREBY CONVENENT UNTO THE PURCHASERS THAT:-

1. The Vendors have in themselves good right and full power to convey and Transfer by way of sale the piece of land hereby conveyed unto and to the use of the Purchasers in the manner aforesaid.

2.  The Purchasers may from time to time and at all times hereafter peacefully and quietly upon occupy or possess and enjoy the said land hereby conveyed and receive the rents income and profits thereof and every part thereof for their own use and benefit without any suit lawful eviction or interruption claim or demand whatsoever from or by the Vendors or his heirs or any of them or by any person or persons claiming or to claim from under or in trust for him or any of them.

3. The Purchasers shall hold the said land and premises free and clear freely and clearly and absolutely exonerated and forever released

F.R. Bhakran

Mr. Kapadia

for sale

in person

and discharged or otherwise by the Vendors and well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates titles charges and encumbrances whatsoever made occasioned and suffered by the Vendors or any other person or persons claiming or to claim by from under or in trust for him.

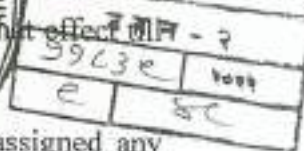
4. The Vendor and all persons having or claiming any estate right, title or interest in the said land hereby conveyed or any part thereof by form under or in trust for the Vendors or his heirs executors administrators or any of them shall and will from time to time and at all times thereafter at the request the Purchasers do and execute and cause to be done and executed all such further and other lawful acts, deeds and things whatsoever for the better and more perfectly and absolutely granting the said land every part thereof hereby convey unto and to the use of the Purchasers in manner aforesaid as by Purchasers their heirs executors administrators and assigns shall reasonably require.

5. That the said property or any part thereof neither acquired nor requisitioned nor has the Vendor received any notice to that effect today.

6. The Vendor do hereby state that they have not assigned any rights or easement or access of road upon said land in favour of Third Party.

7. The Vendors have today surrendered the vacant peaceful and physical possession of the said lands to the Purchasers as well as the relevant document in their possession in respect of the said land to the Purchasers.

8. The Purchasers have accepted vacant peaceful and physical possession of the said lands from the Vendor.



N. I. K. K. K.

F. R. Bhakerani

for

20/10/10

9. The Vendor have received full and final payment from Purchasers and no amount is balance regarding sale of present land.

10. The Vendor here by state & declare that during their life time and after their death their legal heirs will co-operate with Purchasers and shall sign and execute requisite papers and documents as and when required by the Purchasers at his own cost.

11. The Vendor hereby transfers all his rights title in the above said land to the Purchasers including the title, interest and also peaceful possession in the said land is handed over to the Purchasers and the same is received by the Purchasers.

12. The Vendor state admit and confirm that the said lands are without any encumbrance.

13. The Vendor hereby state that in case of any legal dispute or any type of legal problem in case of said land it will be settled at the cost of the Vendors at their own risk.

14. The Vendor doth hereby declares and convenient with the Purchasers that, notwithstanding any act deeds, matters, and things whatsoever by the Vendor or any person lawfully or equitably claiming by from under or in trust for him the Vendor has in himself good right full power and absolute authority to assigns, sell and transfer the said land, hereby agreed to be sold assigned and Transferred unto the Purchasers and that the Vendor has not any one on their behalf done or committed any act, deed, matters and things whereby the ownership possession and occupation of the said land may be rendered avoidable for any reason or any account whatsoever, the Vendors declares that they have also not incurred liability of loan or mortgage and not court proceedings.

FR. Bhakrawi

N. K. K. K.

Asub

W. K. K.

15. The Vendor doth hereby further declares that, the Purchasers shall be entitled to have and to hold the possession occupation and use of the said land unto and to the benefit of the Purchasers or their nominees and assigns forever without any claim charge right, interest and demand or lien of or any person claiming through under or in trust for Vendors of all further taxes assessment charges, duties or Outgoings or calls made bodies or local authorities hereafter respect of the said land.

16. The Vendor state admit and confirm that from today onwards the Purchasers shall be entitled to hold occupy and possess the said lands as being the joint exclusive owners thereof as per their own wish and sweet will.

17. The Vendor state admit and confirm that they shall hereafter sign concerned papers for transfer of the said lands in revenue records in favour of the Purchasers as and when required from respective authorities. The said deed shall be binding upon legal heirs, assigns, attorney of Vendors.



उ ह न - २	
३९६३८	१.१३

C. THE PURCHASERS AGREE THAT:-

1. The PURCHASERS shall bear all the expenses in connection with the conveyance such as stamp duty, registration fee, out of pocket expenses, typing charges and incidental charges.

2. The PURCHASERS inspected following documents:-

- i. 7/12 Extract of Survey No. 67/4 D, Total Area Admeasuring 3340 Sq. Mtrs., Asst. 1Rs.-01Paise Situated at Village DHAVLE, Taluka Ambernath, District Thane.
- ii. Inspected and studies the mutation entries no. 1751, 1819, 1995.

N. Z. K. K. K.

F. R. Bhakraw

for

msd

IN WITNESSTH WHEREOF the parties hereunto have set and subscribed their respective hands to this writing at Dhavle on _____ hereinabove written.

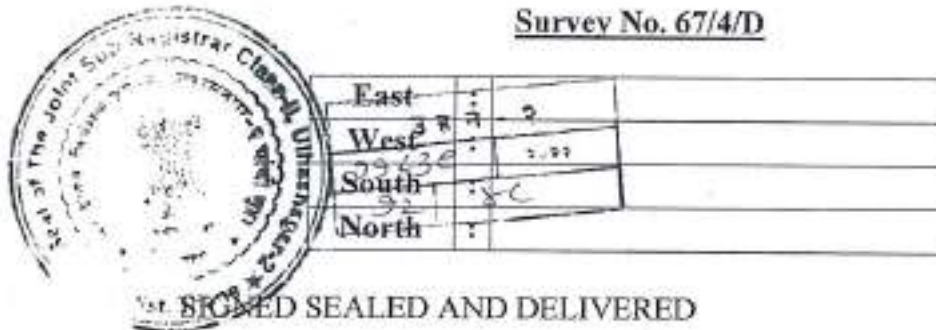
THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL that piece and parcel of Non-Agricultural land as per Records of land Revenue maintained at situated at Village **DHAVLE** Tal- Ambernath Dist – Thane within the jurisdiction of Sub-Registrar of Assurances at Ulhasnagar-2/4 within the territorial limits of Talathi Saja Vangani and description whereof as per 7/12 Extract issued by Group Grampanchyat Dhavle and Tahsil Ambernath, Talathi Saja Vangani is as under :-

Village Name	Survey No. / Hissa No.	Area of land H-R-P	Asst Rs. Paise
DHAVLE, Tal- Ambernath, Dist- Thane.	67/4/D	0-23-40 P.K. 0-10-00 Total 0-33-40	1.01

(With all rights, title and interest therein)

Survey No. 67/4/D



By the within named "VENDORS"

(1) NIDA MOHAMMED ZAID KAPADIA
PAN – DCOPK7468H

Sign

Nida Kapadia

Thumb

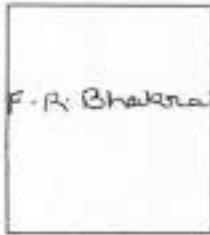


Photo



(2) FARZIN RAUF BHAKRANI
PAN - AJHPB6543M

Sign



Thumb



Photo



SIGNED AND DELIVERED BY
The within named PURCHASERS
1. MR. KHIMJI MEGHJI BARVADIYA

Sign



Thumb

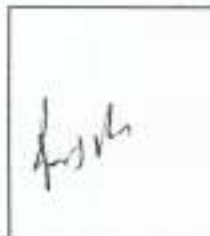


Photo



2. MR. RAMESH SAVA THANS

Sign



Thumb



Photo



Sign _____

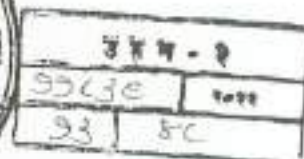
1) Name:- MR. THANS HEMRAJBHAI

R/at: - Navovas, Balasar, Kachha, Gujarat-370165.

Sign _____

2) Name:- Goready Babu Malote

R/at: - Varagali



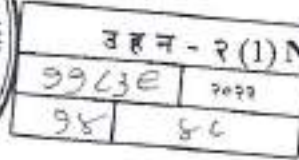
RECEIPT

We, hereinabove do hereby acknowledge admit and confirms for receiving full and final amount of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) by Cheque following manner:-

Date	Cheque No.	Amount	Name of Bank
01/02/2022	16725	5,00,000/-	Karnataka Bank, Dombivali Branch(e)
24/05/2022	532022	5,00,000/-	Karnataka Bank, Dombivali Branch(e)
30/05/2022	532020	10,00,000/-	Karnataka Bank, Dombivali Branch(e)
	532021	2,50,000/-	Karnataka Bank, Dombivali Branch(e)
30/05/2022	235818	10,00,000/-	Karnataka Bank, Dombivali Branch(e)
	235816	2,50,000/-	Karnataka Bank, Dombivali Branch(e)

Being full and final payment for sale of land bearing Survey No. 67/4 D, Total Area Admeasuring 3340 Sq. Mtrs., Asst. 1Rs.-01Paise Situated at Village DHAVLE, Taluka Ambarnath, District Thane.

Rs. 35,00,000/-
We Say Received
Sign,



N. S. Kapadia

NIDA MOHAMMED ZAID KAPADIA

F. R. Bhakrani

(2) FARZIN RAUF BHAKRANI
(Vendors)

Witness:-

Sign Hemraj Pald

Sign _____

1) Name:- MR. THANS HEMRAJBHAI

R/at: - Navovas, Balasar, Kachha, Gujarat-370165.

Sign Hemraj Pald

2) Name:- Ganesh Batu Mohite

R/at: - Varnari,



उहवा - २	
९९८३८	२०२१
३५	४८

अनुराग मोहंती
 दिनांक 12/10/2012
 मा. अ. नं. 38

दिनांक 12/10/2012

पुनर्निर्माण कार्य हेतु
 मंजूर आहे

मा. अ. नं. 38

पुनर्निर्माण कार्य

"3"



ऑन-अजक्रे 7200E3P07

मा. अ. नं. 38

मा. अ. नं. 38

मा. अ. नं. 38

मा. अ. नं. 38

मा. अ. नं. 38



वहन - 2	
99430	1022
75	87

मा. अ. नं. 38
 मा. अ. नं. 38
 मा. अ. नं. 38
 मा. अ. नं. 38

मुख्यालय सहायक
 ज. अ. नं. 38, अंरवाय

ગામ નમૂનો નંબર ૮-અ (જમીનની ખાતાવહી)

ગામ/મોડે: સેતારી તાલુકો: ૩૦૩
 ખાતા નંબર: ૬૭૫ ગામ નમૂનો નંબર ૮-અ સબ-ડિવિઝન: ૬૬૭૪૧૧
 ડિવિઝન: ૬૭૫
 બી.પી.એલ. મેલાર્કન બારબરીયા-૧૯૭૭

નમૂના ક્રમ	ખેતીકરનાર નંબર	કે.એલ. નંબર	સબ-ડિવિઝન	સિદ્ધાંત	સંખ્યા	સંખ્યા
નંબર	સંખ્યા	કે.એલ. નંબર	સબ-ડિવિઝન	સિદ્ધાંત	સંખ્યા	સંખ્યા
૧૮૭૭	૭૭૩/૧૬૬-૫	૧-૧૩-૬૩	૬-૭૩	સિદ્ધાંત	૭૭	૭૭
૭૭	(૧)	૧-૧૩-૬૩	૬-૭૩	સિદ્ધાંત	૭૭	૭૭



૭૭૩-૫	૨૦૭૭
૭૭	૭૭



Digitally signed by
 SO REVENUE DEPARTMENT
 GOVERNMENT OF GUJARAT
 DN: cn=SO, o=GUJARAT, ou=REVENUE, email=SO@GUJARAT.GOV.IN



24/05/2022

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. उल्हासनगर-२

दाख क्रमांक : 8998/2022

नोंदणी :

Regn:83m

नामाने नाव : हवळे

(1) विनिष्ठाता प्रकार	मरिचक
(2) मोबदला	3600000
(3) बाजारभावा/माझेपट्टावाला आधुनिकपट्टाकार आकारणी देतो की पट्टेदार, हे नमुने करावे)	2776000
(4) शु. वापरा, मोटारिंग्ल व वाहनचालक(अवकाश)	1) वाणिज्यिक भाव: आधी इतर वर्गाने 1, इतर माहिती: इतर माहिती: मोठे-पट्टे, वा. अंतराळ, जि. ठाणे येथील स. नं. 87, हिस्सा नं. 4/ख क्षेत्र 08-23-मार्-40-पती ये, ख. 08-10-मार्-00-पती एकूण क्षेत्र 08-33-मार्-40-पती आकार 15-01-19. (Survey Number : 87 ;)
(5) घेवण	1) 3340 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात येणारे पत्रा,	
(7) कलामेंदुन कलम देणा-या विनिष्ठाता ठेवणा-या पसंकाराचे नाव किंवा विनिष्ठाता ठेवणा-याचा हुजुमनामा किंवा आदेश अन्वयात, प्रतिवादिने नाम व पत्ता.	1) नाव:- निरा वीरुम्मार देव कृपाविवा वय:-38; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं. विनिष्ठाता ठेवणा-या, अर्जा भरिवा, मुळा मिटी, हुजराव, हुजराव, मुळा, पिन कोड:-385009 येथे नं.- DCOPK7468H 2) नाव:- कलामेंदुन देव कलामेंदुन वय:-42; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं. ची/504, मेडोव पार्क 2, अक्का मॉडिफ रोड, नोंदणी (प) मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400102 येथे नं.- AJHP66543M
(8) कलामेंदुन कलम देणा-या पसंकाराचे व किंवा विनिष्ठाता ठेवणा-याचा हुजुमनामा किंवा आदेश अन्वयात, प्रतिवादिने नाव व पत्ता	1) नाव:- विमली मेघनी आर.आर.विवा वय:-47; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं. अर्जा भरिवा, विनिष्ठाता नं. 2, ए/1503, कॉन्व्हेंशन, कलामेंदुन देव कलामेंदुन देव, अर्जुनी (प) कलामेंदुन, महाराष्ट्र, आधी, पिन कोड:-421201 येथे नं.-AHRPP28400 2) नाव:- नमोश धावा अंत वय:-41; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रीड नं. 302, विनिष्ठाता ठेवणा-या, अर्जा भरिवा, मुळा मिटी, हुजराव, हुजराव, मुळा, पिन कोड:-385009 येथे नं.- विनिष्ठाता ठेवणा-या, अर्जा भरिवा, मुळा मिटी, हुजराव, हुजराव, मुळा, पिन कोड:-421201 येथे नं.-AD
(9) इतर कलम देणा-या विनिष्ठाता ठेवणा-या	24/05/2022
(10) दस्त नोंदणी करणा-या विनिष्ठाता ठेवणा-या	24/05/2022
(11) अनुक्रमांक, अंत व पत्र	8998/2022
(12) बाजारभावा/माझेपट्टावाला मुद्रांक शुल्क	210000
(13) बाजारभावा/माझेपट्टावाला नोंदणी शुल्क	30000
(14) शिवा	

हुजुमनामाची विचारात घेण्यात येतील:-

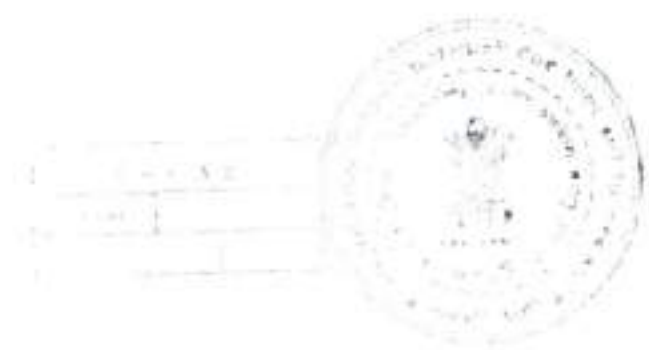
मुद्रांक शुल्क आकारल्यानंतर निवडनेना अनुमोद :-

(i) 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.



उद्भव - २	
9563E	२०२२
22	8C

दुय्यम निबंधक वर्ग-२
उल्हासनगर-२



78/8998

पावती

Original/Duplicate

Tuesday, May 24, 2022

नोंदणी क्र.: 39म

4:59 PM

Regn.: 39M

पावती क्र.: 9716 दिनांक: 24/05/2022

पावतीचे नाव: इवळे

दस्तावेजाचा अनुक्रमांक: उहम-2-8998-2022

दस्तावेजाचा प्रकार: कुलमुखत्यारपन

सावर करग्याच्या नावा: विजयी सेवची बाळाशिया

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 320.00

पुलांची संख्या: 16

एकूण:

रु. 420.00

वापरास मूळ दस्त, पंचमेल प्रिंट, गुपीत अंदाजे
5:15 PM ह्या वेळेस मिळेल.सह दुसऱ्या नोंदणी कार्यालयात
उत्थासनगर-२

वापरास मूल्य: रु. 1/-

नोंदणी: रु. 0/-

परमेली मुद्रांक मूल्य: रु. 000/-

1) दस्तावेजाचा प्रकार: DHC रहम: रु. 320/-

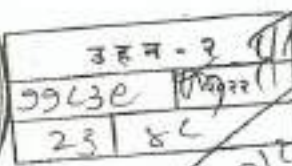
सीडी/घनादेश/पे कॉर्डर क्रमांक: 2405202213062 दिनांक: 24/05/2022

बँकेचे नाव व पत्ता:

2) दस्तावेजाचा प्रकार: eChallan रहम: रु. 100/-

सीडी/घनादेश/पे कॉर्डर क्रमांक: MH002289078202223E दिनांक: 24/05/2022

बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN	MH002289078202223E	BARCODE			Date	24/05/2022-14:35:40	Form ID	43(7)
Department		Inspector General Of Registration		Payer Details				
Stamp Duty		TAX ID / TAN (If Any)						
Type of Payment		Registration Fee		PAN No.(If Applicable)				
Office Name		ULHQ_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name		KHIMJI MEGHJI BARVADIYA		
Location		THANE		Flat/Block No.		SURVEY NO 67 HSSA NO 4 A SURVEY NO 67		
Year		2022-2023 One Time		Premises/Building		HSSA NO 4 D		

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	Pin	4	2	1	5	0	3
0030046401 Stamp Duty	500.00										
0030063301 Registration	100.00										
Total		600.00	Words	Hundred Rupees Only							
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK							
Cheque/DD Details		Bank CIN	Ref. No.	6810333022052416136 2747625302							
Cheque/DD No.		Bank Date	RBI Date	24/05/2022-14:36:49 Not Verified with RBI							
Name of Bank		Bank Branch		IDBI BANK							
Name of Branch		Scrub No. , Date		Not Verified with Scrub							

Department ID :

Mobile No. : 9370445570

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
यादर चरलन केवल दुर्यन निवेदन कारीलगत मोदणी कपयवायन दस्तावली लागू अरु, मोदणी न कपयवायन दस्तावली रादर जलन लागू रादर।

COMB
2022
100



वहन - २	
Leet	2022
3	98



वहन - २	
9963C	2022
2E	8C

SPECIAL POWER OF ATTORNEY
(ONLY FOR ADDMISSION)

THIS SPECIAL POWER OF ATTORNEY IS ENTERED
ON 24 DAY OF July 2022 AT Village DHAVLE Tal-
Ambernath Dist- Thane.

F.R. Bhadani

N.S. Kapadia

R. S.

2022

TO ALL TO WHOM THAT PRESENT SHALL COME WE, (1) NIDA MOHAMMED Zaid KAPADIA, Age 36 years, Occupation : Business, PAN - DCOPK7468H, Residing at : Nishantwala Society, Adja Patiya, Surat City, Gujrat 395009, (2) FARZIN RAUF BHAKRANI, Age 42 years, Occupation : Business, PAN - AJHPB6543M Residing at : B/504, Medoj Park 2, Akas Masjid Road, Jogeshwari West, Mumbai 400102, (3) ABDUL KADAR NAJMUDDIN SHOPURWALA, Age 42 Years, Adhar No. 2892 0706 1029, No. 1 to 4 Residing at 1501/1502, B Wing, Ashar Sapphire, Kolshet Road, Opp. D-mart, Thane, Dist. Thane do hereby SEND GREETINGS,

WHEREAS we are owner of lands bearing Situated at Village Dhavle Tal- Ambarnath Dist- Thane within the jurisdiction of Sub-Registrar of Assurances at Ulhasnagar-2/4 within the territorial limits of Talathi Saja Vangani and description whereof as per 7/12 Extract issued by Gram Grampanchayat Dhavle and Tahsil Ambarnath, Talathi Saja Vangani is as under :-

Village Name	Survey No. / Hissa No.	Area of land H-R-P	Asst Rs. Paise	Name of Owners
DHAVLE, Tal- Ambarnath, Dist- Thane.	67/4/A	0-25-00 P.K. 0-11-90 Total 0-36-90	1.02	(1) NIDA MOHAMMED Zaid KAPADIA (2) FARZIN RAUF BHAKRANI (1845 Sq. Mtrs.) (3) ABDUL KADAR NAJMUDDIN SHOPURWALA (1845 Sq. Mtrs.)
		0-23-40 P.K. 0-10-00 Total 0-33-40		(1) NIDA MOHAMMED Zaid KAPADIA (2) FARZIN RAUF BHAKRANI

[Signature]

N.Z. Kapadia

F.R. Bhakrani

[Signature]

AND WHEREAS we are unable to come for registration of Conveyance Deed, Power of Attorney, Rectification Deed, etc. of said land at the office of Sub-Registrar Ulhasnagar - 2/4 at Badlapur and therefore we desirous for appointing a person on our behalf Only for admitting the execution of said documents which is sign by us at the office of Sub-Registrar Ulhasnagar -2/4 at Badlapur and therefore we desirous of appointing 1. **MR. KHIMJI MEGHJI BARVADIYA** Age 47 years Occupation- Business, Aadhar No. 7029 7890 6540, R/at :- Ambar Enclave, Building No. 2, A/1503, Kanchangaon, Behind Laxmipark, Thakurli (East), Kalyan, 2. **MR. RAMESH SAVA THANS** Age 41 years Occupation- Business, Aadhar No. 9119 7156 3304, R/at :- 302, Shivaji Park, Panchali Road, Opp. Shree Mangal Karyalay, Gogreshwar, Tilsar, Borivali (East), Dist. Thane to be our true and lawful Attorney (hereinafter referred to as the "said Attorney") to do the following acts in relation to the said property, which are only as under:-

NOW WE AND THESE PRESENT WITNESSETH THAT, 1) **NIDA MOHAMMED ZAFI KARADIA**, (2) **EARZIN RAUF BHAKRANI**, (3) **ABDUL KADAR** & **NAJMUDDIN SHOPURWALA**, to do hereby appoint 1. **MR. KHIMJI MEGHJI BARVADIYA** 2. **MR. RAMESH SAVA THANS** to be our true and lawful Attorney for us in our name and on our behalf to do all acts, deeds and things in connection with the said property, our attorney can do and execute the rights mentioned herein as under personal capacity.

1. To present and lodge in the office of the Sub-Registrar of Assurances at Ulhasnagar 2/4 to admit execution of the Conveyance Deed, Power of Attorney, Rectification Deed of Land executed by us and to do all the acts necessary for registering the Conveyance Deed, Power of Attorney, Rectification Deed to the property situate at

N. K. Karpodis

mm

F. R. Bhakrani

Amish

Shankar

Village Dhavle Tal- Ambarnath Dist- Thane more particular described in the schedule.

2. To get the said Conveyance Deed, Power of Attorney, Rectification Deed, registered and obtain Index II from Sub-Registrar Ulhasnagar 2/4 which is sign by us.

3. To affixed photograph, Thump impressions before Sub-Registrar Ulhasnagar 2/4 on behalf of us.

4. To sign Index - II at the office of Sub-Registrar Ulhasnagar 2/4 for Conveyance Deed, Power of Attorney, Rectification Deed, on behalf of us. which is executed by me.



There is no money transaction for the execution of this document between the parties.

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece and parcel of Non-Agricultural land as per Records of land Revenue maintained at situated at Village DHAVLE Tal- Ambarnath Dist - Thane within the jurisdiction of Sub-Registrar of Assurances at Ulhasnagar-2/4 within the territorial limits of Talathi Saja Vangani and description whereof as per 7/12 Extract issued by Group Grampanchayat Dhavle and Tahsil Ambarnath, Talathi Saja Vangani is as under :-

Village Name	Survey No. / Hissa No.	Area of land H-R-P	Asst Rs. Paise	Name of Owners
DHAVLE, Tal- Ambarnath Dist- Thane	67/4/A	0-25-00 P.K. 0-11-90 Total 0-36-90	1.02	(1) NIDA MOHAMMED Zaid KAPADIA (2) FARZIN RAUF BHAKRANI (1845 Sq. Mtrs.)



उद्देश - २
११८३६ २०२२
२६ ८८

Bhakerani

N. Z. Kapadia

20/11/22

				(3) ABDUL KADAR NAJMUDDIN SHOPURWALA (1845 Sq. Mtrs.)
	67/4/D	0-23-40 P.K. 0-10-00 Total 0-33-40	1.01	(1) NIDA MOHAMMED ZAID KAPADIA (2) FARZIN RAUF BHAKRANI

IN WITNESS WHEREOF We have set our hands and seals at Thane on this 24th day of 2022. उ ह न - २

SIGNED AND DELIVERED by the
Within named - EXECUTANT
(1) NIDA MOHAMMED ZAID KAPADIA
PAN - DCOPK7468H

Sign

Thumb

Photo



Photo



(3) ABDUL KADAR NAJMUDDIN SHOPURWALA
Aadhar No. 2892 0706 1029

Sign

Thumb

Photo



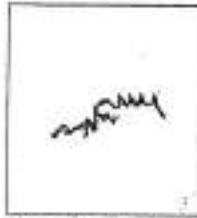
f

SIGNED AND DELIVERED by the
Within named - EXECUTANEE

1. MR. KHIMJI MEGHJI BARVADIYA

Sign

Thumb



2. MR. RAMESH SAVA THANS

Sign

Thumb



Photo



Witness:-

Leel

Sign

1. Name Ganesh Babu Molife

Rat:- Flat No. 104, Bullakeshwar Nagar

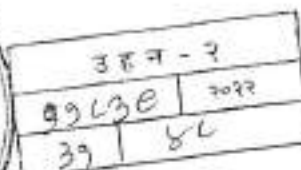
Vorani ward No. 2, Tal: Ambarnath, Thane

Sign Hemraj Patel

2. Name Hemraj Raga thans

Rat:- A-13, Kasturi plaza,

Mompad Road Dombivli East.





उपह-१	
१८८	२०२२
१०	१६



उपह-२	
११८३८	२०२२
३३	४८



उ.स.स. - २	
८८८	२०२२
३२	९६



उ.स.स. - २	
९९८३८	२०२२
३५	४८

आयकर विभाग
INCOMETAX DEPARTMENT

FARZIN RAUF BHAKIRANI

SALIM FRUITWALA

04/02/1980

Permanent Account Number

AJHPB6543M

F.R. Bhakrani

Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOMETAX DEPARTMENT



NAME: SHAMSH SAVA THANE

DATE OF BIRTH: 14/05/1981

Permanent Account Number

ADJPM3890

भारत सरकार
GOVT. OF INDIA



1103209



उद्दन - २	
८८८	२०१२
९३	९६

आयकर विभाग
INCOMETAX DEPARTMENT

KHIMJI MEGHJI BARVADIYA

MEGHJI KUKYBHAI PATEL

03/02/1975

Permanent Account Number

AHRPP28400

M. P. Patel

Signature

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOMETAX DEPARTMENT

ABDULKADAR NAJMUDDIN
SHOPURWALA
NAJMUDDIN ABDULHUSSAIN
SHOPURWALA

19/10/1980

Permanent Account Number

ANNPS6036J

M. P. Patel

Signature

भारत सरकार
GOVT. OF INDIA



उद्दन - २	
९९८३८	२०१२
३६	४८

आयकर विभाग
INCOMETAX DEPARTMENT

NDA MOHAMMED ZAID KAPADIA

SALIM MOHAMED FRUITWALA

15/01/1985

Permanent Account Number

DCOPK7468H

M. P. Patel

Signature

भारत सरकार
GOVT. OF INDIA



Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY

NAME : BANOTE NIKHIL JAGDISH
ADDRESS : AMBERNATH, DIST. THANE
DATE OF BIRTH : 15/01/2015
DATED ON : 25-10-2015
DATE OF SIGN : 22-01-1987
CITY : BOMBAY

CHAIRMAN



उपन - २	
Local	१५१२
५१	०६



उपन - २	
११८३८	१५१२
३४	४८