76/4696
Wednesday,March 16 ,2022
10:26 AM

पावती

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

पावती क्रं.: 5344 दिनांक: 16/03/2022

गावाचे नाव: नवघर
दस्तऐवजाचा अनुक्रमांक: टनन4-4696-2022
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: अंजनी कुमार प्रायवेट लिमिटेड तर्फे अधिकृत सही करणार डायरेक्टर शरद भूतडा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1100.00
पृष्ठांची संख्या: 55	
एकूण:	रु. 31100.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:46 AM ह्या वेळेस मिळेल.

Joint Sub Registrar,Thane 4

बाजार मुल्य: रु.12935380 /-
मोबदला रु.15600000/-
भरलेले मुद्रांक शुल्क : रु. 936000/-

सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503202208134 दिनांक: 16/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014263185202122R दिनांक: 16/03/2022
बँकेचे नाव व पत्ता: IDBI

मूळ दस्तऐवज परत मिळाला

CHALLAN

MTR Form Number-6

GRN MH014263185202122R	**BARCODE**	**Date** 08/03/2022-16:50:19	**Form ID** A25

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Bank Portal - Simple Receipt		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AABCA1474E
Office Name THN4_THANE NO 4 JOINT SUB REGISTRA		**Full Name**	ANJANI KUMAR PVT LTD
Location THANE			
Year 2021-2022 One Time		**Flat/Block No. Premises/Building**	OLD SURVEY NO
Account Head Details	**Amount In Rs.**	**Road/Street**	241 NEW SURVEY
0030046401 Stamp Duty(Bank Portal)	936000.00	**Area/Locality**	NO 34 HISSA NO 6
0030063301 Registration Fee	30000.00	**Town/City/District**	
		PIN	4 0 1 1 0 5
		Remarks (If Any)	Prop mvblty=Immovable~Prop Amt=15600000.00~Prop area=505.00~Prop area UOM=Sq.Meter~oth Prop ID=PAN-ADKPB0361N~oth Prop Name=GAYATRI RAMAVTAR BHUTRA~
al	9,66,000.00	**Amount In Words**	Nine Lakh Sixty Six Thousand Rupees Only
ment Details IDBI BANK		**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN / Ref. No.	691033320220308516 79 / 708410299
ue/DD No.		Bank Date / RBI Date	08/03/2022-15:42:11 / Not Verified with RBI
of Bank		Bank-Branch	IDBI BANK
of Branch		Scroll No. , Date	Not Verified with Scroll

tment ID :

- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 919820137324

चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु

Goyathi Bhutha

द.न.नं. - ४
दस्त क्रमांक ७६६६/२०२२
9/44

Print Date 08-03-2022 05:14:55



महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ BF 992454

© we have sold 35 sq mts to Gopal Bhai

जिल्हा कोषागार कार्यालय ठाणे
20 DEC 2021
प्रमुख लिपीक / लिपिक

ट.न.न. - ४
दस्त क्रमांक ४९९९/२०२२
८/५५

DEED OF CONVEYANCE

THIS DEED made and entered at Bhayandar, on this 15th day of March of the Christian Year Two Thousand Twenty Two, by and between **SMT. GAYATRI RAMAUTAR BHUTRA,** having address at 1st Floor, Milan Plaza, 90 Feet Road, Bhayandar (West), District – Thane 401 101, all adults Indian Inhabitants, hereinafter for the sake of brevity collectively referred to as **"THE VENDOR"** (which expression shall unless it

G.B.

07020C 2FEB 2022

परिशिष्ट - २

मुद्रांक विक्री नोंदवही अनुक्रमांक ..... दिनांक .....

दस्ताचा प्रकार ..... दस्त नोंदणी करणार आहे का ? होय/नाही

मिळकतीचे थोडक्यात वर्णन .....

मुद्रांक विकत घेणाऱ्याचे नांव .....

खरे असल्यास त्यांचे नांव .....

पक्षकार ..... सही .....

दुसऱ्या पक्षकाराचे नांव ..... मुद्रांक शुल्क रक्कम .....

मुद्रांक विक्रेत्याची सही (श्री. रामजन भोईर) .....

मुद्रांक विक्रीचे ठिकाण/पत्ता - श्री समर्थ कृपा, ८/२१, 2FEB 2022

भाईंदर शॉपींग सेंटर, भाईंदर (प.)-४०१ १०१. मुद्रांक परवाना क्र. १२०१०४९

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

RANJAN KUMAR & CO. MUMBAI

दु.नि.सह.दु.नि. ठाणे-५ Joint Sub Registrar Class II Thane ठाणे

ट.न.नं. - ४
दस्त क्रमांक ४९९६/२०२२
७/५५

be repugnant to the context and meaning thereof, would mean and deem to mean and include her legal heirs, representatives, administrators, executors and assigns) of the **ONE PART A N D SHRI. MANISH NANDKUMAR PATIL,** having address at 604, Tulsi Tower, God-dev, Bhayandar (East), District – Thane 401 105 hereinafter referred to as the **CONFIRMING PARTY & M/S ANJANI KUMAR COMPANY PVT. LTD.** a company duly incorporated under the provisions of The Companies Act 1956 now deemed to be governed under the provisions of The Companies Act 2013, having address at 306, Raj Chambers, Manchubhai Road, Malad (East), Mumbai 400097 hereinafter for the sake of brevity referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context and meaning thereof would mean and deem to mean and include its successors and assigns) of the **OTHER PART.**

WHEREAS:-

a) Originally, by diverse deeds, factors and circumstances, one late Smt. Venubai Mangloo Patil during her lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of land or ground bearing **Old Survey No. 241, New Survey No. 34, Hissa No. 6,** admeasuring 1,010 sq. mtrs. or thereabout, situate at, being and lying at then Revenue Village – Navghar, Taluka & District – Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation, more particularly described in the **Schedule** written hereunder, hereinafter referred to as **"The Said Land".**

b) The said Smt. Venubai Mangloo Patil died intestate, leaving behind her a married daughter by name Smt. Mankubai Ramchandra Bhoir, as her only legal heir and representative entitled to succeed her estates, including the Said Land, as per the personal law by which she was governed at the time of her death.

c) The said Smt. Mankubai Ramchandra Bhoir also died intestate, leaving behind her (1) Shri. Jagannath Ramchandra Bhoir, (2) Smt. Hansa Jagannath Bhoir, (3) Shri. Amar Jagannath Bhoir, (4) Shri. Rajesh Jagannath Bhoir, (5) Ms. Daksha Jagannath Bhoir, (6) Shri. Rohidas Ramchandra Bhoir, (7) Smt. Shashikala Rohidas Bhoir, (8) Master Pritam Rohidas Bhoir, (9) Shri. Kamlakar Ramchandra Bhoir, (10) Smt.

h) By and vide a Mutation Entry No. 1885 the names of the Vendor came to be recorded in the record of rights of the Said Land.

i) The vendor and the confirming party has obtained a right of way for the said land from M/s. Gujrat Estate by and vide an agreement for Right of Way dated 29th August, 2016 registered under serial no. TNN4-4808-2016.

j) The Vendors and the Confirming party sold land admeasuring 35 sq.mtr out of the said larger land to one M/s. Annapurna Realtors through a Deed of Conveyance dated 9th October, 2020 registered under the serial no. TNN4-5443-2020. The balance land held by the Vendors and the confirming party is now 975 sq.mt which hereinafter is referred to as the said Land and is more particularly described here below in the First Schedule.

k) By and vide Gift deed dated 21.10.2021, registered under serial no. TNN- 4-14570, Smt. Bharti N. Patil gifted her share in favour of Shri Manish N. Patil.

l) In the premises as aforesaid, the Vendor herein become joint owners of the Said Land having 50% undivided share and rights each.

m) The Vendor is desirous of selling her 50% undivided share and rights in the Said Land which works out to 487.50 sq.mtrs more particularly described in the Second Schedule written hereunder, hereinafter referred to as "The Said Portion".

l) The Vendor and the Confirming Party do hereby jointly represent, assure, warrant and further place on record as under:-

i) that subsequent to the execution of the said Agreement For Sale dated 27th November 2003 & Deed of Conveyance dated 31st December 2012, they have not dealt with the Said Land with any third party or parties;

दस्त क्रमांक ७६९६/२०२१

ii) that they have not created any encumbrances of whatsoever nature in respect of and/or against the Said Land;

iii) that there is no decree or prohibitory order so operating in respect of and/or against the Said Land;

iv) that there are no suits, proceedings or lis pendens pertaining to the Said Land;

v) that there are no factors by which they are prevented or restrained from dealing with these presents;

vi) that their title to the Said Land is clear and marketable and free from all encumbrances of whatsoever nature;

vii) that they have paid the entire outgoings in respect of the Said Land;

viii) that the Said Land as per the sanctioned development plan is falling under Residential Zone;

ix) that there is proper access to the Said Land;

x) that there is no notice of acquisition proceedings by any authority in respect of the Said Land.

m) The Vendor was desirous of selling her 50% undivided share and rights in the said land in favour of the Purchaser and the Purchaser has agreed to purchase the same from the Vendor to which the Confirming Party has accorded their consent

n) Upon the payment of the entire amount of agreed consideration, the Purchaser has called upon the Vendor to execute the conveyance of the Said Land in its favour and accordingly, the Vendor are executing these presents:-

NOW THEREFORE THIS DEED WITNESSETH THAT in pursuant to the said agreement and in consideration of payment of an aggregate sum of Rs. 1,56,00,000/- (Rupees One Crore Fifty Six Lac Only) paid by the Purchaser to the Vendor, being the full purchase price payable by the Purchaser to the Vendor on or before execution of these presents and the payment and receipt whereof, the Vendor do each of them doth hereby admit, confirm and acknowledge and the Vendor further do each of them doth hereby release, discharge, acquit and exonerate the Purchaser from every part and obligation thereof forever, **SHE** the Vendor with the express consent and concurrence of the Confirming Party, doth hereby grant, sell, release, convey and assure unto the Purchaser forever, the Said Portion i.e. 50% undivided share and rights which works out to 487.50 sq.mtrs. more particularly described in the Second Schedule written hereunder, of the larger property which is described Firstly and Secondly in the First Schedule written hereunder **TOGETHER WITH** proportionate 50% areas , compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common gullies, waters, water-courses, plants, lights, liberties, privileges, easement, profits, advantages, rights, members and

appurtenances whatsoever in respect of the Said Land or any part thereof, belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretobefore, usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND ALSO TOGETHER** with true copies of all the deeds, documents, writings, vouchers and other evidence of title relating to the Said Land or any part thereof.

AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity from the Vendor herein, into out of or upon the Said Land or any part thereof **TO HAVE AND TO HOLD** all and singular the Said Land hereby granted, released, conveyed and assured or intended or expressed to be with their respective rights, members and appurtenances unto and to the use and benefit of the said Purchaser forever, subject to the payment of proportionate 50% taxes, rates, rents, assessment, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to the Collector or any other public body or authority in respect thereof.

AND the Vendor for herself and her respective legal heirs, executors and administrators covenant with the said Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through or in trust from them, have not made, done, committed, omitted or knowingly or willingly suffered to the contrary, **THEY,** the Vendor, now do each of them doth in themselves have good, right, full power and absolute authority to grant, convey and assure the Said Land hereby granted, conveyed or assured or intended so to be unto and to the use of the said Purchaser in the manner aforesaid **AND** that it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy 50% undivided share and rights in the said Land with its appurtenances and receive its rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said Vendor and their respective heirs or any of them from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the said Vendor well and sufficiently saved,

ठाणे ८
१७९९/२०२२

defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the said Vendor herein, or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for them or any of them.

AND THIS INDENTURE FURTHER WITNESSETH that the said Vendor and all the persons having or lawfully or equitably claiming any estate, right, title or interest at law in the Said Land hereby granted or any part thereof by, from, under or in trust for them, the Vendor and their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and the 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, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting and assuring the Said Land and every part thereof, hereby granted unto and to the use of the said Purchaser in the manner aforesaid, as shall or may be reasonably required by the said Purchaser, its successors and assigns or its counsel/s in law and the Vendor do each of them doth **HEREBY** covenant with the Purchaser that they the Vendor have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing, whereby they are prevented from granting and conveying the Said Land in the manner aforesaid or whereby the same or any part thereof is, are, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

AND THIS INDENTURE FURTHER WITNESSETH that the Vendor do each of them doth hereby covenant with the Purchaser that the Vendor shall unless prevented by fire or some inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or the owner or owners for the time being of the Said Land and hereditaments or any part thereof, produce or cause to be produced to the Purchaser or to its Attorney or Attorneys or agent or agents at any trial, hearing, commission, examination or otherwise as occasion shall require the title, deeds for the purpose of maintaining, defending and providing its estate, title or possession in respect of 50% rights in the said piece or parcel of land or ground, hereditaments and premises the rights whereof are hereby sold, assigned, transferred and assured or intended so to be and also at the like requests and costs, deliver or cause to be delivered to the Purchaser or the

दस्त क्रमांक 8222/2022
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C.R

owner or owners for the time being of the Said Land or ground, hereditaments and premises or any part thereof, such attested or other copies, extracts or abstracts from the said documents as it may require and shall in the meantime and unless prevented as aforesaid keep the said documents safe, unobliterated and uncancelled.

NOW THIS DEED WITNESSTH FURTHER and it is agreed, declared, recorded and acknowledged by the parties hereto as under:-

a) that simultaneously on the execution of these presents, the Vendor have handed over quiet, vacant, peaceful, actual and physical possession of the Said Land in favour of the Purchaser;

b) that whatever the stamp duty, registration fees and out of pocket expenses that become payable for registering these presents, shall be borne and paid by the Purchaser alone;

c) that professional fees shall also be borne and paid by the Purchaser;

d) that all the recitals made hereinabove shall form and become an integral part and parcel of these presents, as if, the same are expressly and specially incorporated in the body of this deed and shall be read, interpreted and constructed accordingly.

ठ.म.न. - ४
दस्त क्रमांक ४६६/२०२२
90/44

IN WITNESS WHEREOF, the parties have hereunto set and subscribed their respective hands to these presents, the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THAT PIECES AND PARCELS of land or ground bearing **Old Survey No. 241, New Survey No. 34, Hissa No. 6,** admeasuring 975 sq. mtrs. or thereabout, situate at, being and lying at then Revenue Village – Navghar, Taluka & District – Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation.

Sita Gayatri Bhuta

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

50% undivided share and rights which works out to ~~487.50~~ sq.mtrs, of the properties which are more particularly described Firstly and Secondly in

the First Schedule written hereinabove i.e. of land or ground bearing **Old Survey No. 241, New Survey No. 34, Hissa No. 6,** admeasuring 1,010 sq. mtrs. or thereabout, situate at, being and lying at then Revenue Village – Navghar, Taluka & District – Thane, now falling within the local limits of Mira Bhayandar Municipal Corporation.

SIGNED, SEALED AND DELIVERED }
BY THE WITHINNAMED }
"THE VENDOR" }
SMT. GAYATRI RAMAUTAR BHUTRA }
[PAN No. ADKPB0361N] }



In the presence of:- }

1. Shri _____ } Gayatri Bhutra
2. Shri _____ }

SIGNED, SEALED AND DELIVERED }
BY THE WITHINNAMED }
"THE CONFIRMING PARTY" }
SHRI. MANISH NANDKUMAR PATIL }
[PAN No. AOAPP9875Q] }



SIGNED, SEALED AND DELIVERED }
BY THE WITHINNAMED }
"THE PURCHASER" }
M/S ANJANI KUMAR COMPANY PVT. LTD. }
[PAN No. AABCA1474E] }
[through its duly authorized director vide a board}

दु. नि. - ४
दस्त क्रमांक ७६६६/२०२२

resolution dated 02.02.2022] }

SHRI SHARAD BHUTRA }



In the presence of:- }

1. Shri _____ }

2. Shri _____ }

सह. दुय्यम निबंधक ठाणे - ४ यांची मुद्रा
Seal of The Joint Sub Registrar, Thane-4
ठाणे

ट.न.न. - ४
दस्त क्रमांक ४६६६/२०२२
९२/५५

RECEIPT

RECEIVED OF AND FROM the Purchaser within named, an aggregate sum of Rs.1,56,00,000/- (Rupees One Crore Fifty Six Lac Only) being the full and final payment of the consideration as per details mentioned here under:-

Sr. No.	Cheque / Instrument No.	Date	Amount [Rs.]
1	SBINR52021121556946572- 49962	15.12.2021	59,40,000/-
2	883523	05.03.2022	95,04,000/-
	TDS		1,56,000/-
		Total →	**1,56,00,000/-**

Rs. 1,56,00,000/-

WE SAY RECEIVED

Joint Sub Registrar, Thane

Gayatri Bhutra

SMT. GAYATRI RAMAUTAR BHUTRA

[THE VENDOR]

Witness:-

1. _____

2. _____

ट.न.नं. - ४
दस्त क्रमांक ४६६६/२०२२
93/44