76/4691
Wednesday,March 16 ,2022
10:19 AM

पावती

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

पावती क्रं.: 5339 दिनांक: 16/03/2022

गावाचे नाव: नवघर
दस्तऐवजाचा अनुक्रमांक: टनन4-4691-2022
दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र
सादर करणाऱ्याचे नाव: अंजनी कुमार प्रा. ली तर्फे अधिकृत डायरेक्टर शरद भुतडा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 700.00
पृष्ठांची संख्या: 35	
एकूण:	रु. 30700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 10:38 AM ह्या वेळेस मिळेल.

Joint Sub Registrar,Thane 4
सह. दुय्यम निबंधक वर्ग-२
ठाणे. क्र. ४

बाजार मुल्य: रु.8076600 /-
मोबदला रु.9700000/-
भरलेले मुद्रांक शुल्क : रु. 582000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503202208236 दिनांक: 16/03/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014004827202122E दिनांक: 16/03/2022
बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला

CHALLAN
MTR Form Number-6

GRN	MH014004827202122E	BARCODE		Date	03/03/2022-16:13:28	Form ID	25.2

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	THN4_THANE NO 4 JOINT SUB REGISTRA	Full Name	ANJANI KUMAR PVT LTD
Location	THANE		
Year	2021-2022 One Time	Flat/Block No.	OLD SURVEY NO 236, NEW SURVEY NO 30
		Premises/Building	HISSA NO 10

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	82000.00
0030063301 Registration Fee	30000.00
Total	1,12,000.00

Road/Street	VILLAGE NAVGHAR							
Area/Locality	BHAYANDAR EAST							
Town/City/District								
PIN		4	0	1	1	0	5	
Remarks (If Any)	SecondPartyName=MANISH NANDLAL BHUTRA~							
Amount In Words	One Lakh Twelve Thousand Rupees Only							

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022030318706	2732759992
Cheque/DD No.		Bank Date	RBI Date	03/03/2022-16:14:29	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. : 9820137324

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 नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

ट.न.न. - ४
दस्त क्रमांक ७६८९/२०२२
9/34

CHALLAN
MTR Form Number-6

GRN MH013933608202122E	BARCODE	Date 02/03/2022-16:14:46	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	THN4_THANE NO 4 JOINT SUB REGISTRA	Full Name	ANJANI KUMAR PVT LTD
Location	THANE		
Year	2021-2022 One Time	Flat/Block No.	OLD SURVEY NO 236, NEW SURVEY NO 30
		Premises/Building	HISSA NO 10 VILLAGE NAVGHAR
		Road/Street	-
		Area/Locality	BHAYANDAR EAST
		Town/City/District	
		PIN	4 0 1 1 0 1
		Remarks (If Any)	SecondPartyName=MANISH NANDLAL BHUTRA~CA=9700000
Total	5,00,000.00	Amount In Words	Five Lakh Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	500000.00

Joint Sub Registrar, Thane-4 Seal of The Joint Sub Registrar, Thane-4 Thane ठाणे.

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332022030217908	2732533562
Cheque/DD No.		Bank Date	RBI Date	02/03/2022-16:15:44	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. : 9820137324

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 नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

MBS

ट.न.न. - ४
दस्त क्रमांक ७६९/२०२२
२/३५



महाराष्ट्र MAHARASHTRA ◑ 2021 ◑ BF 992037

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

ठाणे जिल्हा मुद्रांक कार्यालय, ठाणे

20 DEC 2021

एक प्रमुख लिपीक / लिपी

ट.न.न. - ४
दस्त क्रमांक ७६९/२०२२
3/34

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 **SHRI. MANISH NANDLAL BHUTRA,** an adult Indian inhabitant, having address at 1st Floor, Milan Plaza, 90 Feet Road, Bhayandar (West), District – Thane 401 101, hereinafter for the sake of brevity referred to as **"THE VENDOR"** (which expression shall unless it be repugnant to the

... 073817

27 JAN 2022

नोंदणी - ९

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

पदताचा प्रकार ..... दस्त नोंदणी करणेत आहे का? होय/नाही

निष्पादकाचे नांव किंवा दिवाणी न्यायालयाचा आदेश .....

मुद्रांक विक्रीस मेसर्स ANJANI KUMAR CO. PVT. LTD

ज्याने ओळखण्यास सांगितले त्याचे नांव 309, Raj Chambers, Malad (W), Mumbai-400097

पत्ता .....

मुद्रांक खरेदीदाराचे नांव ..... मुद्रांक शुल्क रक्कम .....

मुद्रांक विक्रेत्याची सही (श्री. गजानन चौधरी) .....

मुद्रांक विक्रीचे ठिकाण/पत्ता - श्री दामोदर कृपा, ८/२९, 27 JAN 2022

अमृतेश्वर शॉपिंग सेंटर, भाईंदर (प.)-४०१ १०१. मुद्रांक विक्रेता परवाना क्र. १२०१०४९

ज्या कारणासाठी व्यक्तीने मुद्रांक खरेदी केला त्याची/त्याच कारणासाठी मुद्रांक ... महिन्यात वापरणे बंधनकारक आहे.

Seal of The Joint Sub Registrar, Thane

Thane

ठाणे.

ट.न.नं. - ४
दस्त क्रमांक ४६८१/२०२२
४/३५

context and meaning thereof, would mean and deem to mean and include her legal heirs, representatives, administrators, executors and assigns) of the **FIRST PART A N D SHRI. MANISH NANDKUMAR PATIL,** an adult Indian inhabitants, having address at 604, Tulsi Tower, God-dev, Bhayandar (East), District – Thane 401 105, hereinafter for the sake of brevity referred to as **"THE CONFIRMING PARTY"** (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include his legal heirs, representatives, administrators, executors and assigns) of the **SECOND PART A N D 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 400 097 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 **THIRD PART.**

WHEREAS:-

a) Originally, by diverse deeds, factors and circumstances, one Shri. Harishchandra Govind Patil, 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. 236, New Survey No. 30, Hissa No. 10,** admeasuring 630 sq. mtrs., situate at, being and lying at then Revenue Village – Navghar, Taluka & District – Thane, more particularly described in the **First Schedule** written hereunder, hereinafter referred to as **"The Said Land".**

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b) Shri. Dinanath Ganpat Patil and one Shri. Yahwant Ganpat Patil were claiming their undivided rights, tittle, interest and share in respect of several landed properties, including the Said Land and under such premises, the said Shri. Dinanath Ganpati Patil and the said Shri. Yashwant Ganpat Patil had filed a civil suit, being Special Civil Suit No. 378 of 2003, before the Civil Judge [S.D.] Thane against the said Shri. Harishchandra Govind Patil, seeking various reliefs, including order of declaration, partition and injunction in respect of several landed properties, including the Said Land.

c) Pending the hearing and final disposal of the said suit, the said Shri. Dinanath Ganpat Patil and Shri. Yashwant Ganpat Patil had settled their claim in respect of the properties involved in the abovesaid suit including the Said Land with the said Shri. Harishchandra Govind Patil.

d) In terms of the settlement arrived at by and between the said Shri. Dinanath Ganpat Patil and Shri. Yashwant Ganpat Patil and the said Shri. Harishchandra Govind Patil, the said Shri. Harishchandra Govind Patil and his family members had given up their rights, title, interest and share in respect of the Said Land in favour of the said Shri. Dinanath Ganpat Patil and Shri. Yashwant Ganpat Patil and in lieu of the Said Land, the said Shri. Dinanath Ganpat Patil and the said Shri. Yashwant Ganpat Patil, had given-up all their rights, title and interest in the respect of the other properties involved in the abovesaid suit in favour of the said Shri. Harishchandra Govind Patil.

e) Accordingly, the said Shri. Dinanath Ganpat Patil and the said Shri. Yashwant Ganpat Patil, had unconditionally withdrew the abovesaid Special Civil Suit, being Suit No. 378 of 2003, by filing an application for compromise dated 30th November 2005 before Hon. Civil Judge [S.D.] Thane.

f) The said Shri. Yashwant Ganpat Patil died intestate on or about 4th January 2006, leaving behind him, Smt. Sushila Yashwant Patil [widow], 2 nos. sons viz:- Shri. Pankaj Yashwant Patil & Shri. Pradeep Yashwant Patil and 2 nos. daughters viz:- Smt. Neeta Bhaskar Bhoir & Miss. Reshma Yashwant Patil, as his only legal heirs and representatives, entitled to his estate, including his undivided rights and share in the Said Land, as per the personal law by which he was governed at the time of his death.

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g) In the premises as aforesaid, the abovesaid legal heirs of the said Shri. Yashwant Ganpat Patil become entitled to the Said Land.

h) However, in the revenue records of the Said Land, the name of the said Shri. Harishchandra Govind Patil continued to appear.

i) By and vide an Agreement dated 12th February 2006, made and executed by the said Shri. Dinanath Ganpat Patil along with his family members viz:- Smt. Heerabai Dinanath Patil, Smt. Hemlata Randhir Bhoir, Miss. Harshala Dinanath Patil and the surviving legal heirs of the said Shri. Yashwant Ganpat Patil viz:- Smt. Sushila Yashwant Patil, Shri. Pankaj Yashwant Patil, Shri. Pradeep Yashwant Patil, Smt. Neeta Bhaskar Bhoir & Miss. Reshma Yashwant Patil, with the due consent and concurrence of Shri. Harishchandra Govind Patil and his family members viz:- Shri. Satish Harishchandra Patil, Shri. Sandesh Harishchandra Patil, Smt. Geeta Hareshwar Pardhi & Smt. Kalpana Haribhai Bhoir, have sold, transferred and assigned and further agreed to convey the Said Land in favour of one Shri. Ramesh Gunwantrai Salot & Shri. Atul Gunwantrai Salot, at and on the terms and conditions and for consideration which are more particularly described in the said Agreement dated 12th February 2006.

j) In pursuance to the execution of the said Agreement dated 12th February 2006, the abovesaid Shri. Dinanath & 3 Others and the said Sushila & 4 Others had made and executed a General Power of Attorney in favour of the said Shri. Ramesh Gunwantrai Salot & Shri. Atul Gunwantrai Salot, inter-alia, irrevocably conferring upon various rights, powers and privileges, which are more particularly described in the said writing, including rights and powers to re-assign the Said Land in favour of any third party or parties and also execute conveyance of the Said Land in favour of ultimate transferee or assignee and also admit the execution thereof before the concerned Sub-Registrar of Assurance.

k) Simultaneously on the execution of the said Agreement dated 12th February 2006, the said Shri. Dinanath & 3 Others and Sushila & 4 Others had handed over the quiet, vacant, peaceful, actual and physical possession of the Said Land in favour of the said Shri. Ramesh Gunwantrai Salot & Shri. Atul Gunwantrai Salot.

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l) In the premises as aforesaid, the said Shri. Ramesh Gunwantrai Salot & Shri. Atul Gunwantrai Salot, become jointly entitled to the Said Land.

m) By and vide a duly registered Deed of Conveyance dated 22nd September 2009 [Regn. No. TNN7-4994-2009] the said Shri. Ramesh

Gunwantrai Salot & Shri. Atul Gunwantrai Salot, for themselves and as the constituted Dinanath & 3 Others, Sushila & 4 Others and Harishchandra & 4 Others, had sold, transferred, assigned and conveyed the Said Land in favour of the Vendor and the Confirming Party herein, for valid consideration.

n) By and vide a Mutation Entry bearing No. 1791, the Said Land came to be mutated in the names of the Vendor and the Confirming Party herein.

o) In the premises as aforesaid, the Vendor and the Confirming Party herein become jointly entitled to the Said Land, having equal share and rights each i.e. 50:50.

p) There was no access or right of way to the Said Land directly and as such the Said Land was land-locked. The vendor and the confirming party therefore 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.

q) In the premises as aforesaid, the Vendor and the Confirming Party become joint owners of the Said Land, having equal share and rights each [i.e. 50:50].

r) The 50% undivided share and rights of Vendor in the Said Land which works out to 315 sq. mtrs., more particularly described in the **Second Schedule** written hereunder, hereinafter referred to as **"The Said Portion"**.

s) The Vendor and the Confirming Party do hereby represent, admit and confirm and further place on record that they have not dealt with the Said Land or any part or portion thereof, in favour of any third party or parties nor created any encumbrances of whatsoever nature, in respect of and/or against the same.

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t) The Vendor was desirous of selling his 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.

u) 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 is executing these presents:-

NOW THIS DEED WITNESSETH THAT in pursuant to the said agreement and in consideration of payment of the consideration of an aggregate sum of Rs. 97,00,000/- (Rupees Ninety Seven 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 doth hereby admit, confirm and acknowledge and the Vendor doth hereby release, discharge, acquit and exonerate the Purchaser from every part and obligation thereof forever, **HE** the Vendor with the express consent and concurrence of the Confirming Party, doth hereby grant, sell, release, convey and assure unto the Purchaser forever, **Said Portion** i.e. 50% undivided share and rights which works out to 315 sq. mtrs., more particularly described in the Second Schedule written hereunder, of land bearing Old Survey No. 236, New Survey No. 30, Hissa No. 10, admeasuring 630 sq. mtrs., situate at, being and lying at then Revenue Village – Navghar, Taluka & District – Thane, more particularly described 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 Portion 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 Portion or any part thereof.

The Joint Sub Registrar Thane ठाणे.
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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 Portion or any part thereof **TO HAVE AND TO HOLD** all and singular the Said Portion hereby granted, released, conveyed and assured or intended or expressed to be with his and every of his 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 doth hereby for himself and his 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 him, has/have not made, done, committed, omitted or knowingly or willingly suffered to the contrary, **HE,** the Vendor, now doth in himself has good, right, full power and absolute authority to grant, convey and assure the Said Portion 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 his 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 him 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, 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 him 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 Portion hereby granted or any part thereof by, from, under or in trust for him, the Vendor and his heir or 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 Portion and every

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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 doth **HEREBY** covenant with the Purchaser that he the Vendor has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing, whereby he is prevented from granting and conveying the Said Portion 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 and the Confirming Party do each of them doth hereby covenant with the Purchaser that the Vendor and the Confirming Party 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 Portion 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 lands or grounds, 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 owner or owners for the time being of the Said Portion or grounds, 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.

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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 has handed over the possession of the 50% undivided share and rights in 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.

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. 236, New Survey No. 30, Hissa No. 10,** admeasuring 630 sq. mtrs., situate at, being and lying at then Revenue Village – Navghar, Taluka & District – Thane and now falling within the local limits of Mira Bhayandar Municipal Corporation.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

50% undivided share and rights which works out to 315 sq. mtrs., of the property which is more particularly described in the First Schedule written hereinabove.

SIGNED, SEALED AND DELIVERED }
BY THE WITHINNAMED }
"THE VENDOR" }
SHRI. MANISH NANDLAL BHUTRA }
[PAN No. ADKPB0366M] }



In the presence of:-

1. Shri_____ }

ठा.म.न. - ४