

76/4690

पावती

Original/Duplicate

Wednesday, March 16, 2022

नोंदणी क्र.: 39म

10:16 AM

Regn.: 39M

पावती क्र.: 5338 दिनांक: 16/03/2022

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन4-4690-2022

दस्तऐवजाचा प्रकार : अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: अंजनी कुमार प्रायवेट लिमिटेड तर्फे अधिकृत सही करणार डायरेक्टर शरद भुतडा --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:36 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

बाजार मूल्य: रु. 2948600/-

मोबदला रु. 3600000/-

भरलेले मुद्रांक शुल्क : रु. 216000/-

सह. मुख्यम निबंधक वर्ग-२
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रक्कम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1503202208015 दिनांक: 16/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014075855202122E दिनांक: 16/03/2022

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत मिळाला



CHALLAN
MTR Form Number-6



GRN	MH014075855202122E	BARCODE			Date	04/03/2022-16:54:16	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 THN4_THANE NO 4 JOINT SUB REGISTRA					Full Name		ANJANI KUMAR PVT LTD	
Location THANE					Flat/Block No.		OLD SURVEY NO 241, NEW SURVEY NO 34,	
Year 2021-2022 One Time					Premises/Building		HISSA NO 10	
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				216000.00		Road/Street VILLAGE NAVGHAR		
0030063301 Registration Fee				30000.00		Area/Locality BHAYANDAR EAST		
						Town/City/District		
						PIN		
						4 0 1 1 0 5		
						Remarks (If Any)		
						SecondPartyName=MANISH NANDLAL BHUTRA~CA=3600000		
						Amount In Two Lakh Forty Six Thousand Rupees Only		
Total				2,46,000.00		Words		
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN	Ref. No.	69103332022030418566	2732994764
Cheque/DD No.					Bank Date	RBI Date	04/03/2022-16:54:57	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. : 9820137324

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

MBS

नोंदणी

द.न.न. - ४
दस्त क्रमांक ४६००/२०२२
१/३०



महाराष्ट्र MAHARASHTRA

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दस्त क्रमांक २६६०/२०२२
२/३०

२० DEC 2021
क प्रमुख लिपिक / लिपि

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**, 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 context and meaning thereof,

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जोडपत्र - २

27 JAN 2022

मुद्रांक मिळी नोंदवही अनुक्रमांक दिनांक

दस्तावा क्रमांक दस्त नोंदणी करणार आहे का ? होय/नाही

विप्रेक्षणीचे थोडक्यात वर्णन ANJANI KUMAR CO. PVT. LTD

मुद्रांक विकस रचनावाचे मार्ग 303, Ruby Chambers,

हाचे अल्ल्यास स्थाने यांच Malad (West), Mumbai-400 097.

पत्ता लोदी

मुद्रांक पत्रकाराचे नाव मुद्रांक शुल्क रक्कम

मुद्रांक विक्रेत्याची लोदी (श्री. कनक बोईर)

मुद्रांक विक्रीचे ठिकाण/पत्ता - श्री कनक बोईर, ८/२९,

भाईर शोपींग सेंटर, भाईर (प.)-४०१ १०१. मुद्रांक क्रमांक १२०१०४९

27 JAN 2022

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



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दस्त क्रमांक ४८८० / २०२२

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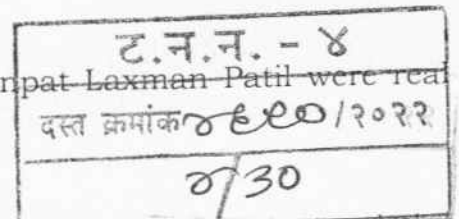
would mean and deem to mean and include her legal heirs, representatives, administrators, executors and assigns) of the **FIRST PART AND SHRI. MANISH NANDKUMAR PATIL**, having address at C/G1-2, Shalini Complex, Opp. Garden City, Deepak Hospital Road, Mira Road (East), District - Thane 401 107, hereinafter for the sake of brevity referred to as **"THE CONFIRMING PARTY" 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 **OTHER PART.**



WHEREAS:-

- a) Originally, by diverse deeds, factors and circumstances, including intestate succession and survivorship and also recorded and reflected in the record of rights one (1) Shri. Laxman Narayan Patil, (2) Shri. Pandurang Narayan Patil & (3) Shri. Harishchandra Narayan Patil, were jointly 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. 10**, admeasuring 230 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) Shri. Narayan Laxman Patil and Shri. Ganpat Laxman Patil were real and direct bothers.



- c) The said Shri. Narayan Laxman Patil had 4 (four) nos. sons and the said Shri. Ganpat Laxman Patil had no issues.

- d) After the demise of the said Shri. Ganpat Laxman Patil, his widow Smt. Matibai Ganpat Patil had adopted one Shri. Balaram Narayan Patil, one

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Mati (signature), MB (initials), and a stylized signature.

son of Shri. Narayan Laxman Patil, who was later known as Shri. Balaram Ganpat Patil alias Balaram Narayan Patil.

e) The said Shri. Narayan Laxman Patil and Shri. Ganpat Laxman Patil had separated during their lifetime and as such had divided their land holdings and the said fact is also reflected in their respective Khata Utaras maintained in the record of rights.

f) Subsequently several properties were purchased by the said Shri. Narayan Laxman Patil out of his own funds and efforts. Despite the said fact, the names of 6 (six) daughters of late Shri. Balaram Ganpat Patil appeared in all the lands in the record of rights.

g) In the premises as aforesaid and also based on the assumptions as stated hereinabove one Gujarat Enterprise had decided to purchase and acquire the rights of the said 6 (six) nos. daughters of Shri. Balaram Ganpat Patil and as such, till then had purchased the rights of 5 (five) nos. daughters of the said Shri. Balaram Ganpat Patil and as such it is assumed that the shares of 6 (six) nos. daughters' of Shri. Balaram Ganpat Patil collectively deemed as 1/4th in the Said Land for calculation, as their names continued to appear in the record of rights of the Said Land.

h) The said Shri. Balaram Ganpat Patil died intestate in the year 1962, leaving behind him, 6 (six) nos. daughters viz:- (1) Smt. Hemlata Uday Patil, (2) Smt. Rekha Madhukar Patil, (3) Smt. Mangla Ramanand Gowand, (4) Smt. Sangeeta Arun Mhatre, (5) Smt. Vanadana Jagannath Patil & (6) Smt. Madhuri Hansraj Patil and as such, their names continued to appear in the record of rights of all the properties including the Said Land.

i) One of the co-owners viz:- Shri. Pandurang Narayan Patil also died intestate, leaving behind him, his widow Smt. Laxmibai P. Patil, who also died on 12th May 2006 and his other legal heirs (1) Shri. Hemant Pandurang Patil, (2) Shri. Nitin Pandurang Patil & (3) Shri. Jitendra Pandurang Patil, become entitled to succeed his estates, including the Said Land and as such, their names continued to appear in record of

दस्तावेज क्रमांक	४६००/२०२२
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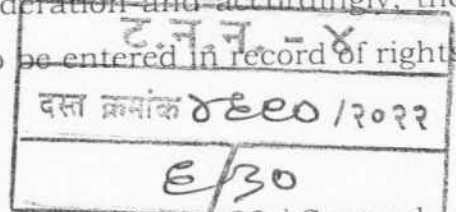
दस्तावेज क्रमांक ४६००/२०२२ Mutation Entry No. 1560.

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- j) The said Shri. Hemant Pandurang Patil & others along with their family members by and vide a duly registered Deed of Conveyance dated 19th October 2010 [Regn. No. TNN3-6942-2010] had sold, transferred and conveyed all and entire rights, interest and benefits in the Said Land in favour of the said Gujarat Enterprise and accordingly, by and vide a Mutation Entry No. 1345, the name of the said Gujarat Enterprise came to be entered in the record of rights of the Said Land.
- k) The other co-owner Shri. Harishchandra Narayan Patil & Other along with one Smt. Shilpa Sadashiv Gawand and Smt. Sapna Suhas Mhatre by and vide a duly registered Agreement dated 16th May 2007 [Regn. No. TNN4-04647-2007] had agreed to sell, transfer, assign and convey their undivided share, rights and interest in the Said Land in favour of the said Gujarat Realtors, at and on the terms and conditions and for consideration, more particularly described in the said Agreement dated 16th May 2007 and simultaneously on execution thereof had also made and executed a duly registered General Power of Attorney in favour of the partners of the said Gujarat Realtors, inter-alia, conferring upon various rights, powers and privileges which are more particularly described in the said writing including rights and powers to re-assign their rights in the Said Land in favour of any third party or parties and also execute conveyance and admit the execution thereof before the concerned Sub-Registrar of Assurance.
- l) By and vide a duly registered Deed of Conveyance dated 13th December 2011 [Regn. No. TNN-7-8985-2011], the said Harishchandra Narayan Patil & Others had also sold, transferred, assigned and conveyed whatever their undivided share and rights in the Said Land in favour of the said Gujarat Realtors, for valid consideration and accordingly, the name of the said Gujarat Realtors came to be entered in record of rights of the Said Land.
- m) The other co-owner Shri. Laxman Narayan Patil died on 23rd September 1994, leaving behind him, his widow Smt. Heerabai Laxman Patil, 2 (two) nos. sons viz:- (1) Shri. Balwant Laxman Patil & (2) Shri. Ranjan Laxman Patil and 2(two) nos. married daughters viz:- (1) Smt. Shilpa Sadashiv Gawand & (2) Smt. Sapna Suhas Mhatre, as his only legal heirs and representatives entitled to his estates, including his



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undivided share and rights in the Said Land, which is as reflected in Mutation Entry No. 1340.

- n) By and vide a duly registered Deed of Conveyance dated 19th October 2011 [Regn. No. TNN-7-7583-2011] the abovesaid legal heirs of Shri. Laxman Narayan Patil had also sold, transferred, assigned and conveyed their undivided share and rights in the Said Land in favour of Gujarat Realtors, for valid consideration and the said Gujarat Realtors being Confirming Party in the said Deed of Conveyance dated 19th October 2011 had also released, relinquished and assigned its all and entire rights in the Said Land in favour of the said Gujarat Enterprise and the said fact is also reflected in Mutation Entry No. 1350.
- o) The other co-owners Smt. Rekha Madhukar Patil, Smt. Sangeeta Arun Mhatre & Smt. Vandana Jagannath Patil being the legal heirs of late Shri. Balaram Ganpat Patil jointly by and vide a duly registered Deed of Conveyance dated 31st December 2010 [Regn. No. TNN-7-10818-2010] had sold, transferred, assigned and conveyed their undivided share and rights in the Said Land in favour of the said Gujarat Enterprise, for valid consideration and effect of the same was reflected in the Mutation Entry No. 1342.
- p) The said Smt. Mangla Ramanand Gawand one of the legal heirs of the said Shri. Balaram Ganpat Patil by and vide a duly registered Deed of Conveyance dated 11th October 2011 [Regn. No. TNN-7-07298-2011] had also sold, transferred, assigned and conveyed her all and entire undivided share and rights in the Said Land in favour of the said Gujarat Enterprise, for valid consideration and the said fact is also reflected in Mutation Entry No. 1344.
- q) The said Smt. Hemlata Uday Patil, one of the legal heirs of Shri. Balaram Ganpat Patil by and vide a duly registered Deed of Conveyance dated 13th December 2012 [Regn. No. TNN-12-8516-2012] had also sold, also sold, transferred, assigned and conveyed her all and entire undivided share and rights in the Said Land in favour of the said Gujarat Enterprise, for valid consideration.

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The said Shri. Balwant Laxman Patil & Others along with their respective family members by and vide a duly registered Deed of

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Conveyance dated 6th September 2012 [Regn. No. TNN-12-06264-2012] had also sold, transferred, assigned and conveyed their all and entire undivided share and rights in the Said Land in favour of the said Gujarat Enterprise, for valid consideration and the said fact is also reflected in Mutation Entry No. 1761.

- s) The said Smt. Madhuri Hansraj Patil and her family members by and vide a duly registered Deed of Conveyance dated 30th October 2013 [Regn. No. TNN-7-8257-2013] have also sold, transferred, assigned and conveyed their all and entire undivided share and rights in the Said Land in favour of the said Gujarat Enterprise, for valid consideration.
- t) The estate holders of the Said Land i.e. The Estate Investment Co. Pvt. Ltd., by and vide its letter bearing No. EI/NOC/778/2012 dated 28th September 2012 has released, relinquished and assigned whatever their rights and share in the Said Land in favour of the said Gujarat Enterprise.
- u) One Seven Eleven Construction Pvt. Ltd., had initiated a Civil Suit, being Special Civil Suit No. 309/2010 in respect of various properties including the Said Land against Smt. Hemlata Uday Patil & Others including Gujarat Enterprises, inter-alia, claiming various reliefs which are claimed in the said suit.
- v) However, a Consent Term came to be filed inter-alia, the said Seven Eleven Construction Pvt. Ltd., has settled its claim in respect of the Said Land with the said Gujarat Enterprise and the said Consent Term was duly registered as a Consent Decree.
- w) In the premises as aforesaid, the said Gujarat Enterprise become the sole and absolute owner of the Said Land.
- x) By and vide a duly registered Deed of Conveyance dated 23rd October 2020 [Regn. No. TNN-4-6347-2020] the said Gujarat Enterprise had sold, transferred, assigned and conveyed the Said Land in favour of the Vendor and the confirming party herein, for valid consideration.
- y) Simultaneously on the execution of the said Deed of Conveyance dated 23rd October 2020, the said Gujarat Enterprise has also handed over

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the quiet, vacant, peaceful, actual and physical possession of the Said Land in favour of the Vendor herein.

z) By and vide a Mutation Entry No. 2649, the names of the Vendor came to be recorded in the record of rights of the Said Land.

aa) 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. Gujarat Estate by and vide an agreement for Right of Way dated 29th August, 2016 registered under serial no. TNN4-4808-2016.

bb) In the premises as aforesaid, the Vendor herein become joint owners of the Said Land having equal share and rights each i.e. 50:50.

cc) The $\frac{1}{2}$ undivided share and rights of the Vendor in the said Land which works out to 115.00 sq.mtrs., more particularly described in the Second Schedule written hereunder, hereinafter referred to as "The said Portion"

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

i) that subsequent to the execution of the said Deed of Conveyance dated 23rd October 2020, they have not dealt with the Said Land with any third party or parties;

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;

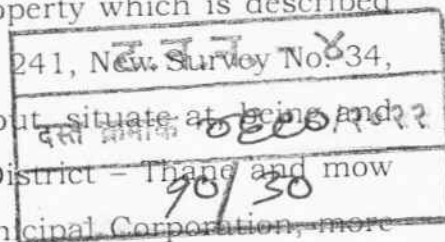
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दस्ता क्रमांक ४६६०/२०२२	vi)
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- viii) that the Said Land as per the sanctioned development plan is falling under Residential Zone;
- ix) that there is proper access to the Said Land;
- x) that there is no notice of acquisition proceedings by any authority in respect of the Said Land.
- dd) The Vendor is desirous of selling his 50% undivided share and rights in the Said Land and in favour of the Purchaser and the Purchaser has agreed to purchase the same from the Vendor to which the Confirming Party has accorded his consent.
- ee) 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. 36,00,000/- (Rupees Thirty 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, **THEY** the Vendor do each of them 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 115.00 sq.mtrs., more particularly described in the Second Schedule written hereunder, of the larger property which is described in the First Schedule i.e. land bearing Old Survey No. 241, New Survey No. 34, Hissa No. 10, admeasuring 230 sq. mtrs. or thereabout, 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, more particularly described in the 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 hereto before, 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 do each of them for themselves and their 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

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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 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 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 uncanceled.

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.

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. 10**, admeasuring 230 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.

ट.न.न. - ४
दस्त क्रमांक ४६००/२०२२
९३/३०

MB

M. Bhat

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

50% undivided share and rights which works out to 115.00 sq.mtrs. of the properties which are most particularly described Firstly and Secondly in the First Schedule written hereinabove and which is as under

Old S.No	New S.No.	Hissa No	Total Area (Sq.mtrs)	Share of the Purchaser (sq.mtrs)
241	34	10	230.00	115.00

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

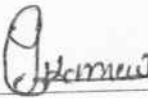
In the presence of :-

1. Shri 

2. Shri 

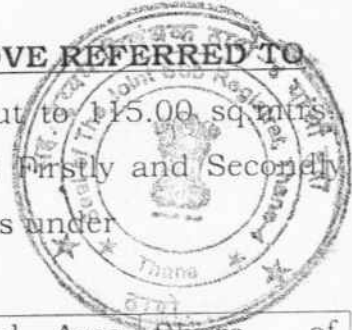
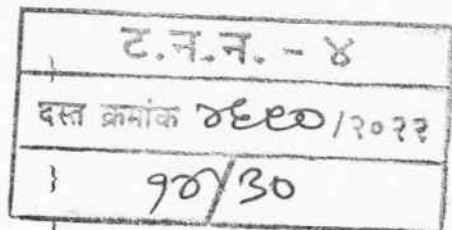
"THE CONFIRMING PARTY"
SHRI. MANISH NANDKUMAR PATIL
[PAN No. AOAPP9875Q]

In the presence of :-

1. Shri 

2. Shri 

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
"THE PURCHASER"



M/S ANJANI KUMAR PVT. LTD. }

[PAN No. AABCA1474E] }

[through its duly authorized director vide a board}
resolution dated 02/02/2022.] }

[Signature]

SHRI. SHARAD MADANLAL BHUTRA }

In the presence of:- }

1. Shri *[Signature]* }

2. Shri *[Signature]* }

