81/3658

Monday,March 04 ,2024

5:43 PM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 4476 दिनांक: 04/03/2024

गावाचे नाव: **कामतघर**

दस्तऐवजाचा अनुक्रमांक: **बवड1-3658-2024**

दस्तऐवजाचा प्रकार : **खरेदीखत**

सादर करणाऱ्याचे नाव: **मेसर्स क्युबा ट्रेडलिंक्स एल एल पी तर्फे भागीदार आदिल नासिर हुसैन मोमीन**

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 6:02 PM ह्या वेळेस मिळेल.

Sub Registrar Bhivandi 1

सह दुय्यम निबंधक वर्ग-२
भिवंडी-१

बाजार मुल्य: रु.28693440 /-

मोबदला रु.110000000/-

भरलेले मुद्रांक शुल्क : रु. 7700000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1100/-
डीडी धनादेश/पे ऑर्डर क्रमांक: 0324049214426 दिनांक: 04/03/2024
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी धनादेश/पे ऑर्डर क्रमांक: MH016679712202324E दिनांक: 04/03/2024
बँकेचे नाव व पत्ता:

मुळ दस्त परत केला

12/03/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 3658/2024

नोंदणी :

Regn:63m

गावाचे नाव : कामतघर

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	110000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	28693440
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनप इतर वर्णन :, इतर माहिती: मौजे कामतघर तालुका भिवंडी येथील सर्वे नं. 211/2(जुना सर्वे नं.164/20 व 21 पैकी)बिनशेती जमीन क्षेत्र 3499.20 आर चौ.मी. अशी मिळकत खरेदीखत.((Survey Number : 211/2 ;))
(5) क्षेत्रफळ	1) 34.9920 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अनिता महेशकुमार सावलका वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अ-विन्ग, चौथा मजला, धीरज कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, पोद्दार रोड, मालाड पूर्व, मुम्बई, महाराष्ट्र., महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AJPPS7617H 2): नाव:-महेश कुमार शंकरलाल सावलका वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अ-विन्ग, चौथा मजला, धीरज कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, पोद्दार रोड, मालाड पूर्व, मुम्बई महाराष्ट्र, , महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AJPPS7615F 3): नाव:-विमला शंकरलाल सावलका वय:-78; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अ-विन्ग, चौथा मजला, धीरज कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, पोद्दार रोड, मालाड पूर्व, मुम्बई, महाराष्ट्र, , महाराष्ट्र, मुम्बई. पिन कोड:-400079 पॅन नं:-AJPPS7613D 4): नाव:-शंकरलाल नानूराम सावलका वय:-78; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: अ-विन्ग, चौथा मजला, धीरज कॉ-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, पोद्दार रोड, मालाड पूर्व, मुम्बई, महाराष्ट्र, , महाराष्ट्र, MUMBAI. पिन कोड:-400079 पॅन नं:-AFMPS3090R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मेसर्स क्युबा ट्रेडलिंक्स एल एल पी तर्फे भागीदार आदिल नासिर हुसैन मोमीन वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर न. १३७/०, नाशिक रोड, मिल्लत नगर, वि पी नाका, भिवंडी , महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AABFQ0225A 2): नाव:-मेसर्स क्युबा ट्रेडलिंक्स एल एल पी तर्फे भागीदार रिजवान इकरामुद्दीन शेख वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर न. १३७/०, नाशिक रोड, मिल्लत नगर, वि पी नाका, भिवंडी, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AABFQ0225A 3): नाव:-मेसर्स क्युबा ट्रेडलिंक्स एल एल पी तर्फे भागीदार निलेश कुमार रायचंद जैन वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर न. १३७/०, नाशिक रोड, मिल्लत नगर, वि पी नाका, भिवंडी , महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AABFQ0225A 4): नाव:-मेसर्स क्युबा ट्रेडलिंक्स एल एल पी तर्फे भागीदार नरपतराज हस्तिमल जैन वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर न. १३७/०, नाशिक रोड, मिल्लत नगर, वि पी नाका, भिवंडी , महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AABFQ0225A 5): नाव:-मेसर्स क्युबा ट्रेडलिंक्स एल एल पी तर्फे भागीदार मुकेश मनछालाल चौहान वय:-26; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर न. १३७/०, नाशिक रोड, मिल्लत नगर, वि पी नाका, भिवंडी , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AABFQ0225A
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	12/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3658/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7700000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

Satish

प्रभारी दुय्यम निबंधक वर्ग-२
भिवंडी-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	M/S. QUBA TRADELINKS LLP	eChallan	02300042024030445239	MH016679712202324E	7700000.00	SD	0008822203202324	04/03/2024
2		DHC		0324049214426	1100	RF	0324049214426D	04/03/2024
3	M/S. QUBA TRADELINKS LLP	eChallan		MH016679712202324E	30000	RF	0008822203202324	04/03/2024

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

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202403047322

04 March 2024,04:03:13 PM

बवड।

मूल्यांकनाचे वर्ष :	2023
जिल्हा :	ठाणे
तालुका :	तालुका : भिवंडी
उपमूल्य विभाग :	9/80-वॉर्ड क्र. 6/27) कामतघर सर्वे क्रमांक
क्षेत्राचे नांव :	Bhivandi-Nijampur Muncipal Corporation
मिळकतीचा क्रमांक :	सर्व्हे नंबर#164

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
8200	35100	40500	44500	40500	चौ. मीटर

मिळकतीचे क्षेत्र 3499.2 चौ. मीटर Layout Plot

Applicable Rules : ,16 क

1. 3499.2चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =8200/-

3499.2चौ. मीटर क्षेत्रासाठी मूल्य = 3499.2 * 8200

=28693440/-

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

=28693440 + 0

= **Rs.28693440/-**

= ₹ दोन करोड़ शहाऐंशी लाख त्र्याण्णव हजार चार शे चाळीस /-

Home Print

Satish

सह दुय्यम निबंधक वर्ग-२
भिवंडी-१

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

बवड - १	
दस्त क्र.	३६५८ / २०२४
पाने	१/५५

CHALLAN
MTR Form Number-6

GRN	MH016679712202324E	BARCODE		Date	04/03/2024-14:27:06	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	BVD1_BHIWANDI NO 1 SUB REGISTRAR	Full Name	M/S. QUBA TRADELINKS LLP
Location	THANE		
Year	2023-2024 One Time	Flat/Block No. Premises/Building	Survey no. 211/2 and old Survey no. 164/20 and 21(p)

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	7700000.00
0030063301 Registration Fee	30000.00
Total	77,30,000.00

Road/Street	Village- Kamatghar						
Area/Locality Town/City/District	Bhiwandi						
PIN		4	2	1	3	0	2
Remarks (If Any)	SecondPartyName=MR. SHANKARLAL NANURAM SAWALKA and 3 Others~						
Amount In Words	Seventy Seven Lakh Thirty Thousand Rupees Only						

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024030445239	012637832
Cheque/DD No.		Bank Date	RBI Date	04/03/2024-14:32:52	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9833478620

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 दस्तांसाठी सदर चलन लागु नाही.

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

बवड - १
दि. ३६५८ २०२४
पाने ३/५५

Print Date 04-03-2024 02:32:56

CHALLAN
MTR Form Number-6

GRN	MH016679712202324E	BARCODE		Date	04/03/2024-14:27:06	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	BVD1_BHIWANDI NO 1 SUB REGISTRAR	**Full Name**	M/S. QUBA TRADELINKS LLP
Location	THANE		
Year	2023-2024 One Time	**Flat/Block No. Premises/Building**	Survey no. 211/2 and old Survey no. 164/20 and 21(p)

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	7700000.00
0030063301 Registration Fee	30000.00
Total	77,30,000.00

Road/Street	Village- Kamatghar						
Area/Locality	Bhiwandi						
Town/City/District							
PIN		4	2	1	3	0	2
Remarks (If Any)	SecondPartyName=MR. SHANKARLAL NANURAM SAWALKA and 3 Others~						
Amount In Words	Seventy Seven Lakh Thirty Thousand Rupees Only						

DEFACED ₹7730000.00 DEFACED

Payment Details	BANK OF MAHARASHTRA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	02300042024030445239	012637832
Cheque/DD No.		Bank Date	RBI Date	04/03/2024-14:32:52	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9833478620

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

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

Seal of The Joint Sub Registrar, Bhiwandi-1 दुय्यम निबंधक वर्ग-१, भिवंडी-१

बवड - १
द. क्र. ३६५८ २०२४
पाने २५५

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-81-3658	0008822203202324	04/03/2024 17:42:51	IGR131	30000.00

Print Date 04-03-2024 05:43:54

GRN : MH016679712202324E **Amount :** 77,30,000.00 **Bank :** BANK OF MAHARASHTRA **Date :** 04/03/2024-14:27:06

2	(iS)-81-3658	0008822203202324	04/03/2024-17:42:51	IGR131	7700000.00
			Total Defacement Amount		**77,30,000.00**

Print Date 04-03-2024 05:43:54



बवड - १	
क्र.	३६५८ / २०२४
दस्त	४/५५

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0324049214426	Date	04/03/2024
Received from Ms QUBA TRADELINK LLP, Mobile number 9000000000, an amount of Rs.1100/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Bhivandi 1 of the District Thane Grm.			
Payment Details			
Bank Name	SBIN	Date	04/03/2024
Bank CIN	10004152024030413323	REF No.	406435996294
This is computer generated receipt, hence no signature is required.			



DEED OF CONVEYANCE

THIS AGREEMENT is made at Bhiwandi, this 04th day of March, 2024,

BETWEEN

(1) MR. SHANKARLAL NANURAM SAWALKA, having UIN-584787413114, **(2) MRS. VIMALA SHANKARLAL SAWALKA**, having UIN- 204014282362, **(3) MR. MAHESH SHANKARLAL SAWALKA,** having UIN- 346055279766, **& (4) MRS. ANITA MAHESH SAWALKA,** having UIN-. 546326723933, all residing at Flat No.41/42. A-Wing 4th floor, Dhiraj Co-operative Housing Society Ltd., Morarka Road, Poddar Road, Malad (East), Mumbai – 400 097; hereinafter referred to as **"THE VENDOR/s"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors and administrators) of the **ONE PART**;

Rizwan Shaikh



M/S. QUBA TRADELINKS LLP, an LLP incorporated under the LLP Act, 2008, having PAN - AABFQ0225A, having its office at H.NO. 137/0, Nashik Road, Millat Nagar, Opp. Darul Falah, Vanjarpatii Naka, Bhiwandi, Thane – 421 302; represented through its Partners, **(1) MR. ADIL NASIR HUSAIN MOMIN, (2) MR. RIZWAN IKRAMUDDIN SHAIKH, (3) MR. NILESH KUMAR RAICHAND JAIN, (4) MR. NARPATRAJ HASTIMALJI JAIN, and (5) MR. MUKESH MANCHALAL CHOUHAN,** hereinafter referred to as "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assigns) of the **OTHER PART;**

The Vendors and the Purchaser are collectively referred to as the **"PARTIES"** and individually referred to as the **"PARTY".**

WHEREAS:

A. One Mr. Murlidhar Nanuram Sawalka was the lawful owner of and absolutely seized and possessed of ALL THAT piece and parcel of land adm. 4185 sq. yards equivalent to 3499.20 sq. mtrs. Lying, being and situate at Survey No. 164, Hissa No. 20 and 21(Part), new survey No. 211/2, of Village- Kamatghar, Taluka-Bhiwandi, Dist. Thane, together with the house constructed therein within the city limits of the Bhiwandi Nizampur Municipal Corporation ("BNCMC") and within the registration district of Thane and sub-registration district of Bhiwandi, which is hereinafter referred to as the **"SUBJECT PROPERTY"** and more particularly set-out in the **First**



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Schedule hereunder written and also demarcated on the layout plan annexed hereto.

B. The said Mr. Murlidhar Nanuram Sawalka died intestate on 16th July, 1993 leaving behind (1) Mr. Shivkumar Murlidhar Sawalka, (2) Mr. Kailash Kumar Murlidhar Sawalka, & (3) Mrs. Draupadi Murlidhar Sawalka as his only lawful heirs as per the law of succession applicable to him at the time of his death and by virtue of mutation no. 5194 dated 27th May, 2009, the names of the said legal heirs were mutated in the village form 7/12 record of right of the Subject Property.

C. The said Mrs. Draupadi Murlidhar Sawalka died intestate on 4th September, 2013 leaving behind (1) Mr. Shivkumar Murlidhar Sawalka, & (2) Mr. Kailash Kumar Murlidhar Sawalka, as her only lawful heirs as per the law of succession applicable to her at the time of her death and by virtue of mutation no. 6708 dated 16th October, 2019, the names of the said legal heirs were mutated in the village form 7/12 record of right of the Subject Property.

D. By an indenture dated 29th December, 2021, registered with the Sub-registrar of Assurance of Bhiwandi under serial no. BVD-3-9247-2021 dated 29th December, 2021, executed between the said (1) Mr. Shivkumar Murlidhar Sawalka, & (2) Mr. Kailash Kumar Murlidhar Sawalka, therein referred to as the Vendors of the One Part and (1) Shankarlal Nanuram Sawalka, (2) Vimal Shankarlal Sawalka, (3) Maheshkumar Shankarlal Sawalka, & (4) Anita Maheshkumar Sawalka, therein referred to as the Purchaser of the Other Part (the Vendors herein), the Vendors thereby sold,

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transferred and conveyed the Subject Property to the Purchasers on such terms and conditions and on such consideration which is more particularly set-out therein. By virtue of mutation no. 7104 dated 17th January, 2022, the names of the said purchasers (the Vendors herein) were mutated in the village form 7/12 record of right of the Subject Property

E. By virtue of the above, the Vendors herein i.e. (1) Mr. Shankarlal Nanuram Sawalka, (2) Mrs. Vimala Shankarlal Sawalka, (3) Mr. Mahesh Shankarlal Nanuram Sawalka, & (4) Mrs. Anita Mahesh Sawalka became the lawful owners of and absolutely seized and possessed of the Subject Property which is more particularly set-out in the **First Schedule** hereunder written and also demarcated on the layout plan annexed hereto.

F. The Purchaser is a Limited Liability Partnership Firm represented by its partner/s hereinabove first mentioned duly authorized by the partners' resolution dated 16th January 2024.

G. The Vendors have already represented to the Purchaser that the Subject Property is falling under the reservation of 'Wholesale Market' in the Development Plan at serial no. 281 of final Development for the said BNCMC which is repeated and confirmed hereby.

H. The Purchasers through their advocates have issued Public Notices in local newspapers namely Free Press Journal & Puniyanagri on 27th December, 2023 inviting claims over the Subject Property before execution of these presents and till date no claims of

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whatsoever in nature have been received by the Advocates for the Purchasers.

I. The Advocates for the Purchasers have also appointed Adv. Archana Khandu Thakare, Property Title Investigator, who has given her Search Report dated 12th June, 2023 in respect of the Subject Property and no encumbrance whatsoever was found under the said search.

J. The Vendor covenants, represents and declares as follows:

a) The Vendors have a clear and marketable title to the Subject Property, free from all encumbrances costs, charges, mortgages, lis-pendens, expenses and litigation.

b) The Vendors are absolutely seized and possessed of the Subject Property and there are no tenancies or illegal encroachments over the same.

c) That the Vendors have not entered into any agreement, writing, memorandum of understanding, power of attorney or any other arrangement whatsoever (whether written or oral) with any person or persons in respect of the Subject Property save and except with the Purchasers herein. The Vendors have not taken or accepted any token, deposit or earnest money from any other party in respect of the Subject Property except the Purchasers herein.

d) That there is neither any litigation pending in any Court of Law or any Judicial or Quasi-Judicial Authority nor have any



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arbitration proceedings have been initiated or pending in respect of the Subject Property or any part thereof.

e) That no notices from Government or any other Local Body or Authority or under any statute have been received by or served upon the Vendors in respect of the Subject Property or any part thereof, save and expect notice issued by MMRDA seeking acquisition of part of the Subject Property for commencing metro out going work.

f) That no minors are interested in the Subject Property.

g) That the Subject Property is falling under the reservation of 'Wholesale Market' in the Development Plan at serial no. 281 of final Development for the said BNCMC and except the same there are no other reservations of any nature whatsoever on the Subject Property or any part thereof.

h) That there is no attachment or prohibitory order issued by any tax and/or revenue authority prohibiting the Vendors from dealing with the Subject Property or any part thereof.

i) There is no requirement for any prior approval or consent to be obtained from any government and/or statutory authority or any other person for sale of the Subject Property by the Vendors to the Purchaser.

j) The Vendors have full right and absolute authority to enter into this Indenture and to sell the Subject Property to the Purchaser in the manner as stated herein.