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🔒 /ice.maharashtra.gov.in

370284 17/10/2019

मुची ж.2 ENI MATO : 3702/2007

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नावाचे नाव : पालघर (सूर्वा प्रकल्प क्षेत्र)

अभिहस्तातंरणपत्र

रु.1448598

रु. 1378300

पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मौजे [गांव] पालघर व गोठणपुर क्र.1 (पालघर नगर पालिका), उपविभागाचे नाव - 1/10 - 4.4) मौजे (गांव) पालघर व गोठणपूर क्रमांक 1-संभाव्य बिनशेती जमिनी सिटीएस क्रमांक आलेख क्रमंाक 38. मौजे पालघर येथील स.नं. 130 पै औद्योगिक बिनशेती प्लॉट नं. 19 चे एकूण क्षेत्र 1969 चौ.मि. हा या खरेदीखताचा विषय आहे.

1969 चौ.मि.

(६)आकारणी किंवा जहीं देण्यात असेल तेया

यायालयाचा हुकुम-वादिचे नाव व पता.

1): नाव:-श्री. चंद्रकांत निळकंठ दांडेकर हे. स्वत:करीता व विनायक निळकंठ दांडेकर.केशव निळकंठ दांडेकर, दिनकर निळकंठ दांडेकर, माधवी सुरेश दांडेकर, रोहीत सुरेश दांडेकर ,तनुजा सुरेश दांडेकर ,रोहीणी सुरेश दांडेकर ,दिपश्री मिलींद भालेराव,गजानन श्रीधर केळकर,कुसूम विनायक वाढ,विमल मधुसूदन दांडेकर यांचे तर्फे कु.मू. - - वय:-62पत्ता:-पिन कोड:-पॅन नं:-

ABAPD9104D

हरमण्यात करून चेला-या पश्चाराचे व किंवा दिवाणी

2): नाव:- मे. रितरीषी मल्टीपॅप प्रा.लि. तर्फे

डायरेक्टर श्री. ऋषी शंकरलाल

मूंदडा - - वय:-28पत्ता:--पिन कोड:--पॅन नं:-

AADPM1060H

(९) दस्तरेवज करून दिल्याचा दिन

16/08/2007

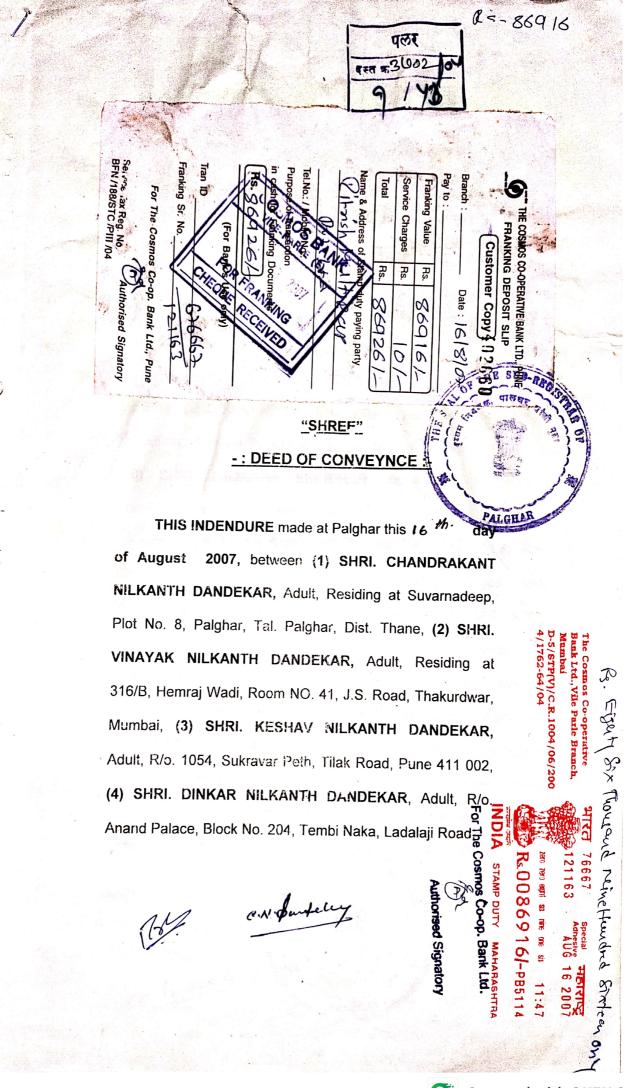
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(11)अनुक्रमांक,खंड व प्र

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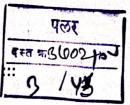
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पलर 4.FT #3602 0

Opp. Town Hall, Thane (E), (5) MADHAVI SURESH DANDEKAR, Adult, R/o. 107, 1st Floor, Uma Nilkanth Building, Mahim Road, Palghar -401 404, (6) SHRI. ROHIT SURESH DANDEKAR, Adult, R/o. First Floor, Uma Nilkanth Bldg., Mahim Road, Palghar - 401 404, (7) SMT. TANUJA SURESH DANDEKAR, Adult, R/o. Excise Station, Mathuj Road, Opera House, Mumbai - 400 004, (3) SMT. ROHINI SURESH DANDEKAR, Adult, R/o. Room No. 56, 3rd Floor, Nene Building, 301/B, Raja Ram Mohan Roy Road, Girgaon, Mumbai 400 004, (9) SMT. DEEPSHRI MILIND BHALERAO, Adult, R/o. 44/1, South Block/II/III, Sihagad Technicai Institute, Vadgaon Budruk, Pune 36, (10) SHRI. GAJANAN SHRIDHAR KELAKAR, Adult, R/o. Manshakti Prayog Kendra, Lonavala, 76, Mumbai-Pune Road, Lonaval 410 401, (11) SMT. KUSUM VINAYAK VAD, Adult, R/o. Shree Raghuraj Society, 13, 14, Rajaram Building, Sihagad Road, Pune 30, (12) SMT. VIMAL MADHUSUDAN DANDEKAR, Adult, R/o. Suvarnadeep, Plot No. 8, Lokmanya Nagar, Palghar, Tal. Palghar, Dist. Thane. (No. 1, Eimself and for No. 2 to 12, sign as POWER OF ATTORNEY HOLDER), hereinafter called the 'VENDORS" (which expression shall unless be repugnant to the context or meaning thereof, be deemed to include, their heirs, survivor or survivors of them, the hairs, aviators and administrators of the last surviving partner his/their assign) of the ONE PART;

AND

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M/S. RITRISHI MULTIPAP PVT. LTD., through its Director MR. RISHI SHANKARLAL MUNDHRA, having its Registered office at B-1/702, JAMUNOTRI SADAN, BANGUR NAGAR, GOREGAON (WEST), MUMBAI – 400 090, hereinafter called as the "PURCHASER", (which expression shall unless be repugnant to the context or meaning thereof, be deemed to include, their heirs, executor, survivor or survivors of him, the heirs, aviators and administrators of the last surviving heirs and assign) of the OTHER PART;

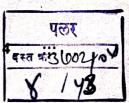
WHEREAS

a) The Vendors are the sole and absolute and exclusively owner/occupant and/or were absolutely seied and possessed of or otherwise wll and sufficiently entitled to the land, here determent and situated at Village Palghar, Taluka Palghar, Dist. Thane, bearing Survey No. 130, total admeasuring 7-40-0 H.R.P. i.e. 74500.00 Sq.mtrs., out of total area admeasuring 125.00 Sq.Mtrs. area of land are not under possession of the Vendors and area of land admeasuring retained for Agricultural land i.e. Part "B" (5315.58 Sq. Mtrs.) so that admeasuring 69059.42 Sq.Mtrs. is in the possession

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of the Vendors.



- Vendor's Cousin Brother Shri. Ajaykumar Ganesh Dandekar and his Mother Smt. Jayshree Ganesh Dandekar.. Thereafter Vendors and the Vendors Cousin Shri. Ajaykumar Ganesh Dandekar and his Mother Smt. Jayshree Ganesh Dandekar made re-partition on dated 21/12/2006, and Registered at Sub-Registrar Palghar at Serial No. PLG/00135/2007 on dated 10/01/2007, and Divided the said agricultural land i.e. PART "B" in the Share of Shri. Ajaykumar Dandekar and his Mother and remaining land in share of the said Vendors, hereunder written and shown in the plan annexed herewith by Red Colur boundary lines and hereinafter referred to as "THE SAID LAND".

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- d) The Vendors agreed to sale and the Purchasers agreed to Purchase all that piece or parcel of land or ground, bearing Plot No 19, admeasuring 1969.00 Sq.Mtrs., and more particularly described in the Second Schedule hereunder written and shown on the plan annexed hereto and thereon surrounded by a RED colour boundary line, being a portion out of the land and here determents as "said plot", more particularly described in the SECOND SCHEDULE hereunder written, at or for the lumpsum consideration price of Rs.14,48,598/- (Rupees Fourteen !.acs Forty Eight Thousand Five Hundred Ninty Eight only).
- e) The Vendors has handed over peaceful and Vacant possession of the said plot to the Purchaser and Purchaser has received the Possession of said Plot. The said Plot is 240 Mtrs. away from the Main Palghar Boisar Road.

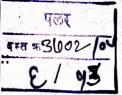
The Vendors will clear any deficit in the title if found so in the Karta i.e. Vendor with his own cost.

f) The Purchaser have requested the Vendors to execute this Indenture of Conveyance, and the Vendors have agreed to do so, in the manner hereinafter appearing.





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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1) In pursuance of the said conveyance the Purchasers paid to the Vendors the sum of Rs.14,48,598/- (Rupees Fourteen Lacs Forty Eight Thousand Five Hundred Ninty Eight only).on being the full consideration of money payable by the purchasers to the Vendors on or before the execution of this presents (the acknowledge, and of and from the same, and every part thereof doth hereby acquit, release and forever discharge the Purchasers) they the Vendors do and each of them doth hereby grant, sale convey, transfer, release assign and assure upto the Purchasers all that piece or parcel of land being sub-divided into Plot No 19, admeasuring 1969.00 Sq.Mtrs., and more particularly described in the SECOND SCHEDULE, hereunder written and shown deline in RED COLOUR Boundary line, on the skethc plan thereof hereto annexed, being a portion of the land, herediataments and premises, more particularly described in the FIRST SCHEDULE hereunder written (hereinafter referred to as the 'SAID PLOT") TOGETHER WITH ALL AND SINGULAR, the countryard, areas, ways, walls, compounds, paths, passages, water and water-courses, sewers, ditches, daring trees, plants, lights, liberties, casements, profits, privileges advantages, rights, members, and appurtenances whatever to the said plot belonging to or in anywsie appretaining to or with the same or any part thereof now or at any time hereto fore usually held, used, occupied or enjoyed or reputed or



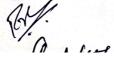
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known as part or member thereof or be appurtenant "AND ALL" the estate, right, title, interest, use, inhabitant, property, possession, benefit claim and demand whatsoever both at law and equity of the vendors in to out of r upon the said property or any part thereof. TO HAVE AND HOLD the said plot AND ALL AND SINGULAR and other the premises hereby granted released and assured or inteneded as to be with their and every of their rights, members, and appurtenances UNTO AND TO THE USE AND benefit of the Purchasers forever as to not in common in equal shares AND SUBJECT to the rents, taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payabie in respect thereof to the Govt. of Maharashtra, Nagar Parishad / or Zilla Parishad concerned and/or any other local or Public Body or Authority.

2. AND VENDORS, doth hereby COVENANT with the Purchaser that notwithstanding any act, deed, mater or thing whatsoever by her or any of the Vendor or any person or persons lawfully or equitably claiming by, from through, under or in trust for the Vendors, made done committed or omitted or knowingly suffered to the contrary THEY the Vendors hath in themselves good rightful power and absolute authority to grant, religious and assure the said plot, hereby the granted, conveyed, realised or intended so to UNTO AND TO THE use of purchaser in manner aforesaid and THEY purchaser shall and may at all times hereafter peacefully and quietly enter upon, have occupy possess and





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enjoy the said plot and receive the rents

profits thereof and of

every part thereof to and for his/her own use and benefits without any suits, eviction, interruption, claim or demand whatsoever from or by them the Vendors or their heirs, or any of them or 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 and forever discharge or otherwise by the Vendors well and sufficiently saved, defended and kept harmless and indemnified from and against all former and othe restates, titles, charges encumbrances whatsoever had made, executed, occasioned or suffered by the Vendors or by any persons or persons lawfully equitably claiming or to claim by free under or in trust for him or any of them, AND FURTHER THAT, the Vendors and all persons having or lawfully or equitably claiming any estates or interest or whatsoever in the said plot or any thereof from under or in trust for the vendor or their heirs or any of them shall and will from time to time hereafter at the request and cost of the purchasers (as mentioned in para 3 below) do execute or cause to be done and executed all such and further and other acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more particularly assuring the said plot and every part thereof UNTO AND TO THE USE OF THE PURCHASERS in manner aforesaid as by the purchasers, his/her respective heirs, executors, administrators and assigns of his/her council in law shall be responsibly required.

O.N. Busiley

All the out of pocket, cost, charges and expenses of the Purchasers and the Vendors and incidental to this agreement and the sale, pursuance hereof and of the deed of conveyance, convenants and other writing and writtens, to be executed in pursance hereof inclusive of stamp duty and registration charges etc. shall be borne and paid by the Purchaser/s only. The Purchaser/s shall respectively bear and pay professional and legal charges of the Adovcate / Attorney of the Vendors.

4. AND IT IS AGREED BY AND BETWEEN THE VENDORS AND THE PURCHASERS THAT the purchaser and / or the owner of the other sub-divided plot shown on the plan hereto annexed shall at all times hereafter keep open and unbuilt the said garden are a shown on the plan hereto annexed and thereon marked with the words, "GARDEN" and the Purchasers and the Vendors and/or the owners of the other sub-divided plot shonw on the plna hereto annexed shall not construct any building or structures on the said Garden Area which is to be used as a Garden only and for no other purpose whatsoever PROVIDED ALWAYS THAT the purchasers shall be liable to contribute proportionate cost, charges, and expenses in respect of the maintenance of the said garden.

C. N. Gard-ley



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SCHEDULE ABOVE REFERRED TO DESCRIPTION: THE FIRST SCHEDULE

All those pieces and parcels of land or ground, bearing Survey No. 130, amdeasuring 69.059.42 Sq. Metres and situate lying and being at Revenue Village Palghar and within the Nagar Parishad Palghar, Taluka Palghar, Dist. Thane and also, within the jurisdiction of registration Sub-District, Palghar, in Registration District Thane.

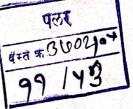
SCHEDULE ABOVE REFERRED TO DESCRIPTION: THE SECOND SCHEDULE

All those pieces and parcels of Industrial Plot No 19, admeasuring 1969.00 Sq.Mtrs., and more particularly shown demarcated on the sketch plan thereof hereto annexed and marked thereon in RED COLOUR BOUNDARY LINE, out of bigger pieces or parcels of land in or gorund bearing Survey No. 130, in all admeasuring 69059.42 Sq. Metres situated at Village Palghar and Palghar Nagar Parishad, Taluka Palghar, Dist. Thane, within the jurisdiction of registration Sub-District, Palghar, in Registration District Thane.





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IN WITNESS WHEREAS the parties hereto have hereinto set and subscribed their respect hand and seal to these presents the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the within named "THE VENDORS"

- (1) SHRI. CHANDRAKANT NILKANTH DANDEKAR,
- (2) SHRI. VINAYAK NILKANTH DANDEKAR,
- (3) SHRI. KESHAV NILKANTH DANDEKAR,
- (4) SHRI. DINKAR NILKANTH DANDEKAR,
- (5) SMT. MADHAVI SURESH DANDEKAR,
- (6) SHRI. ROHIT SURESH DANDEKAR,
- (7) SMT. TANUJA SURESH DANDEKAR,
- (8) SMT. ROHINI SURESH DANDEKAR,
- (9) SMT. DEEPSHREE MILIND BHALERAO,
- (10) SHRI. GAJANANT SHRIDHAR KELKAR,
- (11) SMT. KUSUM VINAYAK VA®,
- (12) SMT. VIMAL MADHUSUDAN DANDEKAR

(No. 1, himself and for No. 2 to 12

sign as POWER OF ATTORNEY HOLDER),

in the presence of.....

1) Print

2)

SIGNED SEALED AND DELIVERED by the within named "PURCHASER" M/S. RITRISHI MULTIPAP PVT. LTD., through its Director

MR. RISHI SHANKARLAL MUNDHRA, in the presence of

1) Arms of parting

2) ______

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RECEIPT

RECEIVED from the withinnamed PURCHASER'S the sum of Rs.14,48,598/- (Rupees Fourteen Lacs Forty Eight Thousand Five Hundred Ninty Eight only). by Following Cheques / Demand Draft / Pay Order being Sale Consideration to be paid to us against Plot No 19, admeasuring 1969.00 Sq.Mtrs., of Survey No. 130, of Village Palghar, Tal. Palghar, Dist. Thane.

Amount Rs.	Cheques No.	Date	Bank Name and Branch
21,000/-	287232	03/02/07	The Cosmos Co-op. Bank &
1,80,000/-	275411	24/02/07	Vile Parle (E)
1,00,000/-	275479	18/04/07	<u> </u>
11.47.598	342322	19/07/07	<u>-q</u> -
14,48,598/-	TOTAL		

WITNESS:-

WE SAY RECEIVED Rs. 14,48,598/-

- (1) SHRI. CHANDRAKANT NILKANTH DANDEKAR,
- (2) SHRI. VINAYAK NILKANTH DANDEKAR,
- (3) SHRI. KESHAV NILKANTH DANDEKAR,
- (4) SHRI. DINKAR NILKANTH DANDEKAR,
- (5) SMT. MADHAVI SURESH DANDEKAR,
- (6) SHRI. ROHIT SURESH DANDEKAR,
- (7) SMT. TANUJA SURESH DANDEKAR,
- (8) SMT. ROHINI SURESH DANDEKAR,
- (9) SMT. DEEPSHREE MILIND BHALERAO,
- (10) SHRI. GAJANANT SHRIDHAR KELKAR,
- (11) ₹MT. KUSUM VINAYAK VAD,
- (12) SMT. VIMAL MADHUSUDAN DANDEKAR,
- (No. 1, himself and for No. 2 to 12

sign as POWER OF ATTORNEY HOLDER),

(VENDORS)



गाव नमुना सात थिकारी अभिलेख पत्रक)

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