

Conveyance Deed - 2019

335/19391

पावती

Original/Duplicate

Tuesday, November 19, 2019

नोंदणी क्र.: 39म

8:03 PM

Regn.: 39M

पावती क्र.: 22687

दिनांक: 19/11/2019

गावाचे नाव: ठाणे

दस्तऐवजाचा अनुक्रमांक: टनन5-19391-2019

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: रमेश जगन्नाथ जाधव

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 30

रु. 30000.00

रु. 600.00

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:11 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5

बाजार मूल्य: रु. 20147000/-

मोबदला रु. 15735695/-

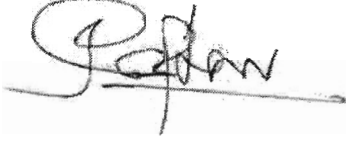
भरलेले मुद्रांक शुल्क: रु. 1410300/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008485102201920R दिनांक: 19/11/2019

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु. 600/-





19/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 19391/2019

नोंदणी :

Regn:63m

गावाचे नाव : ठाणे

| | |
|---|--|
| (1)विलेखाचा प्रकार | अभिहस्तांतरणपत्र |
| (2)मोबदला | 15735695 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 20147000 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे ठाणे येथील टिका नं. 8 सिटीएस नं. 13ए खुली जमीन 444 चौ. मीटर,मोबदला म्हणून 500 चौ.फूट कारपेटच्या दोन सदनिका व 415 चौ.फूट कारपेट ची एक सदनिका देत आहेत,दस्तात नमूद केल्याप्रमाणे ((C.T.S. Number : 13 ए, टिका नं 8 ;)) |
| (5) क्षेत्रफळ | 1) 444 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-आयबो पीटर अल्मेडा वय:-67; पत्ता:-प्लॉट नं: 13-ए, माळा नं: -, इमारतीचे नाव: के व्हिला , ब्लॉक नं: -, रोड नं: ऑप. हॉली क्रॉस कॉन्व्हेंट स्कूल, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-AGIPA0206A 2): नाव:-क्लाईड जॉन अल्मेडा वय:-64; पत्ता:-प्लॉट नं: 13-ए, माळा नं: -, इमारतीचे नाव: के व्हिला , ब्लॉक नं: -, रोड नं: ऑप. हॉली क्रॉस कॉन्व्हेंट स्कूल, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ABRPA1177A 3): नाव:-मे पॅट्रिसिया मेनेझेस वय:-69; पत्ता:-प्लॉट नं: 68/बी, माळा नं: -, इमारतीचे नाव: पोद्गाडो, ब्लॉक नं: बेताल बतिम , रोड नं: सेल्केत, साउथ गोवा, गोवा, साउथ गोवा. पिन कोड:-403713 पॅन नं:-APIPM5149K |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-रमेश जगन्नाथ जाधव वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: तळ मजला , इमारतीचे नाव: अभिवादन बिल्डिंग , ब्लॉक नं: नौपाडा , रोड नं: गोखले रोड, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAOPJ7283J |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 19/11/2019 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 19/11/2019 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 19391/2019 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 1410300 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

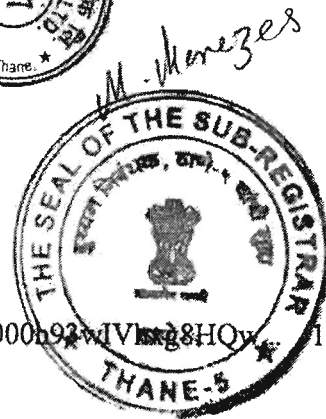
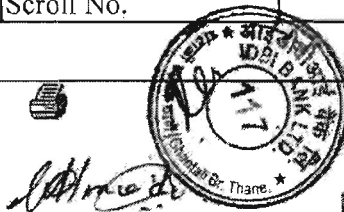
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Hot Payment Successful. Your Payment Confirmation Number is 240854349

| CHALLAN | | | |
|---|--|------------------------------------|--|
| MTR Form Number - 6 | | | |
| GRN NUMBER | MH008485102201920R | BARCODE | Form ID : Date: 19-11-2019 |
| Department | IGR | Payee Details | |
| Receipt Type | RM | Dept. ID (If Any) | |
| Office Name | IGR117-THN5_THANE NO 5 JOINT SUB REGISTRA Location | PAN No. (If Applicable) | PAN-AAOPJ7283J |
| Year | Period: From : 18/11/2019 To : 31/03/2099 | Full Name | RAMESH JAGANNATH JADHAV |
| Object | Amount in Rs. | Flat/Block No, Premises/ Bldg | VILLAGE THANE PLOT OF LAND |
| 0030046401-75 | 1410300.00 | Road/Street, Area /Locality | TIKA NO 8 CTS NO 13A K VILLA |
| 0030063301-70 | 30000.00 | Town/ City/ District | THANE Maharashtra |
| | 0.00 | PIN | 4 0 0 6 0 1 |
| | 0.00 | Remarks (If Any) | दन न - ५ |
| | 0.00 | | दस्त क्र १९३९९ / २०१९ |
| | 0.00 | | १ / ३० |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| | 0.00 | | |
| Total | 1440300.00 | Amount in words | Rupees Fourteen Lakhs Forty Thousand Three Hundred Only |
| Payment Details:IDBI NetBanking Payment ID : 240854349 | | FOR USE IN RECEIVING BANK | |
| Cheque- DD Details: | | Bank CIN No : 69103332019111950132 | |
| Cheque- DD No. | | Date | 19-11-2019 |
| Name of Bank | IDBI BANK | Bank-Branch | 117 THANE |
| Name of Branch | | Scroll No. | |

[Handwritten Signature]



DEED OF CONVEYANCE

THIS **DEED OF CONVEYANCE** made and entered into at Thane on this 19th day of November in the Christian year 2019

BETWEEN

Mr. Ivo Peter Almeida Adult, Indian Inhabitant, residing at 13-A K' Villa, Opposite Holy Cross Convent School, Thane (w) 400601,

AND

Mr. Clyde John Almeida Adult, Indian Inhabitant, residing at ~~residing at 13-A K' Villa,~~ Opposite Holy Cross Convent School, Thane (w) 400601

AND

Mrs. May Patricia Menezes Adult, Indian Inhabitant, presently residing at House no. 68/B, Pokvaddo, Betal Batim, Salcet, South Goa - 403713,

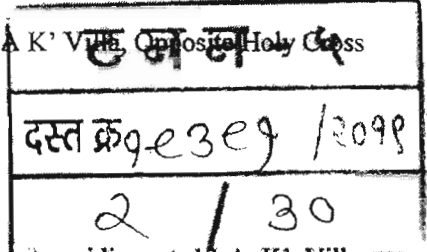
Hereinafter collectively called "THE OWNERS" (which expression shall unless it be otherwise repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, legal representative, executors, administrators and assigns) of the ONE PART

AND

Mr. Ramesh Jagannath Jadhav Adult, Indian Inhabitant having office at Ground Floor, "Abhivadan" Building, Gokhale Road, Naupada Thane (West), (hereinafter referred the **Purchaser** which expression shall unless repugnant to the context thereof shall deem to include heirs, executors, administrators and assigns) "PURCHASER" {who was also the Developer under the Development Agreement, dated 28th November 1997} of the SECOND PART;

WHEREAS:

- A. Prior to 26th August 1968 Mr. Edmund Gregory Almeida, (Since deceased) hereinafter referred to as "The Deceased Edmund" was the absolute owner and/or otherwise well and sufficiently entitled to a plot of land bearing Tika No. 8, City Survey No. 13-A, admeasuring 531 Sq. Yards. i.e. 444 sq. meters or thereabouts together with a Residential House admeasuring about 1600 Sq. ft. of build-up area standing thereon consisting of a ground floor only and constructed prior to years 1950, situate lying and being at K'Villa Thane, within the limits of the Municipal Corporation of the City of Thane, Taluka and District Thane, Registration District Thane, Sub-district Thane
- B. The deceased Edmund was residing in the said old house with his sons Mr. Vincent Norbert Almeida, Mr. Eldred Joseph Almeida, Mr. Ivan Anthony Almeida and their families. The



[Handwritten signatures: S, AS, J. Almeida, M. M.]

deceased Edmund sold, conveyed and transferred the said old house along with the land to one of his sons Mr. Vincent Norbert Almeida, by and under the Deed of Conveyance dated 26th August, 1968, duly registered in the office of the Sub-registrar, Thane, at Serial No. 758 of the even date, and in pursuance thereof the deceased Vincent became the sole and absolute owner of the said land and the old house standing thereon;

C. In or about year 1969, the said Vincent with his own funds raised one more floor admeasuring about 1600 Sq. ft. built up area upon the said old house and started residing in the newly constructed first floor and as and by way of family arrangement permitted his brothers Mr. Eldred Joseph Almeida and Mr. Ivan Anthony Almeida to occupy the ground floor with their respective families, without charging any rent and/or compensation, save except the proportionate municipal property taxes and other common expenses.

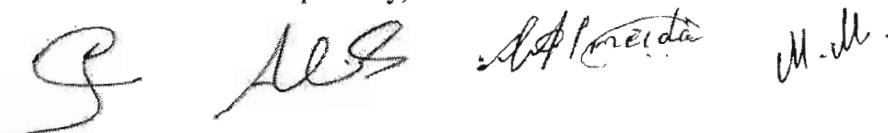
D. The said Vincent died intestate at Thane on 14th March 1995 (hereinafter referred to as "The Deceased Vincent") without leaving any Will and survived by his widow Mrs. Muriel Theresa Almeida two sons Mr. Ivo Peter Almeida, Mr. Clyde John Almeida and daughter Mrs. May Patricia Menezes, as his only heirs and legal representatives, who are the Owners Nos. 1 to 4 respectively under these presents.

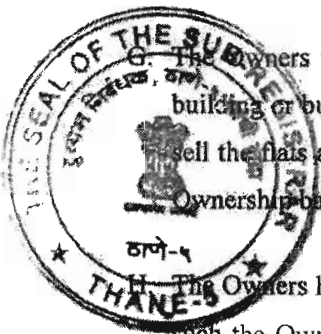
E. Mrs. Muriel Theresa Almeida died intestate at Thane on 8th May 2010 (hereinafter referred to as "The Deceased Muriel") leaving behind her two sons Mr. Ivo Peter Almeida, Mr. Clyde John Almeida and daughter Mrs. May Patricia Menezes, as her only heirs and legal representatives.

F. In the premises aforesaid Mr. Ivo Peter Almeida, Mr. Clyde John Almeida and daughter Mrs. May Patricia Menezes (all referred to as the Owners in the title cause) became and are the sole and absolute Owners and/or sufficiently entitled to, (each one of them having 1/3rd the undivided share) the said plot of land bearing, City Survey No. 13A, Tika No. 8 admeasuring 531 Sq. yards. i.e. 444 Sq. meters or thereabouts together with a residential building consisting of ground and first floor, totally admeasuring 3200 Sq. feet of built up area standing thereon, situate at K'Villa, Thane, within the limits of the Municipal Corporation of the City of Thane, Taluka and District Thane, Sub-District Thane I, is more particularly described in the **Schedule** hereunder written and hereinafter referred to as the said property;

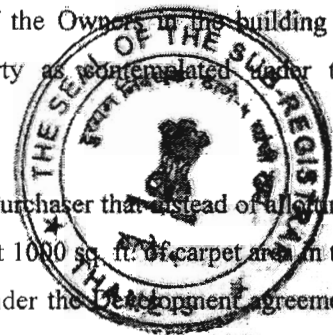
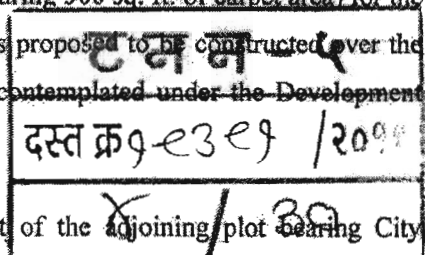
The Owners intended to carry out the development of the said property by constructing a new building or buildings thereon after demolishing the existing structures on the said property and to sell the flats and premises in such proposed building or buildings to the intending Purchasers on Ownership basis;

The Owners have no experience in carrying out the development of immovable properties and as such the Owners were looking for some competent person or party who would be able to take over and implement the said scheme of development of the said property as envisaged by the Owners with due expediency;





- I. Ramesh Jagannath Jadhav (who is referred to as the Purchaser in the title cause and who was also the then Developer) approached the Owners and offered to take over the said scheme of development of the said property and assured the Owners that he would be able to carry out the development of the said property;
- J. After various meetings and negotiations between both the parties, the Owners agreed to appoint the Purchaser to carry out, complete and implement the said scheme of development of the said property. The Owners thereafter entered into a Development Agreement with the Purchaser dated 28th November 1997 which is duly registered with the office of the Sub-Registrar Thane bearing registration No.TNN-1/6384/1997 dated 12th December 1997.
- K. As per the terms and conditions of the said Development agreement dated 28th November 1997, in consideration of the Owners entrusting the said scheme of development of the said property to the Purchaser, the Purchaser shall allot to the said Owners two self-contained flats totally admeasuring about 1000 sq. ft. of carpet area (each admeasuring 500 sq. ft. of carpet area) for the occupation of the said Owners in the building or buildings proposed to be constructed over the said property in City Survey No. 13A of Tika No. 8 as contemplated under the Development agreement dated 28th November 1997.
- L. Thereafter the Purchaser had undertaken the development of the adjoining plot bearing City Survey No. 13B of Tika No. 8 with respect to which the Purchaser had obtained development rights from Ivo Peter Almeida (Owner No.1) under the separate Development Agreement dated 5th November 1997. The Purchaser undertook and completed the construction of the 6 Stories Building which is commonly known as "Yogashree Apartments" in the adjoining property bearing City Survey No. 13B of Tika No. 8 situate at K-Villa, Thane, within the limits of the Municipal Corporation of the City of Thane, Taluka and District Thane, Registration District Thane, Sub-District Thane.
- M. Initially it was agreed, between the Owners and the Purchaser under the Development Agreement dated 28th November 1997 with respect to the said property, that Purchaser shall allot to the Owners two self-contained flats totally admeasuring about 1000 sq. ft. of carpet area (each admeasuring 500 sq. ft. of carpet area) for the occupation of the Owners in the building or buildings proposed to be constructed over the said property as contemplated under the Development agreement dated 28th November 1997.
- N. Thereafter it was mutually agreed between the Owners and the Purchaser that instead of allotting, to the Owners, two self-contained flats totally admeasuring about 1000 sq. ft. of carpet area in the building to be constructed in said property, as contemplated under the Development agreement dated 28th November 1997, the Purchaser shall allot to the said Owners two self-contained flats bearing No.503 and 504 respectively on the fifth floor (each admeasuring approximately about 500 square feet carpet area), in the adjoining plot of land bearing City Survey No. 13B of Tika No. 8, in the Building "Yogashree Apartments" situate at K-Villa, Thane, (particulars whereof are described in the Second Schedule written herein under) which is already constructed by the



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Purchaser. It was also agreed and confirmed that the area of the two self-contained flats to be allotted to the said Owners in City Survey No. 13B of Tika No. 8 shall be ditto as the flats which were to be allotted by the Purchaser to the Owners in City Survey No. 13A of Tika No. 8 as stated in Clause "K" above.

O. It was also agreed that the contents in the Development agreement dated 28th November 1997 with respect to the allotment of said two self-contained flats in the building to be constructed in the said property to the Owners by the Purchaser shall be modified as per the terms and conditions of the separate Memorandum of Understanding dated 19/11/2019 executed by and between the Owners and the Purchaser. The contents of the said MOU shall substitute the contents of the Development agreement dated 28th November 1997 with respect to the allotment of two self-contained flats as stated above.

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P. Accordingly the said Owners have received two self-contained flats bearing No.503 and 504 respectively on the fifth floor each admeasuring approximately about 500 square feet carpet area, in the adjoining plot of land bearing City Survey No. 13B of Tika No. 8, in the Building "Yogashree Apartments" situate at K-Villa, Thane instead of two self-contained flats in the plot of land bearing City Survey No. 13A of Tika No. 8 which was agreed earlier as per the Development agreement dated 28th November 1997. {the said two flat bearing Nos.503 and 504 are hereinafter referred to as "the said Allotted Flats"} The Purchaser has fulfilled all his obligations under the Development Agreement dated 28th November 1997. Thereafter the Owners entered into a Memorandum of Understanding dated 19/11/2019 with the Purchaser with respect to receiving the said Allotted Flats. In addition to the above, the Purchaser had also agreed to pay to the Owners the monetary consideration of Rs.6,00,000/- (Rupees six Lakhs only) under the Development Agreement dated 28th November 1997. Till date no development was carried out by the developer due to some unavoidable reasons. Hence the owners decided to sell the said land to the developer.

Q. Now it is agreed between the parties that in addition to the to the said two self-contained flats bearing No.503 and 504 in the plot of land bearing City Survey No. 13B of Tika No. 8 in the Building "Yogashree Apartments" and in lieu of (instead of) the said monetary consideration of Rs. 6,00,000/- the Purchaser shall construct and allot to the Owners 1 (one) more flat in the building proposed to be constructed by the Purchaser in the plot bearing City Survey No. 13A of Tika No. 8. The said flat shall be of 1 BHK and its approximately area shall be between 400 to 450 square feet carpet. The Purchaser and the Owners shall enter into a separate agreement with respect to the allotment of the 1 BHK, proposed to be constructed and allotted to the Owners



The Purchaser has fulfilled all his obligations under the Development Agreement dated 28th November 1997.

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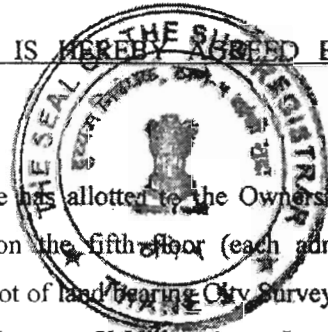
S. Now the Owners intended to sell, convey, transfer and assign their right, title and interest in the said property together with the existing said old dilapidated structure to Purchaser. The Purchaser was also willing to purchase the said property from the Owners since the Purchaser had already fulfilled all his obligations under the Development Agreement dated 28th November 1997. Hence meetings were held between the Purchaser and the Owners for the outright purchase of the said property. The Thane Municipal Corporation vide their letter dated 27/06/2019 declared that the said old building was constructed prior to 1935 i.e. estimated 80 years old. And also by letter dated 06/07/2019 Thane Municipal Corporation declared that the said old building is in dilapidated condition and the same means to be vacated immediately. Both these letters of Thane Municipal Corporation annexed here as "Annexure A" and "Annexure B".

T. Hence pursuant to the Development Agreement dated 28th November 1997, Memorandum of Understanding dated 19/11/2019, the Owners herein have absolutely agreed to sale, transfer and convey the said property to the Purchaser and the Purchasers have ultimately agreed to purchase the said property, with clear and marketable title free of all encumbrances without any reservations.




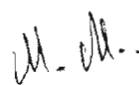
U. That the Purchaser has accordingly fulfilled all the terms and conditions as per the Development Agreement dated 28th November 1997 with respect to the said property, being full and final consideration, on or before execution of these presents and as such, nothing is due and payable by the Purchaser to the Owners herein and thus as agreed it was obligatory on the part of the Owners to execute the proper deed of conveyance to and in favour of the Purchaser or in the name of their nominees;

दस्तावेज - ५
दस्त क्र ५२३२९ / २०१९
६ / ३०

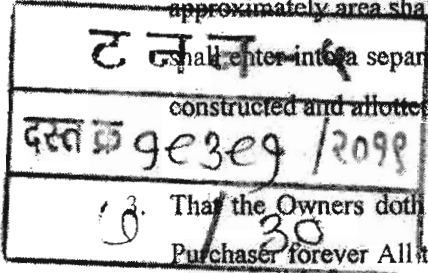
NOW THEREFORE THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO that:



1. The Purchaser hereby agree, confirm and declare that he has allotted to the Owners two self-contained flats bearing No.503 and 504 respectively on the fifth floor (each measuring approximately about 500 square feet carpet area), in the plot of land bearing City Survey No. 13B of Tika No. 8, in the Building "Yogashree Apartments" situate at K-Villa, Thane. In addition to that Purchaser also agree, confirm and declare that in lieu of (instead of) the monetary consideration of Rs. 6,00,000/-, (payable by the Purchaser to the Owners under the Development agreement dated 28th November 1997) the Purchaser shall construct and allot to the Owners 1 (one) more flat in the building proposed to be constructed by the Purchaser in the plot bearing City Survey No. 13A of Tika No. 8. The said flat shall be of 1 BHK and its approximate area shall be between 400 to 415 square feet carpet. The Purchaser and the Owners shall enter into a separate agreement with respect to the allotment of the 1 BHK, proposed to be constructed and allotted to the Owners.
2. The Owners hereby agree, confirm and declare that the Purchaser has handed over the vacant and peaceful possession of two self-contained flats bearing No.503 and 504 respectively on the

fifth floor (each admeasuring approximately about 500 square feet carpet area), in the adjoining plot of land bearing City Survey No. 13B of Tika No. 8, in the Building "Yogashree Apartments" situate at K-Villa, Thane. The Owners further agree, confirm and declare that in lieu of (instead of) the monetary consideration of Rs.6,00,000/-, (payable by the Purchaser to the Owners under the Development agreement dated 28th November 1997) the Purchaser shall construct and allot to the Owners 1 (one) more flat in the building proposed to be constructed by the Purchaser in the plot bearing City Survey No. 13A of Tika No. 8. The said flat shall be of 1 BHK and its approximately area shall be between 400 to 415 square feet carpet. The Purchaser and the Owners shall enter into a separate agreement with respect to the allotment of the 1 BHK, proposed to be constructed and allotted to the Owners.



3. That the Owners doth hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser forever All that Piece or parcel of vacant freehold of all that piece and parcel of land, hereditaments and premises, situate, lying and being at K'Villa, Thane, within the limits of the Municipal Corporation of the City Thane, Taluka and District Thane, Registration District Thane, Sub-District Thane I, bearing City Survey No. 13-A of Tika No. 8 admeasuring 531 Sq. yards i.e. 444 Sq. meter of thereabouts together with a Old residential house standing thereon consisting of ground and one upper floor totally admeasuring about 3200 Sq. Feet of built-up area, (more particularly described in the Second Schedule written hereinabove), together with all present and future benefits accrued or to be accrued on the said property including TDR/Additional FSI, etc., all and singular court yards, areas, compound, sewers, ditches, fences, trees, drains, ways, paths, passages, commons, gullies, wells, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members, structures and appurtenance whatsoever to the said premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now or at any time hereto before usually held, used occupied or enjoyed herewith or reputed or known as part of member thereof to belong or be appurtenant therein and also together with all deeds, documents, writing, vouchers and other evidence of title relating to the said property, or any part thereof;

4. And all the estates, rights, titles, interests, uses, inheritances, property, possession, benefits, claim and demand whatsoever at Law and in Equity of the Owners into out of or upon the said premises or any part thereof; to have and to hold forever all and singular the said Property hereby granted, released, conveyed and assured and intended or expressed so to be with their and every of their rights, members and appurtenances unto and to use and benefit of the Purchaser forever subject to the payment of all taxes, rates, assessments dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to any other public body in respect thereof by the Owners;



5. The Owners doth hereby for themselves, their heirs, executors and administrators and legal representatives covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Owners or by any person or persons lawfully or equitably claiming by, from,

[Handwritten signatures and initials]

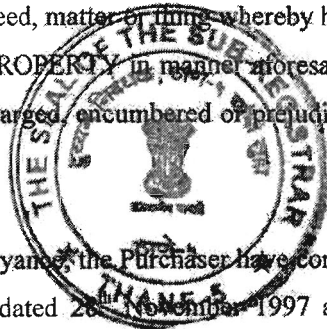
through, under or in trust for them made, done, committed, omitted, or willingly suffered to the contrary;

6. The Owners now hath in themselves good right; full power and absolute authority to grant, released, convey, transfer and assure the said property hereby granted, released, conveyed, transferred or assured intended so to be unto and to the use of the 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 peaceably and quietly to hold, enter, upon, have, occupy, possess and enjoy the property with right to receive rent hereby granted, with the appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful, eviction, interruption, claim and demand whatsoever from or by the Owners or their heirs, or any person or persons lawfully or equitably claiming or to claim by, from, under, or in trust for them or any of them;

दस्तावेज-५
दस्तावेज-३३९ / २०१९
६ / ३०

7. And that free and clear, freely and clearly and absolutely acquitted, exonerated, released and for every discharged or otherwise by the Owners 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 Owners or by any other person or persons lawfully or equitably claiming or to claim, by form under or in trust for them or any of them;

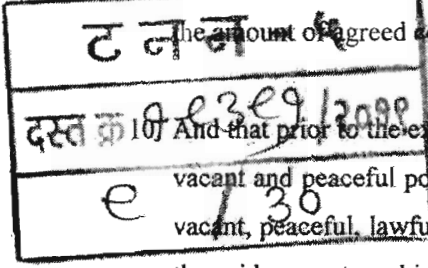
8. And further that he the Owners and all persons having or lawfully equitable claiming any estates, rights, title or interest law or in equity in the said property hereby granted or any part thereof by from under or in trust for them, they the Owners or his heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances, and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said property and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser their successors, executors, administrators and assigns or their counsel-in-law and the Owners so far, as it relates to their own acts and deeds only but not further doth hereby further covenant with the Purchaser that he the Owners has not any time done, omitted or knowingly or willingly suffered or been party or privy to any act, deed, matter or thing whereby he is prevented from granting, transferring and conveying the said PROPERTY in manner aforesaid or whereby the same or any part thereof, are/is can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever;



9. And that prior to the execution of this Deed of Conveyance, the Purchaser have complied with all the obligations under the Development agreement dated 26th November 1997 and nothing is remained to be paid against the cost price or consideration of the said property by the Purchaser to the Owners and the Owners has accepted the said total consideration as and by way of

[Handwritten signatures]

immovable property as stated hereinabove; and the Owners shall not demand any further monetary consideration for any reason whatsoever; and shall not raise any dispute in respect of the amount of agreed consideration and payment thereof;



And that prior to the execution of this Deed of Conveyance, the Owners hereby has hand over the vacant and peaceful possession of the said property as it is and again confirm the delivery of the vacant, peaceful, lawful and physical possession of the said property along with the title deeds of the said property, which were given to the Purchaser today; And that the Owners shall not raise any dispute regarding the same at any time hereafter for any reason whatsoever;

11. And that upon the execution of this deed of conveyance, the Purchaser herein have become the absolute and lawful owner of the said property and the Purchaser shall be entitled to develop, sale and/or dispose-off the said property to any third party for any consideration; And the Owners shall not claim any right, title and interest upon the said property anytime hereafter;

12. And that the Owners doth hereby covenant, assure and confirm that no cess, taxes, charges, levies, claims of any third party, etc. payable in respect of the said Property is in outstanding till execution of this conveyance and if anything contrary is found, then the Owners hereby indemnify and keep indemnified the Purchaser against the said charges by making the aforesaid payment to the respective authorities; pertaining to the period until execution this conveyance;

13. And that the Owners shall sign and execute all necessary transfer notices, forms, applications, affidavits, declarations, indemnities, etc. for more perfectly transferring the said property to and in favour of the Purchaser; so also shall attend the office of Revenue Authorities and give statements before them for recording the name of the Purchasers in the records of rights by deleting his name; and shall carry out all necessary acts till the said property is transferred to the name of the Purchaser in the records of rights.

14. And that pending the transfer of the said property to and in favour of the Purchaser herein, the Owners herein has executed an irrevocable Power of Attorney, today, to and in favour of the Purchaser herein, to enable the Purchaser to look after the said property, to develop the same and deal with the said property and the constructed premises therein with the third parties; for any consideration;



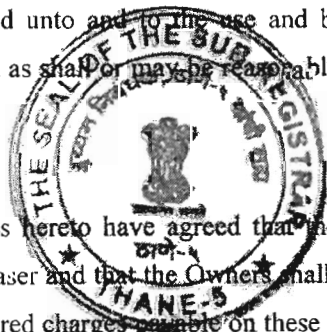
15. And all the estate right title interest use inheritance property possession benefit claim and demand whatsoever at law and in equity of the Owners into and upon the said premises and every part thereof stands vested in favour of the Purchaser, upon execution hereof;

16. And the Owners doth hereby covenant with the Purchaser that -

[Handwritten signatures and initials]

- a) Notwithstanding any act deed matter or thing whatsoever by it and / or by any person/s lawfully or equitably claiming or to claim by from through under or in trust for it made done committed or omitted or knowingly or willingly suffered to the contrary it now hath in itself good right full power and absolute authority to grant sell convey transfer assure and assign the said premises hereby granted and conveyed or intended or expressed so to be unto and to the use and benefit of the Purchaser in manner aforesaid;
- b) It shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly hold enter upon have occupy possess and enjoy the said premises hereby granted transferred and conveyed to the Purchaser with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for his own use and benefit without any suit lawful eviction interruption claim or demand whatsoever from or by the Owners or any person/s lawfully or equitably claiming or to claim by from through under or in trust for him free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Owners 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 Owner or by any person/s lawfully or equitably claiming or to claim any estate by from through under or in trust for him.
- c) It and all persons having or lawfully or equitably claiming or to claim by from through under or in trust for it any estate right title or interest in the said premises hereby granted and conveyed or any part thereof shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds matters things conveyances and assurances in the law whatsoever for the further better and more perfectly and absolutely assuring the said premises and every part thereof hereby granted unto and to the use and benefit of the Purchaser forever in manner aforesaid as shall or may be reasonably required by the Purchaser or his Counsel-at-law.

उ न न - ५
 दस्त क्र १९३९१ / २०१९
 १० / ३०



17. And This Indenture Lastly Witnessed that the parties hereto have agreed that the stamp duty payable on these presents shall be borne by the Purchaser and that the Owners shall not be liable to pay any part of the same and further that the registered charges payable on these presents shall be borne and paid by the Purchaser.

[Handwritten signatures]

In Witness Whereof the Owners have signed and delivered these presents and Purchaser executed these presents under its common seal and the Purchaser has signed and delivered these presents in the manner mentioned below at Thane the day and year first hereinabove written.

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| ट न न - ५ |
| दस्त क्र १९३९१/२०१९ |
| ११ / ३० |

THE SCHEDULE ABOVE REFERRED

ALL that piece and parcel of land, hereditaments and premises, situate, lying and being at K'Villa, Thane, within the limits of the Municipal Corporation of the City Thane, Taluka and District Thane, Registration District Thane, Sub-District Thane I, Bearing City Survey No. 13-A of Tika No. 8 admeasuring 531 Sq. yards i.e. 444 Sq. meter of thereabouts together with a residential above house standing thereon consisting of ground and one upper floor totally admeasuring about 3200 Sq. Feet of built-up area and surrounded by as follows:-

- On or towards the East : By old Bombay-Agra Road
On or towards the West : By property bearing Tika No.8, City Survey No. 10 and12
On or towards the South : By the property bearing Tika No. 8, City Survey No. 13 B.
On or towards the North : By the property bearing Tika No. 8, City Survey No. 10.

[Handwritten signatures]



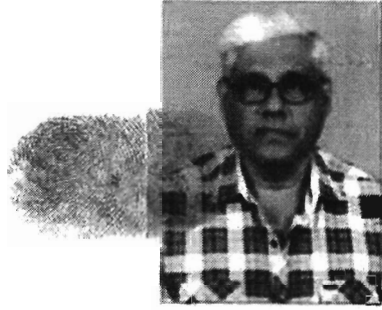
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED)

By the within named "OWNERS")

[Handwritten signature]

1. MR. IVO PETER ALMEIDA)



[Handwritten signature]

2. CLYDE JOHN ALMEIDA)



[Handwritten signature]

3. MRS. MAY PATRICIA MENEZES)

In the presence of

1. *[Handwritten signature]*
2. *[Handwritten signature]*

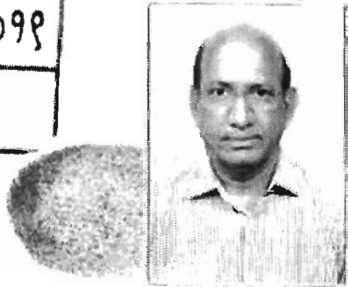


By the within named "PURCHASER")

[Handwritten signature]

RAMESH JAGANNATH JADHAV)

टनन-५
दस्तक्र ७९३९१ / २०१९
१२ / ३०



In the presence of

1. *[Handwritten signature]*
2. *[Handwritten signature]*



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| ट न न - ५ |
| दस्त क्र ५३९९ / २०१९ |
| १३ / ३० |



THANE-5



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| ०३ / ५६ |
| १६०२ / ६२३२६ |
| ५ - ११२ |

"ANNEXURE A"

Notia Stuck on/over on 08.7.19 दुपणे: २५४७३५६८



ठाणे महानगरपालिका ठाणे

ठाणे महानगरपालिका ठाणे

उथळसर प्रभाग समिती

जोगिला मार्केट, उथळसर रोड, ठाणे (प)

EmailId:- amcjog@thanecity.gov.in

ट न न - ५

दस्ता क्र १९३९९ / २०१९

१९ / ३०

संदर्भ क्र./ठा.म.पा./उप्रस/अतिवि/उप.आ.परि.३/२२६

दिनांक २५/०८/२०१९

महाराष्ट्र महानगरपालिका अधिनियम कलम २६८ (१) (सी) अन्वये नोटीस.

(वाचते :- मा.आयुक्त सो. ठामपा यांनी जा.क्र./पऑ/आयुक्त-५६९३ दि.२९/०३/२००५ चे आदेशानुसार महाराष्ट्र महानगरपालिका अधिनियम २६८ अन्वये उप आयुक्त यांना प्रदान केलेले अधिकार.)

प्रति,

श्री आयवो पिंटर अल्मेडा

श्री. प्लेडी.जे.अल्मेडा

अल्मेडा हाऊस,

होलीक्रॉस शाळे समोर, ठाणे.(प)

बांधकामाच्या चतुःसिमा

पूर्वेस :- रस्ता

पश्चिमेस :- मोहनकुंज चाळ

दक्षिणेस :- योगश्री इमारत

उत्तरेस :- कुंदवंद इमारत

बांधकामाचे स्वरूप :- तळ + १ मजले लोड बेअरिंग इमारत

आपण वर निर्देशित केलेल्या पत्त्यावर असलेल्या धोक्यादयक इमारतीचे / तिच्या निवासी अथवा अनिवासी भागाचे धारक/भोगवट्यादार आहत अशी माहीती घाहणी अंती खात्री झाली आहे. सदर भोगवट्यादार हा निम्नलिखित कारणामुळे धोक्यादयक झाला आहे.

आपण राहत असलेल्या इमारतीस सन २०१६ साली धोक्या निर्माण झाल्याचे दिसून आले असून ठाणे महानगरपालिकेने महाराष्ट्र महानगरपालिका अधिनियम कलम २६४ (१)(२)(३)(४) अन्वये ठामपा /उप्रस /अतिवि /सह.आ /६४८ दिनांक.०३/०९/२०१६ रोजी नोटीस बजावण्यात आलेली आहे.

सदरची तळ + १ मजली लोड बेअरिंग इमारत साधारण १९३५ साली बांधणेत आली असून सदर इमारत अंदाजे ८० वर्षे जुनी आहे. इमारतीचे जिन्याकडील भागाचे कॉलमचे प्लास्टर व स्टील उघडे पडून मोठ्या प्रमाणात गंजलेले आहे. सदरचा भाग तातडीने निष्कासित करणे आवश्यक आहे. सदरची इमारत प्रथमदर्शनी सी-२६ या वर्गीकरणामध्ये येत आहे.

ठाणे महानगरपालिकेकडून आपण राहत असलेल्या इमारती बाबत वरील प्रमाणे कारवाई करण्यात येऊन ही आपण या धोक्यादयक इमारतीचा वापर आजतागायत चालू ठेवलेला आहे. त्यामुळे इमारतीचा वापर करणे-या तसेच आजूबाजूच्या नागरीकांच्या जीवित्याची क्षणी होण्याची शक्यता निर्माण झालेली आहे. त्यामुळे संपाद्य जिवित क्षती विचारात घेता या इमारतीचा वापर विना विलंब करण्यास्वरुपी बंध करण्याच्या निर्णयाप्रत महानगरपालिका आली आहे.

महाराष्ट्र महानगरपालिका अधिनियम कलम २६४ (१)(२)(३)(४) मधील तरतुदीनुसार सदरची इमारत धोक्यादयक करण्यात येवून ही या इमारतीचा वापर आपण अद्याप चालू ठेवला असल्यामुळे महाराष्ट्र महानगरपालिका अधिनियम २६८ मधील पोट कलम (१)(सी) तरतुदीनुसार ही नोटीस मिळवल्यापासून त्वरीत या इमारतीमधील आपल्या ताब्यात असलेली इमारत/इमारतीचा भाग खाली करून घ्यावा.

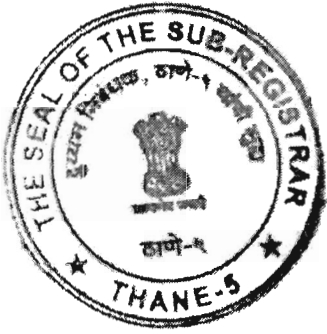
कृपया नोंद घ्यावी की, जर आपण उपनिर्दिष्ट सूचनांचे उल्लंघन केले अथवा त्या विरुद्ध वर्तन केले तर आपणा विरुद्ध महाराष्ट्र महानगरपालिका अधिनियम कलम २६८(५) अन्वये पोलिस अधिकार-यांना योग्य ते निर्देश देण्यात येतील.



Scanned with CamScanner

उपआयुक्त-पॉ.-३
ठाणे महानगरपालिका, ठाणे

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| ट न न - ५ |
| दस्त क्र १२३९१/२०१९ |
| १७ / ३० |



ANNEXURE B

दूरध्वनी : २५४७३५६८



ठाणे महानगरपालिका, ठाणे

उपखसर प्रभाग समिती

जोगिना मार्केड, उपखसर रोड, ठाणे (प).

Email id :- amc@thanescity.gov.in

संदर्भ क्र.ठामपा/उप्रस/अतिवि/सहा./ २४९

दिनांक :- ०६/०७/२०१९

प्रति,

श्री. आयवो पिटर अल्मेडा

श्री. प्लेडी. जे. अल्मेडा

अल्मेडा हाऊस, होलीक्रॉस शाळे समोर, ठाणे (प)



विषय :- धोकादायक इमारतीचा भोगवटा रित्त करणे बाबत.

संदर्भ :- १) आपणास महाराष्ट्र महानगरपालिका अधिनियम क्रम २६४ (१)(२)(३)(४)

अन्वये दिनांक : ०३/०९/२०१६ रोजीची नोटीस.

२) आपणास महाराष्ट्र महानगरपालिका अधिनियम क्रम २६८(१)(१)अन्वये

बजावण्यात आलेली विनांक ५७/६/२०१५ रोजीची

३) दैनिक जनदेश दिनांक : २५/०४/२०१९ रोजीच्या बतमानपत्रात प्रसिद्ध

करण्यात आलेली धोकादायक इमारतीची यादी.

ट न न - ५

दस्त क्र १६३६९/२०१९

५८/३०

उपरोक्त संदर्भीय विषयाबद्दल आपणास फळबिण्यात येते कि, आपण राहून आलेल्या पत्त्यावरील अन्वये विभाग, हाऊस, होलीक्रॉस शाळे समोर, ठाणे (प) द्वि इमारत कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग, उपखसर प्रभाग समिती, ठाणे महानगरपालिका ठाणे, यांचे दि. ०२/०९/२०१६ रोजीचे बहूवासानुसार सी - २ ए (इमारत / इमारत रिकामी करून संरक्षणात्मक सुलसी करणे) या प्रवर्णामध्ये समाविष्ट करण्यात आली आहे.

नगरविकास विभाग महाराष्ट्र शासन यांच्याकडील दिनांक : ०५/११/२०१५ रोजीच्या परिपत्रकानुसार सी - २ ए प्रवर्णतील इमारत असल्यामुळे तात्काळ रिकामी करून निष्कासित करणेची कार्यवाही करणे आवश्यक असल्याने या संदर्भात आपणास बरील प्रमाणे संदर्भीय नोटीसद्वारे या पुर्वीच फळबिण्यात आलेले आहे. परंतु आद्यपयंत आपण इमारतीचा भोगवटा रित्त केलेला नाही.

सद्यपि, सध्यास्थितीत ठाणे महानगरपालिकेकडे धोकादायक इमारतीमधील रहिवाशांना/ भोगोवटादारांना राहण्याची पर्यायी व्यवस्था करणेसाठी रेंटल इमारतीमध्ये सदनिका उपलब्ध नसल्याने आपण स्वतः इतरत्र ठिकाणी राहण्याची पर्यायी व्यवस्था केल्यात व आपली आर्थिक परिस्थिती योग्य नसल्यात या संदर्भात आपण इकडील कार्यालयाकडे बर्न सादर करावा. मा. आयुक्त तो. यांचे नियोजित केलेल्या धोरणानुसार आपण स्वतः राहण्याची इतरत्र ठिकाणी पर्यायी व्यवस्था केल्यामुळे ठाणे महानगरपालिकेकडून प्रति कुटुंबासाठी माहे सप्टेंबर २०१९ या काळावधी पर्यंत (प्रति सदनिका)रु. ३०००/- प्रति महिना इतकी रक्कम (आर्थिक सहाय्य) देण्यात येईल.

तरी आपण सदर इमारतीमधील भोगवटा तात्काळ रित्त करावा. तसे न केल्यात महानगरपालिकेकडून आपला भोगवटा रित्त करण्याची कारवाई करण्यात येईल. याची गांभीर्याने नोंव घ्यावी.

Signature

(श्री. नरकर पाटोळे)

सहाय्यक आयुक्त तथा पदनिर्देशीत अधिकारी

उपखसर प्रभाग समिती

ठाणे महानगरपालिका, ठाणे

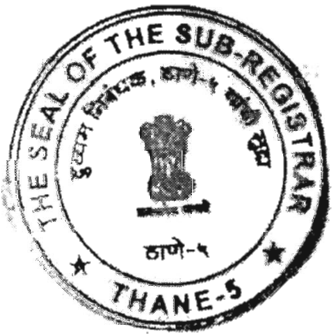


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ट न न - ५

दस्त क्र १९३९१/२०१९

१९ / ३०



मालमत्ता पत्रक



विभाग/मौजे -- ठाणे शहर

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा -- ठाणे

नगर भुमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकाराच्या किंवा भाग्याच्या तपशील आणि त्याच्या फेर तपशीलाची निश्चिती (वैध)

| | | | | |
|-------|---|-----|-----------------|------|
| ८ १३अ | ८ | १३अ | | |
| | | | १६९६ -११६५ | माफी |
| | | | [[[५३१]]] | |
| | | | चौ.मी. ४४४.० | |

ट न न - ५
दस्त क्र १२३९१/२०१९
२० / ३०

सुविधाधिकार -

हक्काचा मुळ धारक वर्ष १९२७ [मरयान गसपार दि आलमेडा]

पट्टेदार -

इतर भार -

इतर शरे -

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षाकन |
|------------|--|-------------|---|-------------------|
| २९/०६/१९२७ | पो.रु.४९ | ४९१/३२१ | (H) लक्ष्मण विनायक जोशी | सही - C.T.S.O. |
| ०५/१२/१९२७ | रिलीज रु- १७०५ | ४७१/४७२ | (H) जोसेफ पास्कोलडी आलमेडा व २ आर्यन नारबट डी आलमेडा | सही - C.T.S.O. |
| १५/०१/१९३३ | वाटणीपत्र रु.५५५०,१६/१२/३२ | ५१९ | आर्थर जोराबडील आममेडा एडमंड ग्रेगरी जानक्लार्कडी.एडवर्ड आलमेडा | सही - C.T.S.O. |
| २६/११/१९३८ | वाटणीपत्र रु.१०००/- र.नो.वाटणी रु.१५०० वाटणारी र.रु.३५०० | ३५० | १/३ (H) एडमंड डी.आलमेडा १/३ (H) जॉन क्लार्क आलमेडा १/३ (H) एडवर्ड डी.आलमेडा | सही - C.T.S.O. |
| ०४/०७/१९४८ | बि.क.ग.र.रु. १५००/१४.६.४० १/३ हिस्सा | २३२ | (E) रावसाहेब डॉ.आर् एच टेंभे यांनी एडमंड डी आलमेडा | सही - C.T.S.O. |
| १५/०५/१९४३ | न.ग.भरपाई रु.१५०० १२.५.४० ता.३०.४.४३ रोजी झाले अर्ज व दस्त वरील शोर्पावरून नोंद कमी. | - | - | सही - C.T.S.O. |



मालमत्ता पत्रक

विभाग/मोजे -- ठाणे शहर

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा -- ठाणे

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

८ १३अ ८ १३अ

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कृत |
|------------|---|-------------------------------------|---|--|
| १५/०५/१९८५ | <p>ट न न - ५</p> <p>दस्तावेज क्र. १३११/२०१९</p> <p>नगर गहाण</p> <p>रु.५००/१२.४.४५</p> <p>फेडवर्ड डी.अलमेडा</p> <p>कडून चौ.वार</p> <p>५५५/१/३</p> | S.R. १८६/४५ (नो.) | (E) भोकचंद ओकाजीशेट | सही - C.T.S.O. |
| २०/१२/१९५९ | <p>प्रत्यक्ष मोजणीकरण</p> <p>सबडिव्हाजन पाडलेमुळे</p> <p>प्रत्येकाचे नावाची</p> <p>स्वतंत्र कार्ड उघडून</p> <p>क्षेत्र दुरुस्ती केली</p> <p>C.T.S.१३ब,१३ क</p> | - | - | सही - C.T.S.O. |
| २४/११/१९६५ | <p>मे.सि.स.औं.ठाणा</p> <p>यांचेडील हु.न.CTSR</p> <p>७१ ता.२०.११.६५ ने</p> <p>ता.१५.५.४५ ची नजरगहाण</p> <p>रु.५००/- नोंद कमी केली</p> | - | - | सही - C.T.S.O. |
| १०/१२/१९६५ | <p>सि.स.औं यांचे</p> <p>कडील CTS.S.R.७१</p> <p>ता.८.१२.६५ व अर्जदार</p> <p>यांचा ता.२२.१०.६५</p> <p>चा अर्ज व २.११.६५</p> <p>चा जबाबाचे आधारे</p> <p>नावामध्ये दुरुस्ती</p> <p>केली.</p> | (H) एडमंड ग्रीगशमFg आलमेडा | एडमंड ग्रीगरी आलमेडा | सही - १०/१२/१९६५ C.T.S.O. |
| १०/१२/१९६८ | <p>CTS NO १३ A</p> <p>खरेदी २६.८.६८</p> <p>र.रु.५०००/- श्री</p> <p>एडमंड ग्रेगशी</p> <p>आलमेडा कडून</p> | - | (H) विन्सेन्स नारबट आलमेडा | सही - २०/१२/१९७० C.T.S.O. |
| १२/०९/१९६८ | <p>भा.स.च्या.१९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं.च्या १९५८</p> <p>अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार</p> <p>क्षेत्रआकाराचे नोंद करणे</p> | k १९५८ ikb | | सही - वि.जि.नि.भू.ख.यो .अ.(२)नासिक। |
| २५/०७/२००६ | <p>नगर गहाण</p> <p>मयत नोंद कमी करणे</p> <p>अर्ज, जबाबा, स्वतंत्र कार्ड धारकाचे</p> <p>मुळ दाखल्या वरून धारक मुरीयल त्रीसा</p> <p>अलमेडा हया दि. ०८/०५/२०१० रोजी मयत</p> <p>झालेने त्यांचे नांव कमी केले.</p> | - | [धा] [१] मुरीयल त्रीसा अलमेडा.] २) मे. पेट्रिश मेनेजस. ३) आयव्हॉ पीटर अलमेडा. ४) क्लाईद जॉन अलमेडा. | फेरफार क्र.६३८/०६ सही - २५/७/२००६ न.भू.अ. ठाणे |
| ०६/०५/२०१४ | <p>मयत नोंद कमी करणे</p> <p>अर्ज, जबाबा, स्वतंत्र कार्ड धारकाचे</p> <p>मुळ दाखल्या वरून धारक मुरीयल त्रीसा</p> <p>अलमेडा हया दि. ०८/०५/२०१० रोजी मयत</p> <p>झालेने त्यांचे नांव कमी केले.</p> | - | - | फेरफार क्र.१७९६ प्रमाणे सही - ६/५/२०१४ न.भू.अ. ठाणे |

मालमत्ता पत्रक

विभाग/मौजे -- ठाणे शहर

तालुका/न. भु. मा. का. -- ठाणे

जिल्हा -- ठाणे

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|-----------------------------------|----------|------------|----------------|------------|--|
| नगर घुमापन क्रमांक/ फा. प्लॉ. नं. | शिट नंबर | प्लॉट नंबर | क्षेत्र चौ.मी. | धारणाधिकार | शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ) |
| ८ १३अ | ८ | १३अ | | | |

| दिनांक | व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्कृत |
|------------|--|-------------|--|---|
| २७/०७/२०१५ | मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख, (महाराष्ट्र राज्य) पुणे यांचे कडील परिपत्रक क्रमांक / न. भू. श/ मि. प. अक्षरी नोंद -/२०१५ पुणे दिनांक १६/०२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्राची अभिलेखा वरून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र चारशे चव्वेचाळीस पुणांक शुन्य दशांश चौ.मी अशी नोंद केली. | | <div data-bbox="933 407 1356 671" data-label="Text"> <p>ट न न - ५ दस्त क्र १-३९९ / २०१९ २२ / ३०</p> </div> | <div data-bbox="1274 407 1437 513" data-label="Text"> <p>फारफार क्र. १२१ प्रमाणे सही - २७/०७/२०१५ न. भू. श. पुणे</p> </div> |



तपासणी करणारा -

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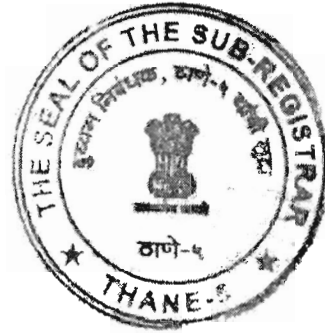
खरी नककल -

ठाणे

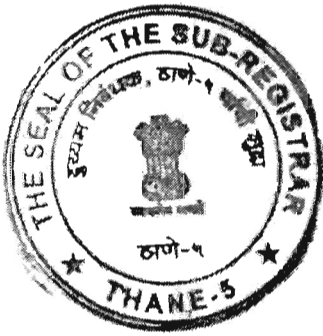
ठाणे

अर्ज क्र.....
 नवकल अर्ज प्राप्त दि. १६/११/१९.....
 नवकल अर्ज दि. १६/११/१९.....
 नवकल दिरकल दि. १६/११/१९.....
 नवकल दि. २००१.....
 काज. ११.....
 एकूण २४२१.....

सत्यप्रत
(Handwritten signature)
 प्रमुख लिपिक
 नगर घुमापन अधिकारी
 ठाणे. कलि



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|----------------------|
| ट न न - ५ |
| दस्त क्र १३९१ / २०१९ |
| २३ / ३० |

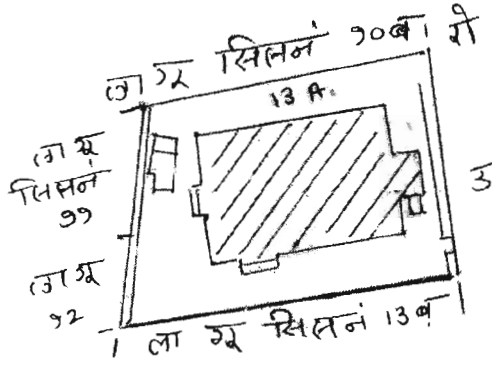


अर्जदार श्री/श्रीमती निशांत आर जाधव
 मौजे ठाणे ता.जि.ठाणे येथील टिकानं <
 न.भू. क्रमांक १३-अ ची —
 कारणापुर्ती नक्कल मुळ/ पुनर्विलोकन आलेखा वरून देणेत आली.

यांनी दिनांक १३ / २/२०११ रोजी अर्जावरून
 टि.पी.नं १/२ —

नक्कल मुळ नक्कल मुळ
 आलेख/समयीत आलेख/पुनर्विलोकन
 आलेखा वरून देणेत आली आहे.

नक्कल आलेखीत आलेख दिशेची दर्शवित नाही.
 जागेची आलेखीत स्थिती दर्शविणाऱ्या काशासाठी
 भोजणी करून घेणे आवश्यक आहे.



टन न - ५
 वेल्स क्र १-२३२१/२०११
 २४ / ३०



प्रमाण :- १ : ६००

सत्यप्रत

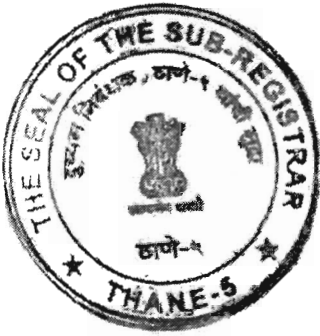
नक्कल आलेखी तारीख नोंदी १
 नक्कल तयार तारीख १३/२/२०१२ रूपये २५-६०
 नक्कल दिव्याची तारीख २२/२/२०१२
 नक्कल तयार करणार
 नक्कल तपासणी करणार
 प्रमाण २५/१/२०१२



प्रमुख लिपिक
 नगर भूमापन अधिकारी
 ठाणे



| |
|-----------------------|
| ट न न - ५ |
| दस्त क्र १६३९१ / २०१९ |
| २५ / १० |




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CLYDE JOHN ALMEIDA
VINCENT NOBERT ALMEIDA

09/08/1955
Permanent Account Number
ABRPA1177A

[Signature]
Signature



[Signature]
Self Attested


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

IVO PETER ALMEIDA
VINCENT ALMEIDA

18/05/1952
Permanent Account Number
AGIPA0206A

[Signature]
Signature



[Signature]
Self Attested

पारि लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAOPJ7283J

नाम / NAME
RAMESH JAGANNATH JADHAV

पिता का नाम / FATHER'S NAME
JAGANNATH DHONDU JADHAV

जन्म तिथि / DATE OF BIRTH
24-04-1954

हस्ताक्षर / SIGNATURE
[Signature]

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

[Signature]
Self Attested


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAY PATRICIA MENEZES
VINCENT NOBERT ALMEIDA

25/05/1950
Permanent Account Number
APIPM5149K

[Signature]
Signature



[Signature]
Self Attested


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NISHANT RAMESH JADHAV
RAMESH JAGANNATH JADHAV

26/11/1981
Permanent Account Number
AAPPJ1657H

[Signature]
Signature

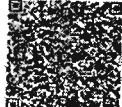


[Signature]
Self Attested

भारत सरकार
GOVERNMENT OF INDIA

May Patricia Menezes
Date of Birth/DOB 25/05/1950
Female/ FEMALE

6437 5231 7595



मेरा आधार, मेरी पहचान

भारत निवडणूक आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JWZ0552133

[Signature]

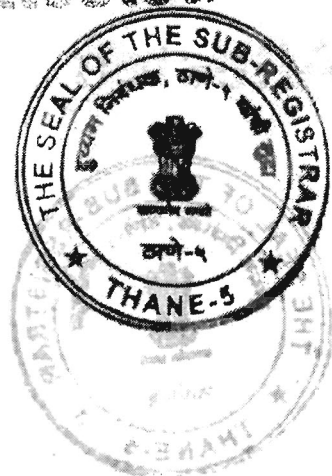
गावदासचे नांव : रामचंद्र मोकनीस अय्यर
Lecturer's Name : Ramchandra Mokanes Ayyar

वडील/पिताचे नांव : रामचंद्र अय्यर
Father's Name : Ramchandra Ayyar

लिंग / Sex : पुरुष / MALE

जन्म तारीख / Date of Birth : [Blank]

[Signature]
Self Attested



ट न न - ५
दस्तावेज क्र १९३९९ / २०१९
२८ / ३०

टनन - ५
दस्तावेज / २०१९
२७ / ३०



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No. 1074/50164/12101

To,
अल्मो पीटर अल्मेडा
Ivo Peter Almeida
ALMEIDA HOUSE
OLD BOMBAY PUNA ROAD
HOLY CROSS CONVENT SCHOOL UTHALSAR
Thane
Thane Thane Thane
Maharashtra 400601
2225478351

Ref: 26 / 17A / 50547 / 51870 / P



SH084767275DF



आपला आधार क्रमांक / Your Aadhaar No. :
6774 4021 0192

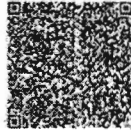
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

अल्मो पीटर अल्मेडा
Ivo Peter Almeida

जन्म वर्ष / Year of Birth : 1952
पुरुष / Male



6774 4021 0192

आधार - सामान्य माणसाचा अधिकार

Self Attested



भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No. 2722/40619/11887

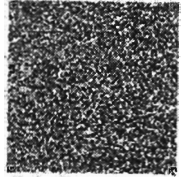
To
क्लॉयड जॉन अल्मेडा
Clyde John Almeida
S/O Vincent Almeida,
504, Yogashree Building,
Opp Holy Cross School, K-Villa, Thane West,
VTC: Thane,
PO: Thane,
Sub District: Thane, District: Thane,
State: Maharashtra,
PIN Code: 400601,
Mobile: 9769061189

06/12/2013

187822266



UA033127375IN



आपला आधार क्रमांक / Your Aadhaar No. :

3946 2730 3003

माझे आधार, माझी ओळख

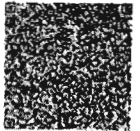


भारत सरकार

Government of India



क्लॉयड जॉन अल्मेडा
Clyde John Almeida
जन्म तारीख / DOB : 09/08/1955
पुरुष / MALE



3946 2730 3003

माझे आधार, माझी ओळख

Clyde John Almeida

Self Attested

335/19391

मंगळवार, 19 नोव्हेंबर 2019 8:03 म.नं.

दस्त गोपवारा भाग-1

दनन5 24/30

दस्त क्रमांक: 19391/2019

दस्त क्रमांक: दनन5 /19391/2019

वाजार मूल्य: रु. 2,01,47,000/- मोबदला: रु. 1,57,35,695/-

भरणेले मुद्रांक शुल्क: रु. 14,10,300/-

दु. नि. मह. दु. नि दनन5 यांचे कार्यालयात

पावती: 22687

पावती दिनांक: 19/11/2019

अ. क्रं. 19391 वर दि. 19-11-2019

मादरकरणाचे नाव: रमेश जगन्नाथ जाधव

गेजी 7:50 म.नं वा हजर केला.

नोंदणी फी

रु. 30000.00

दस्त ह्यानाळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची मही:

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्हालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 19 / 11 / 2019 07 : 50 : 38 PM ची वेळ: (मादरीकरण)


शिक्रा क्रं. 2 19 / 11 / 2019 07 : 51 : 20 PM ची वेळ: (फी)

-प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी कायदा १९०८ विरम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.


लिहून देणार आहे


लिहून देणार आहे


M. Menezes



Summary-2(दस्त गोषवारा भाग - २)



19/11/2019 8 20:44 PM

दस्त गोषवारा भाग-2

टनन5

22/30

दस्त क्रमांक:19391/2019

दस्त क्रमांक :टनन5/19391/2019

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---|-----------|---------------|
| 1 | नाव:रमेश जगन्नाथ जाधव पत्ता:प्लॉट नं: -, माळा नं: तळ मजला , इमारतीचे नाव: अभिवादन बिल्डिंग , ब्लॉक नं: नौपाडा , रोड नं: गोखले रोड, ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AAOPJ7283J | लिहून देणार वय :-65 स्वाक्षरी:- | | |
| 2 | नाव:आयवो पीटर अल्मेडा पत्ता:प्लॉट नं: 13-ए, माळा नं: -, इमारतीचे नाव: के व्हिला , ब्लॉक नं: -, रोड नं: ऑप. हॉली क्रॉस कॉन्व्हेंट स्कुल, ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:AGIPA0206A | लिहून देणार वय :-67 स्वाक्षरी:- | | |
| 3 | नाव:क्लाईड जॉन अल्मेडा पत्ता:प्लॉट नं: 13-ए, माळा नं: -, इमारतीचे नाव: के व्हिला , ब्लॉक नं: -, रोड नं: ऑप. हॉली क्रॉस कॉन्व्हेंट स्कुल, ठाणे , महाराष्ट्र, ठाणे. पॅन नंबर:ABRPA1177A | लिहून देणार वय :-64 स्वाक्षरी:- | | |
| 4 | नाव:मे पॅट्रिसिया मेनेझेस पत्ता:प्लॉट नं: 68/बी, माळा नं: -, इमारतीचे नाव: पोद्दादो, ब्लॉक नं: बेताल बतिम , रोड नं: सेल्केत, साउथ गोवा, गोवा, साउथ गोवा. पॅन नंबर:APIPM5149K | लिहून देणार वय :-69 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:19 / 11 / 2019 08 : 03 : 46 PM

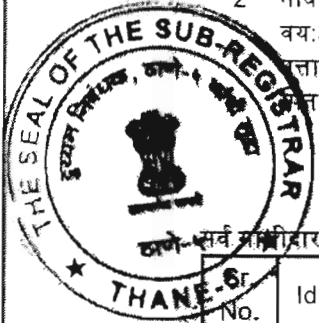
ओळख:-


खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|-----------|---------------|
| 1 | नाव:श्रीनिवास मॅकनीन अय्यर - - वय:54 पत्ता:चेंबुर पिन कोड:400089 | | |
| 2 | नाव:निशांत जाधव - - वय:37 पत्ता:नौपाडा ठाणे पिन कोड:400602 | | |

जणे-सर्व साक्षीदारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

| No. | Identifier Name | Date & Time of Verification with UIDAI | Information received from UIDAI (Name, Gender, UID, Photo) |
|-----|--|--|--|
| 1 | साक्षीदार श्रीनिवास मॅकनीन अय्यर - - | 19/11/2019 08:07:29 PM | मॅकिने एस सरीनिवास M XXXX XXXX 9363 |



| | | | | |
|---|-----------------------------|------------------------|---|---|
| 2 | साक्षीदार निशांत जाधव -- | 19/11/2019 08:06:53 PM | निशांत रमेश जाधव M XXXX XXXX 7632 |  |
|---|-----------------------------|------------------------|---|---|

शिकका क्र.4 ची वेळ:19 / 11 / 2019 08 : 07 : 35 PM

शिकका क्र.5 ची वेळ:19 / 11 / 2019 08 . 08 : 40 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane-5

EPayment Details.

| sr. | Epayment Number | Defacement Number |
|-----|--------------------|-------------------|
| 1 | MH008485102201920R | 0004378041201920 |

19391 /2019

Know Your Rights as Registrants

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की,
सदर दस्तास.....३०..... पाने असून
सदर दस्त पुस्तक क्र.....१.....चे
दस्त क्रमांक...१२३२९...वर नोंदवला.

सह दुय्यम निबंधक वर्ग-२ ठाणे क्र. ५
दिनांक :- १२/११/२०१९

