

Wilbur J. Almeida
Agreement

73/7440

पावती

Original/Duplicate

Monday, May 31, 2021

नोंदणी क्र.: 39म

1:39 PM

Regn.: 39M

पावती क्र.: 9137 दिनांक: 31/05/2021

गावाचे नाव: ठाणे

दस्तऐवजाचा अनुक्रमांक: टनन1-7440-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: श्री. रमेश जगन्नाथ जाधव - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 30760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:58 PM ह्या वेळेत मिळेल.

Sub Registrar Thane 1

बाजार मूल्य: रु. 5685616/-

पह दुसऱ्या निबंधक वर्ग-२

मोबदला रु. 6000000/-

ठाणे - १

भरलेले मुद्रांक शुल्क : रु. 360000/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 760/-

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH001666784202122E दिनांक: 31/05/2021

बँकेचे नाव व पत्ता:



31/05/2021

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 7440/2021

नोंदणी :

Regn:63m

गावाचे नाव : ठाणे

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	6000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार:आकारणी देतो की पट्टेदार ते नमुद करावे)	5685616
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे ठाणे,ता. व जि. ठाणे येथिल सि.नं.13-ए,टिका नं. 8 वरील तळमजला अधिक एक लोडवेअरिंग बांधकाम ज्याचे एकूण क्षेत्रफळ 3200 चौ.फुट बिल्टअप मधील उत्तरेकडील तळमजला ज्याचे क्षेत्रफळ 600 चौ.फुट कारपेट ह्यावरील लिहून देणार ह्यांचा ताबा व हक्क लिहून घेणार ह्यांचे नावे करीत आहेत. तसेच लिहून देणार ह्यांनी कोर्टात केलेला स्पेशल सिव्हिल सुट नं. 499/2002 हा दावा मागे घेण्याकरीता व सदरहु जागेचा ताबा व हक्क सोडण्याकरीता लिहून देणार ह्यांनी लिहून घेण्या-यांकडून रकम रुपये 60,00,000/- (अक्षरी साठ लाख मात्र) वेळोवेळी घेण्याचे ह्या कराराद्वारे मान्य केलेले आहे. ((C.T.S. Number : 13-A, Tika No. 8 ;))
(5) क्षेत्रफळ	1) 600 चौ.फूट
(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:-श्री. विलबर जोसफ अल्वेडा -- वय:-63; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 13-ग, मुबई पुणे रोड,, ब्लॉक नं: हौली क्रास शाळेसमोर, के-व्हिला,, रोड नं: ठाणे-प., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-DQSPA6245J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री. रमेश जगन्नाथ जाधव -- वय:-67; पत्ता:-प्लॉट नं. -, माळा नं: तळमजला,, इमारतीचे नाव: अभिवादन बिल्डींग,, ब्लॉक नं: आंबेडकर चौक, गोखले रोड,, रोड नं: ठाणे-प., महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAOPJ7283J
(9) दस्तऐवज करून दिल्याचा दिनांक	31/05/2021
(10) दस्त नोंदणी केल्याचा दिनांक	31/05/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7440/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	360000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



हा दुय्यम निबंधक वर्ग-२,
ठाणे - १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

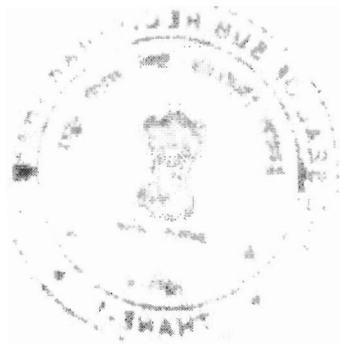
मुद्रांक शुल्क आकारताना निरडलेला अनुच्छेद :-

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

Payment Details

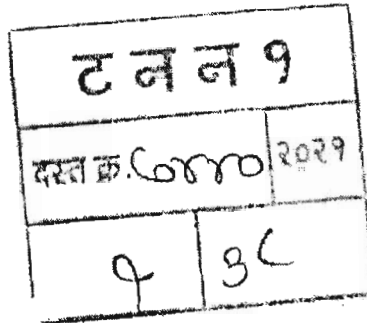
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAMESH JAGANNATH JADHAV	eChallan	69103332021053110052	MH001666784202122E	360000.00	SD	0000802422202122	31/05/2021
2		By Cash			760	RF		
3	RAMESH JAGANNATH JADHAV	eChallan		MH001666784202122E	30000	RF	0000802422202122	31/05/2021

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202105312506	31 May 2021,01:30:03 PM			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	2/9/E-9ड) दक्षिणेस जांभळी नाक्यापासुन पुर्वेकडे खाडी पर्यंत मुंबई पुणे महामार्गाचा भाग पश्चिम उत्तर पुर्वेकडे ठाणे गावाची हद्द टिका नंबर 10/2				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
36300	85000	103600	145200	103600	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	66.8896चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.85000/-
उद्गवाहन सुविधा -	आहे	मजला -	Silt floor Or Ground floor		
Sale Type - Resale		First Sale Date - 19/11/2019			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		=(वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट/वाढ			
		=(85000 * (100 / 100)) * 100 / 100			
		= Rs.85000/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 85000 * 66.8896			
		= Rs.5685616/-			
Applicable Rules		= 3, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी			
		= A + B + C + D + E + F + G + H + I			
		= 5685616 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.5685616/-			

Home Print

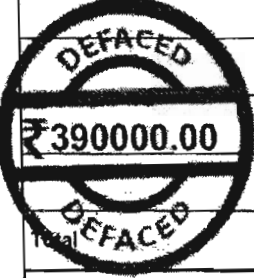




CHALLAN
MTR Form Number-6



GRN	MH001666784202122E	BARCODE	1110001666784202122E		Date	30/05/2021-20:27:11	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN1_HQR SUB REGISTRA THANE URBAN 1				
Location				THANE				
Year				2021-2022 One Time				
Account Head Details				Amount In Rs.		Premises/Building		
0030046401 Stamp Duty				360000.00		ROAD/STREET		
0030063301 Registration Fee				30000.00		Area/Locality		
						Town/City/District		
						PIN		
						4 0 0 6 0 1		
				Remarks (If Any)				
				PAN: EDQJ7624G Second Party Name: WILSON JOSEPH ALMEIDA-				
				दस्तावेज क्र. 236 2029				
				Amount In Three Lakh Ninety Thousand Rupees Only				
				3,90,000.00		Words		
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
				Bank CIN		Ref. No.		
				69103332021053110052		2682957570		
Cheque/DD No.				Bank Date		RBI Date		30/05/2021-20:28:51
								Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 9892998560
 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 कार्यालयत नोदणी करावयाच्या दस्तावेजाठी लागू आहे. नोदणी न करावयाच्या दस्तावेजाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userfd	Defacement Amount
1	(IS)-73-7440	0000802422202122	31/05/2021-13:39:10	IGR113	30000.00
2	(IS)-73-7440	0000802422202122	31/05/2021-13:39:10	IGR113	360000.00
Total Defacement Amount					3,90,000.00



CHALLAN
MTR Form Number-6



GPN	MH001666784202122E	BARCODE			Date	30/05/2021-20:27:11	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Registration Fee				
Office Name				THN1_HQR SUB REGISTRA THANE URBAN 1				
Location				THANE				
Year				2021-2022 One Time				
Account Head Details				Amount in Rs.				
0030046401 Stamp Duty				360000.00				
0030063301 Registration Fee				30000.00				
Flat/Block No.				GROUND FLOOR OF THE NORTHERN SIDE OF				
Premises/Building				STRUCTURE GROUND PLUS ONE LOAD				
Road/Street				BEARING STANDING ON CTS NO. 13-A, TIKA NO. 8, K'VILLA.				
Area/Locality				THANE - WEST				
Town/City/District								
PIN				4 0 0 6 0 1				
Remarks (If Any)				PAN2=DQSPA6245J--SecondPartyName=VILAL BHIR JOSEPH ALMEIDA-				
दस्तावेज क्र.				३१३८				
दस्तावेज दिनांक				२०२१				
Amount In				Three Lakh Ninety Thousand Rupees Only				
Total				3,90,000.00				
Payment Details				IDBI BANK				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN Ref. No. 69103332021053110052 2682957570				
Name of Bank				Bank Date RBI Date 30/05/2021-20:28:51 Not Verified with RBI				
Name of Branch				Bank-Branch IDBI BANK				
				Scroll No. , Date Not Verified with Scroll				

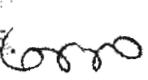



Department ID : Mobile No. : 9892998560
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजां लागू आहे. नोंदणी न करावयाच्या दस्तावेजांती सदर चलन लागू नाही.

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AGREEMENT

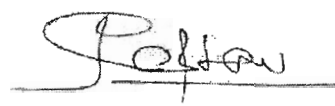

This agreement executed by and between Mr. Wilbur Joseph Almeida PAN DQSPA6245J AADHAR 244599344213 age 63 years Occupation Nil, resident of 13-A Mumbai Poona Rd., Opp. Holy Cross School, K'Villa, Thane 400601, hereinafter referred to as the "OCCUPANT", Which expression shall deem to and include all his heirs, assigns, executors and administrators of the One Part;

AND

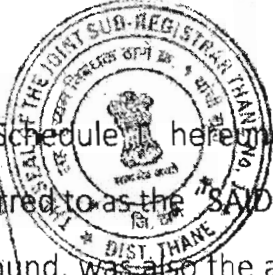
Mr. Ramesh Jagannath Jadhav PAN AAOPJ7283J AADHAR 273141474379 age 67 years, Occ. Business, Having Office at Ground Floor, Abhivadan Building, Ambedkar Chowk, Gokhale Road, Thane 400602, hereinafter referred to as the "OWNER", Which expression shall deem to and include all his heirs, assigns, executors and administrators of the Other Part;

Whereas:

- i. Prior to the year 1968 one Edmund Gregory Almeida, (Since Deceased and hereafter referred to as the said "Deceased Edmund") was the absolute owner of and well and sufficiently entitled to the plot of land bearing S. No. 13-A, Tikka No. 8 admeasuring 444 Square Meters lying and situate at K Villa, within the limits of then Thane Municipal Burrough and presently with the Thane Municipal Corporation, this Plot is particularly

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described in Schedule I hereunder, which is for the sake of Brevity, is referred to as the "SAID FIRST PLOT";

ii. Deceased Edmund, was also the absolute owner of and well and sufficiently entitled to another plot of land adjacent to the plot described in Schedule I bearing S. No. 13-B, Tikka No. 8, admeasuring 494.1 Square Meters, lying and situate at K Villa, within the limits of then Thane Municipal Burrough and presently with the Thane Municipal Corporation, referred to as the "SAID SECOND PLOT" more particularly described in Schedule II, hereunder;

iii. The said Deceased Edmund Gregory Almeida, during his lifetime had constructed the structure consisting of Ground Floor, with Mangalore roof tiles and plot of land bearing S. No. 13-A, Tikka No. 8 admeasuring 444 Square Meters, more particularly described in Schedule I hereunder, the said house was constructed for residential purposes and is presently allotted the house No. 193, Property No. 1031381 by the Thane Municipal Corporation, the said structure is more particularly described in Schedule III to this agreement, for the sake of brevity the plot of land and the Structure thereon is referred collectively referred to as the "SAID FIRST PLOT".

iv. The said Deceased Edmund and his sons namely Vincent Norbert Almeida, Eldred Joseph Almeida, and Ivan Anthony Almeida along with their respective wives and children were residing in the structure and in use of the said property;

v. By and under a Sale Deed dated 26th of August 1968, Registered at Sr. No. 758/1968 with the Sub Registrar of Assurances Thane, the said Deceased Edmund, for a consideration as detailed therein sold and conveyed the said First Plot and the structure thereon unto and in favour of one of his sons Vincent Norbert Almeida

 W. Almeida

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(Since Deceased and hereafter referred to as the said Deceased Vincent”;

- vi. In the year 1969 the Deceased Vincent by his own funds and efforts constructed the first floor admeasuring 1600 square feet or thereabouts, over the said structure and pursuant to the construction of the First Floor the deceased Vincent, his wife and his children along with the deceased Edmund Gregory Almeida, moved to the newly constructed first floor and out of natural love and affection permitted the other brothers Eldred Joseph Almeida and Ivan Anthony Almeida, to occupy the ground floor, on gratuitous basis without charging any rent or license fees or any compensation, with their respective families. Eldred Joseph and his family consisting of his wife Doris and son Wilbur, the Occupant herein occupied the Northern part of the ground floor of the structure owned by Vincent Norbert Almeida on the said Plot;
- vii. The deceased Edmund during his lifetime executed the will dated 15-4-1981 whereby he bequeathed the Second Plot, more particularly described in Schedule II hereunder written i.e., the open plot unto and in favour of his grandson Ivo Peter Almeida;
- viii. Pursuant to his demise the three heirs of Deceased Edmund namely Vincent Norbert Almeida, Eldred Joseph Almeida, and Ivan Anthony Almeida executed the declaration dated 29-3-1984 before the Executive Magistrate at No.1540 of 1984, inter-alia affirming that the will dated 15-4-1981 was binding upon the three heirs;
- ix. The said Vincent expired intestate on 14-3-1995 and was survived by his Widow Muriel Theresa Almeida, two Sons Ivo Peter Almeida, and Clyde John Almeida, and one Daughter May Patricia

R. W. Almeida

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Menezes, who came to be the owners of the property more particularly described in Schedule I & III hereunder;

- x. By and under the agreement titled as Agreement of Development dated 5-11-1997 Ivo Peter Almeida granted unto the Owner herein the development rights pertaining to the Said Second Plot, on the terms and conditions as detailed in the said Agreement of Development, registered at Sr. No. TNN-1/5563/1997;
- xi. By and under the agreement titled as Agreement of Development dated 28-11-1997, Muriel Theresa Almeida, Ivo Peter Almeida, Clyde John Almeida, May Patricia Menezes, the heirs of Vincent Norbert Almeida granted unto the Owner herein the development rights pertaining to the Said First Plot, on the terms and conditions as detailed in the said Agreement of Development;
- xii. The Said owners namely Muriel Theresa Almeida, Ivo Peter Almeida, Clyde John Almeida, May Patricia Menezes, the heirs of late Vincent Norbert Almeida also executed the Irrevocable Power of Attorney in favour of the Developer herein and the Irrevocable Power of Attorney and the Agreement has been duly registered with the Sub Registrar of Assurances at Sr. No. 5562/1997 on and subsequently have handed over the vacant possession of the Property in their possession;
- xiii. The said Owners had vide the power of Attorney duly authorised the Developer to negotiate and settle with Eldred Joseph Almeida and Ivan Anthony Almeida, who were occupying the ground floor of the property;
- xiv. Eldred Joseph Almeida filed the Special Civil Suit No. 499/ 2002 inter-alia seeking Partition of the property of Edmund Gregory Almeida in the Civil Court at Thane;

 W. Almeida

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- xv. Eldred Joseph Almeida expired during the pendency of the suit, on 20-3-2006 and was survived by his widow Doris and the occupant herein;
- xvi. Ivan Anthony Almeida expired in the year 2010.
- xvii. The said Doris expired on 2-5-2014 and the Occupant herein is in occupation of the northern side of the ground floor of the structure;
- xviii. That of the original Owners Mrs. Muriel Theresa Almeida the widow of Vincent Nobert Almeida expired on 8-5-2010 and as such Mr. Ivo Peter Almeida, Mr. Clyde John Almeida, and Ms. May Patricia Menezes thus became the owners of the property described in Schedule I & III;
- xix. By and under the Deed of Conveyance dated 19-11-2019 and registered at Sr. No. TNN-5/19391/2019, the owners Mr. Ivo Peter Almeida, Mr. Clyde John Almeida, and Ms. May Patricia Menezes conveyed the absolute right, title and interest in the property described in Schedule I & III hereunder, unto and in favour of the Owner herein;
- xx. By and under the Mutation Entry No. 2486 dated 26-12-2019 the name of the Owner herein has come to be recorded on the property card;
- xxi. The said structure being very old and due to lack of maintenance has become dilapidated and the Thane Municipal Corporation has issued the Notice under Section 268/1 of the MPMC Act bearing No. ठ. म. पा. /उ प्र स /अतिवि/उ प. परि. /२२६/२७-६-२०१९;
- xxii. The Occupant in the circumstances has approached the Owner herein, seeking to amicably settle the dispute and the Owner herein has acceded to the request and after due negotiations between the parties the parties have come to an agreement and are desirous of putting the terms in writing;

[Signature] W. Almeida

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NOW THIS AGREEMENT WITNESSETH	
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1. The Occupant hereby surrenders his occupancy rights, title and interest in the structure standing on the Plot described in Schedule I, and Schedule III being the occupancy rights in the northern side of the structure on the Ground floor of the said structure bearing MH No. 193 admeasuring 600 Square ft. of carpet area of the structure admeasuring 3200 square feet, which is more particularly described in the Schedule IV hereunder written to the Owner;
2. The Occupant hereby declares that the Occupant has no right title or interest in the said First Plot and the Said second Plot, the structure more particularly described in Schedule I, II, and III hereunder;
3. The Occupant hereby declares that any direct or remote right or interest in the said plots and the structure are hereby expressly surrendered, waived and abandoned in favour of the Owner herein and shall not be claimed by the Occupant or anyone claiming through or under the Occupant.
4. The Occupant further declares that the Declaration dated 29-3-1984 made before the Executive Magistrate and registered at No.1540 of 1984, inter-alia affirming that the will dated 15-4-1981 was binding upon the three heirs of Deceased Edmund namely Vincent Norbert, Eldred Joseph Almeida, and Ivan Anthony Almeida, is also binding upon him and that the contents thereof are true and correct.
5. The Occupant hereby undertakes to withdraw, without any reservation, all the claims and actions against the Owner, including the Special Civil Suit No. 499 of 2002 filed by his father Eldred Joseph Almeida and presently being pursued by the Occupant, and further withdraw all and any complaints made by

 Ivan Almeida

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the Occupant against the Owner in any forum or before any authority without any reservations.

6. The Occupant declares that he has not entered into any agreement or in any arrangement of any manner or of any nature whatsoever with any third party with respect to the said structure or the said First and Second Plot, which may in any manner impinge upon the rights of the Owner or any person claiming through the Owner

7. In consideration of the surrender of the said rights and in consideration of the withdrawal of the suit, as aforesaid, the Owner has agreed to pay to the Occupant a sum of Rs.

60,00,000/- (Rupees Sixty Lakhs Only)

only) to the Occupant as and by way of full and final consideration the payment as detailed hereunder:

(a) Rs. 50,000/-

On the execution hereof.

(b) Rs. 9,50,000/-

On the Occupant vacating the structure within seven days of the execution of this agreement.

(c) Rs. 50,00,000/-

On the Occupant withdrawing the Sp. C. suit No. 499 of 2002 and withdrawing all complaints etc. filed by or on behalf of the Occupant.

(d) It is expressly understood and agreed by the Parties hereto that the condition of vacating the premises and withdrawal of the suit are the essence of the agreement and if the Occupant neglects to comply with either of the conditions the Owner shall have the right to prosecute the Occupant and also recover the amounts, paid till that date and also

W. Almeida

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recovers interest @ 8% PA and all loss and damages from the Occupant.

8. The Occupant shall give full co-operation and assistance for development of the said property to the Owner or his nominees by executing all such writings, applications, affidavits withdrawing any complaint or grievance or claim on the property more particularly described in the Schedules hereunder written, to enable the Owner who bonafide requires vacant possession of the said premises in the existing old structure to demolish the same and to put up new building/s on the said property in the manner stated herein.

9. THE OCCUPANTS hereby declared as follows: -

- (a) That he is a bachelor and alone is the Occupant in respect of the premises and he has not entered into any Agreement of leave and license, sub-tenancy or otherwise alienating any right in respect of the premises or any part or portion thereof.
- (b) That he will sign and execute all necessary consent letters, no objection letters undertakings and other writings required by TMC or any other concerned Authorities for the purpose of commencing and completing construction of the new building.
- (c) That his father late Eldred Joseph Almeida, his wife and the Occupant after the demise Eldred Joseph Almeida, his wife Doris, were at all times gratuitous licensee permitted to occupy the part of the structure originally by Edmund Gregory Almeida and subsequent by Vincent Norbert Almeida and upon his demise by the present owners, without any compensation being paid by the either Eldred Joseph, Doris Eldred or the Occupant.

 W. Almeida

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(d) That the Occupant has no claim of any nature on the property more particularly described in Schedules hereunder or any part thereof, including the structure as also on any FSI, TDR, DRC or any other rights of any nature whatsoever;


(e) The Occupant hereby declared and confirms that if at any time hereafter any claim is made by any person/s claiming by, from under or in trust for the Occupant in respect of any rights of the Occupied Premises or any part or portion thereof, the Occupant shall be solely and entirely responsible for all and any of the consequences arising out of such claims. The Occupant hereby agrees to indemnify and keep indemnified the Owner in all respects in that behalf.

10. The Occupant at his own cost and expenses shall arrange to shift himself and his family from the Occupied premises.

11. That it is agreed that all legal costs, charges of, stamp duty, registration charges on this agreement shall be borne and paid by Owner.

12. All notice to be served on the Occupant as contemplated by this Agreement shall be deemed to have been duly served if sent to the Occupant by RPAD or by person service at his address as under:

Wilbur Joseph Almeida
B-25, Nityanand Society,
Opp. Hajarnis Hospital,
Uthalsar Naka, Thane 400601.

 W. Almeida

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Occupant himself with intention to bind himself and all persons into whomsoever hands the said premises come and his / successors in title doth hereby covenant with Owner as follows:

(a) Nothing contained in this Agreement is intended to be nor shall be constructed as an admission, grant, demise or assignment in law or any right on any part of the said property described in Schedule I, II and III hereunder i.e., of the said premises or of the said Property and building or any part of thereof. The Occupant has no claim save and except in respect of the compensation agreed to be paid by the Owner to remove the impediments in developing the property.

14. The Occupant hereby declares that he has read and understood the contents of this agreement and has read and understood the agreement of Development and the Power of Attorney granted to the Owner and also all the documents related to the said property described in Schedule I, II & III and has expressly understood the contents, terms and conditions of the same and has agreed to the same as binding.

15. That the Occupant shall indemnify and keep indemnified the Owner against any one claiming any rights in respect of the said existing premises.

16. Parties shall co-operate with each other for implementing the true intents of terms and conditions of this Agreement.

17. The Occupant has upon execution hereof handed over quiet, vacant and peaceful possession of the said 600 square feet area out of the 3200 square feet occupied by him to the Owner, and Henceforth, the Occupant shall have no right, title, interest and/or claim of whatsoever nature in the said premises and the Owner shall be fully entitled to deal with the same in the manner it

S. W. Almeida

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desires without any objection of whatsoever nature from the Occupant.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land bearing ^{CTS} No. 13-A, Tikka No. 8 admeasuring 444 Square Meters lying and situate at K Villa, within the limits of the Thane Municipal Corporation, and within the registration District and Sub District of Thane and bounded as follows and outlined in green line on the plan annexed hereto:

- On the East: Old Bombay Agra Road.
- On the West: Property bearing T. No. 8 CTS No. 10 and 12.
- On the North: Property Bearing T. No. 8 CTS No. 10.
- On the South: Property bearing T. No. 8 CTS 13 B and the Gr. + 5 structure "Yogashree".

THE SECOND SCHEDULE ABOVE REFERRED TO

All that Piece and parcel of land (bearing ^{CTS} No. 13-B, Tikka No. 8, admeasuring 494.1 Square Meters, lying and situate at K Villa, within the limits of then Thane Municipal Burrough and presently with the Thane Municipal Corporation within the limits of the Thane Municipal Corporation, and within the registration District and Sub District of Thane and bounded as follows and outlined in red line on the plan annexed hereto:

- On the East: Old Bombay Agra Road.
- On the West: Property bearing T. No. 8 CTS No. 14.
- On the North: Property Bearing T. No. 8 CTS No. 13A of the Owner Herein.
- On the South: Property bearing T. No. 8 CTS 13 C

THE THIRD SCHEDULE ABOVE REFERRED TO

All that structure admeasuring 3200 square feet of the ground plus one load bearing structure standing on land bearing ^{CTS} No. 13-A, Tikka

W. Almeida

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No. 8 admeasuring	444 Square Meters admeasuring 3200 Square
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1031381	by the Thane Municipal Corporation lying and situate at K
94	32
Villa,	within the limits of then Thane Municipal Burrough and



presently with the Thane Municipal Corporation within the limits of the Thane Municipal Corporation, and within the registration District and Sub District of Thane and bounded as follows and outlined in black line on the plan annexed hereto:

On the East: Open land of No. 8 CTS No. 13A and thereafter Old Bombay Agra Road.

On the West: Open land of No. 8 CTS No. 13A and thereafter Property bearing T. No. 8 CTS No. 10 and 12.

On the North: Open land of No. 8 CTS No. 13A and thereafter Property Bearing T. No. 8 CTS No. 10.

On the South: Open land of No. 8 CTS No. 13A and thereafter Property bearing T. No. 8 CTS 13 B and the Gr. + 5 structure "Yogashree".

THE FOURTH SCHEDULE ABOVE REFERRED TO

The area admeasuring 600 Square Feet carpet area on the ground floor of the northern side of the structure totally admeasuring 3200 square feet built-up area ground plus one load bearing structure standing on land bearing ^{CTS} No. 13-A, Tikka No. 8 admeasuring 444 Square Meters admeasuring 3200 Square Feet Built up area bearing house No. 193, and Property No. 1031381 by the Thane Municipal Corporation lying and situate at K Villa, within the limits of then Thane Municipal Burrough and presently with the Thane Municipal Corporation within the limits of the Thane Municipal Corporation, and within the registration District and Sub District of Thane and bounded as follows and the 600 square feet marked in blue hatched

W. Almeida

J. Khan *W. Almeida*

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lines on the plan annexed hereto;

On the East: Open land of No. 8 CTS No. 13A and thereafter Old Bombay Agra Road.

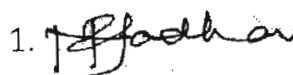

On the West: Open land of No. 8 CTS No. 13A and thereafter Property bearing T. No. 8 CTS No. 10 and 12.

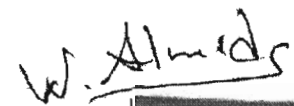
On the North: Open land of No. 8 CTS No. 13A and thereafter Property bearing T. No. 8 CTS No. 10.

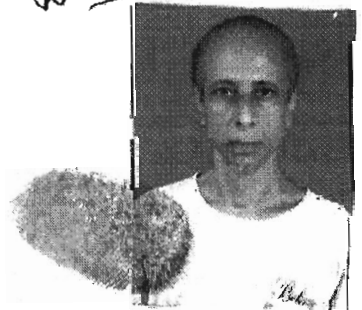
On the South: Part of the structure bearing MH 193 and land of No. 8 CTS No. 13A and thereafter Property bearing T. No. 8 CTS 13 B and the Gr. + 5 structure "Yogashree".

This agreement executed on 31st May 2021
IN WITNESS WHEREOF the parties have caused this Deed to be
executed the day and year first hereinabove written.

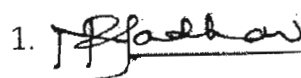

SIGNED, SEALED AND DELIVERED by the)
within named OCCUPANT")
WILBUR JOSEPH ALMEIDA)
in the presence of)

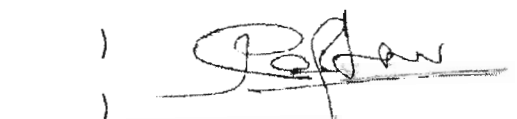
1. 
(Nishant R. Jadhav)
2. 
(NOEL REMEDIOS)

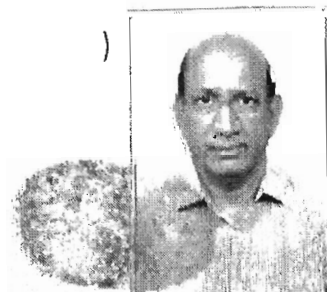




SIGNED, SEALED AND DELIVERED by the)
within named "OWNER"
RAMESH JAGANNATH JADHAV)
in the presence of)

1. 
2. 
(NOEL REMEDIOS)





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Receipt

Received from the within named Owner Mr. Ramesh Jagannath Jadhav the amount of Rs. 10,00,000/- (Rs.) Ten Lakhs Only, being the part payment as contemplated in Cl. ~~7(a)~~ ^{7(a&b)} hereinabove as under:

Rs. 50,000/- (Rs.) Fifty Thousand Only by NEFT No. UBINJ21148059913 and Rs. 9,50,000/- (Rs.) Nine Lakhs Fifty Thousand Only, by and way of the Demand Draft/ Pay Order/

Managers Cheque/ drawn on Union bank of India Thane Ch:006986/31-05-21 dated, aggregating a total amount of Rs. Ten Lakhs Only on this day of ^{31st May} ~~June~~ 2021.

I say received

W. Almeida
WILBUR JOSEPH ALMEIDA

In the presence of

1. Radhaw
2. Ramesh (Ramesh)

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सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 19391/2019

नोंदणी :

Regn.63m

गावाचे नाव : ठाणे

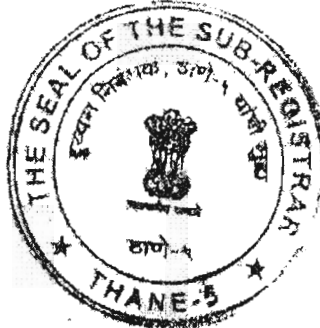
- | | |
|--|---|
| (1) विजेच्या प्रकार | अभिहस्तांतरणपत्र |
| (2) मोबदला | 15735695 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 20147000 |
| (4) धू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन : इतर माहिती: मौजे ठाणे येथील 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,वस्तात 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 देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-आयतरो 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:-क्लॉड 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: पोक्कादो, ब्लॉक नं: बेताल इतिम, 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: अग्निबादन 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.



मालमत्ता पत्रक

विभाग/मौजे -- ठाणे शहर

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा -- ठाणे

नगर सुमाणन क्रमांक / फा. जमा. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आलेखीयपत्रावरील भाड्याच्या तपशील आणि त्याच्या पेश तपासणीची नियत वेळ
८ १३अ	८	१३अ			

१६९६
-११६५

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माफी

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सुविधाधिकार

हक्काचा मुळ धारक वर्ष १९२७

[मरयान गसपार दि आलमेडा]

पट्टेदार

भार

इतर शीरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
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 ब २ आर्बन नारबेट डी आलमेडा	सही - C.T.S.O.
१५/०१/१९३३	वाटणीपत्र रु.५५५०,१६/१२/३२	५१९	आर्थर जोराबडील आममेडा एडमंड गेगरी जानक्लाकडी.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.
०४/०७/१९४०	बि.क.ग.र.रु. १५००/१४.६.४० १/३ हिस्सा	२३२	(E) रावसाहेब डॉ.आर् एच टेंभे यांनी एडमंड डी आलमेडा कडून	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 शोषावरून नोंद कमी.	-	-	सही - C.T.S.O.

मालमत्ता पत्रक

विभाग/मौजे -- ठाणे शहर

तालुका/न.भु.मा.का. -- ठाणे

जिल्हा -- ठाणे

वेभाग/मौ

नगर भूमापन क्रमांक / फा. प्लॉ. नं.

शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार चौ.मी.

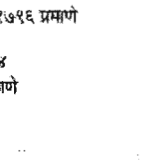
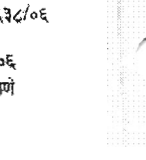
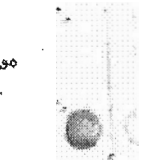
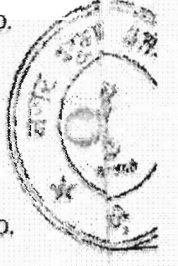
शासनाला दिलेल्या आकारपौचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

नगर भूमापन क्रमांक / फा.

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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (घ) किंवा धार (भा)	साक्षात्करण	दिनांक
२०/१२/१९५९	प्रत्यक्ष मोजणीकरण सबडिव्हिजन चाडलेमुळे प्रत्येकाचे नावाची स्वतंत्र कार्ड उघडून क्षेत्र दुरुस्ती केली C.T.S.१३ब,१३ क	S.R. १८६/४५ (नो.)	(E) भीकचंद ओकाजीशेट	सही - C.T.S.O.	२७/१२/१९५९
२४/१२/१९६५	मे.सि.स.औ.ठाणा यांचेडील हु.न.CTSR ७१ ता.२०.१२.६५ ने ता.१५.५.४५ चौ नजरगहाणा रु.५००/- नोंद कमी केली			सही - C.T.S.O.	२७/१२/१९६५
१०/१२/१९६५	सि.स.औ.यांचे कडील C.T.S.S.R.७१ ता.८.१२.६५ व अर्जदार यांचा ता.२२.१०.६५ चा अर्ज व २.१२.६५ चा जबाबाचे आधारे नावामध्ये दुरुस्ती केली.	(H) एडमंड ग्रीगरीमFg आलमेडा	एडमंड ग्रीगरी आलमेडा	सही - १०/१२/१९६५ C.T.S.O.	२७/१२/१९६५
१०/१२/१९६८	CTS NO १३ A खरेदी २६.८.६८ रु.५०००/- श्री एडमंड ग्रीगरी आलमेडा कडून		(H) विल्सेन्स नारबर्ट आलमेडा	सही - २०/१२/१९६८ C.T.S.O.	२७/१२/१९६८
१२/०९/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं.च्या १९५८ अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्रआकाराचे रूपांतर केले.	k ११५८ ikb		सही - वि.जि.वि.पू.२Y० अ.(२)नाशिक।	२७/०९/१९६८
२५/०७/२००६	वारसाने	--	[धा] [१] मुरीयल गौसा अलमेडा.] [२] मे.पेटरिशा मेनेजस.] [३] आयको पीटर अलमेडा.] [४] व्लाईद जॉन अलमेडा.]	फेरफार क्र.६३८/०६ सही - २५/७/२००६ न.भू.अ. ठाणे	२५/०७/२००६
०६/०५/२०१४	मयताचे नांव कमी करणे अर्ज, जबाब, सत्यप्रतिज्ञापत्र व धारकाचे मुळ दाखल्या वरून धारक मुरीयल ग्रीसा अलमेडा हया दि. ०८/०५/२०१० रोजी मयत झालेने त्याचे नांव कमी केले.			फेरफार क्र.१७९६ प्रमाणे सही - ६/५/२०१४ न.भू.अ. ठाणे	०६/०५/२०१४




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<p>३६१९११६ ३६१९११६ ३६१९११६</p>	<p>३६१९११६ ३६१९११६</p>	<p>३६१९११६</p>	<p>३६१९११६</p>	
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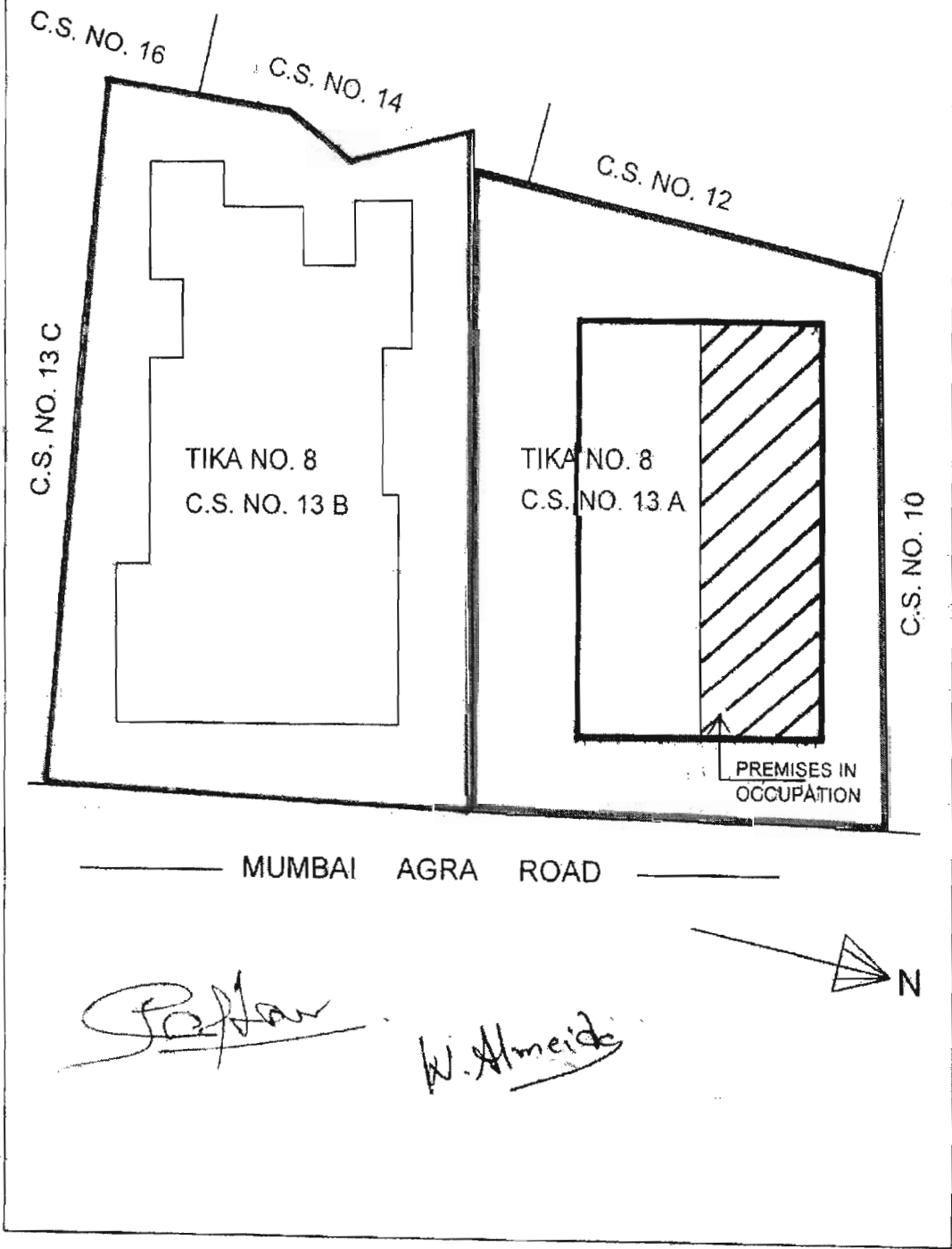
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PLAN OF THE PROPERTY
 BEARING TIKA NO. 8, C.S. NOS 13 A and 13 B
 AREA OF PLOT 13 A - 444.0 SQMT BOUNDED 13 A - GREEN
 AREA OF PLOT 13 B - 494.1 SQMT BOUNDED 13 B - RED



३) मृतक बापाय ।
 मृतक बापायची बायल ।
 मृतक तयार तारीख ।
 मृतक मदा केली तारीख ।
 मृतक ज्याका वृत्त ।
 मृतक पृष्ठसंख्या ।
 मृतक

Page 2/1

AMENDED PLAINT

IN THE COURT OF CIVIL JUDGE (S.D) THANE
AT THANE

Spl. Civil Suit No.499/2002

Mr. ELDRED JOSEPH ALMEIDA,
 Since deceased through his legal heirs :

- 1/1. Mrs. Doris Rose Almeida,
 wife of deceased Eldred Joseph Almeida
 aged: 78 years, Occ: Household,
- 1/2. Mr. Wilbur Joseph Almeida ,
 son of deceased Eldred Joseph Almeida
 aged: 48 years, Occ: Service
 (both residing Opp: Holy Cross High
 School, 13-A, K'Villa, Thane - 400 601.)

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PLAINTIFFS

V/s.

- 1. Mr. IVAN ANTHONY ALMEIDA,
 Age: 81 years, Occupation: Retired,
 R/a. Opp: Holy Cross Convent School,
 13-A, K' Villa, Thane - 400 601.
 (Presently residing at 9/713 - 715 Blane Land Road,
 Epping, New South Wales, Australia.)
- 2. Mrs. MARY JOHN REBELIO,
 Age: 82 years,, Occupation: Household,
 R/a. Rajeev Sanjeev Apartment
 Flat No.1, Grd. Floor, K'villa
 Thane.
- 3. Miss. VERONICA MARY BAYNES,
 Age: about 50 years, Occupation: Service.
- 4. Miss. IRENE JANET THERESA BAYNES,
 Age: 47 years, Occupation: Service,
 (both Defendant Nos. 3 & 4 residing at
 153 Collenswood Road, Stevenage, SG1-2DA,
 Hertfordshire, England U.K.)
- Mrs. MURIEL THERESA ALMEIDA,
 age: 78 years,, Occupation: Household
 R/a. 13-A, K'Villa, Thane.
- Mr. CLYDE JOHN ANTHONY ALMEIDA,
 Age: Adult, Occupation: Service,
 R/a. C-6, Sai Dutta Co-operative Hsg. Society
 Bandra Reclamation, Mumbai - 400 059.
- Mr. IVO PETER ALMEIDA,
 Age: Adult, Occupation Business,
 R/a. 13-A, K'Villa, Thane.

Amended Plaintiff
 A/c. RGR.
 31/1/07

Received
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Mrs. MAY PATRICIA MENEZES,
Age: Adult, Occupation: Household
R/a. C/o. C. B. Menezes, Elemis Trading &
Construction, P.B. No. 2609, Manama, Bahrain (A.G.)

Mr. RAMESH JADHAV,
Age: Adult, Occupation: Business,
R/a. 15, Roopshree, Dr Moos Road,
Thane.

DEFENDANTS

SUIT FOR PARTITION
SUIT CLAIM Rs 15,00,000/-

The plaintiff most respectfully submits as under:-

1. The Plaintiff and Defendant No. 1 are brothers. The Defendant No. 2 is the sister. The Defendant Nos. 3 and 4 are the daughters of Plaintiff's deceased sister Charlotte and Defendant No. 5 is the widow of Plaintiff's deceased brother late Vincent Norbert Almeida and the Defendant Nos. 6 and 7 are his sons and Defendant No. 8 is his daughter. The Defendant No. 9 is a builder engaged in the work of land development and construction. The Plaintiff says that his Father late Edmond Gregory Almeida was the owner of the property bearing Tika No 8, C.T.S. No. 13-A and 13-B together with a house standing on CTS No. 13-A at K'villa, Opp: Holy Cross Convent School, Thane 400 101 hereinafter referred to as "Suit Property". The Plaintiff says that the house structure standing on the land bearing C.T.S. No. 13-A was a single storied structure. In or about the year 1967 - 68, The Plaintiff's father wanted to add one more floor to the then existing structure as the house was found insufficient for the family consisted of himself, his 3 sons and their wives and children..

2. The Plaintiff says that he got married in 15/11/1953 and the Defendant No. 1, 2, deceased Vincent Norbert Almeida and deceased Charlotte are elder to Plaintiff. For accommodating all the members of the family the premises then existing was not sufficient, therefore the Plaintiff's father wanted to add one upper floor to the then existing building. He therefore wanted his sons to contribute for constructing an upper floor. The Plaintiff's father therefore approached one Mr. P. M. Rana who used to visit the family of Plaintiff and his brothers and sisters. But he could not be of any help. The Plaintiff, the Defendant No. 1 and deceased Vincent Norbert Almeida were not able to meet the expenses. The Plaintiff could contribute only Rs. 5,000/-, Defendant No. 1 contributed Rs. 6,000/- and the deceased Vincent Norbert Almeida represented that he has no cash with him and was also not in a position to contribute sum of Rs. 5,000/- to 6,000/-. In the circumstances late Vincent Norbert Almeida suggested that he would be able to obtain loan from his employer namely National Grindlays Bank at a low interest as he being the Bank employee, but he was to produce documents showing his right, title and interest upon the land on which the

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house was to be constructed. Under this circumstances with a view to take benefit of 10% interest loan to Bank employees the documents purporting to be the sale deed prepared in the name of deceased Vincent Norbert Almeida and obtained loan from the Bank. On obtaining loan, with the help of the said loan amount and the money provided by Plaintiff and Defendant No.1 an upper floor was added to the then existing structure. After the construction of additional floor Mr. Vincent Norbert Almeida and late Edmond Gregory Almeida shifted their residence on the First floor and the Plaintiff and Defendant No. 1 were assigned the ground floor in equal proportion to hold, possess and enjoy the same absolutely.

3. The Plaintiff says that his father Edmond Gregory Almeida died on 19th February 1984. After the demise of Edmond Gregory Almeida, the Plaintiff and the Defendant No.1 were represented by deceased Vincent Norbert Almeida that their father had executed a WILL whereby he expressed his desire to distribute the property bearing C.T.S, Ni, 13-A and 13-B of Tika No, 8 and the house standing thereon. Deceased Vincent Norbert Almeida had also represented that on the basis of the so called WILL he has prepared a declaration. The Plaintiff and Defendant No.1 believing in the representation made by deceased Vincent Norbert Almeida signed before the Executive Magistrate. The Plaintiff says that though it was stated in the declaration that the Plaintiff, the Defendant No.1 and deceased Vincent Norbert Almeida were bound by the WILL, the Plaintiff and the Defendant No.1 were not shown the so called WILL at all. The Plaintiff says that the deceased Vincent Norbert Almeida while getting signatures of the Plaintiff and the Defendant No.1 on the declaration dated 29th March 1984 had assured and promised to enter the names of all the 3 brothers in the property register maintained by the City Survey Office. Accordingly a letter dated 24th April, 1985 was addressed to the City Survey Office for incorporating all the 3 brothers as owners of the property in place of their deceased father Edmond Gregory Almeida. The Plaintiff says that deceased Vincent Norbert Almeida had given a copy of the declaration and the letter dated 24th April 1985 to the Plaintiff and the Defendant No.1, but no copy of the WILL was supplied to the Plaintiff and the Defendant no.1.

4. The Plaintiff says that believing in the representation made by the deceased Vincent Norbert Almeida, the Plaintiff and the Defendant No 1 continued to hold on the ground floor of the structure standing on the land bearing survey No. 13-A and they used and enjoyed the same as absolute owners thereof since the demise of their father. The deceased Vincent Norbert Almeida used the entire first floor. The land bearing C.T.S. No. 13-B was a vacant land abetting to the house structure and the same is used by all the occupants of the building namely 3 brothers and their family members. The Plaintiff says that the 3 brothers shared Municipal Tax in proportion to their holding of the house structure till 1996.

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However, since 1996 the Defendant Nos. 5 to 8 did not give the tax demand notice received from Municipal Corporation.

5. The Plaintiff says that in or about the year 1996 the Plaintiff noticed that the Defendant No.9 visiting the Defendant Nos. 5 to 8. He had also had a talk with the Plaintiff about his intention to develop the property. However, the terms and conditions proposed by the Defendant No.8 was not acceptable to the Plaintiff and the Defendant No.1. Therefore the Defendant No.4 to 7 started harassing the Plaintiff and his brother. When they found their harassment was not effective they started claiming that the Plaintiff and the Defendant No.1 have no share in the property and the entire property including house structure and open land belonging to Defendant No. 5 to 8. By making such statements the Defendant Nos. 5 to 9 wanted to pressurise the Plaintiff and Defendant No.1 to agree to the terms and conditions put forward by the Defendant No. 9.

6. The Plaintiff states that at no point of time the Defendant No. 7 had made any claim over the open land bearing C.T.S. No. 13-B as the legatee of the deceased Edmond Gregory Almeida nor did the Defendant No. 7 get the alleged will probated from the Court of law. The Plaintiff says that the parties being Christians it is absolutely necessary for the claim as a legatee under the WILL to get the same probated. The very fact that the Defendant No.7 did not get the said WILL probated for the last 18 years speaks the falsity, fraud and dishonesty of the Defendant Nos. 5 to 8 in claiming that the deceased Edmond Gregory Almeida had executed a WILL in favour of the Defendant No.7. The Plaintiff states that the so called WILL claimed to have been executed by deceased Edmond Gregory Almeida forged and fabricated document or otherwise the said document is not at all legal and valid enforceable. Therefore the same is not binding on the Plaintiff and Defendant Nos. 1 to 4. The Plaintiff states that the circumstances surrounding the alleged WILL gives sufficient and reasonable apprehension that the so called WILL is forged and fabricated documents and that the said WILL is not at all legally valid and enforceable,

7. The Plaintiff says that he and the Defendant No.1 had signed the declaration by keeping faith in the words of late Vincent Norbert Almeida and his promise to get the names of Plaintiff and Defendant No. 1 entered into the property card registered as owners of the property left behind by their deceased father Edmond Gregory Almeida. The Plaintiff says that though the dated purporting to be a sale deed was executed in favour of deceased Vincent Norbert Almeida, at no point of time he has exercised as owner of the said property. On the other hand deceased Edmond Gregory Almeida was exercising all the rights as owner of the said property till his death. Even after his death Mr Vincent Norbert Almeida himself by his letter dated 24th April, 1985 informed the C. T. S. office to incorporate the names of all the 3 brothers as owner of the property. This act of deceased

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Vincent Norbert Almeida clearly established that the so called deed of purported to be sale of house property to Vincent Norbert Almeida was sham and colourable documents and the same was prepared with an intention to obtain low interest rate loan from M/s. National Grindlays Bank in the name of the late Vincent Gregory Almeida as he was the employee of the said Bank. Even otherwise assuming without admitting that it was an absolute sale of House property, this Plaintiff says that in spite of the knowledge of such documents executed and registered the Plaintiff and the Defendant No.1 were holding their respective portion of the house property as absolute owners to the knowledge of the deceased Vincent Norbert Almeida, the Defendant Nos 5 to 8 and the public at large knowing the faith of the Plaintiff and Defendant Nos. 1 to 8 and the Plaintiff and Defendant No.1 were exercising of the rights of ownership to their respective portion of the house property on the Ground floor in adverse and hostile to the right title claim and interest of deceased Vincent Norbert Almeida and his legal heirs Defendant Nos. 5 to 8 for the last 18 years if not more. The Plaintiff and his brother Defendant No. 1 have perfected their right as owners of the respective portion of the

House Property as owners thereof. Therefore Plaintiff and Defendant No.1 ousted deceased Vincent Norbert Almeida and his legal heirs i.e. Defendant No. 5 to 8 of their right claim interest and title upon the portion of the property in possession use and enjoyment of the Plaintiff and Defendant No. 1

8. The Plaintiff further says that in the land bearing C.T.S. No. 13-B, the Defendant no.7 cannot claim absolute and exclusive right upon the said land. His claim that he is legatee of the said land under the WILL allegedly executed by deceased Edmond Gregory Almeida cannot be sustained in law. The Plaintiff specifically denies that the subsistence of any such WILL. Assuming without admitting even if there is any WILL as alleged, the same is not enforceable in law and it cannot divest the right, title, claim and interest of the Plaintiff and Defendant No. 1 to 4 upon the said land.

9. In the premises aforesaid this Plaintiff submits that the entire property is the exclusive and absolute property of deceased Edmond Gregory Almeida who died intestate and the Plaintiff and Defendant No.1 being sons, Defendant No.2 daughter and Defendants No.3 and 4 are being grand daughters of the deceased Edmond Gregory Almeida are jointly entitled to 4/5 of share in the said property and 1/5 share goes to Defendant Nos. 5 to 8. The Defendant Nos. 5 to 8 have no exclusive or absolute right over the said property. Therefore they cannot enter into any agreement with the Defendant No.9 with respect to the entire property. If the Defendant No. 5 to 8 or any one of them had entered into any agreement with the Defendant No.9, the same is not binding and enforceable against this Plaintiff and the Defendant No. 1 to 4



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The Plaintiff states that the Defendant No.9 has no right to undertake the work of developing the property and the Plaintiff states that if the Defendant Nos. 5 to 8 succeed in their attempt to put up the structure, the Plaintiff and the other sharers in the property will be put to irreparable loss and they will be deprived and denied of their legal rights upon the suit property. No any single co-owner can exercise the right upon the entire property without the consent, permission or authority of all co-owners. The Plaintiff apprehends that the Defendant No.9 after putting up the construction of a building are likely to hand over the possession of the building to third party and thereby create encumbrances upon the said property and which would further complicate the issue and result into chain of litigations and the Purchasers of flat or premises would also put to suffer on account of the dishonest and fraudulent act of the Defendant Nos. 5 to 9. Therefore it is absolutely necessary to restrain the Defendant Nos. 5 to 9 from proceeding with the construction work upon the suit property or create any third party interest thereon.

12. The Plaintiff states that the Defendant No.6 has filed a suit against Plaintiff & Defendant No.1 and Defendant Nos. 5, 7 and 8 bearing Special Civil Suit No. 377 of

1998

The Plaintiff and Defendant No.1 appeared and disputed the claim of Defendant No.6 in the said suit. The Defendant No.6 however did not join other co-sharers in the said suit. The Plaintiff had filed an application for injunction with respect to the land bearing C.T.S. No. 13-B in the said suit. The Defendant No.6 and 7 had filed their say to the said injunction application and contended that the land bearing C. T. S. No. 13-B is not subject matter of Spl. Civil Suit No. 377 of 1998. In the circumstances the Plaintiff is obliged to file a comprehensive suit for partition of suit property and seek the relief of injunction against the Defendants.

12. The Plaintiff says that he has got a strong prima facie case for the relief of injunction. Balance of conveyance lies in favour of the Plaintiff. There is no other efficacious and equitable remedy available to the Plaintiff at this stage. If the injunction order is refused, the Plaintiff shall be put to suffer great irreparable loss and hardship, which cannot be compensated in terms of money. The right claim and interest of the Plaintiff and Defendant No. 1 to 4 will be suffered adversely if the order of injunction is refused. The status quo with respect to the suit property is required to be maintained by an order of injunction of this Hon'ble Court. Therefore it is absolutely necessary in the interest of justice to safeguard the right title and interest of Plaintiff and co-sharers. The Defendants would not suffer any loss or inconvenience if such an injunction order is granted.

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13. The cause of action for filing this suit for partition first arose on 10/07/1998 when the Defendant No.5 instituted Special Civil Suit No. 377/1998 denying the right of Plaintiff and other co-sharers in the suit property bearing C.T.S. No. 13-A and for the injunction the cause of action arose on 20/05/2002 when the Defendant No.9 performed Bhoomi Puja and started the work of digging the suit land. Both the cause of actions are continued to arise every day there after.

14. The suit property situated at Thane within the limits of this Hon'ble Court. Therefore this Hon'ble Court is competent to entertain and try this suit.

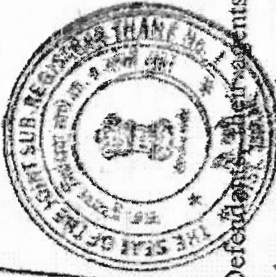
15. The suit is for partition of the joint property. The suit claim i. e, the share of the Plaintiff in the suit property is valued at Rs.15 lakhs and the Plaintiff has paid court fee stamp accordingly.

16. The Plaintiff shall rely upon the documents produced herewith and craves leave of this Hon'ble Court to read and rely upon more documents if available and produced during the pendency of the suit.

17. It is therefore prayed that:

- (a) this Hon'ble Court be pleased to declare and decree that the suit property is the genuine property of Plaintiff and Defendant No. 1 to 8 the Plaintiff has got 1/5 share in the suit property
- (b) this Hon'ble Court be pleased to order and decree for partition of the suit property by metes and bounds and the Plaintiff be given possession of his 1/5th share in the suit property for his absolute use and enjoyment.
- (c) In the event of failure to partition and give possession of Plaintiff's 1/5th share in the suit property, this Hon'ble Court be pleased to appoint a Court Commissioner for the purpose of partitioning the property into 5 shares and delivery of the actual and physical possession of the Plaintiff's 1/5th share in the suit property.
- (d) The Defendants and their agents, servants etc. be restrained by an order of injunction from proceeding with the work of construction or doing any acts or deeds which would affect the right title and interest of the Plaintiff and other co-owners upon the suit property by an order of injunction of this Hon'ble Court.

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दस्ता. 600	2029
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The Defendants, their agents, servants etc. be restrained from creating any encumbrances or third party interest or alienating the possession of the suit property or any part thereof or creating any third party interest upon the suit property by an order of injunction of this Hon'ble Court.

- (f) Pending hearing and final disposal of the suit an interim injunction in terms of prayer (d) and (e) above be granted to the Plaintiff
- (g) Add interim injunction in terms of prayer (d) and (e) be granted to the Plaintiff till hearing and final hearing of the injunction application.
- (h) Any other relief this Hon'ble Court deem just and proper be granted to the Plaintiff
- (i) Cost of the suit be awarded to the Plaintiff.

Mrs. D. Almeida

Thane

Date: 11/11/2002.

> W. Almeida
Plaintiff

VERIFICATION

I, ELDRED JOSEPH ALMEIDA the Plaintiff above named do hereby state on solemn affirmation that whatever stated in paragraphs No. 1 to 12 above are true and correct to the best of my personal knowledge, belief and information and the contents of paragraphs 13 to 16 are legal submissions and paragraph No. 17 is reliefs claimed by the plaintiff. And the same are believed to be true and correct. In witness I have signed this suit on this 11th day of November, 2002.

Thane,

Date: 11th day of October, 2002.

Mrs. D. Almeida

> W. Almeida
Plaintiff

Amended plaint filed
in Court on 31/11/2002.


Advocate for the Plaintiff.


Advocate for the Plaintiff.



एन. एस. वारघडे
Advocate

विलासी भावालय, व. लक्ष्मण

ट न न १

दस्त क्र ७०० २०२१



प्रमाणपत्र क्रमांक / Certificate No. 0024475

३२

नमुना ६ / Form



सत्यमेव जयते

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT



ठाणे महानगरपालिका, ठाणे.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE.

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

पदांगित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की ठाणे महानगरपालिका, ठाणे बॉर्डर UTHALSAR जिल्हा ठाणे, महाराष्ट्र राज्याच्या नोंदवहीत उल्लेख आहे.

This is to certify that the following information has been taken from the original record of death which is the register for Thane Municipal Corporation, of Ward of District Thane of Maharashtra State.

मृताचे पूर्ण नाव :
Full Name of Deceased: DORIS ROSE ALMEIDA

लिंग :
Sex: FEMALE

मृत्यु दिनांक :
Date of Death: 02/05/2014

मृत्युचे ठिकाण :
Place of Death AT HOME THANE

आईचे पूर्ण नाव :
Full Name of Mother:

वडिलांचे / पतीचे पूर्ण नाव :
Full Name of Father/Husband :
ELDRID JOSEPH ALMEIDA

मृत व्यक्तीचा मृत्यूसमयीचा पत्ता :
Address of the deceased at the time of death :
A-130 OPP.HOLY CROSS CONVENT SCH.KVILLA THANE

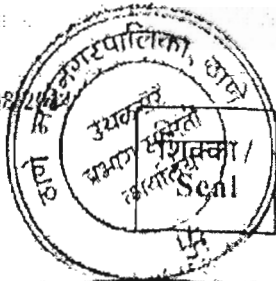
मृत व्यक्तीचा कायमचा पत्ता :
Permanent address of the deceased :
A-130 OPP.HOLY CROSS CONVENT SCH.KVILLA THANE

नोंदणी क्रमांक : 1588
Registration No.:

नोंदणी दिनांक : 27/08/2014
Date of Registration :

शेरा :
Remarks (If any)

प्रमाणपत्र दिल्याचा दिनांक : 27/08/2014
Date of issue of Certificate :



निरामित करणाऱ्या प्राधिकार्याची सही
Signature of the issuing authority

प्राधिकार्याचा पत्ता :
Address of the issuing authority :

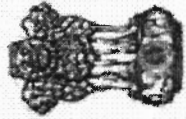
SUB-REGISTRAR
Birth and Death Department
Uthalsar Ward Office
Thane Municipal Corporation
Thane.

"प्रत्येक जन्म आणि मृत्युची घटना नोंदल्याची खात्री करा"

"Ensure Registration of every birth & death"

प्रमाणपत्र क्रमांक / Certificate No. 0050744

फॉर्म - ६ / Form - 6



MAHARASHTRA
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT



ठाणे महानगरपालिका, ठाणे.
Thane Municipal Corporation of the City of Thane.

मृत्युचे प्रमाणपत्र

मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२(१) अन्वये प्रमाणित जन्म आणि मृत्यु नोंदणी नियम, २००० चे नियम ८/१३ अन्वये देण्यात आले आहे.)

(Issued under section 12/17 of the Registration of Births & Deaths Act, 1969 and Rule 8/13 of the Maharashtra Registration of Births and Deaths Rules, 2000.)

प्रमाणित करण्यात आले आहे की **EDMUND GREGORY ALMEIDA** मृत्यूचा एक अधिकृतपणे नोंदवलेला प्रमाणित प्रमाणित आहे. जी कोणतेही मृत्युप्रमाणपत्र, अंत्यसंस्कारासाठी किंवा इतर कोणत्याही उद्देशासाठी घेतलेले आहे.

This is to certify that the following information has been taken from the original record of death which is the register for Thane Municipal Corporation, of Ward **33** of District Thane of Maharashtra State.



मृत्यूचा दिनांक Date of Death	20/09/2006
पूर्ण नाव Full Name of Deceased	EDMUND GREGORY ALMEIDA
मृत्यूचा पूर्ण नाव Full Name of Father/Husband	EDMUND GREGORY ALMEIDA
पत्नीचे नाव Full Name of Mother	EDMUND GREGORY ALMEIDA

HEAD OFFICE

लिंग
Sex M

मृत्यूचे ठिकाण
Place of Death

DIVINE BRAJ HOSP & TRAUMA CENTRE THANE
वहिलेचे / पतीचे पूर्ण नाव
Full Name of Father/Husband
EDMUND GREGORY ALMEIDA
मृत्यु स्थळाचे पत्ता
Permanent address of the deceased
13-K VILLA OPP HOLY CROSS CONVENT SCHOOL
THANE

मृत्यूचा दिनांक
Date of Death 20/09/2006
पूर्ण नाव
Full name of Mother
मृत्यू स्थळाचे पत्ता
Address of the deceased at the time of death

नोंदणी क्रमांक
Registration No 1391

नोंदणी दिनांक
Date of Registration 12/09/2006

टीप
Remarks (If any)
प्रमाणपत्र दिव्याचा दिनांक
Date of issue of Certificate 24/09/2006

निर्णायक अधिकार्याचे स्वाक्षरी
Signature of the issuing authority
ठिकाणचा पत्ता
Address of the issuing authority



"प्रत्येक जन्म आणि मृत्यूची प्रत्येक नोंदल्याची खात्री करा" "Ensure Registration of every birth & death"

अनुक्रमांक

KA

No. 240081

k=1490

90

त्रिका

जिल्हा

अर्ज क्रमांक

अर्जात नमूद

कोड क्रमांक

३५१२३६६५

जागरिकत्व

अर्जात नमूद

कुटुंब प्रमुखाचे नाव

अर्जात नमूद

व्य संपूर्ण पत्ता

अर्जात नमूद

अर्जात नमूद केलेले कुटुंबाचे एकत्रित वार्षिक उत्पन्न रु.

२०,०००/-

गॅस वापरत असल्यास नोंदणीकृत ग्राहकाचे नाव

ग्राहक क्रमांक / मिटर क्रमांक

गॅस वितरकाचे नाव व ठिकाण

गॅस वितरकाचे नाव व ठिकाण

दस्त क्रमांक २०२१



कुटुंब प्रमुखाची सही किंवा डाव्या

हाताच्या आगठ्याचा ठसा

अर्जात नमूद

युनिटाची संख्या			निरीक्षक / शिधावाटप
प्रौढ	मुल	युनिट	अधिकार्याची सही
२	०	२	अर्जात नमूद
१	०	२	अर्जात नमूद

पुरवठापत्रिका / शिधापत्रिका

दिल्याची तारीख

निरीक्षक / पुरवठा अधिकार्याची सही

जिल्हाधिकारी

नियंत्रक, शिधावाटप, मुंबई.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

प्रधान सचिव,

अन्न, नागरी पुरवठा व ग्राहक संरक्षण विभाग,

महाराष्ट्र शासन.

जुना पुरवला / शिधापत्रिका क्रमांक

दिनांक

रास्ताभाव / अ. शि. दुकान क्रमांक

संदर्भ क्रमांक

पुरवठापत्रिकेत / शिधापत्रिकेत समाविष्ट असलेली नावे

अनु- क्रमांक	नाव	वय	कुटुंब प्रमुखाशी नाते	निरीक्षक / शिधावाटप अधिकार्याची सही
	डोरिल	८१	स्वामी	अधिकार्याची सही
	विक्रम	५७	मुक्ता स्वामी	अधिकार्याची सही २१/५/२०२१ १०११५२६६४ ३०/५/२४ ३०/५/२४



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दस्तावेज क्र. ५००००

३५ ३८

शुल्क. - - - - - मूळ पत्रिकेस वीस रुपये, दुय्यम पत्रिकेस चाळीस रुपये.



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 2085/28016/23046

To,
विल्बुर जोसेफ अल्मैडा
Wilbur Joseph Almeida
Room No. 13/A,
Mumbai Pune Road
Opp. Holy Cross School K Villa, Thane West
Thane
Maharashtra 400601
9687307336

28/08/2015

Ref: 17799 / 03G / 5087876 / 5088022 / P



SE835788673FT



W Almeida

आपला आधार क्रमांक / Your Aadhaar No. :

2445 9934 4213

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

Government of India

विल्बुर जोसेफ अल्मैडा
Wilbur Joseph Almeida
जन्म तारीख / DOB : 30/03/1958
पुरुष / Male



2445 9934 4213

आधार - सामान्य माणसाचा अधिकार

W Almeida

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

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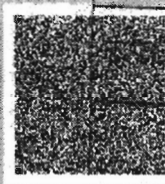
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DQSPA6245J

नाम / Name
WILBUR JOSEPH ALMEIDA

पिता का नाम / Father's Name
ELDRED JOSEPH ALMEIDA

जन्म तारीख / Date of Birth
30/03/1958

W Almeida
हस्ताक्षर / Signature



6802029

3E 3L



स्थायी 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

Jadhav

आयकर अधिकारी-1, पुणे

Commissioner of Income-tax I, Pune

भारत सरकार

GOVERNMENT OF INDIA



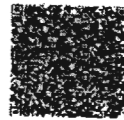
रमेश जगन्नाथ जाधव

Ramesh Jagannath Jadhav

जन्म तारीख / DOB: 24/04/1954

पुरुष / MALE

2731 4147 4379



माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NISHANT RAMESH JADHAV

RAMESH JAGANNATH JADHAV

26/11/1981

Permanent Account Number

AAPPJ1657H

Signature

R Jadhav



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NOEL RUFUS REMEDIOS

RUFUS REMEDIOS

29/12/1979

Permanent Account Number

AINPR1718D

Signature

Rufus



Rufus

Summary-2(दस्त गोषवारा भाग - २)



31/05/2021 1 45:04 PM

दस्त क्रमांक : 7440/2021

दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2

दस्त क्रमांक: 7440/2021

343L

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा उमा
1	नाव:श्री. चिन्मय जोसफ धन्नेश - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 13-ग, मूवई पूणे रोड,, वर्क नं: हांती काम थाळमोर, के-व्हिळा, रोड नं: राणे-प, महाराष्ट्र, राणे. पिन नंबर:DQSPA6245J	विहृत देशार वय :-63 स्वाक्षरी:- <i>W Almeida</i>		
2	नाव:श्री. रमेश जगन्नाथ जाधव - - पत्ता:प्लॉट नं: -, माळा नं: तळमजला,, इमारतीचे नाव: अभिवादन विन्डीग,, वर्क नं: आंबेडकर चौक, गोंबले रोड,, रोड नं: राणे-प महाराष्ट्र, राणे पिन नंबर:AAOPJ7283J	विहृत देशार वय :-67 स्वाक्षरी:- <i>Ramesh</i>		

यरील दस्तावेज करून देणार तयारकीत करारनामा चा दस्त पत्रेज करून दिव्याचे कवुन करतात.
शिक्का क्र.3 ची वेळ:31 / 05 / 2021 01 : 42 : 43 PM

अंशक:-

खालील दस्तम अग्रे निवेदीत करतात की ते दस्तावेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	द्वयाचित्र	अंगठ्याचा उमा
1	नाव:मोण्डल रिमेशिअम - - वय:42 पत्ता:के-व्हिळा, राणे-प. पिन कोड:400601	<i>Mondal</i> स्वाक्षरी		
2	नाव:निशांत रमेश जाधव - - वय:39 पत्ता:श्री सोसायटी, तलावपाळि, राणे-प. पिन कोड:400602	<i>Nishant</i> स्वाक्षरी		

शिक्का क्र.4 ची वेळ:31 / 05 / 2021 01 : 43 : 43 PM

शिक्का क्र.5 ची वेळ:31 / 05 / 2021 01 : 44 : 03 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane 1

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence.	Amount	Used At	Deface Number	Deface Date
1	RAMESH JAGANNATH JADHAV	eChallan	69103332021053110052	MH001666784202122E	360000.00	SD	0000802422202122	31/05/2021
2		By Cash			760	RF		
3	RAMESH JAGANNATH JADHAV	eChallan		MH001666784202122E	30000	RF	0000802422202122	31/05/2021

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

7440 /2021

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration



दस्त क्रमांक 7440/2021
दस्त क्रमांक 7440/2021 वर नोंदणी
करून त्यास एकूण 360000 रुपये जाईल.

मह. दस्तावेज निबंधक कार्यालय,
राणे - १
दि 31/05/2021