



गाव नर्मुना सात अधिकार अभिनेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- मह

तालुका : अंधेरी

जिल्हा :- मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : 663 व दिनांक : 19/01/2021

मुमापन क्रमांक व उपविभाग : 15/2

भुमापन क्रमांक 15/2		भू-धारणा पध्दती भोनवटादार वर्ग -।	भोगवटादाराचे नांव						
शेताचे स्थानिक न	ia :-		क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक		
क्षेत्र एकक जिरायत बागायत तरी वरकस इतर एकुण क्षेत्र	है.आर.ची.मी - - - 0.01.01 0.01.01	हबट मिरांडा कल्पक प्रकाश सावे छाया प्रकाश सावे धनश्री सचिन पाटील सामाईक क्षेत्र	0.00.12	0.01		(663) (663) (663)	182, 340 कुळाचे नाव इतर अधिकार		
जेट-खराब (लागवड़ वर्ग (अ) वर्ग (ब) एकुण पो ख आकारणी जुडी किंवा विशेष भाकारणी	0.00.00								
्ने फैरफार क. (258),(288),(365),(445),(483),(588),(589),(625)					सीमा आणि भूमापन चिन्हे :		

गाव नमुना बारा पिकाची नोंदवही

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९ ।

गाव :- मढ

जिल्हा :- मुंबई उपनगर जिल्हा शेवटचा फेरफार क्रमांक : 663 व दिनांक : 19/01/2021

भमापन क्रमांक व उपविभाग : 15/2

		पिकाखातील क्षेत्राचा तपशील							लामवडीसाठी उपलब्ध		जल	शेरा		
				मिश्र पिक	खालील क्षेत्र निर्भेळ पिकाखालील क्षेत्र घटक पिके व प्रत्येकाखालील क्षेत्र			ल क्षेत्र	नसतेती जमीन		सिंचनाचे साधन			
			r —	_				0					सायम	
वर्षे	हंगाम	मिश्रणाचा संकेत	अल सिंचित	अजन सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजह सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	क्रमाक (३)	(8)	(9)	(ξ)	(b)	(4)	(9)	(%)	(99)	(85)	(83)	(88)	(१५)
(1)	1	.,,	हे.आर. चौ.मी	हे.आर. चौ.मी	3.57	हे.आर. चौ.मी	है.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	(-0)	1.7

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रूपये मिळाले."

दिनांक :- 19/01/2021

सांकेतिक क्रमांक :- 27220001000000200012021128

(नाव :- गणेश व्यंकट लाहार)

तलाठी साझा :- वसीवाता :- अधेरी जि :- मंबई उपनगर तलाठी राजा वसीवा

गाव नम्ना ६ फेरफार नोदवही (फेरफार पत्रक)

| महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोदंवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १० |

गाव :- मढ

ताल्का :- अंधेरी

जिल्हा :- मंबई उपनगर

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरुप	परिणाम झालेले	अधिकाऱ्याचे नाव , आद्याक्षरी व शेरा
5.3		भ्मापन व	
1		उपविभाग	[
		क्रमांक	
663	फेरफाराचा प्रकार : अनींदणीकृत	15/2	अर्ज, 7/12, सुची क्रं-2, खरेदीखत,
	नोंदीचा प्रकार : खरेदी फेरफाराचा दिनांक : 29/12/2020		वारस पंचनामा, क्षतीपुर्ती बंधपत्र व
	माहिती मिळालेचा दिनांक :- 21/12/2020		इतर कागदपत्रे पाहीले यावरून नोंद
	लिहून देणार :-		प्रमाणित
	हुबट मिरांडा, (खाता क्र.182), क्षेत्र 0.0101 हे.आर.चौ.मी पैकी 0.0101 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी		
	ण.णाण ह.जार.चा.मा जाणि पाटखराब क्षेत्र ए.०००० ह.जार.चा.मा यांचे गट क्रमांक/सर्व्हें क्रमांक 15/2 हे त्यांनी		
1	विदिन घेणार:-		
	छाया प्रकाश सावे, धनश्री सचिन पाटील, कल्पक प्रकाश सावे,		
	(खाता क्र. :-340) 0.0089 हे.आर.चौ.मी पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी		
}			(हेमंत दत्ताराम वरळीकर)
İ	यांना दुय्यम निंबधक अंधेरी । (बांद्रा) यांचेकडील दस्त क्रमांक		मंडळ अधिकारी:- अंधेरी ता.: अंधेरी
	1498 वर्ष 1997 दिनांक 09/05/1997 प्रमाणे रक्कम रुपये 50000		जि.: मंबई उपनगर
	घेऊन खरेदी दिलेने अपत्रक वरून खरेदी घेणार यांचे नावे दाखल केले.		दि.: 19/01/2021
İ	खरेदीखताने- बाजुस दाखल असलेल्या स.क्रं.मिळकत अज रोजी		
	गांव अभिलेखात 7/12 कब्जेदार सदरी ह्बट मिरांडा यांचे नावे		
	दाखल आहे. मुळ मालक ह्बट मिरांडा यांचे तर्फे मुखत्यार		
	म्हणुन जेम्स सी. लोबो यांनी सदरच्या मिळकतीपैकी क्षेत्र 89.1		
	चौ.मी. एवढे क्षेत्र र.रु. 50,000/- मात्र घेवुन प्रकाश वसंत सावे		
	यांना कायम स्वरुपी खरेदीखताने विकली आहे. सदरचे		
	खरेदीखत मा. सह दुय्यम निबंधक अंधेरी क्र. १, मुंबई उपनगर		
	जिल्हा यांचेकडे दस्त क्रं- 1498/1997 अन्वये दि-09/05/1997		
	रोजी नोंदणीकृत केले आहे. परंतु प्रकश वसंत सावे हे दि-		
	24/10/2015 मयत झाले असुन त्यांचे पश्चात त्यांना ।)छाया		
	प्रकाश सावे 2) धनश्री सचिन पाटील 3) कल्पक प्रकाश सावे		
	असे एकुण 3 वारस आहेत. त्यानुसार वर नमुद नोंदणीकृत		
ľ	दस्तऐवजानुसार सदर मिळकतीपैकी क्षेत्र 89.1 चौ.मी एवढया		

क्षेत्राकरीता खरेदीदार मयत प्रकाश वसंत सावे यांचे वारस ।)
छाया प्रकाश सावे 2) धनश्री सचिन पाटील 3) कल्पक प्रकाश
सावे यांचे नांव 7/12 कब्जेदार सदरी दाखल करणेकरीता नोंद
केली असे. (नोंद- अर्ज, 7/12, सुची क्रं-2, खरेदीखत, वारस
पंचनामा, क्षतीपुर्ती बंधपत्र व इतर कागदपत्रे यावरुन केली
असे)

हितसंबिधतांना नोटीस बजावल्याचा दि. 02/01/2021
फेरफार नोंद निर्गतीचा दि. 19/01/2021

(गणेश व्यंकट लेाहार)
तलाठी
मढ साझा वसाँवा ता. अंधेरी जि. मंबई उपनगर

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले." दिनांक :- 19/01/2021

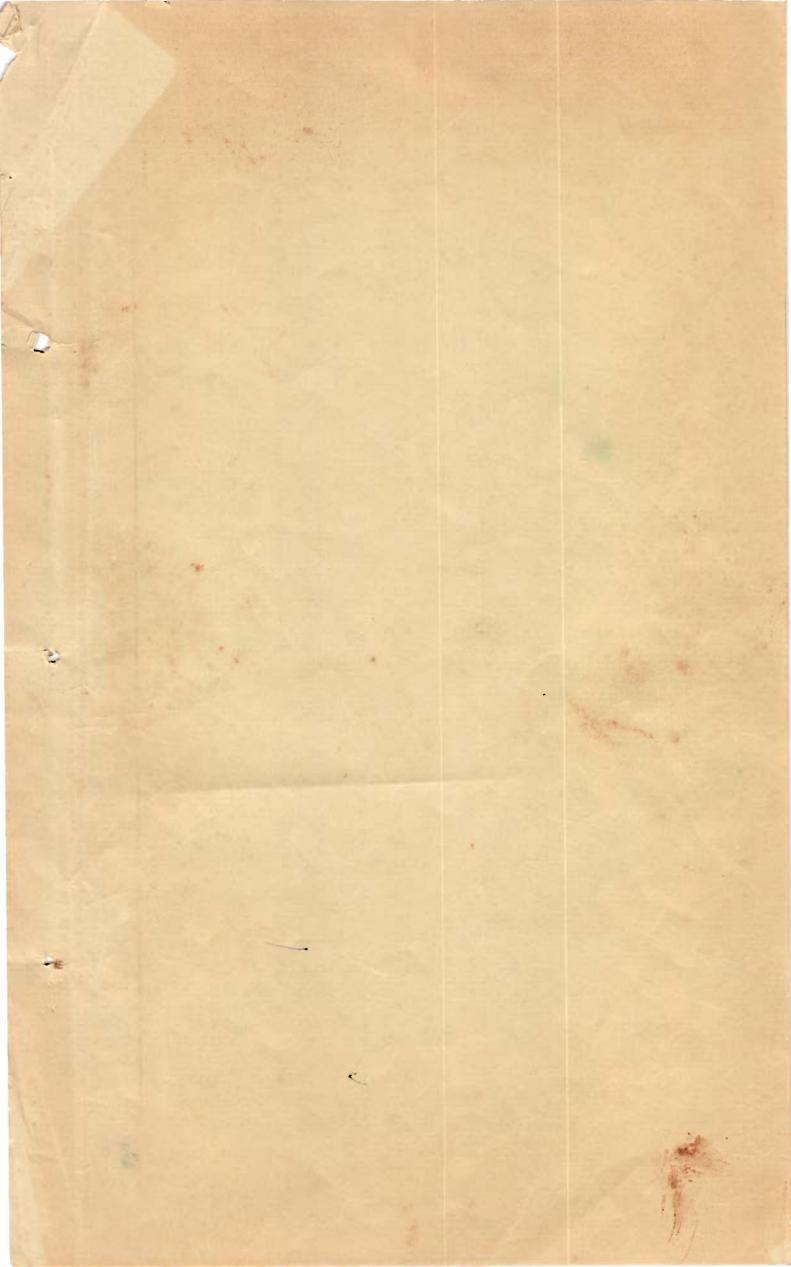
सांकेतिक क्रमांक :- 27220001000000200012021327

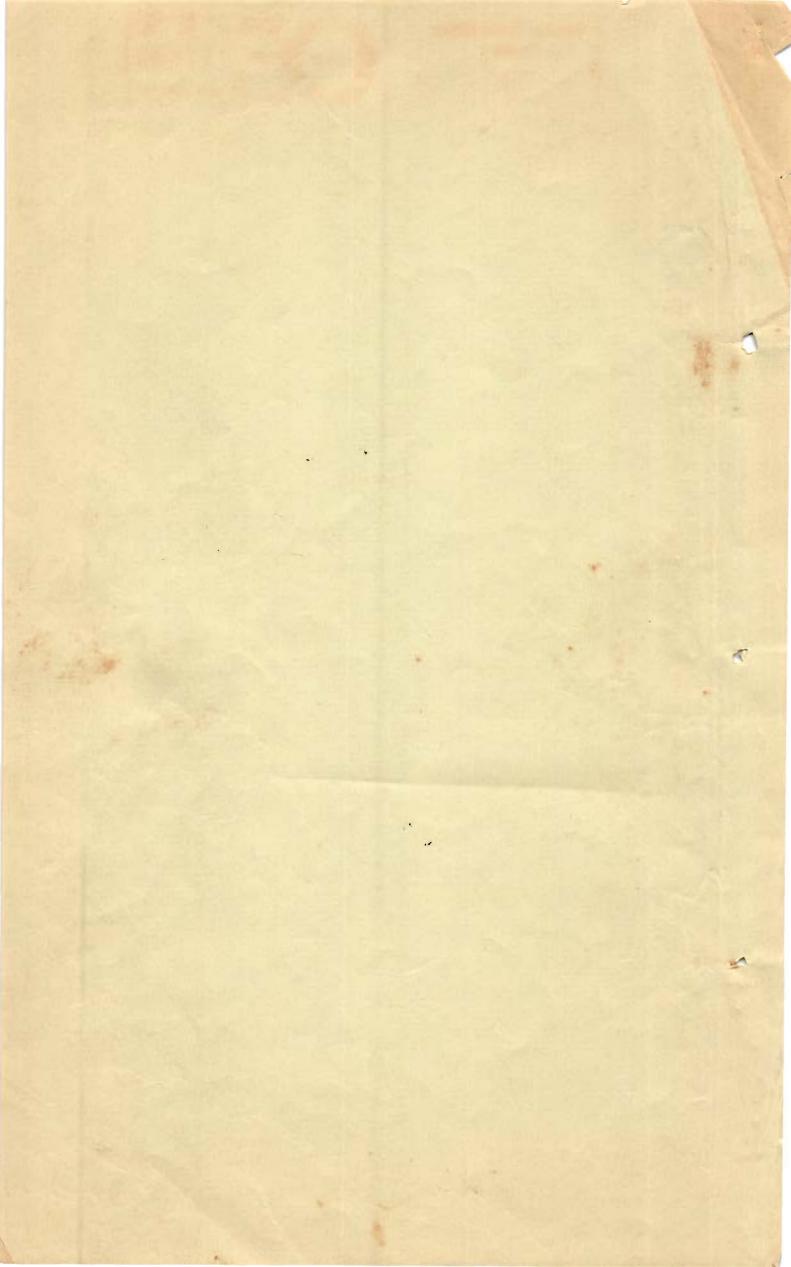
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(नाव :- गणेश व्यंकट लोहार)

तलाठी साझा - वर्सीवाता अअंधेरी जि: -मंबई उपनगर तलाठी सजा वसीया

तालुका-अंधेरी





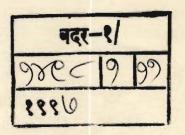
General Stamp Offica Bombay PBIA918 0045 OF MAHARASHTRA STORE OF MAHARASHTRA SPECIAL ADHESIVE PBIA918 SPECIAL ADHESIVE

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DEED OF CONWEYANCE

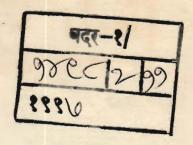
THIS DEED OF CONVEYANCE made and entered into at Mumbai, this gth day of MAY, 1997 BETWEEN MR. HUBERT MIRANDA, through his Constituted Attorney MR. JAMES C. LOBO, an Adult, Indian Inhabitant of Mumbai, residing at Martha Villa, Christian Lane, Madh Island, Via: Versova, Mumbai - 400 061, hereinafter called the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the ONE PART AND MR. PRAKASH VASANT SAVE, also an Adult, Indian Inhabitant of Mumbai, residing at Dhan Kalp,

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Patil Wadi, Behind Madh Church, Madh Island, Via:

Versova, Mumbai-400 061, hereinafter called the

"PURCHASER" (which expression shall unless it
be repugnant to the context or meaning thereof be
deemed to mean and include his heirs, executors,
administrators, assigns and the nominees, successors,
assigns & nominees) of the OTHER PART.

WHEREAS:



MR. HUBERT MIRANDA is absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcesl of an Agricultural Land or ground in a Non-Development Zone, bearing Survey No: 15, Hissa No: 2, C.T.S. No: 714, area admeasuring about 89.1 sq. mtrs., situate, lying and being at Village: Madh, Taluka: Andheri, Mumbai, in the Registration District and Sub-District of Mumbai City & Mumbai Suburban (more particularly described in the schedule hereunder written and hereinafter referred to as the "SAID PROPERTY").

That MR. HUBERT MIRANDA has transferred all his rights, title and interest in the SAID PROPERTY in favour of MR. JAMES C. LOBO, vide Power of Attorney dated 18th April, 97.

That the Vendor have agreed to sell the said property to the Purchaser for a total consideration of %.50,000/- (Rupees Fifty Thousand only).

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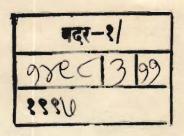
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That the Purchaser has, on or before the execution of this Deed of Conveyance, paid to the Vendor the full consideration of R.50,000/- (Rupees Fifty Thousand only) and has requested the Vendor to convey the said property to him.

That the Stamp Duty and Registration charges on the sale of the said property to the Purchaser are being borne and paid by the Purchaser alone.



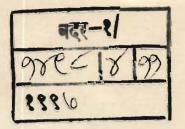
NOW THIS INDENTURE WITNESSETH that in pursuance of the consideration of the said sum of R. 50.000/-(Rupees Fifty Thousand only) paid by the Purchaser to the Vendor on or before the execution of these presents being the full consideration money agreed to be paid as aforesaid, the payment and receipt whereof the Vendor do and each doth hereby admit and acknowledge and of and from the same and every part thereof, forever acquit, release and discharge the Purchaser, the Vendor hereby grant, sell, convey, transfer of an agricultural land or ground in a Non-Development Zone bearing Survey No: 15, Hissa No: 2, C.T.S. No: 714, area admeasuring 89.1 sq. mtrs., situate, lying and being at Village: Madh, Taluka: Andheri, Mumbai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban (and all the said land, hereditaments are hereinafter referred to for brevity's sake as the said Land/Plot/Premises) TOGETHER WITH all and singular, the houses, court-yards, areas, compounds, sewers, fences, trees, drains, ways, paths, passages,

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apply open out wide a color to an arm with the of the west of the property to been that the og the as a particular of a not send that of the will be often med blaz and commen treatment all a fragery the Marchaeur Control was form of the chegater server and alegal, and to make they be reasonable to the BODY AND REAL PROPERTY OF THE PARTY OF STREET - I was now district fords, placerone in the see All any topics along the same of the har all a percent The course of the several states of The state of the county out of the said The same of the same of the same of the AND THE STATE OF THE PROPERTY OF THE PARTY O many to the manufacturers of the same of the same policy has with homest to but the the one or breath Commission of the first the second ster of principal and of the contract management the tion to the personal feeting of the first the first to th the Marine and the second of t minut years and grain forest grains at the

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water, water courses, plaints, lights, liberties, privileges, easements, profits, advantages, rights. members and appurtenances, whatsoever to the said premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part of member thereof to belong or be appurtenant thereto AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit claim and/or demand whatsoever at law and in equity of the Vendor into, out of or upon the said premises or any part thereof TO HAVE AND TO HOLD all and singular the said premises hereby granted, conveyed and assured or intended or expressed so to be with him and every of his rights, members and appurtenances unto and to the use and benefit of the Furchaser forever subject to the payment of rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter become payable to the Government of Maharashtra or to the Municipality of Mumbai or any other Public body in respect thereof AND the Vendor doth hereby for himself and his respective heirs, executors, administrators and successors covenant with the Purchaser that notwith--standing any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from through, under or in trust for him or any of them, made, done, committed, omitted or knowingly or willingly suffered to the

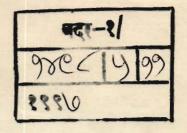


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contrary, he the Vendor now have in himself good right, full power and absolute authority to grant. sell, convey and assure the said premises hereby granted, sold, conveyed and assure or intended or expressed so to be unto and to the use of the Purchaser in the manner aforesaid and subject as aforesaid use of the Purchaser in the manner aforesaid and subject as aforesaid AND IT shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said premises hereby granted and conveyed with his appurtenances and receive the rents, sues and profits thereof and of every part thereof and for his own use and benefit without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the Vendor or his heirs, executors, administrators or successors or any of them or from or by any persons or persons lawfully or equitably claiming or to claim by from, under or in trust for him or any of them AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor welland sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and/or encumbrances whatever mad, made, executed, occasioned or suffered by the Vendor or by any other person or persons, lawfully or equitably claiming or to claim, by from, under or in trust for him or any of them AND FURTHER that

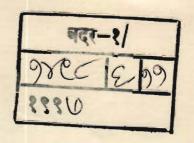
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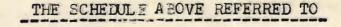
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the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby sold, granted and conveyed or any part thereof by from under or in trust for him the Vendor or his heirs, executors, administrators. successors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting, conveying and assuring the said premises and every part thereof hereby sold, granted and conveyed unto and to the use of the Purchaser in the manner aforesaid and as shall or may be reasonably required by the Purchaser or his successors, heirs, executors, administrators, assigns or his counsel in law.



ALL THOSE pieces or parcels of an Agricultural land or ground in a Non-Development Zone, bearing Survey No: 15, Hissa No: 2, C.T.S. No: 714, area admeasuring 89.1 Sq. Metres, situate lying and being at Village: Madh, Taluka: Andheri, Mumbai, in the Registration District and Sub-District

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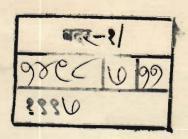
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of Mumbai City and Mumbai Suburban.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands at Mumbai on the day and the year first hereinabove written.

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SIGNED SEALED & DELIVERED by
the withinnamed " PURCHASER "
MR. PRAKASH VASANT SAVE,
in the presence of

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RECEIPT

RECEIVED from the withinnamed

PURCHASER - MR. PRAKASH VASANT

SAVE, a sum of R. 50,000/
(Rupees Fifty Thousand only)

being the full consideration

agreed to be paid to me in

full and final; settlement.

Rs. 50,000/-

I SAY RECEIVED,

Holo

(JAMES C. LOBO) C.A. to MR. HUBERT MIRANDA.

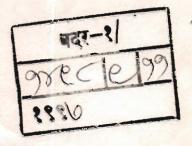


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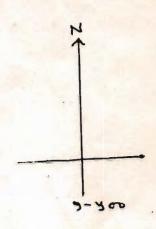
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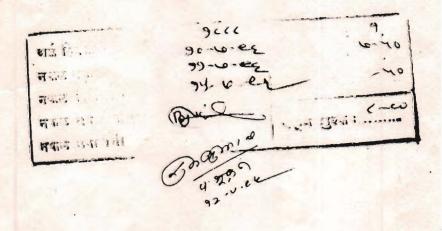
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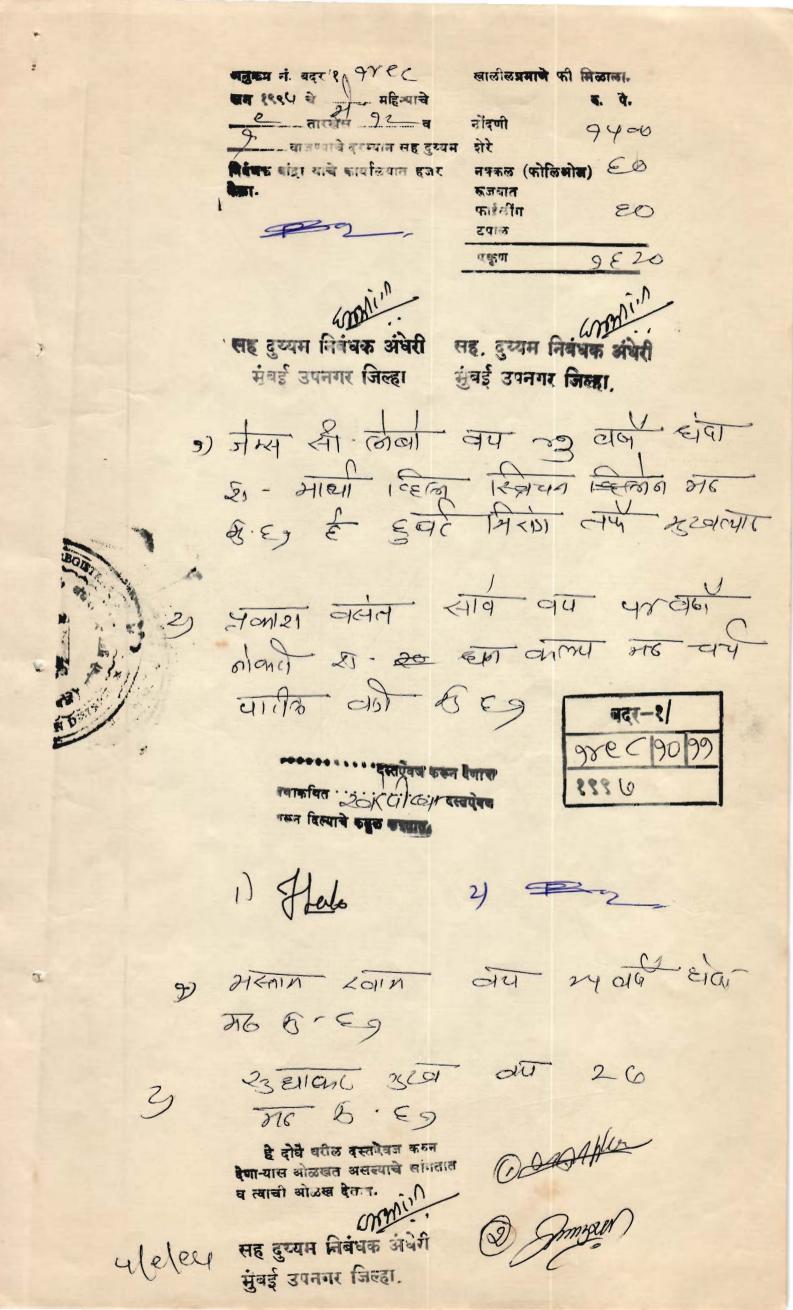
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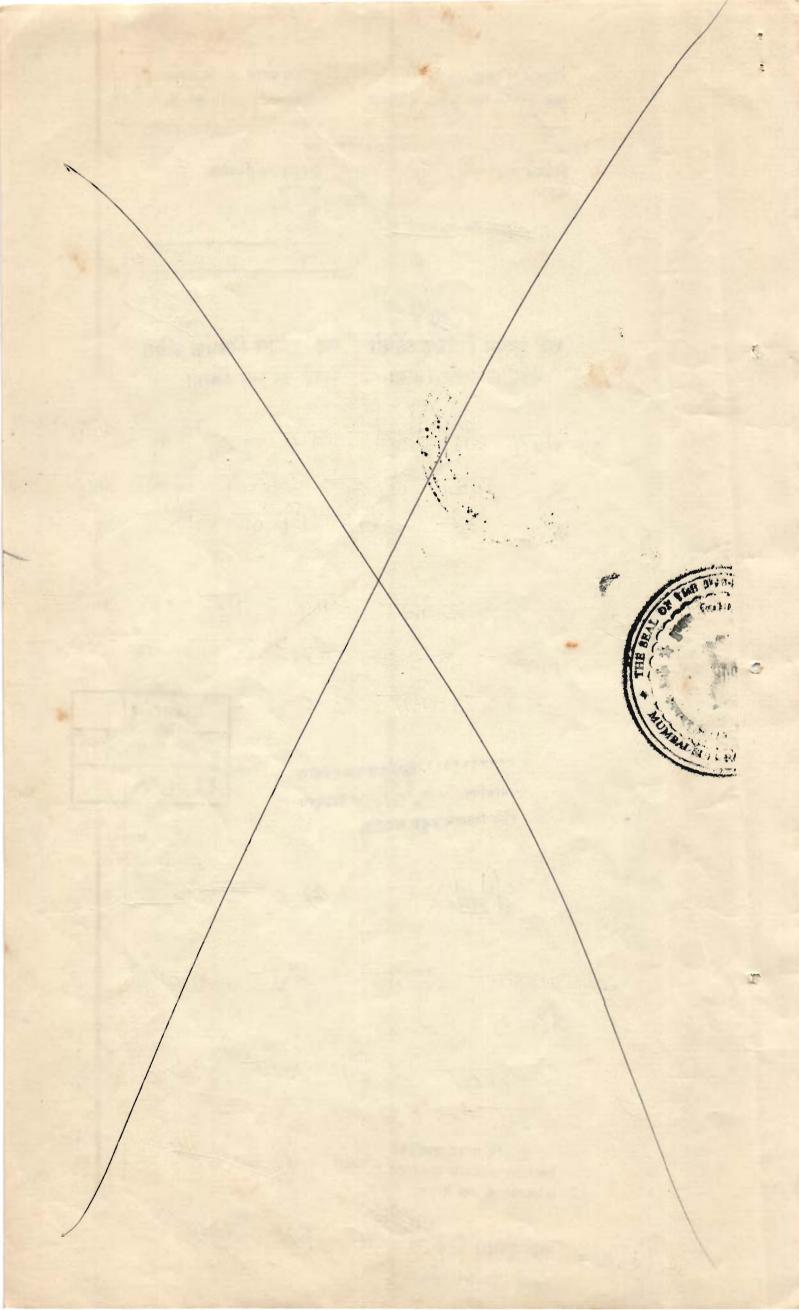
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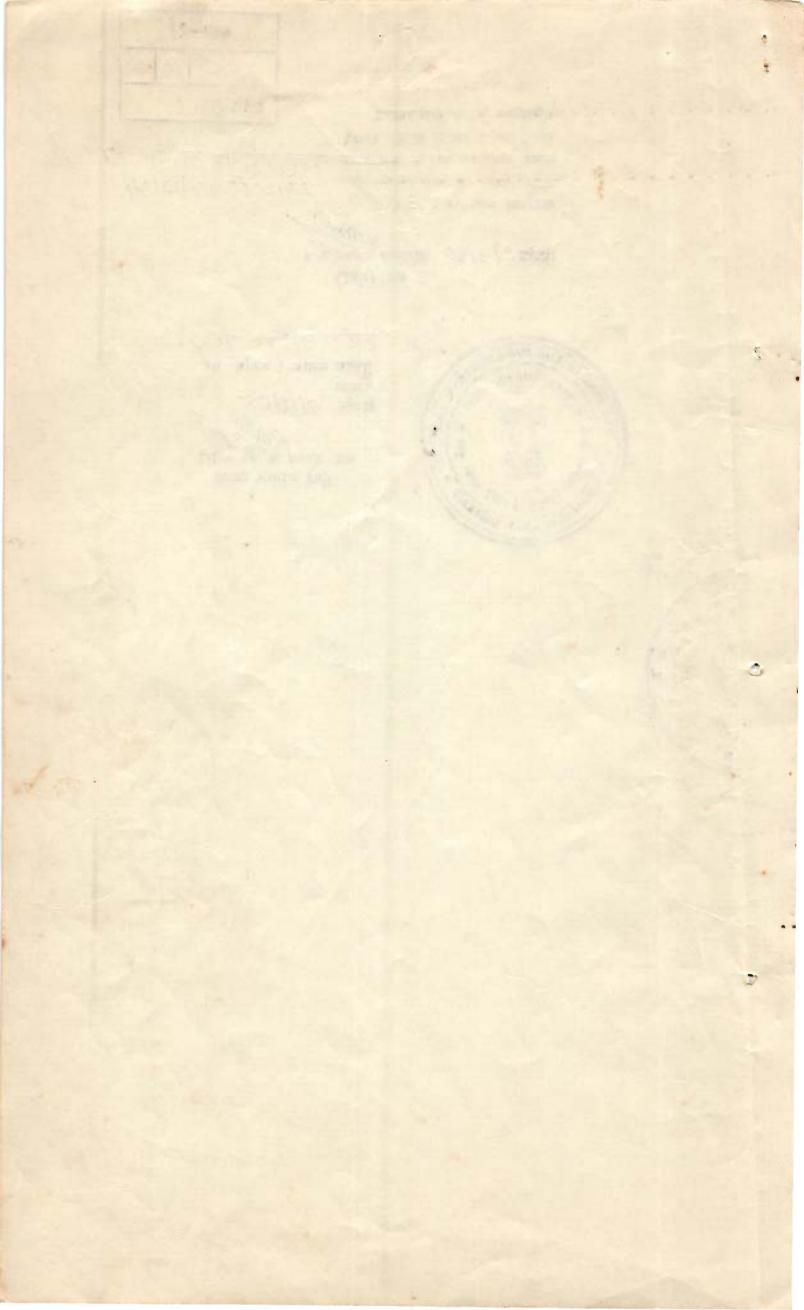
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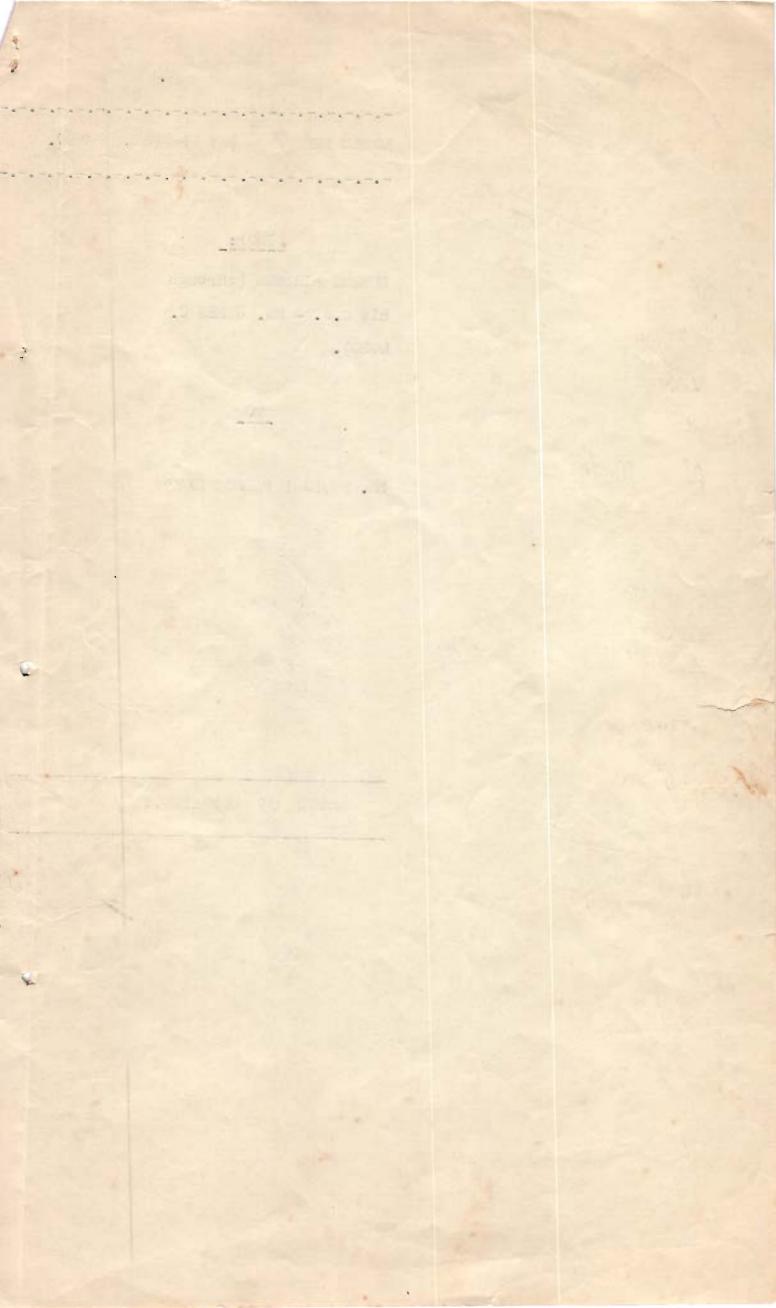
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DATED THIS 9 Th DAY OF MAY,

15,0001-15,0001-1970-47 1970-47

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a. 1.50,000).

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FROM:

HUBERT MIRANDA (through his C.A. - MR. JAMES C. LOBO).

TO

MR. PRAKASH VASANT SAVE

erster.

OF CONVEYANCE DEED