

378/16759

पावती

Original/Duplicate

Friday, October 13, 2023

नोंदणी क्र. :39म

8:17 AM

Regn.:39M

पावती क्र.: 18339 दिनांक: 13/10/2023

गावाचे नाव: मढ

दस्तऐवजाचा अनुक्रमांक: वदर9-16759-2023

दस्तऐवजाचा प्रकार : कन्व्हेन्स डीड

सादर करणाऱ्याचे नाव: छाया प्रकाश सावे

नोंदणी फी रु. 30000.00

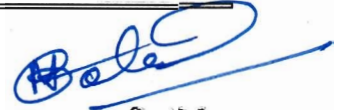
दस्त हाताळणी फी रु. 900.00

पृष्ठांची संख्या: 45

एकूण: रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:33 AM ह्या वेळेस मिळेल.



सह. दु. नि. अंधेरी-३

बाजार मूल्य: रु.3214872 /-

मोबदला रु.58000/-

भरलेले मुद्रांक शुल्क : रु. 193000/-

एम. एन. गायकवाड
सह दुय्यम निबंधक, अंधेरी क्र ३,
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु.900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1023134100130 दिनांक: 13/10/2023

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009259267202324P दिनांक: 13/10/2023

बँकेचे नाव व पत्ता:



REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 13 OCT 2023



सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. अंधेरी 3

13/10/2023

दस्त क्रमांक : 16759/2023

नोंदणी :

Regn:63m

गावाचे नाव : मह

(1) विलेखाचा प्रकार	कन्व्हेंस डीड
(2) मोवदना	58000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3214872
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: जमीन व ऑग्रीकल्वर लॅन्ड सर्वे नं 15, हिस्सा नं 6, सी टी एस नं 723, क्षेत्र 82.1 चौ मीटर, व्हिलेज मह, ता. मुंबई अंधेरी वेस्ट मुंबई 400061 ((C.T.S. Number : 723 ;))
(5) क्षेत्रफळ	1) 82.1 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 असल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:- लॉरेस आगुस्तीन मिर्यान तर्फे मुखत्यार छाया प्रकाश सावे वय:-75; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मह आयलंड, वर्सोवा अंधेरी वेस्ट मुंबई , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400061 पॅन नं:-GLDPS6958F
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:- छाया प्रकाश सावे वय:-75; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: धनकल्प पाटील वाडी, ओल्ड फेरी रोड, मह चर्च मागे , ब्लॉक नं: अंधेरी वेस्ट मुंबई , रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400061 पॅन नं:-GLDPS6958F
(9) दस्तऐवज करून दिल्याचा दिनांक	13/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	16759/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	193000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनामाठी विचारत घेतलेला तपशील:-

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



Rale
सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. CHHAYA PRAKASH SAVE	eChallan	10000502023101003025	MH009259287202324P	193000.00	SD	0004944603202324	13/10/2023
2		DHC		1023134100130	900	RF	1023134100130D	13/10/2023
3	MRS. CHHAYA PRAKASH SAVE	eChallan		MH009259287202324P	30000	RF	0004944603202324	13/10/2023

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



CHALLAN
MTR Form Number-6



GRN	MH009259287202324P	BARCODE			Date	10/10/2023-13:15:08	Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	BDR9_ANDHERI NO 3 SUB REGISTRAR			Full Name	MRS. CH.HAYA PRAKASH SAVE			
Location	MUMBAI			Flat/Block No.	SURVEY NO 15, HISSA NO 6, CTS NO 723			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	VILLAGE MADH, TALUKA ANDHERI MUMBAI SUBURBAN			
0030045501	Stamp Duty	193000.00		Area/Locality	MUMBAI SUBURBAN			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 0 6 1			
				Remarks (If Any)	SecondPartyName=MR. LAWRENCE AUGUSTIN MIRYAN-			
				Amount In	Two Lakh Twenty Three Thousand Rupees Only			
Total		2,23,000.00		Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502023101003025		6732259062839
Cheque/DD No.				Bank Date	RBI Date	10/10/2023-13:15:31		Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Date		1013439, 12/10/2023		

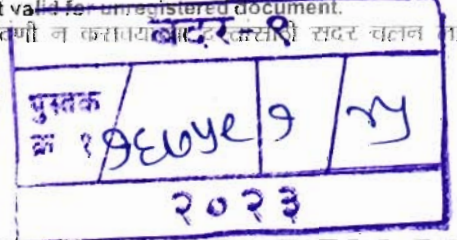


Department ID :

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

सदर चालन केवल दृश्यम निबंधक कार्यालयत नोंदणी करायवना दस्तावेज नाम शी नोंदणी न करायवना सदर चालन गणनादी.

Mobile No : 9987074563



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-378-16759	0004944603202324	13/10/2023-08:13:53	IGR188	30000.00
2	(iS)-378-16759	0004944603202324	13/10/2023-08:13:53	IGR188	193000.00
Total Defacement Amount					2,23,000.00

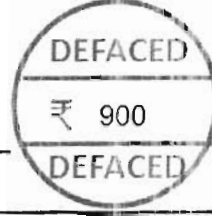


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023134100130	Receipt Date	13/10/2023
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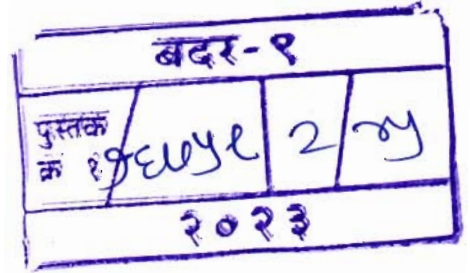
Received from DHC, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 16759 dated 13/10/2023 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.



Payment Details

Bank Name	SBIN	Payment Date	13/10/2023
Bank CIN	10004152023101300116	REF No.	328621734705
Deface No	1023134100130D	Deface Date	13/10/2023

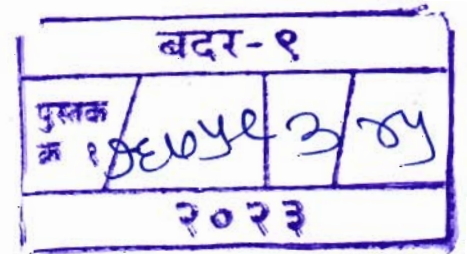
This is computer generated receipt, hence no signature is required.



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 2023032813402			28 March 2023, 06:17:38 PM		
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई(उपनगर)				
झोन	48-मठ (अंधेरी)				
सबझोन	भूभाग मठ गावातील सर्व मिळकती				
सर्व्हे नंबर / न भू क्रमांक	सि टी.एस नंबर#723				
मिळकत प्रकार	खुली				
झोन प्रकार	Development zone (Not Reserved Area)				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
27970	73000	90400	131600	75900	चौरस मीटर
मिळकतीचे क्षेत्र	82.1 चौरस मीटर				
Development Zone = 27970* 1.4 =Rs.39158 /-					
82.1 चौरस मीटर क्षेत्रासाठी 39158 दरावर 100 % मूल्य दर = 39158/-					
82.1 चौरस मीटर क्षेत्रासाठी मूल्यांकन = 82.1 * 39158 = Rs. 3214872 /-					
जमीनीचे एकत्रित अंतिम मूल्य = Rs. 3214872 /-					
= बत्तीस लाख चौदा हजार आठ शे बाहत्तर /-					

Home

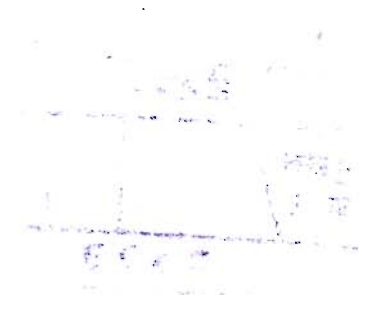
Print



- 1) Sign & execute
- ↓
- 2) Read of limyru
- 3) before subrevis



9-2025
2/1/2025
8/2025





CHALLAN
MTR Form Number-6



GRN	MH009259287202324P	BARCODE			Date	10/10/2023-13:15:08	Form ID	25 1	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				BDR9_ANDHERI NO 3 SUB REGISTRAR					
Location				MUMBAI					
Year				2023-2024 One Time					
Account Head Details				Amount In Rs.					
0030045501 Stamp Duty				193000.00					
0030063301 Registration Fee				30000.00					
Total				2,23,000.00					
Payment Details				STATE BANK OF INDIA					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		10000502023101003025 6732259062839	
Name of Bank				Bank Date		RBI Date		10/10/2023-13:15:31 Not Verified with RBI	
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

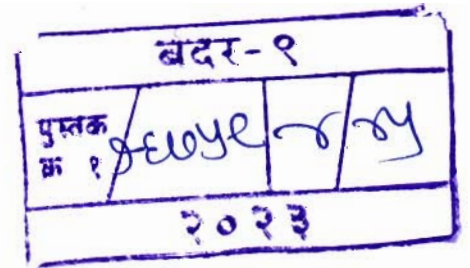
Department ID.

Mobile No.

9987074563

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

एवढे चालन केवल दरपण निवर्तक कार्यालयत नोदणु करारवाच्या दरजसारी लागू आहे. नोदणी न करारवाच्या दरजसारी एवढे चालन लागू नाही.



DEED OF CONVEYANCE

CPSave

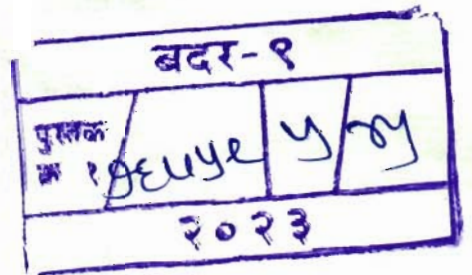
THIS INDENTURE Made and executed on this 13th day of Oct, 2023, at Mumbai.

CPSave

BETWEEN

MR. LAWRENCE AUGUSTIN MIRYAN, an adult Indian Inhabitant, residing at Madh Island, Via Versova Andheri (West), Mumbai-400061, through his Power of Attorney holder **MRS. CHHAYA PRAKASH SAVE**, residing at Dhankalp Patil Wadi, Old Ferry Road, Behind Madh Church, Andheri (West), Mumbai-400061, hereinafter called or referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Vendor above named, as also his respective heirs, successors, executors and administrators)

....**THE FIRST PARTY**



MRS. CHHAYA PRAKASH SAVE, an adult Indian Inhabitant, having Aadhar No. 6288 9733 8858, PAN: GLDPS6958F residing at Dhankalp Patil Wadi, Old Ferry Road, Behind Madh Church, Andheri (West), Mumbai-400061, hereinafter called or referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereto, be deemed to mean and include the Purchaser above named, as also his respective heirs, successors, executors and/ or administrators)**THE SECOND PART.**

CPSave

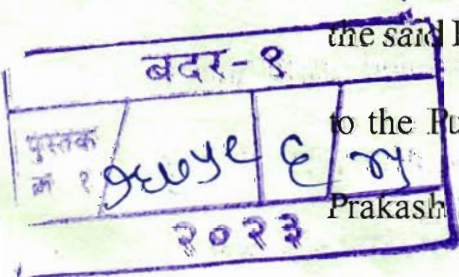
CPSave

WHEREAS the Vendor is absolute and lawful owner and use, occupation and exclusive in possession of All that piece and parcel of Agriculture land bearing C.T.S. No.723, Survey No.15, Hissa No.6, admeasuring area 82.1 square meter or thereabout, situate at Village Madh, Taluka - Andheri(West), Mumbai Suburban DistrictMumbai. Hereinafter called or referred to as "**THE SAID PROPERTY**".

AND WHEREAS,the Vendor herein isinpeaceful possession and use, occupation of the said Property and the same has been recorded in the record of right.

AND WHEREASthe Purchaser was interested in the said Property and therefore, the Purchaser had approached and requested the Vendor to execute an agreement in respect of the said Property to and in favour of the Purchaser and after having satisfied about the fairness of the price offered by the Purchaser herein, the Vendor herein has agreed to sell, transfer, assign and convey all his ownership rights, title and interests in respect of the said Property (which is more particularly described in SCHEDULE hereunder written) to and in favour of the Purchaser herein, at or for the total price or consideration;

WHEREAS on 9th December, 1994,the Vendor herein executed General Power of Attorney in favour of the Purchaser herein and in the said Power of Attorney, the Vendor agreed to sell the said Property to the Purchaser herein. By the said Power of Atto.ney, Mrs. Chhaya Prakash Save, the Purchaser herein, has been appointed as his lawful



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attorney for such terms and conditions mentioned therein in respect of the said Property. The said Power of Attorney was duly signed and the same was duly Notarized;

AND WHEREAS the Purchaser herein has requested the Vendor herein to execute and register a Deed of Conveyance of the said Property to and in favour of the Purchaser herein and the Vendor has agreed to execute this Deed of Conveyance in respect of the said Property, to and in favour of the Purchaser herein in the manner hereinafter appearing;

NOW THEREFORE THIS DEED OF CONVEYANCE

WITNESSETH that in pursuance of the consideration of sum of Rs.

58,000/- (Rupees Fifty Eight Thousand only) by Cash, being the full

consideration payable by the Purchaser to the Vendor on or before the

execution of this Conveyance Deed, the payment and receipt whereof

the Vendor do and each of them both hereby admit and acknowledge

and of and from the same and every part thereof hereby acquit, release

and discharge the Purchaser forever, the Vendor herein do

hereby grant, convey, release and assure unto the Purchaser herein

forever all his ownership rights, title and interests in respect of All that

piece and parcel of Agriculture land bearing Survey No.15, Hissa

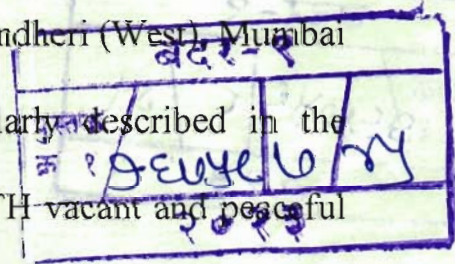
No.6, C.T.S. No.723, admeasuring area 82.1 square meter or

thereabout, situate at Village Madh, Taluka - Andheri (West), Mumbai

Suburban District Mumbai and more particularly described in the

Schedule hereunder written, TOGETHER WITH vacant and peaceful

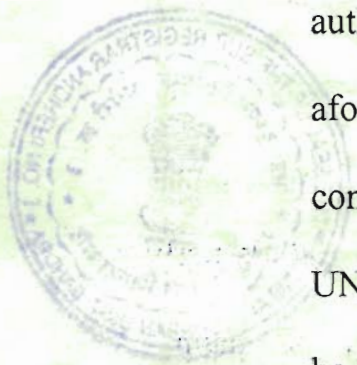
possession of the said property AND ALL the estate, right, title and



CP Same

CP Same

interest, inheritance, claim and demand whatsoever both at Law and in equity of the Vendors into, out of or upon the said Property or any part thereof to have and to hold the same, which is hereby granted, conveyed, assured or intended so to be unto and to the use of the Purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable or hereafter to become payable to the concerned authorities in respect of the same and the Vendor herein do hereby covenants with the Purchaser that NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by from, through, under or in trust for the Vendor done, made, committed or executed or knowingly or willingly suffered to the contrary, the Vendor now has in himself good right, full power and absolute authority to grant, release, sell convey and assure in the manner aforesaid, the said Property and every part thereof hereby granted, conveyed and released, transferred and assured or intended so to be UNTO AND TO THE USE OF THE PURCHASER herein and it shall be lawful for the Purchaser herein from time to time and at all times hereafter to peaceably and quietly to enter upon, have, occupy, hold, possess and enjoy the said Property hereby granted, sold, conveyed unto and to the use of the Purchaser and to receive the rents and profits thereof and every part thereof for the use and benefit of the Purchaser without any lawful eviction, interruption, claim or demand of whatsoever nature from or by the Vendor or by his heirs, executors, administrators or any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and that free and



बदर-९		
पुस्तक क्र	१९६०५२	८४
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clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances of whatsoever nature already executed and occasioned or suffered by the Vendor or by any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and all person or persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property which is more particularly described in the Schedule hereunder written, hereby granted or any part hereof by, from, under or in trust for the Vendor and the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and 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 assuring the said Property hereby sold, unto and to the use of the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser or by the heirs, successors of the Purchaser and the Vendor further state that the Vendor has not done, anything or knowingly or willingly suffered or have been party or privy to any act, deed or thing whereby the Vendor is prevented from granting, selling, conveying the said Property in the manner aforesaid whereby the same or any part thereof are, is, can or may be charged, impeached, encumbered or prejudicially affected in the estate, title or otherwise howsoever.



बदर-१	
पुस्तक क्रमांक	१०२३
२०२३	

CP Same

CP Same

The VENDOR further confirms that they have this day handed over the peaceful and vacant possession of the said Property, which is more particularly described in the Schedule hereunder written to the Purchaser herein and the Purchaser hereby confirms having received such peaceful and vacant possession of the said Property from the Vendor herein this day.

NOW THIS DEED FURTHER WITNESSETH that the Vendor so and each of them hereby declare, represent and covenant with the Purchaser that:

- i) The Vendor is the absolute owner of and otherwise well and sufficiently entitled to the said property;
- ii) The Vendor has not created any sale, gift, mortgage, charge, lien, lease or any third party right or encroachment on the said Property or any part thereof is not subject matter to any claim of demand, encumbrance, attachment or any process issued by any Court or Authority;

The Vendor has not entered into any agreement or agreement understanding of whatsoever nature with any person/s, including by gift or letting out of the said Property and/or allowing the same to be used on "leave and license" or on any other basis;

iv) There are no proceedings instituted by or against the transferors in respect of the said Property or any part thereof pending in any



बदर-९		
पुस्तक नं	१६५५६७८९	१०
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Court or before any Authority including tax authorities whether direct or indirect or revenue authority.

- v) No notice from any Government Municipal corporation or any other public body or authority has been received by or served on the Vendor in respect of the said Property or any part thereof which restricts or may restrict the execution of this Deed of Conveyance;
- vi) All rates, assessments, duties, outgoing and taxes payable by the Vendor in respect of the said Property have been paid up to date by the Vendor;
- vii) That the Purchaser is absolutely entitled to take possession of the said Property.



AND THIS DEED ALSO DEED WITNESSETH that the Vendor shall do all such further acts, deeds, matter and things and execute all such further writings as may be necessary to give effect to the provisions of these presents and to effect the sale and transfer of the said Property in favour of the Purchaser as herein contemplated and the Vendor ensure and undertake to pay all dues in respect of the said Property in respect of the period prior to the date hereof are duly paid and cleared.

बदर-९		
पुस्तक नं	१९६०५१९९	२५
२०२३		

AND THAT all costs, charges and expenses, if any, incidental to this Deed including stamp duty and registration charges shall be paid by

CPSave

CPSave

the Purchaser alone. The parties shall bear and pay their respective Advocates, fees and costs.

IN WITNESS WHEREOF the Vendor and the Purchaser herein have set and subscribed their respective signatures hereunto in their respective capacities above mentioned, in the presence of witnesses within signed on the day, month and the year first above written.

SCHEDULE

(Description of the said Property)

All that piece and parcel of -Agriculture land bearing Survey No.15, Hissa No.6, C.T.S. No.723, admeasuring area 82.1 square meter or thereabout, situate at Village Madh, Taluka - Andheri (West), Mumbai Suburban District Mumbai. (Area as per the Property Card)

SIGNED AND DELIVERED by
The withinnamed "Vendor":

MR. LAWRENCE AUGUSTIN MIRYAN

through his Power of Attorney holder

MRS. CHHAYA PRAKASH SAVE

In the presence of.....

1. 
2. J. S. MANE

SIGNED AND DELIVERED by
The withinnamed "Purchaser"


MRS. CHHAYA PRAKASH SAVE



CPsave

बदर-९	
पुस्तक नं १	92/11
२०२३	

In the presence of.....

1. 
2. J.S.MANE



CP Sewe



बदर-९		
पुस्तक अ	९६५९६९३	७५
२०२३		

RECEIPT

Received an amount of Rs. 58,000/- (Rupees Fifty Eight Thousand only) from MRS. CHHAYA PRAKASH SAVE, the Purchaser herein by Cash being full and final amount of the said Property paid by the Purchaser.

I say Received Rs. 58,000/-
(Rupees Fifty Eight Thousand only)

CPSave

(The Vendor)

MR. LAWRENCE AUGUSTIN MIRYAN

Through his Power of Attorney holder
MRS. CHHAYA PRAKASH SAVE



बदर-९		
पुस्तक	१९७५	१९७५
२०२३		

प्रमाण - १,००,०००-६-७० - सीडरगुण - (गीए) *१६६५
 शा. नि., म. वि., क. ४५२३, दि. २३-४-१५.)

समुदाय (४)

ग. म. ३१ म.
 H. S. 31 m.

कमीजमस पत्रक - गाव

५६

साधना -

अंकीत
 ५१२१६१

जिल्हा -

५१५५०१५

सध्या चालू असल्याप्रमाणे

दुरुस्ती करण्यात आल्यानंतर



६०२३
 १५/५/५५
 बंदर-९

भूमापन क्रमांक	हिस्सा क्रमांक	कोणत्या पोट अगर फाळणी क्रमांकापैकी झाला	जमिनीचा प्रकार	एकूण क्षेत्र	खाराव वर्ग १ व २	निव्वळ लागवडीलातील जमीन हेक्टर	आकार	भूमापन क्रमांक	हिस्सा क्रमांक	कोणत्या पोट अगर फाळणी क्रमांकापैकी झाला	जमिनीचा प्रकार	एकूण क्षेत्र	खाराव वर्ग १ व २	निव्वळ लागवडीलातील जमन हेक्टर	व	कच्चा आकार	कच्चा आकार	द्वितीय जमावणी पुनरीक्षणप्रमाणे		पकड्या आकाराचा तपशील		गंरा	
																		वचा आकार	पक्षा आकार	जमिनीचा आकार	पाण्याचा आकार		
६९		व. ०२११०००१	०१-४	००४	०१-०	०१-३	१५	६९	६९	०२३	०१-३	०२-९	२५-०	५०-९					०१-३				
			०२-०	२५-०	१०१०	०-०६																	
		ख. २०१ २०१०२	०-३-०	-	०-३-०	०-२-०	१५	६९	६९	०२२	०-३-०	०१-५	१०१-९	१०१-९					०-३-०				
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			०१-०	-	०१-०	०१-०	१५	६९	६९	०२२	०१-०	०१-०	१०१-९	१०१-९					०-३-०				
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		ख. २०१ २०१०२	०-३-०	०-०-४	०-२-१२	०-२-०	१५	६९	६९	०२१	०-३-०	०-०-४	०-२-१२	०-२-०					०-३-०				
			०-३-०	०-०-४	०-२-१२	०-२-०																	
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			०-२-०	०-२-०	०-२-०	०-२-०																	
			०-५-०	०-२-१२	०-२-१२	०-२-०	१५	६९	६९	०२१	०-५-०	०-२-१२	०-२-१२	०-२-०					०-५-०				
			०-५-०	०-२-१२	०-२-१२	०-२-०																	

१ २ ३ ४ ५ ६ ७ ८ ९ १० ११ १२ १३ १४ १५ १६ १७ १८ १९ २० २१ २२ २३ २४ २५ २६ २७ २८ २९ ३० ३१ ३२ ३३ ३४ ३५ ३६ ३७ ३८ ३९ ४० ४१ ४२ ४३ ४४ ४५ ४६ ४७ ४८ ४९ ५० ५१ ५२ ५३ ५४ ५५ ५६ ५७ ५८ ५९ ६० ६१ ६२ ६३ ६४ ६५ ६६ ६७ ६८ ६९ ७० ७१ ७२ ७३ ७४ ७५ ७६ ७७ ७८ ७९ ८० ८१ ८२ ८३ ८४ ८५ ८६ ८७ ८८ ८९ ९० ९१ ९२ ९३ ९४ ९५ ९६ ९७ ९८ ९९ १००



बदर-९			
पुस्तक	अं	१६७५६	१६७५
- २०२३			





MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202301111437440 D.P. Rev. dt. Refer Inward Number: K/W/2023/111437444 Payment Dated 06/01/2023

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,
Mr./Mrs. ANAND . PATIL
malad

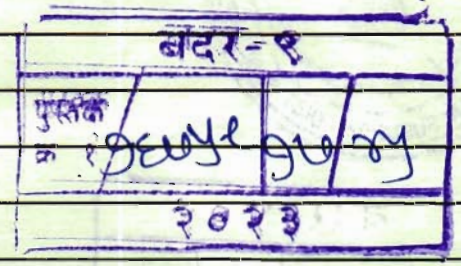
Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 723 of MADH Village situated in K/W Ward, Mumbai.

Ref : Application u/no. K/W/2023/111437444 Payment Challan No. DP34202301111437440 Dated 06/01/2023 certifying payment of charges made under Receipt no. 18200088332 Dated 06/01/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Table with 3 columns: Description, Nomenclature, Remarks. Rows include CTS No. (723), Village (MADH), Development Plan 2034 referred to Ward (K/W), Zone [as shown on plan] (No Development Zone(NDZ)), Zone [Excluded Portion] (EP NO: EP-KW40, Affected Area - 723 :83.967 sqm), Sanctioned Roads affecting the Land, Reservation affecting the Land, Existing amenities affecting the Land, Whether a listed Heritage building/ site, Whether situated in a Heritage Precinct, Whether situated in the buffer zone/Vista of a listed heritage site, Whether a listed archaeological site (ASI), Whether situated in the buffer zone/Vista of a listed archaeological site (ASI), Land affected by Coastal Regulation Zone as per CZMP approved u/no. J-17011/8/95-1A.III dt. 19.1.2000.



as per the Ministry of Environment and Forest, Govt. of India, Notification No. 114(E) of 19.02.1991 as amended up to date.

Note:

The Addl. Director and Member Secretary CRZ vide letter dated 29.09.2021 addressed to Member Secretary (MCZMA) informed that MoEFCC approved CZMP for Mumbai City and Mumbai Suburban and CZMP plans are made available on the website of MCZMA in public domain. The CRZ remarks as per approved CZMP should be obtain separately from office of Chief Engineer (D.P.).

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Ground level:

The plot has minimum 31.20 meters and maximum 33.00 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):

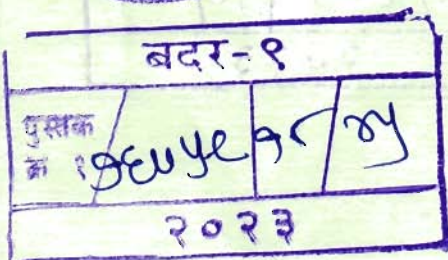
As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 723 of Village MADH in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

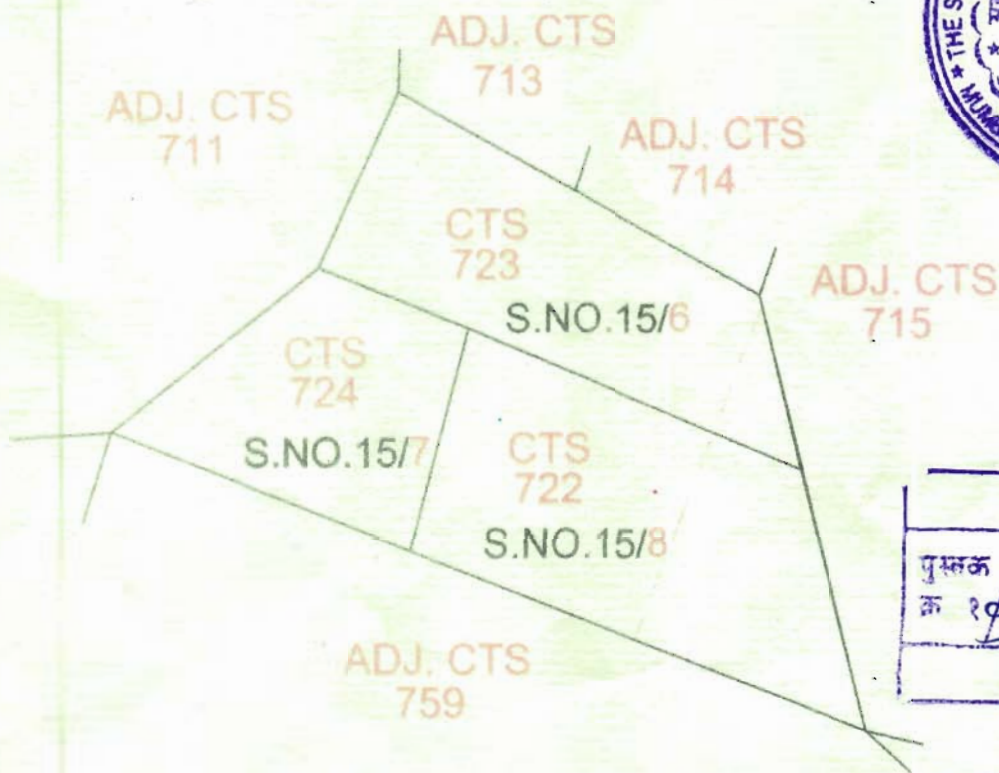
REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 723 of Village MADH in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.





बदा-९		
पुस्तक क्र	१	२०२३
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AREA DIAGRAM



LEGEND-

COMPOUND WALL SHOWN THUS	
STRUCTURE SHOWN THUS	
FOOTPATH LINE SHOWN THUS	
L.P., E.P., R.P., H.WAY POLE SHOWN THUS	
TREE SHOWN THUS	
BLDG. LINE SHOWN THUS	
PLOT BOUNDARY SHOWN THUS	
PATRA LINE SHOWN THUS	

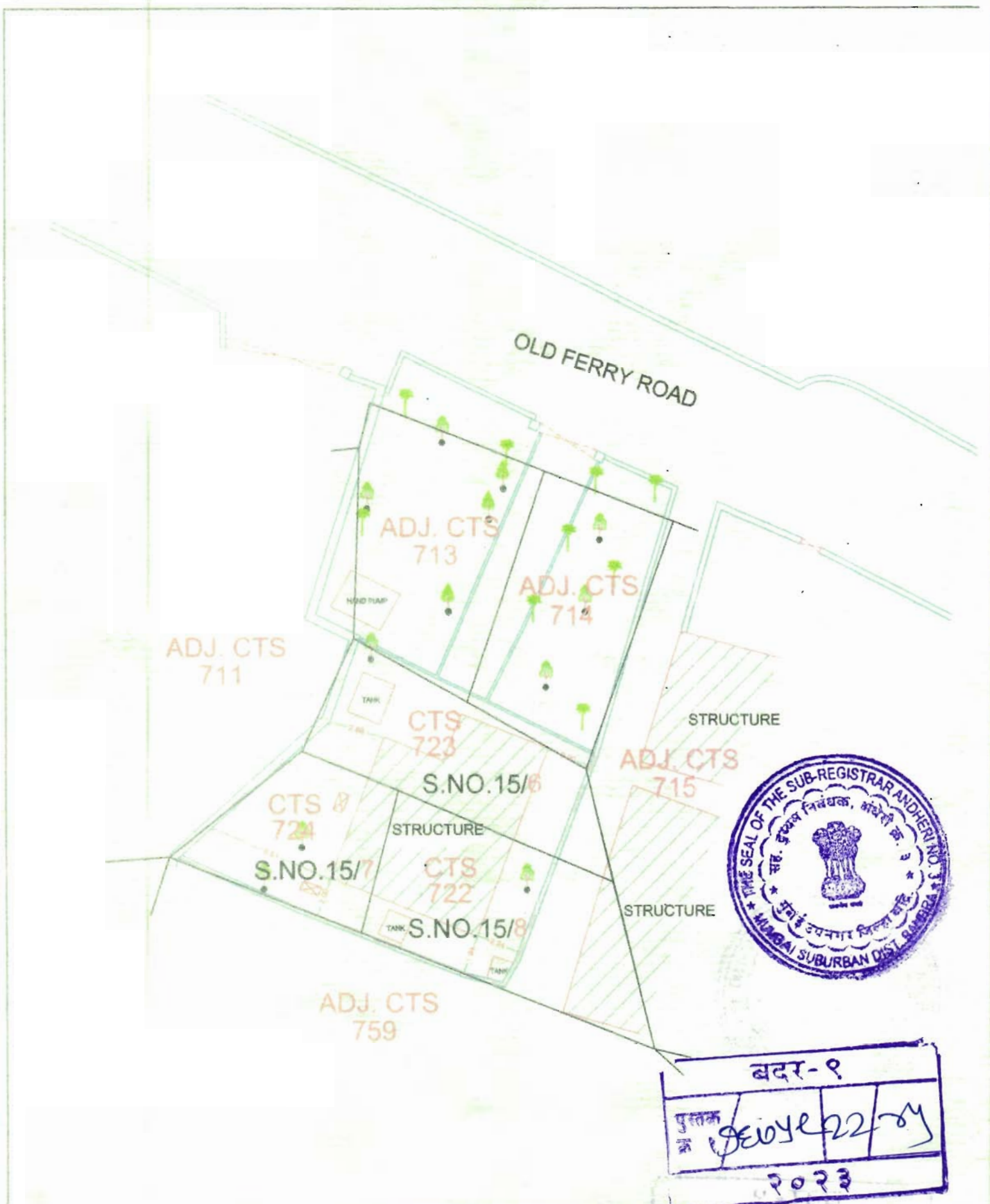
TITLE SURVEY PLAN	
LOCATION DHANKALP VILLA, OLD FERRY ROAD, MADH	
DATE : 02/01/2021	
SCALE : 1:250	
DRN : SIDDHANT	
CHK : V.V.R.	
SURVEYED BY: AKRUTI SURVEYS LEELABAI WORLIKAR HOUSE, WORLI MUMBAI. MO.NO. 9892886734	



१-१५६			
६७७			



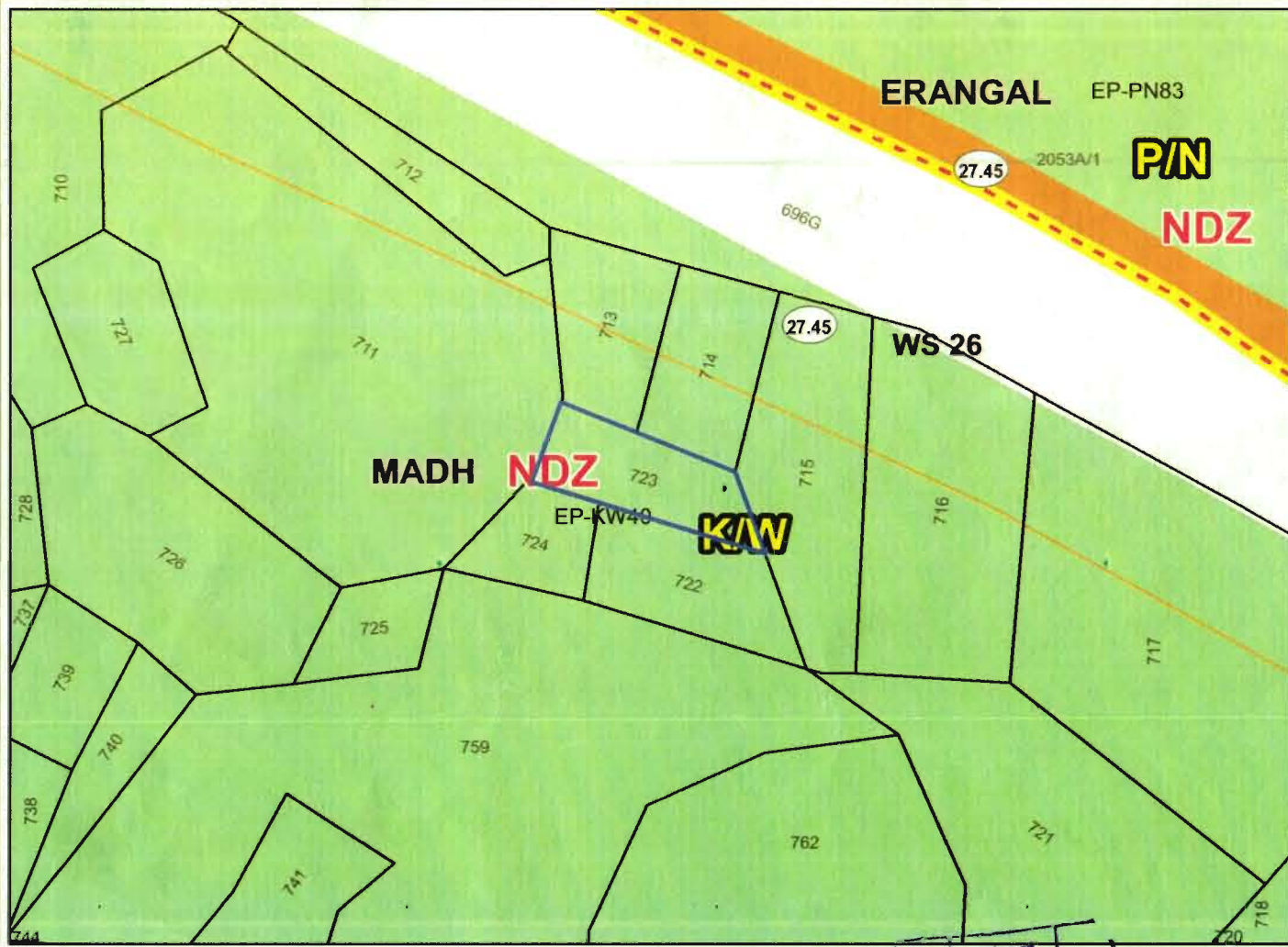
बदर-९			
पुस्तक			
क्र १	१६५६	२९	२५
२०२३			



AREA STATEMENT					
S.NO.	CTS NO	S.NO./H.NO.	PLOT A	PLOT B	TOTAL
1	723	15/6 PT	77.20	4.90	82.10
2	722	15/8 PT	66.00	35.00	101.00
3	724	15/7 PT	55.80	0.00	55.80
TOTAL			199.00	39.9	238.90



बदर-९		
पुस्तक क्र.	१६५५९	२३/१५
२०२३		



LOCATION PLAN
Scale 1:4000

Note:
DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under

CHE/DP34202301111437440/DPWS/K/W

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), K/W Ward, Dated: 06/01/2023



Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

Handwritten notes in blue ink: 20, 2023, 06/01/23, and other illegible markings.

BLOCK PLAN
Scale 1:500
Land Bearing C.T.S.No(s) 723 of MADH Village in K/W Ward



**Brihanmumbai Municipal Corporation
(Development Plan Department)**



महाराष्ट्र शासन

मालमत्ता पत्रक



97595401683

ULPIN: 97595401683

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : मढ		तालुका/न.भू.का. : नगर भूमापन अधिकारी, अंधेरी			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ. मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
७२३			८२.९०	-	०

सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष :	शेती
पट्टेदार :	
इतर भार :	
इतर श्रेः :	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
16/12/2015	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू. १/ मि.प./अक्षरी नोंद/२०१५, पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.म.भू. मढ/ फे. फा. क्र ८८ दिनांक १६/१२/२०१५ अन्वये मिळकत पत्रिकेवरील नमूद अंकी क्षेत्र अक्षरी रूपांतरीत करून ब्यापेंशी पूर्णांक एक दशांश चौ.मी. नमूद केले			फेरफार क्रं. ८८ प्रमाणे सही- 16/12/2015 न.भू.अ.अंधेरी

हि मिळकत पत्रिका (दिनांक 16/11/2018 12:11:00 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 16/01/2023 04:01:17 PM

वैधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSL/VerifyPropertyCard> या संकेत स्थळावर 2204100001483916 हा क्रमांक वापरावा.

हे मल्लमत्ता पत्रक डिजिटल स्वरुपेने केलेले आहे



बदर-९

पुस्तक क्र. १९८०५९२५/२५

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१-१११
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378/16759

शुक्रवार, 13 ऑक्टोबर 2023 8:17 म.पू.

दस्त गोषवारा भाग-1

वदर 9

दस्त क्रमांक: 16759/2023

दस्त क्रमांक: वदर 9 /16759/2023

वाजार मूल्य: रु. 32,14,872/-

मोबदला: रु. 58,000/-

भरलेले मुद्रांक शुल्क: रु.1,93,000/-

दु. नि. सह. दु. नि. वदर 9 यांचे कार्यालयात

पावती:18339

पावती दिनांक: 13/10/2023

अ. क्रं. 16759 वर दि.13-10-2023

मादर करणाराचे नाव: द्याया प्रकाश गावे

रोजी 8:13 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची मंख्या: 45

एकूण: 30900.00

CPSave

दस्त हजर करणाऱ्याची सही:

CPSave

सह दुय्यम निबंधक अंधेरी क्र. ३.

CPSave

सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: कन्व्हेन्स डीड

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

शिक्रा क्रं. 1 13 / 10 / 2023 08 : 13 : 09 AM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 13 / 10 / 2023 08 : 13 : 42 AM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

CPSave

लिहून देणारे :

CPSave

लिहून घेणारे :



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13/10/2023 8 15:58 AM

दस्त गोषवारा भाग-2

वदर9

दस्त क्रमांक:16759/2023

दस्त क्रमांक :वदर9/16759/2023

दस्ताचा प्रकार :-कन्व्हेन्स डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:लरिस आगुस्तीन मिर्यान तर्फे मुखत्यार छाया प्रकाश सावे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मड आयलंड, बसोवा अंधेरी वेस्ट मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:GLDPS6958F	लिहून देणार वय :-75 स्वाक्षरी:-		
2	नाव:छाया प्रकाश सावे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: धनकल्प पाटील वाडी,ओल्ड फेरी रोड, मड चर्च मागे, ब्लॉक नं: अंधेरी वेस्ट मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:GLDPS6958F	लिहून घेणार वय :-75 स्वाक्षरी:-		

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

शिकका क्र.3 ची वेळ:13 / 10 / 2023 08 : 14 : 38 AM

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	ठसा प्रमाणित
1	नाव:सारीका कल्पक सावे . . वय:46 पत्ता:बी 402 सिल्वर स्पिंग अपार्टमेंट सिझर रोड अंधेरी प मुंबई पिन कोड:400058		
2	नाव:जयकुमार माने . . वय:33 पत्ता:बदलापुर पु पिन कोड:421503		

शिकका क्र.4 ची वेळ:13 / 10 / 2023 08 : 15 : 33 AM

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण.....प्रमने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS. CHHAYA PRAKASH SAVE	eChallan	10000502023101003025	MH009259287202324P	193000.00	SD	0004944603202324	13/10/2023
2		DHC		1023134100130	900	RF	1023134100130D	13/10/2023
3	MRS. CHHAYA PRAKASH SAVE	eChallan		MH009259287202324P	30000	RF	0004944603202324	13/10/2023

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

बदर-९

पुस्तक क्रमांक १/१६७५९/२३

२०२३

बदर-९/१६७५९/२०२३
पुस्तक क्रमांक १ क्रमांक १६७५९/२०२३नोंदला 13 OCT 2023
दिनांकएम. एन. गायकवाड
सह दुय्यम निबंधक, अंधेरी क्र. ३
मुंबई उपनगर जिल्हा1. Verify Scanned Document for correctness through the thumbail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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