

Conveyance

389/23888

Monday, November 11, 2024

2:58 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: एक्सर

पावती क्र.: 26908

दिनांक: 11/11/2024

दस्तऐवजाचा अनुक्रमांक: बरल-6-23888-2024

दस्तऐवजाचा प्रकार : कन्व्हेंस डीड

सादर करणाऱ्याचे नाव: डी एन डेव्हलपर्स चे भागीदार दिपाली जे मणियार

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

एकूण:

रु. 1760.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:17 PM ह्या वेळेस मिळेल.सह. दुय्यम निबंधक, बोरिवली क. ६,
मुंबई उपनगर जिल्हा.

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 760/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124113501676 दिनांक: 11/11/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010921966202425E दिनांक: 11/11/2024

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Dy. Sd/-

मुळ दस्त प्राप्त झाला.

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 12 NOV 2024

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CHALLAN
MTR Form Number-6



GRN	MH010921966202425E	BARCODE			Date	11/11/2024-10:32:55		Form ID	25.2	
Department Inspector General Of Registration					Payer Details					
Stamp Duty Type of Payment					TAX ID / TAN (If Any)					
					PAN No.(If Applicable)					
Office Name BRL6_JT SUB REGISTRAR BORIVALI 6					Full Name		D N DEVELOPERS			
Location MUMBAI										
Year 2024-2025 One Time					Flat/Block No.		CTS NO 2709 2709/1 TO 2709/6			
Account Head Details				Amount In Rs.	Premises/Building					
0030045501 Stamp Duty				500.00	Road/Street		DAULAT NAGAR ROAD NO 4 VILLAGE EKSAR			
0030063301 Registration Fee				1000.00	Area/Locality		BORIVALI EAST MUMBAI			
					Town/City/District					
					PIN		4 0 0 0 6 6			
<div>बरेल - ६/ 23ULL 9 3L २०२४</div> <div>THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 6 सह दुय्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. मुंबई शहरातील नोदणी कार्यालय, मुंबई</div>					Remarks (If Any)					
					SecondPartyName=DHIRENDRA SHIVPRATAP SINGH~					
Total					Amount In	One Thousand Five Hundred Rupees Only				
					Words					
Payment Details PUNJAB NATIONAL BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	03006172024111100115		587395841	
Cheque/DD No.					Bank Date	RBI Date	11/11/2024-10:33:59		Not Verified with RBI	
Name of Bank					Bank-Branch		PUNJAB NATIONAL BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :
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 नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.
Mobile No. : 8208939035



CHALLAN
MTR Form Number-6



GRN	MH010921966202425E	BARCODE								Date	11/11/2024-10:32:55			Form ID	25.2				
Department Inspector General Of Registration								Payer Details											
Stamp Duty Type of Payment								TAX ID / TAN (If Any)											
								PAN No.(If Applicable)											
Office Name BRL6_JT SUB REGISTRAR BORIVALI 6								Full Name				D N DEVELOPERS							
Location MUMBAI																			
Year 2024-2025 One Time								Flat/Block No.				CTS NO 2709 2709/1 TO 2709/6							
Account Head Details						Amount In Rs.		Premises/Building											
0030045501 Stamp Duty						500.00		Road/Street				DAULAT NAGAR ROAD NO 4 VILLAGE EKSAR							
0030063301 Registration Fee						1000.00		Area/Locality				BORIVALI EAST MUMBAI							
								Town/City/District											
								PIN				400066							
<div><div>बसल - ६/</div><div>23LL 2 3L</div><div>२०२४</div></div> <div><div>DEFACED</div><div>₹1500.00</div><div>DEFACED</div></div> <div><div>THE SEAL OF THE SUB-REGISTRAR, BORIVALI</div><div>सह पुष्पम निबंधक बोरिवली - ६</div><div>मुंबई महानगरपालिका क्षेत्र, पश्चिम मुंबई जिल्हा</div><div>पुनर्जात नंबर: १५७८९०</div></div>								Remarks (If Any) SecondPartyName=DHIRENDRA SHIVPRATAP SINGH-											
								Amount In				One Thousand Five Hundred Rupees Only							
								Words											
								Payment Details PUNJAB NATIONAL BANK								FOR USE IN RECEIVING BANK			
Cheque-DD Details								Bank CIN		Ref. No.		03006172024111100115 587395841							
Cheque/DD No.								Bank Date		RBI Date		11/11/2024-10:33:59 Not Verified with RBI							
Name of Bank								Bank-Branch				PUNJAB NATIONAL BANK							
Name of Branch								Scroll No. , Date				Not Verified with Scroll							

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. :

Mobile No. : 8208939035

नाही. सदर चलन केवळ दुसऱ्या निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-389-23888	0006009586202425	11/11/2024-14:58:30	IGR195	500.00
2	(iS)-389-23888	0006009586202425	11/11/2024-14:58:30	IGR195	1000.00
Total Defacement Amount					1,500.00

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1124113501676	Date 11/11/2024
Received from DHC, Mobile number 9326682779, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name SBIN	Date 11/11/2024
Bank CIN 10004152024111101611	REF No. 431623374166
This is computer generated receipt, hence no signature is required.	

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

Receipt of Document Handling Charges

PRN 1124113501676

Receipt Date 11/11/2024

Received from DHC, Mobile number 9326682779, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 23888 dated 11/11/2024 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.



Payment Details

Bank Name SBIN

Payment Date 11/11/2024

Bank CIN 10004152024111101611

REF No. 431623374166

Deface No 1124113501676D

Deface Date 11/11/2024

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

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महाराष्ट्र MAHARASHTRA

2023

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CF 401792

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DEED OF CONVEYANCE

THIS INDENTURE made at Mumbai on this ~~31~~¹¹th day of ~~October~~^{November}, 2024

BETWEEN

MR. DHIRENDRA SHIVPRATAP SINGH [Aadhar Card No.7495-3490-0538] age 65 years, Indian Inhabitant, having address at Room No. 10/11/12 on the Third Floor of Dhirendra Villa, S. V. Road, Daulat Nagar, Borivali East, Mumbai -400066, hereinafter referred to as the "OWNER/ 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);

AND

Signature

Signature

Signature

07 OCT 2024

917

सोडपत्र-२/Annexure-II
१. मुद्रांक निदेशी सोडपत्री अनु. क्रमांक-२/दिनांक
(Serial No./Date)

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THE SEAL OF THE SUB-REGISTRAR BORIVALI No. 8
मुंबई उपनगर जिल्हा, (बोरीवली)
MUMBAI SUBURBAN DIST. (BORIVALI)

मुद्रांक विभागाचे ठिकाण/पत्ता १२०११०, बरेल/पत्ता
(अथवा मुद्रांकालागील पत्ता) मुद्रांक कार्यालयीन क्षेत्रात खालील तक्रार करणाऱ्याची
मुद्रांक कार्यालयीन क्षेत्रात खालील तक्रार करणाऱ्याची

02/10/24

D N developers



D N DEVELOPERS, a partnership firm having its office at 101, 1st Floor, Amba Ashish Building, Road No.10, Daulat Nagar, Borivali (East), Mumbai – 400 066, through Partners i.e. (i) Dipali J. Maniar [Aadhar Card No.53536041-3016]; (ii) Nikita Mapara [Aadhar Card No.8038-8443-8738]; hereinafter referred to as the “PURCHASERS” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners from time to time and their respective heirs, executors, administrators and assigns);

WHEREAS:

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a) Mr. Shiv Pratap Singh was seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land hereditaments and premises being all that plot of land bearing C.T.S.No.2709 admeasuring 287.50 square meters, 2709/1 admeasuring 35.90 square meters, 2709/2 admeasuring 9.50 square meters, 2709/3 admeasuring 64.90 square meters, 2709/4 admeasuring 10.50 square meters, 2709/5 admeasuring 16.40 square meters and 2709/6 admeasuring 19.40 square meters and 2709/7 admeasuring 114.20 Square meters) minus 114.20 Sq. Mtrs. Towards road set back, making the total area 444.1 Sq Mtrs. situate at Daulat Nagar, Road No.2, in the Village Eksar, Taluka Borivali, in the Registration Subdistrict of Mumbai Suburban, District together with building thereon known as 'Dhirendra Villa' consists of ground floor plus three upper floors and more particularly described in the First Schedule hereunder written and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary line (hereinafter collectively called “the said property”). ‘Annexure A’ is copies of the latest Property Register Records of the said property.

b) Dhirendra Villa has 15 units (12 rooms, 2 shops and 1 garage). These units are in possession of the Owner/Vendor and tenants as per the detailed statement mentioned in “Annexure B”.

c) Mr Shiv Pratap Singh died on 28th October, 2012 leaving behind him his widow Smt. Sahodradevi Singh, Mr. Rajendra Singh (Son), Mr. Dhirendra

Dipali²

Nikita

R Singh

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Singh (Son) and Mrs Sadhana Singh (Daughter). **'Annexure C'** is a certified true copy of Mr. Shiv Pratap Singh's death certificate.



d) Mr Shiv Pratap Singh bequeathed his properties including the said property to the Owner/Vendor as per his last will dated 13.07.2005. **'Annexure D'** is copy of Mr Shiv Pratap Singh's registered will. The Owner/Vendor has been paying the outgoings including taxes and water bills of the said property.

e) The said property is entirely in possession of the Owner/Vendor. The Owner/Vendor is in exclusive use, occupation, enjoyment, and possession of the said property. He has been looking after and managing the said property as its absolute owner.

f) The Vendor has represented and confirmed that the tenants of Room No.1 and 2 on Ground Floor, Room No. 3, 5 and 6 on First Floor, Room No.7, 8 and 9 on Second Floor and the structure identified as Garage on Ground Floor have been paying the rent in respect of their respective units to the Owner/Vendor. The Vendor has further represented and confirmed that Garage identified as Unit No.02 on the Ground, Room No.04 on the First Floor, Room No.10, Room No.11, Room No.12 on the Third-Floor units are in exclusive use occupation and enjoyment and in possession of the Owner/Vendor.

g) The Vendor has further represented and confirmed that he has terminated the tenancy of Mr. Dattu R. Bhilare and filed Suit No. RAE/901/2024 against Mr. Dattu R. Bhilare before the Hon'ble Small Causes Court at Bandra for his and illegal occupants' eviction from Shop No.01 measuring about 181.48 square feet on the Ground level for the reasons mentioned in the suit.

h) The Vendor represents that the Purchasers shall be entitled to continue with Suit No. RAE/901/2024 against Mr. Dattu R. Bhilare before the Hon'ble Small Causes Court at Bandra and pursue it further for the purpose of Mr. Dattu R. Bhilare's eviction.

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i) The Vendor further represents as well as agrees, declares and undertakes that he shall not be entitled to have any settlement with Mr. Dattu R Bhilare without the consent of the Purchasers else any understanding between the Vendor and Mr. Dattu R Bhilare shall be illegal and not binding upon the Purchasers. Moreover, the Vendor and Mr. Dattu R Bhilare will not be entitled to claim any benefit or right against the Purchasers based on their any understanding, if arrived, during the pendency of Suit No. RAE/901/2024 or till the Purchaser substitute the Vendor in Suit No. RAE/901/2024 for seeking eviction of Mr. Dattu R Bhilare or anyone claiming through him. Any claim of Mr. Dattu R Bhilare or anyone claiming through him based on any understanding between him and the Vendor shall be settled by the Vendor without seeking any involvement or participation of the Purchasers and any loss that the Purchaser may incur for the act of the Vendor, the Vendor shall have to make good such losses if incurred by the Purchasers. In addition to it, the Purchaser shall have a right, as a landlord, to pursue legal remedies against Mr. Dattu R Bhilare in Suit No. RAE/901/2024 without any interference from the Vendor's end and shall also be entitled to seek Mr. Dattu R Bhilare's or anyone claiming through him, eviction from the tenanted premises on any ground under the Maharashtra Rent Control Act, 1999 and amended statute.

j) The Purchasers shall be entitled to institute any legal proceedings against the occupants for the purpose of demolition and development of the said property.

k) In these circumstances, on 15th December, 2022 Owner/Vendor and the Purchasers discussed the modalities of transfer of said property in favour of the Purchasers and arrived at an amicable understanding duly recorded between them under which the Purchasers agreed to acquire the Owner/Vendor's right, title and interest in the said property based upon their understanding with him.

l) The Vendor and the Purchasers executed the Agreement for Sale dated 25th July 2023 duly stamped and registered with the office of Joint Sub-Registrar, Borivali Mumbai Suburban bearing registration number BRL-

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The terms and conditions mentioned the Agreement for Sale dated 25th July 2023 shall be binding on both, the Vendors and Purchasers.



m) Per the Agreement for Sale dated 25th July 2023 duly registered with the office of Joint Sub-Registrar, Borivali Mumbai Suburban bearing registration number BRL-6/15746/2023, the Vendor is obligated to convey his right, title and interest in the property mentioned in the schedule hereunder against the balance payment of Rs.1,00,00,000/- (Rupees One Crore only) as also is under obligation to of handing over of vacant and peaceful possession of the said property to the Purchasers as Owners thereto. The Vendor, however, agrees to obtain all the tenants and occupants consents in favour of the Purchasers.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,44,00,000/- (Rupees One Crore Forty Four Lakhs only) paid as per the payment receipt herein on execution hereof (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the purchasers) and the balance amount of Rs.56,00,000/- (Rupees Fifty Six Lakhs only) to be paid, after deduction of the applicable tax on the total consideration of Rs.2,00,00,000/- (Rupees Two Crore only) as per the terms of the Agreement for Sale dated 25th July 2023 duly registered with the office of Joint Sub-Registrar, Borivali Mumbai Suburban bearing registration number BRL-6/15746/2023, upon handing over of vacant and peaceful possession of the said property including the vacant and peaceful possession of the rooms in possession of the Vendor and his family members viz. Mrs Tara Dhirendra Singh, by the Owner/Vendor to the Purchasers as Owners thereof the Vendor hereby grants, sells, conveys, transfers and assures unto the Purchasers his rights, title, interest and possession in ALL THAT plot of land together with structures/building known as Dhirendra Villa having Ground plus 3 upper floors standing thereon bearing C.T.S. No.2709 admeasuring 287.50 square meter, 2709 /1 admeasuring 35.90 square meter, 2709 /2 admeasuring 9.50 square meter, 2709 /3 admeasuring 64.90 square meter, 2709 /4 admeasuring 10.50 square meter, 2709 /5 admeasuring 16.40

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square meter and 2709 /6 admeasuring 19.40 square meter and 2709/7 admeasuring 114.20 Square meters) minus 114.20 Sq. Mtrs. Towards road set back, making the total area 4441 Sq Mtrs. situate at Daulat Nagar Road No. 2 in the village Eksar, Taluka Borivali, in the Registration Subdistrict of Mumbai Suburban; which properties are more particularly described in the first schedule and delineated on the plan thereof hereto annexed as 'Annexure E' and thereon shown surrounded by red coloured boundary line TOGETHER WITH all and singular the structures, houses, fencing, compound walls, edifices, buildings, court yards, areas, compounds, sewers drains ditches fences trees plants, shrubs ways paths passages commons gullies water-courses lights liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said property or ground hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time hereto before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto.

AND TOGETHER ALSO WITH full and free right and liberty for the Purchasers its partners from time to time and their respective heirs, executors, administrators and assigns and the owner or owners or occupiers for the time being of the said properties or any part thereof, their tenants, agents and servants authorised by them at all times hereafter at their will and pleasure by day and/or by night and for and upon the strip of land adjacent to the said properties for the purpose of ingress to and egress from the public road adjacent to the said properties from and to the said land hereditaments and premises hereby conveyed, transferred and assured.

AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendor into out of or upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD all and singular the said hereditaments and premises hereby granted conveyed, sold transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances (all which are hereinafter called "the said premises") UNTO AND TO THE USE and benefit of the purchasers, its partners from time to time and their respective heirs, executors, administrators and assigns forever SUBJECT TO the payment of all future rates assessments taxes and dues now chargeable upon the same or hereafter to become payable

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to the Government or to the Mumbai Municipal Corporation or any other public body or local authority in respect thereof;

AND the Vendor doth hereby for himself and his heirs, executors, administrators and/or successors covenant with the Purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary.

The Vendor now has in himself good right full power and absolute authority to grant convey transfer and assure the said properties hereby granted conveyed transferred and assured or intended so to be unto and to the use of the purchasers in manner aforesaid as the Vendor hereby declares that he has not entered into any other writing except these presents.

AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold enter upon use occupy possess and enjoy the said properties hereby granted conveyed transferred and assured with their appurtenances and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or his heirs, executors, successors, administrators and/or assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for her AND THAT free and 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 former and other estates title charge and encumbrances whatsoever either already or hereafter had 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. AND FURTHER that 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 granted conveyed transferred and assured or any part thereof by from under or in trust for them the Vendor and his heirs, executors, administrators and successors shall and will from time to time and at all times hereafter at the request of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things