



No.SDO/Plot/C-4/CDR-<sup>964</sup> /2024  
Date - 19 /03/2024

APPENDIX XXIV

[Rule 87]

**DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY PUBLIC AUCTIONS.**

THIS INDENTURE made the 19<sup>th</sup> day of March Two Thousand Twenty Four BETWEEN THE PRESIDENT OF INDIA, hereinafter called "the Vendor" (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part AND Shri. Anand Hiranand Gangaramani called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part;

WHEREAS the vendor is seized and possessed of the land, hereditaments and premises more particularly described in schedule I, hereunder written. AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land hereditaments and premises intended to be hereby granted at or for the price of Rs.21,535/- paid vide receipt No. A-013769 Dated- 15/03/2024 to the Vendor by the Purchaser by cash against the compensation payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates, whose names are given in Schedule II hereunder written on or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge, and from the same doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of Rule 87 Of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, conveyance assured unto the Purchaser all that piece or parcel of land, hereditaments and premises known as U. No.17 & 18, Sheet No.48, Ulhasnagar-4. more particularly described in schedule I hereunder written TOGETHER WITH all buildings, commons, fences, hedges, ditches waste water, water-courses, liberties, privileges, easements, and appurtenance whatever to the said piece or parcel of land belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lie to in or under the said premises together with full liberty at all times for the Vendor, his agents and workmen to enter upon all or any part of the said premises, to search for make merchantable and carry away the said mines and minerals under and upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the Purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser, subject nevertheless to the payment of such land revenue, cesses and taxes as are may be assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way cumbered or affected AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming from under, or in trust for him. AND FURTHER THAT, HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them, or any part thereof, from, under or in trust for him the Vendor shall and will from time to time, and at all times hereafter, at the request and cost of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds, and things whatsoever, for further and more perfectly assuring the said land, hereditaments and premises, and every part thereof, unto and to the use of the Purchaser, in manner aforesaid, as shall or may be reasonably required.

"The Property the Compensation of which has been adjusted against the value of property was mortgaged with Shri ..... S/o ..... in West Pakistan and on Shri ..... the Purchaser had obtained a debt of Rs ..... from Shri ..... S/o ..... in West Pakistan. The said mortgagee/creditor has obtained a decree for Rs ..... from the Tribunal constituted under the Displaced Persons (Debts Adjustment) Act, 1951, the intimation of which has been received by the Chief Settlement Commissioner from the Tribunal concerned. The Mortgagee/Creditor would, therefore, have a lien over this property to the extent of mortgage charge/debt of Rs ..... according to the provisions of the above Act, until the mortgage charge/debt is satisfied or is redeemed by the mortgagor/debtor."

IN WITNESS WHEREOF the Vendor has caused M.O. & Sub Divisional Officer, Ulhasnagar Sub Division Ulhasnagar On his behalf to set his hand hereunto the day and year first above written.

#### SCHEDULE I

All that piece and parcel of land situated at U. No.17 & 18, Sheet No.48, Ulhasnagar-4 containing by admeasurements 99.7/9 Sq. Yards (Ninety Nine and Seven Upon Nine Sq. Yards) (83.40 Sq. meter) or thereabouts and bounded.

On the North by .....  
On the South by U. No.17 & 18, Sheet No.48, Ulhasnagar-4  
On the East by .....  
On the West by .....

#### SCHEDULE II

Name of the associates:-

#### Note

1. Government Circular No. HS 1072/40677/IC dated 27/04/1973 and Government Circular No.S-11/1082/CR-18/R-9 dated 09/03/1983.
2. Conv. Deed issued as per Memorandum passed by Assistant Secretary to Government Revenue and Forest Department vide letter No. ईकीपी-२०१५/३३३/मं.क्र.-७९/र-६ dated 01/03/2016.
3. Allotment letter issued vide No.SDO/Plot/C-4/SR-31/2024/o.w.292 dated 12/03/2024.
4. Indemnity Bond executed by applicant before Notary vide Sr. No.380 dated 12/03/2024.
5. Affidavit executed by applicant before Notary vide Sr. No.381 dated 12/03/2024.
6. Site plan prepared by Surveyor of City Survey Officer, Ulhasnagar dated 15/02/2024. is enclosed herewith.

Signed by the said Shri Vijayanand Sharma

sd/\_  
Managing Officer & Sub Divisional  
Officer Ulhasnagar  
Sub Division Ulhasnagar

for and on behalf of the President of India in the presence of

1 Shri. A. B. Patil, Clerk Ap

2 Shri. G. D. Valvi, Clerk Rul

- Copy to 1) Shri. Anand Hiranand Gangaramani  
U. No.17 & 18, Sheet No.48, Ulhasnagar-4.  
2) City Survey Officer, Ulhasnagar.  
3) Copy to C.D. file.



V.S.P.  
Managing Officer & Sub Divisional  
Officer Ulhasnagar  
Sub Division Ulhasnagar



**मोजणीचे कारण :**

मा. प्रशासक उल्हासनगर शहरासाठी तथा उपविभागीय अधिकारी उल्हासनगर यांचे कडील पत्र क उपविभा/भूखंड/सी-४/कावि-२२५/जा.क. २५ दि. ०९/०१/२०२४ अन्वये व अर्जाद्वारे श्री आनंद हिरानंद गंगारामानी या. उल्हासनगर यांचे भूप्रदान मोजणी अर्जाचे नापायमान उल्हासनगर येथील नपूक २३४८८ जवळ यु नंबर १७ आणि १८ ची ई.टी.एस. मरिनच्या सहाय्याने मोजणी करून आलेख क ४८ (४,५)चे आधारे तयार केलेला भूप्रदान मोजणी नकाशा.

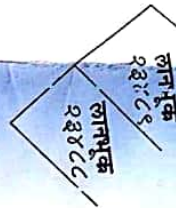
**ई प्रत**

अतितातडी/ज. प्रदान/मो. र. नं. ३३२७/२०२४ दि. २३/०१/२०२४

नगरभूमापन : उल्हासनगर  
तालुका : उल्हासनगर  
जिल्हा : ठाणे

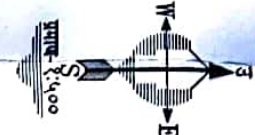
**: समजूतीच्या टिपा :**

— याप्रमाणे आलेखानुसार न.पू.क.ची हद्द असे.  
— याप्रमाणे आलेखानुसार यु नंबरची हद्द असे.  
— याप्रमाणे जागेवर नविन बांधकाम असे.  
ABCD To A याप्रमाणे अर्जाद्वारे यांनी यु नंबर १७ पै.यु नंबर १८ मधील वाडियाट/सिमांकन दाखविले असून त्याचे एकुल क्षेत्र १९.७९ चौ. चार म्हणजेच ८३.४० चौ. मी. असे.



Note - 1) Conv. Deed issued area 2) Conv. Deed issued vide

CRB-12024 Dated-14/03/24  
Sub-Divisional Officer  
Ulhasnagar Div, Ulhasnagar



मोजणी करणार : श्री जे.आर. पाटील  
मोजणी दिनांक : १५/०२/२०२४

नगर भूमापन अधिकारी  
उल्हासनगर

न.पू.क. उल्हासनगर

