



उल्हासनगर महानगरपालिका

कर भरल्याची पावती

मालमत्ता क्र.	पावती क्र.	पावती दिनांक
11BI007519100	39185	10-02-2023
घर मालकाचे नाव	(Occupier : NARESH M. MODI)	
मालमत्तेचा पत्ता	RATAN GARDEN, B-WING, 6TH FLOOR, FLAT NO.601 PLOT NO. 688 & 690, OPP. SAIBABA SC	

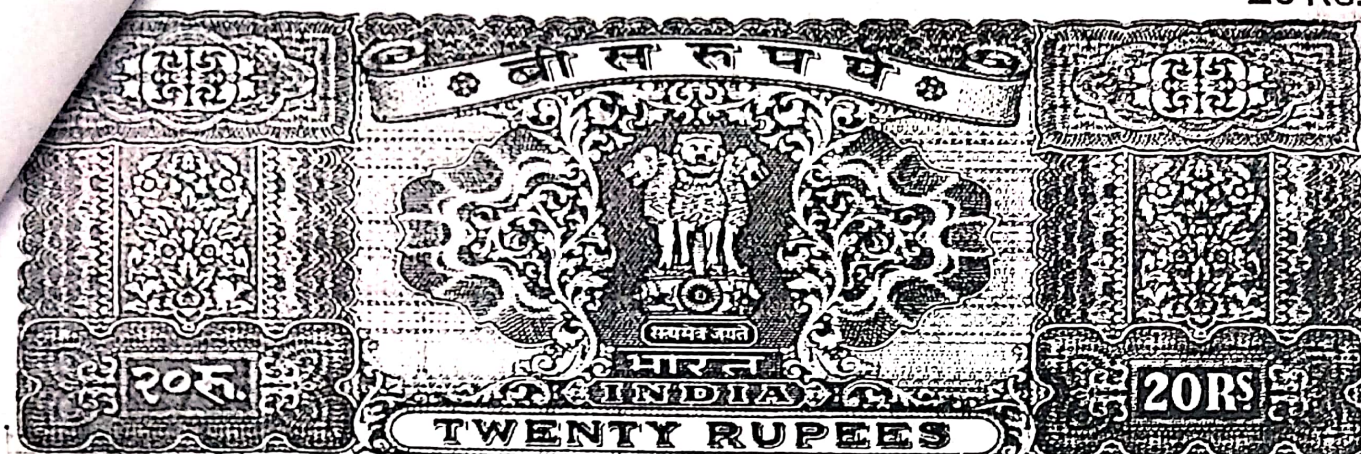
अनु क्र.	कराचे प्रकार	देय रक्कम	भरलेली रक्कम
(१)	सर्व साधारण कर	1603	1603.00
(२)	महानगरपालिका शिक्षण कर	286	286
(३)	मलप्रवाह कर	401	401
(४)	पथ कर	458	458
(५)	वृक्ष कर	29	29
(६)	पाणीपुरवठा लाभ कर	286	286
(७)	मलप्रवाह सुविधा लाभ कर	172	172
(८)	शासकीय शिक्षण कर	286	286
(९)	शासकीय रोजगार हमी कर	0	0
(१०)	मोठ्या निवासी जागेवरील कर	0	0
(११)	पाणी पट्टी (प्रति महिना)	3600	3600
(१२)	विशेष साफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	115	115
(१४)	उपयोगकर्ता शुल्क	695	695
(१५)	अनाधिकृत बांधकाम शास्ती	0	0
(१६)	विलंब शास्ती	0	0
(१७)	शिक्षण हमी करावरील (पेनल्टी)	0	0
(१८)	पेनल्टी (रोजगार हमीकर)	0	0
(१९)	नोटीस फी	0	0
(२०)	Dishonour chq Penalty	0	0
(२१)	व्याज	0	0
(२२)	एकूण	7931	7931

देय रक्कम	सूट रक्कम	अधिक रक्कम	भरलेली रक्कम
7931	0	0	7931

Print this page



20 Rs.



20 NOV 1997

Tr. No. H238 Date
Issued to Shri G. P. Khanduja
Stamp of the State of Maharashtra
(J. K. A. ...)

AGREEMENT

This Agreement is made and entered into at
Ulhasnagar, Dist. Thane, on this 19th day of
December, 1997 between:-

M/s. Bharti & Co., a Partnership firm, through
its partner Shri Suresh Ratanlal Jagiasi, Hindu,
adult, aged about 40 years, occupation Business,
residing at Ratandee Apartment, Ulhasnagar-3,
Dist. Thane, hereinafter called the "BUILDERS"
(which expression shall unless it be repugnant
to the context or meaning thereof be deemed to
include its heirs, successors, heirs, executors,
administrators and assigns) of the One Part.

ALL RIGHTS
bearing Plot No. 6
Ulhasnagar-3, unde
dated 16-7-95, from
had original

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A N D

- (1) Shri Naresn Motiram Modi, Hindu, adult, aged about 32 years, occupation Business,
(2) Smt. Jaya Naresn Modi, Hindu, adult, aged about 30 years, occupation Household, both of them residing at 102, Kala Palace, Ulhasnagar-1, Dist. Thane, hereinafter called the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its/their heirs, executors, administrators and assigns, of the Other Part.

WHEREAS the Builders have constructed a building known as "RATAN GARDEN", situated on Plot No. 689, and 690, Sheet No. 60, Ulhasnagar-3, Dist. Thane, and the said property is free from all encumbrances, liens, claims and charges.

AND WHEREAS the Builders purchased the property bearing Plot No.689 & Plot No.690 (Part), Sheet No.60, Ulhasnagar-3, under a registered Sale Deed No.3470/95, dated 16-7-95, from Smt. Sunita Gopaldas Rajwani, who had originally occupied by one Shri Bhagwandas Samanomai Sanwalani, on the Govt. land. The Managing Officer, Ulhasnagar Township had regularised the occupation on the Govt. land of the said Shri Bhagwandas Samanomai Sawlani vide allotment order dt. 30-10-92, and C.D. dt. 25-1-93.

AND WHEREAS the said Shri Bhagwandas Samanomai Sanwani has sold the and conveyed the said property to the previous vendor vide registered sale deed No.2327/95, dt. 4-11-93.

AND WHEREAS the Builders purchased the property bearing Plot No.689 & Plot No.690 (Part), Sheet No.60, Ulhasnagar-3, under a registered Sale Deed No.3471/95, dt. 16-7-95, from Smt. Sunita Gopaldas Rajwani who had originally occupied by one Shri Bhagwandas Samanomai Sanwani on Govt. land. The Managing Officer, Ulhasnagar Township has regularised the occupation on the Govt. land of the said Shri Bhagwandas Samanomai Sanwani vide allotment order dt. 30-10-92, and C.D. dt.

AND WHEREAS the Said Shri Bhagwandas Samanomai Sanwani had sold the conveyed the said property to the previous Vendor vide registered sale deed No.3360/95 dt. 6-11-93.

AND WHEREAS the Builders purchased the property bearing portion of Plot No.690, Sheet No.60, situated

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at Ulhasnagar-3, under a registered Sale Deed No.3472/95, dt. 16-7-95 from Poonam Gopaldas Rajwani who had originally occupied by Shri Bhagwandas Samanomai Sanwani and on the Govt. land. The Managing Officer, Ulhasnagar Township has regularised the occupation on the Govt. land of the said Shri Bhagwandas Samanomai Sanwani vide allotment order dt. 30-10-92, and C.D. dt. 25-1-93.

AND WHEREAS the said Shri Bhagwandas Samanomai Sawani has sold the and conveyed the said property to the previous vendor vide registered sale deed No.3275/93, dt. 1-11-93.

AND WHEREAS the Purchasers have approached the Builders for purchase of Flat No.601-B(B Wing) admeasuring about 1170 sq.ft. (super built up area) on 6th floor, in Ratan Garden, Ulhasnagar-3, Dist.Thane, at the for the total consideration of Rs.4,00,000/- (Rs.Four lakhs only) and the Builders also agreed to sell the same to the Purchasers herein in the said sum.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement, the Builders have received from the Purchasers the sum of Rs.4,00,000/- (Rs.four lakhs Only) as under:-

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<u>Amount</u>	<u>Date</u>	<u>Mode of payment</u>
Rs. 2,00,000/-	19-12-97	Ch.No.682721, Bank of Maharashtra
Rs. 2,00,000/-	<u>19-12-97</u>	Ch.No.682722, of " "
----- Rs. 4,00,000/- -----		

being the full and final sale consideration of the said flat, the receipt of which is hereby admitted and acknowledged by the Builders before the witnesses.

2. That the Builders have delivered the quiet and vacant possession of the said flat to the Purchasers herein.

3. That the Builders hereby assures the Purchasers that the said flat under sale is free from all encumbrances, liens, claims and charges. It has neither been mortgaged, nor gifted, nor sold to any one before this agreement. However, if any other person claim his rights, shares, interests in the said flat which is under sale now then all such claims will be removed by the Builders and the Builders are free from all such risks and responsibilities.

4. That the Builders have agreed to sale their flat to the Purchasers alongwith all rights, titles, interests and benefits attached to said flat to the purchasers in the abovesaid flat on ownership basis for a total consideration of Rs.4,00,000/-(Rs.four lakhs Only).

5. That the Builders have no right, claims, share, interest in the plot beneath of the said building the plot will be joint property of holders of all the flats in the building known as "RATAN GARDEN".
6. That if any penalty is imposed by State Govt. Municipal authority or any type of committee the same shall be borne and paid by the purchasers.
7. That the final sale deed will be borne and paid by the purchasers.
8. That the registration charges will be borne and paid by the Purchasers.
9. That in case if any time, the development and/or betterment charges or any other levy or levied/sought to be recovered by the Ulhasnagar Municipal Corporation, Govt. and/or any other public authority in respect of the said building the same shall be borne and paid by the Purchasers in proportionate share.
10. That the Builders have constructed the Building as per their plan, designs and specifications. The Purchasers have been approved it.
11. That the Purchasers shall abide by all the rules, regulations and bye-laws of the said Ratan Garden, from time to time.

right, claims,
of the said
property of holders
known as "RAJAN"

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IN WITNESS WHEREOF the parties hereto have
set and subscribed their respective hands on day,
month and year written above.

Signed, sealed and delivered)
by the withinnamed Builders,)
M/s. Sharti & Co., thru. its)
partner Shri Suresh R. Jagiasi)
in the presence of)

[Signature]

Signed, sealed and delivered)
by the withinnamed Purchasers,)
1. Naresh M. Modi,)
2. Smt. Jaya N. Modi,)
in the presence of)

N. Modi

Jaya N. Modi

RECEIPT

Received the sum of Rs. 4,00,000/- (Rs. Four lakhs Only)
as stated in clause 1 of this agreement, from the
Purchasers.

Witnesses:

1. *[Signature]*
Anandash. G. Bhatnagar
1. G. Bhatnagar Apt
(M.C.)
2. (Deepak M. Modi)
Modi

We say received.

[Signature]

Builders.