



उल्हासनगर महानगरपालिका

कर भरल्याची पावती

मालमत्ता क्र.	पावती क्र.	पावती दिनांक
15A1015763500	69607	29-05-2023
घर मालकाचे नाव	ASHOK MOTIRAM MODI	
मालमत्तेचा पत्ता	HIRA PANNA APT.BK.NO.424/11 & 14 SHOP 5 ULHASNAGAR 1	

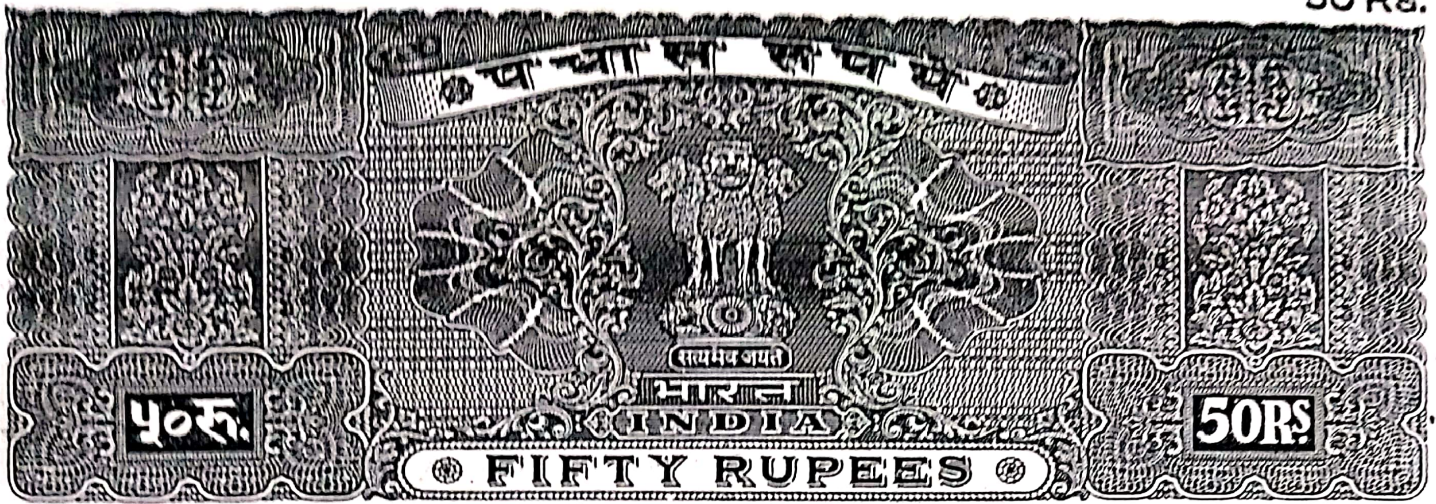
अनु क्र.	कराचे प्रकार	देय रक्कम	भरलेली रक्कम
(१)	सर्व साधारण कर	213	213.00
(२)	महानगरपालिका शिक्षण कर	38	38
(३)	मलप्रवाह कर	53	53
(४)	पथ कर	61	61
(५)	वृक्ष कर	4	4
(६)	पाणीपुरवठा लाभ कर	38	38
(७)	मलप्रवाह सुविधा लाभ कर	23	23
(८)	शासकीय शिक्षण कर	61	61
(९)	शासकीय रोजगार हमी कर	15	15
(१०)	मोठ्या निवासी जागेवरील कर	0	0
(११)	पाणी पट्टी (प्रति महिना)	0	0
(१२)	विशेष साफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	15	15
(१४)	उपयोगकर्ता शुल्क	1042	1094
(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	1563	1615

देय रक्कम	सूट रक्कम	अधिक रक्कम	भरलेली रक्कम
1615	22	0	1593

Print this page



50 Rs.



12/1
Amount Rs. Fifty only (Words)
Issued to Ashok Modi, Unde, Thane District

18 APR 1998

Rajwani
Registered Stamp Vendor
New Block, A/22, Ulhasnagar

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at ULHASNAGAR on this the 20th day of April 1998 B E T W E E N -

SHRI RAJU B. NAGDEV, Hindu Adult, Aged about 36 years, Occupation Service, residing at Flat No.508, 5th Floor, RAMAYAN APARTMENT, Ulhasnagar-1, Dist. Thane, hereinafter referred to as the 'VENDOR' (which term and expression shall mean and include his heirs, executors, administrators, representatives, successors and assigns) of the Party of the ONE PART;

A N D

SHRI ASHOK MOTIRAM MODI, Hindu Adult, Aged about 28 years, Occupation Business, residing at Flat No.201, 2nd Floor, KALA PALACE, Near : New Telephone Exchange,

...2/-

Modi

Ashok

HTB/PROK

Ulhasnagar-1, Dist. Thane, being Karta and Manager for and on behalf of ASHOK MOTIRAM MODI H.U.F., hereinafter referred to as the 'PURCHASER' (which term and expression shall mean and include their heirs, executors, administrators, representatives, successors and assigns) of the Party of the OTHER PART.

WHEREAS the VENDOR abovenamed is seized and possessed and absolute owner of immovable property bearing Shop No.5 on the Ground Floor in 'HEERA PANNA APARTMENT', admeasuring about 260 Sq. ft. (Built up area) constructed on Plot of Room Nos.13 & 14, Barrack No.424, Ulhasnagar-1, assessed under Municipal Ward No.15, Khata No.1068/1080 (hereinafter referred to as the said 'SHOP').

AND WHEREAS, originally the Builders M/S. KAMLESH ASSOCIATES has acquired the immovable property bearing Wing/Room Nos.13 & 14, Barrack No.424, Ulhasnagar-1, admeasuring about 1109 Sq. Yards from one Shri Ranbir A. Malik vide Sale Deed Nos.2636, 2638, 2639, dated 28.6.1985 and constructed a building named 'HEERA PANNA APARTMENT' consisting of Shops and Flats.

AND WHEREAS Shri Chellaram Gangaram Alwani has purchased the Shop No.5 on the Ground Floor in 'HEERA PANNA APARTMENT', Ulhasnagar-1, admeasuring about 260 Sq. ft. (Built up area) from the said Builders M/s. Kamlesh Associates through its Partner Shri Suresh J. Talreja, vide Agreement of Sale, dated 29th May, 1987.

AND WHEREAS Smt. Renu Rameshlal Gandhi has purchased the aforesaid Shop from Shri Chellaram Gangaram Alwani vide Agreement of Sale, dated 2nd June, 1994.

...3/-

[Signature]

[Signature]



AND WHEREAS Shri Sirumal Choithram Aswani has purchased the aforesaid Shop from the said Smt. Renu Rameshlal Gandhi vide Agreement for Sale, dated 25th November, 1994.

AND WHEREAS the VENDOR abovenamed has purchased the aforesaid Shop from the said Shri Sirumal Choithram Aswani, vide Agreement of Sale, dated 5th December, 1995 and become absolute owner of the aforesaid Shop premises.

AND WHEREAS the PURCHASER hereto has approached the VENDOR for purchase of aforesaid Shop No.5 on the Ground Floor in 'HEERA PANNA APARTMENT', admeasuring about 260 Sq. ft. (Built up area) constructed on Plot of Room Nos.13 & 14, Barrack No.424, Ulhasnagar-1, assessed under Municipal Ward No.15, Khata No.1068/1080.

AND WHEREAS the VENDOR abovenamed has agreed to sell the said Shop unto the PURCHASER for the lump sum sale consideration of Rs.90,000/- (Rupees Ninety Thousand Only) and the PURCHASER has agreed to Purchase the aforesaid Shop premises in the aforesaid sale consideration, subject to the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That the VENDOR has agreed to sell the said Shop No.5 on the Ground Floor in 'HEERA PANNA APARTMENT', admeasuring about 260 Sq. ft. (Built up area) constructed on Plot of Room Nos.13 & 14, Barrack No.424, Ulhasnagar-1, more particularly described in the Schedule hereinafter written, in the lump sum sale consideration of Rs.90,000/- (Rupees Ninety Thousand Only).

...4/-

Signature

AShree



2. That the PURCHASER has paid the sum of Rs.90,000/- (Rupees Ninety Thousand Only) by Cash in various instalments to the VENDOR as full and final sale consideration of the aforesaid Shop and the VENDOR has acknowledge of having received the sum of Rs.90,000/- (Rupees Ninety Thousand Only) towards sell of aforesaid Shop as full and final sale consideration.

3. That the VENDOR has delivered the vacant, physical and peaceful possession of the said Shop premises to the PURCHASER and the PURCHASER has admit the same.

4. That the VENDOR has handed over all the previous Agreements, documents, receipts, and papers pertaining to the said Shop to the PURCHASER on the execution of these presents.

5. That the VENDOR has assured the PURCHASER that he has cleared all the dues such as Municipal taxes, Electricity Bills, Society Maintenance charges, etc. upto the date of possession and hereinafter the PURCHASER shall bear and pay the same.

6. That the VENDOR has assured the PURCHASER that the said shop premises is free from all encumbrances of whatsoever nature and the VENDOR further declared that he has not mortgaged gifted, alligned or created any charge on the said shop premises.

7. That the PURCHASER shall maintain the said shop at his own cost in good condition and shall not do or suffer to be done anything in the said shop or the building which may be against the rules and regulations of the Local Authorities.

...5/-

Signature

ASHOZ

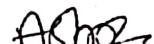
8. That the PURCHASER can lodge the document for registration with the concerned Govt. authorities and can apply for change of name in the concerned Govt. offices. The VENDOR has agreed to co-operate in all respect for transferring the abovesaid Shop in the name of the PURCHASER and will sign all the documents, deed, affidavits, declarations, undertakings in that regard as and when required by the PURCHASER. However, all the charges/fees payable for drafting, registration, stamp duty, etc. shall be paid and borne by the PURCHASER only.

9. NOW HEREAFTER the VENDOR aforesaid and his heirs, executors, successors, assigns will have no right whatsoever nature left in the said Shop premises. The PURCHASER has become sole and absolute owner of the aforesaid Shop premises and he shall enjoy all rights, rents, profits accruing from the said property without any hindrances of the VENDOR or his heirs, executors, administrators and assigns and if any one objects or interrupts the PURCHASER's possession and ownership the same shall be removed by the VENDOR at his own costs and risk and the VENDOR shall keep the PURCHASER indemnified against all losses on that ground.

SCHEDULE ABOVE REFERRED TO

All the piece and parcel of immovable property bearing Shop No.5 on the Ground Floor in 'HEERA PANNA APARTMENT', admeasuring about 260 Sq. ft. (Built up area) constructed on Plot of Room Nos.13 & 14, Barrack No.424, Ulhasnagar-1, assessed under Municipal Ward No.15, Khata No.1068/1080, Taluka and Sub-District Registration Ulhasnagar and District Registration Thane,

...6/-



within the limits of Ulhasnagar Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day, month and year hereinabove written in the presence of Witnesses.

SIGNED, SEALED AND DELIVERED BY)
THE WITHINNAMED SHRI RAJU B.)
NAGDEV, the VENDOR, in the)
presence of :)
.....)

Raju B. Nagdev

SIGNED, SEALED AND DELIVERED BY)
THE WITHINNAMED SHRI ASHOK)
MOTIRAM MODI, being Karta and)
Manager, for and on behalf of)
ASHOK MOTIRAM MODI H.U.F., the)
PURCHASER, in the presence of :)
.....)

Ashok

R E C E I P T

RECEIVED of and from the abovenamed PURCHASER a sum of Rs.90,000/- (Rupees Ninety Thousand Only) being full and final sale consideration of the aforesaid Shop premises as mentioned in this Agreement for Sale.

I say received ... Rs.90,000/-

Raju B. Nagdev

(Raju B. Nagdev)
VENDOR.

WITNESSES

1. *[Signature]*
2. *[Signature]*