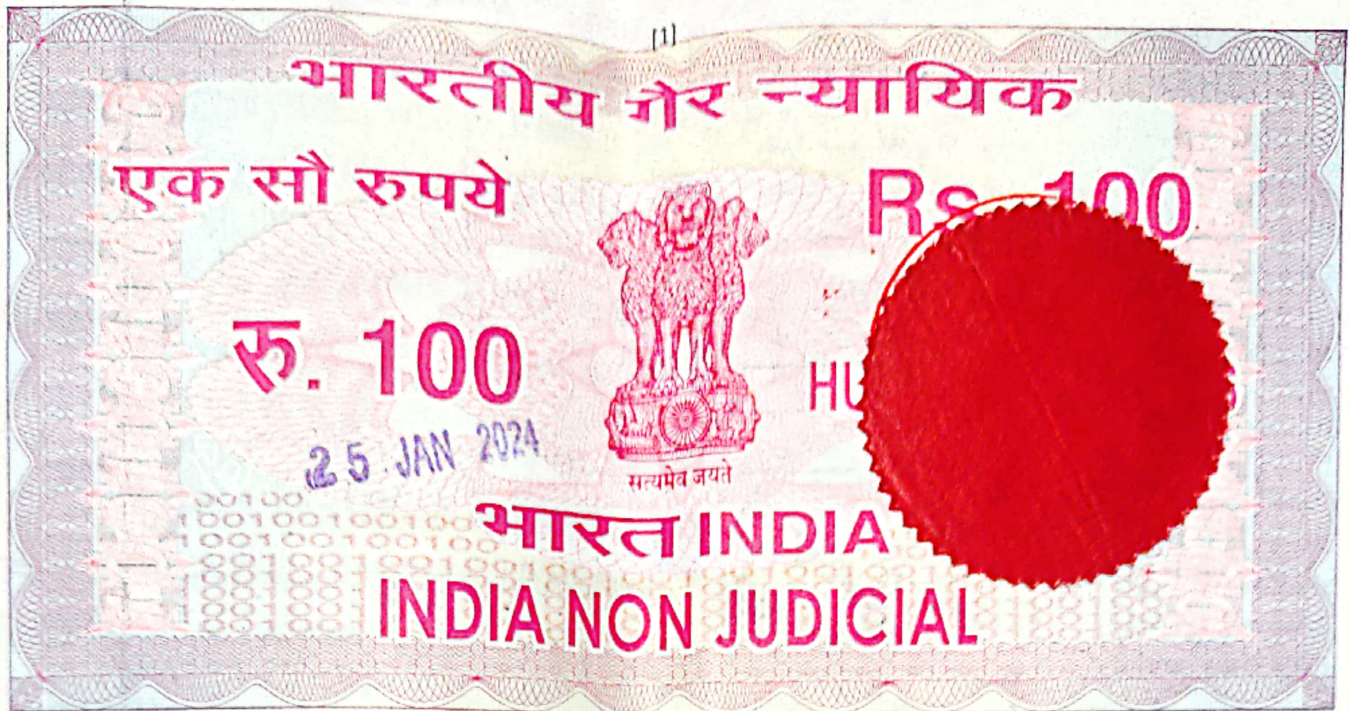


५९५

(K. Shree)



महाराष्ट्र MAHARASHTRA

2023

67AA 167003



25 JAN 2024



23 JAN 2024

AFFIDAVIT

(1) Smt. Lajwanti B Karia, Hindu, Adult, Aged about 66 years, and
 (2) Shri Baliram Sukhramdas Karia Alias Shri Bulchand Sukhramdas Karia (as per Affidavit dated :23/08/2002 vide Sr. No.147 Shri Baliram and Bulchand S Karia is One and Same Person), Hindu, Adult, Aged about 73 years and Both of them Residing at : Flat No. 502, Krishna Palace, Near Dholuram Darbar Ulhasnagar - 421003 Dist. Thane (M.S.), do hereby state on solemn affirmation as under :-



जोडपत्र-२/Annexure-II

Nature of Document / Article No. Agree

Whether it is to be registered 125 JAN 2024

If Registrable Name of S.R.O.

Property description in brief

Consideration Amount

Stamp Purchaser's Name Sunil J. Galami

Name of the Other party

If through other person then name & address

Stamp Duty Amount 100

Serial No 12213 Date 25 JAN 2024

Stamp Purchaser's Sign./Date Galami

परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्र. तालुका विभागाचे ठिकाण पत्ता

RAMESH M PATIL

Lic No 1212905

Opp Bus Stop Ulhasnagar-421001

ज्या कारणासाठी ज्यांची मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्याबाबतून हा (सहा) महिन्यात वापरणे बंधाकारक आहे



1. THAT We have Purchased the Said Property known as " Flat No. 502 in KRISHNA PALACE, Situated at Room No. 4,5,6, & 7-B, Constructed on Bk. No 221, Ulhasnagar - 421001 Dist. Thane (M.S.) assessed under Ward No. 16, Property No. 16AI017581700" (As It Is Where It Is)" under an Agreement of Sale dated: 03/05/1997 from M/s Krishna Enterprises (Builders).

2. We have applied for the Change of Name of the said property in our name and we have produce the relevant documents.

3. That Now We am applying to the Municipal Authority to issue tax bill in Our name i.e. (1) Smt. Lajwanti B Karia and (2) Shri Baliram Sukhramdas Karia Alias Shri Bulchand Sukhramdas Karia, entirely at our risk and cost and consequences thereon.

4. We hereby say that at the time of Executing Agreement of Sale we did not get the Possession Letter from the Vendor and now we declare that the possession of that Property is occupied by us.

5. That there is no any person / persons, who has any right, title, interest, or share over the said property.

6. That as per Municipal records the property stands in the name of Shri Baliram S Karia (as per the municipal records) now the same needs to be change in our name

7. That we hereby assure to Deputy Commissioner (Tax Department) and its staff, if any loss sustain regarding the change of Name in Municipal Tax in my name & we hereby assure to the authority if anybody challenge the said Agreement of Change of Name then we shall be responsible for the same

Bali. S. Karia

Now we Execute This Bond of Indemnity and bind ourselves, our heirs, executors, administrators, as firmly with these presents and indemnify the Government of India, State Government, i.e. Government of Maharashtra, Deputy Commissioner of UMC Dept. from any loss that they may sustain on the ground of effecting the change of name in our favour in the respect of said property.



Whatever stated hereinabove is true and correct to the best of our knowledge and belief.

IN WITNESS WHEREOF, I therefore set my hands on this 25th DAY of January 2024.



ان جوئی



(1) Smt. Lajwanti B Karia
(Deponent)

Bali. s. Karia



(2) Shri Baliram Sukhramdas Karia
Alias Shri Bulchand Sukhramdas Karia,
(Deponent)

BEFORE ME

G. A. Karamchandani
25/01/2024

12 5 JAN 2024

GIANO KARAMCHANDANI
NOTARY, GOVT. OF INDIA
THANE DIST. (MAHARASHTRA)

NOTED & REGISTERED

Sr. No. 494 Page No. 37

Reg. No. 4-B

WITNESSES

1. Name : _____

Add: _____

2. Name : _____

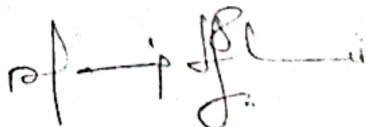
Add: _____

Smt: LAXMIWATI BULCHAND KARIA
Age: 38 Yrs. Occupation: Household

AND
Shri BULCHAND SUKHIRAMDAS KARIA, Hindu, adult, aged
about 46 years, Occupation BUSINESS, residing at
BK. no. 463-A, Room. no. 6, Ulhasnagar-2 hereinafter called the
"PURCHASER" (which expression shall unless it be repugnant to the
context or meaning thereof be deemed to include its successors,
heirs, executors, administrators and assigns) of the One Part.

WHEREAS the Builder have constructed a building known as
"KRISHNA PALACE", situated on Room No.4,5,6, & 7-B, Barrack
No.221, Ulhasnagar-1, Dist.Thane and the said property is free
from all encumbrances, liens, claims and charges.

AND WHEREAS the Builder purchased the property known as Room
No.4, area adm. 134 sq.yds. situated in Barrack No.221, Ulhasna-
gar-1, under a registered conveyance Deed No.5912/95 dated 14-12-
95 from Smt.Laxmibai Vishinsingh Nagdev who had inherited the
same from her husband Shri Vishinsingh Lakhisingh who expired on
30-4-1979, and after his expiry of Shri Vishinsingh Lakhisingh
the said Smt.Laxmibai V. Nagdev got the said property transferred
in her name in the records of the SDO, Ulhasnagar, Township vide
Letter No.SDO/D-1/GBP/GRK-221/BE.NO.18/95 dated 13-11-95 and
Vishinsingh Lakhisingh had purchased the same under a Deed of
Conveyance No. PD/GBP/BE:221/4/1-1/CDR-325 dt. 20-10-75, from the
President of India, Mr. Managing Officer (GBP), Ulhasnagar.



(2)

AND WHEREAS the Builders received the property known as Room No.5, area adm.140 sq.yds. in Bk.No.221, Ulhasnagar-1, under an Agreement of Exchange dt. 21st December 1995 from Smt.Saroj Mulchand Bhatia who had purchased the same from Shri Issardas by way of regd. Sale Deed Sr.No.4868 dt. _____ who had purchased the same from M.O. & Asstt. Administrator, Ulhasnagar Township, Ulhasnagar, vide Conveyance Deed No.Accom/C-1/CDR No.459 dt. 23-12-88.

AND WHEREAS the Builders received the property known as Room No.6, area adm. 140 sq.yds., situated in Bk.No.221 Ulhasnagar-1, under an Agreement of Exchange dt. 21st day of December 1995 from Mr.Ghanshamdas Naraindas Bhatia.

AND WHEREAS the Builders received the property known as Room No.7-B, Bk.No.221, Ulhasnagar-1, under an Agreement of Exchange dt.21st December 1995 from (1) Shri Shyamal Bhagwandas Bathija, & (2) Shri Rajesh Bhagwandas Bathija.

AND WHEREAS the Purchaser has approached the Builders for purchase of Flat No. 502 admeasuring about 1160 sq.ft. (super built up area) on the FIFTH floor, in Krishna Palace, Ulhasnagar-1, Dist.Thane, at the rate of Rs. 300/-

(Rs. Three hundred Only only) per Sq.ft. for a total consideration of Rs. 3,48,000/- (Rs. Three lakhs -

Forty eight thousand Only only) and the Builder have also agreed to sell, transfer and assign all their rights, titles, interests and benefits attached to the said flat to the Purchaser herein in the said sum.

[Signature]

(3)

5. That the Purchaser has agreed that hereafter he alone shall be responsible in respect of the future liabilities concerning to the aforesaid flat such as service charges, maintenance charges, municipal taxes, electric bills and other outgoings etc. or any other Govt. dues penalties, if any in future.

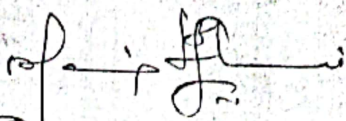
6. That upon taking the possession of the said flat by the flat holders shall be entitled to use and occupy the same and he shall have no claim, against the Builders in respect of any item of work which may be alleged to have not been carried out or completed.

7. That the flat holders shall maintain the said flat at his own costs in good, tenantable and repair condition and shall not do or suffer to be done anything in the said building, staircase or common passages which may be against the rules and/or bye-laws of any authority.

8. That the flat holders are aware and have full knowledge of EXCESS FLOOR SPACE INDEX.

9. It is hereby declared and state that after handing over the possession of the flat, the Builders shall not be responsible and/or liable for anything including any action taken by authority and by legal body of the area pertaining to the building and/or portion thereof at that time.

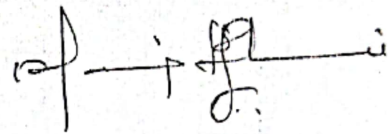
10. That the purchaser shall abide by all the rules, regulations and bye-laws of the said Palace from time to time.



(5)

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

Signed, sealed and delivered
by the withinnamed Builders
M/s. Krishna Enterprises,
thr. its Prop. Shri Manoj S.
Lahori, in the presence of....



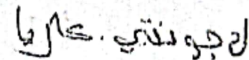
Signed, sealed and delivered

by the withinnamed Purchaser
Bulchand Sukhramdas KARIA.
~~Shri Ramchand P. Rangwani.~~

y Bali-s-Karia.

(Shri BULCHAND. S. KARIA)

in the presence of Shri Ramchand P. Rangwani.



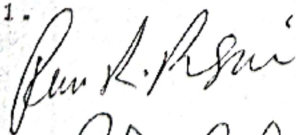
(Smt. Lajwanti. B. Karia)

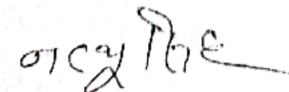
RECEIPT

Received a sum of Rs. 3,48,000/- (Rs. Three lakhs forty eight thousand only) as stated in clause 1 of this agreement from the Purchaser.

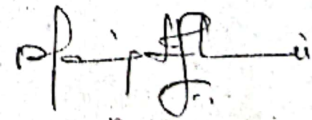
Witnesses:

1.


Ram. Ruffi D. Rangwani

2. 

We say received


Builders.

10Rs.



Sub Treasury Officer
Ulhasnagar

116 AUG 2002

S. No. 147 Date 23/8/2002
Issued to S. S. Ilango
Stamp paper of Rs. 10/-

Santosh M. Ballal

Stamp Vendor
Badlapur

22/02/01

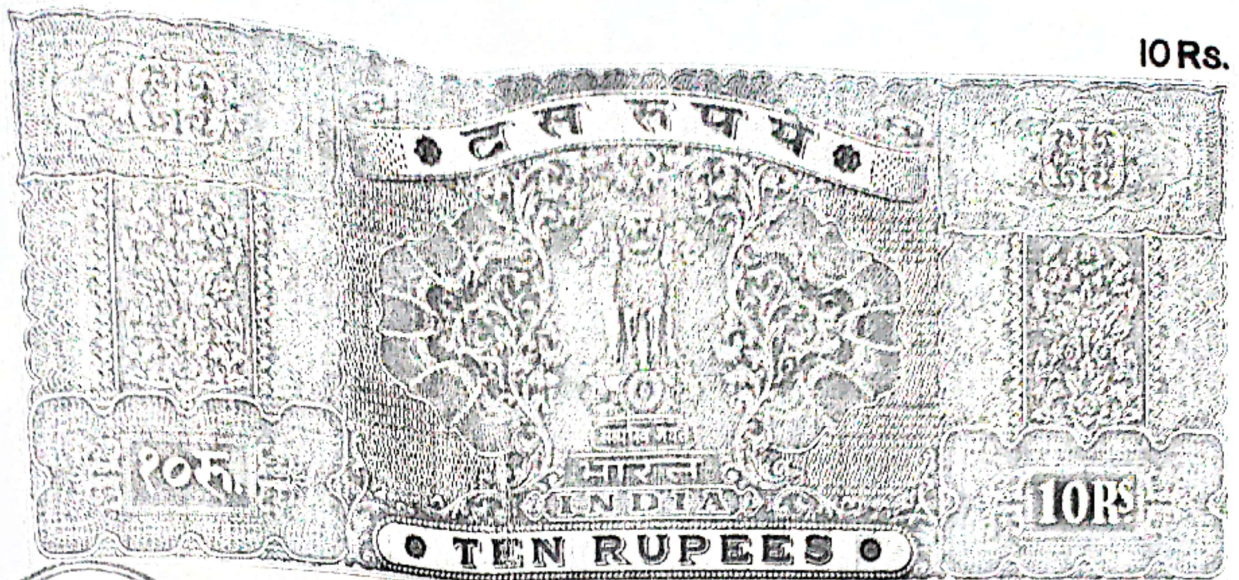
AFFIDAVIT

I Shri Bulchand Sukhramdas Karia Alias Baliram,
Hindu Adult, Indian Inhabitant, aged about 51 years,
occupation Business, a resident of Flat No. 502, Krishna
Palace, Opp. Dholuram Darbar, Near Bewas Chowk,
Ulhasnagar - 421 001, do hereby state on solemn
affirmation as under :

- 1) That I am resident of Flat No. 502, Krishna
Palace, Opp. Dholuram Darbar, Near Bewas Chowk,
Ulhasnagar - 421 001.
- 2) That I am being called with two names such as Shri
Bulchand Sukhramdas Karia Alias Shri Baliram.

CONT.... (2)





10Rs.



Sub Treasury Officer
Ulhasnagar

16 AUG 2002

S. No. 147 Date 10/ 23/8/2002
Issued to R. B. Karia
Stamp paper of Rs. 10/-

Santos M. Ballal
Stamp Vendor
Badlapur
Date: 02/08/02

3) That I further declare herewith that above said two names are of one and same person.

4) This Affidavit produce to any concern authority regarding my both names for any purpose i.e. I am being called with two names as Shri Bulchand Sukhrandas Karia Alias Baliram that both names are of one and same person.



Whatever stated hereinabove is true and correct to the best of my knowledge and belief.

Solemnly affirmed at Ulhasnagar on this 9th day of

Sept
August, 2002.

30843 Date 9/9/02
Solemnly affirmed and Signed by SHRI BULCHAND SUKHRAMDAS KARIA
(H.T. before me by P. S. Karia - Baliram)
of who is identified DEPONENT
Identified by to whom I personally



Executive Magistrate
Ulhasnagar

Bhac...
AND BHAVNA PARI LUND
STAMP VENDOR
W/O P. S. Karia, Govt. Hospital
ULHASNAGAR-4. TEL. 520250.