



10/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 4611/2024

नोदणी :

Regn:63m

गावाचे नाव : उल्हासनगर कॅम्प क्र.2

विलेखाचा प्रकार

विक्री करारनामा

मोबदला

2256000

वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार
कारणी देतो की पट्टेदार ते नमुद करावे)

2256000

भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: विभाग ई 1/5 मौजे- उल्हासनगर-2, तालुका उल्हासनगर,जिल्हा ठाणे येथील सीटीएस नं. 5932 यावरील बँक नं. 352-ए मधील रूम नं. 8 ही एसीसी शीट पक्के बांधकाम असलेले रहाते घराची मिळकत. क्षेत्र. 60 चौ.वार म्हणजेच 50.16 चौ.मी. म्हणजेच 540 चौ.फूट बिल्ट अप(वाई नं. 21,मालमत्ता क्र. 21बीआय016510700)((C.T.S. Number : 5932 ;))

1) 50.16 चौ.मीटर

क्षेत्रफळ

आकारणी किंवा जुडी देण्यात असेल तेव्हा.

दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव सा.

1): नाव:-नमिता नबाकुमार मन्ना वय:-56; पत्ता:-प्लॉट नं: प्लॉट नं. 901, माळा नं: नववा मजला, इमारतीचे नाव: शिव आराधना, वाथवा मेडोज, प्लॉक नं: आरटीओ रोड, सिनेमॅक्स जवळ, रोड नं: खडकपाडा, कल्याण पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AETPM9727P

दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा णी न्यायालयाचा हुकुमनामा किंवा आदेश ल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-सुभाष वीशुतीशुपण बाग वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बँक नं. 352, रूम नं. 9, तळमजला, सिरू चौक रोड, सोनारा गल्ली जवळ, उल्हासनगर-2, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-BSTPB4842F

2): नाव:-तुतई सुभाष बाग वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बँक नं. 352, रूम नं. 9, तळमजला, सिरू चौक रोड, सोनारा गल्ली जवळ, उल्हासनगर-2, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-BSSPB8473K

3): नाव:-सुब्रता घोष वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बँक नं. 352, रूम नं. 9, तळमजला, सिरू चौक रोड, सोनारा गल्ली जवळ, उल्हासनगर-2, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-BYEPG9780N

दस्तऐवज करून दिल्याचा दिनांक

08/10/2024

दस्त नोंदणी केल्याचा दिनांक

08/10/2024

अनुक्रमांक,खंड व पृष्ठ

4611/2024

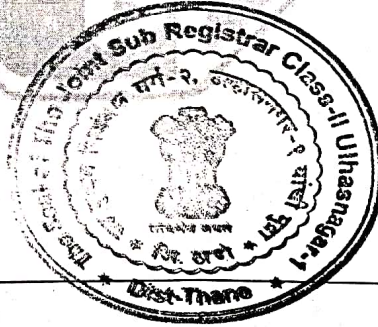
वाजारभावाप्रमाणे मुद्रांक शुल्क

135400

वाजारभावाप्रमाणे नोंदणी शुल्क

22560

शेरा



सहदुय्यम निबंधक दगे २
उल्हासनगर क. १.

यांकनासाठी विचारात घेतलेला तपशील:-

यांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

77/4611

Tuesday, October 08, 2024

4:05 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6511

दिनांक: 08/10/2024

गावाचे नाव: उल्हासनगर कॅम्प क्र.2

दस्तऐवजाचा अनुक्रमांक: उहन1-4611-2024

दस्तऐवजाचा प्रकार: विक्री करारनामा

सादर करणाऱ्याचे नाव: सुभाष बीभुतीभुषण बाग

नोंदणी फी

रु. 22560.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 23360.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:24 PM ह्या वेळेस मिळेल.

Sub Registrar, Ulhasnagar

सह दुय्यम निबंधक वर्ग-२

उल्हासनगर क्र. ९

बाजार मूल्य: रु.2256000/-

मोबदला रु.2256000/-

भरलेले मुद्रांक शुल्क : रु. 135400/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.22600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH009360724202425M दिनांक: 07/10/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1024086808881 दिनांक: 08/10/2024

बँकेचे नाव व पत्ता:

मुळदस्त परत मिळाला

Subhash Bag

पक्षकाराची स्वक्षरी

दिनांक: 8 / 10 / 2024

- 1) Ulhasnagar-2
- 2) Division: H (Part of CTS No. 5932)
- 3) Type of Construction: ACC SHEET BRICKS
- 4) Total area of Property: 50.16 sq. mtrs.
- 5) Actual Value: 22,56,000/-
- 6) Market Value: 22,56,000/-

AGREEMENT FOR SALE

THIS SALE DEED is made and entered into at Ulhasnagar, Taluka Ulhasnagar, Dist. - Thane on this 08th day October of 2024.

B E T W E E N :-

SMT. NAMITA NABA KUMAR MANNA (Pan No. **AETPM9727P**) (Aadhar No. **6676 1641 1459**) adult, aged about 56 years, Occupation: Homemaker, Residing at Shiv Aradhna Wadhwa Meadows, B/A Wing, Flat No. 901, RTO Road Near Cinemax, Khadakpada Kalyan West Dist. - Thane 421 301 hereinafter for brevity's sake called and referred to as "THE VENDOR" (which expression shall unless repugnant to the context of meaning thereof mean be deemed to include their legal heirs, executors, administrators and assigns) of the First Part.

A N D

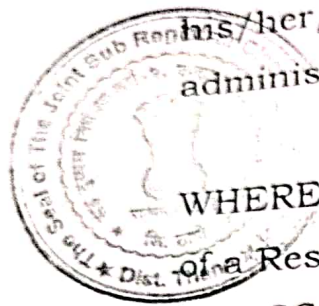
- 1) **SHRI. SUBHASH BIBHUTIBHUSHAN BAG** (Pan No. **BSTPB4842F**) (Aadhar No. **5147 0727 8188**) adult, aged about 46 years, Occupation: Business,
- 2) **SMT. TUTAI SUBHAS BAG** (Pan No. **BSSPB8473K**) (Aadhar No. **7512 2853 5448**) adult, aged about 34 years, Occupation: Homemaker,
- 3) **SHRI. SUBRATA GHOSH**

.. 7/10/24

Subrata Ghosh

Tutai bag Subhash Bag

(Pan No. BYEPG9780N) (Aadhar No. 4238 9867 8289)
adult, aged about 29 years, Occupation: Business, All
Residing at B.K. No. 352, Room No. 9, Ground Floor,
Portion, Ulhasnagar 2 Dist-Thane 421002 Hereinafter
referred as PURCHASERSS hereinafter referred for
expression shall unless repugnant to the context or
meaning thereof mean and be deemed to include
his/her/their respective legal heirs, executors,
administrators and assigns) of the Second Part.



WHEREAS the Vendor aforesaid is seized and possessed
of a Residential property, known as Portion of Room No.
8, (ACC Sheets bricks), Brk. No. 352-A, as per CD area
60 Sq. Yards = 540 Sq. fts = 50.16 Sq. Meters. bearing
CTS. No. 5932, Assessed by Ulhasnagar Municipal
Corporation under Property No. 21BI016510700 of
Ward No.21, Ulhasnagar-2, District Thane, Built up
area as per assessment is of 540 sq. fts. more
particularly described in the Schedule written
hereunder and hereinafter called the "**SAID
PROPERTY**".

AND WHEREAS the vendor had acquired the aforesaid
property from Shri Chander Arjandas Chichiria and
Shri Shanker Arjandas Chichiria by way of Registered
Conveyance Deed vide Doc no 2889/1998 dt
15/09/1998, and Shri Chander Arjandas Chichiria and
Shri Shanker Arjandas Chichiria has been inherited by
from their father Shri Arjandas Girdharilal Chichiria
who expired on 29/01/1994 and Shri Arjandas
Tutai bog/Subhas

Girdharilal C
father Shri C
on 21-08-198
Sitaldas Chic
had filed the
Judge J.D.
Girdharilal C
above said p
purchased t
75, dt. 29/0

THUS the s
all liens, cl
claim any r
be held res

AND WHE
benefits, a
records un
No.21, Ulh
area of 60
hereinabo
walls, do
separate c
Meter dep
allottable
hereafter
Purchaser
amount c
Fifty Six 7

4/8/2018

Girdharilal Chichria, had acquired the same from his father Shri Girdharilal Sitaldas Chichria, who expired on 21-08-1983 and after the expiry of Shri Girdharilal Sitaldas Chichria, Shri Arjandas Girdharilal Chichria had filed the M.A. No.1, of 83, in the court of Civil Judge J.D. Ulhasnagar, wherein Shri Arjandas Girdharilal Chichria was declared the legal heirs, of the above said property, and Shri Girdharilal Sitaldas had purchased the same from the Govt. vide C.D. No.30772-75, dt. 29/08/1968.

THUS the said property is ~~unencumbered~~ and free from all liens, charges, etc. and if ~~any~~ other person would claim any right over the same, the Vendor aforesaid will be held responsible to answer the claim so made.

AND WHEREAS the said property, with all its rights and benefits, as shown in Government records, Municipal records under Property No. 21BI016510700 of Ward No.21, Ulhasnagar-2, and Conveyance Deed (C.D. for an area of 60 Sq. yards) vide CTS No. 5932, as described hereinabove and with the rights of roof, flooring, joint walls, doors, windows, ways, passages, easement, separate electric connection and fittings, Meter rights, Meter deposits, all the rights of plot allotted to it and allottable to it and whatever rights may be accrued hereafter in respect of the said property, is sold to the Purchasers for the agreed on fixed sale consideration amount of Rs.22,56,000/- (Rupees Twenty Two Lakhs Fifty Six Thousand Only) at his own free will and sound

21/8/16/21

Subrata Ghosh

Tata bag Subhash Bag

wishes, without any interruption interference or any obstruction from the Vendor aforesaid her heirs, executors, administrators, or anybody claiming through his If anybody objects or interrupts the Purchasers possession and ownership, the same shall be removed by the Vendor aforesaid at his own risk and cost and the Vendor aforesaid do hereby indemnify the Purchasers against any loss on that ground.

That the Vendor hereby assures the Purchasers that in future in any signature or statement is required for the transfer of the name in respect of aforesaid property in any Govt. or Semi Govt. Offices OR Municipal records etc. in the favour of Purchasers, the Vendor shall give full co-operation in all the manners for effectual transfer of aforesaid property in favour of the Purchasers in reasonable request with the convenience of the Vendor.

SCHEDULE OF THE PROPERTY UNDER SALE

ALL that piece or parcel of Residential property, known as Portion of Room No. 8, (ACC Sheets bricks), Brk. No. 352-A, as per CD area 60 Sq. Yards = 540 Sq. fts = 50.16 Sq. Meters. bearing CTS. No. 5932, Assessed by Ulhasnagar Municipal Corporation under Property No. 21BI016510700 of Ward No.21, Ulhasnagar-2, District Thane, Built up area as per assessment is of 540 sq. fts. within the limits of Ulhasnagar Municipal Corporation, Taluka and Sub-District Registration Ulhasnagar, District Registration Thane, Non-Agricultural and bounded as under:-

N/A. Subrata Ghosh Tital bag SubhoShBag

To The East: Room No 8-B of Kishinmunda
To the West:- Room No 7 of Gidandas Lassi
To the North:- Public Passage & Entry
To the South:- Barrack No 352-B



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

SIGNED SEALED DELIVERED
DELIVERED & UNDERSTOOD BY
BY THE WITHINAMED VENDOR
IN THE PRESENCE OF
Smt. Namita Naba Kumar Manna

✓ 28/9/2012

SIGNED SEALED READ HEARD
DELIVERED & UNDERSTOOD BY
THE WITHIN NAMED PURCHASERS
IN THE PRESENCE OF.....
Shri. Subhash B Bag

Subhash B Bag

SIGNED SEALED READ HEARD
DELIVERED & UNDERSTOOD BY
THE WITHIN NAMED PURCHASERS
IN THE PRESENCE OF.....
Smt. Tutai S Bag

Tutai bag

SIGNED SEALED READ HEARD
DELIVERED & UNDERSTOOD BY
THE WITHIN NAMED PURCHASERS
IN THE PRESENCE OF.....
Shri. Subrata Ghosh

Subrata Ghosh

28/9/2012

Subrata Ghosh

Tutai bag



~~RULE 700xx-41~~

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

THIS INDENTURE made the 23th day of August One thousand nine hundred and sixty eight BETWEEN the President of India hereinafter called "the Vendor" (which expression shall repugnant to the context of meaning thereof include his successors and assigns) of the one part and Sir Archibald W. Pitt-Rivers 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 promises intended to be herobly granted at or for the price of \$2250.00 to be paid to the Vendor by the Purchaser, () in cash and

the Displaced person (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 this 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 41 of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as R. N. S. D. K. N. 353 more particularly described in Schedule I hereunder written TOGETHER WITH all buildings, commons, fencibles, hedges, ditches, ways, waters, watercourses, liberties, privileges, easements, and appurtenances whatsoever 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 by appurtenance thereto and ALL THE ESTATE right, title, interest, claim and demand whatsoever and the Vendor into and upon the said premises and every part thereof ACCEPTING 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 or upon the said premises or any adjoining lands of the Vendor and to let down the said piece 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 promises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser and his associates 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 encumbered or affected AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and promises and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or lawfully claiming from, under, or in trust from 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 promises, or any of them or any part thereof, from under or in trust for the Vendor shall and will from time to time, and at all times hereon, 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, further and more perfectly assuring the said land, hereditaments, 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
the value of this Property was mortgaged with Shri
and or Shri _____ s/o _____ s/o _____ in West
Pakistan. The said mortgagee/creditor has obtained a decree
in the Tribunal constituted under the Debt
Re. (Debt Adjustment) Act, 1951, the intimation of which
received by the Chief Settlement Commissioner from the Tribunal
concerned. The mortgagee/creditor would, therefore, have
over this property to the extent of mortgage charge/debt of
(Rs. _____) according to the provisions of the
until the mortgage charge/debt is satisfied or is redeemed
mortgagor/debtor".

IN WITNESS WHEREOF the Vendor has caused
on his behalf to set his hand hereunto, this day _____ Regional Set
written. _____

SCHEDULE I.

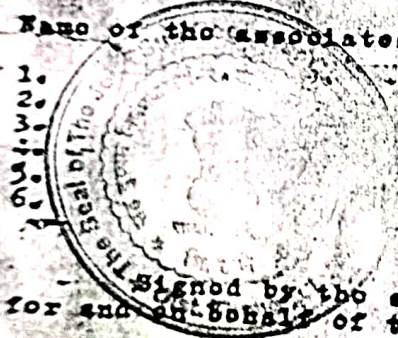
All that piece or parcel of land and/or building(s)
at containing by admeasurement 128 sq. yds. or thereabouts
bounded.

on the north by Room No 8 Barrack No. 352
on the South by Kalyan Camp No. 2,
on the East by As per attached plan.
on the West by

SCHEDULE II.

Name of the associates -

- 1.
- 2.
- 3.



7 - P
0899
22 80

Signed by the said _____ Ed/- for Regional Settlement Officer
for and on behalf of the President of India in the presence of

- 1.
- 2.

28/8/47

To
Shri Girchamal Bhatnagar
Room No. 8 Barrack No. 352
Kalyan Camp No. 2

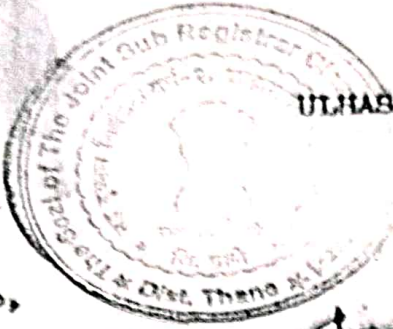
(*Strike out whichever is not applicable)

Copy to:

1. Administrator, Udhampur
2. Sub-Registrar, Kalyan
- 3.



Subrata Ghosh



ULHASNAGAR MUNICIPAL COUNCIL

2899 2038
23 20
NO. UMD/PH/Sant/ 21775
Ulhasnagar Municipal Council
Dated:- 29-7-83

To,

Shri/Smt.

Arjun Girahimal

BK. 252/8.

Ulhasnagar-2

Sub:- Cremation Certificate of Shri/Smt.

Sitaldas Chichmisa

Age 75 yrs Expired at - Chembur, Bcm

Dated - 21-8-80

Ref:- Your application dated - 25-7-83

Sir/Madam,

Please refer to your application of the subject cited above in this connection, I am to inform you that the report of Sanitary Inspector, Ulhasnagar - 2 - reveals that body of Shri/Smt. ... Girahimal Sitaldas ... was cremated on 21-8-80 Ulhasnagar, ... as per the record of the cremation ground, Ulhasnagar.

Yours faithfully,

Chief Officer,
Ulhasnagar Municipal Council.

ABK.18.9.82.



Tutibos

Subhash Bag

Subrata Ghosh