

3	Name of Purchaser or Assignee	Surname	Name	Father / Husband
		mullik	Rahim	Sahajan
4	Description & Details about Property			
5	Khatta No. / Ward No. / Serial No. in Assessment Book.	2182018349300		

श्री/श्रीमती
mullik
ई, राहणार
Sahajan
खालीलप्र

Necessary Enclosures related to above application are as under
(Please tick [✓] For Yes or tick [×] for No)

Enclosures		Yes/No
1	Upto date Property Tax paid receipt	[]
2	Copy of sale deed along with Index - II Registered with Registrar of Assurance	[]
3	Conveyance Deed (CD)	[]
4	Change of Name effected by Sub Division officer Ulhasanagar	[]
5	Partition deed registered with Registrar of Assurance	[]
6	Gift deed registered with Registrar of Assurance	[]
7	Mortgage deed registered with Registrar of Assurance	[]
8	Lease deed registered with Registrar of Assurance	[]
9	Letter of Administration granted by court	[]
10	Unregistered Instrument attested by Notary / Executive Magistrate namely	[]
11	Any Other Documents	[]

I am aware that this is only a mutation of entry for the purpose of primary liability to tax and shall not be construed as transfer of title. Any mis-representation or fraudulent information contained in the notice would any time lead to cancellation of such entry without prejudice to the rights of prosecution.

Date :

Applicant's Sign

Rahim

प्रतिज्ञापत्र

श्री/श्रीमती --- Rahim

मदिरा

(स्वतःचे नाव) श्री. Sahedrah

(वडिलांचे/पतीचे नाव) यांचा /यांची मुलगा/मुलगी/पत्नी, वय---

वर्ष, राहणार --- 8/11/2022/8-9

Sonar leader, good power sheet 47

(पत्ता) (मोबाईल क ---)

खालीलप्रमाणे प्रतिज्ञेवर सांगतो/सांगते आणि घोषित करतो/करते की,

मी उत्तरासनगर महानगरपालिका कर आकारणी पुस्तकात मालमत्ता क. 2437618345309 अन्ये नोंद असलेल्या मिळकतीसाठी कर देण्यास प्रथम पात्र व्यक्ती म्हणून असलेले नोंदीत बदल करणे/कर आकारणीत फेरफार करणे संदर्भात मालमत्ता कर विभागाकडे अर्ज सादर केला आहे.

अर्जासोबत जोडलेली सर्व कागदपत्रे व पुरावे मी संबंधित सक्षम अधिका-यांकडून प्राप्त करून घेतलेली असून, ती कागदपत्रे खरी आणि योग्य मार्गाने मिळविलेली आहेत. त्यामध्ये कोणत्याही प्रकारची खाडाखोड/दुरुस्ती/बदल केलेला नाही. तसेच ती, कागदपत्रे योग्य मार्गाचा अवलंब करून प्राप्त केलेली आहेत. ती खोटी अथवा नकली नाहीत हे मी सत्य प्रतिज्ञेवर लिहून देतो.

उपरोक्त कागदपत्रे खोटी अथवा बनावट आढळल्यास मी त्यास जबाबदार असून त्यासाठी भारतीय दंड विधान कायदानुसार लागू होणा-या शिक्षेस मी पात्र राहीन याची मला पूर्ण जाणीव आहे.

मी, सत्यप्रतिज्ञेवर नमूद केलेली सर्व माहिती सत्य व खरी आहे. प्रतिज्ञापत्र मी पूर्ण अक्कल हुशारीने, कोणत्याही दबावाला बळी न पडता राजीखुशीने लिहून देत आहे.

दिनांक / /

ठिकाण --- Jyotir...

साक्षीदार

1) श्री/श्रीम --- Keshav's Ram...

पत्ता --- Sonar leader

(मोबाईल क्रमांक ---)

2) श्री/श्रीम --- Keshav's Ram...

पत्ता --- Sonar leader

(मोबाईल क्रमांक ---)

प्रतिज्ञापत्र करणा-याची सही

सही

सही

अधिकडे
काढलेला फोटो
व त्यावर
अर्जदाराची
स्वाक्षरी

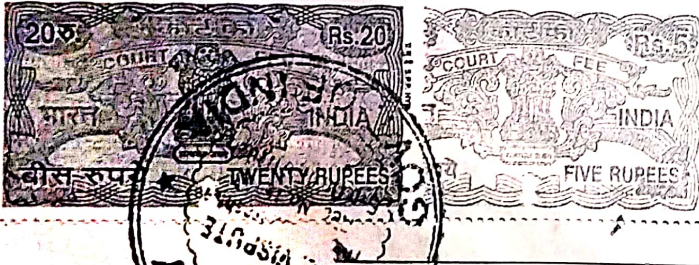
Hold
Bil der



हाराष्ट्र MAHARASHTRA

2023

68AA 980720



This Agreement For Sale is made and entered into at Ulhasnagar, Dist. Thane(M.S.) ON THIS 5th December 2023.

BETWEEN :

MR. Balram Jagdish Asrani , Hindu Adult aged about 52 years(Aadhar card no. 4011 1872 1398) Residing at Bhagwandas Palace Flat no.101, A-37, Room no. 222, Goal Maidan ; Ulhasnagar -421001 Dist. Thane (M.S.), hereinafter called the "VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean include his heirs, executors, administrators, legal representatives and assigns)... PARTY OF THE FIRST PART.

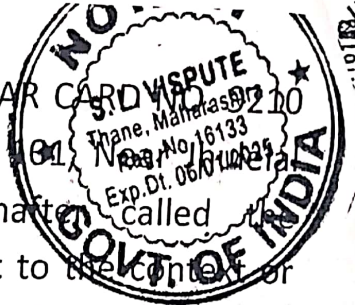
Balram



राजिंदर सिंह

✓
AND

MR. Rahim Sajahan Mallik Adult aged about 37 years, (AADHAR CARD No. 7399 7731) Residing at 24/01, Jai Jhulelal palace, Room no. 101, school, Ulhasnagar -421002. Dist. Thane (M.S.), hereinafter called "PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof shall mean include his heirs, executors, administrators, legal representatives and assigns)... PARTY OF THE SECOND PART.



AND WHEREAS the Vendor is sole and absolute owner of PROPERTY Know as Shop no. 2, in "JAI BHAVANI TOWER" on 3rd Floor, Having adm about 66 Sq. fts., Situated at Sonara Galli, Ulhasnagar-421002 Dist-Thane. Assessed as Ward No.21 Property no. 21BI108349300 (as it is where it is), hereinafter called the "SAID PROPERTY".



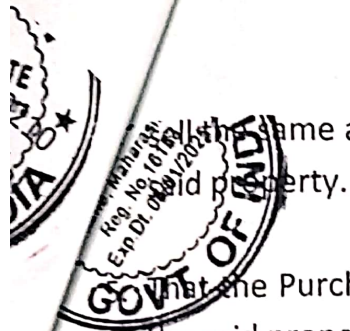
AND WHEREAS Vendor who had constructed the several shops on 3rd floor after purchasing the 3rd floor from M/s. Ravi Builders Under an sale agreement dt. 30/04/1989.

AND WHEREAS the Purchaser has approached the Vendor for Purchase of the said property with all rights, Titles, Interest and benefits attached to the said property, for the total consideration of Rs.4,00,000/- (Rs. Four Lakhs only) in various installments and the Vendor has also agreed to sell with all rights, Titles, interest and benefits attached to the said property to the Purchaser herein in the said sum, **With separate electric connection.**

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That in pursuance of the said agreement the Vendor has Received from the Purchaser a sum of Rs.4,00,000/- (Rs. Four Lakhs only) in various installments being the full and final sale consideration towards the sale of the said property ,the receipt of which is hereby admitted and acknowledged by the Vendor before the witnesses.
2. That the Vendor has delivered the quiet and vacant possession of the said property with all papers and Documents pertaining to the said property to the Purchaser herein.





the same and the vendor has got, good clear and marketable title to the said property.

That the Purchaser has taken the inspection of all documents pertaining to the said property and he has satisfied with the title of the vendor.

6. NOW HEREAFTER, the aforesaid Vendor, his heirs, Executors, administrators and assigns shall have no right of whatsoever nature on the said property. The Purchaser has become the sole and absolute owner of the said property and he/she shall enjoy all rights, rents and profit accruing from the said property, without any hindrances of the Vendor his heirs, executor's administrators and assigns.

7. That the Purchaser may get the said property transferred in his name in the records of Ulhasnagar Municipal Corporation or any other offices wherever and for the effectual transfer of the said property in the name of the Purchase the Vendor undertakes to sign any further papers and documents at the request and cost of the purchaser herein.

SCHEDULE OF THE PROPERTY :-

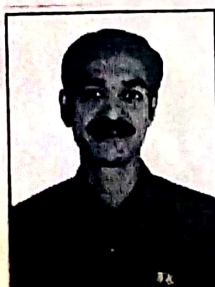
All the piece and parcel of construction and/or PROPERTY Know as Shop no. 2, in "JAI BHAVANI TOWER" on 3rd Floor, Having adm about 66 Sq. fts., Situated at Sonara Galli, Ulhasnagar-421002 Dist-Thane. Assessed as Ward No.21 Property no. 21B1108349300 (as it is where it is), hereinafter called the " SAID PROPERTY". Taluka and Sub-Registration Ulhasnagar, IST AND Dist Registration Thane. The said property is situated within the limits of Ulhasnagar Municipal Corporation.

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 within named Vendor)

Balram

MR. Balram Jagdish Asrani
Signature
In the presence of)



Thumb Impression

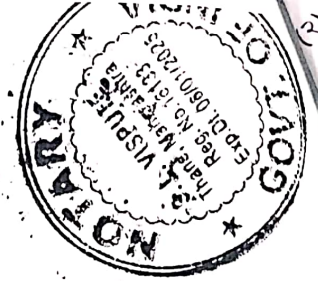


Signed, Sealed and delivered)
By the within named Purchaser)

रहित साजहान

Balram

MR. Mahim Sajahan Mallik
Signature
In the presence of)



Thumb Impression
BEFORE ME

Shripate

06/12/2023

S. L. VISPUTE B.A., LL.B.
ADVOCATE AND NOTARY GOVT. OF INDIA
Room No. 1251, Brk. No. 5/8, Near School No 14
Bk. No. 5/8, Near School No 14
Mod. 9320518754

1-16 DEC 2023

"RECEIPT"

RECEIVED Rs.4,00,000/- (Rs. Four Lakhs only) in various instalments mentioned above, I hereby admit and acknowledge the receipt of the same before the witness.

I SAY RECEIVED

Balram

"VENDOR"

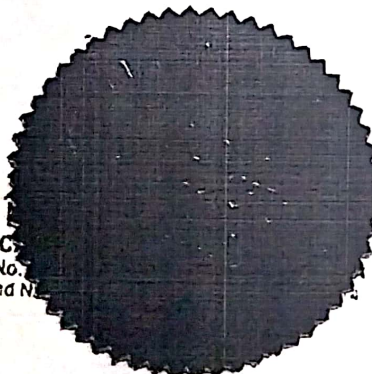
WITNESSES:

1. Mahesh B. Asrani
9860620858
Mahesh

2. SAZIZUL RAHAMAN
9096622731

SAR

S. L.
ADVOCATE
Room No.
Milling No.



उल्हासनगर महानगरपालिका

कराची पावती

सन 2023-2024

21BI018349300	पावती क्र.	116065
ताव (Occupier : HOLDER) <i>Rohim Sajahan Mallik</i>	दिनांक	13-12-2023
ता BK.322/8-9, JAI BHAVANI MARKET, SONAR GALI 3RD FLOOR, SHOP NO.47 ULHASNAGAR 2		

करांचे प्रकार	देय रक्कम	भरलेले रक्कम
सर्व साधारण कर	810	810.00
(२) महानगरपालिका शिक्षण कर	144	144
(३) मलप्रवाह कर	204	204
(४) पथ कर	228	228
(५) वृक्ष कर	12	12
(६) पाणीपुरवठा लाभ कर	144	144
(७) मलप्रवाह सुविधा लाभ कर	84	84
(८) शासकीय शिक्षण कर	228	228
(९) शासकीय रोजगार हमी कर	60	60
(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	60	60
(१४) उपयोगकर्ता शुल्क	5198	5198
(१५) अनाधिकृत बांधकाम शास्ती	0	0
(१६) विलंब शास्ती	4039	4039
(१७) शिक्षण करा वरील (पेनल्टी)	16	16
(१८) पेनल्टी (रोजगार हमीकर)	4	4
(१९) नोटीस फी	0	0
(२०) Dishonour chq Pen	0	0
(२१) व्याज	0	0
(२२) शास्ती (as per state govt rule)	0	0
	11231	11231

देय रक्कम	सूट रक्कम	अधिक रक्कम	भरलेली रक्कम	कोणाकडून प्राप्त झाले	देयकाचे स्वरूप	Collected By
11231	0	0	11231	Holder	Cash	cfcyatri

अधिक रक्कम समायोजित

0

