



दस्तक्रमांक व वर्ष: 435/2007

Monday, March 05, 2007

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दुय्यम निबंधक: उल्हासनगर 1

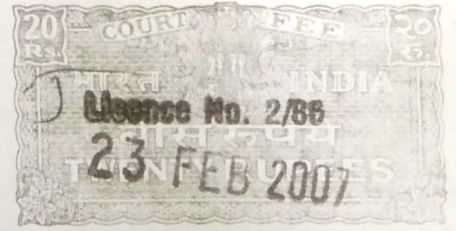
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## सूची क्र. दोन INDEX NO. II

गावाचे नाव : उल्हासनगर कॅम्प क्र.2

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 260,000.00  
बा.भा. रु. 255,306.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 7110/-/-/- वर्णन: विभागाचे नाव - [ बी ] कॅम्प 1 व 2 :- उल्हासनगर महानगरपालिका, उपविभागाचे नाव - 1/2 - [ बी ] कॅम्प 1 व 2 :- रस्ता विभाग नेहरुचौकापासुन पुर्वेकडे श्रीचौक व तेथुन उत्तरेकडे पोलीस स्टेशन पर्यंत रस्त्याचा भाग, रस्त्याच्या दोन्ही बाजुकडुन दर्शनी भाग असलेल्या सर्व मिळकती. सदर मिळकत सि.टी.एस. नंबर - 7110 मध्ये आहे. बॅरेक नं. 448-ए. रुम नं. 9, एकूण क्षेत्र- 504 चौ.फुट पैकी 270 चौ.फुट पत्राशिट बांधकाम सन 1965 पुर्वी बांधलेले आणि 234 चौ.फुट मोकळी जागा वार्ड नं. 22, खाता नं. 1019/654 (एस आर नं. 22/1018) उल्हासनगर-2.  
(1)46.84
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - श्रीमती. शोभाबाई ऊर्फ ईश्वरीबाई चेतनदास शर्मा यांचे तर्फे कु.मु. म्हणून श्री. घनशामदास कनयालाल रागता.; घर/प्लॉट नं: बॅ. नं. 448/4; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सिरु चौक; शहर/गाव: उल्हासनगर; तालुका: -; पिन: 421002; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) - - श्रीमती. कोमल दिलीपकुमार चुग.; घर/प्लॉट नं: 403; गल्ली/रस्ता: -; ईमारतीचे नाव: महान अपा.; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन: 421001; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 05/03/2007
- (8) नोंदणीचा 05/03/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 435 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 13000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 2600.00
- (12) शेरा



Romulo chugh

दुय्यम निबंधक उल्हासनगर-१



FRANKING DEPOSIT SLIP			
Pay to : ICICI Bank Ltd. A/C Stamp Duty		Rs. 18000	
Franking Value	Rs.	18000	
Service Charges	Rs.	3010	
Total	Rs.	21010	
Name of Stamp duty paying party : Komal. Dilip Kumar.			
clubh. Flat-103, Molan-APT. VNR			
DD / Cheque No.	[Stamp]		
Drawn on Bank	[Stamp]		
(For Bank's Use only)			
Tran ID	[Stamp]		
Franking Sr. No.	21658		
Officer	[Stamp]		

444  
43360  
7196

- 1) Ulhasnagar No.
- 2) Division
- 3) Type of Construction
- 4) Rate
- 5) Actual Value
- 6) Market Value
- 7) Stamp duty
- 8) Pages

**CONVEYANCE DEED**

This Deed of Conveyance is made and entered into at  
 Ulhasnagar, Dist. Thane, on this 5<sup>th</sup> day of March  
 2007 between :



Stamp Duty: 18000  
 Service Charge: 3010  
 Total: 21010  
 Date: 05/03/2007  
 Time: 12:04  
 Stamp Duty: 18000  
 Service Charge: 3010  
 Total: 21010  
 Date: 05/03/2007  
 Time: 12:04  
 Stamp Duty: 18000  
 Service Charge: 3010  
 Total: 21010  
 Date: 05/03/2007  
 Time: 12:04



Smt. Shobhabai alias Iswaribai Chetandas Sharma, Hindu, adult, aged about 68 years, Occupation Household, residing at Bk.No. 448-A, Room No. 9, Ulhasnagar-2, Dist. Thane, thru. her C.A. Shri Ghanshyamdas Kanayalal Ragta, Hindu, adult, aged about 41 years, residing at Bk.No. 448, Room No. 4, Siru Chowk, Ulhasnagar-2, Dist. Thane, hereinafter called the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof deemed to include her heirs, executors, administrators and assigns) of the One Part.

A N D

Smt. Komal Dilipkumar Chugh, Hindu, adult, aged about 36 years, residing at Flat No. 403, Mahan Apartment, Ulhasnagar-1, Dist. Thane, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the Other Part.

WHEREAS the Vendor is the sole and absolute owner of Room No. 9 (A.C.Sheets), area adm. about 56 sq.yds. = 504 sq.ft., situated in Bk.No. 448-A, Ulhasnagar-2, Dist. Thane, more particularly described in the schedule hereunder written hereinafter called the "SAID PROPERTY".



AND WHEREAS the Vendor purchased the said property under a Regd. Deed of Conveyance vide Sr.No. 84012-14 dt. 07-08-1984 from the Government of India.

AND WHEREAS the Purchaser has approached the Vendor for purchase of the said property with all rights, titles, interests, and benefits attached to the said property for the total consideration of Rs. 2,60,000/- (Rs. Two lakhs sixty thousand only) and the Vendor have also agreed to sell, transfer, and assigns with all rights, titles, interests and benefits attached to the said property to the Purchaser herein in the said sum, with separate electric and water connection bearing Consumer No. 021510269605 & U0202921 resp.

NOW THIS DEED WITNESSETH AS UNDER :

1. That in pursuance of the said agreement the Vendor has received from the Purchaser a sum of Rs. 2,60,000/- (Rs. Two lakhs sixty thousand only) as under :-

Amount	Date	Mode of Payment
Rs. 20,000/-	10-02-2007	By Cash
Rs. 20,000/-	15-02-2007	By Cash
Rs. 20,000/-	20-02-2007	By Cash
Rs. 50,000/-	24-02-2007	Ch.No. 495462 of
Rs. 50,000/-	27-02-2007	Ch.No. 495463 of "
Rs. 50,000/-	02-03-2007	Ch.No. 495484 of "
Rs. 50,000/-	05-03-2007	Ch.No. 495485 of "

Rs.2,60,000/-  
=====

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 the papers and documents pertaining to the said property to the Purchaser herein.

3. That the Vendor hereby assures the Purchaser that she has cleared the municipal taxes, electric bills, water bills upto-date. However, if any such dues are found prior to the execution of this Deed the Vendor undertakes to clear the same immediately.

4. That the Vendor hereby further assures the Purchaser that the said property is free from all encumbrances, and the said property is not mortgaged, or no loan has been taken on the strength of the said property and the Vendor further covenants with the Purchaser that she is the absolute owner of the same and she has good power and absolute authority to sell the same, more particularly described in the schedule hereunder written and the Vendor has got, good clear and marketable title to the said property and the Vendor further covenants with the Purchaser that if any time hereafter the title of the Vendor is found defective or not clear and the Purchaser suffer loss or losses due to defective title of the Vendor in that event the Vendor



will indemnify such loss or losses to the Purchaser.

5. NOW HEREAFTER, the Vendor aforesaid her 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 she shall enjoy all rights, rents and profits accruing from the said property, without any hindrances of the Vendor, her heirs, executors, administrators and assigns.

6. That the Purchaser may get the said property transferred in her name in the records of the Ulhasnagar Municipal Corporation or any other offices wherever necessary and for the effectual transfer of the said property in the name of the Purchaser, the Vendor undertake to sign any further papers and documents at the request and cost of the Purchaser herein.

SCHEDULE OF THE PROPERTY UNDER SALE :-

All that piece and parcel of land and/or Room No. 9 (A.C.Sheets), area adm. about 56 sq.yds. = 504 sq.ft., situated in Bk.No. 448-A, Ulhasnagar-2, Dist. Thane, assessed under Ward No. 22, Khata No. 1019/654 (Sr.No. 22/1018, bearing City Survey No. 7110, Taluka and Sub-Registration Ulhasnagar, Dist. and Dist. Registration Thane. The said Property is constructed prior to 1965 and is situated within the limits of Ulhasnagar Municipal Corporation. The total area under sale 56

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sq. yds. = 504 sq. ft. out of which 30 sq. yds. = 270  
sq. ft. is Built up and 26 sq. yds. = 234 sq. ft. is Open  
and bounded as under:

EAST	:	Passage
WEST	:	Drainage
NORTH	:	Room no 8, Deco 448
SOUTH	:	Room no 10, Deco 448

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 Vendor  
Smt. Shobhabai @ Ishwaribai C. Sharma,  
thru. her C.A. Shri Ghanshyamdas K. Ragta,  
in the presence of ..... )  
..... )  
..... )

Signed, sealed and delivered  
by the withinnamed Purchaser  
Smt. Komal D. Chugh,  
in the presence of ..... )  
..... )  
..... ) Komal D. Chugh

R E C E I P T

Received the sum of Rs. 2,00,000/- (Rs. Two lakhs sixty  
thousand only) as stated in clause 1 of this agreement  
from the Purchaser herein.

Witnesses :

1. I say received

*[Signature]*

Deepak R. Jadhav  
102/1A Shanti Sagar Apt  
first floor unit - 2

*[Signature]*

2. *[Signature]*

Vendor

403, Mahan Apt  
No. Basantaram Chok,