

प्रतिज्ञापत्र

1
 श्री. बी/बीमती SUNDER G. P. P. P. (एकत्रीत) (स्वातंत्र्य नाव) श्री. KAVITA. 2
P. P. P. (लविलार/पतीचे नाव) शांता /शांती मुलगा/मुलगी/पत्नी, वय---
 व 1, राहणार BKNO. 462 Room no-2 UMR-2.
Joint my job BIL (पत्ता) (मोबाईल नं 9822764684.)
 खालीलप्रमाणे प्रतिज्ञेवर सांगितले/सांगितले आणि घोषित करतो/करते की,

मी उल्हासनगर महानगरपालिका कर आकारणी पुरताकात मालमत्ता क.
22-31-019090000
22-31-016933400 अन्वये नोंद असलेल्या दोन्ही मिळकती एकत्रीत करणेसंदर्भात
 मालमत्ता कर विभागाकडे अर्ज सादर केला आहे. भविष्यात मालमत्ता हस्तांतरण
 करणे /व अन्य लाभ मिळणेकरीता वेगळे विल विभक्त /पोरशन हस्तांतरण करणारन
 नाही.

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/वदल केलेला नाही. तसेच ती, कागदपत्रे
 योग्य मार्गाचा अवलंब करून प्राप्त केलेली आहेत. ती खोटी अथवा नकली नाहीत हे
 मी सत्य प्रतिज्ञेवर लिहुन देतो.

उपरोक्त कागदपत्रे खोटी अथवा वनावट 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
 अवकल दुशारीने, कोणत्याही दबावाला वळी न पडता राजीखुशीने लिहुन देत आहे.

दिनांक / /

प्रतिज्ञापत्र करणा-याची सही

ठिकाण -----

साक्षीदार

१) श्री/श्रीम Suryan N. K. K. K.
454. Baba. Rishy. P. P. P.
941. 111 Sona. P. P. P. 2.
 (मोबाईल नं 9022222266.)

सही

२) श्री/श्रीम Meghraj. B. K. K.
454/3 R. R. R. R. R. R. R.
U. H. R. R. R. R. R. R. R.
 (मोबाईल नं 9822224118)

सही

अलिकडे
 काढलेला फोटो
 व त्यावर
 अर्जदाराची
 स्वाक्षरी

उल्हासनगर महानगरपालिका
वर्ष 2023-2024 करिता मालमत्ता कराचे बिल



[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ४ चे प्रकरण-८ (कराधान नियम) मधील नियम ३९, महाराष्ट्र शिक्षण व रोजगार हमी (उपकर) अधिनियम १९६२ मधील कलम ४ व ६ (ब), तसेच महाराष्ट्र इमारतीवरील कर (मोठ्या निवासी जागांसह) (एन्हा अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ अन्वये]

बिल क्र. : 233502 बिल दिनांक : 15-05-2023
मालमत्ता क्र. : 22BI016773700 जुना मा. क्र. : 22/2553
नाव : (Occupier : MELUMAL)
पत्ता : BK 462 PORTION ROOM 2 ULHASNAGAR 2



Scan QR code with camera or Google lens for online payment

वार्ड क्र.	झोन	क्षेत्रफल चौ.फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य निवासी	करयोग्य मूल्य विगार निवासी	एकूण वार्षिक करयोग्य मूल्य
22	BI	210.00	AC Sheet Bricks	Non Residential	0	3969	3969

व. क्र.	कराचे तपशील	कराचे दर (कर योग्य मूल्यावर) %	थकबाकी	पहिली सहामाही चालु भागणी	दुसरी सहामाही चालु भागणी	एकूण रक्कम
(१)	General Tax सर्व साधारण कर	28.00	-1109	555.5	555.5	2
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	-198	99	99	0
(३)	Conservancy Benefit Tax मनप्रवाह कर	7.00	-278	139	139	0
(४)	Street Tax पथ कर	8.00	-318	159	159	0
(५)	Tree Tax वृक्ष कर	0.50	-20	10	10	0
(६)	Water Benefit Tax पाणीपुंगवठा लाभ कर	5.00	-198	99	99	0
(७)	Sewerage Benefit Tax मनप्रवाह सुविधा लाभ कर	3.00	-119	59.5	59.5	0
(८)	Govt. Education Cess शासकीय शिक्षण कर	Resi - 2% to 4% Non-Resi- 4% to 12%	-397	198.5	198.5	0
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	Non-Resi- 1% to 3%	-99	49.5	49.5	0
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10.00	0	0	0	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	0.00	0	0	0	0
(१२)	Sp. Conservancy Tax विशेष साफ. मफाई कर	10.00	0	0	0	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	2.00	-79	39.5	39.5	0
(१४)	User Charges Tax उपयोगकर्ता शुल्क		-1040	547	547	54
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		-4044	2024	2024	4
(१६)	Late Payment Penalty विलंब शास्ती		-316			-316
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		0			0
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)		0			0
(१९)	Warrant Fee नोटीस फी		0			0
(२०)	Dishonour chq Penalty		0			0
(२१)	Interest on arrears व्याज रक्कम		0			0
(२२)	Shasti शास्ती (As per state govt rule)	10.00	0	0	0	0
एकूण			-8215	3979.5	3979.5	-256
अक्षरी रुपये : Two Hundred Fifty Six Rupees					अगाऊ रक्कम	0
					एकूण देय रक्कम	-256

विलाची कालावधी

पहिली सहामाही : 01/04/2023 - 30/09/2023
दुसरी सहामाही : 01/10/2023 - 31/03/2024

बिल मिळाले पासून ३ महिनेचे आत.
३१ डिसेंबर

Last Payment Receipt

Receipt No.: 48544
Receipt Date: 14-03-2023
Receipt Amount: 7903

टिप:

१) सदर देयकातील मालमत्ता धारकाचे नाव हे केवळ कर वसुली करिता मर्यादित असून याम मालकी हक्का संबंधातील पुरावा अथवा दस्त म्हणून गृहीत धरू नये.

२) Cheque / DD to be prepared in favor of Ulhasnagar Municipal Corporation

उप-आयुक्त (कर)

उल्हासनगर महानगरपालिका

कराचा भरणा केला असल्यास कृपया या देयकाची दखल घेण्यात येऊ नये / Ignore If already Paid



उल्हासनगर महानगरपालिका

वर्ष २०२२-२३ करिता मालमत्ता कराचे बिल



[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचीतील प्रकरण ८ नियम ३९, महाराष्ट्र शिक्षण व रोजगार हक्की (अकरा) अधिनियम १९९३ मधील कलम ४ व ६ (ब), महाराष्ट्र इमारतीवरील कर (मोठ्या निवासी जागामध्ये) (एका अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ तसेच शासनाकडील दिनांक ४ ऑक्टोबर २०२० रोजीचे पत्रावरून सांख्यिकी मूल्य आधारित मालमत्ता कर आकारणीम दिनेच्या स्थितीच्या अनुषंगाने पूर्वीस निर्धारित करिता महाराष्ट्र महानगरपालिका अधिनियमाचे कलम १३९, २ व (१) (ग)क) मधील तरतुदीने बिल]

बिल क्र. :	235387	बिल दिनांक :	17-05-2023
मालमत्ता क्र. :	22BI019090000	वार्ड क्र. :	22
जुना मा. क्र. :	22/0808	ग्राम : BI	
नाव :	MELUMAL*	वापर प्रकार :	Non Residential
पत्ता :	BK 462 ROOM 2 ULHASNAGAR 2	क्षेत्रफल :	800.00 चौ.फु.
		करयोग्य मूल्य :	24088

अ. क्र.	कराचे वर्गीकरण	एकूण देय रक्कम
		6745
(१)	General Tax मदद माधारण कर	1204
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	1686
(३)	Conservancy Benefit Tax मनप्रवाह कर	1927
(४)	Street Tax पथ कर	120
(५)	Tree Tax वृक्ष कर	1204
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	723
(७)	Sewerage Benefit Tax मनप्रवाह सुविधा लाभ कर	2891
(८)	Govt. Education Cess शासकीय शिक्षण कर	723
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	0
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	0
(१२)	Sp. Conservancy Tax विशेष माफ नफाई कर	482
(१३)	Fire Service Tax अग्निशमन सेवा कर	1094
(१४)	User Charges Tax उपयोगकर्ता शुल्क	0
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती	0
(१६)	Late Payment Penalty विलंब शास्ती	0
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पनल्टी)	0
(१८)	Penalty on Employment Guarantee Cess पनल्टी (रोजगार हमीवर)	0
(१९)	Warrant Fee नॉटीस फी	0
(२०)	Dishonour chq Penalty	0
(२१)	Interest on arrears व्याज रक्कम	0
(२२)	Shasti शास्ती (As per state govt rule)	0
देय रक्कम		18799
अधिक रक्कम		0
एकूण देय रक्कम		18799

अक्षरी रुपये : Eighteen Thousand Seven Hundred Ninty Nine Rupees

विलाची कालावधी

पहिली सहामाही : ०१/०८/२०२२ - ३०/०९/२०२२
दुसरी सहामाही : ०१/१०/२०२२ - ३१/०३/२०२३

बिल मिळाले पासून ३ महिनेचे आत.
३१ डिसेंबर



Scan QR code with camera or Google lens for online payment

टिप:

- १) सदर देयकातील मालमत्ता धारकाचे नाव हे केवळ कर बसवी करिता मर्यादित असून यास मालकी हक्का संबंधातील पुरावा अथवा दस्त म्हणून गृहीत धरू नये.
- २) टोल फ्री नं. १८००२३३०३१९ (सोमवार ते शुक्रवार सकाळी १०.०० ते सायं. ६.०० वाजेपर्यंत)
- ३) Cheque / DD to be prepared in favor of Ulhasnagar Municipal Corporation

उप-आयुक्त (कर)
उल्हासनगर महानगरपालिका

कराचा भरणा केला असल्यास कृपया या देयकाची दखल घेण्यात येऊ नये / Ignore If already Paid



उल्हासनगर महानगरपालिका

वर्ष 2023-2024 करीता मान्यता करावे विव



[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ४ चे प्रकरण २ (करावय विवय) मधील विवय ३९, महाराष्ट्र विवय न. १०२२२२ (२०१२) अधिनियम १९९२ मधील कलम ४ व ६ (क), तसेच महाराष्ट्र दगारीवरील कर (नोटया विवय) आगांमह) (दगार अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ अन्वये]

विव क. : 233502 विव विनांक : 15-05-2023
मान्यता क. : 22BIO16773700 जुना मा. क. : 22/2553
नाव : (Occupier : MELUMAL)
पत्ता : BK 462 PORTION ROOM 2 ULHASNAGAR 2



Scan QR code with camera of Google lens for online payment

वार्ड क.	खोन	क्षेत्रफल चौ. फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य विवामी	करयोग्य मूल्य विवामी	एकूण वार्षिक करयोग्य मूल्य
22	BI	210.00	AC Sheet Bricks	Non Residential	0	3969	3969

अ. क्र.	कराचे तपशील	कराचे दर (कर योग्य मूल्यावर) %	परुवाती	पहिली सहामाही चालु मागणी	दुसरी सहामाही चालु मागणी	एकूण रक्कम
(१)	General Tax सर्व माधान कर	28.00	-1109	555.5	555.5	2
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	-198	99	99	0
(३)	Conservancy Benefit Tax मनप्रवाह कर	7.00	-278	139	139	0
(४)	Street Tax रथ कर	8.00	-318	159	159	0
(५)	Tree Tax वृक्ष कर	0.50	-20	10	10	0
(६)	Water Benefit Tax पाणीपुढटा लाभ कर	5.00	-198	99	99	0
(७)	Sewerage Benefit Tax मनप्रवाह, मुविधा लाभ कर	3.00	-119	59.5	59.5	0
(८)	Govt. Education Cess शासकीय शिक्षण कर	Res: - 2% to 4% Non-Res: 4% to 12%	-397	198.5	198.5	0
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	Non-Res: 1% to 3%	-99	49.5	49.5	0
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10.00	0	0	0	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	0.00	0	0	0	0
(१२)	Sp. Conservancy Tax विशेष पाण, मफाई कर	10.00	0	0	0	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	2.00	-79	39.5	39.5	0
(१४)	User Charges Tax उपयोगकर्ता शुल्क		-1040	547	547	54
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		-4044	2024	2024	4
(१६)	Late Payment Penalty विलंब शास्ती		-316			-316
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पनळी)		0			0
(१८)	Penalty on Employment Guarantee Cess पनळी (रोजगार हमीवर)		0			0
(१९)	Warrant Fee नोटीस फी		0			0
(२०)	Dishonour chq Penalty		0			0
(२१)	Interest on arrears व्याज रक्कम		0			0
(२२)	Shasti शास्ती (As per state govt rule)	10.00	0	0	0	0
एकूण			-8215	3979.5	3979.5	-256
अदारी रुपये : Two Hundred Fifty Six Rupees						अगाऊ रक्कम 0
						एकूण देय रक्कम -256

विलाची कालावधी

पहिली सहामाही : 01/04/2023 - 30/09/2023
दुसरी सहामाही : 01/10/2023 - 31/03/2024

विव मिळावे पासून ३ महिनेचे आत.
३१ डिसेंबर

Last Payment Receipt

Receipt No.: 48544
Receipt Date: 14-03-2023
Receipt Amount: 7903

टिप:

१) मदर देयकातील मान्यता धारकाचे नाव हे केवळ कर वसुली करिता मर्यादित असून याम मानकी हक्का संबंधातील पुरावा अथवा दमन म्हणून गृहीत धरू नये.

२) Cheque / DD to be prepared in favor of Ulhasnagar Municipal Corporation

उप-आयुक्त (कर)

उल्हासनगर महानगरपालिका

उल्हासनगर महानगरपालिका या देयकाची रक्कम देयक देऊन आहे / Ulhasnagar Municipal Corporation has already Paid

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

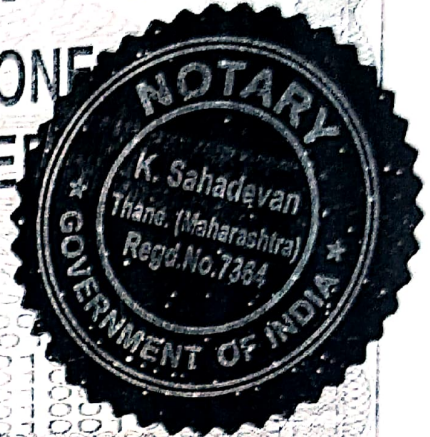
रु. 100



सत्यमेव जयते

ONE HUNDRE

भारत INDIA
INDIA NON JUDICIAL



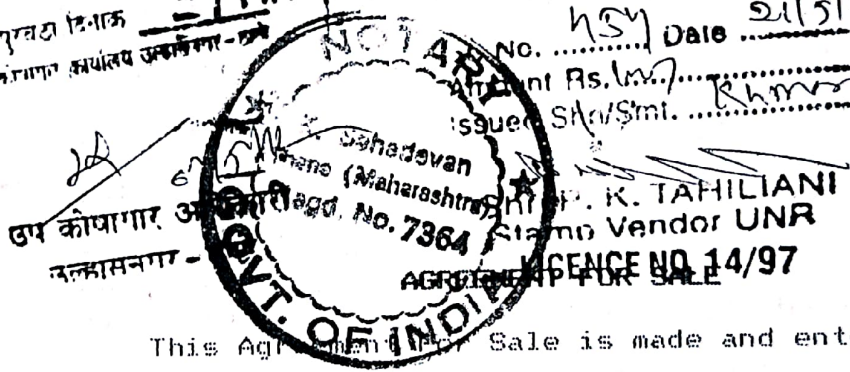
महाराष्ट्र MAHARASHTRA

2.1 MAY 2012 FL 489267

7 MAY 2012



प्राप्त दिनांक 7 MAY 2012



Handwritten signatures and date: 2.1 MAY 2012

This Agreement of Sale is made and entered into at
Ulhasnagar, Dist. Thane, on this 25th day of May, 2012
between :-

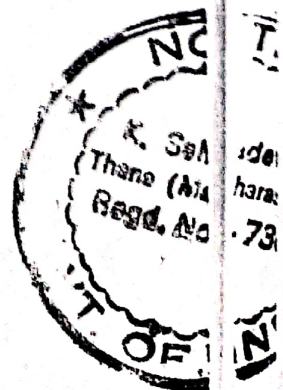
Shri Harnam Sugnomal Motwani, Hindu, adult, aged about
54 years, Occupation Business, residing at Flat No. 105,
Royal Sapphire, Royal Residency Complex, Near Madhuban
Hotel, Ulhasnagar-421001, Dist. Thane, "hereinafter
called the "VENDOR" (which expression shall unless it be
repugnant to the context or meaning thereof be deemed to
include his heirs, executors, administrators and
assigns) of the One Part.

Handwritten signatures and date: 2.1 MAY 2012

- 2 -

A N D

(1) Shri Sunder Gurdasmal Rupani, Hindu, adult, aged about 41 years, and (2) Smt. Kavita Sunder Rupani, Hindu, adult, aged about 44 years, Both of them residing at Ram Darshan Apartment, ^{B160} Flat No. 206, 2nd floor, ^{Thane} Bharat Chowk, Ulhasnagar-1, Dist. Thane, hereinafter called the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns) of the Other Part.



Amalwar *Sunder*
Kavita

WHEREAS the Vendor is the sole and absolute owner of Shop, Consisting of Ground floor, Half of Duplex, 1st floor and Terrace, each shop, area adn. about 18' x 29' = 522 sq.ft., situated at Room No. 2 of St.No. 462-A, Ulhasnagar-2, Dist. Thane, more particularly described in the schedule hereunder written hereinafter called the "SAID PROPERTY",

AND WHEREAS the Vendor purchased the property known as Portion of Room No. 2 of St.No. 462-A, Ulhasnagar-2, area adn. 24.33 sq.yds., under a Regd. Conveyance Deed vide Sr.No. 1218/2008 dt. 15-04-2008 from Smt. Santosh Chakraborty.

AND WHEREAS the Vendor purchased the property known as Portion of Room No. 2 of St.No. 462-A, Ulhasnagar-2, area adn. 24.1/9 sq.yds. = 219 sq.ft., under a Regd. Conveyance Deed vide Sr.No. 1217/2008 dt. 15-04-2008 from Smt. Jaswant Sugamdas Motwani.

AND WHEREAS the Vendor purchased the property known as Portion of Room No. 2 of St.No. 462-A, Ulhasnagar-2, area adn. 24.1/9 sq.yds., under a Regd. Conveyance Deed vide Sr.No. 4791/2008 dt. 27-06-2008 from Smt. Kamiksha Gokuldas Motwani.

AND WHEREAS Originally Room No. 2 of St.No. 462-A, area adn. 73 sq.yds., Ulhasnagar-2, was purchased by Smt. Maniksha Chakraborty vide C.D. bearing No. 117/1972

1218/2008



Signature *Subir*
Kumar

dt. 21-07-1972 from President of India, through Managing Officer (DMP), Ulhasnagar Township, Ulhasnagar.

AND WHEREAS after the death of Smt. Nankibai Chudarnal on 3/11/1973 the said property was duly transferred in favour of (1) Smt. Karibai Motwani (2) Smt. Karibai Subhidas Motwani (3) Shri Santupal C. Motwani and (4) Shri Chinandas C. Motwani and change of name issued by Managing Officer and Additional Tahsildar Ulhasnagar Township, Ulhasnagar vide Letter No. ADD/COIL/ACD/LC-2/SR-46/MS.

AND WHEREAS Shri Jaswant Supomal Motwani had front portion of Room No. 2, of Bk.No. 462-A, Ulhasnagar-2, from Shri Chinandas Chudarnal Motwani vide Regd. Sale Deed vide Sr.No. 7262 dt. 25/06/1982 duly registered with the Office of the Sub-Registrar, Ulhasnagar.

AND WHEREAS the Purchasers have 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. 19,50,000/- (Rs. Nineteen lakhs fifty thousand only) and the Vendor has also agreed to sell, transfer, and assigns with all rights, titles, interests and benefits attached to the said property to the Purchasers herein



Amratan *Sunder*
Karta

— 120 —

PAID BY PURCHASER NO.1

Amount	Date	Mode of Payment
--------	------	-----------------

Rs. 2,25,000/- in cash in various instalments.

Rs. 3,00,000/- 05-03-2012 Ch.No. 51019036 of

Rs. 3,00,000/- 05-03-2012 CH.No.51019036 of Union Bank of India.

Rs. 2,00,000/- 24-05-2012 Ch.No. 51019037 of " "

Rs. 2,00,000/-- 24-05-2012 Ch.No. 51019038 of "

Rs. 2,00,000- 06-07-2012 Ch.No. 51011939 of " "

PAID BY PURCHASER NO.2

Rs. 2,25,000/- in cash in various instalments.

RS. 3,00,000/- 14-03-2012 CH.No.690392 of

RS. 3"00"000/- 02-07-2012 CH.No.690393 of "

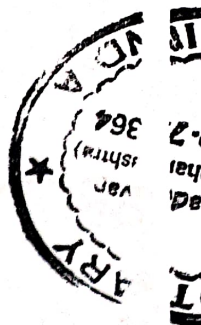
.../000 " 09 " 61 " 52

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."

22. 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

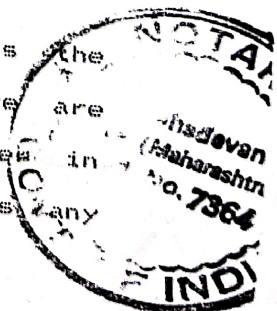
—Sunday, Kavira



4. That the Parties have clearly understood and the Vendor hereby declares that after the execution of this sale deed, the Vendor will not have any right, title and interest in the said property and the Purchasers will become the absolute owner of the entire said property and the Purchasers will be entitled to use and possess the said property as an absolute owner and enjoy the property as the owner. The Vendor declares and assures the Purchasers that he has received the entire sale consideration and received full and final amount of sale consideration and he will not demand anything more in future in any manner and shall not raise any dispute in any manner against the Purchasers in respect of the said property.

5. That the Vendor hereby declares that he is the absolute owner of the abovesaid property and there are no other co-owner, co-assure as well as co-partner in the abovesaid property and no other person has any

Shree Anand Sunder
Kavita



var
isht.
364

364

right or interest of any nature in the said property nor any other person has any right to interrupt or interfere in the possession and occupation and enjoyment of the Purchasers.

6. That the Vendor doth hereby grant, convey, transfer and assures unto the Purchasers all that piece and parcel of land more particularly described in the schedule hereunder written.

7. That the Vendor does hereby himself and his legal heirs, successors, administrators, assigns, covenants with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through, thing or interest for them made, done committed or omitted knowingly or willingly suffered to the contrary he the Vendor now has in himself good right.

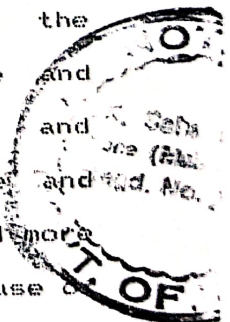
8. The Vendor has full power and absolute authority to grant, convey, transfer and assure the said premise hereby granted, conveyed, transferred and assured or intended so to be done unto and to the use of the purchase, in the manner aforesaid. The Vendor hereby covenants with the Purchasers that it shall be lawful for the Purchasers from time to time and at all times hereafter peacefully and quietly to hold under, possess and enjoy the said premises hereby granted, conveyed, transferred and assured with their appurtenance and

Ame... Smd
Kavira

receive the rents, issue profits thereof and all every part thereof to and for their own use and benefit when any suit lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or their successor and assign or any of from or by any person lawfully or equitably claiming or to claim or from under or interest for them or any of them.

9. That the Vendor doth hereby covenants with the Purchasers that the said land is free and clear and has no encumbrances and freely and clearly and absolutely acquitted, exonerated, released and for ever and discharged or otherwise by the Vendor well and sufficiently saved, kept harmless and indemnified all from and against all former and other estates, title, charges and encumbrances whatsoever either held or hereafter be made, executed, auctioned or suffered by the Vendor or by any other person lawfully or equitably claiming or to claim by from under or interest for him.

10. That the Vendor hereby assures and undertakes that the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for better further and more perfectly and absolutely granting unto and to the use of

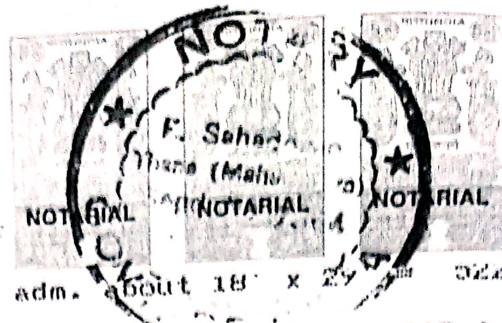


the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers, its successor or assigns or their counsel in law for assuring the said premises and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchasers in the manner aforesaid.

11. That the Vendor declares that the Vendor has not sold nor entered into any agreement of sale, mortgage, lease, leave and license etc., in respect of the property till today. The Vendor further declares that the Vendor will co-operate with the Purchasers for the proper and effective transfer of the said property in their names in the official records of Govt. Offices, Semi-Govt. Offices and Public body Offices for carrying out the change of name in favour of the Purchasers. The Vendor further declares and undertakes that the Vendor will sign all necessary papers and documents which is necessary and required from the Purpose of effectual transfer of the said property in favour of the Purchasers if a reasonable request is made by the Purchasers to the Vendor and the Vendor will not claim any additional consideration for the same.

SCHEDULE OF THE PROPERTY:-

All that piece and parcel of land and/or Shop, Consisting of Ground floor, Half of Duplex, 1st floor



and Terrace, each shop, area adm. about 18' x 27' 322
sq.ft., situated at Room No. 2 of Ek.No. 462-A,
Ulhasnagar-2, Dist. Thane, assessed under Ward No. 22,
Property No. 22B1019090000 (as it is where it is),
bearing City Survey No. 7279, Taluka and Sub-
Registration Ulhasnagar, Dist. and Dist. Registration
Thane. The said property is situated within the limits
of Ulhasnagar Municipal Corporation and bounded as
under:-

East : Radhesham Darbar
West : Room
North : Galla
South : Barrack

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
Shri Harnam S. Motwani
in the presence of

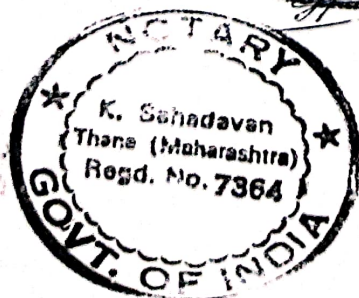
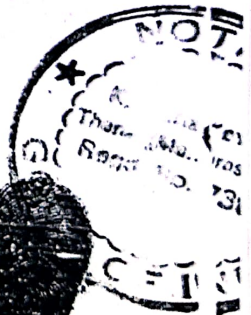


Harnam S. Motwani

Signed, sealed and delivered
by the withinnamed Purchasers
1. Shri Sunder G. Rupani, and
2. Smt. Kavita S. Rupani
in the presence of



*Sunder
Kavita*



ATTESTED

K. SAHADEVAN
ADVOCATE & NOTARY
GOVT. OF INDIA

RECEIPT

Received the said sum of Rs. 19,50,000/- (Rs. Nineteen lakhs fifty thousand only) as stated in this deed from the Purchasers herein.

WITNESSES :

1.

A. W. Motwan

I say received

Motwan

2.

Shri Bhat

Vendor

