



# उल्हासनगर महानगरपालिका

कराची पावती

सन 2023-2024

मान्यता क्र	23BI017588800	पावती क्र.	155388
पर मानवाचे नाव	(Occupier: HIRALAL SHIV KUMAR TRIVEDI)	दिनांक	29-02-2024
मान्यतेचा पत्ता	SAI AASHARAM APT, B-WING, 5TH FLOOR, FLAT-505 OPP E S I S HOSPITAL ROAD ULHASNAGAR 2		

अ. क्र	करांचे प्रकार	देय रक्कम	भरलेले रक्कम
(१)	सर्व साधारण कर	9248	9248.00
(२)	महानगरपालिका शिक्षण कर	1648	1648
(३)	मलप्रवाह कर	2312	2312
(४)	पथ कर	2640	2640
(५)	वृक्ष कर	168	168
(६)	पाणीपुरवठा लाभ कर	1648	1648
(७)	मलप्रवाह सुविधा लाभ कर	992	992
(८)	शामकीय शिक्षण कर	1648	1648
(९)	शामकीय रोजगार हमी कर	0	0
(१०)	मोटोवा निवामी जागेवरील कर	0	0
(११)	पाणी पट्टी (प्रति महिना)	28800	28800
(१२)	विशेष माफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	664	664
(१४)	उपयोगकर्ता शुल्क	3467	3467
(१५)	अनाधिकृत बांधकाम शास्ती	0	0
(१६)	विलंब शास्ती	54684	54684
(१७)	शिक्षण करा वरील (पेनल्टी)	105	105
(१८)	पेनल्टी (रोजगार हमीकर)	0	0
(१९)	नोटींग फी	0	0
(२०)	Dishonour chq Pen	0	0
(२१)	व्याज	0	0
(२२)	शास्ती (as per state govt rule)	0	0
		108024	108024



देय रक्कम	गुट रक्कम	अधिक रक्कम	भरलेली रक्कम	कोणाकडून प्राप्त झाले	देयकाचे स्वरूप	Collected By
108024	54684	0	53340		Cash	cfchq2

अधिक रक्कम समायोजित

0

पावती स्वीकारणाऱ्याची मही





**भारत सरकार**  
**GOVERNMENT OF INDIA**

**अनिलकुमार जगन्नाथ यादव**  
**Anilkumar Jhagru Yadav**

जन्म वर्ष / Year of Birth : 1978  
पुरुष / Male

3942 4596 2100

**आधार — सामान्य माणसाचा अधिकार**



**भारतीय विशिष्ट ओळख प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

पत्ता : बरक नं 523, सननाम कॉलोनी,  
कामगार हॉस्पिटल रोड, हनुमान मंदिर  
नगर, उल्हासनगर 2, उल्हासनगर, ठाणे  
उल्हासनगर 2, महाराष्ट्र, 421002

Address: barrak no 523 satnam  
colony, kamgar hospital road, near  
hanuman mandir, ulhasnagar 2,  
Ulhasnagar, Thane, Ulhasnagar-2,  
Maharashtra 421002

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001





भारतीय गैर न्यायिक

पाये

Rs. 1

100

HUNDRE



भारत INDIA  
INDIA NON JUDICIAL

24 JAN 2013

महाराष्ट्र

ULHASNAGAR

GM 326048



महाराष्ट्र सरकार अलहासनागर

मुद्राक पुरवठा दिनांक

10 JAN 2013

Sr. No. 9296 Date...  
Issued to Anil Kumar J. Veda  
Stamp Paper of Rs. 100/-

AGREEMENT (G.P. HINDUJA)  
STAMP VENDOR ULHASNAGAR  
Lic. No. 18/92

अलहासनागर अधिवारी अलहासनागर  
10-1-13

of Sale entered into at  
Ulhasnagar, Dist. Thane on this 25th day of January, 2013  
between :

Shri Hiralal Shivkumar Trivedi, Hindu, adult, aged about  
56 years, residing at Flat No. 505, Sai Asharam 'B'  
Apartment, 5th floor, Ulhasnagar-2, Dist. Thane,  
hereinafter called "VENDOR" (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 One Part



श्री २१ लाल त्रिवेदी

WHEREAS the Vendor is the sole and absolute owner of Flat No. 505, area adm. about 739 sq.fts. (Super built up area), on 5th floor, in SAI ASHARAM 'B' APARTMENTS, Situated on the part of U.No. 56, Sheet No. 46, Section 6-A, Ulhasnagar-2, Dist. Thane, assessed under Ward No. 23, Khata No. New (Sr.No. 23/2966) (as it is where it is), hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendor purchased the said property under an Agreement dt. 21-09-1994 from Master Sunil Amarlal Basantani, through his legal and natural father Shri Amarlal P. Basantani and who had purchased the same under an Agreement dt. 28-07-1994 from (1) Shri Brijo Gobindram Kamra, and (2) Shri Manohar Gobindram Kamra, Partners of M/s. Ambalika Builders.

AND WHEREAS the Builders are the constituted attorneys of (1) Shri Umesh Manikram Vadhrya, (2) Shri Kishinchand M. Kataria, (3) Shri Prakash B. Sachdev, and (4) Shri Prakash M. Jalreja.

AND WHEREAS the Builders acquired the property known as Part of U.No. 56, Sheet No. 46, Section 6-A, Ulhasnagar-2, area adm. 395 sq.yds., under an Agreement of Exchange dt. 08-04-1993 from Shri Assandas Budharmal Manwani and who had purchased the same from the President of India, through M.O., Ulhasnagar vide C.D.No.Adm/Plot/C-2/WS-6847, dt. 20-05-1985.

AND WHEREAS the Builders acquired the property known as Part of U.No. 56, Sheet No. 46, Section

ए. २१/०४/१९९३  
[Signature]



dues are found prior to this agreement 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 nor gifted & nor sold to any person and the same is free from all claims and the Vendor further covenants with the Purchaser that he is the absolute owner of the same and he has good power and absolute authority to sell the same and the Vendor has got good clear and marketable title to the said property.

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

6. NOW HEREAFTER, the Vendor aforesaid, 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 property and he shall enjoy all rights, rents and profits arising from the said property, without any hindrances of the

Vendor, his heirs, executors, 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 necessary and for the effectual transfer of the said property in the name of the Purchaser.

हनुमन्त त्रिवेदी

Om

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. 5,00,000/- (Rs. Five lakhs only) in cash 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 the original papers and documents the pertaining to the said property to the Purchaser herein.

3. That the Vendor hereby assures the Purchaser that he has cleared the municipal taxes, electric bills and maintenance charges, upto date. However, if any such

such देरा त्रिवेदी



## प्रतिज्ञापत्र

मी, श्री. अनिलकुमार झगरू यादव, ग- सतनाम कॉलनी, बॅरक नं ५२३, नियर हनुमान मंदिर, उल्हासनगर-२, जि. ठाणे. असे प्रतिज्ञापत्र लिहून देत आहे कि, मी दिनांक ०४/०२/२०१३ रोजी खरेदीखत दस्ताएवज निष्पादित केलेल्या आहे. त्याचे मुद्दे खालील प्रमाणे-

- १) मुद्रांक शुल्क खरेदी करणा-याचे नाव व दिनांक- श्री. अनिलकुमार झगरू यादव, दिनांक- २४/०१/२०१३
  - २) दस्त निष्पादनाचा दिनांक- ०४/०२/२०१३
  - ३) लिहून देणार- श्री. हिरालाल शिवकुमार त्रिवेदी
  - ४) लिहून घेणार- श्री. अनिलकुमार झगरू यादव
  - ५) मिळकतीचे सविस्तर वर्णन- फ्लॅट नं. ५०५, ५ वा मजला, साई आशरम, बी अपार्टमेंट, सेक्शन ६-ए, उल्हासनगर-२, जि. ठाणे.
  - ६) मोबदला रक्कम रुपये- ५,००,०००/-
  - ७) घसा-यासाठी- निवासी
- (उदा. बांधकाम/मालमत्तेचा पुरावा जोडणे आवश्यक)



बरोल प्रमाणे पुरवण्यात आलेली माहिती ही खरी आहे. दस्त निष्पादनाच्या वेळी त्यामध्ये कुठलीही माहिती लपविण्यात आलेली नाही. तसे आढळून आल्यास मी महाराष्ट्र मुद्रांक कायदा १९५८ च्या मलम २८ व ६२ प्रमाणे शिक्षेस पात्र राहीन. तसेच भारतीय दंड विधान कलम १९९, २०० व १९३ अन्वये शिक्षेस पात्र राहीन. त्याबाबत या कार्यालयास तोपिस लागू देणार नाही.

२१०.२५

ठिकाण- ठाणे

27 FEB 2024

NOTED & REGD.

Sr. No. 111/08 of 2024

दिनांक- २७/०२/२०२४



सही/-

प्रतिज्ञापत्र लिहून देणार

BEFORE ME

SATISH B. SAWANT  
Advocate & Notary  
GOVT. OF INDIA

Sawant Niwas, Samrat Harshvardhan Nagar  
Near BK No. 139, MIDC Uihasnagar,  
Thane-421 001, Maharashtra



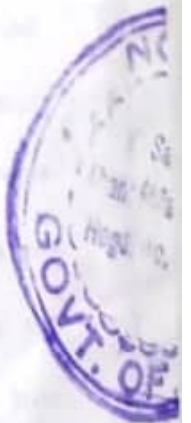
- 2 -

A N D

Shri Anilkumar S/o. Jhagru Yadav, Hindu, adult, aged about 32 years, residing at Satnam Colony, Bk.No. 523, Near Hanuman Mandir, Ulhasnagar-2, Dist. Thane, hereinafter called the "PURCHASER" (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 Other Part.

देसलालजीवेदी







SCHEDULE OF THE PROPERTY UNDER SALE :-

All that piece and parcel of construction and/or Flat No. 505, area adm. about 739 sq.fts. (Super built up area), on 5th floor, in SAI ASHARAM 'B' APARTMENTS, Situated on the part of U.No. 56, Sheet No. 46, Section 6-A, Ulhasnagar-2, Dist. Thane, assessed under Ward No. 23, Khata No. New (Sr.No. 23/2966) (as it is where it is), Taluka and Sub-Dist. Registration Ulhasnagar, Dist. 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 withinnamed Vendor  
Shri Hiralal S. Trivedi  
in the presence of



हिरालाल त्रिवेदी

Signed, sealed and delivered by the withinnamed Purchaser  
Shri. Kumar J. Yashwantrao  
in the presence of

BEFORE ME

K. SAHADEVAN  
ADVOCATE & NOTARY  
GOVT. OF INDIA

04/2/13

RECEIPT

I received the sum of Rs. 5,00,000/- (Five Lakhs only) as stated in clause 1 of this Agreement from the Purchaser herein.

Witnesses :

1. गिरी



2. R.V. Yadav

Noted & Registered

1743

4 FEB 2013

I say received

हिरालाल त्रिवेदी

Vendor

हिरालाल त्रिवेदी

## CERTIFICATION OF STAMP PAPER

Date: 26-02-2024

I, Ghanshyam P. Hinduja Stamp Vendor bearing License  
No. 1212004 (Old License No. 18/92) in Ulhasnagar.

Anilkumar J Yedav had purchased the Stamp  
Paper of Rs. 100 /- from me on 24-1-2013 bearing Serial  
No. 9796 Treasury Serial No. GM 32 6048 This is true  
and correct.

  
GHANSHYAM P. HINDUJA  
Stamp Vendor, Lic. No. 1212004  
5, Sachdev Shopping Centre, Ulhasnagar - 2.