



## उल्हासनगर महानगर पालिका

### पोहच पत्र

नोंदणी क्रमांक : 41202400014126 नोंदणी दिनांक : 03/07/2024 02:07:29 PM

स्विकारकर्त्याचे नाव : GEETA O. SAMTANI

स्विकारकर्त्याचा पत्ता : NEW REGENCY PARK 502 MANISH NAGAR NR DASSERA MAIDAN UNR-3

पाठविणा-याचावर्ग : जनता

पाठविणा-याचा वर्ग(उप) : सामान्य नागरीक

पत्र क्रमांक : . पत्र दिनांक : 03-JUL-24

पत्राचा प्रकार : सामान्य पत्र पत्राचा वर्ग : सर्वसाधारण पत्र

पत्राची वर्गवारी : सर्वसाधारण

विभागाला चिन्हांकित : General Administration Department

पत्राचा विषय : CORRECTION ADDRESS IN TAX RECEIPT

सोबत जोडलेले : .

नोंद : भविष्यात पुढील पत्र व्यवहारासाठी वरील नोंदणी क्रमांकाचा उपयोग केला जाईल.



Dt:

4th July 2024.

To,

Ulhasnagar Municipal Corpn;  
Ulhasnagar

R/Sir

Sub: Correction in address, as

Per receipt sr. 4120230008702 dtd

11/5/23. Address is Geeta Omprakash Samdani  
New Regency Park 502 Manishnagar  
Near Dasserai Maidan, Ulhasnagar-421003

Please correct the address in Tax receipt.

Encl: Index-II

receipt-

gazette copy

Thanking You,

Yours Faithfully



Tel. 9423385225  
9320861021

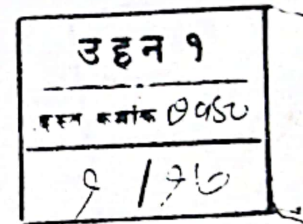
Geeta Omprakash  
Samdani



Sr. No. 756 Date 24-6-2002  
Issued to: Prakash P. Samtan  
Amount Rs. 5000/-

Samtan

Shri Yashwantrao B. Phale  
Stamp Vendor, Ambarnath.



- 1) Ulhasnagar No. 3
- 2) Division f
- 3) Type of Construction K C
- 4) Rate 735/-
- 5) Actual Value 300000/-
- 6) Market Value 400,000/-
- 7) Stamp duty 5000/-
- 8) Pages 15

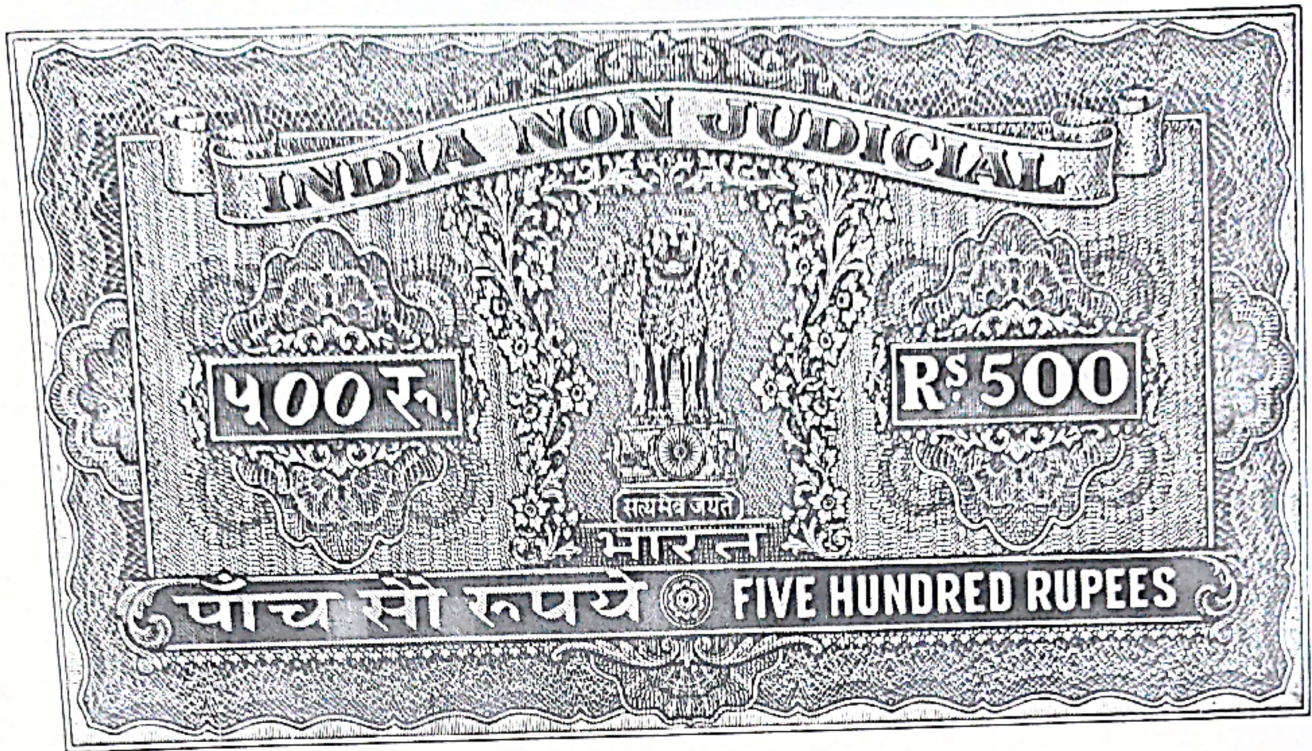
#### AGREEMENT OF SALE

THIS INDENTURE OF AGREEMENT IS MADE AND  
ENTERED INTO AT ULHASNAGAR DISTRICT THANE  
THIS 25TH DAY OF June, 2002.

BETWEEN :



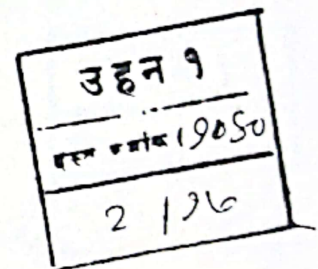




Sr. No. ....756.... Date. 24-6-2002  
 Issued to. Prakash. P. Samtani  
 Amount Rs. ....500/-

*Prakash*

*Shri Gashwanth R. Phale*  
 Stamp Vendor, Ambarnath.



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M/s. Mahalaxmi Constructions thru. its Partners  
 Shri Chander Khaildas Ahuja, Hindu, adult, aged  
 about 46 years, Occupation Business, residing at  
 Sai Darshan Apartment, O.T. Section, Ulhasnagar-3,  
 Dist. Thane, for self and as C.A. of (1) Shri Pheru  
 Pessumal Lulla, Hindu, adult, aged about 45 years,  
 Occupation Business, residing at Near Bk.No. 264,  
 Ulhasnagar-2 and (2) Vinod Chanderlal Punjabi,  
 Hindu, adult, aged about 31 years, Occupation  
 Business, residing at Netaji Market, Kalyan  
 Badlapur Road, Ambarnath, HEREINAFTER CALLED AS THE  
 BUILDERS (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 PARTY OF THE  
 FIRST PART.

A N D







Sr. No. 756 Date 24-6-2002  
 Issued to: Prakash P. Santani  
 Amount Rs. 100/-

*P. Santani*

*Shri Gopalchand M. Phale*  
 Stamp Vendor, Ambarnath.

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(1) Shri Prakash Pritamdas Santani, Hindu, adult, aged about 35 years, Occupation Service and (2) Smt. Geeta Prakash Santani, Hindu, adult, aged about 35 years, Occupation Service, both of them residing at Bk.No. 942, Room No. 10, Section 21, Ulhasnagar-3, Dist. Thane, HEREINAFTER CALLED AS 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 PARTY OF SECOND PART.

WHEREAS the Builders have constructed a building known as "NEW REGENCY PARK" situated on Part of U.No. 135, Sheet Nos. 19, 20, 25 and 26, Ulhasnagar-3, Dist. Thane and the said property is free from all encumbrances, charges and claims.

AND WHEREAS the Builders have purchased the property bearing Part of U.No. 135, Sheet Nos. 20, 25 and 26, Ulhasnagar-3, Dist. Thane from Shri Gopalchand M. Phale.



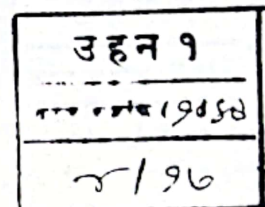




Sr. No. 756 Date 24-6-2002  
 Issued to: Prakash P. Samtan  
 Amount: 100/-

P. Samtan

Shri. Vasudev M. Phale  
 Stamp Vendor, Ambernath.



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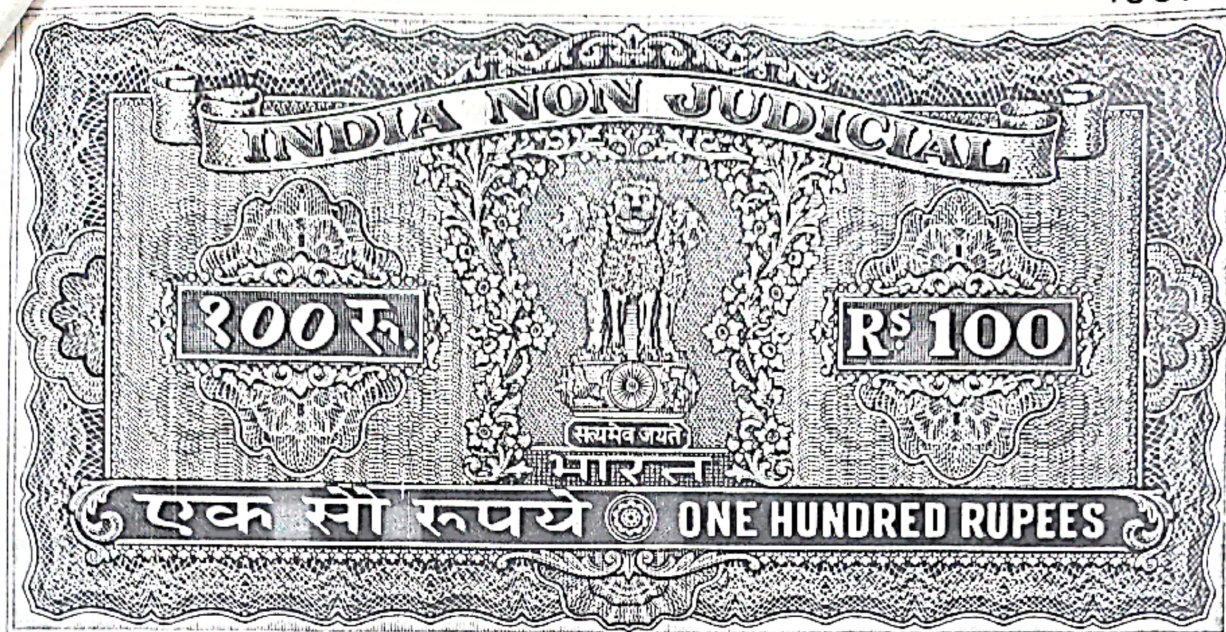
Mahesh Vashdev Sharma under a regd. conveyance deed vide Sr.No. 1219/2001 dated 26/6/2001 and who had purchased the same under a Regd. Conveyance Deed vide Sr.No. 7579 dated 10-11-89 from Smt. Jotibai Bazarimal who had purchased the same under a Deed of Conveyance No. Adm/Plot/C-3/CDR No. 1510, dated 4-8-1989 from the Govt. of India, thru. M.O. & Asstt. Administrator, Ulhasnagar Township.

AND WHEREAS, the Builders are entering into separate agreements with Purchasers of Flats, in the said Building, the Purchasers agreed to purchase the Flat No. 502, area adm. about 645 sq.ft. Super built up area (Carpet + 35%) = 549 sq.ft. Built up area, on 5th floor, in NEW REGENCY PARK, Ulhasnagar-3, Dist. Thane, for the Total consideration of Rs. 3,00,000/- (Rs. Three lakhs only) and the same is hereinafter referred "THE SAID FLAT".

NOW THIS AGREEMENT WITNESSETH AS UNDER







Sr. No. 756 Date 24-6-2002  
 Issued to Ptakash P. Samtan  
 Amount Rs. 100/-

*P. Samtan*

*Shri Yashwantrao H. Phale*  
 Stamp Vendor, Ambarnath.

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1. That the Builders have agreed to sell and the Purchasers have agreed to purchase the said Flat No. 502, on 5th floor, adm. 645 sq.ft. Super built up area (Carpet + 35%) = 549 sq.ft. Built up area.

2. That in pursuance of Agreement between the parties the Purchasers have paid the amount of Rs. 3,00,000/- (Rs. Three lakhs only) as under :

Amount	Date	Mode of Payment
Rs. 25,000/-	27-03-2002	Ch.No. 73131 of The Nav-Jeevan Co-op. Bank Ltd.
Rs. 1,00,000/-	22-06-2002	Ch.No. 731134 of " " "
Rs. 1,00,000/-	23-06-2002	Ch.No. 731135 of " " "
Rs. 75,000/-	24-06-2002	Ch.No. 731136 of " " "

Rs. 3,00,000/-  
 -----







Sr. No. 756 Date 24-6-2002  
 Issued Prakash P. Samtan  
 Amount 100/-

*Samtan*

*Shri Prakash P. Samtan*  
 Stamp Vendor, Ambarnath.

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being the full and final sale consideration of the said flat, the receipt of which is hereby admitted and acknowledged by the Builders before the witnesses.

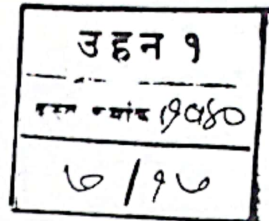
3. That the Builders have delivered the quiet and vacant possession of the said property to the Purchasers herein.

4. That the Purchasers hereby agrees to contribute for the maintainance as decided by Society being his proportionate share towards costs, expenses and out-going in respect of his said Flat for the maintainance of the same agreed to be purchased by them.

5. The Purchasers shall not make any additions/alterations to the original Structure of the said Building.



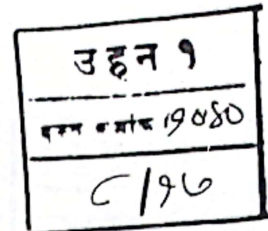




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6. The Purchasers hereby agree and undertake to be member of Co-operative Housing Society or Limited Company to be formation and shall sign and execute papers, necessary for the formation and the registration of the Society or Limited Company including bye-laws of the proposed Society and shall bear the cost of formation of Co-operative Housing Society or Limited Company as the case may be.
7. The Purchasers shall maintain at his own costs the Flat agreed to be purchased in the same good condition, in which it is delivered to his and shall abide by all the bye-laws and the regulation of the Government bodies or any other authorities and shall be responsible for all modification made by him which shall violate such rules and regulations.
8. The Builders hereby declare that after sale of Flat, they would handover the administration of the building to the Purchasers to conduct and manage the building of New Regency Park, without involving the Builders in any of the responsibilities/liabilities. However, the Builders are reserving their rights, title, interest, claims and demands over the terraces, parking space, lobbies, passages and staircases, even if, in case of formation of Co-op. Housing Society.
9. The Purchasers shall use the Flat for Residential purpose and not use for any other purpose which may cause nuisance or annoyance to the occupiers of the other Flat Owners of the said Building.
10. The Purchasers shall not at any time demolish or cause to be demolished the FLAT or any part thereof agreed to be purchased by his nor he shall make the addition and alteration to the flat or any part thereof such addition and alterations shall be permitted to be carried out at the costs of the Purchasers, if prior permission is taken in writing from the Government bodies, Society or Limited Company, as the case may be.
11. All sorts of expenses with regard to purchase of the said flat shall be borne by the Purchasers for effective transferring the title of the said flat in favour of Purchasers.





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12. That the Garden, Mandir, Children Playing/ Staircase area are the common amenities.

13. That the Flats with Patio/Balcony are not to be covered fully and if Purchasers desires to cover it, then he has to get sanction from the Secretary and the Committee members jointly and the Grills for protection/safety on windows are to be put in same design and specification.

14. That this Agreement shall always be under the Maharashtra Flat Owners Act and the rules made thereunder from time to time.

" SCHEDULE OF THE PROPERTY UNDER SALE "

ALL THAT PIECE AND PARCEL of CONSTRUCTION and/or Flat No. 502, area adm. about 645 sq.ft. Super built up area (Carpet + 35%) = 549 sq.ft. (Built up area) on 5th floor, in NEW REGENCY PARK, constructed on Part of U.No. 139, Sheet No. 19, 20, 25, 26, Ulhasnagar-3, Dist. Thane, bearing City Survey No. 12202, 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 : *Open Plot Bu: Iding*  
WEST : *Open Plot*  
NORTH : *Beverage*  
SOUTH : *Memish Nagar*

IN WITNESS WHEREOF BOTH THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH & YEAR HEREINABOVE WRITTEN FIRST.

SIGNED, SEALED AND DELIVERED  
by THE WITHIN NAMED .. BUILDERS  
M/S. MAHALAXMI CONSTRUCTIONS THRU.  
ITS PARTNERS SHRI CHANDER K. AHUJA  
FOR SELF AND AS C.A. OF 1. SHRI  
PHERU P. LULLA  
2. SHRI VINOD C. PUNJABI,  
IN THE PRESENCE OF *Yashwantrao*

*Chander K. Ahuja*

SIGNED, SEALED AND DELIVERED  
by the WITHIN NAMED .. PURCHASERS  
(1) Shri Prakash P. Samtani &  
(2) Smt. Beeta P. Samtani,  
IN THE PRESENCE OF *Harish*





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दस्तावेज क्रमांक 19080
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"RECEIPT"

RECEIVED Rs.3,00,000/- (Rs. Three lakhs only) as mentioned above, being the full and final sale consideration of the above said property from the said Purchasers.

We say received

Chaudhary.

Builders

WITNESSES :

1. SIGNATURE : Yash Motchandani

NAME : Yash Motchandani

ADDRESS : B1K 957/8 Sec 22.  
UNR-3

2. SIGNATURE : Harekrishna

NAME : Harekrishna

ADDRESS :



# मुल्यांकन पत्रक

दस्तावेज क्रमांक: उपलब्ध नाही  
 पक्षकाराचे नाव: श्री. प्रकाश प्रितमदास सामतानी.  
 दस्तावेजाचा प्रकार: 25 - अभिहरतांतरणपत्र.  
 मिळकतीचे वर्णन: उपलब्ध नाही  
 सि.टी.एस. नंबर: 12202  
 दिनांक: 25/6/2002

उहान १  
 वस्तु क्रमांक (११४८०)  
 १५/१७

सदर मुल्यांकन खालील प्रमाणे दिलेल्या माहितीच्या आधारे करण्यात आले आहे.

जिल्ह्याचे नांव	ठाणे
विभागाचे नांव	42 - [ ई ] कॅम्प 1,2,3 :- भुविभाग हद्दी- उत्तरेकडे मुरबाड रोड व महापालिका हद्द पुर्वेकडे महापालिका पुर्व हद्द भाग, दक्षिणेकडे व पश्चिमेकडे कल्याण बदलापुर रस्ता हद्दीतील वरील ए व बी भागातील मिळकती वगळता ( उल्हासनगर महानगरपालिका )
उप-विभागाचे नांव	1/5 - [ ई ] कॅम्प 1,2,3 :- भुविभाग हद्दी- उत्तरेकडे मुरबाड रोड व महापालिका हद्द पुर्वेकडे महापालिका पुर्व हद्द भाग, दक्षिणेकडे व पश्चिमेकडे कल्याण बदलापुर रस्ता हद्दीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती
वांधकामाचा प्रकार - रादनिका	बांधीव
एकूण क्षेत्र ( चौ. मी. )	51.02
वर्ष	2002
वाजार मूल्यदर	रु. 7180 /-
पायाभुत मूल्य	रु. 366,323.6 /-
वांधकामाचे क्षेत्र ( चौ. मी. )	51.02
मजला क्र.	तळमजला - 4 मजल्यांपर्यंत (सर्व मजल्यासाठी)
अंदाजे अंतिम वाजारमूल्य	रु. 366,324 /-
दस्तावा प्रकार	25 - अभिहरतांतरणपत्र
दस्ताचे मुद्रांकशुल्क	रु. 4,750 /- आहे
नोंदणी शुल्क हे वाजारमूल्याच्या 1% (किमान रु. 100 किंवा कमाल रु.20,000/-)	रु. 3663 /- आहे
नक्कल फी शुल्क दस्ताच्या प्रती पानास	रु. 20 /- आहे

## आवश्यक बाबी

आपल्या मिळकतीचे वाजारमूल्य रु. 366,324 /- आहे.  
 त्यावरील मुद्रांक शुल्क रु. 4,750 /- आहे.



दृश्यम निबंधकाची सही व शिक्का

दृश्यम निबंधक उल्हासनगर-१

दस्त नोंदणीसाठी हजर करताना खालील बाबींची पूर्तता करणे आवश्यक आहे.

1. मुद्रांक शुल्क वर दर्शवल्याप्रमाणे, योग्य आकाराचे लावले आहे.
2. दस्त योग्य वेळेत व योग्य कार्यालयात सर्व पुरक दस्तावेजांसह सादर केला आहे.
3. सदर दस्त सक्षम दस्तातले दाखले केला आहे.
4. दस्त रजिस्टर मालमतेवाकत अस्तित्वास तो कालग 21वा 22 प्रमाणे अग्रह्य आहे काय?
5. नोंदणी अधिकार्यास माहिती मसलेल्या भाषेत दस्त अस्तित्वास कालग 10 प्रमाणे पूर्तता केली आहे.
6. कालग 20 प्रमाणे, दस्तनिवादाकाले दस्तातील दुरुस्ती, को-या जागा, खाद्याखोड, फेरफार इ. बाबी, सहीने किंवा अद्यावस्थाने साक्षात्कृत केल्या आहेत.
7. सदर दस्तासाठी एकापेक्षा अधिक दिनदर्शिकांना अनुसरून दस्ताचे निष्पादन दिनांक लिहिले अस्तित्वास, ते मोनरी दिनांक एतानेकांशी जुळतात.
8. दस्ताची नोंदणी, कालग 22 अ खाली 'सार्वजनिक हिताविरुध्द' म्हणून जाहीर.
9. अद्यावस्थक असणा-या सर्व पुरक दस्तावेजांची पूर्तता केली आहे.

होय नाही




25/06/2002

5:09:10 pm

दस्त गोषवारा भाग-1

दस्त क्रमांक : 1040/2002

दस्ताचा प्रकार : Agreement

अनु क्र. पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 श्री. प्रकाश प्रितमदास सामतानी.

Executant

वै. नं. 942/10, से. 21, उ.नगर-3.

सही

*[Signature]*



2 मे. महात्मगी कन्वेंशन तर्फे भागीदार श्री. चंदर खिचलदास आहुजा. हे. स्वतःकरिता आणि 1. श्री. फेरु पेरुसगत लुत्ना, 2. श्री. विनोद चंदरलाल लुत्ना, अशी ओ. टी. से. उ.नगर-3.

Exeutor

सही

*[Signature]*



3 श्रीमती. गीता प्रकाश सामतानी.

Executant

वै. नं. 942/10, से. 21, उ.नगर-3.

सही

*[Signature]*



उह न १

दस्त क्रमांक 1040

१६/१७

दुयम निबंधक उल्हासनगर-१.



दस्त गोपवारा भाग - 2

क्र. [उहन-1040-2002] चा गोपवारा  
मूल्य : 366324 मोसदला : 300000 भरतेले मुद्रांक शुल्क : 5900

हजर केत्याचा दिनांक : 25/06/2002 05:02 PM  
दनाचा दिनांक : 25/06/2002

चा प्रकार : 25) करारनामा  
क्र. 1 ची वेळ : (सादरीकरण) 25/06/2002 05:02 PM  
क्र. 2 ची वेळ : (फी) 25/06/2002 05:06 PM  
क्र. 3 ची वेळ : (कबुली) 25/06/2002 05:07 PM  
क्र. 4 ची वेळ : (ओळख) 25/06/2002 05:09 PM

मोद केत्याचा दिनांक : 25/06/2002 05:09 PM

पावती क्र.: 762 दिनांक: 25/06/2002  
पावतीचे वर्णन  
नांव: श्री. प्रकाश प्रितमदास सामतानी.

4040 : नोंदणी फी  
340 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

4380: एकूण

ड. निबंधकाची सही, उत्सासनगर 1

ऐवज करून देणार तथाकथित [ करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

स :  
नील इराम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीश ओळखतात, य  
की ओळख पटवितात.  
श्री. यश विशिनदास होतचंदानी, .व. नं. 957/8, से.22, उ.नगर-3.  
श्री. हरेश मॅघराजप्रल खत्री, .ए-51/306, बॅक ऑफ बडोदा जवळ, उ.नगर-1.

निबंधकाची सही  
उत्सासनगर 1

Yotchen  
Mare

उहन 1  
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