



उल्हासनगर महानगरपालिका

कराची पावती
सन 2024-2025

10/12/24

मालमत्ता क्र	43CO009714900	पावती क्र.	261009
घर मालकाचे नाव	(Occupier : (Occupier : SUNIL SHANTARAM SAID / ABHAY PANDI	दिनांक	17-12-2024
मालमत्तेचा पत्ता	SHIV SHAKTI COLONY O.T. ULHASNAGAR 4		

क्षेत्रफल चौ.फु.	बांधकाम प्रकार	वापर प्रकार	एकूण वार्षिक करयोग्य मूल्य
2,050.00	AC Sheet Bricks	Residential	16226

अ. क्र	करांचे प्रकार	देय रक्कम	भरलेले रक्कम
(१)	सर्व साधारण कर	4543	4543.00
(२)	महानगरपालिका शिक्षण कर	811	811
(३)	मलप्रवाह कर	1136	1136
(४)	पथ कर	1298	1298
(५)	वृक्ष कर	81	81
(६)	पाणीपुरवठा लाभ कर	811	811
(७)	मलप्रवाह सुविधा लाभ कर	487	487
(८)	शासकीय शिक्षण कर	974	974
(९)	शासकीय रोजगार हमी कर	0	0
(१०)	मोठ्या निवासी जागेवरील कर	1623	1623
(११)	पाणी पट्टी (प्रति महिना)	1800	1800
(१२)	विशेष साफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	325	325
(१४)	उपयोगकर्ता शुल्क	766	766
(१५)	अनाधिकृत बांधकाम शास्ती	0	0
(१६)	विलंब शास्ती	0	0
(१७)	शिक्षण करा वरील (पेनल्टी)	0	0
(१८)	पेनल्टी (रोजगार हमीकर)	0	0
(१९)	नोटीस फी	0	0
(२०)	Dishonour chq Penalty	0	0
(२१)	व्याज	0	0
(२२)	शास्ती (as per state govt rule)	0	0
		14655	14655

देय रक्कम	मूट रक्कम	अधिक रक्कम	भरलेली रक्कम	कोणाकडून प्राप्त झाले	देयकाचे स्वरूप	Collected By
14655	0	0	14655		Cash	cfchq2

अधिक रक्कम समायोजित 0

पावती स्वीकारणाऱ्याची सही

This is computer generated receipt. No signature and stamp required.

एक सौ रुपये



सत्यमेव जयते

Rs. 100

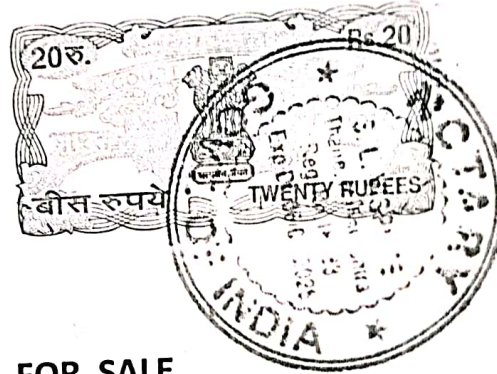
ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

© 2023 ©

62AA 954549



उप कोषागार अधिकारी
कल्याण

AGREEMENT FOR SALE

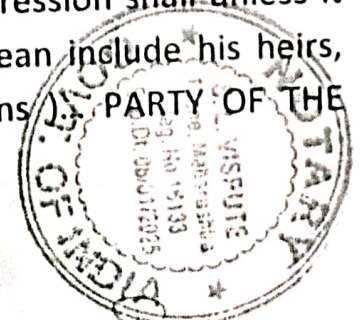
This Agreement For Sale is made and entered into at Ulhasnagar, Dist.Thane(M.S.)
ON THIS of 17th November 2023

BETWEEN :

MR Manoj K. Panjwani, Hindu Adult aged about 45 years, Residing at Flat no.402,4th floor, OM Complex, Near Dholuram Darbar, 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) PART OF THE FIRST PART.

Said
17/11/2023

ग/राई
17/11/2023.



20,00,000/- VIA 4 Cheques 1) Cheque no. 000011 of Rs.5,00,000/-, dt. _____ Drawn on Bank of Baroda Cheques from Sunil Said 2) Cheque no.000012 of Rs.5,00,000/-, dt. _____ Drawn on Bank of Baroda from sunil said 3) Cheque no. 000012 of Rs.5,00,000/-, dt.16/11/2023 Drawn on Bank of Baroda from Abhay Desai 1) Cheque no.000013 of Rs.5,00,000/-, dt. _____ Drawn on Bank of Baroda from Abhay Desai 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.
3. That the Vendor assures the purchaser that he has cleared the Municipal taxes, electricity bills and maintenance charges up to-dated. However, if any such dues are found prior to the execution of this agreement the vendor undertakes to clear the same immediately. Hereafter the Purchaser shall be liable to clear the same.
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 he is absolute owner of the same and he has the 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 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.

19

20/11/2023

20/11/2023

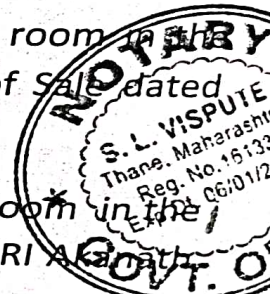
1) Shri Sunil Shantaram Said (aadhar card no. 8000 5181 6325) aged about 42 years old , Residing at : Room no. 16, Deep jyoti chawl, Gawli Nagar, Kalyan -421306 Dist.Thane (M.S.). 2) Shri Abbhay Pandurang Desai Adult aged about 42 years ,(AADHAR CARD NO. 8985 3654 2982) Residing at :Room no. 08, Mahesh Chawl Gavalinagar, Tisgaon Road, Behind Pooja complex Kalyan -421306 Dist.Thane (M.S.). hereinafter called the "PURCHASER" (Which expression shall mean include heirs, executors, administrators, legal representatives and assigns)... PARTY C
THE SECOND PART.

AND WHEREAS the Vendor is sole and absolute owner of PROPERTY known as Full Basement, having area adm. About 3652sq.ft., at U.No.13 and 14, Chaltan no.184 and 186, Situated at Shiv Shakti Colony, O.T. Section, Near School no.14, Ulhasnagar -421004. Dist. Thane, assessed under ward no.43, New Property no.43CO00914900 . (as it is where it is), hereinafter called the "SAID PROPERTY".

AND WHEREAS the Vendor/Builder/ Developer have acquired the development rights to construct the above said Shops from the land Mr Naresh Uttam Salve, as per Agreement of Development dated 24.07.2018 and thus the Vendor has started the work of construction on the above said land.

AND WHEREAS Mr.Naresh Uttam Salve had Purchased First room in the said property from SmtSakhubaiAkram Kumbhar by Agreement of Sale dated 31/01/2013.

AND WHEREAS Mr.Naresh Uttam Salve had Purchased second Room in the said property from 1) Smt Chandrabhaga Akaram Kumbhar and 2) SHRI ABHAY AKARAM Kumbhar by Agreement of Sale dated 06/04/2011.



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 25,00,000/- (Rs. Twenty Five Lakhs only) out of which Rs.5,00,000/- in various cash dt. And Remining amount of RS. 20,00,000/- VIA 4 Cheques 1) Cheque no. 000011 of Rs.5,00,000/-, dt. _____ Drawn on Bank of Baroda Cheques from Sunil Said 2) Cheque no.000012 of Rs.5,00,000/-, dt. _____ Drawn on Bank of Baroda from sunil said 3) Cheque no. 000012 of Rs.5,00,000/-, dt.16/11/2023 Drawn on Bank of Baroda from Abhay Desai 1) Cheque no.000013 of Rs.5,00,000/-, dt. _____ Drawn on Bank of Baroda from Abhay Desai 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 25,00,000/- (Rs. Twenty Five Lakhs only) out of which Rs.5,00,000/- in various cash dt. And Remining amount of RS.

[Signature]

[Signature]
14/12/2023

[Signature]
14/12/2023

SCHEDULE OF THE PROPERTY :-

All the piece and parcel of construction and/or PROPERTY Know as Full Basement, having area adm. About 3652 sq.ft., at U.No.13 and 14, Chalta no.184 and 186, Situated at Shiv Shakti Colony, O.T. Section, Near School no. 14, Ulhasnagar -421004, Dist. Thane, assessed under ward no.43, New Property no.43CO00914900. (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 Vender)

MR Manoj K. Panjwani
Signature
In the presence of



Signed, Sealed and delivered
By the within named Purchaser



Thumb Impression

Notary Register	
Reg.No. 13, Sr.No. 472	
Date	13 DEC 2023

Said
Shri Sunil Shantaram Said
Signature
In the presence of

Signed, Sealed and delivered
By the within named Purchaser



Thumb Impression

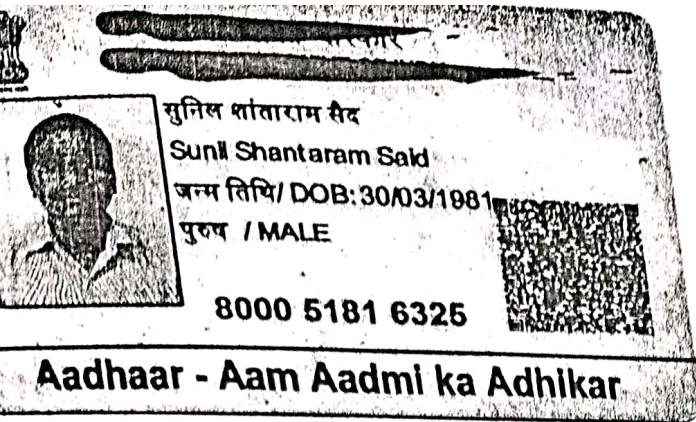
12/12/2023
Shri Abhay Pandurang Desai
Signature
In the presence of



S. L. VISPITE B.A., LL.B
ADVOCATE AND NOTARY GOVT. OF INDIA
Room No. 1261, Brk.No. 5/6, Near School No 14
Milind Nagar, Ulhasnagar, Thane 421004
Mob: 9320912754

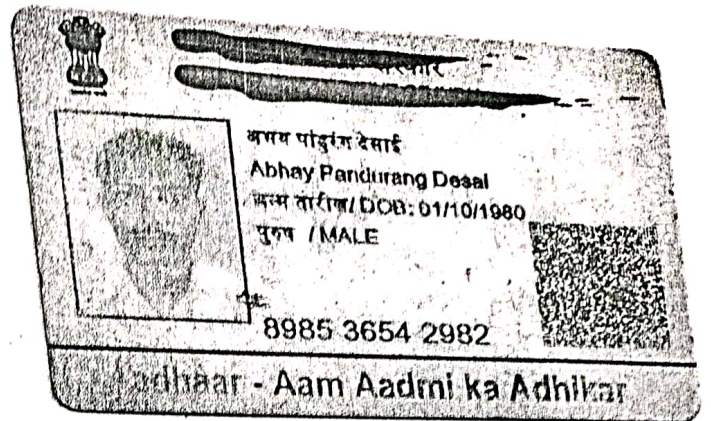
Thumb Impression

13 DEC 2023



सुनिल शांताराम सैद
Sunil Shantaram Sald
जन्म तिथि/DOB: 30/03/1981
पुरुष / MALE
8000 5181 6325

Aadhaar - Aam Aadmi ka Adhikar



अभय पांडुरंग देसाई
Abhay Pandurang Desai
जन्म तिथि/DOB: 01/10/1980
पुरुष / MALE
8985 3654 2982

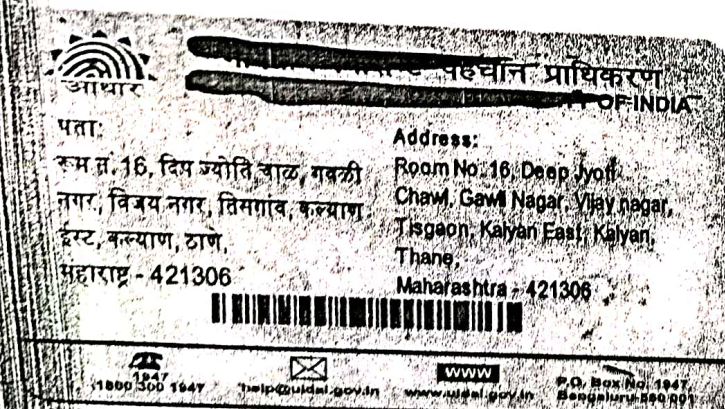
Aadhaar - Aam Aadmi ka Adhikar



Sald
17/11/2023



देसाई
17/11/2023



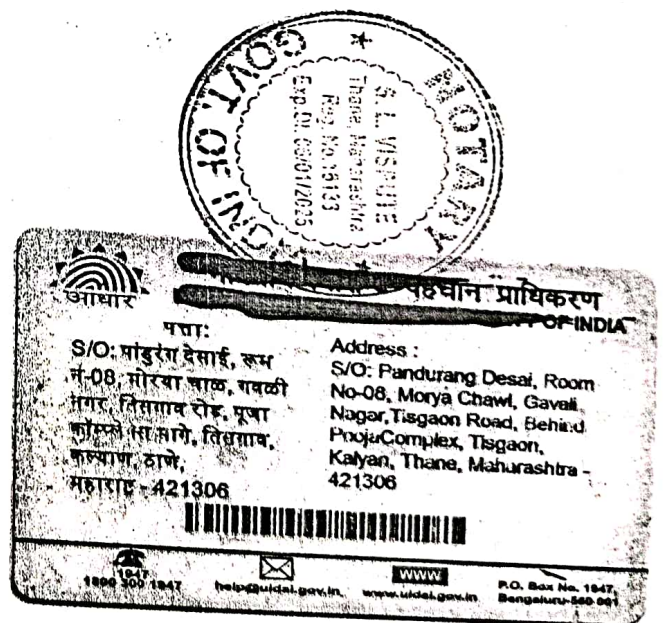
पता:
रूम नं. 16, दिप ज्योति चाव, गवळी
नगर, विजय नगर, तिसगाव, कल्याण
ईस्ट, कल्याण, ठाणे,
महाराष्ट्र - 421306

Address:
Room No. 16, Deep Jyoti
Chawl, Gavi Nagar, Vijay nagar,
Tisgaon, Kalyan East, Kalyan,
Thane,
Maharashtra - 421306

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947
Bengaluru-560 001

Sald
17/11/2023





पता:
S/O: पांडुरंग देसाई, रूम
नं-08, मोरबा चाव, गवळी
नगर, तिसगाव रोड, पूजा
कॉम्प्लेक्स, तिसगाव,
कल्याण, ठाणे,
महाराष्ट्र - 421306

Address:
S/O: Pandurang Desai, Room
No-08, Morya Chawl, Gaveli
Nagar, Tisgaon Road, Behad
Pooja Complex, Tisgaon,
Kalyan, Thane, Maharashtra -
421306

1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947
Bengaluru-560 001

देसाई
17/11/2023



Unique Identification Authority of India
Government of India

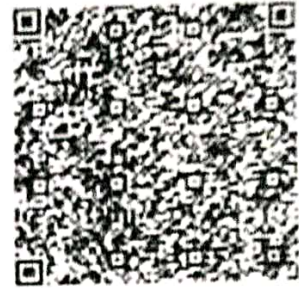
नोंदविण्याचा क्रमांक / Enrollment No 1104/20808/00232

27/01/2013
To,
अभय पांडुरंग देसाई
Abhay Pandurang Desai
S/O. Pandurang Desai
Room No-08, Morya Chawl, Gavali Nagar
Tisgaon Road
Behind Pooja Complex Tisgaon
Kalyan
Katemanivali Kalyan Thane
Maharashtra 421306
9220758446

Ref: 168 / 23B / 210970 / 212521 / P



SH215939829DF



आपला आधार क्रमांक / Your Aadhaar No. :

8985 3654 2982

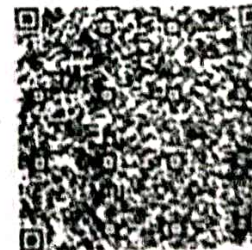
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



अभय पांडुरंग देसाई
Abhay Pandurang Desai
जन्म वर्ष / Year of Birth : 1980
पुरुष / Male



8985 3654 2982

आधार — सामान्य माणसाचा अधिकार