



उल्हासनगर महानगर पालिका

पोहच पत्र

नोंदणी क्रमांक : 41202400010317 नोंदणी दिनांक : 23/04/2024 03:04:25 PM  
ग्निकाग्निकाचे नाव : JAYA SURESHLAL CHANDWANI  
ग्निकाग्निकाचा पत्ता : UNR-4.  
पाटविणा-याचा वर्ग : जनता  
पाटविणा-याचा वर्ग(उप) : सामान्य नागरीक  
पत्र क्रमांक : , पत्र दिनांक : 23-APR-24  
पत्राचा प्रकार : सामान्य पत्र पत्राचा वर्ग : सर्वसाधारण पत्र  
पत्राची वर्गवारी : सर्वसाधारण  
विभागाना चिन्हांकित : General Administration Department  
पत्राचा विषय : AREA MEASUREMENT & CORRECTION IN AREA & CONSTRUCTION TYPE & CORRECTION IN BILL (50DI010797600)  
सोबत जोडलेले : ,

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





# Ulhasnagar Municipal Corporation

Property Tax Department

## Property Tax Assessment Survey Form

Ward No.	Unit	Zone No.	Electoral Ward No.	Property No.	New House No.
50	08	DE		50DE 0107 97600	
Property Type (Building / Land)	Flat No. / House No.	No. of Floors	Old Usage Type (Resi. / Non-Resi.)	Old Ratable Value	Old Total Tax
open		6F	Resi		

Prop. Owner Name Tata. Suresh Lal. chandwani  
First Name Middle Name Last Name

Telephone No.  Mobile No.

Email Id.  Adhaar No.

Occupier Name     
First Name Middle Name Last Name

Mobile No.  Adhaar No.

Tenant Name  Rent:

Mobile No.  Adhaar No.

Property Address NR. BLK. NO. A-235. ROOM NO. 469. 11h-09

Latitude 19. 208607 Longitude 73. 164488

Const. Start Year	Const. Completion Year	Age	Usage (Resi. / Non-resi.)	Type of Bldg / Land (Bldg. / Bungalow/Chawl/O.L/Row House/Slum)
			Resi	13h open.

Rain water harvest ☐ Yes ☒ No

RWH Remark

Const. Perm. No.

No. of Toilets

Parking Facility ☒ Ordinary ☐ Special ☐ Closed  
Use Category Garage

Lift ☐ Yes ☒ No

Solar Water heater ☐ Yes ☒ No

SWH Remark

Perm. Use. No.

Location of ☒ Self ☐ Common ☐ No Arrangement  
Toilet

Underground Drainage System ☒ Yes ☐ No

Borewell ☐ Yes ☒ No

Property Owner / Rep. / Occupier's Name / Signature

Ward No.

[illegible]

### Construction Type

- RCC
- TG
- ~~• AC Sheet brick~~
- Mud
- ~~• Open Land~~

### Usage Type Class

## Residential Property Category

- Flat / Apartment
- Bungalow / Duplex
- Barrack
- Club House
- Educational
- Stilt / Basement Car Parking
- Row House
- Chawl
- Slum
- Individual House
- Attached Garage
- Temple
- Society Office
- Govt. School
- Others

**Commercial Property Category**

- Shop
- Godown
- Showroom
- Office
- Private School & College
- Restaurant
- Hotel (Lodging & Boarding)
- Cinema Hall
- Marriage Hall
- Shopping Mall
- Hospital
- Bank
- Industrial
- Others

Image No.

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Remarks

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Description	Name	Signature	Date
Measured By			
Checked By			
Data Entry By			

Serial No.	Name	Age	Sex	Religion	Marital Status	Occupation
1						

1. Name

2. Address

3. Remarks



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



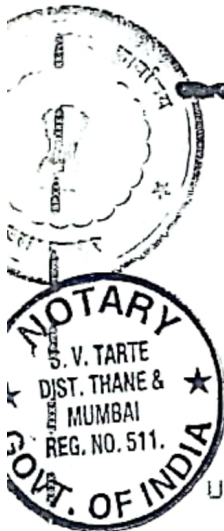
सत्यमेव जयते

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

N 531685



23 FEB 2006

Sl No. 1300 Date 10/3/06  
Issued to Daya S. Chandurani  
Stamp paper of Rs. 100/-

Bhavan  
BHAVNA R. HIND  
Stamp Ver. 1  
Lic No. 4-95  
Ulhasnagar.

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made and entered into at  
Ulhasnagar, on this 14<sup>th</sup> day of March, 2006 BETWEEN

SHRI PRAKASH GOBINDRAM KEWALRAMANI, Hindu, adult,  
Indian Inhabitant, aged about 55 years, Occupation :  
Service, residing at Near Block No. A-235, Room  
No. 469, Ulhasnagar-4, District Thana, hereinafter  
called as "VENDOR/SELLER" (Which terms and expression  
shall unless repugnant to the context or meaning  
thereof, include his heirs, executors, administrators  
and assigns) PARTY OF THE FIRST PART.

A.N.D.

P. G. Kewalramani

has

property is free from all encumbrances.

SMT. JAYA SURESHLAL CHANDWANI, Hindu, adult, Indian Inhabitant, aged about 52 years, Occupation : Household, residing at Flat No. 301, on 3rd Floor, in Kajal Corner Apartment, Block No. A-189, Near 5 Shes, Kuria Camp Road, Ulhasnagar-4, District Thane, hereinafter called as "PURCHASER" (Which terms and expression shall unless repugnant to the context or meaning thereof, include her heirs, executors, administrators and assigns) PARTY OF THE SECOND PART.

WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Residential Premises known as Room adjoining to Room No. 469, of Block No. 235, Ulhasnagar-4, Dist. Thane area adm. 153 Sq. Yards = 1377 Sq. Ft., Self-contained fitted with common electric connection bearing consumer No. 021514213060 PC-1/03-4021-0017 and water connection, assessed under Municipal Ward No. 50, Khata No. 491/New & Srl. No. 487, (Part) and hereinafter called as "SAID PROPERTY"

AND WHEREAS Vendor aforesaid has acquired the said property by way of purchase from Smt. Mewalbai Wd/o Parchomal according to Registered Sale Deed No. 3660, dt. 9.11.1984 and Smt. Mewalbai Wd/o Parchomal, had purchased the same from Harisingh Thakurdas, according to Registered Sale Deed duly registered with Joint Registrar, (Bombay) Bandra at Srl. No. R-1, dated 8th January, 1979 and Harisingh Thakurdas had occupied the same much prior to 11.5.1965

And thus the Vendor aforesaid is become the absolute owner of the said property and as such property is free from all encumbrances, liens,

P. H. Kewal ram.

L. A.

charges, etc and if any one else would claim any right over the said property then Vendor aforesaid will be held responsible to answer claim so made.

AND WHEREAS Purchaser aforesaid is in need of said property and has approached to the Vendor for the Purchase of the said property and Vendor has agreed to sell the same to the Purchaser for the following terms and conditions :-

1. That Vendor has agreed to sell the said property to the Purchaser for the consideration amount of Rs. 3,60,000/- (Rupees Three Lacs Sixty Thousand Only) and purchaser has agreed to Purchase the said property for the aforesaid consideration alongwith all the rights, titles, interest, shares of the Vendor over the said property.

2. That Purchaser has paid Rs. 3,60,000/- (Rupees Three lacs Sixty Thousand Only) has been received by the Vendor from the Purchaser by der :-

- a) Rs. 45,000/- by cheque No. 798841, dt. 10.3.06
  - b) Rs. 45,000/- by cheque No. 798842, dt. 10.3.06
  - c) Rs. 45,000/- by cheque No. 798843, dt. 11.3.06
  - d) Rs. 45,000/- by cheque No. 798844, dt. 11.3.06
  - e) Rs. 45,000/- by cheque No. 798845, dt. 12.3.06
  - f) Rs. 45,000/- by cheque No. 798846, dt. 12.3.06
  - g) Rs. 45,000/- by cheque No. 798847, dt. 13.3.06
  - h) Rs. 45,000/- by cheque No. 798848, dt. 13.3.06
- all cheques are drawn on Dena Bank, Ulhasnagar-3 Branch.

Rs. 3,60,000/-  
=====

P. H. Khandwani




6.  
before two witnesses being the full and final sale consideration towards the purchase of said property and Vendor doth hereby admit and acknowledge the receipt thereof. Hereafter Vendor shall not say that he has received less consideration and/or not received consideration. The said cost price of Rs. 3,60,000/- (Rupees Three Lacs Sixty Thousand Only) has been mutually and voluntarily agreed upon without any duress, fraud, deception etc.

3. That vacant, peaceful and physical possession of the said property under this sale has been handed over by the Vendor to the Purchaser on today and purchaser admit the same.


4. That Vendor has assured the Purchaser that said property which is under sale is free from all encumbrances, it is neither, gifted, leased, mortgaged and/or sold to any person/persons and if any time any person/persons shall claim over the said property then same shall be cleared by the Vendor.

5. That Vendor has assured the Purchaser that he has cleared all the applicable dues such as House-Tax, electric bills, water bills, and all other dues upto date and if any amount is lying outstanding then same shall be cleared by the Vendor and hereafter purchaser shall pay the same.

6. That Vendor has assured the Purchaser that in future if any signature/statement requires to Registration and/or for any purpose then Vendor will

  
P. S. Kumar

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give the same without any hesitation and/or demanding any amount.

7. That Vendor has handed over all the papers/documents pertaining to the said property under this sale to the Purchaser and purchaser admit the same.

8. That hereafter purchaser aforesaid is in absolute and exclusive owner of the said property and shall use and occupy the said property for her Residential purpose only.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Residential Premises known as Room adjoining to Room No. 469, of Block No. A-235, Ulhasnagar-4, Dist. Thane area adm. 153 Sq. Yards = 1377 Sq. Ft., Self-contained fitted with common electric connectio bearing consumer No. 021514213060 PC-1/03-4021-0017 and water connection, assessed under Municipal Ward No. 50, Khata No. 491/New & Srl. No. 487, (Part) Taluka and Sub-District Registration Ulhasnagar Dist. and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Corporation.

  
*P. J. K. S. S. S.*

IN WITNESS WHEREOF both parties have signed this Agreement of Sale on the day, month and year hereinabove mentioned in the presence of witnesses.

WITNESSES

1. Seeshan Kewalramani.

Seeshan Kewalramani  
Block A 235, Room No. 469.  
Near Mohanish Apt.  
Ulhasnagar - 421014.

P. K. Kewalramani

SHRI PRAKASH G. KEWALRAMANI  
VENDOR / SELLER.

2.

Bhaskar  
SHAVNA P. LUND  
Stamp Vendor  
Lic No. 48/95  
Ulhasnagar.

SMT. JAYA SUBESHLAL CHANDAN  
PURCHASER

BEFORE ME



S. V. TARTE  
ADVOCATE & NOTARY  
Tarte Plaza, Plot No. 121, Gandhi Nagar,  
Dombivli (East) Ph.: 2820491  
Shop No. 14, Ashoka Market,  
Near Tahsil, Ulhasnagar - 5.  
NOTARY REGISTER  
No. 228 Date .....

4 MAR 2006





