



ULHASNAGAR MUNICIPAL CORPORATION

RECEIPT

Customer Copy

Jan

Receipt No. 90249	Date 07/03/2021	Related To Assessment Department	CFC Ref. KIOSK Collection Cente	Counter Ref. KIOSK@GURUNAN
Received From	(Occupier : HOLDER) SHANKAR S. TOTANT.			
Billing Address	BLK.NO.A-189 ROOM NO.377 KAJAL KORNER APT.FLAT NO.507 ULHASNAGAR 4			
Owner's Address	BLK.NO.A-189 ROOM NO.377,,,KAJAL KORNER APT.FLAT NO.507,			
Title	Bill Payment			
Narration	Property No.:=50DI010907900 , Owner Name := (Occupier : HOLDER)			

Payment Mode	Rupees	Cheque No.	Cheque Date	Bank Name	A/C No.
Cheque	5346.00	000046	06/03/2021	The NavJeevan Co-Op Bank	

Reference No.	Date	Details	Due Amount	Amt.Rec'd.
143282 (01-APR-20 - 31-MAR-21)	04/06/2020	General Tax	473.00	473.00
		Corporation Education Cess	85.00	85.00
		Conservancy Benefit Tax	118.00	118.00
		Street Tax	135.00	135.00
		Tree Tax	8.00	8.00
		Water Benefit Tax	85.00	85.00
		Sewrage Benefit Tax	51.00	51.00
		Govt Education Cess	68.00	68.00
		Water Charges	3600.00	3600.00
		Late Payment Penalty	262.00	262.00
		Penalty on Education Cess	7.00	7.00
		Fire Service Tax	34.00	34.00
		User Charges Tax	630.00	630.00
Total Amount			5556.00	5556.00

Payble Amount	Rebate Amount *	Net Payble Amount	Excess / Advance Amount	Amount Received
5556.00	210.00	5346.00		5346.00

Amount In Words : Rupees Five Thousand Three Hundred Forty-Six Only

Area : 348 Sqft.	Const. Class => RCC
Usage : Residential	

Note: Subject to realization of cheque

KIO08 / 108 / KIOSK@GURUNANAK / 24-MAY-2021 12:41

Receiver's Signature



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACHPT9631R



नाम /NAME

SHANKERLAL SEWALDAS TOTANE

पिता का नाम /FATHER'S NAME

SEWALDAS CHETOMAL TOTANE

जन्म तिथि /DATE OF BIRTH

15-01-1959

हस्ताक्षर /SIGNATURE

R.R.Sharma

S.S. Totane

आयकर आयुक्त (कंप्यूटर केंद्र)

Commissioner of Income-tax(Computer Operations)



भारत सरकार

Government of India



शंकरलाल सेवालदास तोतानी
Shankerlal Sewaldas Totani

जन्म तिथि/DOB: 15/01/1959

पुरुष / Male



2347 8329 2560

आधार - आम आदमी का अधिकार



Impounded under section 33
of Bombay Stamp Act, 1932

85
9 SEP 1991

Collector of Stamps, THANE

K. D. SHAH, ADV.

AGREEMENT FOR SALE.

THIS AGREEMENT OF SALE is made and entered into at
Ulhasnagar, Dist. Thane, on this 15th September 1990
BETWEEN :-

M/s. RICKY ENTERPRISES, through its Partner Smt.
KALANBAI S. TOTANI, Hindu, adult, Indian Inhabitant, aged
about 65 years, Occupation : Business, a resident of Block
No. A-189/377, Kajal Korner, Ulhasnagar-4, Dist. Thane,
hereinafter called as ' VENDOR/BUILDER ' (SELLER) (which terms
and expression shall mean and include her heirs, executors,
administrators, representatives and assigns) PARTY OF THE
FIRST PART.

A N D

SHRI SHANKAR SEWALDAS TOTANI, Hindu, adult, Indian
Inhabitant, aged about 30 years, Occupation : Business,
a resident of Block No. A-189/377, Ulhasnagar-4, Dist. Thane,
hereinafter called as ' PURCHASER ' (which expression shall
mean and include his heirs, executors, administrators,
representatives and assigns) PARTY OF THE SECOND PART.

...2/4

WHEREAS the above named Builders have evolved for construction of a building named as 'KAJAL KORNER APARTMENT' on the piece of land is described in the schedule hereunder written and for selling the shops on Ground Floor and Flat ~~xxxxxx~~ in Upper Floor, of the building on ownership basis with a view to ultimately that the owners of the shops and flats in such building of forms themselves as a shareholders forming a Housing Co.Op.Hsg.Soc. and upon the owners of the flats in building on payment of all their dues and strictly comply with all the terms and conditions of their respective agreement with all the shop and flat holder (in the form similar to these presents the Builders shall execute and/or get execute in favour of such Co.Op.Hsg.Soc.

AND WHEREAS in pursuance of the aforesaid scheme, the Builders named above have constructed a building on the piece of land known as Room No. 377x, of Block No. A-189, Ulhasnagar-4 and named it as 'KAJAL KORNER APARTMENTS', more particularly described hereunder written.

AND WHEREAS the Vendor have acquired the right/purchaser the land known as Block No. A-189, Room No. 377, Ulhasnagar-4, vide agreement dated : _____, from SMT. KALANBAI S. TOTANI, and other in exchange of certain flat allotted to them and have constructed the building named 'KAJAL KORNER' on the said piece of land and completed the building in or above April-1990

AND WHEREAS the purchaser has agreed to purchase from the Builder in 'KAJAL KORNER APARTMENTS' on 2nd 5th Floor, bearing Flat No. 507, Ulhasnagar-4, area adm. 525 Sq.Ft. Built up area and same is measured from outer to outer of the building and area of balcony is measured in full.

NOW THIS AGREEMENT IS WITNESSETH AS UNDER ON THE TERMS AND CONDITIONS :

1. That the Builders have constructed the building as per

...3/-



86

-9 SEP 1991

K. D. SHAH, ADV.

: - 3 :-

per their design, plans and specification submitted to Ulhasnagar Municipal council and got it approved, That the flat holder/purchaser has approved the name and agreed to purchase the same.

2. That the Purchaser agreed to purchase the said flat No. 507, on 5th Floor, in KAJAL KORNER APARTMENTS, Ulhasnagar area adm. 525 Sq.Ft., built up area i.e. for the total sale-consideration amount of Rs. 73,500/- (Rupees Seventy Three Thousand Five hundred only) at the rate of Rs. 140/- (Rupees one hundred forty only) per Sq.Ft. (Built up area) along with all the rights, titles, interests, shares of the builders above the said flat.

3. That full sale consideration of Rs. 73,500/- (Rupees Seventy three Thousand five hundred only) has been received by the Builders from the purchaser by various instalments before two witnesses being the full and final sale-consideration towards the purchase of flat property and Builders doth hereby admit and acknowledge the receipt thereof. M

Hereafter Builders shall not say that they have received less consideration and/or not received consideration. The said cost price of Rs. 73,500/- (Rupees Seventy Three Thousand Five Hundred only) has been mutually decided by both parties without any duress, fraud, deception etc.

4. That vacant, peaceful and physical possession of said flat property under this sale has been handed over by the Builders to the purchaser and purchaser admit the same.

5. That Builders have assured the purchaser that said flat 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 flat property then same shall be cleared/removed by the Builder.

6. That upon possession of flat being delivered by the Builders to the Purchaser is entitled to use and occupy the same for his residential purpose, once the purchaser takes the possession of said flat, he will have no claim against the Builder in respect of item of work in the said flat which may be alleged not to have been carried out or completed.

7. That the purchaser shall maintain the said flat at his own risk and costs in good tentable repair consitions, He shall not cause any damage the said building or any other thing which may be against the rules and bye-laws of the Municipal rules, or any other authroity/authrorities nor shall the purchaser change. alter or made and modification in the flat building or any part thereof which causes responsible for any breach of the provisions.

9. That the purchaser shall observe and perform all the rules and regulations which the Co.Op.Hsg.Soc. on the registration may adipt and also the additions and alternation or amendments for the protection and maintenance of the said building.

10. As and when Co.Op.Hsg.Soc. is formed, the Builder shall transfer/convey the land undernath of said building in favour

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favour of Co.Op.Hsg.Soc. however all the expenses for the name shall be borne and payable all the purchaser in proportionate share .

11. That the purchaser is not owner of terrace, it is also agreed to purchase that he shall not have any right in terrace to building. The party of the first part i.e. Vendor/Builder is exclusively owner of the terrace.

12. That hereafter if any authority/authorities and/or Ulhasnagar Municipal Council impose and fine/levies/taaxes/dues charges/penalty over the said building then same shall be paid the purchaser in proportionate share and builder are not responsible for the same.

13. That all the costs, charges expenses etc. for registration of society and transfer of land underneath of building in favour of society shall be borne by the purchaser in proportionate share.

14. That all the common expenses, maintenances charges, comme electricity bills, sweepers salary, watchman salary, liftman etc. shall paid by the purchaser in proportionate share of the Builders every month till the formation of Co.Op.Hsg.Soc. and after forming of society then same shall be paid to the said society.

15. That this agreement shall always be subject to the provisions contained in the Maharashtra Ownership flat act. 1963 and the rules framed under the same act from time to time and shall have over riding effect on such of the provisions thereof.

SCHEDULE OF THE PROPERTY.

All that piece and parcel of residential premises Known as Flat No. 507, on 5th Floor, in KAJAL KORNER APARTMENT. Ulhasnagar-4, (Constructed on Block No. A-189/377, Ulhasnagar-4. area adm. 525 Sq.Ft. , self-contained fitted with electric and water connection, Taluka and Sub-District Registration Ulhasnagar, Dist. and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Council.

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IN WITNESS WHEREOF both the parties hereunto have set their respects hands on the day, month and year hereinabve mentioned in the presence of witnesses.

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED M/s. RICKY
ENTERPRISES, THROUGH ITS PART.
SMT. KALANBAI SEWALDAS TOTANI
' VENDOR/BUILDER ' PARTY OF THE
FIRST PART, IN THE PRESENCE OF ..

Q
Q
Q
Q
Q
Q
Q

UJS

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED SHRI SHANKAR SEWALDAS
TOTANI 'PURCHASER' PARTY OF THE
SECOND PART, IN THE PRESENCE OF

Q
Q
Q
Q
Q

S.S. Totani

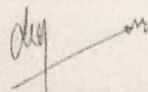
R E C E I P T .

Received Rs. 73,500/- (RUPEES Seventy Three Thousand Five hundred only) by cash from SHRI SHANKAR SEWALDAS TOTANI 'PURCHASER' Party of the second part, being the full and final sale-Consideration towards the sale of afore said flat property.

I say Received Rs. 73,500/-.

WITNESSES :

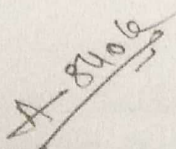
1.



For M/s. RICKY ENTERPRISES.,

UJS

2.



(KALANBAI SEWALDAS TOTANI).

M.V. 1890/-

Mri / Smt. Shankar. S. Polai

of 1890/- has paid an amount
of deficit stamp duty of Rs 1880/-

one thousand Eight hundred Eighty
only

and penalty of Rs 250/-

only in the State Bank of India.

Branch VN vide Challan No 3.3

Date 22.6.76

Certified u/s of the Bombay
Stamp Act, 1958 that the full stamp

duty of Rs 1890/- one thousand Eight

only has been paid in respect of this hundred
Instrument. EN 3841 ninety

Subject to the Provision of

Sec. 53A of Bombay Stamp Act, 1958

Collector of Stamps, THANE

28/6/76

