

ULHASNAGAR MUNICIPAL CORPORATION

RECEIPT

Customer Copy

Receipt No. 81591	Date 24/09/2018	Related To Assessment Department	CFC Ref. CFC @ Ward Office 04 36	Counter Ref. CFC@NETAJI / 36
Received From	VINOD PREMCHAND NOTNANI			
Billing Address	BK. NO.1868/ROOM NO.20 SHIV SAGAR COMPLEX, SHOP NO.1 ULHASNAGAR 5			
Owner's Address	BK. NO.1868/ROOM NO.20,,,SHIV SAGAR COMPLEX, SHOP NO.1,			
Title	Bill Payment			
Narration	Property no. 51DI011116000 and Name VINOD PREMCHAND NOTNANI			

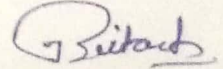
Payment Mode					
Mode	Rupees	Cheque No.	Cheque Date	Bank Name	A/C No.
Cash	4401.00				

Reference No.	Date	Details	Due Amount	Amt.Recd.
144485 (01-APR-18 - 31-MAR-19)	05/05/2018	General Tax	1728.00	1728.00
		Corporation Education Cess	309.00	309.00
		Conservancy Benefit Tax	432.00	432.00
		Street Tax	494.00	494.00
		Tree Tax	31.00	31.00
		Water Benefit Tax	309.00	309.00
		Sewrage Benefit Tax	185.00	185.00
		Govt Education Cess	741.00	741.00
		Employment Guaranty Cess	185.00	185.00
		Fire Service Tax	123.00	123.00
Total Amount			4537.00	4537.00

Payble Amount	Rebate Amount *	Net Payble Amount	Excess / Advance Amount	Amount Received
4537.00	136.00	4401.00		4401.00

Amount In Words : Rupees Four Thousand Four Hundred One Only

Area : 507 Sqft.	Const. Class =>	RCC
Usage : Non Residential		Open


Receiver's Signature

CFCWO4 / 74 / CFC@NETAJI / 24-SEP-2018 01:52PM



SHRI RAJKUMAR GURMUKHDAS SUKHEJA, adult, Indian Inhabitant, aged about 50 years, residing at Flat No. 201-202, Omkar Residency, Shiv Ganga Nagar, Ambarnath (East), Dist. Thane hereinafter called as "**VENDOR/SELLER**" (Which expression shall include his heirs, executors, successors, administrators, representatives, and assigns) **PARTY OF THE FIRST PART.**

AND

SHRI VINOD PREMCHAND NOTNANI, adult, Indian Inhabitant, aged about 36 years, residing at Satguru Niwas, 3rd Floor, Block No. C-33, Room No. 193, 194, 195, Ulhasnagar-5, Dist. Thane hereinafter called as "**PURCHASER**" (Which terms and expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns) **PARTY OF THE SECOND PART.**

WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Commercial Premises known as R.C.C. Office-cum-Shop consisting of Ground Floor + 1st Floor + 2nd Floor, totally admeasuring 700 Sq. Ft., each floor known as Shop No. 1, **SHIV SAGAR COMPLEX**, which is constructed on Room No. 20, (alongwith adjoining Government Land) of Brk. No. 1838, Ulhasnagar-421005 Dist. Thane self-contained fitted with electric connection bearing consumer No. **021514642041 pc-2** assessed under Municipal Ward No. **51**, Srl. No. **51/1714**, Property No. **51DI011116000** within the limits of Ulhasnagar Municipal Corporation (as it is where it is basis) and hereinafter called as "**SAID PROPERTY**"

AND WHEREAS Vendor aforesaid has acquired the said property by way of purchase from (1) Smt. Kavita Shankerlal Kukreja, (2) Smt. Mamta Hareshlal Kukreja, as per Agreement for sale dt. 7.1.2016 and (1) Smt. Kavita Shankerlal Kukreja, (2) Smt. Mamta Hareshlal Kukreja,

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VINOD

have purchased the aforesaid property from Smt. Shashikala Ambadas Gotmare, as per Agreement for sale dt. 18.12.2014 and said Smt. Shashikala Ambadas Gotmare, had purchased the aforesaid property from Hero J. Dussjea, (HUF), Through its Karta Shri Hero S/o Jawaharlal Duseja, as per Agreement for sale dt. 1.9.2008 and said Shri Hero J. Dussjea, (HUF) Through its Karta Shri Hiro S/o Jawaharlal Duseja, had acquired the same from Smt. Kusum W/o Ajay Kukreja, as per Agreement for sale dated 14.12.2005 and said Smt. Kusum W/o Ajay Kukreja, had acquired the same from Smt. Kavita W/o Srichand Kukreja, as per Agreement for sale dated 7th November, 2000 and said Smt. Kavita W/o Srichand Kukreja, had purchased the same from one Shri Srichand Sakharmal Kukreja, as per Agreement for sale executed on 15.5.1999 and said Shri Srichand Sakharmal Kukreja, had purchased the same from Shri Namdev S/o Shyamlal Bodwani, as per Agreement for sale executed on ___ day of March, 1999 shri Namdev Shyamlal Bodwani, had purchased the same from one Shri Bhawandas B. Ahuja, as per Agreement for sale dated 1.8.1998 Shri Bhawandas B. Ahuja, had purchased the same from builder Shri Ramchand s/o Amirchand Gurdasani, as per Agreement for sale dated 5.12.1997 shri Ramchand S/o Amirchand Gurdasani, had constructed the aforesaid market SHIV SAGAR COMPLEX, which is constructed on Room No. 20, (alongwith adjoining Government Land) of Brk. No. 1838, Ulhasnagar-421005 Dist. Thane

AND WHEREAS Shri Ram S/o Amirchand Gurdasani, had acquired the property known as Room No. 20, of Brk. No. 1838, Ulhasnagar-5, Dist. Thane, by way of purchase from one Smt. Dayabai W/o Tikamdas Anandani, as per Registered Sale Deed No. 694, dt. 24.2.1996 Registered in the Office of the Sub-Registrar, Ulhasnagar Said Smt. Dayabai W/o Tikamdas Anandani, had acquired the same by

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way of heirship of her deceased husband Shri Tikamdas S/o Aritmal and said Shri Tikamdas Aritmal had purchased the same from the Government of India, through the Managing Officer, Office of the Regional Settlement Commissioner, vide C.D. issued for an Area of 37 Sq. Yards under No. 4063-66, DT. 19.5.1969

AND WHEREAS 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. 6,40,000/- (Rs. Six Lakhs Forty Thousand Only) and the vendor have also agreed to sell the said property to the Purchaser herein in the said sum .

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That Vendor has agreed to sell the said property to the Purchaser for the consideration amount of Rs. 6,40,000/- (Rs. Six Lakhs Forty 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. 6,40,000/- (Rs. Six Lakhs Forty Thousand Only) has been received by the Vendor from the Purchaser by cash in various installments before two witnesses being the full and final sale consideration towards the purchase of the said property and the Vendor doth hereby admit and acknowledge the receipt thereof. Hereafter Vendor shall not say that he have received less consideration and/or not received consideration. The said cost price of Rs. 6,40,000/- (Rs. Six Lakhs Forty 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 sale has been handed over by the Vendor to the Purchaser on today.

Raj Kumar

Vinod

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, 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 Purchasers that in future if any signature/statements then Vendor will appear/ 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. 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 the said property and he shall enjoy all rights, rents, profits, and benefits accruing from the said property, without any hindrances of the Vendor his heirs executors administrators and assigns.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Commercial Premises known as R.C.C. Office-cum-Shop **consisting of Ground Floor + 1st Floor + 2nd Floor**, totally admeasuring 700 Sq. Ft., each floor known as **Shop No. 1, SHIV SAGAR COMPLEX**, which is constructed on Room No. 20, (alongwith adjoining Government Land) of Brk. No. 1838, Ulhasnagar-421005 Dist. Thane self-contained fitted with electric connection bearing **consumer No. 021514642041 pc-2** assessed under

Regd. No. 12

5/10/03

Municipal Ward No. 51, Srl. No. 51/1714, Property No. 51DI011116000
within the limits of Ulhasnagar Municipal Corporation (as it is where it
is basis) Taluka and Sub-District Registration Ulhasnagar. Dist. and Dist.
Registration Thane, within the limits of Ulhasnagar Municipal
Corporation.

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

L.T.I. of Rajkumar G. Sukheja

Rajkumar

Shri Rajkumar G. Sukheja
Vendor/Seller



L.T.I. of Vinod P. Notnani

WITNESSES

1. RK
Krushnakant C.K.

2.

Shri Vinod P. Notnani
Purchaser



BEFORE ME
C. K. Sable 25/5/16
C. K. SABLE
NOTARY
Government of India
Sr. No. 1254 PL. 69.



25 MAY 2016

To

Date 06/02/2024

~~The~~ The ~~the~~ village of municipal Corporation ~~for not having~~

Tax DEP Village, 42003

Subject: My property No. 51/DI 01116000

My property name is Vinod . Prasad . Nandan

My property Add mistake Bldg No 1818 Room No 20

Shiv Sagar complex Village 42003

Please correct this Property Add to Dist 1838

Room No 20 Shiv Sagar complex Shad-N. 2,

Village 42003

MBL- 9822298696

Thank you

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Your faithfully

Vinod . P. Nandan

Vinod