

1823
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हाराष्ट्र MAHARASHTRA

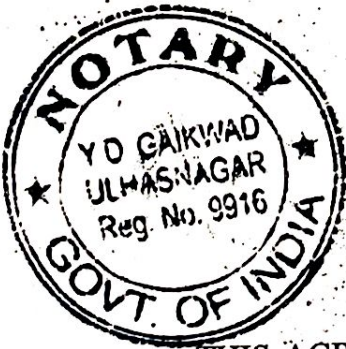
2023

67AA 169969



उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिनांक
29 AUG 2023
उप कोषागार अधिकारी, उल्हासनगर

29/8/2023




AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered into at
Ulhasnagar, Dist. Thane, on this ___ day of September, 2023
BETWEEN

कमरुद्दीन

अनुशील

MR. KHAN KIHURSHID AHMAD TUNJUL RAUF, aged about 34 years, residing at Shop No. 5, Chalisgaon Road, Near 20 No. School Sahir Nagar, Loha Bazar, Dhule Dist. Dhule Maharashtra (Aadhar Card No. 4126 4509 4235) hereinafter called as "VENDOR/SELLER" (Which expression shall include his heirs, executors, successors, administrators, representatives, and assigns) PARTY OF THE FIRST PART.

AND

MR. KAMRUDDIN KHAN S/O RAUF KHAN, aged about 50 years, residing at Near Noor E. Ilahi Masjid Line F-16 Sanjay Nagar Baiganwadi Road NO. 8, 9, Govandi Mumbai Maharashtra-400043 (Aadhar Card No. 6645 8269 5972) hereinafter called as "PURCHASER" (Which expression shall include his heirs, executors, successors, administrators, representatives and assigns) PARTY OF THE SECOND PART.

AND WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Residential Premises Known as Room NO. 1, Chawl NO. 8, OM GANESH KRIPA COLONY, Situated at Behind Bhagwandas Hospital, Ulhasnagar-5 Dist. Thane Area adm about 300 Sq. Ft., Self-contained fitted with electric connection bearing consumer NO. 021514478501 and assessed under Ulhasnagar Municipal Corporation Ward No. 56 Property No. 56DI012935300 (as it is where it basis) and hereinafter called as "SAID PROPERTY"

AND WHEREAS Vendor aforesaid has acquired the said property by way of purchase from Shri Vikas Tuntun Gupta as per Agreement for Sale dated 22.9.2022 and said Shri Vikas Tuntun Gupta, had purchased the aforesaid property from Smt. Rani Vijay Chawla, as per Agreement for sale dated 9.6.2016

अक्षर दत्त

अक्षर दत्त

Thus the Vendor aforesaid has become the absolute owner of the above said property and as such the said property is free from all encumbrances, liens, charges, etc; and if any one else would claim any right over the said property, then the Vendor aforesaid will be held responsible to answer the claim so made.

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. 11,00,000/- (Rs. Eleven Lakhs Only) and the vendor has also agreed to sell the said property to the Purchaser herein in the said sum with electric meter

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That the said property with all the its, rights, and benefits as shown in the Government records, Municipal records, flooring, walls, doors, windows, ways, passages, easements, separate electric connection, and fittings, meter rights, meter deposit and whatever rights may be accrued hereafter is in respect of the said property is sold to the purchaser for the agreed on fixed consideration Rs. 11,00,000/- (Rs. Eleven Lakhs 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. 11,00,000/- (Rs. Eleven Lakhs 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 has received less consideration and/or not received

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Thus the Vendor aforesaid has become the absolute owner of the above said property and as such the said property is free from all encumbrances, liens, charges, etc. and if any one else would claim any right over the said property, then the Vendor aforesaid will be held responsible to answer the claim so made.

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. 11,00,000/- (Rs. Eleven Lakhs Only) and the vendor has also agreed to sell the said property to the Purchaser herein in the said sum with electric meter

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That the said property with all the its, rights, and benefits as shown in the Government records, Municipal records, flooring, walls, doors, windows, ways, passages, easements, separate electric connection, and fittings, meter rights, meter deposit and whatever rights may be accrued hereafter is in respect of the said property is sold to the purchaser for the agreed on fixed consideration Rs. 11,00,000/- (Rs. Eleven Lakhs 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. 11,00,000/- (Rs. Eleven Lakhs 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 has received less consideration and/or not received

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consideration. The said cost price of Rs. 11,00,000/- (Rs. Eleven Lakhs 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.

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 uptodate 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/statements requires then Vendor will 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.

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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.

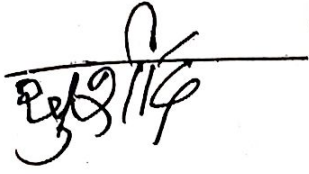
SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Residential Premises Known as Room NO. 1, Chawl NO. 8, OM GANESH KRIPA COLONY, Situated at Behind Bhagwandas Hospital, Ulhasnagar-5 Dist. Thane Area adm about 300 Sq. Ft., Self-contained fitted with electric connection bearing consumer NO. 021514478501 and assessed under Ulhasnagar Municipal Corporation Ward No. 56 Property No. 56DI012935300 (as it is where it basis) Taluka and Sub-District Registration Ulhasnagar Dist. and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Corporation

कमलवर्मा

खुशी

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.

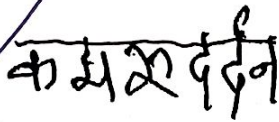


Khan Khurshid Ahmad Abdul Rauf
Vendor



L.H.T.

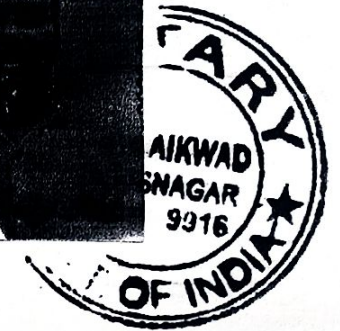




Kamruddin Khan S/o Rauf Khan
Purchaser
WITNESSES

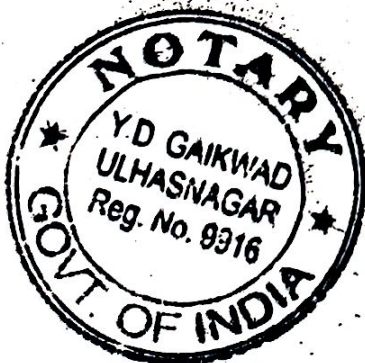


L.H.T.



1. Signature : सलाहदीन खान
Name : _____
Address : _____

2. Signature : अशोक
Name : _____
Address : _____



BEFORE ME
16/9/23
YESHWANT GAIKWAD
B.A. LL.B
NOTARY

Reg No. 02 Sr. No. 1628/23

16 SEP 2023

RECEIPT

Received Rs. 11,00,000/- (Rupees Eleven Lakhs Only) by cash from withinnamed purchaser, being the full and final sale consideration towards the aforesaid property.

I SAY RECEIVED Rs. 11,00,000/-

WITNESSES

1. सनाहुदीया



सनाहुदीया

Khan Khurshid Ahmad Abdul Rauf
Vendor/Seller

2. अशिमल



ULHASNAGAR MUNICIPAL CORPORATION
उल्हासनगर महानगरपालिका, उल्हासनगर

मालमत्ता कर विभाग

Tel No. 0251-2720119

Ext no 238

Fax No 0251 2720104

No. UMC:TD:UNIT- U-8/416 /2017
Reg.No. 1201700007984

Date 11 / 10 /2017

Sr No. 56/3569

TO,

Shri. Vikas Tuntun Gupta

Om Ganesh Kripa Colony, Chawl No 8/Room No 1

Bh. Bhagwandas Hospital, Ulhasnagar- 5

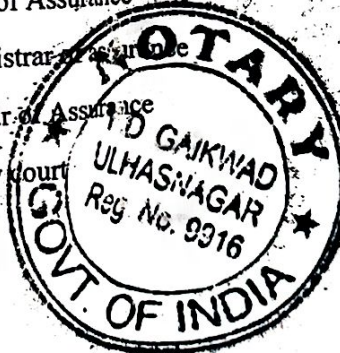
Sub:- Mutation of Entry as an Occupier in respect of Property bearing Sr No. 56/3569 of Mpl Assessments Register.

Ref: Your Notice Dated. 05/10/2017

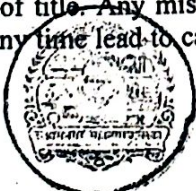
Madam,

Your name has been entered in place of Rani Vijay Chawla under Ward No 56/3569 Property No. 56DI012935300 as person primarily liable to property Tax. The Entry in the assessment book is mutated on the basis of the following documents.

- | | | |
|---|---------|---------------|
| 1. Copy of sale deed & Index-II Registered | NO..... | Dt..... |
| 2. Conveyance Deed [CD] | NO..... | Dt..... |
| 3. Change of Name effected by Sub Divisional Officer Ulhasnagar | NO..... | Dt..... |
| 4. Partition deed registered with Registrar of Assurance | NO..... | Dt..... |
| 5. Gift deed registered with Registrar of Assurance | NO..... | Dt..... |
| 6. Mortgage deed registered with Registrar of Assurance | NO..... | Dt..... |
| 7. Lease deed registered with Registrar of Assurance | NO..... | Dt..... |
| 8. Letter of Administration granted by Court | NO..... | Dt..... |
| 9. Date Certificate of deceased | NO..... | Dt..... |
| 10. Possession Letter | NO. 517 | Dt.09/06/2016 |
| 11. Indemnity bond | NO. 518 | Dt.09/06/2016 |
| 12. Objection Notice published in the Newspaper namely
Daily Amrut Ka lash | NO..... | Dt.04/10/2017 |
| 13. Applicant Pratgyaptra | NO..... | Dt..... |
| 14. Unregistered Instrument attested or
by Notary Agreement for Sale | NO. 515 | Dt.09/06/2016 |



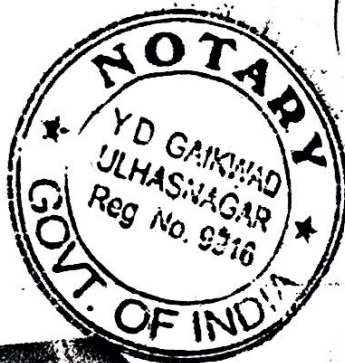
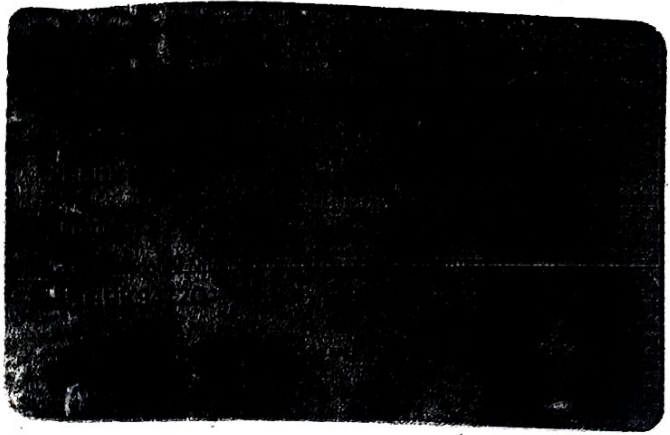
This is only a mutation of entry for the purpose of primary Inability to tax and shall not be construed as transfer of title. Any mis-representation of fraudulent information contained in the notice given by you would any time lead to cancellation of entry without prejudice to the rights of prosecution against you.



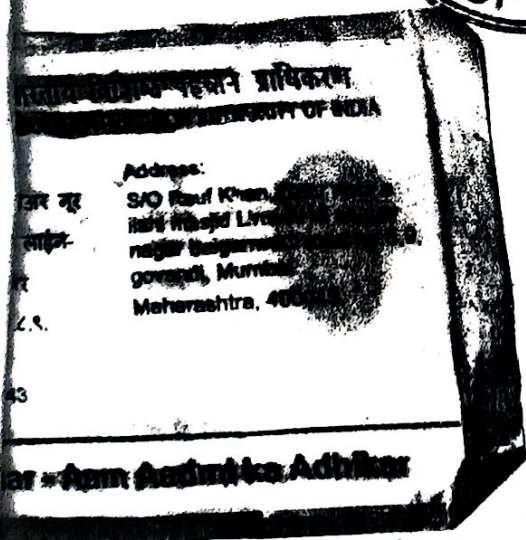
कमलेश्वरी

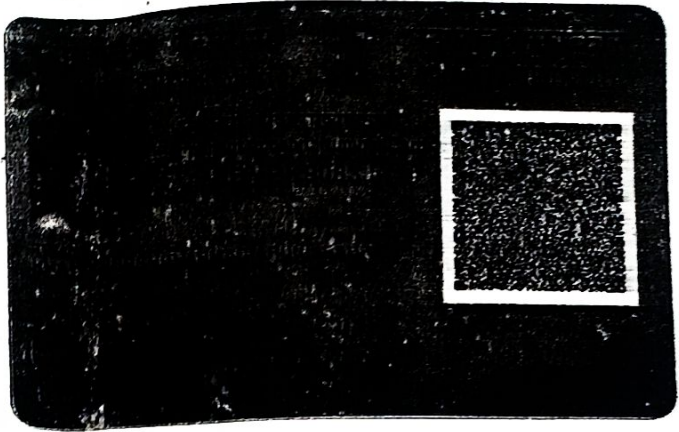
Assessor & collector of Taxes
Ulhasnagar Municipal Corporation

कुशी

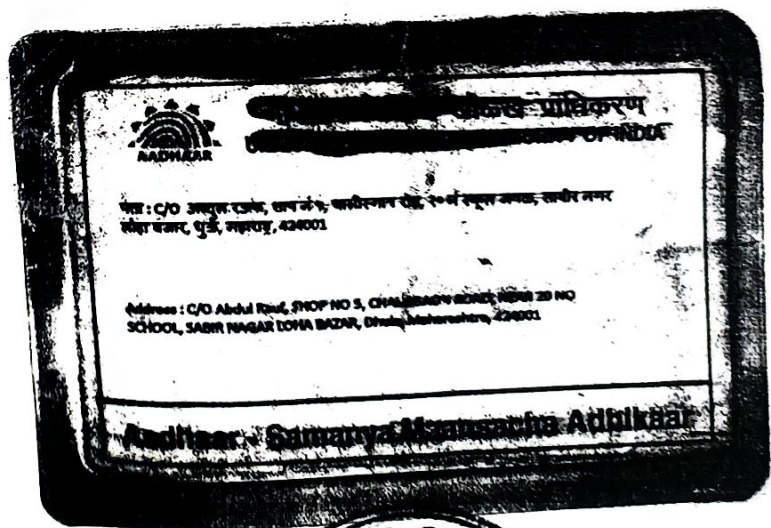
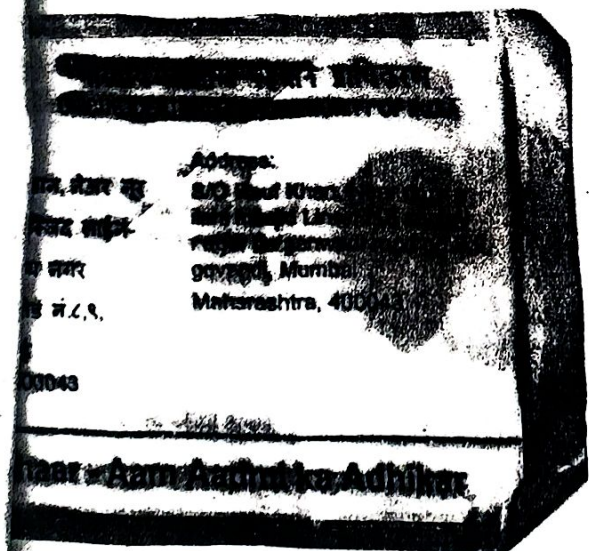
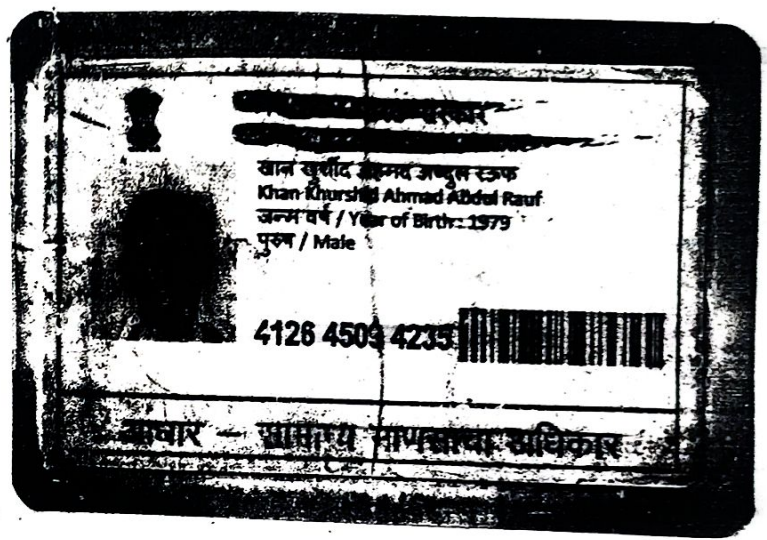
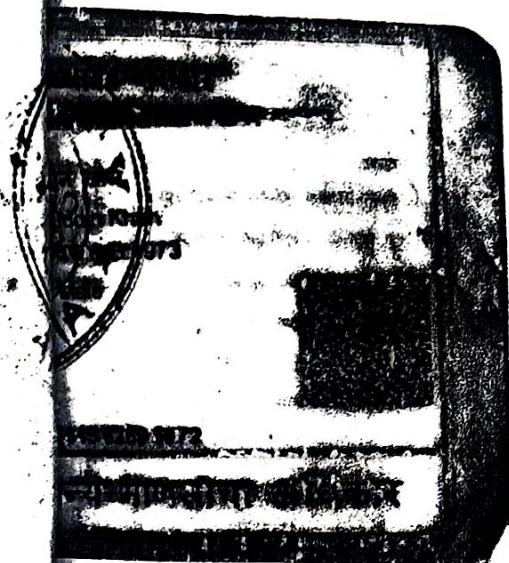


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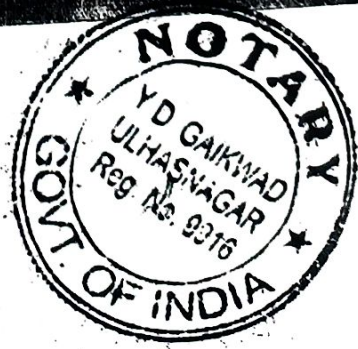


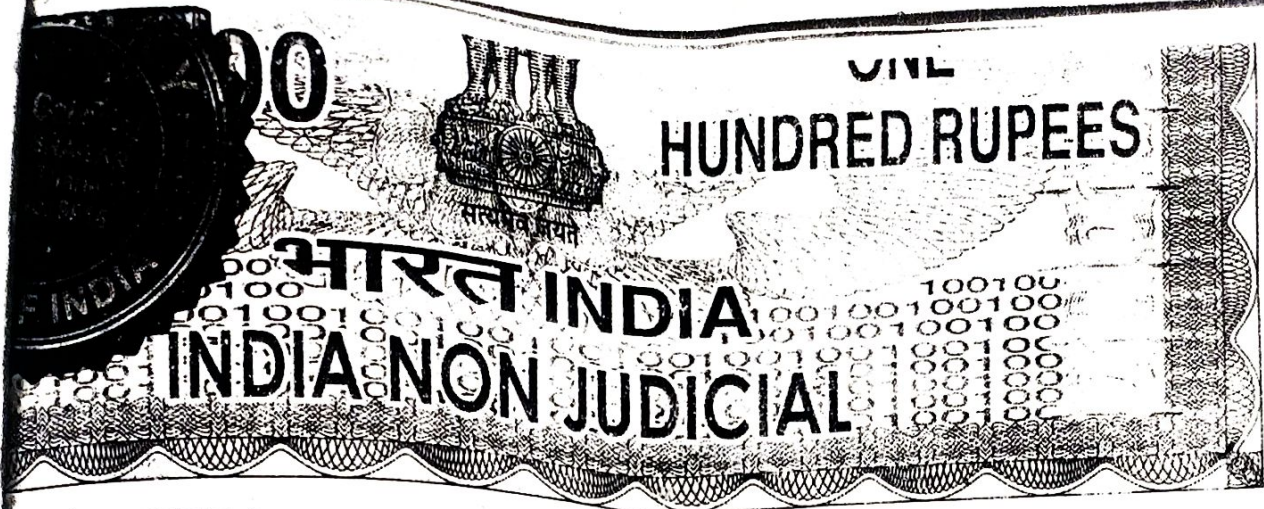


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कमलदीप





MHARASHTRA

2022

17AA 623489



उपकोषागार कार्यालय, उल्हासनगर
Paid on Date

8 - SEP 2022

उपकोषागार अधिकारी, उल्हासनगर

8/9/22



AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered into at
Ulhasnagar, Dist. Thane, on this ____ day of September, 2022

BETWEEN

Vikash Gupta

खुशीदा

SHRI VIKAS TUNTUN GUPTA, adult, aged about 33 years, residing at Sainath Colony, Chawl No. 9, Room NO. 1, Shanti Mandir Ulhasnagar-5 Dist. Thane (Aadhar Card No. 2496 0502 4477) hereinafter called as "VENDOR/SELLER" (Which expression shall include his heirs, executors, successors, administrators, representatives, and assigns) PARTY OF THE FIRST PART.

AND

MR. KHAN KHURSHID AHMAD ABDUL RAUF, aged about 34 years, residing at Shop No. 5, Chalisgaon Road, Near 20 No. School Sabir Nagar, Loha Bazar, Dhule Dist. Dhule Maharashtra (Aadhar Card No. 4126 4509 4235) hereinafter called as "PURCHASER" (Which expression shall include his heirs, executors, successors, administrators, representatives and assigns) PARTY OF THE SECOND PART.

AND WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Residential Premises Known as Room NO. 1, Chawl NO. 8, OM GANESH KRIPA COLONY, Situated at Behind Bhagwandas Hospital, Ulhasnagar-5 Dist. Thane Area adm about 300 Sq. Ft., Self-contained fitted with electric connection bearing consumer NO. 021514478501 and assessed under Ulhasnagar Municipal Corporation Ward No. 56 Property No. 56DI012935300 (as it is where it basis) and hereinafter called as "SAID PROPERTY"

AND WHEREAS Vendor aforesaid has acquired the said property by way of purchase from Smt. Rani Vijay Chawla, as per Agreement for sale dated 9.6.2016

Thus the Vendor aforesaid has become the absolute owner of the above said property and as such the said property is free from all encumbrances, liens, charges, etc and if any one else would claim any

Vikas Gupta

2

खुरशीद

(Rs. Thirteen Lakhs Fifty 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.
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 Purchaser that in future if any signature/statements requires then Vendor will 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.

Vakash Gupta

4 सुशील

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 Residential Premises Known as Room NO. 1, Chawl NO. 8, OM GANESH KRIPA COLONY, Situated at Behind Bhagwandas Hospital, Ulhasnagar-5 Dist. Thane Area adm about 300 Sq. Ft., Self-contained fitted with electric connection bearing consumer NO. 021514478501 and assessed under Ulhasnagar Municipal Corporation Ward No. 56 Property No. 56DI012935300 (as it is where it basis) Taluka and Sub-District Registration Ulhasnagar Dist. and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Corporation

Vakash Gupta

5 खुशीदि

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.

Vikas Gupta

Vikas Tuntun Gupta
Vendor

Khan Khurshid Ahmad Abdul Rauf
Purchaser
WITNESSES

1. Signature & Deepak Gupta
Name :

Address : Sad Nath Colony Chowal
Room No. 1 Near Suni market
UNR-5

2. Signature : अशोक

Name : अशोक अहिर
Address : गिरसिन आदिल 17 वा के

बाजु मे गोरान की दुकान उदहावा
नो 5- 421005



BEFORE ME

6 YESHWANT GAIKWAD
B.A. LL.B.

NOTARY

Reg. No. 6 Sr. No. 40331

22 SEP 2022



2022
8/10/22

RECEIPT

Received Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only) by G/pay and cash from withinnamed purchaser, being the full and final sale consideration towards the aforesaid property.

I SAY RECEIVED Rs. 13,50,000/-

WITNESSES

1. *Deepak Gupta*



Vikas Tuntun Gupta

Vikas Tuntun Gupta
Vendor/Seller

2. *3121417*

