



उल्हासनगर महानगरपालिका, मालमत्ता कर विभाग

ULHASASNAGAR MUNICIPAL CORPORATION, PROPERTY TAX DEPT.

मुख्य कार्यालय, तळमजला, उल्हासनगर-४२१ ००३ जिल्हा ठाणे, महाराष्ट्र

Head Office, Ground Floor, Ulhasnagar-४२१ ००३ Dist Thane, Maharashtra

Tel No:- ९५२५१-२७२०११६ / १२५ Ext. No. २३८ Fax No:- ९५२५१-२७२०१०४



No. UMC:TD:UNIT 1: 478 :24

Token No. 41202400000608

Date : 19/01/2024

Sr No 08AI0148176#00

TO,
MR. JAIRAM THADARAM ADVANI
MRS. VARSHA JAIRAM ADVANI
BK. 378 ROOM NO 12
ULHASNAGAR 1

R.C.C Res's self 390 Sq.

Sub : Mutuation of Entry as a Occupier in respect of Property bearing
Sr. No 08AI0148176. 00 of Mpl. Assessments Register.

Ref : Your Notice Dated: 09/1 /2024

Sir,

Your name has been entered in place of THADARAM C. ADWQANI under Serial
No 08AI0148176#00 Ward No 087 Prop.No 08AI0148176#00 As a person primarily liable to
Property Tax.

1.	Copy of sale deed & Index – I Registered with Registrar of assurance.	NO -----	DT -----
2.	Release deed	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.	Death Certificate of deceased Shri	No -----	Dt -----
10.	Indemnity bond / Possession Relinquishment of rights	No. 08/02/24	Dt 5/01/2024
11.	Objection Notice published in the News paper Namely TOWN DARSHAN	No.	Dt 07/1/2024
12.	Registered Will	No -----	Dt -----
13.	Probate of will	No. -----	Dt -----
14.	Heir ship Certificate issued by competent court	No.	Dt -----
15.	Unregistered Instrument attested by Notary namely AGREEMENT FOR SALE deed	No. 1A/126/06	Dt 04/10/2006

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

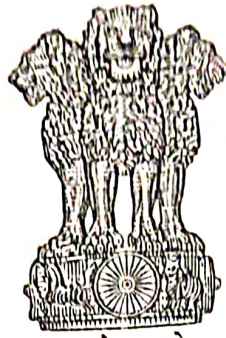


Assessor & collector of Taxes
Ulhasnagar Municipal Corporation

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

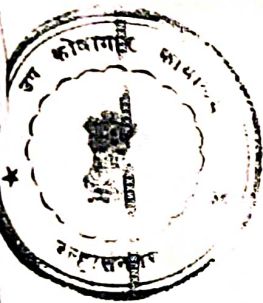
Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

X 041507



Sr. No. 8480 Date 28 SEP 2006

Issued to

Stamp

Stamp

J. V.

Licence No. 2/86

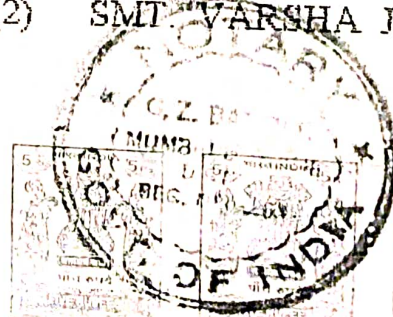
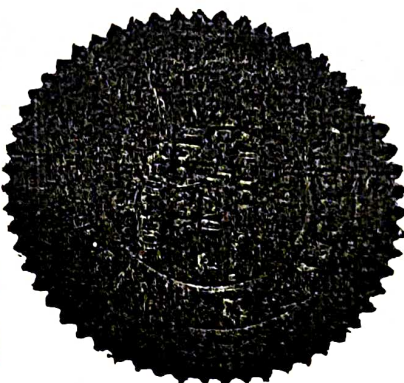
28 SEP 2006

AGREEMENT OF SALE

This Agreement of Sale is made and entered into at Ulhasnagar Dist. Thane, on this 4th day of October 2006., BETWEEN :-

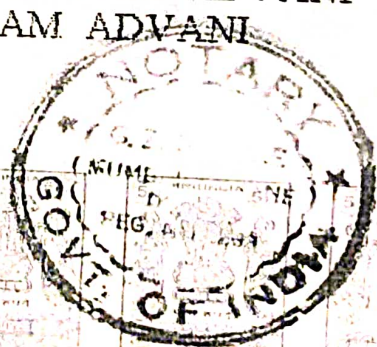
Name of Seller : SHRI THADHARAM CHIMANDAS ADVANI

Name of Purchaser : (1) SHRI JAIRAM THADHARAM ADVANI
(2) SMT. VARSHA JAIRAM ADVANI



NOTARIAL

NOTARIAL



NOTARIAL

NOTARIAL

NOTARIAL

J. C. Advani

- 2 -

SHRI THADHARAM CHIMANDAS ADVANI
Hindu, Adult, aged about 81 years,
R/at, Bk. no. 378, Room no. 12,
Ulhasnagar - 1., Dist. Thane.



..... hereinafter called as "Vendor/Seller".
(which expression shall mean and include all his/her legal heirs, executors,
administrators, representatives and assigns).

- A N D
- (1) SHRI JAIRAM THADHARAM ADVANI
Hindu, Adult, aged about 46 years,
(2) SMT. VARSHA JAIRAM ADVANI
Hindu, Adult, aged about 41 years,
Both R/at, Bk. no. 378, Room no. 12,
Ulhasnagar - 1., Dist. Thane.

.. hereinafter called as "Purchasers/Transferees".
(which expression shall mean and include all his legal heirs, executors,
administrators, representatives and assigns)

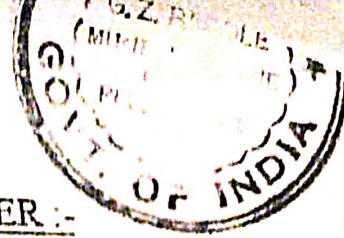
WHEREAS the Seller is the sole and absolute owner of the property
known as Flat no. 101, on 1st floor, in Devi Darshan Building, situated at Bk.
no. 378, Room no. 12, Ulhasnagar - 1., Dist. Thane., ^{390 Sq Ft} assessed under
Municipal Corporation under Ward No. , Khata No. , Sr.
No. , and having Electric Connection vide Cons. No.

..... hereinafter called as "SAID PROPERTY"

WHEREAS the Seller above named is the actually the father/father-
in-law of the Purchasers, and the Seller have actually constructed the
building known as Devi Darshan Bldg., on Bk. no. 378, Room no. 12,
Ulhasnagar - 1., and have purchased this property from Shri Satramdas
Jethanand Vazirani, vide Sale Deed no. 31/1978 dated 10th January 1978.

WHEREAS the Purchaser/s above named have shown their desire to
purchase the above mentioned property and the Seller have agreed to sell it
on the following terms and conditions.

T. C. Advani



NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That in pursuance of the said Agreement, the total consideration of the said property has been mutually agreed at Rs. 2,80,000/- (Rs. Two Lakhs Eighty Thousand only).
2. That the Seller had received the full and final amount of sale consideration amounting to Rs. 2,80,000/- (Rs. Two Lakhs Eighty Thousand only) in installments, the details of which is as under :-

<u>Amount</u>	<u>Mode of payment</u>
Rs. 50,000/-	In cash on 02/08/2006.
Rs. 70,000/-	In cash on 16/08/2006.
Rs. 80,000/-	In cash on 25/08/2006.
Rs. 80,000/-	In cash on 04/10/2006.

Total Rs.280,000/-

the receipt of which is hereby admitted and acknowledged by the Seller before the witnesses.

That the Seller hereby assures the Purchasers that the said property under sale is free from all kinds of encumbrances, liens, claims, doubts, demands, defects in the title and charges. It has neither been sold, nor mortgaged, nor hypothecated, nor gifted out, nor leased out to any body else before this Agreement of Sale. The Vendor further covenants with the purchaser that he is the absolute owner of the same and he has good and absolute authority to sell the same and more particularly described in the schedule hereunder written and the Vendor has got good, clear and marketable title to the said property. If any body claims his/her interest, share or right over the said property, then such claims will be removed by the vendors/Sellers at his own cost.

4. That the Seller had cleared all the Municipal Taxes, Electric Bills, water taxes, if any, uptill date of possession. However, if any such dues are found prior to the execution of this agreement, the Vendor undertakes to clear the same immediately.

T. C. Acharya



5. That the Purchasers will be responsible for any future liabilities regarding the said property after taking its possession and shall enjoy all the ownership titles, rights, rents and profits accruing from the said property without any hindrances of the Vendor, his heirs, executors, administrators, and assigns.

6. That the Sellers is bound to sign any documents for effectual transfer of the said property in favour of Purchaser after receiving the full and final sale consideration.

7. That the Purchaser had taken the physical and peaceful possession of the said property, and the Purchaser will be responsible for any future liabilities regarding the said property.

8. That the Seller had assured the Purchaser, that the above property is in good and proper condition, and the Purchaser has verified the same.

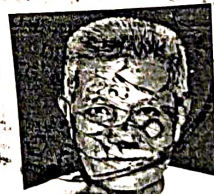
That the Purchaser is liable to bear the expenses at the time of the registration of the above said property.

IN WITNESSES WHEREOF, BOTH PARTIES have agreed to sign

on the above mentioned date and year before witnesses.

Witnesses :-

1. Anjali S. Advani



T. Z. Advani
SHRI THADHARAM CHIMANDAS ADVANI
-Seller/s -

2. Prakash T. Advani
(PRAKASH T. ADVANI)



1. SHRI JAIRAM THADHARAM ADVANI

Perfect Xerox & Typing Centre
Shop No. 1, 1st Floor
Next to the Court
Main Bldg. - Chhatrapati

Regd No. 1A
Sr. No. 126
Dt:- 04/10/2006.

Varsha
2. SMT. VARSHA JAIRAM ADVANI
-Purchaser/s-



BEFORE ME

G. Z. BADOLE
NOTARY

4.10.06