

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY PUBLIC AUCTIONS.

THIS INDENTURE made the 18th day of April one thousand nine hundred and sixty ~~three~~ times BETWEEN the President of India hereinafter called "the Vendor" (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part and Shri. Parsram s/o. Mangaldas called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part:

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises more particularly described in Schedule I, hereunder written.

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. 1560/- paid to the Vendor by the Purchaser (----- in cash and Rs. 1560/-) by adjustment against the compensation payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates whose names are given in Schedule II hereunder written on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the same doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule 41 x 33 of the rules framed under the Displaced Persons

(Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as SK. 116-B/2 Ulhasnagar particularly described in Schedule I hereunder written

TOGETHER WITH all buildings, commons, fences, hedges, ditches, ways waters, water-courses, liberties, privileges, easements, and appurtenance whatsoever to the said piece or parcel of land belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lie to in or under the said premises together with full liberty at all times for the Vendor his agents and workmen to enter upon all or any part of the said premises, to search for, make merchantable and carry away the said mines and minerals under or upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as are may be assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way encumbered or affected AND THAT the purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming from, under, or in trust for him. AND FURTHER THAT, HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them or any part thereof, from, under or in trust for him the Vendor shall and will from time to time, and at all times hereafter, at the request and cost of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds, and things whatsoever, for further and more perfectly assuring the said land, hereditaments and premises, and every part thereof, unto and to the use of the Purchaser, in manner aforesaid, as shall or may be reasonably required.

"The property the compensation of which has been adjusted against the value of ----- was mortgaged with Shri -----

s/o _____ in West Pakistan* and or Shri _____ from Shri _____
 the purchaser had obtained a debt of Rs. _____
 s/o _____ in West Pakistan. The said mortgagee/creditor has obtained
 a decree for Rs. _____ from the Tribunal constituted under the Displaced Person
 (Debts Adjustment) Act, 1951, the intimation of which has been received by the Chief
 Settlement Commissioner from the Tribunal concerned. The mortgagee/creditor would,
 therefore, have a lien over this property to the extent of mortgage charge/debt of
 Rs. _____ according to the provisions of the above Act until the
 mortgage charge/debt is satisfied or is redeemed by the mortgagor/debtor".

IN WITNESS WHEREOF, the Vendor has caused M.O. U.T. on his behalf to
 set his hand hereunto the day and year first above written.

SCHEDULE I.

All that piece or parcel of land and/or building(s) situated at **ULHASNAGAR**
 containing by admeasurement **51 Sq. Yds.** or thereabouts and
 bounded.

on the North by **Registration Sub-District Kalyan**
 on the South by **District Thana**
 on the East by **Kalyan Camp No. 1. Ulhasnagar**
 on the West by **No. 116-B/2**

SCHEDULE II.

Name of the associates—

1. **Shri. Aildas Jodhani No. 32/oct-64/80**

2. **Shri. Aildas Jodhani No. 32/oct-64/80**

3. **Shri. Aildas Jodhani No. 32/oct-64/80**

4. **Shri. Aildas Jodhani No. 32/oct-64/80**

5. **Shri. Aildas Jodhani No. 32/oct-64/80**

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12. **Shri. Aildas Jodhani No. 32/oct-64/80**

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17. **Shri. Aildas Jodhani No. 32/oct-64/80**

18. **Shri. Aildas Jodhani No. 32/oct-64/80**

19. **Shri. Aildas Jodhani No. 32/oct-64/80**

20. **Shri. Aildas Jodhani No. 32/oct-64/80**

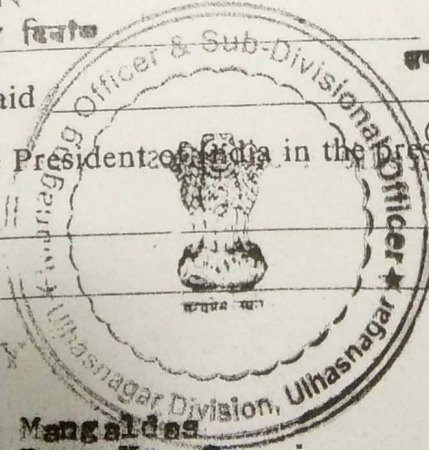
21. **Shri. Aildas Jodhani No. 32/oct-64/80**

22. **Shri. Aildas Jodhani No. 32/oct-64/80**

23. **Shri. Aildas Jodhani No. 32/oct-64/80**

24. **Shri. Aildas Jodhani No. 32/oct-64/80**

25. **Shri. Aildas Jodhani No. 32/oct-64/80**



Signed by the said

for and on behalf of the President of India in the presence of

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उल्हासनगर महानगरपालिका

वर्ष 2023-2024 करीता मालमत्ता करावे बिल

[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची व चे प्रकरण-८ (कराशन नियम) मधील नियम ३९, महाराष्ट्र शिक्षण व रोजगार हक्की (अपकर) अधिनियम १९६९ मधील कलम ३ व ६ (ब), तसेच महाराष्ट्र इमारतीवरील कर (मोठ्या निवासी जागावस) (पुन्हा अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ अन्वये]

बिल क्र. : 188448 बिल दिनांक : 13-05-2023 मालमत्ता क्र. : 05A1014329000 गुना मा. क्र. : 5/9678

नाव : PARASRAM MANGALDAS

पत्ता : BK.116-A ROOM, 14 ULHASHNAGAR 1

QR Code

Scan QR code with camera or Google lens for online payments

वार्ड क्र.	झोन	क्षेत्रफल चौ.फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य निवासी	करयोग्य मूल्य विमर निवासी	एकूण वार्षिक करयोग्य मूल्य
5	AI	699.00	AC Sheet Bricks / RCC	Residential	1936	0	1936

अ. क्र.	कराचे वर्गीकरण	कराचे दर (कर योग्य मूल्यावर %)	थकवाकी	पहिली सहामाही बाजू मागणी	दुसरी सहामाही बाजू मागणी	एकूण रक्कम
(1)	General Tax सर्व साधारण कर	28.00	542	271	271	1084
(2)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	97	48.5	48.5	194
(3)	Conservancy Benefit Tax बांधवाहू कर	7.00	136	68	68	272
(4)	Street Tax रथ कर	8.00	166	77.5	77.5	310
(5)	Tree Tax वृक्ष कर	0.50	10	5	5	20
(6)	Water Benefit Tax पाणीपुरवठा लाभ कर	5.00	97	48.5	48.5	194
(7)	Sewerage Benefit Tax पातयवाहू सुविधा लाभ कर	3.00	58	29	29	116
(8)	Govt. Education Cess जायसीय शिक्षण कर	Resi - 2% to 4% Non-Resi- 4% to 12%	77	38.5	38.5	154
(9)	Employment Guarantee Cess लाभसीय रोजगार हक्की कर	Non-Resi- 1% to 3%	0	0	0	0
(10)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10.00	0	0	0	0
(11)	Water Charges पाणी पट्टी (प्रति महिना)	300.00	3600	1800	1800	7200
(12)	Sp. Conservancy Tax विशेष बांधवाहू कर	10.00	0	0	0	0
(13)	Fire Service Tax अग्निशमन सेवा कर	2.00	39	19.5	19.5	78
(14)	User Charges Tax उपयोगकर्ता शुल्क		695	365	365	1425
(15)	Illegal Construction Penalty अनाधिकृत बांधकाम लाप्सी		0	0	0	0
(16)	Late Payment Penalty विलंब शास्ती		222			222
(17)	Penalty on Education Cess शिक्षण हक्की करावरील (पेनल्टी)		0			0
(18)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हक्कीकर)		0			0
(19)	Warrant Fee नोटीस फी		0			0
(20)	Dishonour chq Penalty		0			0
(21)	Interest on arrears व्याज रकम		0			0
(22)	Shasti शास्ती (As per state govt rule)	10.00	0	0	0	0
एकूण			5728	2770.5	2770.5	11269

अक्षरी रुपये : Eleven Thousand Two Hundred Sixty Nine Rupees

अगाऊ रक्कम	0
एकूण देय रक्कम	11269

बिलाची कालावधी

पहिली सहामाही : 01/04/2023 - 30/09/2023
दुसरी सहामाही : 01/10/2023 - 31/03/2024

बिल मिळाले पासून ३ महिनेचे आत.
३१ डिसेंबर

Last Payment Receipt

Receipt No. : -
Receipt Date : -
Receipt Amount : -

टीप : १) सदर देवकातील मालमत्ता थारकाचे नाव हे केवळ कर वसुली करिता घ्यावे असेल वसुली करिता संबंधातील पुरावा अथवा दस्त मरपून गृहीत धरू नये.

२) Cheque / DD to be prepared in favor of Ulhasnagar Municipal Corporation

कराका भरणा केला असल्यास कृपया या देवकाची दखल घेण्यात येऊ नये / Ignore if already Paid

उप-आयुक्त (कर)
उल्हासनगर महानगरपालिका



महाराष्ट्र शासन
महसूल विभाग



गाव नमुना नंबर ७/१२ व ८ अ, मालमत्ता पत्रक पाहणे

MAHA Bhulekh (i.e. Maharashtra Bhumi Abhilekh) - a land record website of Maharashtra state (India)

मुख्यपृष्ठ



महाराष्ट्र सरकार
संपत्ति कार्ड

[महाराष्ट्र भूमि राजस्व (गांव, नगर और शहर सर्वेक्षण) नियम, 1969 तहत नियम 7 फॉर्म "डी"]

TIN: 55036456511

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पेठ : उल्हासनगर

तहसिल/श.स.कार्यालय: न.भू.अ. उल्हासनगर

जिला :

शहर सर्वेक्षण संख्यांक	शीट संख्यांक	भू-खंड संख्यांक	क्षेत्रफल, वर्ग मीटर	भूधारणा	भू-राजस्व
88			42.70	ब	

सुखभोग :

भू-स्वामि का नाम :

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वर्ष : 1981

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[परशुराम मंगलदास आहुजा.]

पट्टेदार :

अन्य ऋणभार/अधिकार :

अन्य अभियुक्ति :

तारीख	लेन-देन	खंड सं.	भूमिस्वामि (एच) पट्टेदार (एल) या भार (ई)	साक्षात्
23/07/2015	मा.जमाबंदी आयुक्त व संचालक भूमि अभिलेख पुणे यांचेकडील परिपत्रक क्र.ना.भू.क्र.१/मि./प./अक्षरी नोंद २०१५ दि.१६/०२/२०१५ व या कार्यालयाकडील परिपत्रक आदेश क्र.१/मि./प./अक्षरी नोंद /प.भू.१/उल्हासनगर/आदेश दि.२३/०७/२०१५ अन्वये मि.लकत पत्रि केवर अक्षरी क्षेत्र बेचालीस पूर्णांक सात दशांश मात्र चौ.मी. दाखल केले.			फेरफार क्र. 55 सही- 23/07/2015 न.भू.अ.उल्हासनगर
08/10/2023	वारस नोंद - परशुराम मंगलदास आहुजा. दिनांक 17/03/2019 रोजी मयत झाले असून, मयताचा मुल दाखला, वारसा बाबतचे स्वयंघोषणापत्र, स्थानिक चौकशी व जबाब यांच्या आधारे वारसांची नावे नोंद केली.		एच श्रीमती लक्ष्मी परसराम आहुजा मयत दि 3/3/2019 श्रीमती लता अशोकलाल तलरेजा उर्फ लता परसराम आहुजा 42.70 चौ.मी	फेरफार क्र. 8 सही- 08/10/2023 न.भू.अ.उल्हासनगर

हे जाहिरनामा पत्रक डिजिटल आहे



हे मिल्कत पत्रिका (दिनांक 08/10/2023 06 :10:00 AM रोजी) डिजिटल स्वाक्षरी केली आहे

DISCLAIMER:Machine aided Transliteration has been used to make available information in other languages for the benefit of users who may prefer to access information on this portal in their native language. The transliterated contents are therefore prone to occasional inconsistencies that may kindly be overlooked. Content in the < Marathi > language will be considered as sacrosanct.

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अधवा कायदेशीर बाबींसाठी वापरता येणार नाही.

जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख कार्यालय
तिसरा मजला, नवीन प्रशासकीय इमारत, कोन्सिल हॉल समोर, पुणे
दूरध्वनी : ०२०-२६०५०००६, ई-मेल : dlmah[dot]mah[at]nic[dot]in

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