

## उल्हासनगर महानगरपालिका

उमपा/करवि/यु.2/556/23  
टोकन क्र. 41202400002967  
दिनांक -05/02/2024

### सादर

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 11BI004335000

अर्जदार यांनी दिनांक 02/02/2024 रोजी श्री. शंकरलाल वाशुमल हसिजा, श्रीम. लाज्जु शंकर हसिजा, श्री. जाँकी शंकर हसिजा, पत्ता- पनोरमा शॉपिंग कॉम्प्लेक्स, २ रा माळा, फ्लॅट २०१, न्यु शालीमार को-ऑप. सोसायटी, प्रेम निवास, उल्हासनगर ३, मालमत्ता क्र. 11BI004335000 महानगरपालिका कर आकारणी नोंदवहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेकरीता अर्ज दाखल केला आहे. त्यानुसार महापालिका कर आकारणी दफ्तरी नोंदवहीत ओमप्रकाश/रमेश जे. भावनानी या नावाची नोंद असून मिळकतीचे एकुण क्षेत्रफळ

तरी अर्जदार यांनी आपल्या नावाची नोंद करणेकरीता अर्जासोबत सादर केलेले कागदपत्राचा तपशिल खालीलप्रमाणे.

- १) कर भरणा ना देयक प्रमाणपत्र वर्ष २०२३-२४ करिता
- २) श्री. हिरानंद मुरलीधर चौईथानी, श्री. सुरेश नेभणदास छानवानी, श्री. हरेश झमतराय गलानी, श्री. वाशु होतराम चौईथानी व श्री. राजेश गुरनोमल बंसतानी यांचे नोटरी केलेले अॅग्रीमेंट फोर सेल क्र. ८०६ दि. १५/०९/२०१६
- ३) श्री. राजेश गुरनोमल बंसतानी व श्रीम. भारती महेश पोपटानी, श्री. देवेश जयकिशन पांडे यांचे नोटरी केलेले अॅग्रीमेंट फोर सेल क्र. ९२५ दि. १३/०४/२०१७
- ४) श्रीम. भारती महेश पोपटानी, श्री. देवेश जयकिशन पांडे व श्री. शंकरलाल वाशुमल हसिजा, श्रीम. लाज्जु शंकर हसिजा, श्री. जाँकी शंकर हसिजा यांचे नोटरी केलेले अॅग्रीमेंट फोर सेल क्र. ८६३ दि. ०६/०९/२०१९
- ५) नोटरी हमीपत्र/ताबा पावती क्र. २६३ दि. ०१/०२/२०२४
- ६) स्थानिक वर्तमान पत्र दै. उल्हास विकास दिनांक २१/०१/२०२४
- ७) अर्जदाराचे प्रतिज्ञा पत्र सादर

### लिपीक

उपरोक्त कागदपत्रान्वये मनपा कर आकारणी पुस्तकात मालमत्ता क्र. 11BI004335000 अन्वये नोंद असलेल्या मिळकती करिता मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर भरण्यास प्रथम पात्र व्यक्ती म्हणून श्री. शंकरलाल वाशुमल हसिजा, श्रीम. लाज्जु शंकर हसिजा, श्री. जाँकी शंकर हसिजा या नावाची नोंद वर्ष २०२३-२४ पासून करणेसाठी शिफारस करण्यात येत आहे.

  
कर निरीक्षक

उप-कर निर्धारक व संकलक

  
कर निर्धारक व संकलक

Change of Name R. V. Charges	
Paid Rs.	500-00
Receipt No.	1585481586
Date	2024



# उल्हासनगर महानगरपालिका, मालमत्ता कर विभाग

ULHASNAGAR MUNICIPAL CORPORATION, PROPERTY TAX DEPT.

मुख्य कार्यालय, तळमजला, उल्हासनगर-४२१ ००३ जिल्हा ठाणे, महाराष्ट्र  
Head Office, Ground Floor, Ulhasnagar-421 003 Dist Thane, Maharashtra  
Tel No:- ९५२५१-२७२०१११/१२५ Ext. No. २३८ Fax No:- ९५२५१-२७२०१०४



No. UMC:TD:UNIT- 2 : 556 :23  
Register No. 41202400002967

Date : 21 / 02 / 2024  
Prop. No. 11BI004335000

To,  
**Mr. Shankerlal Vashumal Hassija**  
**Mrs. Lalju Shankar Hassija**  
**Mr. Jacky Shankar Hassija**  
Panorma Shopping Complex 2<sup>nd</sup> Floor Flat No. 202  
Opp. New Shalimar Co. op. Hsg. Soc. Nr. Prem Niwas  
Ulhasnagar- 421001

**Sub :** Mutuation of Entry as a **Occupier** in respect of Property bearing  
Prop. No 11BI004335000 of Mpl. Assessments Register.

**Ref :** Your Notice Dated: 02/02/2024

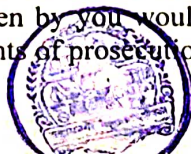
Sir /Madam,

Your name has been entered in place of **Mr. Omprakash /Ramesh J. Bhavnani** under Ward No. 11 Prop. No 11BI004335000 as a person primarily liable to Property Tax

The Entry in the assessment book is mutuited on the basis of the following documents.

1. Copy of sale deed & Index – II Registered with Registrar of assurance	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 -----
05. 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	No.-----	Dt -----
10. Indemnity bond	No. 6/263	Dt 01/02/2024
11. Objection Notice published in the News paper Namely <b>Ulhas Vikas</b>	No.-----	Dt 21/01/2024
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 Agreement for Sale	No. 806/2016 . 925, 863	Dt 15/09/2016 13/04/17,06/09/19

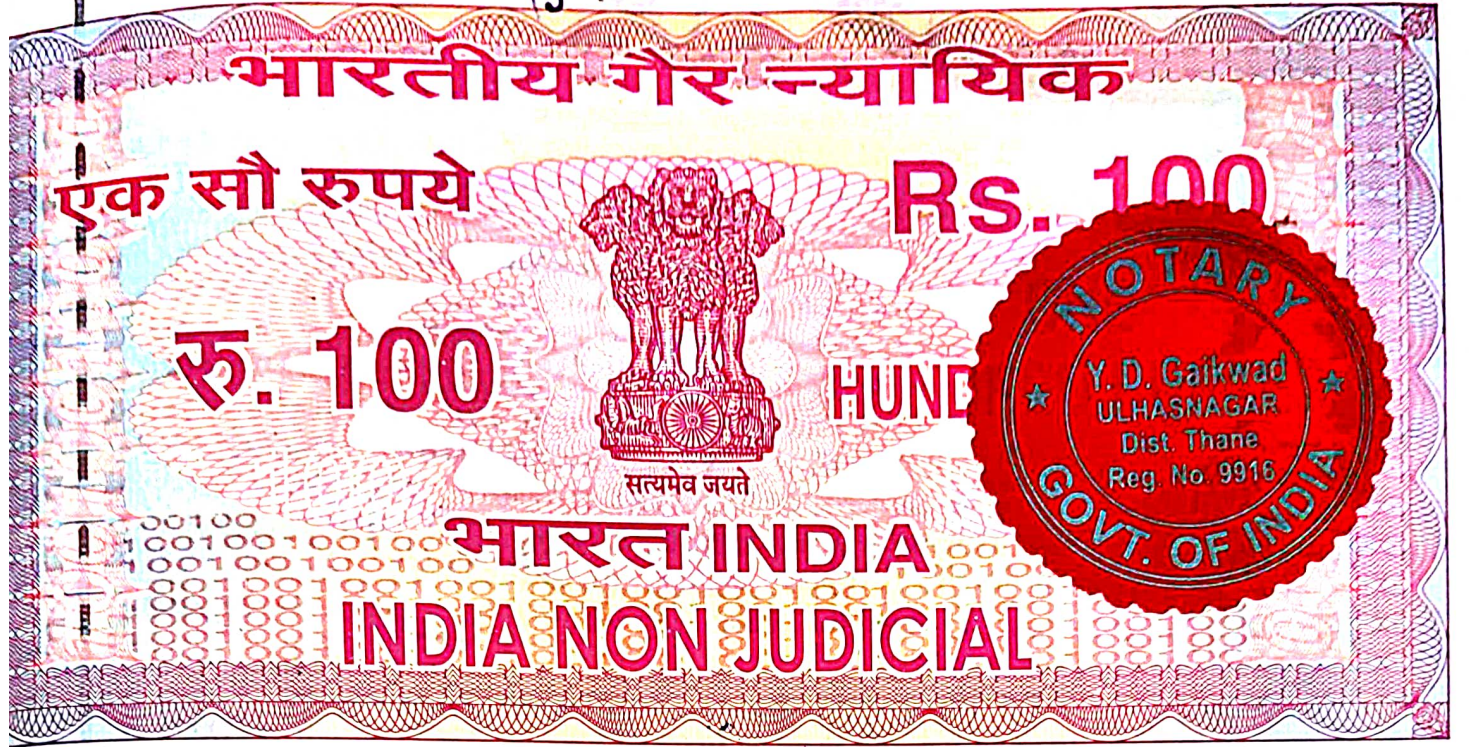
This is only a mutuation of entry for the purpose of primary liability to tax and shall notbe construed as transfer of title. Any mis-representation or fraudulent information contained in the notice given by you would any time lead to cancellation of such entry without prejudice to the rights of prosecution against you.



Assessor & collector of Taxes  
Ulhasnagar Municipal Corporation



13 1 JAN 2024



MAHARASHTRA

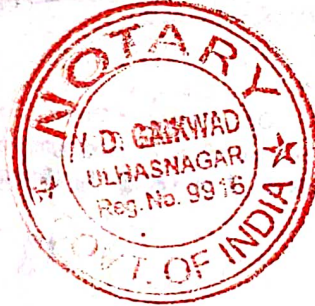
2023

67AA 105051

13 1 JAN 2024



25 JAN 2024



उपकोषागार कार्यालय, उल्हासनगर, जि.ठाणे

INDEMNITY BOND

We, **SHRI SHANKERLAL VASHUMAL HASSIJA**, Hindu, adult,

Indian Inhabitant, aged about 62 years, (2) **SMT. LALJU SHANKAR**

**HASSIJA**, Hindu, adult, Indian Inhabitant, aged about 57 years, & (3) **SHRI**

**JACKY SHANKAR HASSIJA**, Hindu, adult, Indian Inhabitant, aged about

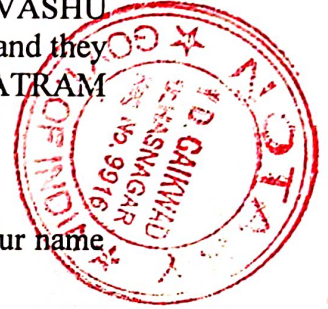
52 years, all are residing at Flat No. 503, 5<sup>th</sup> Floor, Rekha Apartment, Near 24C

School, Ulhasnagar-421001, Dist. Thane, do hereby state on solemn affirmation

as under:-



1. That We have acquired the said property known as Flat No. 202, on 2<sup>nd</sup> Floor, in PANORAMA COMPLEX, constructed on Plot of Hut Nol. 1, 2, 3, 4 5 & 6, and the Plot Nos. 651 and 652, U.No. 31, Sheet No. 60, Behind Chopra Court, Ulhasnagar-421003, Dist Thane, and assessed under Municipal Ward No.11, and Property No. 11BI004335000. by way of purchased from SMT. BHARTI MAHESH POPTANI & SHRI DEVESH JAIKISHAN PANDE, as per Agreement for Sale dated 6.9.2019 and they have purchased the same from SHRI RAJESH GURNOMAL BASANTANI, as per Agreement for Sale dated 31.3.2017 and who had purchased the same from MR. HIRANAND MURLIDHAR CHOITHANBI, MR. SURESH NEBHANDAS CHANDWANI, MR. HARESH JAMIATRAI GLANI & MR. VASHU HOLARAM CHOITHANI, as per Agreement for Sale dated 14..2016 and they have purchased the same from Builder SHRI RAJESH JIWATRAM BHAWNANI, as per Agreement for Sale dated 12.9.1998.



2. That We have applied the change of name of the said property our name and We have produce the relevant document.

3. That Now We are apply to Municipal authority to issue tax bill in our name i.e. SHRI SHANKERLAL VASHUMAL HASSIJA, SMT. LALJU SHANKAR HASIJA & SHRI JACKY SHANKAR HASIJA, entirely at our risk and cost and consequences thereon.

4. That the Peaceful Possession of the said property in our hand and We are occupied the said property.

5. That there is no any person/persons who has any right, title, interest share over the said property.

6. That the said property still stand in the name of OMPRAKASH / RAMESH J. BHAVNANI, (as per Municipal record) now the same is to be changed in our favour.

7. That We hereby assure to Deputy Commissioner (Tax Department) and its staff, if any loss sustain regarding the Change of Name in Municipal Tax in our name and We hereby assure to authority if any body challenge the said Agreement for Sale or Change of Name then We shall be responsible for the same.

NOW We EXECUTE THIS BOND OF INDEMNITY and bind ourselves our heirs, executors, administrators as firmly with these presents and We indemnify the Government of India, State Government i.e. Government of Maharashtra, Deputy Commissioner, of UMC Dept. from any loss that they may sustain on the ground of effecting the Change of Name in our favour in respect of the said property.

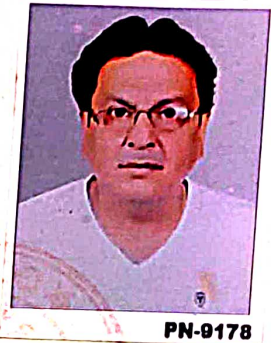
Whatever stated hereinabove was true and correct to the best of our knowledge and belief.

IN WITNESS WHEREOF, we therefore set my hands on this \_\_\_\_ day of January, 2024.

Identified by :-

*Shri*

SHRI SHANKERLAL VASHUMAL HASSIJA



*Laju*

SMT. LALJU SHANKAR HASSIJA



*Jacky S. Hassija*

SHRI JACKY SHANKER HASSIJA  
EXECUTANTS



BEFORE ME

*1/2/24*  
YESHWANT GAIKWAD  
BAILLA

NOTARY

G.A. DINGREJA  
ULHASNAGAR

01 FEB 2024

