

उल्हासनगर महानगरपालिका

उमपा/करवि/यु.2/593/23
टोकन क्र. 41202400003801
दिनांक -12/02/2024

सादर

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 11BI015154500

अर्जदार यांनी दिनांक 09/02/2024 रोजी श्री. विनोद दयालदास भटीजा, पत्ता- हिरामणी सोसायटी, फ्लॉट क्र. बी-४, उल्हासनगर २, मालमत्ता क्र. 11BI015154500 महानगरपालिका कर आकारणी नोंदवहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेकरीता अर्ज दाखल केला आहे. त्यानुसार महापालिका कर आकारणी दफ्तरी नोंदवहीत ए. एल. असरानी 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 करीता
- २) श्रीम. आशाबाई लोकुमल असरानी व श्रीम. रजनीबाई करतार सैनानी यांचे अॅग्रीमेंट फोर सेल दि. ०३/०२/१९८४
- ३) श्रीम. रजनीबाई करतार सैनानी व श्री. तोलाराम पी. कटारिया यांचे अॅग्रीमेंट फोर सेल एक्सचेंज दि. ०९/१२/१९८५
- ४) श्री. तोलाराम पी. कटारिया व श्री. लखमीचंद फगुनमल राजवानी यांचे अॅग्रीमेंट फोर सेल दि. २६/०४/१९८६
- ५) श्री. लखमीचंद फगुनमल राजवानी व श्री. राजेश घनशामदास रागानी यांचे नोटरी अॅग्रीमेंट फोर सेल दि. ०४/०६/२००५
- ६) श्री. राजेश घनशामदास रागानी व श्रीम. पुजा विनोद भटीजा यांचे नोटरी अॅग्रीमेंट फोर सेल दि. ०२/०९/२००६
- ७) श्रीम. पुजा विनोद भटीजा व श्री. विनोद दयालदास भटीजा यांचे नोटरी अॅग्रीमेंट फोर सेल क्र. ११६३ दि. १५/०३/२०१९
- ८) श्रीम. पुजा विनोद भटीजा व श्री. विनोद दयालदास भटीजा यांचे नोटरी ताबा पावती क्र. ११६४ दि. १५/०३/२०१९
- ९) नोटरी हमीपत्र/ताबा पावती क्र. २९२ दि. ०६/०२/२०२४
- १०) स्थानिक वर्तमान पत्र दै. उल्हास विकास दिनांक ०५/०२/२०२४
- ११) अर्जदाराचे प्रतिज्ञा पत्र सादर

लिपीक

उपरोक्त कागदपत्रान्वये मनपा कर आकारणी पुस्तकात मालमत्ता क्र. 11BI015154500 अन्वये नोंद असलेल्या मिळकती करीता मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर भरण्यास प्रथम पात्र व्यक्ती म्हणून श्री. विनोद दयालदास भटीजा 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	Charges
Paid Rs.	5000
Received	156480/1500
Date	12/02/2024



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-421 003 Dist Thane, Maharashtra

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



No. UMC:TD:UNIT- 2 : 593 :23
Register No. 41202400003801

Date 20/02/2024
Prop. No. 11BI015154500

To,

Mr. Vinod Dayaldas Bathija

Hiramani Society Flat No. B-4

Ulhasnagar- 421002

Sub : Mutuation of Entry as a **Occupier** in respect of Property bearing
Prop. No 11BI015154500 of Mpl. Assessments Register.

Ref : Your Notice Dated: 09/02/2024

Sir,

Your name has been entered in place of **Mr. A. L. Asrani** under Ward No. 11 Prop. No 11BI015154500 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. 6/292 | Dt 06/02/2024 |
| 11. Objection Notice published in the News paper Namely Town Darshan | No.----- | Dt 03/02/2024 |
| 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. 625/19 | Dt 03/02/1984 |

09/12/85, 26/04/86

04/06/05, 02/09/06

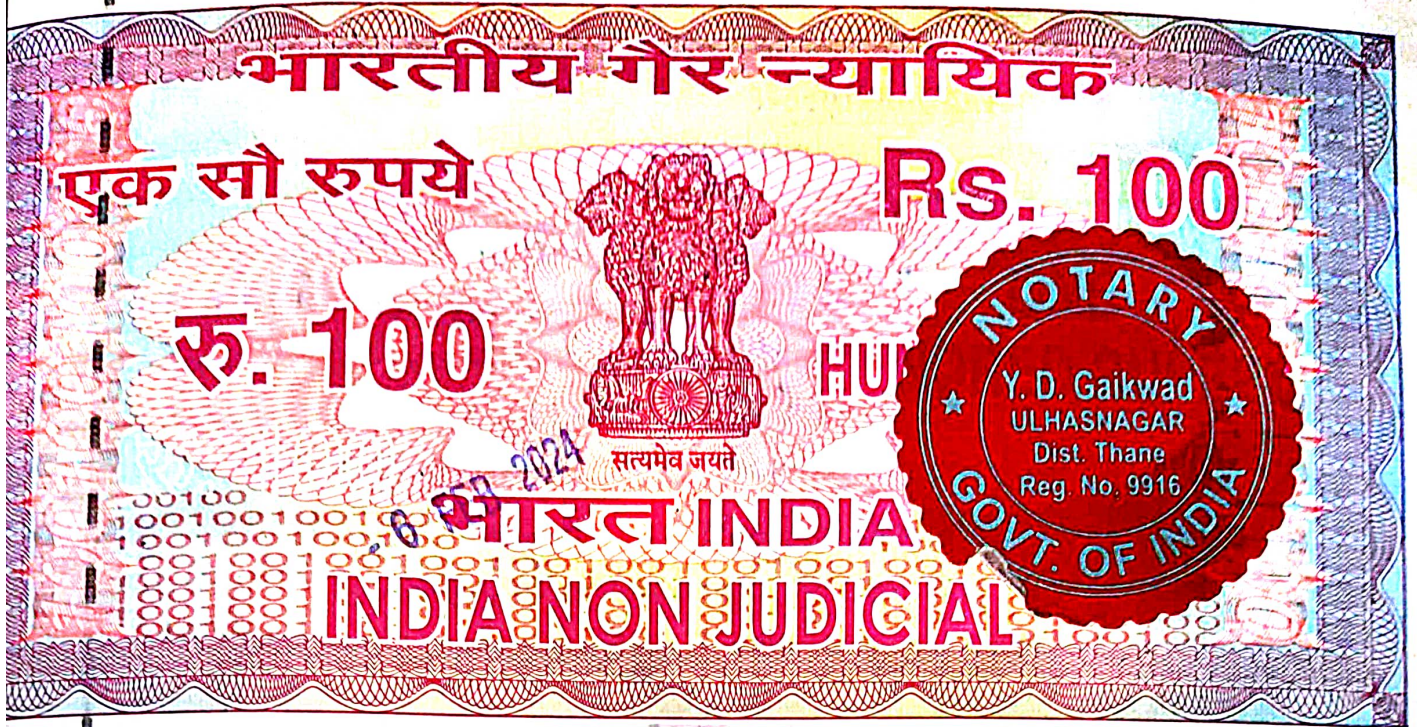
15/03/2019

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

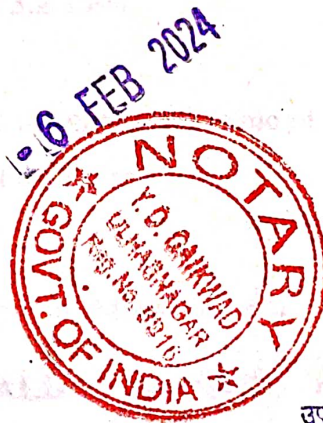
[Signature]



राष्ट्र MAHARASHTRA

2023

67AA 072706



30 JAN 2024

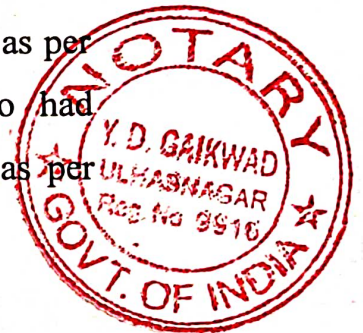
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

INDEMNITY-CUM-POSSESSION-BOND

I, **SHRI VINOD DAYALDAS BATHIJA**, adult, Indian Inhabitant aged about 49 years, residing at Flat No. B-4, Hirmani Society, Ramesh Nagar, Near Aman Talkies, Ulhasnagar-3, Dist. Thane, do hereby state on solemn affirmation as under:-



1. That I have acquired the said property known as Flat No. B-4, on Ground Floor, in HIRAMANI CO. OP. HSG. SOCIETY LTD., Ramesh Nagar, Near Aman Talkies, Ulhasnagar-3, Dist. Thane, assessed under Municipal Ward No. 11 and Property No. 11BI015154500, by way of Purchased from SMT. POOJA VINOD BATHIJA, as per Agreement for Sale dated 15.3.2019 and who had purchased the same from SHRI RAJESH GHANSHYAMDAS RAGHANI, as per Agreement for Sale dated 25.8.2006 and who had purchased the same from SHRI LAKHMICHAND PHAGUNMAL RAJWANI, as per Agreement for Sale dated 23.5.2005 and who had purchased the same from SHRI TOLARAM P. KATARIA, as per Agreement for Sale dated 26.4.1986 and who had purchased the same from SMT. RAJNI KARTAR SAINANI, as per Agreement for Sale Cum Exchange on dated 9.12.1985 and who had purchased the same from SMT. ASHABAI LOKHUMAL ASRANI, as per Agreement for Sale dated 3.2.1994.



- 2 That I have applied the change of name of the said property my name and I have produce the relevant document.
3. That Now I am apply to Municipal authority to issue tax bill in my name i.e. **SHRI VINOD DAYALDAS BATHIJA**, entirely at my risk and cost and consequences thereon.
4. I say that at the time of Agreement I did not make possession letter from Vendor but I declare that Possession of that property and it is occupied by me.
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 A. L. ASRANI, (as per Municipal record) now the same is to be changed in my favour.

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

NOW WE EXECUTE THIS BOND OF INDEMNITY and bind myself, my heirs, executors, administrators as firmly with these presents and I 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 my favour in respect of the said property.

Whatever stated hereinabove is true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF, WE therefore set my hands on this ____ day of February, 2024

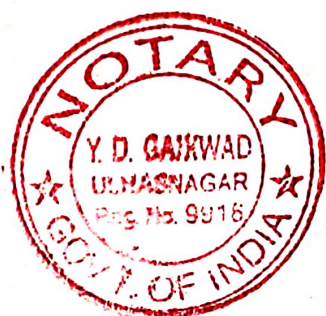
Identified by :-



SHRI VINOD DAYALDAS BATHINA
EXECUTANT



BEFORE ME
6/2/24
YESHWANT GAIKWAD
B.A., LL.B.
NOTARY
Reg. No. 9916



06 FEB 2024
3

Utnas Nagar - 4