

उल्हासनगर महानगरपालिका

उमपा/करवि/यु.2/604/23
टोकन क्र. 41202400004385
दिनांक -15/02/2024

सादर

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 12BI015286900

अर्जदार यांनी दिनांक 14/02/2024 रोजी श्री. मनोज भागचंद बसंतानी, पत्ता- सांगर अर्पा., बॅ.

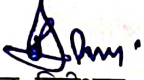
ए-३७/२१९,२२०,२२१, १ ला माळा, फ्लॉट क्र. १०२, उल्हासनगर १, मालमत्ता क्र. 12BI015286900 महानगरपालिका कर आकारणी नोंदवहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेकरीता अर्ज दाखल केला आहे. त्यानुसार महापालिका कर आकारणी दफ्तरी नोंदवहीत मोहन चेलाराम या नावाची नोंद असून मिळकतीचे एकुण क्षेत्रफळ


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


- १) कर भरणा ना देयक प्रमाणपत्र वर्ष २०२३-२४ करीता
- २) श्री. प्रकाश मोहनदास तलरेजा व श्रीम. रेखा कन्हैयालाल जेठवानी यांचे नोटरी अॅग्रीमेंट फोर सेल दि. २०/०३/१९८८
- ३) श्रीम. रेखा कन्हैयालाल जेठवानी व श्री. महेशचंद्रा बहादुरसिंग कोका यांचे नोटरी अॅग्रीमेंट फोर सेल दि. ०१/०६/१९९५
- ४) श्री. महेशचंद्रा बहादुरसिंग कोका व श्री. मनोज भागचंद बसंतानी यांचे नोटरी डीड ऑफ कॉनवन्स डीड दि. २७/११/२००७
- ५) नोटरी हमीपत्र/ताबा पावती क्र. ३३७ दि. १०/०२/२०२४
- ६) स्थानिक वर्तमान पत्र दै. टाउन दर्शन दिनांक ०९/०२/२०२४
- ७) अर्जदाराचे प्रतिज्ञा पत्र सादर

लिपीक

उपरोक्त कागदपत्रान्वये मनपा कर आकारणी पुस्तकात मालमत्ता क्र. 12BI015286900 अन्वये नोंद असलेल्या मिळकती करीता मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर भरण्यास प्रथम पात्र व्यक्ती म्हणून श्री. मनोज भागचंद बसंतानी 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.	570 70
Receipt No.	155181586
Date.	20/02/2024



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



No. UMC:TD:UNIT- 2 : 604 :23

Register No. 41202400004385

Date 21/02/2024

Prop. No. 12BI015286900

To,

Mr. Manoj Bhagchand Basantani

Sagar Apts. First Floor Flat no. 102, Bk. A-37/219, 220, 221

Ulhasnagar- 421001

Sub : Mutuation of Entry as a **Occupier** in respect of Property bearing
Prop. No **12BI015286900** of Mpl. Assessments Register.

Ref : Your Notice Dated: **14/02/2024**

Sir,

Your name has been entered in place of **Mr. Mohan Chelaram** under Ward No. **12** Prop. No **12BI015286900** 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. 6/337 | Dt 10/02/2024 |
| 11. Objection Notice published in the News paper Namely Town Darshan | No.----- | Dt 09/02/2024 |
| 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.----- | Dt 20/03/1988 |

01/06/95, 27/11/07

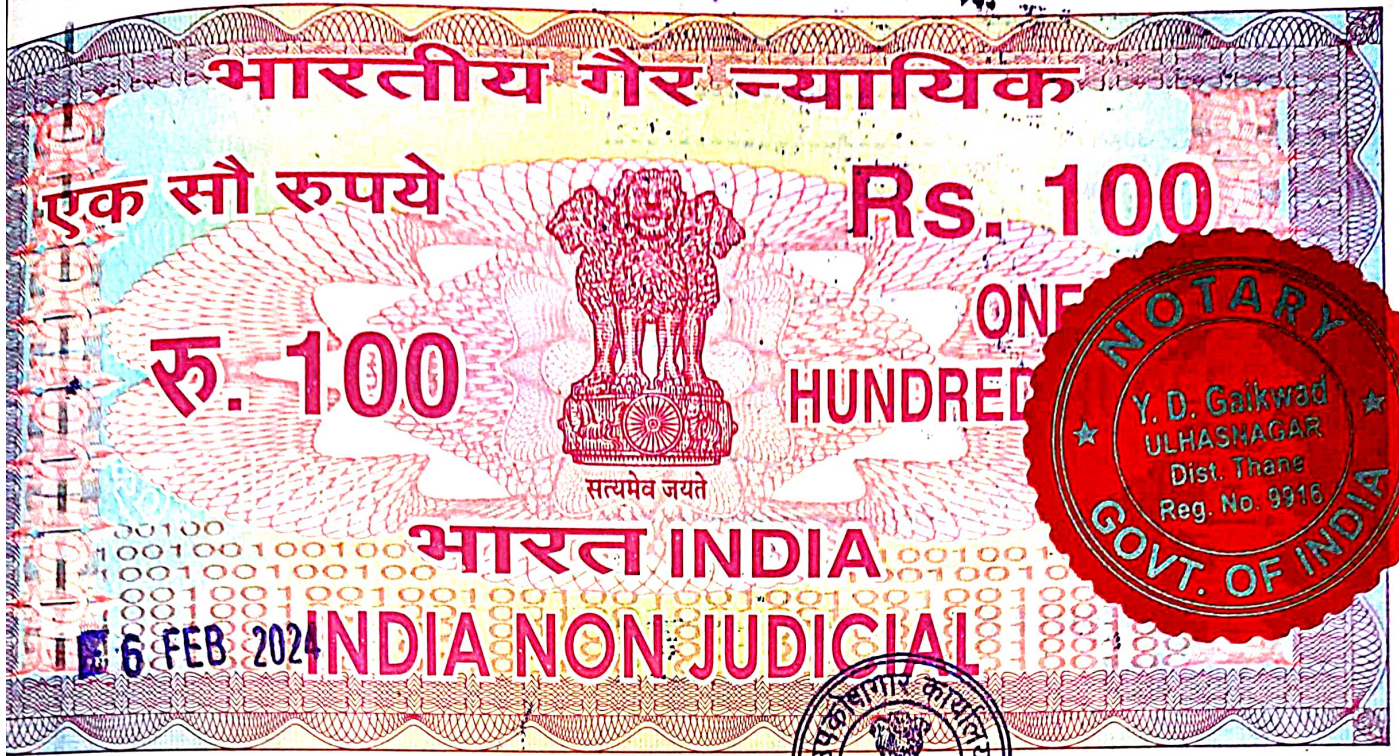
This is only a mutuation of entry for the purpose of primary liability to tax and shall notbe construed as transfer of title. Any mis-representation or fraudulent information contained in the notice given by you would any time lead to cancellation of such entry without prejudice to the rights of prosecution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

Anahayam
21-02-2024



Assessor & collector of Taxes
Ulhasnagar Municipal Corporation

[Signature]



राष्ट्र MAHARASHTRA

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6 FEB 2024

- 2 FEB 2024



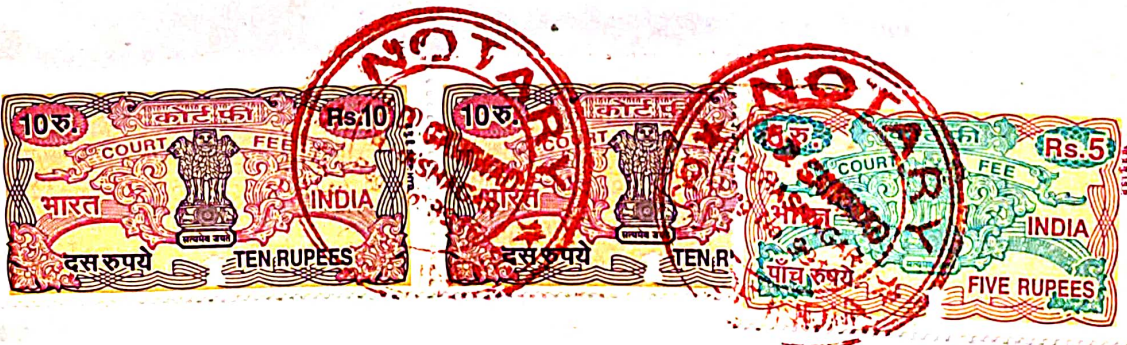
लिपिक
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे

- 2 FEB 2024

INDEMNITY-CUM-POSSESSION-BOND

I, **SHRI MANOJ BHAGCHAND BASANTANI**, adult, Indian

Inhabitant aged about ____ years, residing at Flat No. 102, 1st Floor, in Sagar Apartment, Ulhasnagar-1, Dist. Thane, do hereby state on solemn affirmation as under:-



1. That I have acquired the said property known as Flat No. 102, on 1st Floor in Sagar Apartment, constructed on Block No. A-37, Room Nos. 219, 220 & 221, Ulhasnagar-1, Dist. Thane, assessed under Municipal Ward No. 12 and Property No. 12BI015286900, by way of Purchased from SHRI MAHENSCHANDRA BAHADURSINGH KOKA, as per Agreement for Sale dated 27.11.2007 and SHRI MAHESHCHANDRA BAHADURSINGH KOKA, had purchased the same from SMT. REKHA KANAYALAL JETHWANI, as per Agreement for Sale dated 1.6.1995 and they have purchased the same from SHRI PRAKASH MOHANDAS TALREJA, as per Agreement for Sale dated 20.3.1988 and who had purchased the same from SMT. MAYADEVI ATMARAM SHIVANI, as per Agreement for Sale dated 9.10.1996 and who had purchased the same from Builder SHRI DILIP SHEWAKRAM JIWNANI, as per Agreement for Sale



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 MANOJ BHAGCHAND BASANTANI**, 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 MOHAN CHELLARAM, (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 :-

Manoj B



SHRI MANOJ BHAGCHAND BASANTANI
EXECUTANT



BEFORE ME
Yeshwant Gaikwad
YESHWANT GAIKWAD
RA LLP
NOTARY
Reg No. 6 Sr. No. 392



10 FEB 2024
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2-10/24

G. H. J. A
ULHASNAGAR - 4: