

## उल्हासनगर महानगरपालिका

उमपा/करवि/यु.2/602/23  
टोकन क्र. 41202400004395  
दिनांक -15/02/2024

### सादर

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 12BI015287000

अर्जदार यांनी दिनांक 14/02/2024 रोजी श्री. अशोक भागचंद बसंतानी, श्री. मनोज भागचंद बसंतानी, पत्ता- सागर अर्पा., बॅ. ए-३७/२१९,२२०,२२१, १ ला माळा, फ्लॅट क्र. १०३, उल्हासनगर १, मालमत्ता क्र. 12BI015287000 महानगरपालिका कर आकारणी नोंदवहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेकरीता अर्ज दाखल केला आहे. त्यानुसार महापालिका कर आकारणी दफ्तरी नोंदवहीत चंदर एस. गंगवानी या नावाची नोंद असून मिळकतीचे एकुण क्षेत्रफळ

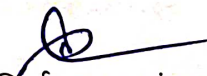
तरी अर्जदार यांनी आपल्या नावाची नोंद करणेकरीता अर्जासोबत सादर केलेले कागदपत्राचा तपशिल खालीलप्रमाणे.

- १) कर भरणा ना देयक प्रमाणपत्र वर्ष २०२३-२४ करीता
- २) श्री. चंदर शोभराजमल गंगवानी व श्री. लालचंद नारायणदास हसानंदानी यांचे अॅग्रीमेंट फोर सेल दि. २९/१२/१९८७
- ३) श्री. लालचंद नारायणदास हसानंदानी व श्री. लालचंद एच. खानचंदानी यांचे अॅग्रीमेंट फोर सेल दि. १३/०९/१९९२
- ४) श्री. लालचंद एच. खानचंदानी व श्रीम. भागवंती टेकचंद मोटवानी, श्री. टेकचंद टी. मोटवानी यांचे अॅग्रीमेंट फोर सेल दि. ०६/११/१९९८
- ५) श्रीम. भागवंती टेकचंद मोटवानी, श्री. टेकचंद टी. मोटवानी व श्री. अशोक भागचंद बसंतानी, श्री. मनोज भागचंद बसंतानी यांचे नोटरी अॅग्रीमेंट फोर सेल दि. ०७/०३/१९९९
- ६) नोटरी हमीपत्र/ताबा पावती क्र. ३२४ दि. ०९/०२/२०२४
- ७) स्थानिक वर्तमान पत्र दै. टाउन दर्शन दिनांक ०९/०२/२०२४
- ८) अर्जदाराचे प्रतिज्ञा पत्र सादर

### लिपीक

उपरोक्त कागदपत्रान्वये मनपा कर आकारणी पुस्तकात मालमत्ता क्र. 12BI015287000 अन्वये नोंद असलेल्या मिळकती करीता मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर भरण्यास प्रथम पात्र व्यक्ती म्हणून श्री. अशोक भागचंद बसंतानी, 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.	5000
Receipt No.	158 561586
Date	21/02/2024



# 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 : 602 :23  
Register No. 41202400004395

Date : 21/02/2024  
Prop. No. 12BI015287000

To,

**Mr. Ashok Bhagchand Basantani**

**Mr. Manoj Bhagchand Basantani**

Sagar Apts. First Floor Flat no. 103, Bk. A-37/219, 220, 221  
Ulhasnagar- 421001

**Sub :** Mutuation of Entry as a **Occupier** in respect of Property bearing  
Prop. No **12BI015287000** of Mpl. Assessments Register.

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

Sir,

Your name has been entered in place of **Chander S. Gangwani** under Ward No. 12 Prop. No **12BI015287000** 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. 6/324 | Dt 09/02/2024 |
| 11. Objection Notice published in the News paper Namely <b>Town Darshan</b> | 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 29/12/1987 |

13/09/92, 23/06/94

07/03/1999

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.

*Anahajam*  
21-02-2024



Assessor & Collector of Taxes  
Ulhasnagar Municipal Corporation



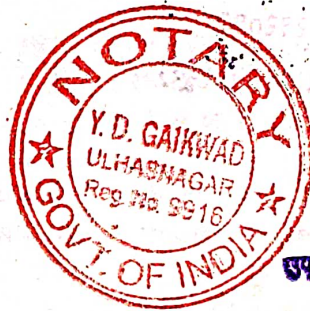


MAHARASHTRA

2023

67AA-008412

6 FEB 2024



-2 FEB 2024

लिपिक

उप कोषागार कार्यालय, कडवासनगर, जि. ठाणे

INDEMNITY CUM POSSESSION BOND

-2 FEB 2024

We, (1) SHRI ASHOK BHAGCHAND BASANTANI, adult, Indian Inhabitant aged about 66 years, & (2) SHRI MANOJ BHAGCHAND BASANTANI, adult, Indian Inhabitant aged about 54 years, both are residing at Flat No. 103, on 1<sup>st</sup> Floor, in Sagar Apartment, Goal Maidan, Ulhasnagar-1, Dist Thane, do hereby state on solemn affirmation as under:-





1. That We have acquired the said property known as Flat No. 103, on 1<sup>st</sup> Floor, in Sagar Apartment, Constructed on Room Nos. 219, 200 & 221, of Block No. A-37, Goal Maidan, Ulhasnagar-1, Dist Thane, assessed under Municipal Ward No. 12, and Property No. 12BI015287000, , by way of Purchased from SMT. BHAGWANTI TECKCHAND MOTWANI & SHRI TECKCHAND T. MOTWANI, as per Agreement for Sale dated 7.3.1999 and they have purchased the same from SHRI LALCHAND HARJASRAI KHANCHANDANI, as per Agreement for Sale dated 23.6.194 and who had purchased the same from SHRI LALCHAND NARAYANDAS HASSANANDANI, as per Agreement for Sale dated 13.9.1992 and who had purchased the same from SHRI CHANDER SOBHRAJMAL GANGWANI, as per Agreement for Sale dated 29.12.1987.



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 ASHOK BHAGCHAND BASANTANI & SHRI MANOJ BHAGCHAND BASANTANI, at our risk and cost and consequences thereon.
4. We say that at the time of Purchaser We did not make possession letter from Vendor but We declare that Possession of that property and it is occupied by us.
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 CHANDER S. GANGWANI, (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 is true and correct to the best of our  
knowledge and belief.

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

Identified by :-

*Ashok B*  
SHRI ASHOK BHAGCHAND BASANTANI

*Manoj B*  
SHRI MANOJ BHAGCHAND BASANTANI  
EXECUTANTS

*9/2/24*  
**BEFORE ME**  
**YESHWANT GAIKWAD**  
B.A., LL.B.  
**NOTARY**  
Reg No. 9916

3

09 FEB 2024

*2329*  
*2-8/2/24*  
**G. A. DINGREJA**  
ULHASNAGAR - A.