

# उल्हासनगर महानगरपालिका

वर्ष 2023-2024 करिता मालमत्ता कराचे बिल



महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ड चे प्रकरण-८ (कराधन नियम) मधील नियम ३९, महाराष्ट्र शिक्षण व रोजगार हमी (उपकर) अधिनियम १९६२ मधील कलम ४ व ६ (ब), तसेच महाराष्ट्र दमरतीवरील कर (मोठ्या निवासी जागांसह) (पुन्हा अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ अन्वये

बिल क्र. : 203691

बिल दिनांक : 14-05-2023

मालमत्ता क्र. : 13BI015556700

जुना मा. क्र. : 13/1289

नाव : (Occupier : SHANKARLAL VASUMAL KESWANI)

Signature: J. B. Keswani



Scan QR code with camera or Google lens for online payment

पत्ता : BK A-83/496-498, BK A-84/499-500 MAHAN PALACE 3RD FLOOR FLAT.306 ULHASNAGAR

वार्ड क्र.	झोन	क्षेत्रफल चौ.फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य निवासी	करयोग्य मूल्य विगार निवासी	एकूण वार्षिक करयोग्य मूल्य
13	BI	680.00	RCC	Residential	3305	0	3305

अ. क्र.	कराचे तपशील	कराचे दर (कर योग्य मूल्यावर) %	थकवाकी	पहिली सहामाही चालू मागणी	दुसरी सहामाही चालू मागणी	एकूण रक्कम
(१)	General Tax सर्व साधारण कर	28.00	0	462.5	462.5	925
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	0	82.5	82.5	165
(३)	Conservancy Benefit Tax मनप्रवाह कर	7.00	0	115.5	115.5	231
(४)	Street Tax पथ कर	8.00	0	132	132	264
(५)	Tree Tax वृक्ष कर	0.50	0	8.5	8.5	17
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	5.00	0	82.5	82.5	165
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	3.00	0	49.5	49.5	99
(८)	Govt. Education Cess शासकीय शिक्षण कर	Resi - 2% to %4 Non-Resi- 4% to 12%	0	82.5	82.5	165
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	Non-Resi- 1% to 3%	0	0	0	0
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10.00	0	0	0	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	300.00	0	1800	1800	3600
(१२)	Sp. Conservancy Tax विशेष साफ सफाई कर	10.00	0	0	0	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	2.00	0	33	33	66
(१४)	User Charges Tax उपयोगकर्ता शुल्क		0	365	365	730
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0	0
(१६)	Late Payment Penalty विरंब शास्ती		264			264
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		0			0
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)		0			0
(१९)	Warrant Fee नोटीस फी		0			0
(२०)	Dishonour chq Penalty		0			0
(२१)	Interest on arrears व्याज रक्कम		0			0
(२२)	Shasthi शास्ती (As per state govt rule)	10.00	0	0	0	0
	एकूण		264	3213.5	3213.5	6691

अक्षरी रुपये : Six Thousand Six Hundred Ninty One Rupees

अगारू रक्कम

एकूण देय रक्कम

6691

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

बिल भारणेची मुदत  
बिल मिळाले पासून ३ महिनेचे आत.  
३१ डिसेंबर

Last Payment Receipt  
Receipt No.: 39911  
Receipt Date: 11-02-2023  
Receipt Amount: 23496

टिप:  
१) वरवर देवकातील मालमत्ता घातकाचे नाव हे केवळ कर वसुली करिता मर्यादित असून यास मालकी हक्का संबंधातील पुरावा अथवा  
२) Cheque / DD to be prepared in favor of Ulhasnagar Municipal Corporation  
कराचा भरणा केला असल्यास कृपया या देवकाची दखल घेण्यास येऊ नये / Ignore if already Paid

उप-आयुक्त (कर)



St. 688 Date 24-3-94  
Issued to K. M. B.  
Stamp paper of Rs. 1.80

(G. P. Hinduja)  
Stamp Vendor

### A G R E E M E N T

This Agreement is made and entered into at Ulhasnagar, Dist. Thane on this 12th day of September 1994 between Shri Shankerlal Vasumal Keswani, Hindu, adult, aged about \_\_\_\_ years, Occupation Business, residing at Flat No. 101, 3rd floor, Priyadarshni Apartment, Ulhasnagar-1, Dist. Thane, hereinafter called the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the One Part.

### A N D

Shri Suresh Jasumal Bijlani, Hindu, adult, aged about 33 years, Occupation Business, residing at 210, Snehdeep Apartment, 3rd floor, Ulhasnagar-1, Dist. Thane, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof

(Suresh)

..2  
Bijlani



said flat under an Agreement dated 21st Sept. 1990 from M/s. Mahan Builders, through its partners (1) Shri Hariram Madhavdas Israni, & (2) Shri Tolaram Sakhamal Doda (Builders).

AND WHEREAS the Builders purchased the Room No. 498, Block No. A-84, Ulhasnagar-1, under a registered Deed of Conveyance No. 4016/87 dt. 7-8-87 from Smt. Ishwaribai Watumal who had acquired and inherited the said property from her husband Shri Watumal Vensimal who expired at Ulhasnagar-1 and got the same transferred in her name in the records of the Administrators, Ulhasnagar Township vide his Letter No. B/Accom/C-1/A-84/WS-1100 dt. 27-10-1971 and Shri Watumal Vensimal had purchased the same from the President of India, through M.O., under C.D. No. 5902-05 dt. 5-7-1987.

*Brigiani*

*1980*



AND WHEREAS the Builders purchased the Room No.499 & 500, Block No.A-84, Ulhasnagar-1, under a registered Deed of Conveyance No.4618/87 dt. 16-9-1987 from Smt. Lilawantibai Fatanmal Bhatia who had purchased the same from the President of India, through M.O., R.S.C., Bombay vide C.D. No. \_\_\_\_\_ dt. \_\_\_\_\_ .

AND WHEREAS the Purchaser has approached the Vendor for purchase of the said flat with all rights, titles, interests and benefits attached to the said flat at the rate of Rs.211/- (Rs.two hundred eleven only) per sq.ft. for a total consideration of Rs.2,24,715/- (Rs. two lakhs twentyfour thousand seven hundred fifteen only) and the Vendor has also agreed to sell, transfer and assigns all his rights, titles, interests and benefits attached to the said flat to the Purchaser herein in the said sum.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement the Vendor has received from the Purchaser a sum of Rs.2,24,715/- (Rs.two lakhs twentyfour thousand seven hundred fifteen only) as under :-

<u>Amount</u>	<u>Date</u>	<u>Mode of payment</u>
Rs.1,00,000/-	19-7-94	Ch.No.626359 of Oriental Bank of Commerce, UNR-3
Rs. 50,000/-	10-8-94	Ch.No.626363 of " " "
Rs. 74,715/-	12-9-94	Ch.No.626373 of " " "
<u>Rs.2,24,715/-</u>		

being the full and final sale consideration of the said flat, the receipt of which is hereby admitted and acknowledged by the Vendor before the witnesses.

*Bijlani.*

*[Signature]*



2. That the Vendor has delivered the quiet and vacant possession with all papers and documents pertaining to the said flat to the Purchaser herein.

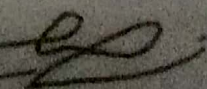
3. That the Vendor hereby assures the Purchaser that he has cleared the municipal taxes, electric bills and maintenance charges upto-date. However, if any such dues are found prior to execution of this agreement, the Vendor undertakes to clear the same immediately.

4. That the Vendor hereby further assures the Purchaser that the said flat under sale is free from all encumbrances, liens, claims and charges. It has neither been mortgaged, nor gifted, nor sold to any one before this agreement and on such assurances of the Vendor ~~XXXXXX~~ the Purchaser has agreed to purchase the said flat from the Vendor herein.

5. NOW HEREAFTER, the Vendor aforesaid, his heirs, executors, administrators and assigns shall have no right of whatsoever nature on the said flat. The Purchaser has become the sole and absolute owner of the said flat and he shall enjoy all the rights, rents and profits accruing from the said flat without any hindrances of the Vendor, his heirs, executors, administrators and assigns.

6. That the Purchaser may get the said flat transferred in his name in the records of the Ulhasnagar Municipal Council and any other offices wherever necessary

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the name of  
further p  
Purchas

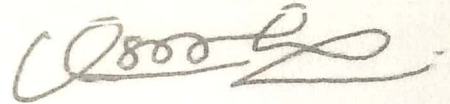
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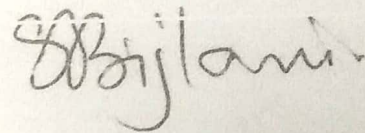
and for the effectual transfer of the said property in the name of the Purchaser the Vendor undertakes to sign any further papers and documents at the request and cost of the Purchaser herein.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year written above.

Signed, sealed and delivered )  
by the withinnamed Vendor )  
Shri Shankerlal V. Keswani, )  
in the presence of... )



Signed, sealed and delivered )  
by the withinnamed Purchaser )  
Shri Suresh J. Bijlani, )  
in the presence of... )

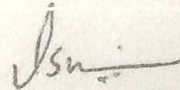


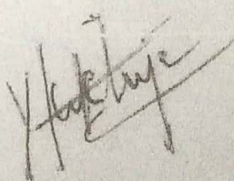
RECEIPT

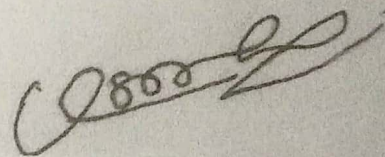
Received a sum of Rs.2,24,715/- (Rs.two lakhs twentyfour thousand seven hundred fifteen only) by cheques as stated in clause 1 of this agreement from the Purchaser.

Witnesses:

I say received

1. 

2. 



Vendor