



उल्हासनगर महानगरपालिका, मालमत्ता कर विभाग
ULHASNAGAR MUNICIPAL CORPORATION, PROPERTY TAX DEPT.
 मुख्य कार्यालय, तळमजला, उल्हासनगर-421 003 जिल्हा ठाणे, महाराष्ट्र
 Head Office, Ground Floor, Ulhasnagar-421 003 Dist Thane, Maharashtra
 Tel: No:- 95251-2720116 /125 Ext. No. 238 Fax No:- 95251-2720104



No. UMC/TD/UNIT-3/115/2022
 Token No. 41202200008512

Position

Date- 10 /04/2022
 Sr. No. 19/0034

Town/Resi/27Feb-18/261

Sgt.
2023-24

To,
SHRI. HELALALI MALICKROMAN SHAIKH
 Nr. Bk. 631 On Plot Ground Floor Room No. 2
 Ulhasnagar-2

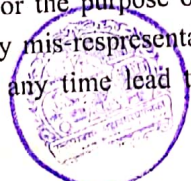
Sub:- Mutation Of Entry as an Occupier In Respect Of Property
 Bearing Sr. No. 19/0034 Of Mpl Assessments Register
 Ref:- Your Notice Dated: 01/04/2022

Sir/Madam;

Your name has been entered in place of **Sunil P Chainani** Under Ward No. 19 Property No. **19BI016061500** as a person Primarily Liable to property Tax. The Entry in the assessment book is mutated on the basis of the following documents.

1.	Cofy of sale deed & Index-II Registered With Registrar of Assurance	No: -----	Dt: -----
2.	Conveyance Deed [CD]	No: -----	Dt: -----
3.	Change of Name effected by Divisional Officer Ulhasnagar	No: -----	Dt: -----
4.	Partition deed Registered With Registrar of Assurance	No: -----	Dt: -----
5.	Gift deed Registered With Registrar of Assurance	No: -----	Dt: -----
6.	Heirship Certificate	No: -----	Dt: -----
7.	Release deed Registered With Registrar of Assurance	No: -----	Dt: -----
8.	Will Registered With Registrar of Assurance	No: -----	Dt: -----
9.	Lease Deed Registered With Registrar of Assurance	No: -----	Dt: -----
10.	Possession Letter	No: -----	Dt: -----
11.	Indemnity bond/ Possession Letter/Affidavit	No: 2574/4C	Dt: 23/04/2022
12.	Objection Notice published in th News paper Namely Bittbatmi	No: -----	Dt: 03/05/2022
13.	Unregistered Instrument attested by Notary Namely GIFT DEED	No: -----	Dt: -----
14.	Applicant Pratgyaptra	No: -----	Dt: -----
15.	Unregistered Instrument attested by Notary Namely AGRREMENT FOR SALE	No: ----- No: ----- No: 2560/4C	Dt: 20/12/2012 Dt: 22/04/2013 Dt: 22/04/2022

This is Only mutation of entry for the purpose of primary Liability to tax and shall not be construed as transfer of title. Any mis-representation of fraudulent information containet in the notice given by you would any time lead to cancellation of without prejudice to the prosecution against you.



Assessor & collector of Taxes
 Ulhasnagar Municipal Corporation

प्रतिज्ञापत्र

मी श्री/श्रीमती (स्वतःचे नाव) : Helakali Melickromen Shaikh

मी/श्रीमती (वडीलांचे/पतीचे नाव) : यांचा/यांची मुलगा/मुलगी/पत्नी,
वय 35 वर्ष, राहणार (पत्ता) : Room No-8, BK.No. 631, Near Kora Hall,
Behind Lord Krishna Apartment
Udhav Nagar - 421002 मोबाईल क्र.: _____

खालीलप्रमाणे प्रतिज्ञेवर सांगतो/सांगते आणि घोषित करतो/करते की,

मी उल्हासनगर महानगरपालिका कर आकारणी पुस्तकात मालमत्ता क्र. 19BI016061500(P) अन्वये नोंद असलेल्या मिळकतीसाठी कर देण्यास प्रथम पात्र व्यक्ती म्हणुन असलेले नोंदीत बदल करणे/कर आकारणीत फेरफार करणे संदर्भात मालमत्ता कर विभागाकडे अर्ज केला आहे.

अर्जासोबत जोडलेली सर्व कागदपत्रे व पुरावे मी संबंधित सक्षम अधिकाऱ्यांकडून प्राप्त करुन घेतलेली असुन, ती कादपत्रे खरी आणि योग्य मार्गाने मिळविलेली आहेत. त्यामध्ये कोणत्याही प्रकारची खाडाखोड/दुरुस्ती/बदल केलेला नाही. तसेच ती, कागदपत्रे योग्य मार्गाचा अवलंब करुन प्राप्त केलेली आहेत. ती खोटी अथवा नकली नाहीत हे मी सत्य प्रतिज्ञेवर लिहून देतो.

उपरोक्त कादपत्रे खोटी अथवा बनावट आढळल्यास मी त्यास जबाबदार असुन त्यासाठी भारतीय दंड विधान कायद्यानुसार लागू होणाऱ्या शिक्षेस मी पात्र राहीन याची मला पूर्ण जाणीव आहे.

मी, सत्यप्रतिज्ञेवर नमूद केलेली सर्व माहिती सत्य व खरी आहे. प्रतिज्ञापत्र मी पूर्ण अक्कल हुशारीने, कोणत्याही दबावाला बळी न पडता राजीखुशीने लिहून देत आहे.

SK. Helakali Ali

दिनांक : _____

ठिकाण : Udhav Nagar



SK. He

साक्षीदार

मी/श्रीमती : Abdul Kasim Sattar Shaikh

पत्ता : House opp. BK.No. 570, Gurdwar,
Nagar, Opp. Gurdwar, Near Khemani Chowk,
UNR-2
मोबाईल क्र.: 461076978523

Kasim

सही

मी/श्रीमती : Salma Khatun Helal Alishaikh

पत्ता : Room No-8, BK.No.631, Near
Kora Hall, Behind Lord Krishna Apt. UNR-2

Salma

सही

मोबाईल क्र.: _____
ID - 428561266845

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

भारत INDIA

INDIAN NON JUDICIAL

ZY 762220

महाराष्ट्र MAHARASHTRA

2021



उप कोषागार कार्यालय, उल्हासनगर

मुद्रांक परबटा दिनांक

20 APR 2022

उप कोषागार अधिकारी, उल्हासनगर

20/04/2022

21 APR 2022



" INDEMNITY BOND CUM POSSESSION "

I, Helalali Malickroman Shaikh. Muslim, Adult aged about 35 years.
Occupation :- Business, Residing at, Room No. 8, Bk. No. 631, Near
Kara Hall, Behind Lord Krishna Apartment, Ulhasnagar- 421002, Dist.
Thane, (M.S). do hereby state on solemnly affirmation as under:-

SK. Helal. Ashi

ANNEXURE - I

Only for Affidavit (Article - 4)

For submitting to _____

Received for Affidavit _____

STAMP PURCHASER'S NAME Helalul Malik Khan

If through other person than Name & Add. _____

Seri No. 2187 Date: 21/04/2022

Stamp Purchaser's sign / Date SK. Helal Ali

परदातारक मुद्रांक विक्रेताको स्वाक्षरी आणि परवाना क्रमांक आणि मुद्रांक विक्रेताको ठेगाना / पत्ता : Signature and license number of the licensed stamp vendor and location / address of the stamp vendor.

AMIT R. GANDHI

STAMP VENDOR. LICENSE NO. 1212008

ULHAS NAGAR - 421001.

ज्या करारमाथे मुद्रांक खरीदने भन्ने भए, त्यो मुद्रांक खरीदने केन्द्रमाथे नै प्रमाणित गर्न बाध्य हुनेछ।	For the use for which this stamp paper was purchased, it is mandatory to use it within 6 months of the date of purchase of the stamp.
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That, I am the owner of the above said property known as Room No. 2, Ground Portion of Tier Gardier House situated at Barrack No. 631, Near Kara Hall, Opposite Lord Krishna Apartment, Ulhasnagar -2, Dist. Thane (M.S.), about area adm. 10' x 19' = 190 sq.ft. and the same is assessed under Municipal Ward No. 19, Property No. 19B1016061500 (Part) (Sr. No. 19/0034) (Hereinafter shall be known as property) and the same I have purchased from Smt. Kajal Ghanshyam Mendani by Notarized Agreement of Sale, dt. 19/04/2022. and whereas Smt. Kajal Ghanshyam Mendani had Purchased from Mrs. Komal Sundar Chhabria by an Agreement of Sale dt. 22/04/2013 and whereas Mrs. Komal Sundar Chhabria had purchased from Shri. Sunil P. Chainani by an Agreement for sale dt. 18/10/2012.

That I hereby say that the U.M.C. Tax of the above said property is stands in the name of Shri. Sunil P. Chainani.

That I hereby say now the physical peaceful and vacant possession of the above said property is in my hands and the same is occupied by me and no one else from my side.

That now I have applied for transfer of the above said property and I have executed an Indemnity Bond for the same in my name and I have submitted all other documents for the transfer of said property in my name in the office of Ulhasnagar Municipal Corporation.

That I hereby give in writing and indemnify the authorities of the Ulhasnagar Municipal Corporation, if they sustain any losses due to transfer of above said property in my name, then I shall be liable and held responsible for the same and all the losses sustained by them will be cleared by me at my own cost and expenses now or in future and regarding the same, the concerned authorities of the U.M.C. Office Ulhasnagar are free from all such risk and responsibilities.

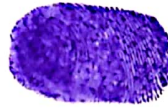
That whatever stated above is true and correct to the best of my knowledge and belief and nothing in this respect has been withheld or concealed by me.

SK. Helal Ali

Solemnly affirmed at Ulhasnagar on this day _____ of _____
2022.

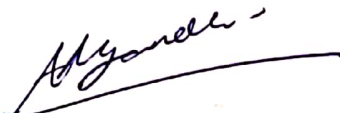
DATE :
PLACE: ULHASNAGAR

SK. Helal. Ali
(Helalali Malickroman Shaikh.)
"EXCUTANT"



L. H. THUMB
IMPRESSION



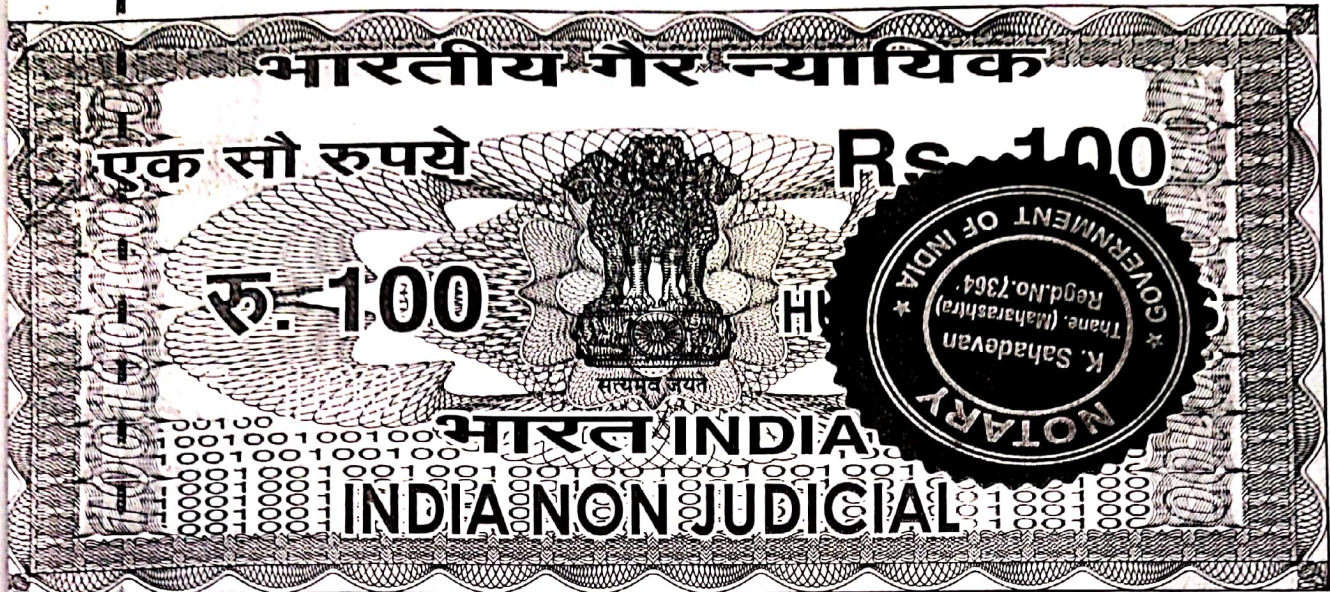

MR. AJIT R. GANDHI
BOND WRITER, ULHASNAGAR-1



BEFORE ME
G. K. Ramchandani
23/04/2022
GIANO KARAMCHANDANI
NOTARY, GOVT. OF INDIA
ULHASNAGAR DISTT (MAHARASHTRA)

NOTED & REGISTERED
Sr. No. 2574 Page No. 43
Reg. No. 4-C

23 APR 2022



महाराष्ट्र MAHARASHTRA

GL 883293



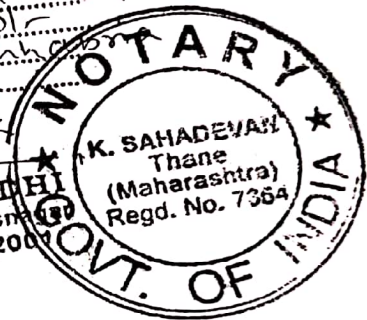
9/11/2012
मुद्राक पुरवठा दिनांक

09 NOV 2012

उल्हासनगर अधिकारी उल्हासनगर

Sr. No. 2352 Date 13/12/12
Stamp Paper of Rs. 100/-
Issued to Komal Chhabria
Through

AMIT R. GANTHI
Stamp Vendor, Ulhasnagar
Lic. No. : 057 / 2007



"OM"

" AGREEMENT OF SALE "

THIS INDENTURE OF AGREEMENT IS MADE AND ENTERED INTO AT
ULHASNAGAR DISTRICT THANE (M.S.) ON THIS DAY OF 18TH
DECEMBER, 2012.

Contd..2/-

S. P. Chavhan

K. S. Chhabria

B E T W E E N :

11 2 11

Sr. Sunil P. Chainani.
Mind, Adult aged about 43 years,
Occupation: Business,
Residing at: Flat No. 11, 2nd floor,
Jai Apartment, Near Aman Talkies,
Ulhasnagar-2, Dist. Thane (M.S.)

HEREINAFTER CALLED AS THE FIRST PARTY VENDOR / SELLER.

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, successors and assigns) OF THE PARTY OF FIRST

S. P. Chainani

K. S. Chhabria

Contd..3



11 3 11
A N D

M. Komal Sunder Chhabria.
Mind, Adult aged about 45 years,
Occupation: Household,
Residing at: Flat No. 105, 1st floor,
Jai Shankar Apartment, Ulhasnagar-2,
Dist. Thane (M.S.)

HEREINAFTER CALLED AS THE SECOND PARTY VENDEE / PURCHASER.

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators, successors and assigns) OF THE PARTY OF SECOND PART.

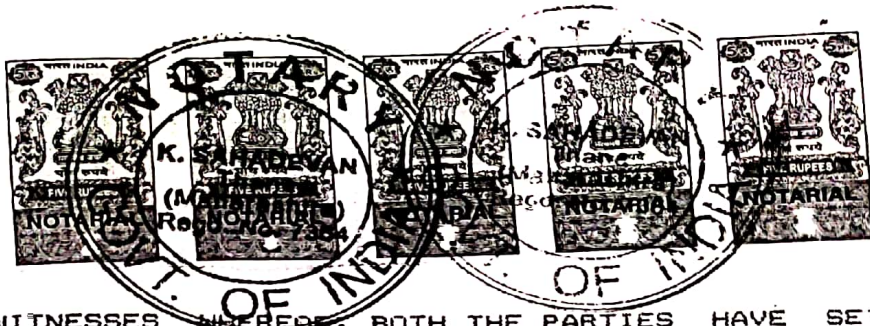
AND WHEREAS the said Vendor is sole, absolute, legal and exclusive owner of the property known as Ground Floor Portion of Tier Garder House, Situated Near Bk No. 631, Near Kara Hall, Opp. Lord Krishna Apartment, Ulhasnagar-2, Dist. Thane (M.S.) about area adm. 10' X 19' = 190 sq. fts. and the same is assessed under Municipal Ward No. 19, Property No. 19B1016061500 (Sr. No. 19/0034) (as it is where it is). (Hereinafter shall be known as "Property").

AND WHEREAS Originally Vendor himself had Constructed the said Tier Garder House, Situated Near Bk No. 631, Near Kara Hall, Opp. Lord Krishna Apartment, Ulhasnagar-2, Dist. Thane (M.S.)

AND WHEREAS further the said Vendor had Purchased House Property from Smt. Saraswati Harpaladas Maheja. by an Agreement of Sale dt. 01/11/2012. and whereas Smt. Saraswati Harpaladas Maheja, herself had Constructed the said House Property since last many years.

S. P. Chainani

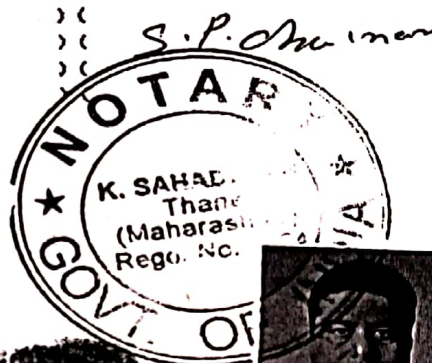
Contd..4/-
K. S. Chhabria



IN WITNESSES WHEREOF, BOTH THE PARTIES HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS AGREEMENT FOR SALE
ON THIS DAY, MONTH AND YEAR HEREINABOVE WRITTEN FIRST.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED ..VENDOR..
Shri. Sunil P. Chainani.
IN THE PRESENCE OF WITNESSES.

S. P. Chainani
(Shri. Sunil P. Chainani).
VENDOR/SELLER

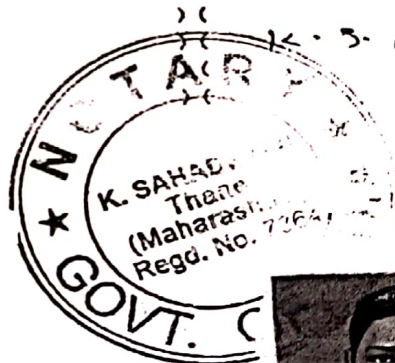


L.H. Thumb
Impression

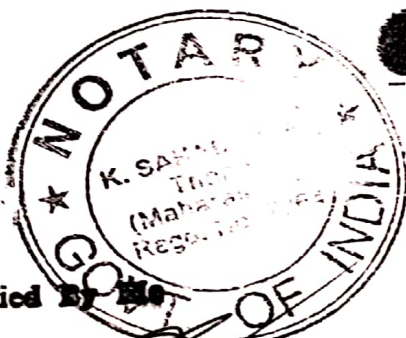


SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED .. VENDEE
Mrs. Komal Sundar Chhabria
IN THE PRESENCE OF WITNESSES.

K. S. Chhabria
(Mrs. Komal Sundar Chhabria).
VENDEE/PURCHASER



L.H. Thumb
Impression



Identified By Me

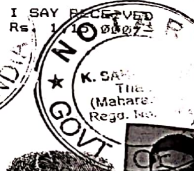
L. K. Gajria
L. K. GAJRIA
M.A., LL.B
ADVOCATE
R.H. IV. H-20, Sector-6, Vashi,
Navi Mumbai - 400 703.

Contd..8/-

BEFORE ME
K. Sahadevan
K. SAHADEVAN
ADVOCATE & NOTARY
GOVT. OF INDIA
20/12/12

"RECEIPT"

RECEIVED Rs. 1,15,000/- (Rs. One Lac Fifteen Thousand only) as mentioned above, being the full and final consideration amount, towards the sale of my above property from the said Vendor.

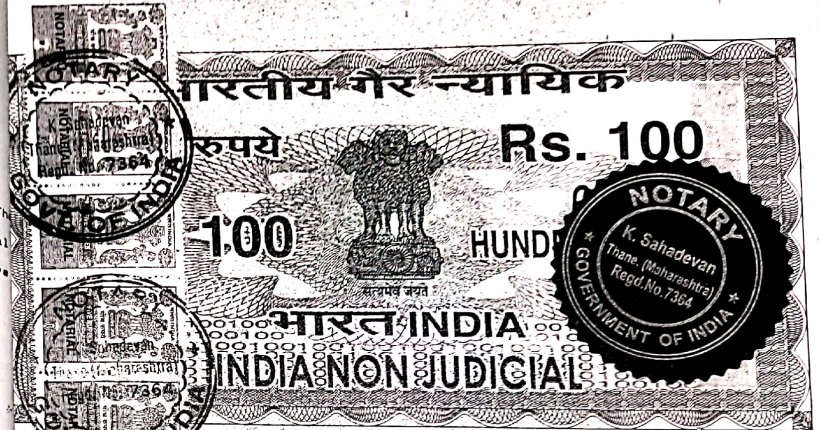


S.P. Chaitanya
(Shri. Sunil P. Chaitanya),
VENDOR/SELLER

L.H. Thumb
Impression

WITNESSES:

- 1) Madan Srichand-L
B.K. No. 181 (B) Room No. 1
Ulhasnagar 421001.
- 2) Murlidhar U. Thakurani
B.K. No. 72 Room No. 2
Ulhasnagar 421001



GM 534164

SHTRA

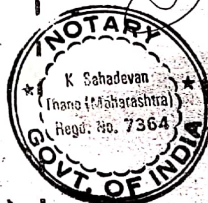
12/03/2013

मुद्रांक पुरवठा विभाग

12 MAR 2013

Sr. No. 3643 Date 12/03/2013
Stamp Paper of Rs. 100
Issued to Mrs. Kajal G. Mendani.
Through

AMIT R. GANDHI
Stamp Vendor, Ulhasnagar
Lic. No. : 057 / 2001



"OM"

"AGREEMENT OF SALE"

THIS INDENTURE OF AGREEMENT IS MADE AND ENTERED INTO AT
ULHASNAGAR DISTRICT THANE (M.S.) ON THIS DAY OF 22ND
APRIL, 2013.

Contd..2/-

Kajal G. Mendani, s. chhabria

IN WITNESSES WHEREOF, BOTH THE PARTIES HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS ON THIS AGREEMENT FOR SALE
ON THIS DAY, MONTH AND YEAR HEREINABOVE WRITTEN, FIRST.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR.
Mrs. Komal Sundar Chhabria.
IN THE PRESENCE OF WITNESSES.

K. S. Chhabria
Mrs. Komal Sundar Chhabria.
VENDOR/SELLER

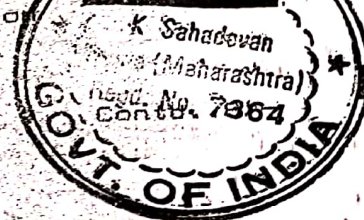
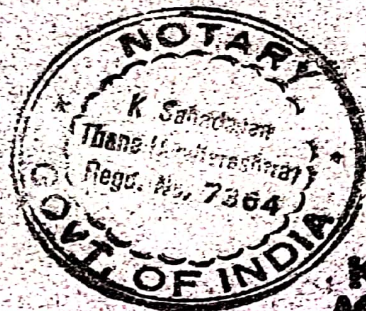
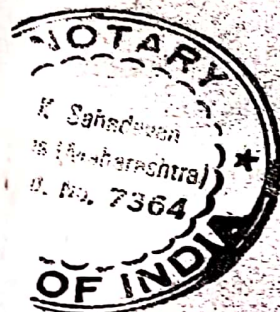
L.H. Thumb
Impression

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDEE
Mrs. Kajal Ghanshyam Mendani.
IN THE PRESENCE OF WITNESSES.

Kajal G Mendani

Mrs. Kajal Ghanshyam Mendani.
VENDEE/PURCHASER

L.H. Thumb
Impression



ATTESTED

23/4/13
K. SAHADEVAN
Advocate & Notary Public
Thane (Maharashtra)


" R E C E I P T "

RECEIVED Rs. 1,20,000/- (Rs. One Lac Twenty only) as mentioned above, being the full and consideration amount, towards the sale of my above property from the said Vendeo.

I SAY RECEIVED
Rs. 1,20,000/-

K. S. Chhabria

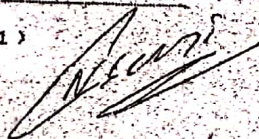
Mrs. Komal Sundar Chhabria.
VENDOR/SELLER


L.H. Thumb
Impression

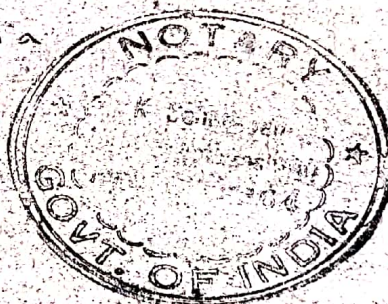
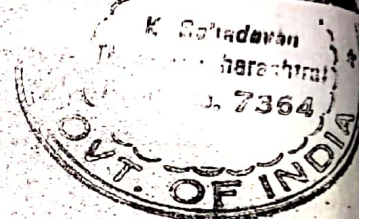


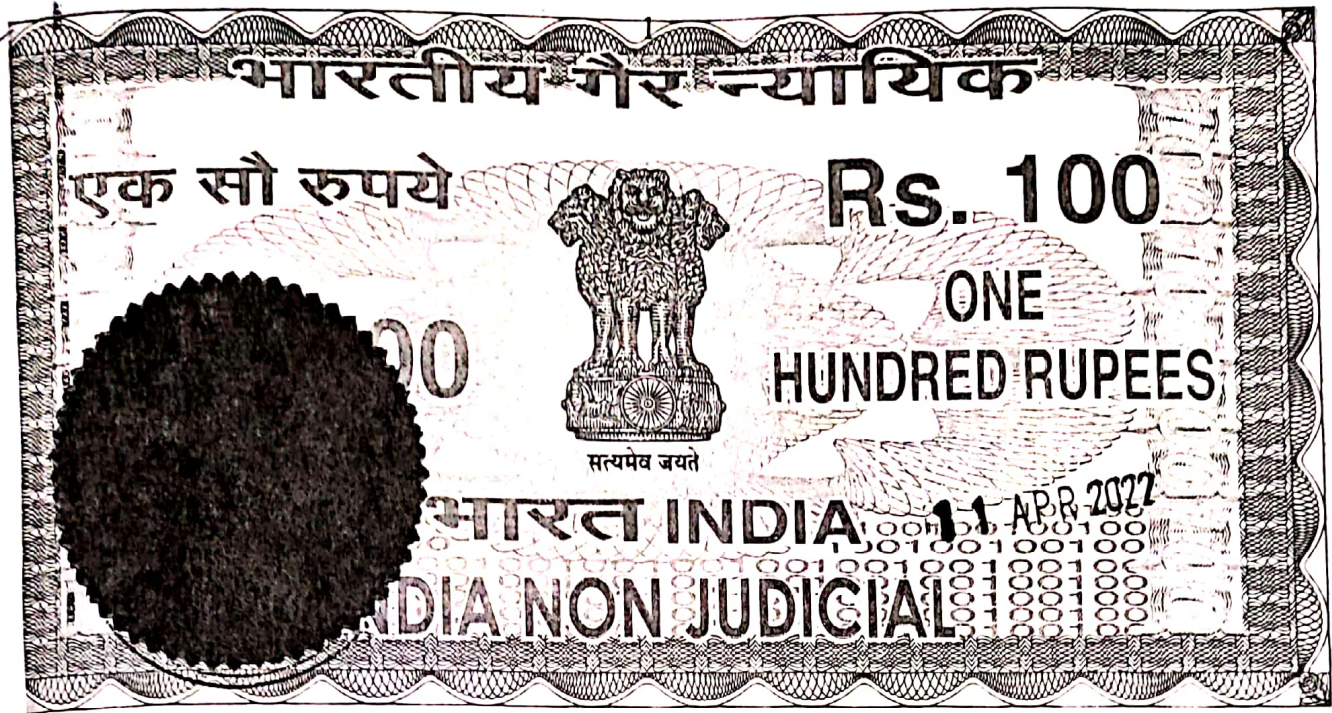
WITNESSES:

1)



2) S of Chhabria





हाराष्ट्र MAHARASHTRA

2021

ZD 626697



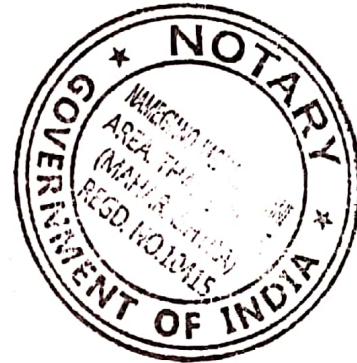
उपस्थित, न्यायिक

25 FEB 2022

उपस्थित, न्यायिक

25/02/2022

11 APR 2022



AGREEMENT OF SALE

THIS INDENTURE OF AGREEMENT OF SALE IS MADE
AND ENTERED INTO AT ULHASNAGAR DIST. THANE (M.S.)
ON THIS 19TH DAY OF APRIL, 2022.

काजल दान श्याम मेडागा

SK. Hebal. Abi

or by-laws of the U.M.C. or any

"SCHEDULE OF THE PROPERTY"

04/11/21
Ela 21/11 23/11
Sk. Huda. Ali

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED..... VENDOR
Smt. Kajal Ghanshyam Mendani
IN THE PRESENCE OF WITNESSES.

(Smt. Kajal Ghanshyam Mendani)
~~VENDOR~~ / SELLER

L. H. THUMB
IMPRESSION

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED..... VENDEE
Helali Mafickroman Shaikh.
IN THE PRESENCE OF WITNESSES.

SK. Helal Ali
(Helalji Malickroman Shaikh.)
VENDEE /PURCHASER

MAR. AJIT R. GANDHI
BOND, WRITER, ULHASNAGARI

L. H. THUMB PHOTO
IMPRESSION



NOTED & REGISTERED
Sr. No 2560 Page No 40
Reg. No... 4-C

22 APR 1966