

No. UMC: TD: UNIT- 02/210 /2024

Token No. 41202400000131

SHRI. LADHARAM NARUMAL SONEJA.
OPP BK NO.317 ULHASNAGAR-2

Date : / /2024
SR. NO. 21BI016533700

Sub: Mutation of Entry as a **Occupier** in respect of Property bearing
Sr. No 21BI016533700 of Mpl. Assessments Register.

Ref: Your Notice Dated 03/05/2024

Your name has been entered in place of **MRS.OAHILAJRAI GOPICHAND..** Ward No 21
Prop. NO 21BI016533700 as a person primarily liable to Property Tax.

The Entry in the assessment book is matured on the basis of the following documents.

- | | | |
|--|----------------|----------------------|
| 1. Copy of sale Agreement & 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 ----- |
| 5. 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 Shri./Smt. | No. ----- | Dt ----- |
| 10. Indemnity bond / Affidavit Relinquishment of rights / Possession Letter | No. 346 | Dt 23/03/2023 |
| 11. Objection Notice published in the News paper Namely WITT BATMI | No- ----- | Dt 17/04/2024 |
| 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 | No. 345 | Dt 23/03/2023 |

AGREEMENT FOR SALE

is only a mutation of entry for the purpose of primary liability to tax and shall not be construed as transfer of
Any mis-representation or fraudulent information contained in the notice given by you would any time lead to
cellation of such entry without prejudice to the rights of prosecution against you.

Assessor & Collector of Taxes

BILL NO (GGN): 000002265539729

ग्राहक क्रमांक : 021512016186

मोबाईल/ईमेल : 77xxxxxx96

SHRI LADHARAM NARUMAL SONEJA

OPP BK NO 317 NR BHAJIMARKET ULHASNAGAR ULHASNAGAR 421002

श्री लक्ष्मण नरुमल सुनेजा

ब्लक नो 317 न भाजि मार्केट उल्हसनगर उल्हसनगर 421002

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 26-12-2023
देयक रक्कम रु : 6040.00

देय दिनांक : 15-01-2024
या तारखे नंतर भरल्यास : 6070.00

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा दिवस आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3426, 1800-233-3435, 972, 973

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे निवेदन व कार्यपद्धती महावितरणच्या संकेतस्थळात www.mahadiscom.in > Consumer Portal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



बिलिंग युनिट : 4171/ULHASNAGAR II S/DN/ULHASNAGAR I
दर संकेत ** : 52/LT II Comm 1Ph <20 KW
पोल क्रमांक : 0
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 5/11/0004/0850/4171012
मिटर क्रमांक : 100A6355092
रिलींग युप : U5

पुरवठा दिनांक : 12-04-2004
मंजूर भार : 1.00 KW
सुरक्षा ठेव जमा (रु) : 1715.82
चालु रिडिंग दिनांक : 21-12-2023
मागील रिडिंग दिनांक : 21-11-2023

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
957	784	1.00	173	0	173

Meter Status: Normal
Bill Period: 1.00/

महत्वाचे

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक विलमागे 10 स्वयंचालित गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या फायल बिलावर वरच्या बाजूला छपील कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग साधारणतः 21-01-2024 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता युनिटच्या असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

*ऑनलाईन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाईन पॅमेंट सुविधा अवलंब करा आणि 0.25% (जरूरीत जारत रु.500)सवलत मिळावा संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

नोव्हेंबर-2023	232
ऑक्टोबर-2023	341
सप्टेंबर-2023	176
ऑगस्ट-2023	35
जुलै-2023	0
जून-2023	96
मे-2023	329
एप्रिल-2023	382
मार्च-2023	226
फेब्रुवारी-2023	198
जानेवारी-2023	246

वीज वापर
डिसेंबर - 2022 : 300
डिसेंबर - 2023 : 173

For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01021512016186
o IFS Code: SBIN0008965, Name of Bank : STATE BANK OF INDIA, Name of Branch: IFB BKC
o Bill Amount: <As per bill>
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
If payment is made through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

लोक सक्षमीकरण प्लॅटफॉर्म

Axis My India ने Google सह भागीदारीची घोषणा केली
लोक सक्षमीकरण प्लॅटफॉर्म तयार करण्यासाठी.
9326508274 वर 'OPINION' व्हाट्सअप करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा
App मध्ये सर्व भरा आणि आकर्षक बक्षीस जिंक



axis MY INDIA People Empowerment Platform

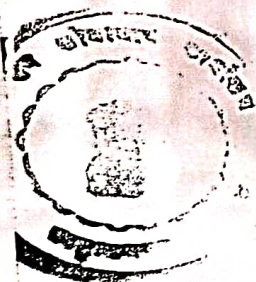
India's No. 1 Consumer Data Intelligence Company.
www.axismyindia.org

स्थळप्रत बिलिंग युनिट : 4171	ग्राहक क्रमांक : 021512016186
अंतिम तारीख : 15-01-2024	Rs. 6040.00

या तारखे पर्यंत भरल्यास	04-01-2024	Rs. 6020.00
या तारखे नंतर भरल्यास	15-01-2024	Rs. 6070.00

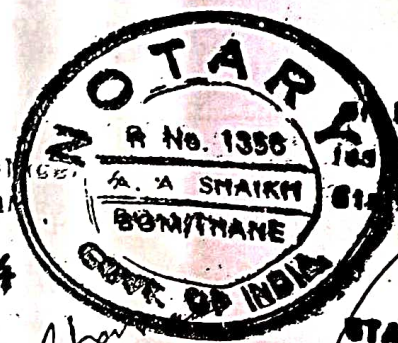
बँकेची स्थळप्रत : 4171
बिलिंग युनिट : 4171
ग्राहक क्रमांक : 021512016186
021512016150120240000060400030000401240020

अंतिम तारीख	15-01-2024	Rs. 6040.00
या तारखे पर्यंत भरल्यास	04-01-2024	Rs. 6020.00
या तारखे नंतर भरल्यास	15-01-2024	Rs. 6070.00



Sd/- Treasury Officer
Ulhasnagar

18 MAR 2004



No. 6381 Date 25-3-2004
Issued to Ladharam S. S. he
Stamp Paper of Rs. 100/-

(G. P. HINDUJA)
STAMP VENDOR ULHASNAGAR

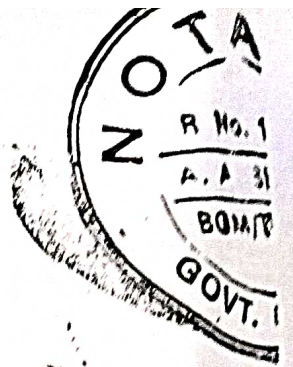
AGREEMENT FOR SALE

This Agreement For Sale is made and entered
into at Ulhasnagar, Dist. Thane, on this 25th day
of March, 2004 between:

Shri Pahilajrai Gopichand Rihwani, Hindu, adult,
aged about 60 years, residing at Flat No. 301, 'B'
Wing, Sai Asharam Apartment, Ulhasnagar-2, 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
Other Part.

[Signature]

Ladharam



- 2 -

A. N. D.

Shri Ladharam Narumal Soneja, Hindu, adult, aged about 38 years, residing at Bk.No. 314, Room No. 2, Ulhasnagar-2, Dist. Thane, hereinafter called the "PURCHASER" (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 Other Part.



WHEREAS the Vendor is the sole and absolute owner of Room, area adm. about 200 sq.ft., situated at Opp: Bk.No. 317, Ujhare-2, Dist. Thane, assessed under Ward No. 21, Chata No. 655/645 (Sr.No. 21/0664), hereinafter called the "SAID PROPERTY".

AND WHEREAS the said property is constructed by the Vendor since long ago.

AND WHEREAS the Purchaser has approached the Vendor for purchase of the said property with all rights, titles, interests and benefits attached to the said property for the total consideration of Rs. 80,000/- (Rs. Eighty thousand only) and the Vendor also agreed to sell the said property to the purchaser herein in the said sum, with separate electric connection.

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. 80,000/- (Rs. Eighty thousand only) as under :

Amount	Date	Mode of Payment
Rs. 20,000/-	15-01-2004	By Cash
Rs. 20,000/-	17-02-2004	By Cash
Rs. 20,000/-	10-03-2004	By Cash
Rs. 20,000/-	25-03-2004	By Cash

Rs. 80,000/-
=====

being the full and final sale consideration towards

CH. No. 392981
The New Telex Co. P.
Smt. J. J.

Ladharam



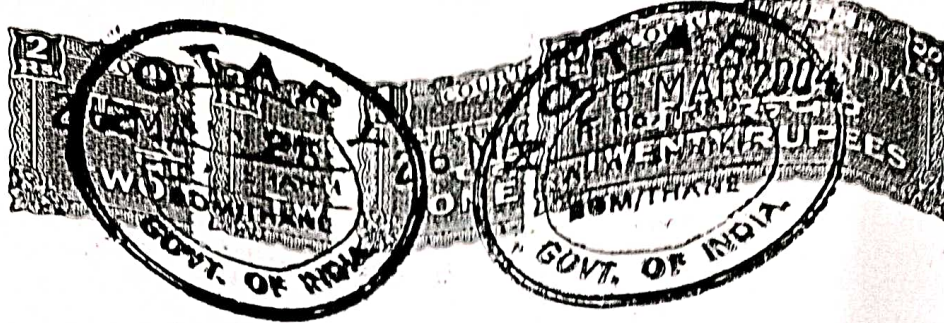
the sale of the said property, the receipt of which is hereby admitted and acknowledged by the Vendor before the witnesses.

2. That the Vendor has delivered the quiet and vacant possession of the said property with all the papers and documents pertaining to the said property to the purchaser herein.

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

4. That the Vendor hereby further assures the purchaser that the said property is free from all encumbrances and the said property is not mortgaged or no loan have been taken on the strength of the said property and the Vendor further covenants with the purchaser and he is the absolute owner of the same and he has good power and absolute authority to sell the same, more particularly described in the schedule hereunder written and the Vendor has got, good clear and marketable title to the said property and the Vendor further covenants with the purchaser that if any time hereafter the title of the Vendor are found defective or not clear and the purchaser suffer loss or losses due to defective title of the Vendor in that event the Vendor will indemnify such loss or losses to the purchaser.

5. NOW HEREAFTER, the Vendor aforesaid his heirs,



- 5 -

executors, administrators and assigns shall have no rights, of whatsoever nature on the said property. The purchaser has become the sole and absolute owner of the said property and he shall enjoy all rights, rents and profits accruing from the said property, without any hindrances of the Vendor his, heirs, executors, administrators and assigns.

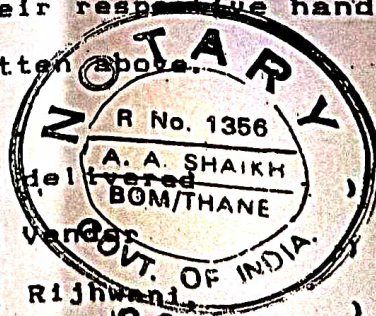
6. That the Purchaser may get the said property transferred in his name in the Ulhasnagar Municipal Corporation or any other offices wherever necessary and for the effectual transfer of the said property in the names of the purchaser, the Vendor undertake to sign any further papers and documents at the 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 Pahilajrai G. Rijhwan

In the presence of



Signed, sealed and delivered

by the withinnamed purchaser

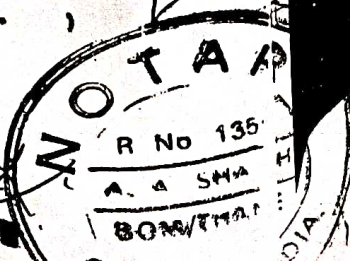
Shri Ladharam N. Soneja,

In the presence of



MUTAVALLI G. M.
ADVOCATE HIGH COURT
C.M.M. (ESPLAND) COURT
M. HAPALIKA MARG MUMBAI

ATTESTED
A. A. SHAIKH NOTARY
GOVT. OF INDIA



RECEIPT

Received a sum of Rs. 80,000/- (Rs. Eighty thousand only) stated in clause 1 of this agreement from the purchaser herein.

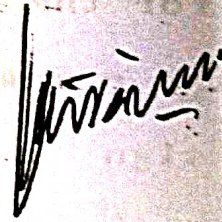
Witnesses :

P. P. N. N. J. J.

P. N. J.

B. K. No 3 o/l Room 5.
Ulhasnagar. 2.

I say received



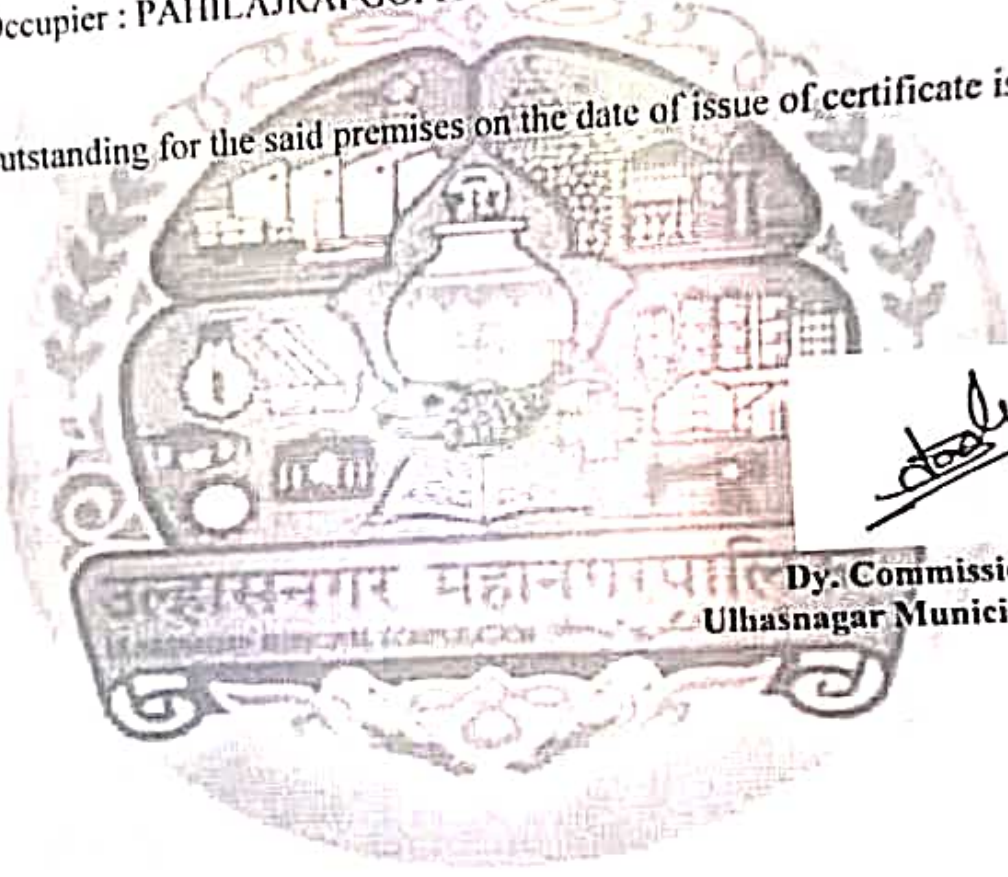
Vendor

2. V. J. S. L. P. J. J.
S. J. J. J. J. J.
S. J. J. J. J. J.
UNK. 2.

No Due Certificate

This is to certify that the name of the person primarily liable for payment of property taxes in respect of property no.21B1016533700 Address OPP.BK.NO.317 ULHASNAGAR 2 is recorded as (Occupier : PAHILAJRAI GOPICHAND) in Assessment book.

Property tax outstanding for the said premises on the date of issue of certificate is Rs. 0/-




Dy. Commissioner (Tax)
Ulhasnagar Municipal Corporation

लक्षात ठेवा, एकच नारा! लोकसभेला मतदान करा!