



उल्हासनगर महानगरपालिका

वर्ष 2023-2024 करीता मालमत्ता कराचे बिल



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

बिल क्र. : 233851

बिल दिनांक : 06-02-2024

मालमत्ता क्र. : 22BI016811000

वार्ड क्र. : 22 झोन : BI

जुना मा. क्र. : 22/2966 Ashoklal

वापर प्रकार : Non Residential

नाव : (Occupier RAJA NARANG)

क्षेत्रफळ : 143.00 चौ.फु.

पत्ता : SHOP 8, 1ST FLOOR JAI SAIBABA MARKET ULHASNAGAR
2

करयोग्य मूल्य : 1042

(१)	General Tax सर्व साधारण कर	0.00
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	0
(३)	Conservancy Benefit Tax मलप्रवाह कर	0
(४)	Street Tax पथ कर	0
(५)	Tree Tax वृक्ष कर	0
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	0
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	0
(८)	Govt. Education Cess शासकीय शिक्षण कर	0
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	0
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	0
(१२)	Sp. Conservancy Tax विशेष साफ सफाई कर	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	0
(१४)	User Charges Tax उपयोगकर्ता शुल्क	0
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती	0
(१६)	Late Payment Penalty विलंब शास्ती	0
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)	0
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)	0
(१९)	Warrant Fee नोटीस फी	0
(२०)	Dishonour chq Penalty	0
(२१)	Interest on arrears व्याज रक्कम	0
(२२)	Shasti शास्ती (As per state govt rule)	0
देय रक्कम		0
अधिक रक्कम		0
एकूण देय रक्कम		0

अक्षरी रुपये : Nil



भारत सरकार
GOVERNMENT OF INDIA



अशोकलाल कन्हैयालाल नारंग

Ashoklal Kanyalal Narang

जन्म तारीख / DOB: 23/05/1961

पुरुष / MALE



4983 9085 3562

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

Address:

Date: 07/06/2017
101, राज महल अपार्टमेंट,
हिरा मॅरेज हॉल जवळ,
उल्हासनगर- 2, उल्हासनगर,
ठाणे,
महाराष्ट्र - 421002

101, RAJ MAHAL
APARTMENT, NEAR HIRA
MARRIAGE HALL,
ULHASNAGAR- 2,
Ulhasnagar, Thane,
Maharashtra - 421002



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



Sr. No. 79 ... Date 29 DEC 1993

Issued to

Stamp Paper of Rs 20/-

V. K. Ahmaramani
Stamp Vendor, Ulhasnagar

3
AJIT RAMESH GANDHI
BOND WRITER
UNR-1. Phone: 540218

AGREEMENT OF SALE.

THIS INDENTURE OF SALE is made at Ulhasnagar on this 30th day of December, 1993 and entered into B E T W E E N ;

Ms. Mohini Jethanand Lokwani, Hindu, adult, residing at Bk. No. 1003/5, section 23, Ulhasnagar- 3. Dist Thane. herein after called the VENDOR (which expression shall mean and include her legal heirs, executors, administrators and assigns etc.) the party of the FIRST PART. A N D :

Shri Ashok Kanyalal Narang, Hindu, adult, aged about 34 years, occupation business, residing at Room No. 101, Raj Mahal 1st Floor, Opp: Balram Society, Ulhasnagar, 2. hereinafter called the " PURCHASER " (which expression shall mean and include his legal heirs, executors, administrators and assigns in etc.) the party of the OTHER PART.

WHEREAS the Purchaser has approached the Vendor for the purchase of a piece and parcel of immovable property bearing Shop No. 8 on 1st floor of the building known as " Jai Saibaba Shopping Centre " Ulhasnagar- 2. Adm: about 155 sq.ft(builtup area) and the Vendor has agreed to sell the said shop No. 8

.. 2.

Rs.62,000/- (Rs. Sixty two thousand only) on the terms and conditions contained herein after.

AND WHEREAS the Vendor had purchased the said shop No. 8 from M/S. Gurukripa Builders vide Agreement of Sale dated 30.12.1983 and the Vendor has thus become the absolute owner of the said shop.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. The Vendor doth hereby sells, conveys, transfer, assures and assigns unto the Purchaser all that the piece and parcel of the said shop No. 8 on 1st floor of Jai Saibaba Shopping Centre, constructed on the plot No. 373, section 7-A, Sheet No. 63, U. No. 266 & 267 and also portion of plot No. 373 section 6-A & 7-A, U. No. 264, Sheet No. 63, Japani Bazar, Ulhasnagar- 2 The total builtup area of the Shop No. 8 being 155 sq.ft or thereabout (hereinafter called the " Said Shop") to the Purchaser for the total sale consideration price of Rs.62,000/- (Rs. Sixty two thousand only).

2. The Purchaser has paid the said total sale consideration price of Rs. 62,000/- to the Vendor as follows.

i) Paid by cash	on 30.10.93	Rs. 20,000/-
ii) Paid by cash	on 30.11.93	Rs. 20,000/-
iii) Paid by cash	on 30.12.93	Rs. 22,000/-
at the time of execution of this agreement.	Total	Rs. 62,000/-

being the full and final sale consideration price of the said shop, the receipt of which the Vendor doth hereby confirm, admits and acknowledges.

3. The Vendor doth hereby confirms having handed over the peaceful and physical possession of the said shop No. 8 to the Purchaser and the Purchaser admits the same.

4. The Vendor doth hereby agrees to sign and execute such other documents and papers as may be necessary for the effective transfer of the said shop in favour of the Purchaser.

5. The Vendor doth hereby assures the Purchaser that the said shop is free from all encumbrances, i.e. it is neither sold nor mortgaged or gifted to any other person and the Purchaser shall be free from all such risks and responsibilities whatsoever.

6. The Purchaser doth hereby agrees that the costs, charges and expenses including stamp duty and registration charges payable for transfer of the said shop in favour of Purchaser shall be borne and paid by the Purchaser alone.

7. The Purchaser further declares and confirms that hereinafter he alone shall be responsible for all the future liabilities concerning the said shop, such as maintenance/service charges, transfer charges, fees, levies, Electricity charges, Municipal taxes and / or other charges if any, levied by the authorities concerned.

IN WITNESS WHEREOF both the parties have set their respective hands to these presents on the day, month and year herein above mentioned.

Witnesses:

1.

Mohini
(Mohini Jethanand Lokwani)
(Vendor)

2.

Ashok
(Ashok Kanyalal Narang)
(Purchaser)

RECEIPT.

Received from the Purchaser within named the sum of Rs. 62,000/- (Rs. Sixty two thousand only) by way of cash being the full and final sale consideration price for the shop No. 8 on 1st, floor of Jai Saibaba Shopping Centre. Ulhasnagar- 2. Dist. Thane (as shown in para 2 of this agreement) .

I say received,

Mohini
(Mohini J. Lokwani)
(Vendor)

कराची पावती
सन 2023-2024

22BI016811000

(Occupier : RAJA NARANG)

पावती क्र.

133769

दिनांक

23-01-2024

SHOP.8. 1ST FLOOR JAI SAIBABA MARKET ULHASNAGAR 2

अ. क्र.	करांचे प्रकार	देय रक्कम	भरलेले रक्कम
(१)	सर्व साधारण कर	584	584.00
(२)	महानगरपालिका शिक्षण कर	104	104
(३)	मलप्रवाह कर	146	146
(४)	पथ कर	166	166
(५)	वृक्ष कर	10	10
(६)	पाणीपुरवठा लाभ कर	104	104
(७)	मलप्रवाह सुविधा लाभ कर	62	62
(८)	शासकीय शिक्षण कर	166	166
(९)	शासकीय रोजगार हमी कर	42	42
(१०)	मोठ्या निवासी जागेवरील कर	0	0
(११)	पाणी पट्टी (प्रति महिना)	0	0
(१२)	विशेष साफ सफाई कर	0	0
(१३)	अग्निशमन सेवा कर	42	42
(१४)	उपयोगकर्ता शुल्क	2136	2136
(१५)	अनाधिकृत बांधकाम शास्ती	0	0
(१६)	विलंब शास्ती	441	441
(१७)	शिक्षण करा वरील (पेनल्टी)	0	0
(१८)	पेनल्टी (रोजगार हमीकर)	0	0
(१९)	नोटीस फी	0	0
(२०)	Dishonour chq Pen	0	0
(२१)	व्याज	0	0
(२२)	शास्ती (as per state govt rule)	0	0
		4003	4003

देय रक्कम	सूट रक्कम	अधिक रक्कम	भरलेली रक्कम	कोणाकडून प्राप्त झाले	देयकाचे स्वरूप	Collected By
4003	0	0	4003		Cash	cfchql

अधिक रक्कम समायोजित

0



पावती स्वीकारणाऱ्याची सही

Paid Cash original Receipt