



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 .3 : 547 : 23
Token No. 41202400002687

Date 23 / 2 / 2024
Sr.No. 22BI018338400

To,
MRS. KOMAL DEEPAK PUNJABI
BK.NO.457, SHIV PARVATI MARKET,
2ND FLOOR, SHOP NO.4,
ULHASNAGAR- 421002.

Sub : Mutuation of Entry as a Occupier in respect of Property bearing
Sr. No 22/ of Mpl. Assessments Register.
Ref : Your Notice Dated: 31/01/2024

Sir,

Your name has been entered in place of **HOLDER** under Ward No. 22 Prop.No 22BI018338400 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 <u>Sub</u> 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 | No.----- | Dt ----- |
| 10. INDEMINTY BOND /CUM POSSESSION\ NOTARY | No. 413 | Dt . 25/01/2024 |
| 11. Objection Notice published in the News paper DHANUSH DHARI NEWS Namely | No.----- | Dt. 31/01/2024 |
| 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 AGREEMENT OF SALE NOTARY | No.
No. | Dt . 17/04/1999
Dt. 03/05/2006
Dt. 13/03/2008 |

This is only a mutuation of entry for the purpose of primary liability to tax and shall not be 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.



Assessor & collector of Taxes
Ulhasnagar Municipal Corporation

उल्हासनगर महानगरपालिका

उमपा/करवि./यु. ३/५४७/२३
टोकन नं. ४१२०२४००००२६८७

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 22BI018338400

उल्हासनगर महानगरपालिका क्षेत्रात अस्तितवात असलेल्या इमारती व जमिनीवर महाराष्ट्र महानगरपालिका अधिनियमातील तरतुदीनुसार मालमत्ता कर आकारणी करणेत येते. मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देणेस प्रथम पात्र व्यक्तीचे नावाची नोंद आवश्यक आहे. त्या अनुषंगाने कर आकारणी पुस्तकात मालमत्ता क्र. 22BI018338400 अन्वये (जुना क्र. २२/) नोंद असलेल्या मिळकतीकरीता कर देणेस प्रथमतः पात्र व्यक्ती म्हणून HOLDER नोंद असुन एकुण क्षेत्रफळ...

अर्जदार श्रीम. कोमल दिपक पंजाबी रा. बॅ.नं.४५७, शिव पार्वती मार्केट, २रा मजला, शॉप नं.४, उल्हासनगर-२ यांनी दि. ३१/०१/२०२४ रोजी सादर केलेल्या अर्जान्वये संदर्भित मिळकतीसाठी नोंद करणेसाठी कळविले आहे. सोबत खालीलप्रमाणे कागदपत्राच्या प्रती जोडल्या आहेत.


१. कर भरणा ना देयक प्रमाणपत्र वर्ष २०२३ - २४ करिता
२. लखी अ.रायसिंगानी व दिपक किशीनदास वाधवा यांचे दरम्यान खरेदीखत दि १७/४/१९९९ ची छायांकीत प्रत.
३. दिपक किशीनदास वाधवा व अशोक बालचंद जयसिंगानी यांचे दरम्यान खरेदीखत नोंटरी नं. दि ०३/०५/२००६ ची छायांकीत प्रत.
४. अशोक बालचंद जयसिंगानी व श्रीम. कोमल दिपक पंजाबी यांचे दरम्यान खरेदीखत नोंटरी नं. दि १३/०३/२००८ ची छायांकीत प्रत.
५. इन्डीमिन्टी बॉन्ड व ताबा पावती नोटरी नं. ४१३ दि. २५/०१/२०२४
६. धनुष्य धारी वर्तमानपत्र दि. ३१/०१ /२०२४
७. प्रतिज्ञापत्र.


उपरोक्त कागदपत्रान्वये नांव हस्तांतरणाची नोंद करणेस करनिरीक्षक यांचे अहवाला करिता सादर.

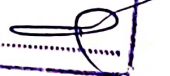
(लिपीक)

विषयांकित प्रकरणी सादर करण्यात येते की, संदर्भित मिळकतीची मनपा कर आकारणी पुस्तकात मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देण्यास प्रथमः पात्र व्यक्ती म्हणून नोंद करण्यात येते सदर नोंदीचा मालकी हक्काशी काही संबंध नाही. त्याअनुषंगाने अर्जदार यांनी सादर केलेल्या कागदपत्राच्या आधारे मालमत्ता क्र 22BI018338400 करिता श्रीम. कोमल दिपक पंजाबी अशी नोंद वर्ष २०२३-२४ पासुन करणेसाठी शिफारस करण्यात येत आहे.

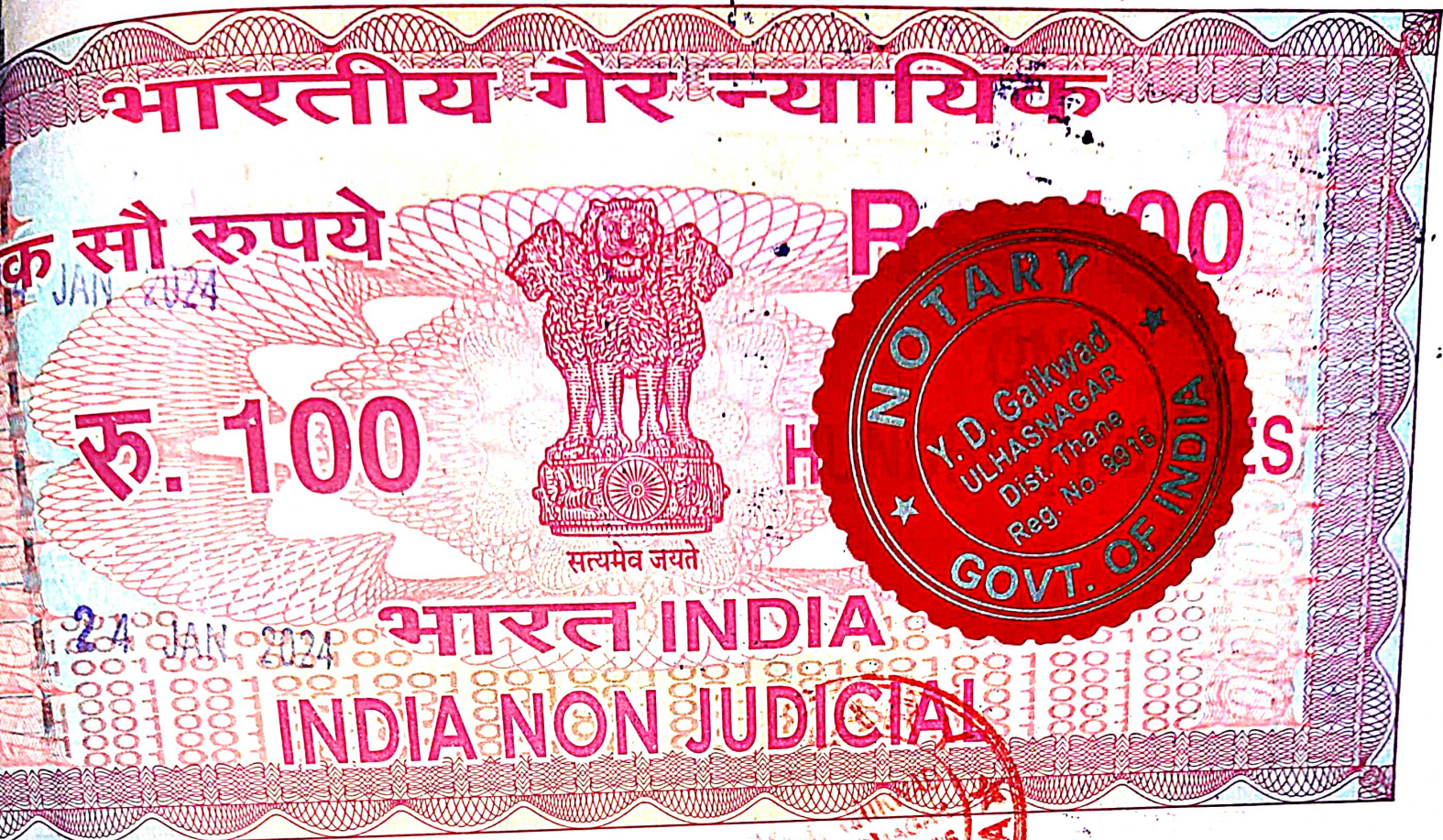

कर निरीक्षक


उप कर निर्धारक व संकलक


कर निर्धारक व संकलक

Change of Name R. V. Charges	
Paid Rs.	5000
Receipt No.	1502371503
Date	23/02
Sign	

413



MAHARASHTRA

2023

67AA 124845

24 JAN 2024



16 JAN 2024



लिपिक
कोबागार कार्यालय, उल्हासनगर, जि. ठाणे
16/1/24

INDEMNITY BOND CUM
POSSESSION LETTER

I, MRS. KOMAL DEEPAK PUNJABI, adult, Indian Inhabitant, aged about 42 years, Residing at 701/5, Cypress, Vasant Valley Complex, Khadakpada, Kalyan West, Dist. Thane 421301, do hereby solemnly state that:-

I am the absolute owner of the above said property, Know as Shop No. 204, area adm. t 265 Sq.ft., on 2nd Floor, In Shlv Parvatl Market, Constructed on the Plot of Room Nos. & 10, Ulhasnagar-2, Dist. Thane 421002, Old property No. 22/3957, New Property No. 1018338400, Ward No. 22, Residential Use under the limit of the Ulhasnagar Municipal Corporation, Use- Residential Use under the limit of the Ulhasnagar Municipal Corporation with Electrical Meter Connection (as it is where it is), Sale Agreement.

Now the said property is under my possession & I want to change Property Type of Use- NON-Residential, Ward No.22 in my name.

That there is no other person that the above said property have any claim or right in the above said property.

That I hereby indemnify and deep indemnified and harmless the Municipal Corporation of Ulhasnagar and its working officer against any claim, demand, suit or other sort of legal proceedings by any person claiming either lawfully and/or equitably in respect of the above said property.

That I further declare and undertake to bear all expenses, cost, charges and other related expenses in respect of any such claim, demand, suit, and /or legal proceedings, which may be filed by any person, either lawfully and /or equitably, for ownership of the above said property. That I further indemnify the municipal authorities from the loss that they may suffer for undertaking change of name in favour of the applicants with respect to the said property.

That I conscious of the fact the Ulhasnagar Municipal Corporation will enter the name of applicants in its record in place and instead of old name as regard to the above said property based on this indemnity and undertaking.

Verified the contents of above paras are true and correct to the best of my knowledge and belief, I am liable U/s. 193,199,200 of Cr P.C/ I.P.C. if any contents found false.



Komal D. Punjabi:
MRS. KOMAL DEEPAK PUNJABI



BEFORE ME

YESHWANT GAIKWAD
B.A. LL.B

NOTARY

Reg No. 61 Sr. No 413/24

25 JAN 2024