

उल्हासनगर महानगरपालिका

उमपा/करवि./यु. ३/५६८ /२३
टोकन नं. ४१२०२४००००३८०२

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 24BI017104900

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. 24BI017104900 अन्वये (जुना क्र. २४/०३५०) नोंद असलेल्या मिळकतीकरीता कर देणेस प्रथमतः पात्र व्यक्ती म्हणून SANJAY G./ KIRTI S. BATHIJA नोंद असुन एकुण क्षेत्रफळ...

अर्जदार श्री.हरीश ढालूमल शिवनानी रा. निर्मला अपार्टमेंट, प्लॉट नं.८, उल्हासनगर-२ यांनी दि. ०९/०२/२०२४ 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 करीता
२. संजय घनश्यामदास भतीजा/किर्ती संजयकुमार भतीजा व सिमा अर्जनदास रंगीरामानी यांचे दरम्यान खरेदीखत नोटरी नं. दि. ११/०१/२००८ ची छायांकीत प्रत
३. सिमा अर्जनदास रंगीरामानी व श्री.हरीश ढालूमल शिवनानी यांचे दरम्यान खरेदीखत नोटरी नं. दि. ०४/०८/२००८ ची छायांकीत प्रत
४. इन्डीमीन्टी बॉन्ड नोटरी नं. २९१ दि. ०६/०२/२०२४ ची छायांकीत प्रत
५. उल्हास विकास वर्तमानपत्र दि. ०५/०२/२०२४
६. प्रतिज्ञापत्र.

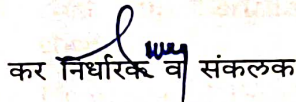
उपरोक्त कादपत्रान्वये नांव हस्तांतरणाची नोंद करणेस करनिरीक्षक यांचे अहवाला करीता सादर.

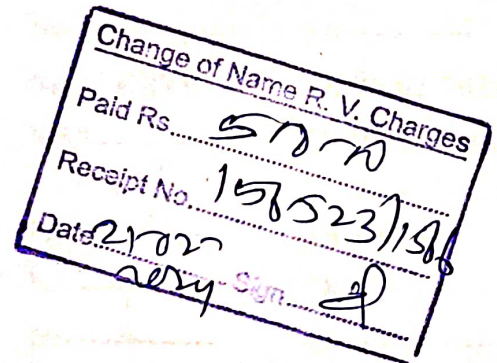
(लिपीक)

विषयांकित प्रकरणी सादर करण्यात येते की, संदर्भित मिळकतीची मनपा कर आकारणी पुस्तकात मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देण्यास प्रथम पात्र व्यक्ती म्हणून नोंद करण्यात येते सदर नोंदीचा मालकी हक्काशी काही संबंध नाही. त्याअनुषंगाने अर्जदार यांनी सादर केलेल्या कागदपत्राच्या आधारे मालमत्ता क्र 24BI017104900 करीता श्री.हरीश ढालूमल शिवनानी अशी नोंद वर्ष २०२३-२४ पासुन करणेसाठी शिफारस करण्यात येत आहे.


कर निरीक्षक


उप कर निर्धारक व संकलक


कर निर्धारक व संकलक





No. UMC:TD:UNIT- 3 : 568 :23
Register No. 41202400003802

Date : 21/02/2024
Prop. No. 24BO:017104900

To,
Mr. Haresh Dhalumal Shivnani
Nirmala Apt. Flat No. 8
Ulhasnagar- 421002

Sub : Mutuation of Entry as a **Occupier** in respect of Property bearing
Prop. No **24BO017104900** of Mpl. Assessments Register.

Ref : Your Notice Dated: 09/02/2024

Sir,

Your name has been entered in place of Mr. /Mrs. Sanjay G. /Kirti S. Bathija under Ward No. 24 Prop. No **24BO017104900** as a person primarily liable to Property Tax

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

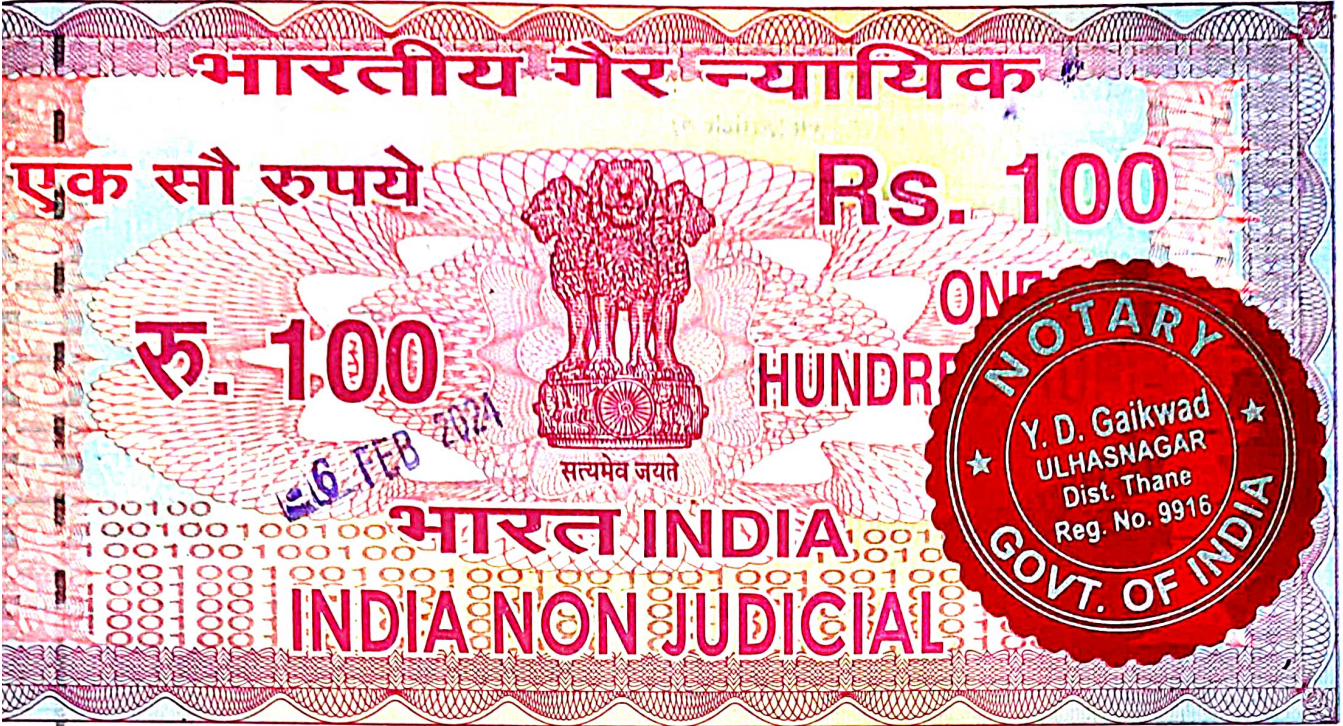
- | | | |
|--|-----------|-----------------------------|
| 1. Copy of sale deed & Index – II Registered with Registrar of assurance | No.----- | Dt ----- |
| 2. Conveyance Deed (CD) | No.----- | Dt ----- |
| 3. Change of Name effected by Sub Divisional officer Ulhasnagar | No.----- | Dt ----- |
| 4. Partition deed registered with Registrar of assurance | No.----- | Dt ----- |
| 05. 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. Indemnity bond | No. 6/291 | Dt 06/02/2024 |
| 11. Objection Notice published in the News paper Namely Ulhas Vikas | No.----- | Dt 05/02/2024 |
| 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 Agreement for Sale | No.----- | Dt 11/01/2008
04/08/2008 |

This is only a mutuation of entry for the purpose of primary liability to tax and shall notbe 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.

Anahojin
21-02-2024



Assessor & collector of Taxes
Ulhasnagar Municipal Corporation



MAHARASHTRA

2023

67AA 072701

6 FEB 2024



30 JAN 2024

लिपिक

INDEMNITY-CUM-POSSESSION BOND, जि. ठाणे

I, **SHRI HARESH DHALUMAL SHIVNANI**, adult, Indian
Inhabitant aged about 69 years, residing at Flat No. 8, 2nd Floor, in Nirmala
Apartment, Ulhasnagar-2, Dist. Thane, do hereby state on solemn affirmation as
under:-



1. That I have acquired the said property known as Flat No. 8, on 2nd Floor, in NIRMALA APARTMENT constructed on Room No. 7 & 8, Brk.No. 659, Ulhasnagar-2, Dist. Thane, assessed under Municipal Ward No. 24 and Property No. 24BI017104900, by way of Purchased from SMT. SEEMA ARJANDAS RANGIRAMANI, as per Agreement for Sale dated 4.8.2008 and who had purchased the same from SHRI SANJAY GHANSHYAMDAS BATHIJA & SMT. KIRTI SANJAYKUMAR BATHIJA, as per Agreement for Sale dated 25.12.2007.



2 That I have applied the change of name of the said property my name and I have produce the relevant document.

3. That Now I am apply to Municipal authority to issue tax bill in my name i.e. **SHRI HARESH DHALUMAL SHIVNANI**, entirely at my risk and cost and consequences thereon.

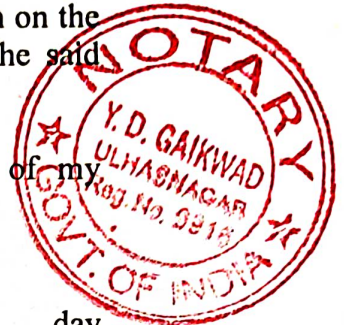
4. I say that at the time of Agreement I did not make possession letter from Vendor but I declare that Possession of that property and it is occupied by me.

5. That there is no any person/persons who has any right, title, interest share over the said property.

6. That the said property still stand in the name of SANJAY G. / KIRTI S. BATHIJA, (as per Municipal record) now the same is to be changed in my favour.

7. That I hereby assure to Deputy Commissioner (Tax Department) and its staff, if any loss sustain regarding the Change of Name in Municipal Tax in my name and I hereby assure to authority if any body challenge the said AGREEMENT FOR SALE, or Change of Name then I shall be responsible for the same.

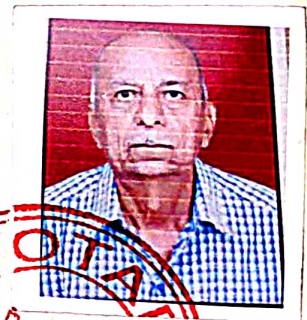
NOW WE EXECUTE THIS BOND OF INDEMNITY and bind myself, my heirs, executors, administrators as firmly with these presents and I indemnify the Government of India, State Government i.e. Government of Maharashtra, Deputy Commissioner, of UMC Dept. from any loss that they may sustain on the ground of effecting the Change of Name in my favour in respect of the said property.



Whatever stated hereinabove is true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF, WE therefore set my hands on this ____ day of February, 2024

Identified by :-



Shri Hareesh

SHRI HAREESH DHALUMAL SHIVNANI
EXECUTANT



BEFORE ME
Yeshwant 6/2/24
YESHWANT GAIKWAD
B.A., LL.B.
NOTARY
REG. NO. 6211/2019

06 FEB 2024



ULHASNAGAR - 4.