

उल्हासनगर महानगरपालिका

उमपा/करवि./यु. ३/५५९ /२३

टोकन नं. ४१२०२४०००३५०९

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 24BI017139100

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 व्यक्तीचेनावाची नोंद आवश्यक आहे. त्या अनुषंगाने कर आकारणी पुस्तकात मालमत्ता क्र. 24BI017139100 अन्वये (जुना क्र. २५/) नोंद असलेल्या मिळकतीकरीता कर देणेस प्रथमतः पात्र व्यक्ती म्हणून RUKMANI UDHARAM NAGDEV नोंद असुन एकुण क्षेत्रफळ...

अर्जदार श्रीम. कविता श्रीचंद आहुजा/मिस. हेमा श्रीचंद आहुजा रा. सिमा अपार्ट,खेमाणी, अे विंग,प्लॉट नं.१९, उल्हासनगर-२ यांनी दि. ०७/०२/२०२४ रोजी सादर केलेल्या अर्जांन्वये संदर्भित मिळकतीसाठी नोंद करणेसाठी कळविले आहे. सोबत खालीलप्रमाणे कागदपत्राच्या प्रती जोडल्या आहेत.

१. कर भरणा ना देयक प्रमाणपत्र वर्ष २०२३ - २४ करीता
२. मेसर्स महादेव बिल्डर्स श्री.मोहनदास के. लालचंदानी व उधाराम पिनोयोमल नागदेव यांचे दरम्यान खरेदीखत दि. २८/०५/१९८९ ची छायांकीत प्रत
३. उधाराम पिनोयोमल नागदेव व श्रीम. कविता श्रीचंद आहुजा/मिस. हेमा श्रीचंद आहुजा यांचे दरम्यान खरेदीखत नोटरी नं. ७२८ दि. ०३/१०/२०१६ ची छायांकीत प्रत
४. ताबा पावती नोटरी नं. दि. ०३/१०/२०१६ ची छायांकीत प्रत
५. इन्डीमीन्डी बॉन्ड नोटरी नं. ४६० दि. २७/०१/२०२४ प्रत
६. उल्हास विकास वर्तमानपत्र दि. ०४/०२/२०२४
७. प्रतिज्ञापत्र.

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

(लिपीक)

आपण विषयांकित प्रकरणी सादर करण्यात येते की, संदर्भित मिळकतीची मनपा कर आकारणी पुस्तकात मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देण्यास प्रथ पात्र व्यक्ती म्हणून नोंद करण्यात येते सदर नोंदीचा मालकी हक्काशी काही संबंध नाही. त्याअनुषंगाने अर्जदार यांनी सादर केलेल्या कागदपत्राच्या आधारे मालमत्ता क्र 24BI017139100 करीता श्रीम. कविता श्रीचंद आहुजा/मिस. हेमा श्रीचंद आहुजा 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 & V. Charges
58-10
Paid Rs. 157233/1773
Receipt No. 2302
Date 2024



उल्हासनगर महानगरपालिका, मालमत्ता कर विभाग
ULHASASNAGAR 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 : 559 :23
 Register No. 41202400003509

Date : 23/02/2024
 Prop. No. 24BI:017139100

To,
Mrs. Kavita Srichand Ahuja
Miss Hema Srichand Ahuja
 Seema Apt. A-Wing Flat No. 19, Khemani
 Ulhasnagar- 421002

Sub : Mutuation of Entry as a **Occupier** in respect of Property bearing
 Prop. No **24BI017139100** of Mpl. Assessments Register.
Ref : Your Notice Dated: **07/02/2024**

Madam,

Your name has been entered in place of **Mrs. Rukmani Udham Nagdev** under
 Ward No. **24** Prop. No **24BI017139100** as a person primarily liable to Property Tax

The Entry in the assessment book is mutated 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. 460	Dt 27/01/2024
11. Objection Notice published in the News paper Namely Ulhas Vikas	No.-----	Dt 04/02/2024
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 & Possession Letter	No.----- 728, 730	Dt 28/05/1989 03/10/2016

This is only a mutation 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

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

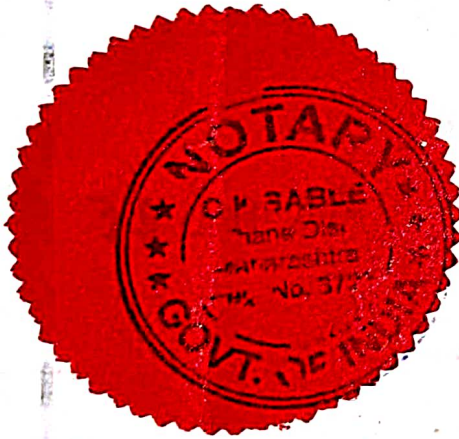
19 JAN 2024

हाराष्ट्र MAHARASHTRA

2023

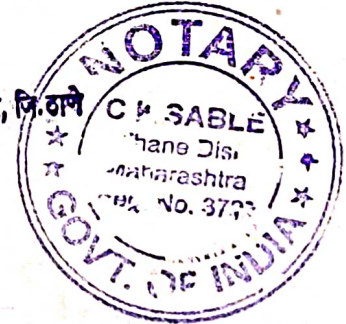


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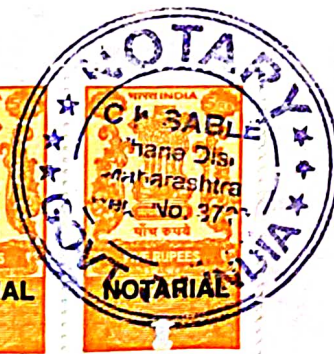
12 JAN 2024

लिपिक
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे



INDEMNITY BOND

We, (1) Mrs. Kavita Srichand Ahuja, Hindu, adult, aged about 68 years, and
(2) Miss Hema Srichand Ahuja, Hindu, adult, aged about 45 years, and Both
of them residing at Flat No. 19, A-Building, Seema Apartment, Ulhasnagar-2,
Dist. Thane, Dist. Thane, do hereby state on solemn affirmation as under:-



1. That We are the sole and absolute owners of Property known Flat No. 19, area adm. about 905 sq.fts. (Bult up area), In A-Bullding, In SEEMA APARTMENT, situated on the plot of land being Plot No. 97, additional land and U.No. 300, Sheet No. 65, Ulhasnagar-2, Dist. Thane, assessed under Ward No. 24, Property No. 24BI017139100.

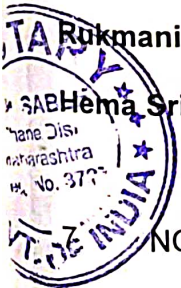
2. That we have purchased the said property under an Agreement for Sale dated 28-09-2016 from Mr. Udham P. Nagdev and who had purchased the said property under a Agreement of Sale dt. 28-05-1989 from M/s. Madhav Builders, Shri Mohandas K. Lalchandani (THE BUILDERS).

3. That Agreement for Sale dated 28-09-2016 is notarized under Sr.No. 728 dated 03-10-2016.

4. That the said property is in our occupation and possession since the Agreement for Sale dated 28-09-2016.

5. That the tax bills are issued in the wrong name of **Rukmani Udham Nagdev**.

6. That We have applied for change of name in the tax receipt from **Rukmani Udham Nagdev** to (1) **Mrs. Kavita Srichand Ahuja**, and (2) **Miss Hema Srichand Ahuja**.



NOW I EXECUTE THIS BOND OF INDEMNITY and bind myself, my heirs, executors, administrators or as firmly with these presents and we indemnify the Government of India, State Government, i.e. Government from any loss that they may sustain on the grounds of effecting the Change of Name in our favour in respect of **Property known Flat No. 19, area adm. about 905**

sq.fts. (Built up area), in A-Building, in SEEMA APARTMENT, situated on the plot of land being Plot No. 97, additional land and U.No. 300, Sheet No. 65, Ulhasnagar-2, Dist. Thane.

8. We, also Indemnify the Commissioner, Ulhasnagar Municipal Corporation, Ulhasnagar-3, from any loss that they may suffer on the grounds of effecting the Change of Name in our favour in respect of Property known Flat No. 19, area adm. about 905 sq.fts. (Built up area), in A-Building, in SEEMA APARTMENT, situated on the plot of land being Plot No. 97, additional land and U.No. 300, Sheet No. 65, Ulhasnagar-2, Dist. Thane.

IN WITNESS WHEREOF I have set and subscribed my hands on the day, month and year written below:

Solemnly affirmed at Ulhasnagar,

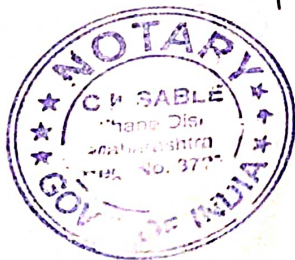
On this ____ day of January, 2024.


Kavita S. Ahuja
(1) MRS. KAVITA S. AHUJA

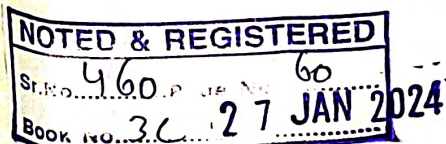


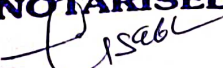
Hema Ahuja
(2) MISS HEMA S. AHUJA

EXECUTANTS



Identified by :-



NOTARISED

C. K. SABLE
NOTARY
Government of India

27 JAN 2024