



No. UMC:TD:UNIT- 4 : ५१३ : 23
Register No. 41202400004478

Date : 22/02/2024
Prop. No. 28BI:005060400

To,
Mr. Ishwar Kanayalal Makhija
Kailash Complex Shop No. 12, Aman Talkies Road,
Nr. Kailash Biscuit Factory
Ulhasnagar- 421003

Sub : Mutation of Entry as a **Occupier** in respect of Property bearing
Prop. No **28BI005060400** of Mpl. Assessments Register.

Ref : Your Notice Dated: 15/02/2024

Sir,

Your name has been entered in place of M/s. **Baker Agency** under Ward No. 28
Prop. No **28BI005060400** 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. 6/358	Dt 14/02/2024
11. Objection Notice published in the News paper Namely Ulhas Vikas	No.-----	Dt 13/02/2024
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.----- -----, 198	Dt 06/09/1994 08/04/97,17/05/04

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

उल्हासनगर महानगरपालिका

उमपा/करवि/यु.4/५१८/23
टोकन क्र. 41202400004478
दिनांक -20/02/2024

सादर

विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 28BI005060400

अर्जदार यांनी दिनांक १४/02/2024 रोजी श्री. ईश्वर कन्हैयालाल माखिजा, पत्ता— कैलाश कॉम्पलेक्स, कैलाश बिस्कट कंपनी जवळ, अमन टॉकीज रोड, शॉप १२, उल्हासनगर ३, मालमत्ता क्र. 28BI005060400 महानगरपालिका कर आकारणी नोंदवहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेकरीता अर्ज दाखल केला आहे. त्यानुसार महापालिका कर आकारणी दप्तराी नोंदवहीत बखर ऐजन्सी या नावाची नोंद असून मिळकतीचे एकुण क्षेत्रफळ

तरी अर्जदार यांनी आपल्या नावाची नोंद करणेकरीता अर्जासोबत सादर केलेले कागदपत्राचा तपशिल खालीलप्रमाणे.

- १) कर भरणा ना देयक प्रमाणपत्र वर्ष २०२३-२४ करीता
- २) मेसर्स बेकर्स ऐजन्सी तर्फे श्री. जयरामदास मिनोमल चौईथानी व श्री. हिरानंद खियालदास डेबांनी यांचे अॅग्रीमेंट फोर सेल दि. ०६/०९/१९९४
- ३) श्री. हिरानंद खियालदास डेबांनी व कु. राजु राहंदोमल भाटिया, श्रीम. पद्मा बंसीलाल साहित्या यांचे अॅग्रीमेंट फोर सेल दि. ०८/०४/१९९७
- ४) कु. राजु राहंदोमल भाटिया, श्रीम. पद्मा बंसीलाल साहित्या व श्री. ईश्वर कन्हैयालाल माखिजा यांचे नोटरी अॅग्रीमेंट फोर सेल क्र. १९८ दि. १७/०५/२००४
- ५) नोटरी हमीपत्र/ताबा पावती क्र. ३५८ दि. १४/०२/२०२४
- ६) स्थानिक वर्तमान पत्र दै. उल्हास विकास दिनांक १३/०२/२०२४
- ७) अर्जदाराचे प्रतिज्ञा पत्र सादर

Spimel

लिपीक

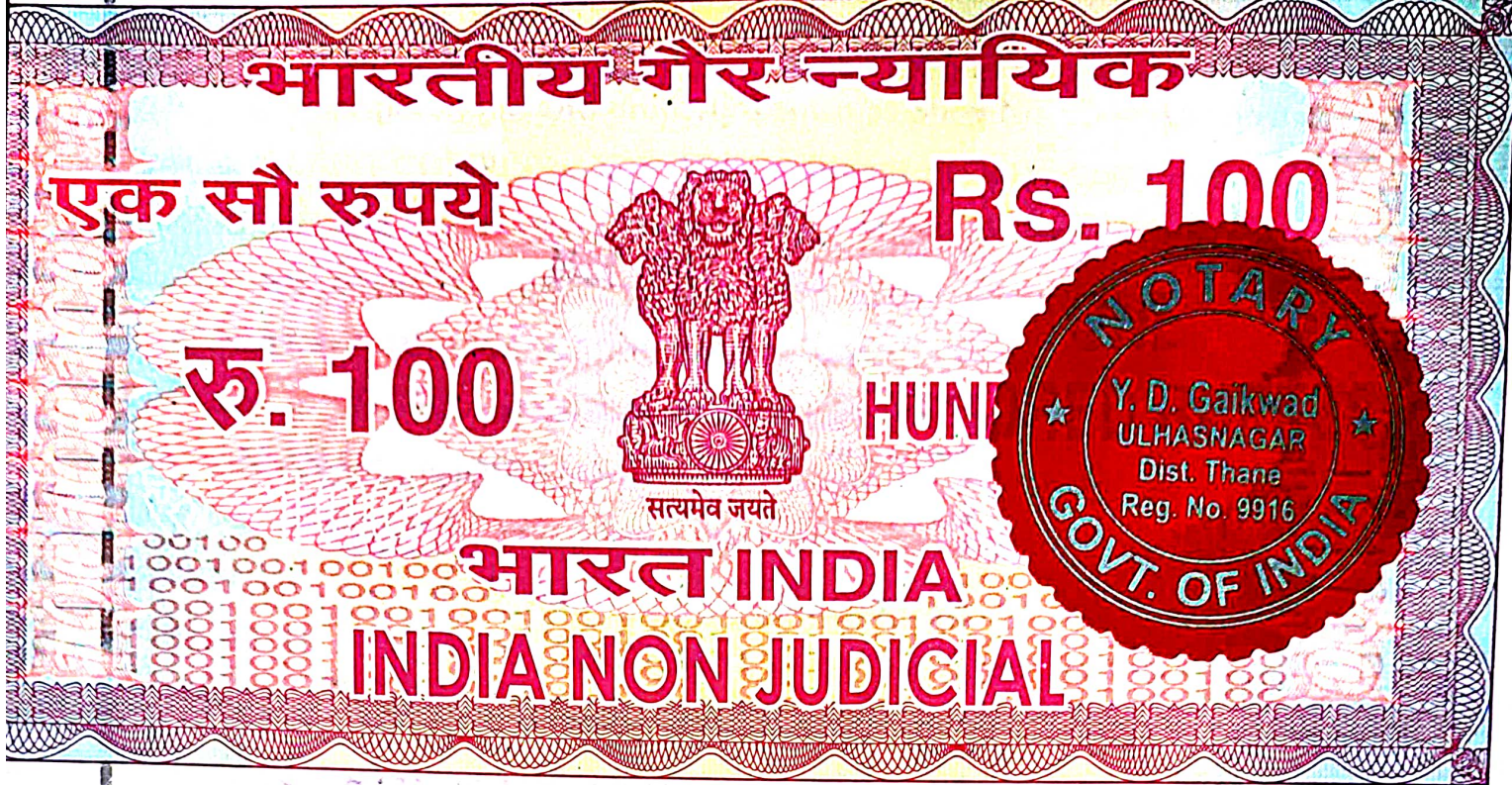
उपरोक्त कागदपत्रान्वये मनपा कर आकारणी पुस्तकात मालमत्ता क्र. 28BI005060400 अन्वये नोंद असलेल्या मिळकती करीता मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर भरण्यास प्रथम पात्र व्यक्ती म्हणून श्री. ईश्वर कन्हैयालाल माखिजा या नावाची नोंद वर्ष २०२३-२४ पासून करणेसाठी शिफारस करण्यात येत आहे.

कर निरीक्षक

उप-कर निर्धारक व संकलक

कर निर्धारक व संकलक

Change of Name R. V. Charges	
Paid Rs.	5000
Receipt No.	156581/96
Date	22/02/24
Sign	



राष्ट्र MAHARASHTRA

● 2023 ●

67AA 121998

7 FEB 2024



25 JAN 2024

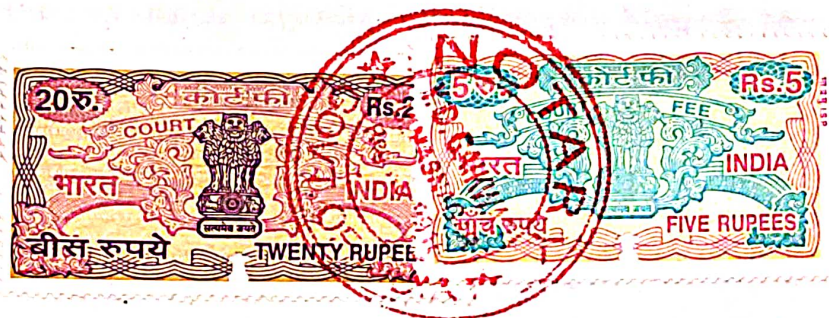
INDEMNITY-CUM-POSSESSION-BOND

I, **SHRI ISHWAR KANAYALAL MAKHIJA**, adult, Indian

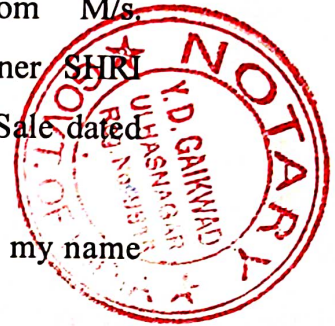
Inhabitant aged about 65 years, residing at 304, Bhagwan Palace, Near Sadhubella

Girls School, Ulhasnagar-1, Dist. Thane, do hereby state on solemn affirmation as

under:-



1. That I have acquired the said property known as Shop No. 12 on Ground Floor, KAILASH COMPLEX, Near Kailash Biscuit Factory, Aman Talkies Road, Ulhasnagar-2, Dist Thane, assessed under Municipal Ward No. 11 and Property No. 11BI0043320901, by way of purchased from MISS RAJU RAHANDOMAL BHATIA & MRS. PADMA BANSILAL SAHITYA, as per Agreement for Sale dated 17.5.2004 and they have purchased the same from SHRI HIRANAND KHIALDAS DEMBLANI, as per Agreement for Sale dated 8.4.1997 and who had purchased the same from M/s. CONFECTIONERS & BAKERS AGENCIES, through its Partner **SHRI JAIRAMDAS MINHOMAL CHOITHANI**, as per Agreement for Sale dated 6.9.1994.



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 ISHWAR KANAYALAL MAKHIJA**, 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 BAKER AGENCY, (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 :-

Ishwar Kanyalal



SHRI ISHWAR KANYALAL MAKHIYA
EXECUTANT



BEFORE ME

Shri 14/2/24

YESHWANT GAIKWAD
B.A., LL.B.

NOTARY

Reg No. ... Sn No. ...



14 FEB 2024

G. A. DINGREJA
ULHASNAGAR - 4.

1. 1w
2. 6
3. 552
4. 24/2/24
5. @