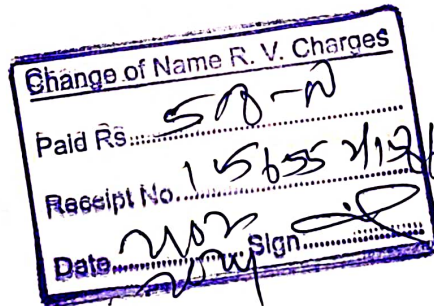


खरेदीखत, बक्षिसपत्र वगैरे मालकी हक्क हस्तावेजाच्या
आधारे मालमत्ता नाव हस्तांतरण करणे

उल्हासनगर महानगरपालिका, मालमत्ता कर

/युनिट-४/७११ /२०२३ दिनांक /०२/२४

सादर	टिपणी	संदर्भक्रमांक
	<p>उल्हासनगर महानगरपालिका क्षेत्रात अस्तित्वात असलेल्या इमारती व जमिनीवर महाराष्ट्र महानगरपालिका अधिनियमातील तरतुदीनुसार "मालमत्ता कर" आकारणी करण्यात येते. मालमत्ता कर वसुलीच्या प्रयोजनार्थ "कर देण्यास प्रथमतः पात्र व्यक्तीचे नावाची नोंद" आवश्यक आहे. त्याअनुषंगाने कर आकारणी पुस्तकात मालमत्ता क्र 28BI017508300 अन्वये नोंद असलेल्या मिळकतीकरीता कर देण्यास प्रथमतः पात्र व्यक्ती म्हणून VIMLA G. MOTWANI अशी नोंद असुन मिळकतीचे एकुण क्षेत्रफळ चौ.फु आहे.</p> <p>२) करपात्र बाबींचा तपशिललाचा खाते उतारा सोबत जोडला आहे.</p> <p>३) MR ANUSHKA BHARAT TECKCHANDANI राहणFLAT NO-403, 4TH FLOOR, SAI SAGAR APT. NEW LINK ROAD. ULHASNAGAR 2 यांनी दिनांक १६/२/२०२४ रोजी सादर केलेला आहे.</p> <p>अ) वर्ष २०२३-२०२४ अखेर मालमत्ता कराची थकीत देणी नसल्याबाबतचे प्रमाणपत्र</p> <p>ब) VIMLA G. MOTWANI TO MR ANUSHKA BHARAT TECKCHANDANI नोटरी SALE DEED अनौदणकृत No 2341/23 दिनांक ०५/१२/२०२३ छायांकित प्रत</p> <p>क) नोटरी G1/840/2424 दिनांक १५/०२/२०२४ करण्यात आलेले हमीपत्र/ताबापावतीची प्रत</p> <p>ड) दिनांक १५/०२/२०२४ रोजीचे TOWN DARSHAN वर्तमानपत्रात प्रसिध्द केलेली आहे</p> <p>अर्जदाराने प्रतिज्ञा पत्र सादर केलेला आहे</p> <p>उपरोक्त कागदपत्रान्वये मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर भरण्यास प्रथम पात्र व्यक्ती म्हणुन नोंद करणेत कर निरीक्षक यांचे अहवाला करीता सादर</p> <p>(लिपीक)</p> <p>अर्जदार यांनी सादर केलेली दस्तावेज/ कागदपत्रांच्या आधारे महानगरपालिका कर आकारणी पुस्तकात मालमत्ता क्र 28BI017508300 अन्वये नोंद कर असलेल्या मिळकती करीता मालमत्ता वसुलीच्या प्रयोजनार्थ कर देण्यास प्रथम पात्र व्यक्ती म्हणुन MR ANUSHKA BHARAT TECKCHANDANI अशी नोंद वर्ष २०२३-२४ पासुन करणेसाठी योग्य ते आदेश/ मंजूरी मिळावी.</p> <p>कर निरीक्षक यु.क-४</p> <p>उप कर निर्धारक व संकलक</p> <p>कर निर्धारक व संकलक</p>	<p>१) अर्ज प्राप्त दि १६/२/२४</p> <p>२) मिळकतीचे मालमत्ता कराचाउतारा</p> <p>३) मिळकतीचे कागदपत्र SALE DEED</p> <p>छायांकित प्रत</p> <p>४) प्रतिज्ञापत्र.</p> <p>४) मिळकतीचे वर्ष २०२३-२४ करीता कर भरणा केल्याचे ना देयक प्रमाणपत्र</p>





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-४२१ ००३ Dist Thane, Maharashtra

Tel No:- ९५२५१-२७२०११६ /१२५ Ext. No. २३८ Fax No:- ९५२५१-२७२०१०४



No. UMC:TD:UNIT 4: 711 :23

Token No. 41202400004587

Date : 21/2/2024

Sr No 28BI017508300

TO,
MR ANUSHKA BHARAT TECKCHANDANI
FLAT NO-403, 4TH FLOOR, SAI SAGAR APT.
NEW LINK ROAD. ULHASNAGAR 2

Sub : Mutuation of Entry as a Occupier in respect of Property bearing
Sr. No 28BI017508300 of Mpl. Assessments Register.

Ref : Your Notice Dated: 16/02/2024

Sir,

Your name has been entered in place of VIMLA G. MOTWANI under Serial No 28BI017508300 Ward No 28 Prop.No 28BI017508300 As a person primarily liable to Property Tax.

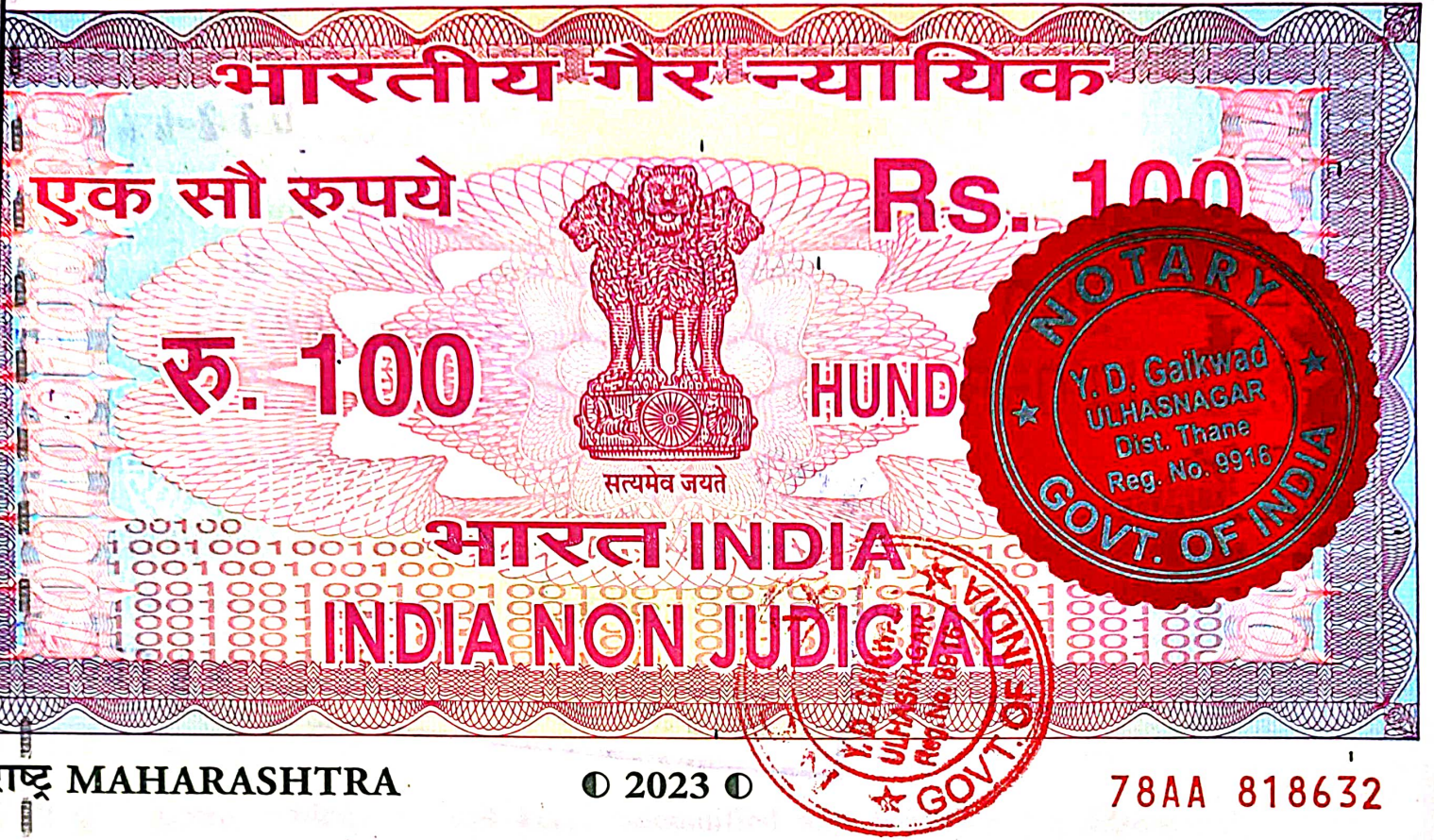
1.	Copy of sale deed & Index – I Registered with Registrar of assurance.	No -----	Dt -----
2.	Release deed	No	Dt-----
3.	Change of Name effected by Sub Divisional officer Ulhasnagar	No-----	Dt----- --
4.	Partition deed registered with Registrar of assurance	No.-----	Dt -----
5.	Gift deed registered with 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 Shri	No-----	Dt-----
10.	Indemnity bond / Possession Relinquishment of rights	No G1/840 /24	Dt 15/02/2024
11.	Objection Notice published in the News paper Namely TOWN DARSHAN	No.	Dt 15/02/2024
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 namely AGREEMENT FOR SALE DEED	No 2341//23	Dt 05/12/2023

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.

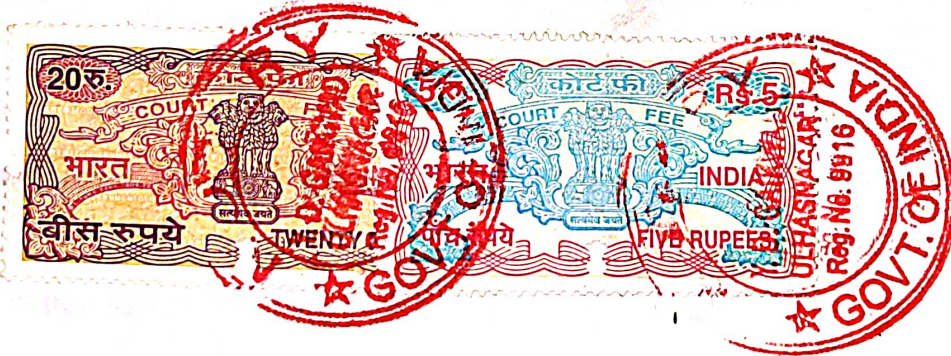


Assessor & collector of Taxes
Ulhasnagar Municipal Corporation

846



उप कोषागार अधिकारी
कल्याण



INDEMNITY BOND CUM POSSESSION LETTER

- 8 FEB 2024

I Smt. Anushka Bharat Teckchandani, Indian Adult Aged about 35 years,
Residing At Kanha Residency, Flat No. 402, Hill Area, Near Neelma Apt., Section
17, Ulhasnagar - 3, Dist-Thane do hereby state as under:

That I are the absolute owner of the property, known as Sai Sagar Apartment, Flat No. 403, 4th Floor, New Link Road, Ulhasnagar 2, Dist Thane, Property No. 28BI017508300 area adm 735 Sq.ft According to the record of Ulhasnagar Municipal Corporation within the local limits of Ulhasnagar Municipal Corporation.

Now the said property is under our possession & we want to change Property Tax receipt & **Type of Use: Residential Ward No.28** in our name.

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

That I hereby indemnify and keep indemnified and harmless the Municipal Corporation of Ulhasnagar and its working officers 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 filled 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 favor of the applicants with respect to the said property.

That I conscious of the fact the municipal corporation will enter the name of applicants in its record in place and instead of old name as regards 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.



BEFORE ME

[Signature]
YESHWANT GAIKWAD
B.A. LL.B.

NOTARY

Reg No. *[Signature]* Sr. No. *[Signature]*

Anushka

Smt. Anushka Bharat Teckchandani



15 FEB 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUSHKA B TECKCHANDANI

MADHUMAL UTTAMCHAND DUSEJA

29/11/1988

Permanent Account Number

AKPPT8153Q

Signature



19052010

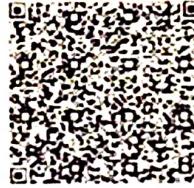


भारत सरकार
GOVERNMENT OF INDIA

अनुष्का भारत टेक्चंदानी
Anushka Bharat Teckchandani

जन्म वर्ष / Year of Birth : 1988

स्त्री / Female



2362 1126 1609

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता W/O: भारत टेक्चंदानी, फ्लॅट नं.-
3, 2रा मजला, काजल अपार्टमेंट, हिल
एरिया, टेक्डी, सेक्शन 17, एका
अपार्टमेंटच्या जवळ, उल्हासनगर
421003, उल्हासनगर, उल्हासनगर -
ठाणे, उल्हासनगर, महाराष्ट्र, 421002

Address: W/O: Bharat
Teckchandani, Flat No.- 3, 2nd
Floor, Kajal Apartment, Hill Area,
Tekdi, Section 17, Near Ekta
Apartment, Ulhasnagar 421003,
Ulhasnagar, Ulhasnagar-2, Thane,
Ulhasnagar, Maharashtra, 421002



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1800 180 1947



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Bengaluru-560 001

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