



उल्हासनगर महानगरपालिका

वर्ष 2023-2024 करिता मासमत्ता कराचे बिल

[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ४ चे प्रकरण-८ (कराधान नियम) मधील नियम ३९, महाराष्ट्र शिक्षण व रोजगार हमी (उपकर) अधिनियम १९६२ मधील कलम ३ व ६ (ब), तसेच महाराष्ट्र इमारतीवरील कर (मोठ्या निवासी जागांसह) (पुन्हा अधिनियम करणे) अधिनियम १९७६ मधील कलम ३ अन्वये]

बिल क्र. : 269838

बिल दिनांक : 15-05-2023

मासमत्ता क्र. : 31CO005990300

जुना मा. क्र. : 31/0951

नाव : (Occupier) NANIKRAM P. VASWANI

Nareesh/Pritam



Scan QR code with camera or Google lens for online payment

पत्ता : SUNDER COMPLEX, SHOP NO. 105 & 106 SECTION 17 ULHASNAGAR 3

वार्ड क्र.	झोन	क्षेत्रफल चौ.फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य निवासी	करयोग्य मूल्य विमर निवासी	एकूण वार्षिक करयोग्य मूल्य
31	CO	240.00	RCC	Non Residential	0	1750	1750

अ. क्र.	कराचे तपशील	कराचे दर (कर योग्य मूल्यावर) %	थकवाकी	पहिली सहामाही चालु मागणी	दुसरी सहामाही चालु मागणी	एकूण रक्कम
(१)	General Tax सर्व साधारण कर	28.00	980	245	245	1470
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	176	44	44	264
(३)	Conservancy Benefit Tax मलप्रवाह कर	7.00	246	61.5	61.5	369
(४)	Street Tax पथ कर	8.00	280	70	70	420
(५)	Tree Tax वृक्ष कर	0.50	18	4.5	4.5	27
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	5.00	176	44	44	264
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	3.00	106	26.5	26.5	159
(८)	Govt. Education Cess शासकीय शिक्षण कर	Resi- 2% to 4% Non-Res- 4% to 12%	280	70	70	420
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	Non-Res- 1% to 3%	70	17.5	17.5	105
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10.00	0	0	0	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	0.00	0	0	0	0
(१२)	Sp. Conservancy Tax विशेष साफ सफाई कर	10.00	0	0	0	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	2.00	70	17.5	17.5	105
(१४)	User Charges Tax उपयोगकर्ता शुल्क		2034	547	547	3128
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0	0
(१६)	Late Payment Penalty विलंब शास्ती		1983			1983
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		14			14
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)		4			4
(१९)	Warrant Fee नोटीस फी		0			0
(२०)	Dishonour chq Penalty		0			0
(२१)	Interest on arrears व्याज रक्कम		0			0
(२२)	Shasti शास्ती (As per state govt rule)	10.00	0	0	0	0
	एकूण		6437	1147.5	1147.5	8732

अक्षरी रुपये : Eight Thousand Seven Hundred Thirty Two Rupees

अगाऊ रक्कम

0

एकूण देय रक्कम

8732

बिलाची कालावधी

पहिली सहामाही : 01/04/2023 - 30/09/2023

दुसरी सहामाही : 01/10/2023 - 31/03/2024

बिल मिळाले पासून ३ महिनेचे आत.
३१ डिसेंबर

Last Payment Receipt

Receipt No. : -

Receipt Date : -

Receipt Amount : -

उप-आयुक्त (कर)

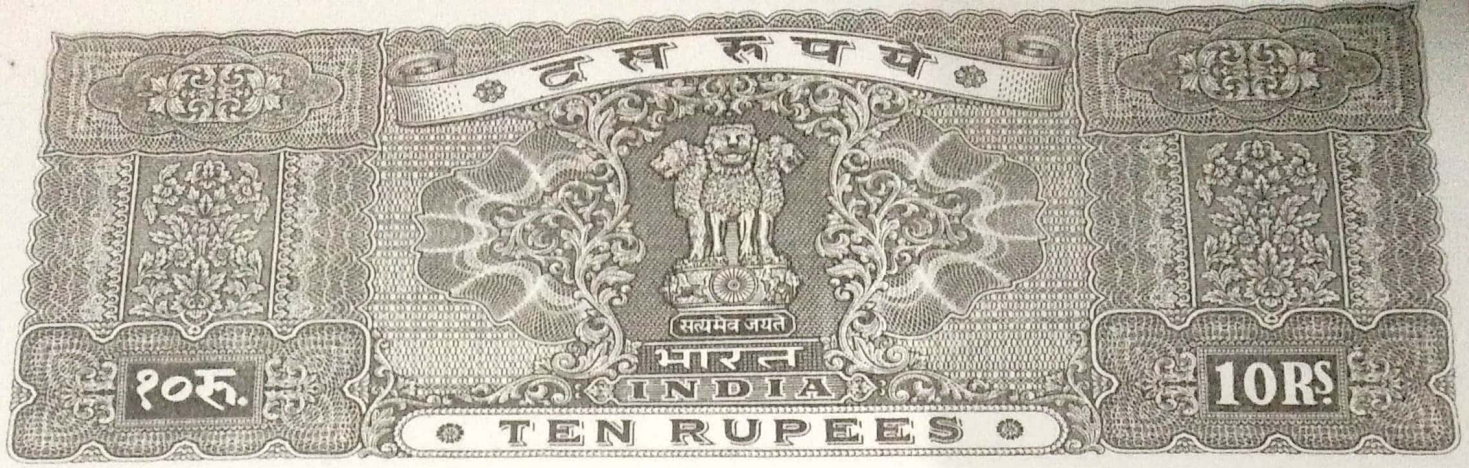
उल्हासनगर महानगरपालिका

टिप:

१) सदर देयकातील मासमत्ता धारकाचे नाव हे केवळ कर वसुली करिता मर्यादित असून यास मालकी हक्का संबंधातील पुरावा अथवा दस्त म्हणून गृहीत धरू नये.

२) Cheque / DD to be prepared in favor of Ulhasnagar Municipal Corporation

कराचा भरणा केला असल्यास कृपया या देयकाची दखल घेण्यात येऊ नये / Ignore If already Paid



Reg. No. 320 21-9-90 10/-
K. G. Hirani of War. 3.
[Signature]

" AGREEMENT OF SALE "

THIS AGREEMENT OF SALE IS MADE AND ENTERED INTO AT
ULHASNAGAR, ON THIS 14TH DAY OF DECEMBER, 1990, BETWEEN:-

SHRI SUNDERDAS DENGOMAL PAMNANI, THROUGH ITS
CONSTITUTE ATTORNEY HOLDER SHRI RUPCHAND SUNDERDAS
PAMNANI, Hindu, adult, aged about 32 years, Occupation:
Business, residing at MENGHRAJ NIWAS Blk.No. C-13, ROOM
NO.49' ULHASNAGAR-3, DIST.THANE HEREINAFTER CALLED AS
'VENDOR' (BUILDER) ...PARTY OF THE FIRST PART.

A . N . D
. - . - .

MR. NARESH P. VASWANI, Hindu, adult, aged about 28
years, Occupation: Service, residing at SHIV BHAVAN
PLOT NO.160, PAWAI CHOWK, ULHASNAGAR-3, DIST.THANE
HEREINAFTER CALLED AS 'PURCHASER' (VENDEE) ...PARTY OF THE
SECOND PART.

[Signature]

...2/-

WHEREAS THE VENDOR named above is the sole and absolute owner of SHEET NO.27, U.NO.249, PLOT NO.70, Sec-17, HIRA GHAT ROAD, ULHASNAGAR-3, DIST.THANE.

AND WHEREAS VENDOR has constructed a building namely as SUNDER COMPLEX, on the SHEET NO.27, U.NO.249, PLOT NO.70, SEC.17, HIRA GHAT ROAD, ULHASNAGAR-3, DIST.THANE

WHEREAS THE VENDOR has agreed with the Vendee for the absolute sale of ROOM NO.5 on 1st floor, IN SUNDER COMPLEX, ULHASNAGAR-3, DIST.THANE adm. 136 Sq.ft. (Built up area) HEREINAFTER referred to as the said property fully described in the schedule attached herewith and the Vendee has also agreed to purchase the said ROOM from the Vendor at the rate of Rs.140/- (RS. ONE HUNDRED FORTY ONLY) Per Sq.ft. thus the total consideration of Rs. 19,040/- (RS. NINETEEN THOUSAND FORTY ONLY)

NOW THIS DEED OF INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.19,040/- (RS. NINETEEN THOUSAND FORTY ONLY) duly and truly paid by the Vendee to the Vendor as under:-

H. Anwar

Rs. 5,000/-

IN CASH ~~421028~~ ON 1/8/90

Rs. 14,040/-

BY CHQ.NO. 421028 ON 11/91

Down Bank Canara Bank 41113

Rs. 19,040/-
=====

(RS. NINETEEN THOUSAND FORTY ONLY)

being the full and final payment of sale of above said room property and hereinafter will not say that he has not received sale consideration and/or received less consideration.

2. THE SAID Price of Rs. 19,040/- (RS. NINETEEN THOUSAND FORTY ONLY) and voluntarily agreed upon with free consent and without duress, fraud, deception force, pressure of any kind of whatsoever nature practised upon the Vendor.

3. THAT THE VENDOR has handed over the physical and vacant possession of the said room to the purchaser.

4. NOW HEREINAFTER the Vendor aforesaid including his heirs, executors, administrators, assigns and administrators, or any body else claiming any right will have no right of whatsoever nature left in said property. Thus the purchaser has become the absolute owner of the said property and he may enjoy all rights, benefits and profits of the said property according to their own wishes, and choice without any objections, interference or interruption from the Vendor including their heirs, executors, administrators or anybody else claiming through.

5. IF ANY body objects or interrupts the purchaser possession and ownership the same shall be removed by the Vendor at his own risk and cost and the Vendor hereby indemnify the purchaser against any loss on these grounds.



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1034/90032/02845

To,
नरेश परमानंद वासवानी
Naresh Parmanand Vaswani
Shiv Bhawan Plot No-160,
Pawai Chowk
Near Shiv Mandir Ulhasnagar-3
Ulhasnagar
Ulhasnagar-2 Ulhasnagar Thane
Maharashtra 421002
9766090900

31/01/2013

Ref: 48 / 18C / 95194 / 95760 / P



SH301606850DF



आपला आधार क्रमांक / Your Aadhaar No. :

8668 8567 9160

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



नरेश परमानंद वासवानी
Naresh Parmanand Vaswani
जन्म वर्ष / Year of Birth : 1961
पुरुष / Male



8668 8567 9160

आधार — सामान्य माणसाचा अधिकार



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AANPV7765Q

नाम / NAME

NARESH PARMANAND VASWANI

पिता का नाम / FATHER'S NAME

PARMANAND SADHARAM VASWANI

जन्म तिथि / DATE OF BIRTH

10-05-1961



हस्ताक्षर / SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune



St. No. 320 W. 21-9-90 Rs. 10/-
ISSUED TO K. J. Mirani of Uda. 3;
SIGNATURE

" AGREEMENT OF SALE "
.....

THIS AGREEMENT OF SALE IS MADE AT ULHASNAGAR
ON THIS 14th DAY OF DECEMBER, 1990, BETWEEN:-

SHRI SUNDERDAS DENGOMAL PAMNANI, THROUGH ITS
CONSTITUTE ATTORNEY HOLDER SHRI RUPCHAND SUNDERDAS
PAMNANI, Hindu, adult, aged about 32 years, Occupation:
Business, residing at MENGHRAJ NIWAS BLK.NO. C-13/49,
ULHASNAGAR-3, DIST.THANE HEREINAFTER CALLED AS 'VENDOR'
(BUILDER)...PARTY OF THE FIRST PART.

A . N . D
.....

MR. PRITAM P. VASWANI, Hindu, adult, aged about
30 years, Occupation: Service, residing at SHIV BHAVAN
PLOT NO.160, PAWAI CHOWK, ULHASNAGAR-3, DIST.THANE
HEREINAFTER CALLED AS 'PURCHASER' (VENDEE)...PARTY OF
THE SECOND PART.

Risam

...211/-

WHEREAS THE VENDOR named above is the sole and absolute OWNER OF SHEET NO.27, U.NO.249, PLOT NO.70, SEC.17, HIRA GHAT ROAD, ULHASNAGAR-3 DIST.THANE.

AND WHEREAS VENDOR has constructed a building known as SUNDER COMPLEX on the sheet No.27, U.NO.249, VIDE SEC.17, HIRA GHAT ROAD, ULHASNAGAR-3, DIST.THANE.

WHEREAS THE VENDOR has agreed with the Vendee for the absolute sale of room No.6 on 1st floor, IN SUNDER COMPLEX, ULHASNAGAR-3, DIST.THANE Adm. 136 Sq.ft. (Built up area) HEREINAFTER referred to as the said property fully described in the schedule attached herewith and the Vendee has also agreed to purchase the said room from the Vendor at the rate of Rs.140/- (RS. ONE HUNDRED FORTY ONLY) Per Sq.ft. thus the total consideration of Rs. 19,040/- (RS. NINETEEN THOUSAND FORTY ONLY)

NOW THIS DEED OF INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 19,040/- (RS. NINETEEN THOUSAND FORTY ONLY) duly and truly paid by the Vendee to the Vendor as under:-

[Signature]

...3/...

Rs. 5,000/-

IN CASH

ON 1/8/90

Rs. 14,040/-

BY CHQ. NO. 954051

DT. 1/1/91

DRAWN ON

Chunary Bank
with B.

Rs. 19,040/-

being the full and final payment of sale of above said room property and hereinafter will not say that he has not received sale consideration and/or received less consideration.

2. THE SAID Price of Rs. 19,040/- (RS. NINETEEN THOUSAND FORTY ONLY) and voluntarily agreed upon with free consent and without duress, fraud, deception force, preassure of any kind of whatsoever nature practised upon the Vendor.

3. THAT THE VENDOR has handed over vacant and physical possession of the above said room to the purchaser .

4. NOW HEREAFTER the Vendor aforesaid including his heirs, executors, administrators, assigns and administrators, or any body else claiming any right will have no right of whatsoever nature left in said property. Thus the purchaser has become the absolute owner of the said property and he may enjoy all rights, benefits and profits of the said property according to their own wishes, and choice without any objections, interference or interruption from the Vendor including their heirs, executors, administrators or anybody else claiming through .

IF any body objects or interrupts the purchasers possession and ownership the same shall be removed by the Vendor at his own risk and cost and the Vendor hereby



भारतीय विशिष्ट ओळख प्राधिकरण

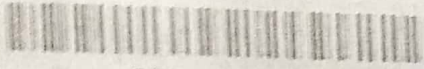
भारत सरकार

Unique Identification Authority of India
Government of India

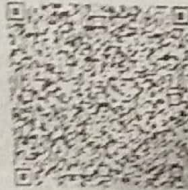
नोटिफिकेशन क्रमांक / Enrollment No 1034/90032/05860

To
श्री. प्रताप परमानंद वासवानी
Pritam Parmanand Vaswani
100, Pawan Chowk
Near Shiv Mandir Uthasnagar-3
Uthasnagar
Uthasnagar-2 Uthasnagar Thane
Maharashtra-421002

Ref 763 / 30T / 198197 / 198589 / P



SE210415855FT



आपला आधार क्रमांक / Your Aadhaar No. :

6404 0133 5935

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

प्रताप परमानंद वासवानी
Pritam Parmanand Vaswani
जन्म तारीख / DOB : 24/11/1959
पुरुष / Male

6404 0133 5935

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRITAM PARMANAND VASWANI

PARMANAND LADHARAM VASWANI

24/11/1959

Permanent Account Number

ABEPV2787J

P Vaswani
Signature

