



उल्हासनगर महानगरपालिका

वर्ष २०२२-२३ करीता मालमत्ता कराचे बिल



[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचीतील प्रकरण ८ नियम ३९, महाराष्ट्र शिक्षण व रोजगार हमी (उपकर) अधिनियम १९६२ मधील कलम ४ व ६ (ब), महाराष्ट्र इमारतीवरील कर (मोठ्या निवासी जागांसाठी) (पुन्हा अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ तसेच शासनाकडील दिनांक ४ ऑक्टोबर २०२२ रोजीचे पत्रान्वये भाड्याची मुख्य आधारीत मालमत्ता कर आकारणीस दिलेल्या स्वमितीच्या अनुषंगाने पुढील निर्णयाच्या अधिन राहून महाराष्ट्र महानगरपालिका अधिनियमाचे कलम १२९-२-अ (१) (एक) अंतर्गत तात्पुरते बिल]

बिल क्र. : 127939	बिल दिनांक : 12-12-2022
मालमत्ता क्र. : 42CI009617500	वार्ड क्र. : 42 झोन : CI
जुना मा. क्र. : 42/1480	वापर प्रकार : Non Residential
नाव : (Occupier : INGNABAI RAMESHLAL NANDLAL)	क्षेत्रफल : 208.00 चौ.फु.
पत्ता : SHOP OPP BK 1376 ULHASNAGAR 4	करयोग्य मूल्य : 809

अ. क्र.	कराचे तपशील	कराचे दर (कर योग्य मूल्यावर) %	धक्काकी	पहिली सहामाही चालु मागणी	दुसरी सहामाही चालु मागणी	एकूण रक्कम
(१)	General Tax सर्व साधारण कर	28.00	681	113.5	113.5	908
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	120	20	20	160
(३)	Conservancy Benefit Tax मलप्रवाह कर	7.00	171	28.5	28.5	228
(४)	Street Tax पथ कर	8.00	195	32.5	32.5	260
(५)	Tree Tax वृक्ष कर	0.50	12	2	2	16
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	5.00	120	20	20	160
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	3.00	72	12	12	96
(८)	Govt. Education Cess शासकीय शिक्षण कर	4.00	195	32.5	32.5	260
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	3.00	48	8	8	64
(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	48	8	8	64
(१४)	User Charges Tax उपयोगकर्ता शुल्क		3062	521	521	4104
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0	0
(१६)	Late Payment Penalty विलंब शास्ती		1961			1961
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		21			21
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)		6			6
(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



भारत सरकार

GOVERNMENT OF INDIA



रमेश नंदिराम पर्याणी

Ramesh Nandiram Paryani

जन्म तारीख/ DOB: 29/05/1958

पुरुष / MALE



8769 5371 2032

माझे आधार. माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PARYANI RAMESH NANDIRAM

NANDIRAM BHIMANDAS PARYANI

29/05/1958

Permanent Account Number

BZMPP2308G

Ram esb

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी. बी. डी. बेलपुर,
नवी मुंबई - ४०० ६१४.

S A L E D E E D O F I M M O V A B L E P R O P E R T Y .

-2-

1) Shri Bachomal S/o Bhagwandas, Hindu, Adult, aged about 39 years, occupation business, residing at Bk.No.1503, Room No.3, Ulhasnagar-4, District Thane, hereinafter called the "VENDOR" (which term and expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns.)....Party of the First Part.

A N D

2) Shri Rameshlal S/o Nandmal, Hindu, Adult, aged about 28 years, occupation business, residing at Satyajeevan Co-op. Housing Society, Flat No.11, O.T.Section, Ulhasnagar-4, Dist. Thane, hereinafter called the "PURCHASER" (which term and expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators and assigns.).....
.....Party of the Second Part.

cont.....3

WHEREAS the Vendor aforesaid is seized and possessed of a property, known as shop, built up on the Government land, admeasuring about 8'x 25', bearing portion of E.No.409, Sheet No.19, Ulhasnagar-4, District Thana, more particularly described in the schedule written hereunder and hereinafter called the "SAID PROPERTY".

AND WHEREAS the said property, with all its rights and benefits, as shown in the Government records and the Conveyance Deed, to be issued and with rights of roof, flooring, joint walls, doors, windows, ways, passages, easements, electric connection and fittings, Meter rights, Meter deposits, all rights, which may accrue hereafter in respect of the said property, is sold to the Purchaser for the agreed on fixed consideration of Rs.7000/- (Rupees Seven thousand only). That the Vendor has received the full sale consideration of Rs.7000/- (Rupees Seven thousand only) from the Purchaser in presence of the witnesses and the Vendor doth hereby admit to have received the same and acknowledges the receipt thereof. The Vendor is not hereafter raise any objection of any sort for not having

cont.....4

received the consideration or having received the less consideration.

That the vacant physical possession of the said property has been peacefully delivered to the Purchaser.

NOW HEREAFTER, the Vendor aforesaid, his heirs, executors, administrators or any body else, claiming any right, will have no right whatsoever left in the said property. That the Purchaser has become an absolute owner of the said land and may enjoy all the rights and profits according to his own free choice, wishes, without any interference, interruption or obstruction from the Vendor, his heirs, executors, administrators or any body else, claiming through them. If any other person would object or interrupt the Purchaser's possession and ownership, the same shall be removed by the Vendor at his own risk and cost and the Vendor hereby indemnifies the Purchaser against any loss on that ground.

That the said property or any part thereof, is not in any way encumbered, charged or given to any body else by way of Gift, Mortgage, Lease, Sale etc. or no agreement of any

cont.....5

sort has been made with any body else. Thus the said property is un-encumbered and free from all doubts and has been sold to the Purchaser accordingly and given in possession .

That the Vendor has cleared off all the arrears of Municipal Taxes, electric bills etc. upto date in respect of the said property and hereafter, the Purchaser will be paying the same.

That the Purchaser shall obtain the C.D. of the said shop property at his own risk and cost.

SCHEDULE OF THE PROPERTY UNDER THE SALE

All that piece or parcel of the shop construction, built up on the Government land, measuring about 8'x 25', known as shop, bearing portion of E.No.409, Sheet No.19, Ulhasnagar-4, District Thana, Taluka and Sub-District Registration Ulhasnagar, District Registration Thana, Non-Agricultural, situated within the limits of Ulhasnagar Municipal Council and bounded as under:-

cont.....6

To the East:- Shop No. 2.

To the West:- Lords Tailors.

To the North:- GBP Shop No. 37.

To the South:- Front of the shop.

IN WITNESS WHEREOF, the Vendor aforesaid has set his hand to this Sale Deed on the year and date, first mentioned hereinabove in the presence of the witnesses.

[Handwritten signature]

.....
"VENDOR"

WITNESSES:-

1) *Phatu K. Changan.*

BK. 2046 / 14.

Uhasnagar-5.

2) *Ramesh R. Chawla.*

RAC B26 / 1 Sec 32

ULHASNAGAR-4.

2014
विश्ववीर्यरत्न. 10000/1
श्री शमेशाव नंदुमल

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द्वयम निबंधक.

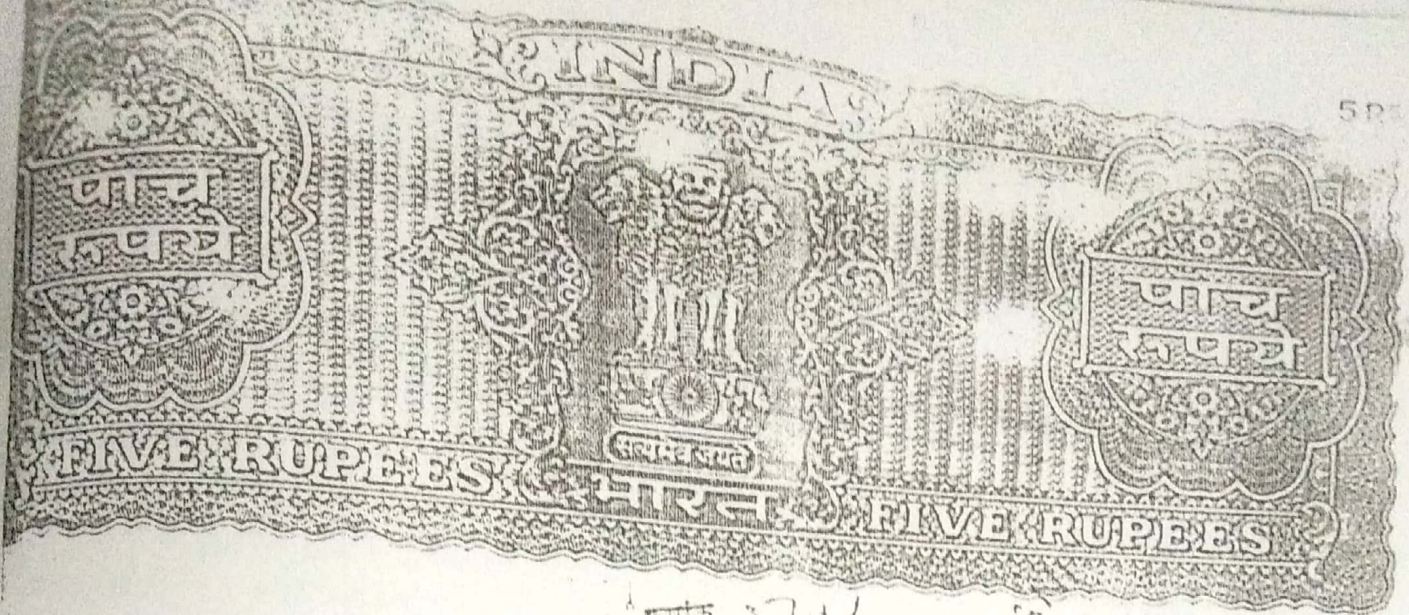
विनिर्देश, उपस्थापना

द्वितीयः खण्डः

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1947

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Impounded under section 33
of Bombay Stamp Act, 1958

Collector of Stamps THANE

14/8

AGREEMENT OF SALE.

THIS AGREEMENT OF SALE is made at Ulhasnagar,
District Thana, State Maharashtra, this 22nd day of August, 1991
BETWEEN:-

1) M/s Manta Enterprises, through its partner, Shri
Narayandas S/o Achwantram Wadhwa, Hindu, Adult, aged about 31 years,
occupation Business, residing at Bk.No.1989, Room No.7, near Bus
Terminus, Ulhasnagar-5, District Thana, hereinafter called the
"VENDOR" (which term and expression shall unless repugnant to the
context or meaning thereof, include the Partners, their heirs,
executors, administrators and assigns.).....
.....Party of the First Part.

A N D

2) Smt. Ganga W/o Ramchandra Narvani, Hindu, Adult,
aged about 40 years, occupation House-hold, residing at Shop No.189,
near Bus Terminus, Ulhasnagar-5, District Thana, hereinafter called
the "PURCHASER" (which term and expression shall unless repugnant to
the context or meaning thereof, include her heirs, executors, admini-
strators and assigns.).....Party of the Second Part.

cont.....?



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3 AUG 1990

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WHEREAS the Vendor (Builder) is an owner of a building, known as "MAHADEV APARTMENT", constructed on Room No.7 and 8 of Bk. No.1989, near Dio Terminus, Ulhasnagar-5, District Thana and area totally admeasuring about 290 Sq.yards.

AND WHEREAS the Vendor aforesaid has acquired the Room No.7 of Bk.No.1989, Ulhasnagar-5, District Thana by way of purchase from one Smt. Rajkumari Wd/o Gopichand Kalra under a Registered Sale Deed No.6422 dated 14-12-1987, who had acquired the same by way of heirship of her deceased husband, Shri Gopichand Manumal and Shri Gopichand Manumal had purchased the same from the Government of India, through the Managing Officer, office of the Regional Settlement Commissioner, Bombay. Vide C.D.issued under No.56083-85 dated 15-7-1960.

AND WHEREAS the Vendor aforesaid has acquired the Room No.8 of Bk.No.1989, Ulhasnagar-5, District Thana by way of purchase from (i) Shri Lalchand S/o Ainchimal Satwani and (ii) Shri. Motilal S/o Ainchimal Satwani under a Registered Sale Deed No.6707 dated 14-10-1988, who had purchased the same from one Smt. Rajkumari Wd/o Gopichand Kalra under a Registered Sale Deed No.662 dated 21-9-1975. Smt. Rajkumari Wd/o Gopichand Kalra had purchased the same from the Government of India.

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-3-

through the Managing Officer, office of the Regional Settlement Commissioner, Bombay. Vide C.D. issued under No.7117-20 (P.C.No.13388) dated 21-8-1967 and thus the property, known as Room No.7 and 8 of Ek. No.1989, Ulhasnagar-5, District Thana is free from all encumbrances, liens, charges etc. and if any other person would claim any right over the same, the Vendor aforesaid will be held responsible to answer the claim so made.

AND WHEREAS the Vendor aforesaid has constructed a building on the abovesaid properties, i.e. Room No.7 and 8 of Ek.No. 1989, Ulhasnagar-5, District Thana, known as "MAHADEV APPARTMENTS", in which the Vendor aforesaid has constructed various types of Flats and Shops as per per his plans.

AND WHEREAS the Vendor aforesaid has agreed to sell the Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS", constructed on Room No.7 and 8 of Ek.No.1989, near Bus Terminus, Ulhasnagar-5, District Thana and admeasuring about 587 Sq.ft. and the Purchaser also agreed to purchased the same from the Vendor on the following terms and conditions:-

1) That the Vendor (Builder) shall sell the said property, i.e. Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS", Ulhasnagar-5, District Thana to the Purchaser and the Purchaser shall purchase the same from the Vendor for the agreed on fixed consideration of Rs.82180/- (Rupees Eighty two thousand one hundred eighty only).

2) That the Vendor (Builder) aforesaid has received the full sale consideration of Rs.82180/- (Rupees Eighty two thousand one hundred eighty only) from the Purchaser as under:-

Rs.25000/- By Cheque No.934545 dated 19-9-1990 drawn on Canara Bank, Ulhasnagar-5 (branch).

Rs.25000/- By Cheque No.934546 dated 19-9-1990 drawn on Canara Bank, Ulhasnagar-5 (branch).

Rs.25000/- By Cash dated 1-4-1991 and

Rs. 7180/- By Cash dated 10-4-1991.

cont.....4

...has received the full sale consideration of Rs.82180/- (Rupees Eighty two thousand one hundred eighty only) from the Purchaser in the presence of the witnesses and the Vendor doth hereby admit to have received the same and acknowledges the receipt thereof. The Vendor shall not hereafter raise any objection of any sort for not having received the consideration or having received the less consideration.

3) That the vacant physical possession of the said Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS" has been peacefully delivered to the Purchaser.

4) That the final Sale Deed in respect of the said property, i.e. Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS", Ulhasnagar-5 will be executed and got registered, when the Purchaser will become the ready for the same.

5) All the expenses, incidental to this Agreement, i.e. Stamp-Duty and other legal and process charges will be borne by the Purchaser alone and the Vendor shall not contribute any thing towards the same.

6) That the Vendor (Builder) shall clear off all the arrears of Municipal Taxes, Govt. dues, water and electric bills etc. upto date of this agreement and hereafter, the Purchaser will be paying the same in respect of the said property, i.e. Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS", constructed on Room Nos.7 and 8 of Bk. No.1989, Ulhasnagar-5, District Thane.

7) That the Vendor (Builder) has assured the Purchaser that the said property, i.e. Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS", Ulhasnagar-5 is free from all encumbrances, liens, charges etc. and if any other person would claim any right in the same, the Vendor aforesaid will be held responsible to answer the claim so made.

8) That the said property, i.e. Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS" is not in any way been encumbered, charged or not given to any body else by way of Mortgage, Gift, Lease, Sale etc. or no agreement of any kind.

has been agreed to ~~transmit~~ transferred to the Purchaser accordingly and given in possession.

9) That the parties herein shall perform the respective parts of this agreement and payments of damages will in no case be the remedy for the default from both the same.

SCHEDULE OF THE PROPERTY UNDER THE SALE.

All that piece or parcel of the Flat No.302 on the 3rd Floor of "MAHADEV APPARTMENTS", admeasuring about 387 Sq. ft., constructed on Room Nos.7 and 8 of Bk.No.1989, near Bus Terminus, Ulhasnagar-5, District Thana, Taluka and Sub-District Registration Ulhasnagar, District Registration Thana, Non-Agricultural, situated within the limits of Ulhasnagar Municipal Council and bounded as under:-
To the East :- Bk.No.1984.
To the West :- Road.
To the North:- Room No.6 of Bk.No.1989.
To the South:- Room No.9 of Bk.No.1989.

IN WITNESS WHEREOF, the parties herein have set their respective hands to this agreement of sale on the year and date, first mentioned hereinabove in the presence of the witnesses:-

Noxyun A. Vadhwa
.....
Shri Narayandas Achwantram Wadhwa
As Partner of M/s Manta Enterprises.
"VENDOR (BUILDER)".

WITNESSES:-

अनुक्रमिक नंबर २०८२
सन १९९८ चे डिसेंबर
चे १० तारखेस ४ व ४ ४५
चे दरम्यान उल्हासनगर चे
दुय्यम निबंधक गांधी कटोरीत
आणून दिला.

Sd/- D. G. Nijal
दुय्यम निबंधक उल्हासनगर - १.

खालील प्रमाणे की घेतली
नोंदणी की - १४००-००
छायाचित्रण की - ४५-००
(११) पाने
शेरे की - ०२-००
रुजवात की - ०३-००
फायलिंग की - १५-००
टपाल की - २०-००
एकूण की - १४९५-००

Sd/- D. G. Nijal
दुय्यम निबंधक उल्हासनगर - १.

दीनली जोगा बनेदादा लावणे

०४ ४५ चे १० डिसेंबर

२०८२-९८

दस्तावेज करून देणार



सिध्दपिहित १९९८-९९
दस्तावेज करून दिल्याचे कबूल
करतात.

श्री. जी. पति हिंदुजा

कुर्वाण हिंदुजा २५ नोवेंबर २०१९

वेधील दुय्यम निबंधकास माहीत असलेले इसम,
असे निवेदन करतात की, ते दस्तावेज करून
देणाऱ्या वगैरेस इसम १९९८-९९ : जाणतात आणि
त्याची ओळख गट वितात

Sd/- D. G. Nijal २०/१२/९८

दुय्यम निबंधक उल्हासनगर - १
हस्तातरंक हस्तांतरीत्या यांनी केलेले मी. ज. क
म. छा. आ. १९७६ कलम २७ ची घोषणा ११
अलहीदा फेल केले असे
दिनांक,

दुय्यम निबंधक उल्हासनगर
पुस्तक क्रमांक ५०८२
क्रमांकावर नोंदला
Sd/- D. G. Nijal
दुय्यम निबंधक

तारीख १० नोवेंबर सन १९९८



RAMESH NANDIRAM PARYANI

RAMESH NANDIRAM PARYANI

3665 20.08.8985



म ४ व ६ (ग), महाराष्ट्र इमारतीवरील कर वये भांडवली मुख्य आधारीत मासमत्ता कर (एक) अंतर्गत तात्पुरते बिल]

12-2022

डोन : CI

n Residential

8.00 चौ.फु.

809

			चालू मासगणी	इमरी सहामाही चालू मासगणी	एकूण रक्कम
		681	113.5	113.5	908
	महानगरपालिका शिक्षण कर	5.00	120	20	160
(३)	Conservancy Benefit Tax मलप्रवाह कर	7.00	171	28.5	228
(४)	Street Tax पथ कर	8.00	195	32.5	260
(५)	Tree Tax वृक्ष कर	0.50	12	2	16
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	5.00	120	20	160
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	3.00	72	12	96
(८)	Govt. Education Cess शासकीय शिक्षण कर	4.00	195	32.5	260
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	3.00	48	8	64
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10.00	0	0	0
(११)	Water Charges पाणी पट्टी (प्रति महिला)	0.00	0	0	0
(१२)	Sp. Conservancy Tax विशेष साफ सफाई कर	10.00	0	0	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	2.00	48	8	64
(१४)	User Charges Tax उपयोगकर्ता शुल्क		3062	521	4104
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0
(१६)	Late Payment Penalty विलंब शास्ती		1961		1961
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		21		21
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)		6		6
(१९)	Warrant Fee नोटीस फी		0		0
(२०)	Dishonour chq Penalty		0		0
(२१)	Interest on arrears व्याज रक्कम		0		0
(२२)	Shastri शास्ती (As per state govt rule)	10.00	0	0	0
	एकूण		6712	798	8308
				एकूण देय रक्कम	8308

जखरी रुपये : Eight Thousand Three Hundred Eight Rupees

बिलाची कालावधी

पहिली सहामाही : ०४/०४/२०२२ - ३०/०९/२०२२
इमरी सहामाही : ०४/१०/२०२२ - ३१/०३/२०२३

बिल मिळाले पासून ३ महिनेचे आत.
३१ डिसेंबर

टिप:

१) सवत देगकातील मासमत्ता धारकाचे नाव हे केवळ कर बसली करिता मर्यादित असून यास मालकी हक्का संबंधातील पुरावा अथवा

दस्त नमुदून गृहीत धरू नये.

२) दोल फी म. १८००२३३०३१९ (सोमवार ते शुक्रवार सकाळी १०.०० ते सायं. ६.०० वाजेपर्यंत)

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

(Signature)

उप-आयुक्त (कर)
उल्हासनगर महानगरपालिका

कराबा भरणा केला असल्यास कृपया या देयकाची दखल घेण्यात येऊ नये / Ignore if already Paid