



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



जा.क/उमपा/करवि/यु.-6/ /24
दि. 07/03/2024

आदेश

विषय:- मालमत्ता क. 42C0009555100 अन्वये मिळकतीमध्ये नावात दुरुस्ती करणेबाबत.

श्रीम. जीमरूलनिशा सुलेमान खान, पत्ता — बॅ. १३७४, रूम क्र. ४, उल्हासनगर ४ यांनी मालमत्ता क. 42C0009555100 अन्वये मालमत्ते मध्ये पत्त्यात दुरुस्ती करणेबाबत अर्ज सादर केलेला आहे.

सदर अर्जदाराने कर पावती वर नावामध्ये श्रीम. जीमरूलनिशा सुलेमान खान दुरुस्ती करणेसाठी अर्ज दाखल केलेला आहे.

कर निरीक्षक यांच्या अहवालानुसार व उल्हासनगर महानगरपालिका संगणकीय नोंदीनुसार तपासणी केली असता व महाराष्ट्र महानगरपालिका अधिनियम 1949 चे अनुसूचितील प्रकरण 8 मधील नियम 20 अन्वये उक्त मिळकतीच्या नावामध्ये Basomal Shewaram/Jameral S. ऐवजी Jamirulnisha Suleman Khan अशी दुरुस्ती वर्ष 2024-25 मध्ये करून सुधारित देयक जारी करावे.

—कर निधीक व संकलक
उल्हासनगर महानगरपालिका

प्रत,

- 1) श्रीम. जीमरूलनिशा सुलेमान खान, पत्ता — बॅ. १३७४, रूम क्र. ४, उल्हासनगर ४
- 2) मे. कोल्ब्रो ग्रुप नागपुर, यांना योग्य त्या कार्यवाहीसाठी

(१)	General Tax सर्व साधारण कर	28%	760	95	95	170
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5%	136	17	17	170
(३)	Conservancy Benefit Tax मलप्रवाह कर	7%	188	23.5	23.5	235
(४)	Street Tax पथ कर	8%	216	27	27	270
(५)	Tree Tax वृक्ष कर	0.5%	12	1.5	1.5	15
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	5%	136	17	17	170
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	3%	80	10	10	100
(८)	Govt. Education Cess शासकीय शिक्षण कर	Resi - 2% to 4% Non-Resi- 4% to 12%	108	13.5	13.5	135
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	Non-Resi- 1% to 3%	0	0	0	0
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10%	0	0	0	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	150.00	7200	900	900	9000
(१२)	Sp. Conservancy Tax विशेष साफ सफाई कर	10%	0	0	0	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	2%	56	7	7	70
(१४)	User Charges Tax उपयोगकर्ता शुल्क		2717	383	383	3483
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0	0
(१६)	Late Payment Penalty विलंब शास्ती		6227			6227
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		6			6
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)		0			0
(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			17842	1494.5	0	0
अक्षरी रुपये : Twenty Thousand Eight Hundred Thirty One Rupees					1494.5	20831
					अगाऊ रक्कम	0
					एकूण देय रक्कम	20831

बिलाची कालावधी

पहिली सहामाही : 01/04/2024 - 30/09/2024

दुसरी सहामाही : 01/10/2024 - 31/03/2025

बिल भारणेची मुदत

बिल मिळाले पासून ३ महिनेचे आत.
३१ डिसेंबर

Last Payment Receipt

Receipt No.: -

Receipt Date: -

Receipt Amount: -

टिप: सदर देयकातील मालमत्ता धारकाचे नाव हे केवळ कर वसुली करिता मर्यादित असून यास मालकी हक्का संबंधातील पुरावा अथवा

१) सदर देयक नये.

[Signature]

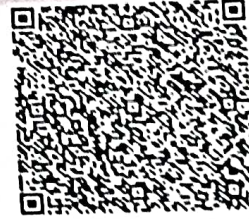


भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India
नामांकन क्रम / Enrollment No.: 1477/95001/59165

To
जमीरुलनिशा
Jamirulnisha
W/O Suleman Khan
village-mafiya, garwara post-garwara
Gadwara
Garwara
Kunda Pratapgarh
Uttar Pradesh 230502
9451825785

04/06/2012
100865949

ME008659496FH



आपका आधार क्रमांक / Your Aadhaar No. :

5427 2857 9595

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

जमीरुलनिशा
Jamirulnisha
जन्म तिथि / DOB : 01/01/1956
महिला / Female



5427 2857 9595

मेरा आधार, मेरी पहचान

No. Adm/300/C-4/MER.No.657
Office of the Administrator,
Ulhasnagar Township.
Dated:- 17-12-1992.

To,

Shri. Jamerul Suleman Khan,
Brk.No.1374, Room No.4,
Ulhasnagar-4.

Sub:- Change of name.

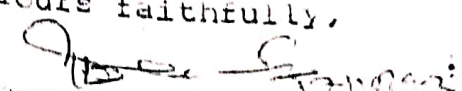
Sir,

With reference to your application dated 16-9-92 on the subject mentioned above, this is to inform you that necessary change in this office record for the transfer of the property bearing Brk.No.1374, Room No.4, Ulhasnagar Camp No.4 (area admeasuring 67 sq.yards only) has been made in your favour from the previous occupant Shri. Chavar and Hareesh S/o Chunilal on account of the following reasons:-

- 1) Due to sale deed executed by Shri Chavar and Hareesh S/o Chunilal with Shri. Jamerul Suleman Khan vide Sr. No.3336, dated 11-10-1992.
- 2) Mutation entry No.657, certified on 17-12-1992.

Note:- The change of name effected in your favour subject to the condition of the validity of the documents produced by you. Therefore the change of name will be treated as null and void if and when the documents produced are found bogus or not genuine.

Yours faithfully,


Managing Officer &
Asstt. Administrator, C-4
Ulhasnagar Township.



3269 8282 1001
S. No..... d..... P.....
Issued to..... Jhawar Chunilal Ratan
Patil
Busi
Stamp & Seal of Tahasildar off. i.e. Ulhasnagar-5.

SALE DEED OF IMMOVABLE PROPERTY
IN THE SUM OF RS. 5,000/-
RUPEE FIVE THOUSAND ONLY.

THIS INDENTURE OF SALE DEED made and entered at
Ulhasnagar, this 5th day of February, 1982, between:-
(i) SHRI JHAWAR CHUNILAL RATANPAL, Hindu, adult, age about
37 years, Occupation Business, residing at Sham Vihar
Patil Road, Near Linking Road, Khur, Bombay-52, (ii)
SHRI HARESH CHUNILAL RATANPAL, Hindu, adult, age about 24
years, Occupation Business, residing at Sham Vihar Patil

地 地 地 地 地 地

Power of Attorney to SHRI JHAWAR CHUNILAL RATANPAL,

AND WHEREAS above said Vendors acquired the said property by way of Exe Legal Heirs of their father Shri Chunilal Newandram, vide change of name in administrative office No. Adm./Accom/C-4 Ek.1374/W3-231, dt. 11-4-1979, and Shri Chunilal Newandram Purchased the said property from Shri Bassermal Shewaram Ratwani, vide sale deed No. 7296, dated 23. Sept. 1960, and Shri Bassermal Shewaram Ratwani, purchased the said property from the Govt. of India, through the Regional settlement Commissioner, Bombay, under his claim compensation No. E/T/UT/4325/1v ME P.C. No. 29556 and for which the conveyance deed has been issued to Shri Bassermal Shewaram Ratwani under No. 75392-94 dt. 18-11-1959, and the said property is free from all encumbrances liens, charges etc. and if any body else would claim any right over the same, the Vendorsaforesaid will be held responsible to answer the claim so made.

contd. 3



3269 57282 100/-
S. No. St. Rs.

Issued to... *Thamara Chennil Rotanai*

Stamp Vendor, Tahasilkar office, Uthasagar-5.

Bani - 5

** 3 **

for
Palanpal Vembay
AND WHEREAS the said property, with all its rights and benefits, as shown in the Government records and the Conveyance deed, described above and with rights of roof, floorings, joint walls, doors, windows, way, passa es, easements, water connection No. U/4/176 and fittings, and all rights of the plot allotted to it and allotable to it is sold to the Purchaser for the agreed on the fixed consideration of Rs. 5,000/- (Rupees Five thousand) only.

That I, the Vendor has received an amount of Rs. 5,000/- (Rupees five thousand) only from the Purchaser and Vendor doth hereby admit to have received the same and acknowledges the receipt thereof. The Vendors shall not thereafter raise any objection of any sort for not having received the consideration or having received the less consideration.

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

Now hereafter, the Vendor aforesaid, his heirs, executors,

contd....4

administrators or any body also, claiming any right will have no right whatsoever left in the said property. The Purchaser has become the absolute owner of the same and she may enjoy all the rights and profits according to her own free, choice, wishes, without any interference, interruptions of obstruction from the Vendor or their heirs, executors, successors and assigns or any body claiming through them. If any body objects or interrupts the purchaser Possession and ownership, the same shall

be remove by the Vendor at his own cost and risk and the Vendor hereby indemnifies the Purchaser against any loss on that ground.

Valentinus C. C. C.
The said property or any part thereof, has not in any way been encumbered, charged or given by any way of Mortgage, gift, lease, sale etc. or no agreement of any sort has been made with any body else. Thus the property sold 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 Govt. dues, Municipal Taxes, water bills etc. in respect of the said property and the purchaser will be paying the same hereinafter.

SCHEDULE OF THE PROPERTY

All that piece or parcel of the land, with building thereon, admeasuring about 67 Sq. Yds, known as Room No. 4, Barrack No. 1374, Ulhasnagar-4, Taluka and Sub-Dist. Registration Ulhasnagar, Dist. and Dist. Registration Thane, within the limits of Ulhasnagar Municipal Council and bounded as under :-



S. No. 3269 d. 5.2.82 P. 501

Issued to: Shri. Chuni Lal Ratanpal
Stamp: Patangal
Panastidar office, Uthmanagar-5.
B. n. 52

** 5 **

On the East :::: Open
On the West :::: Open
On the North :::: Room No. 3
On the South :::: Room No. 5

IN WITNESS WHEREOF the both parties have sign this
Indenture of Sale, day month and year hereinabove mentioned.

WITNESSES:

1. M. S. L.
(of Aubeen)

for Shri. Chuni Lal Ratanpal
SHRI THAWAR CHUNILAL RATANPAL
SELF AND
AS LAWFUL ATTORNEY OF SHRI
HARESH CHUNILAL RATANPAL
"VENDOR"

2. Mohamed L.
Mohamed L.
(MOHAMMAD L. CHUNILAL)
Bk. 1325/1,
Uthman-4.

(L.T.I. of Mrs. JAMERUL SULIMAN)
"PURCHASER"

To

No. AC/Account/C-4/DK 13
Office of the Addl. Collector
Thane Ulhasnagar Township
Dated 5/10/1981

Shri Jawar and Harosh
Brk. No. 1374 Room No. 4.
Ulhasnagar 4.

Subject:- Change of name.

Sir,

With reference to your application dated 3-3-80 on the subject mentioned above, this is to inform you that necessary change in this office record for the transfer of the property bearing Brk.No.1374 Room No.4. Ulhasnagar 4 has been made in your favour from the previous owner Shri Basarmal Shewaram on account of the following reasons:-

1. Due to the Sale Deed executed by you with Shri Basarmal Shewaram with the Sub Registrar Bombay at S.No.729, dated 23-9-60.

2. Due to the death of your father Shri Chunilal Newandaram on 31-3-77 leaving behind the following legal heirs.

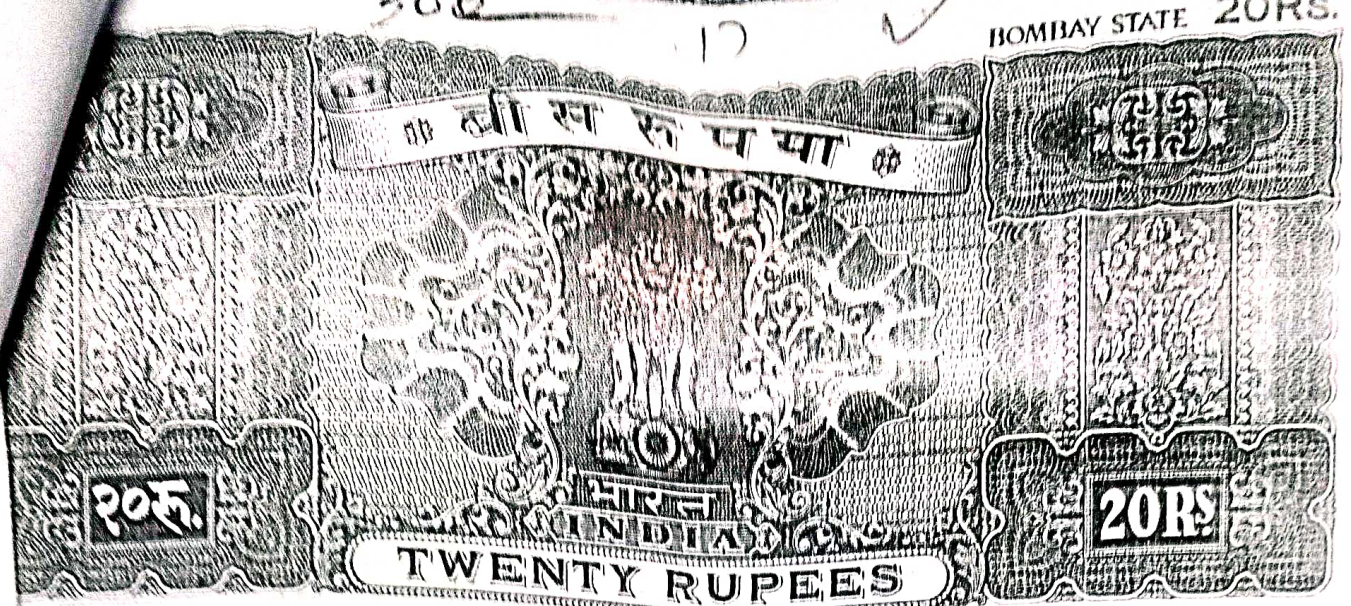
1. Shri Jawahar Chunilal (Son)
 2. Shri Hareesh Chunilal (Son)
 3. Smt. Rajeshwari Chunilal (Daughter.)
 4. Smt. Anandibai Chunilal (Widow)
- and

Sr.No. 3 and 4 above have relinquished their rights, title, shares in the property in your favour under proper affidavits and you have also executed an Indemnity bond in the matter.



Yours faithfully,

Assistant Officer and
Addl. Tinasildar, C-4
Ulhasnagar Township.
S.M.V.



S. No. 36... 11/27/9/60 P. R. Received to Basarmal Shewaram
T. H. Navar... V. Kalyan Chaudhary 4/4/7/60
Basarmal Shewaram

Serial No. 7296

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 3 P. M.
and 4 P. M. on the 23rd Sept.
1960.

Received fees for:-
Registration Rs. 11-25
Photographing 2-70
(a) 6
(b) 6-00
Extra under S. 80 " 1-80
1 Copy S. 67 " 0-65
1 Memo " 1-31
Postage " 1-31
Total Rs. 23-71

[Signature]
Sub-Registrar of Bombay
exercising all the powers of
a Registrar except that of
hearing appeals.

[Signature]
Sub-Registrar
BOM.
7296/1/6
1960

Sale Deed for the immoveable
property - for Rs. 2,000/-

Extra 1 copy.

This sale deed is made at Ulhasnagar, Distt. Thana, sub-
Distt. Kalyan, on this 22nd day of September 1960,

between :-

- 36
82 36
- (1) Shri Basarmal s/o Shewaram by caste Ratwani, Hindu
adult aged about 36 years, occupation business,
resident of Ulhasnagar Township, hereinafter called
the vendor of the first part, which term and ex-
pression shall mean and include his heirs and
other legal representatives of the one part, and
- 74/4
95-100
75392-94
19.11.59
- (2) Shri Chinilal s/o Nowandram by caste Sharma,
Brahmin, adult aged about 70 years, occupation
priest, resident of Bombay, hereinafter called the
purchaser of the second part, which term and ex-
pression shall mean and include all his heirs,
and other legal representatives of the other part,
witnesseth :-



BOM.

7296/2/6

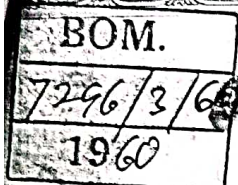
1960

T. H. Navani & V. Kalyan Camp & Co.

T. H. Navani & V. Kalyan Camp & Co.

sale deed contd:- Page 2-

whereas the vendor is seized and possessed of the said property called the room no. 4 (four) of barrack No. 13/4, situate in Kalyan camp no. 4, Ulhasnagar, which said property the vendor has purchased from the Govt. of India, through the Regional Settlement Commissioner, Bombay, under his claim compensation no. E/T/UT/4325/iv NT P.C.No.2955 and for which the conveyance deed has been issued to him under no.75592-94 dt/- 18/11/1959, and whereas the vendor of the first party has agreed with the purchaser of the second part, for the absolute sale of the said property, intended to be hereby granted, for the consideration of Rs.2000/- (Rupees two thousand only) and which said property the purchaser has agreed to purchase for the said consideration, and whereas the vendor has already received in cash, the sum of Rs.1500/- (Rupees one thousand five hundred only) from the purchaser, and delivered to him the vacant physical possession of the said property, and the remaining consideration Rs.500/- (Rupees five hundred only) the vendor has agreed to receive at the time of registration of this sale deed, and thus the receipt of the entire consideration of Rs. 2000/- the vendor doth hereby admit and acknowledge, as well and truly received in cash from the purchaser, and from the same doth hereby release the purchaser of the said



No. 196 of 22/4/60 S. P. R. issued to

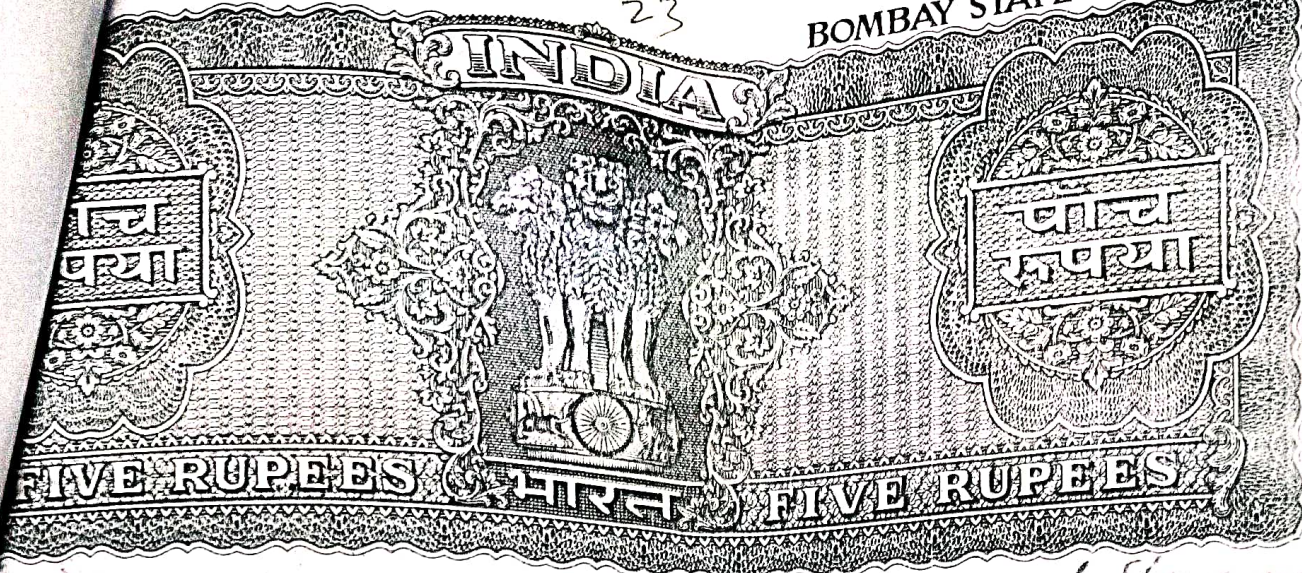
T. H. Navani. S. V. Kalyan Camp & Co.

sale deed contd:- page 3

Bassomal Shearman

second part, and the vendor doth hereby declare having delivered the said property to the purchaser, together with all buildings, commons, ways, liberties, privileges, easements, open site, fixtures and fittings and appurtenances of the said property, and all estate, right, title, interest, claim and demand whatsoever of the vendor into and upon the said property and every part thereof, to have and to hold the said property hereby granted, released, conveyed and assured, unto and to the use of the purchaser, and more particularly described in the schedule written below, and the vendor hereby undertakes to pay any outstanding con.charges etc., on the property, but hereafter the con.charges, elec.bills, water charges, and any taxes on the property shall be payable by the purchaser, and the vendor doth hereby covenant with the purchaser that he had not done anything or suffered anything to be done whereby the said property is can be or shall be encumbered in any manner or affected and the purchaser shall may at all times hereafter peaceably and quietly possess and enjoy the said property and receive rents, profits thereof without any lawful eviction, interruption claim or demand whatsoever, from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for him and further that he the vendor and all persons lawfully or equitably claiming any estate or





S. No. 196. of 11/4/61 S. P. Rs. 5/- Issued to Basarmal Shewaram

T. H. Navani, S. V. Kalyan Camp *Basarmal Shewaram*

sale deed contd- page 4

interest in the said property or any part thereof, from under of in trust for him, the vendor shall and will from time to time, hereafter, at the request and cost of the purchaser do or execute such acts, deeds and things whatsoever for further and more particularly and perfectly assuring the said property and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required.

Schedule

All that piece and parcel or land and/or building called the said property, together with fixtures and fittings, known as room no. 4 sk. No. 1374, Kalyan camp No. 4, non-agricultural property, un-surveyed, beyond the limits of Kalyan town municipality, situated in Kalyan camp 4, Ulhasnagar, section 32, total measurement 67 sq. yards, bounded as follows:- on the east open plot, on the west open plot and main road, on the north by room no. 3 in the same barrack and on the south by room no. 5 in the same barrack No. 1374, called the said property. Sub - District Kalyan District Thane.

In witness of the above the vendor has set his hand to this sale deed on the date, month and year written above, in the presence of witnesses:-

Witnesses:-

1. *T. H. Navani* Signature of vendor.

1295 - C. S. K. M.

2. *वेद चहाजी*
i.e. Vidi Chahaji
Bh. 1461 - C. S. K. M.
Kalyan.

Basarmal Shewaram

BOM.
7246/4/6
1960

