

स्मरदीक्षात, बर्हिषापत्र वगैरे गालकी हक्क
दस्तावेजाच्या आधारे गालनत्ता नाव हस्तांतरण
करणे.

उल्हासनगर महानगरपालिका

आ.जा.क्र.अमपा/कसवि/यु.७/४६२/२०२३
दिनांक: ०२/२०२४

सादर,

उल्हासनगर महानगरपालिका क्षेत्रात अस्तित्वात असलेल्या हुमरती व जमिनीवर महाराष्ट्र महानगरपालिका अधिनियमातील तरतुदीनुसार "गालनत्ता कट" आकारणी करण्यात येते. गालनत्ता कट वसुलीच्या प्रयोजनार्थ "कट देण्यास प्रथमतः पात्र व्यक्तीचे नावाची नोंद" आवश्यक आहे. त्याअनुषंगाने कट आकारणी पुस्तकात गालनत्ता क्र. ४३सीआय०१२९२८२०० अन्वये नोंद असलेल्या मालकीकरीता कट देण्यास प्रथमतः पात्र व्यक्ती म्हणून श्री/श्रीम. महेश चंद्रकांत देशमुख अशी नोंद अयुक्त मालकीचे एकुण क्षेत्रफळ चौ.फु. आहे..

२) कटपात्र बाबीचा तपशिल दक्षिणारा साततारा सोबत जोडला आहे.

३) श्री/श्रीम. प्रीती अरविंद दाहोत्रे राहणार. सुख सागर को. ऑ. नै. सोसायटी एलटीडी, ग्रांड प्लोअर शॉप नं. ११ उल्हासनगर-४ यांची दिनांक:०९/०२/२०२४ रोजी (ना.यु.केंद्र टोकन क्र.४१२०२४०००३८०९ सादर केलेला अर्जाव्यवे संदर्भित मालकीसाठी श्री/श्रीम. प्रीती अरविंद दाहोत्रे अशी नोंद करणेसाठी कळविले आहे. सोबत खालीलप्रमाणे कागदपत्राच्या प्रति जोडल्या आहेत.

- अ) वर्ष २०२३-२०२४ अखेर गालनत्ता करानी धकीत देणी नसल्याबाबतचे प्रमाणपत्र
ब) श्री/श्रीम. महेश चंद्रकांत देशमुख (लिहून देणार) व श्री/श्रीम. प्रीती अरविंद दाहोत्रे (लिहून घेणार)
यांचे दरम्यान सि. नं.६३६ दिनांक: २३/०३/२०२३ श्री. सी. के. साबळे यांचे समक्ष करण्यात आलेले नोंदरी खरेदीखताची छायांकित प्रत.
क) नोंदरी श्री. सी. के. साबळे यांचे समक्ष (अ. क्र. ६३८ दिनांक: २३/०३/२०२३ करण्या आलेले ताबापावतीची प्रत.

ड) नोंदरी श्री. व्ही. के. खंडारे यांचे समक्ष (अ. क्र. १८० दिनांक: ०६/०२/२०२४ करण्या आलेले हमीपत्र/ताबापावतीची प्रत.

ई) दिनांक: ०८/०२/२०२४ रोजीचे सिंधी डेटो डॅशन दर्शन या वर्तमानपत्रात प्रसिद्ध केलेली नोंदरीस.

ई) अर्जदाराचे प्रतिज्ञापत्र दिनांक: ०९/०२/२०२४

उपरोक्त कागदपत्राव्यवे गालनत्ता कट वसुलीच्या प्रयोजनार्थ कट भरण्यास प्रथमतः पात्र व्यक्ती म्हणून नोंद करणेस कट निर्देशक यांचे अहवाला करीता सादर.

दिनांक

४) सार मालक श्री/श्रीम. प्रीती अरविंद दाहोत्रे यांचे ताब्यात अयुक्त, अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे गालना कट आकारणी पुस्तकात गालनत्ता क्र. ४३सीआय०१२९२८२०० करीता गालनत्ता कट वसुलीच्या प्रयोजनार्थ कट देण्यास प्रथमतः पात्र व्यक्ती म्हणून श्री/श्रीम. प्रीती अरविंद दाहोत्रे या नावाची नोंद करणेस कळविले आहे.

५) महानगरपालिका आर्थिक उत्पन्नाचा महत्त्वाचा स्त्रोत गालनत्ता कर आहे. त्याअनुषंगाने गालनत्ता करचे वसुलीकाली अर्जदार यांनी सादर केलेली दस्तानेज/कागदपत्राच्या आधारे महानगरपालिका कट आकारणी पुस्तकात गालनत्ता क्र. ४३सीआय०१२९२८२०० अन्वये नोंद असलेल्या मालकीकरीता गालनत्ता कट वसुलीच्या प्रयोजनार्थ कट देण्यास प्रथम पात्र व्यक्ती म्हणून श्री/श्रीम. प्रीती अरविंद दाहोत्रे या नावाची नोंद वर्ष २०२३-२०२४ पासून करणेसाठी योग्य ते आदेश/नोटीस भिळली.

कट निर्देशक

कट निर्देशक यांनी उल्हासनगर महानगरपालिका

कट निर्देशक व संकलक

Change of Name M. V. Chavres
50-10
158550158



उल्हासनगर महानगरपालिका, मालमत्ता कर विभाग

ULHASNAGAR MUNICIPAL CORPORATION, PROPERTY TAX DEPT.

मुख्यालय, नवमजल, उल्हासनगर-४२१ ००३ विलगाव, महाराष्ट्र

Head Office, Ground Floor, Ulhasnagar-४२१ ००३ Dist Thane, Maharashtra

Tel No:- ९५२५६-२९२०९६ / ९२५ Ext. No. २३६ Fax No:- ९५२५६-२९२०९०४



No. UMC:TD:UNIT-7: 462 :2023

Token No. 41202400003805

Date: 21 / 12 / 2024

Sr. No: 43C012928200

To,

Smt. Priti Arvind Dahotre

Sukh Sagar Co-Op. Hsg. Soc. Ltd.

Ground Floor Shop No. 15

Ulhasnagar - 421004.

Sub : Mutation of Entry as a Owner/ Occupier in respect of Property

bearing Sr. No. **43C012928200** of Mpl. Assessments Register.

Ref : Your Notice Dated. 09/02 /2024

Sir,

Your name has been entered in place of Shri/Smt. **Mahesh Chandrakant Deshmukh** Under Serial No.--- Ward. **43** Prop.No. **43C012928200** 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. -----
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./Smt. ----- No.----- Dt. -----
10. Possession Letter No. 638 Dt. 23/03/23
11. Indemnity bond / Relinquishment of rights No. 180 Dt. 06/02/24
12. Objection Notice published in the News paper Namely, **Sindhi Daily Town Darshan** No.----- Dt. -----
13. Notary Gift Deed /Release deed/ Registered Will No.----- Dt. -----
14. Applicant **Pratidyapatra** No.----- Dt. 09/02/24
15. Unregistered Instrument attested by Notary. No. 636 Dt. 23/03/23

Agreement For Sale.

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

MR. MAHESH CHANDRAKANT DESHMUKH, adult, Indian Inhabitant aged about 41 Years, Residing at Flat No.103, 1st Floor, Shreeram Complex, Plot No.251, Kansai, Sarvoday Housing Society, Hanuman Nagar, Near AMP Gate, Ambarnath (East) Dist Thane hereinafter called as "VENDOR/SELLER" (Which expression shall include his heirs, executors, successors, administrators, representatives, and assigns) PARTY OF THE FIRST PART.

AND

MRS. PRITI ARVIND DAHOTRE, adult, Indian Inhabitant aged about 47 years Residing at Btk No.1357, Room No.8, Section-32, Ulhasnagar-4 Dist Thane hereinafter called as "PURCHASER" (Which expression shall include her heirs, executors, successors, administrators, representatives and assigns) PARTY OF THE SECOND PART.

AND WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Commercial Premises Known as Shop No.06 on Ground Floor in Sukh Sagar Co-operative Housing Society Limited (Regn No. TNA/HSG/639 of 1975) (Previously Known as Rajesh Apartment) Which is Constructed on Plot No. 450, Sec-3-B, Near Sind National School, Station Road, Ulhasnagar-4 Dist Thane State Maharashtra and fitted with electric connection bearing consumer no. 021516006126 and assessed under Ulhasnagar Municipal Corporation Ward No.43, Property No.43CI012928200 and hereinafter called as "SAID PROPERTY"

AND WHEREAS Vendor has Purchased said property from Shri. Sanjay Shankar Parmar & Confirming Party Shri. Vijay S. Parmar as per Agreement for Sale dated 26-11-2015 and Shri. Sanjay Shankar Parmar had Purchased said property from Shri. Deepak N. Varandmal as per Agreement for Sale dated 27-01-1994 and Shri. Deepak N. Varandmal

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



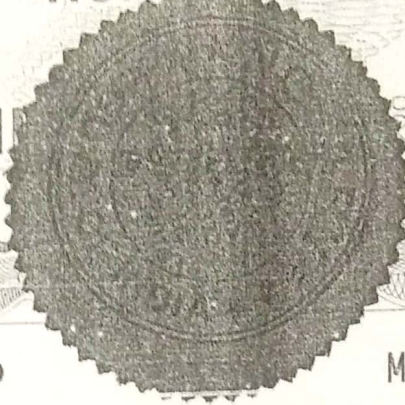
सत्यमेव जयते

Rs. 100

ONE

HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL



MAHARASHTRA

2015

MX 229484

उप कोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिनांक

17 OCT 2015

उप कोषागार अधिकारी, उल्हासनगर

17/10/2015



AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is made and entered into at
Ulhasnagar, Dist. Thane, on this ____ day of November, 2015

BETWEEN

Vijay S Pawar & Parman

(Signature)

SHRI SANJAY SHANKAR PARMAR, Hindu, adult, aged about 41 years, residing at Flat No. 305, Sukh Sagar Apartment, Station Road, Near Sindh National School, Ulhasnagar-4 District Thana hereinafter called as "**VENDOR/SELLER**" (Which expression shall include his heirs, executors, successors, administrators, representatives, and assigns) **PARTY OF THE FIRST PART.**

AND

SHRI VIJAY SHANKAR PARMAR, Hindu, adult, aged about 60 years, residing at Flat No. 305, Sukh Sagar Apartment, Station Road, Near Sindh National School, Ulhasnagar-4 District Thana hereinafter called as "**CONFIRMING PARTY**" (Which expression shall include his heirs, executors, successors, administrators, representatives, and assigns) **PARTY OF THE SECOND PART.**

AND

SHRI MAHESH CHANDRAKANT DESHMUKH, Hindu, adult, aged about 34 years, residing at Flat No. 103, Shreeram Complex, Plot No. 251, Kansai Sarvoday Housing society, Hanuman Nagar, Near AMP Gate, Ambarnath (East), 421501 District Thana hereinafter called as "**PURCHASER**" (Which expression shall include his heirs, executors, successors, administrators, representatives and assigns) **PARTY OF THE THIRD PART.**

AND WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Commercial Premises known as **Shop No. 6** on Ground Floor, in **SUKH SAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED**, (Regn. No. TNA/HSG/639 of 1975) (previously known as **RAJESH APARTMENT**) which is constructed on Plot No. 450, Sec. 3-B, Near Sind National High School, Ulhasnagar-4, Dist. Thane, **area adm. 302 Sq. Ft., (Built UP area)** duly fitted with electric connection bearing consumer No. 021516006126 assessed under Municipal Ward No. 43, Srl.

Vijay S Parmar

Parmar

Parmar

No. 43/3376, Property No. 43CI012928200 and hereinafter called as
"SAID PROPERTY"

AND WHEREAS Vendor aforesaid has acquired the said property by way of purchase from Shri Deepak N. Varandmal, as per Agreement for sale dt. 27.1.1994 and said Shri Deepak N. Varandmal, had purchased the same from M/s. Pushpam Builders, a Partnership firm, through its Partner Shri Rajesh G. Rupchandani, vide Agreement for sale dated 13.9.1993 and Partner of M/s. Pushpam Builders, had constructed the building on Plot No. 450, Sec. 3-B, Near Sind National High School, Ulhasnagar-4, Dist. Thane

And thus the Vendor aforesaid is become the sole and absolute owner of the said property and as such property is free from all encumbrances, liens, charges, etc and if any one else would claim any right over the said property then Vendor aforesaid will be held responsible to answer claim so made.

AND WHEREAS Municipal Tax and electric connection is stand in the confirming part i.e. Shri Vijay S. parmar, and now confirming party herein declare that he no any objection for the transfer of the above said property in favour of purchaser and confirming parties herein confirm the transaction between Vendor and purchaser.

AND WHEREAS Purchaser has approached the Vendor for purchase of the said property with all rights, titles, interest and benefits attached to the said property for the total consideration of Rs. 3,50,000/- (Rs. Three Lakhs Fifty Thousand Only) and the vendor has also agreed to sale the said property to the Purchaser herein in the said sum with inclusive electric meter.

Vijay S Parmar
Pushpam
Parmer

NOW THIS AGREEMENT WILL BE SETTLED AS UNDER :-

1. That Vendor has agreed to sale the said property to the Purchaser for the consideration amount of Rs. 3,50,000/- (Rs. Three Lakhs Fifty Thousand Only) and purchasers have agreed to Purchase the said property for the aforesaid consideration alongwith all the rights, titles, interest, shares of the Vendor over the said property.
2. That Purchaser has paid Rs. 3,50,000/- (Rs. Three Lakhs Fifty Thousand Only) has been received by the Vendor from the Purchasers as under :
 - a) Rs. 2,50,000/- by Cheque No. 000009, dt. drawn on Bank of Baroda,
 - b) Rs. 1,00,000/- by Cheque No. 033927, dt. drawn on Bank of Maharashtra

before two witnesses being the full and final sale consideration towards the purchase of the said property and the Vendor doth hereby admit and acknowledge the receipt thereof. Hereafter Vendor shall not say that he has received less consideration and/or not received consideration. The said cost price of Rs. 3,50,000/- (Rs. Three Lakhs Fifty Thousand Only) has been mutually and voluntarily agreed upon without any duress, fraud, deception etc.

3. That Vacant, peaceful and physical possession of the said property under sale has been handed over by the Vendor to the Purchaser on today.

4. That Vendor has assured the purchaser that said property which is under sale is free from all encumbrances, it is neither, gifted, leased, mortgaged and/or sold to any person/persons and if any time any

Vijay S Paware
Paware

person persons shall claim over the said property with same shall be cleared by the Vendor.

5. That Vendor has assured the purchaser that he has cleared all the applicable dues such as House tax, electric bills, maintenance Charges and all other dues uptodate and if any amount is lying outstanding then same shall be cleared by the Vendor and hereafter purchaser shall pay the same.

6. That Vendor has assured the Purchasers that in future if any signature/statements requires then Vendor will appear/ give the same without any hesitation and/or demanding any amount.

7. That Vendor has handed over all the papers/documents pertaining to the said property under this sale to the Purchaser and purchaser admit the same.

8. NOW HEREAFTER the vendor aforesaid his heirs, executors, administrators and assigns shall have no right of whatsoever nature on the said property. The Purchaser has become the sole and absolute owner of the said property and he shall enjoy all rights, rents, profits, and benefits accruing from the said property, without any hindrances of the Vendor his heirs executors administrators and assigns.

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Commercial Premises known as **Shop No. 6** on Ground Floor, in **SUKH SAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED**, (Regn. No. TNA/HS6/639 of 1975) (previously known as **RAJESH APARTMENT**) which is constructed on Plot No. 450, Sec. 3-B, Near Sind National High School, Ulhasnagar-4, Dist. Thane, **area adm. 302 Sq. Ft., (Built UP area)** duly fitted with electric connection bearing consumer No. 021516006126 assessed under Municipal Ward No. 43, Srl. No. 43/3376,

Vijay S. Patil
Ramesh

Property No. 43C1012928200 Taluka and Sub-District Registration
Ulhasnagar. Dist. and Dist. Registration Thane, within the limits of
Ulhasnagar Municipal Corporation

IN WITNESS WHEREOF both the parties have signed this
Agreement of sale on the day, month and year hereinabove mentioned in
the presence of the witnesses.



L.T.L. of Sanjay S. Parmar

Sanjay S. Parmar
Shri Sanjay S. Parmar
Vendor/Seller



L.T.L. of Vijay S. Parmar

Vijay S. Parmar
Shri Vijay S. Parmar
Confirming Party



L.T.L. of Mahesh C. Deshmukh

Mahesh C. Deshmukh
Shri Mahesh C. Deshmukh
Purchaser



WITNESSES
1. *[Signature]*

2. *[Signature]*



6

BEFORE ME
[Signature]
C. K. SABLE
NOTARY
Government of India
Sr. No. *17319* Pt. *12*
26 NOV 2015

