



# उल्हासनगर महानगरपालिका

वर्ष 2023-2024 करीता मालमत्ता कराचे बिल



महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ड चे प्रकरण-८ (कराघन नियम) मधील नियम ३९, महाराष्ट्र शिक्षण व रोजगार हमी (उपकर) अधिनियम १९६२ मधील कलम ४ व ६ (ब), तसेच महाराष्ट्र इमारतीवरील कर (मोठ्या निवासी जागांसह) (पुन्हा अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ अन्वये ]

बिल क्र. : 323355 विल दिनांक : 15-05-2023 मालमत्ता क्र. : 43CO009729400

जुना मा. क्र. : 43/0791

नाव : (Occupier : MOHAN BHALERAU)

पत्ता : BHIM COLONY O.T. SECTION ULHASNAGAR 4



Scan QR code with camera or Google lens for online payment

Seller 1985

| वार्ड क्र. | खोन | क्षेत्रफल चौ.फु. | बांधकाम प्रकार | वापर प्रकार | करयोग्य मूल्य निवासी | करयोग्य मूल्य बिगर निवासी | एकूण वार्षिक करयोग्य मूल्य |
|------------|-----|------------------|----------------|-------------|----------------------|---------------------------|----------------------------|
| 43         | CO  | 80.00            | Wooden         | Residential | 60                   | 0                         | 60                         |

| अ. क्र. | कराचे तपशील                                                 | कराचे दर (कर योग्य मूल्यावर) %          | थकबाकी | पहिली सहामाही चालु मागणी | दुसरी सहामाही चालु मागणी | एकूण रक्कम |
|---------|-------------------------------------------------------------|-----------------------------------------|--------|--------------------------|--------------------------|------------|
| (१)     | General Tax सर्व साधारण कर                                  | 28.00                                   | 379    | 8.5                      | 8.5                      | 396        |
| (२)     | Corp. Education Cess महानगरपालिका शिक्षण कर                 | 5.00                                    | 69     | 1.5                      | 1.5                      | 72         |
| (३)     | Conservancy Benefit Tax मलप्रवाह कर                         | 7.00                                    | 83     | 2                        | 2                        | 87         |
| (४)     | Street Tax पथ कर                                            | 8.00                                    | 93     | 2.5                      | 2.5                      | 98         |
| (५)     | Tree Tax वृक्ष कर                                           | 0.50                                    | 0      | 0                        | 0                        | 0          |
| (६)     | Water Benefit Tax पाणीपुरवठा लाभ कर                         | 5.00                                    | 52     | 1.5                      | 1.5                      | 55         |
| (७)     | Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर                 | 3.00                                    | 34     | 1                        | 1                        | 36         |
| (८)     | Govt. Education Cess शासकीय शिक्षण कर                       | Resi - 2% to 4%<br>Non-Resi - 4% to 12% | 0      | 0                        | 0                        | 0          |
| (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               | 10.00                                   | 0      | 0                        | 0                        | 0          |
| (११)    | Water Charges पाणी वट्टी (प्रति महिना)                      | 100.00                                  | 20030  | 600                      | 600                      | 21230      |
| (१२)    | Sp. Conservancy Tax विशेष साफ मसई कर                        | 10.00                                   | 0      | 0                        | 0                        | 0          |
| (१३)    | Fire Service Tax अग्निशमन सेवा कर                           | 2.00                                    | 11     | 0.5                      | 0.5                      | 12         |
| (१४)    | User Charges उपभोगकर्ता शुल्क                               |                                         | 2737   | 365                      | 365                      | 3467       |
| (१५)    | Illegal Construction Penalty अनाधिकृत बांधकाम दंडावली       |                                         | 0      | 0                        | 0                        | 0          |
| (१६)    | Late Payment Penalty विलंब दंडावली                          |                                         | 43649  |                          |                          | 43649      |
| (१७)    | Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)      |                                         | 0      |                          |                          | 0          |
| (१८)    | Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर) |                                         | 0      |                          |                          | 0          |
| (१९)    | Warrant Fee नोटीस फी                                        |                                         | 8      |                          |                          | 8          |
| (२०)    | Dishonour chq Penalty                                       |                                         | 0      |                          |                          | 0          |
| (२१)    | Interest on arrears व्याज रक्कम                             |                                         | 0      |                          |                          | 0          |
| (२२)    | Shasti दंडावली (As per state govt rule)                     | 10.00                                   | 0      | 0                        | 0                        | 0          |
|         | एकूण                                                        |                                         | 67145  | 982.5                    | 982.5                    | 69110      |

अक्षरी रुपये : Sixty Nine Thousand One Hundred Ten Rupees

अगाऊ रक्कम 0

एकूण देय रक्कम 69110

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 : -

टिप:

१) सदर देयकातील मालमत्ता धारकाचे नाव हे केवळ कर वसुली करिता मर्यादित असून याम 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

उप-आयुक्त (कर)

उल्हासनगर महानगरपालिका





68  
अधुना न्यायालय, मुंबई

29 OCT 1985

दिनांक

श्री/श्री/श्रीमती

D. H. Sal

.....

..... वा विकला.

42

### SALE DEED

THIS AGREEMENT FOR SALE, (SALE DEED), is made and entered into at Ulhasnagar, Dist. Thana, on this 29th day of October, 1985.

B E T W E E N :-

SHRI MOHAN BHALERAU, hindu, adult, aged about yrs,

residing at : Bhim colony, O.T. Section, Ulhasnagar-4,

Dist. Thane, hereinafter called the "SELLER....VENDOR"

(the term which expression shall mean include their

legal heirs executors, representatives, successors

administrators and assigns.)...Party of the First Part.

A N D

2/-



Shri Abdul Salam Anwar Sheikh, muslim, adult, aged about 20 yrs, Occ Business, residing at Shanti Niwas, Bhim colony, O.T. Section Road, Vittalwadi, Police station near, Ulhasnagar-4, Dist. Thana, hereinafter called the "PURCHASER...VENDEE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) the party of the Second part.

WHEREAS the vendor is a owner of the property, the property known as Bhim colony, O.T. Section, Ulhasnagar-4, Dist. Thana, adm area about 12' x 12' sq.fts., hereinafter called the "SAID PROPERTY".

AND WHEREAS purchaser is in need of said property and has approached to the vendor for the purchase of the said property and vendor has agreed to sell the same to the Purchaser for the following terms and conditions.

That the sale consideration of the said property under this sale has been mutually fixed to Rs.35,000/- (Rs. Thirty five thousand only) which is inclusive of all rights, share, titles and benefits attached hereto.

3/-



That the purchaser has paid the payment of amount Rs.35,000/-(Rs.Thirty five thousand only) to the vendor on various dates.

That the vendor has handed over the vacant peaceful possession of the said property under this Deed to the purchaser at the time of execution of this Agreement along with all documents pertaining to the said property under this agreement.

That the vendor shall clear all the applicable dues of the said property under this Agreement unto this date of deal and unto the date of handing over the possession of the said property, the vendor has paid the same.

That the vendor further assures the Purchaser that

the said property under the sale is free from all encumbrances, liens, charges or nor any part of the same is sold, mortgaged or dealt in any manner with any person/s at all, however if any other person/s claims any kind of right or benefit over the same the vendor shall be held responsible for the claim so made.

In witness whereof both the parties have signed their respective hands on this date, month and year first mentioned hereinabove.

WITNESSES :-

1. श्रीमन् मोहन बेराव

2. श्री अब्दुल सलाम अन्वर शेख

श्रीमन् मोहन बेराव

(SHRI MOHAN BHALERAU)

SELLER...VENDOR

A.SALAM  
S.ABDUL

(SHRI ABDUL SALAM ANWAR  
SHEIKH)

PURCHASER....VENDEE



भारत सरकार  
GOVERNMENT OF INDIA

अब्दुल सलाम अनवर शेख  
Abdul Salam Anwar Sheikh  
जन्म तिथि/DOB: 09/09/1964  
पुरुष/ MALE  
Mobile No: 9657537666

8976 3444 8302  
VID : 9162 0706 5012 7687

माझे आधार, माझी ओळख

*Sale deed*  
*Purchaser*  
*1985*

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:  
S/O सलाम शेख, शांति निवास भीम कॉलनी वॉर्ड नं  
43/738, ओ टी सेक्शन रोड, विठ्ठलवाडी पोलीस स्टेशन  
के सामने, उलहासनगर 4, उलहासनगर, ठाणे,  
महाराष्ट्र - 421004

Address :  
S/O Salam Sheikh, shanti niwas bhim colony  
ward no 43/738, O T section road, opp  
vitthalwadi police station, ulhasnagar 4,  
Ulhasnagar, Thane,  
Maharashtra - 421004

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VID : 9162 0706 5012 7687

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