



उल्हासनगर महानगरपालिका

वर्ष 2023-2024 करिता मालमत्ता कराचे बिल



[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ४ चे प्रकरण-८ (कराचन 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. : 326504 बिल दिनांक : 15-05-2023 मालमत्ता क्र. : 44CI012953000 जुना मा. क्र. : 44/3482

नाव : MOHAN KHALDAS LAUNGANI

पत्ता : PLOT NO.34, PART-2, JHULELAL COMPOUND, INDUSTRIAL AREA, ULHASNAGAR 4

Scan QR code with camera or Google lens for online payment

वाईट क्र.	खोन	क्षेत्रफल चौ.फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य निवासी	करयोग्य मूल्य विनगर निवासी	एकूण वार्षिक करयोग्य मूल्य
44	CI	1,567.00	AC Sheet Bricks / RCC	Non Residential	0	4192	4192

अ. क्र.	कराचे तपशील	कराचे दर (कर योग्य मूल्यावर) %	धनदात्री	पहिली सहामाही चालू मागणी	दुसरी सहामाही चालू मागणी	एकूण रक्कम
(1)	General Tax सर्व साधारण कर	28.00	0	587	587	1174
(2)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	0	105	105	210
(3)	Conservancy Benefit Tax मनप्रवाह कर	7.00	0	146.5	146.5	293
(4)	Street Tax पथ कर	8.00	0	167.5	167.5	335
(5)	Tree Tax दृक्ष कर	0.50	0	10.5	10.5	21
(6)	Water Benefit Tax पाणीपुरवठा लाभ कर	5.00	0	105	105	210
(7)	Sewerage Benefit Tax मनप्रवाह सुविधा लाभ कर	3.00	0	63	63	126
(8)	Govt. Education Cess शासकीय शिक्षण कर	Resi- 2% to 4% Non-Resi- 4% to 12%	0	209.5	209.5	419
(9)	Employment Guarantee Cess शासकीय रोजगार हमी कर	Non-Resi- 1% to 3%	0	52.5	52.5	105
(10)	Big Residential Tax मोठ्या निवासी जागेवरील कर	10.00	0	0	0	0
(11)	Water Charges पाणी पट्टी (रति महिना)	0.00	0	0	0	0
(12)	Sp. Conservancy Tax विशेष नाफ सफाई कर	10.00	0	0	0	0
(13)	Fire Service Tax अग्निशमन सेवा कर	2.00	0	42	42	84
(14)	User Charges Tax उपवागकर्ता शुल्क		0	547	547	1094
(15)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0	0
(16)	Late Payment Penalty विनंश शास्ती		0			0
(17)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		0			0
(18)	Penalty on Employment Guarantee Cess रोजगार हमीकर (पेनल्टी)		0			0
(19)	Warrant Fee नॉटीस फी		0			0
(20)	Dishonour chq Penalty		0			0
(21)	Interest on arrears व्याज रक्कम		0			0
(22)	Shasti शास्ती (As per state govt rule)	10.00	0	0	0	0
	एकूण		0	2035.5	2035.5	4071
	अक्षरी रुपये : Four Thousand Seventy One Rupees				अगाऊ रक्कम	0
					एकूण देय रक्कम	4071

बिलाची कालावधी

पहिली सहामाही : 01/04/2023 - 30/09/2023
दुसरी सहामाही : 01/10/2023 - 31/03/2024

बिल मिळाले पाहून ३ महिनेचे आत.
३१ डिसेंबर

Last Payment Receipt

Receipt No.: 84906
Receipt Date: 21-08-2023
Receipt Amount: 3873

टिप:

१) सदर देयकातील मालमत्ता 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

उप-आयुक्त (कर)

उल्हासनगर महानगरपालिका



महाराष्ट्र MAHARASHTRA

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RK 678775



कोषागार कार्यालय, उल्हासनगर
मुद्रांक पुरवठा दिवांक

1-2-JUN 2017

कोषागार अधिकारी, उल्हासनगर



2 JUN 2017

AGREEMENT FOR GIFT

THIS AGREEMENT FOR GIFT is made and entered into at Ulhasnagar on this

____ day of June, 2017, BETWEEN:-

MR. MOHAN KHIALDAS LAUNGANI, Hindu, adult, aged about 49 years, residing at Flat No. 10, Sai Leela Shah Apartment, Behind Chopra Court, Ulhasnagar-421003, Dist. Thane, hereinafter called as "DONOR" (which expression shall include his heirs, executors, administrators, representatives and assigns) **PARTY OF THE FIRST PART.**

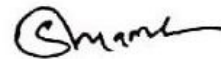
AND

MR. SHYAM KHIALDAS LAUNGANI, Hindu, adult, aged about 47 years, residing at Mohan Pride Flat No. 1404/A-2, Wayle Nagar, Near Poddar International School, Khadakpada, Kalyan (West), Dist. Thane, hereinafter called as "DONEE" (which expression shall include his heirs, executors, administrators, representatives and assigns) **PARTY OF THE SECOND PART.**

WHEREAS donor aforesaid is absolute owner of property as under:-

- a) Plot No. 34, Part-2, Julelal Compound, Industrial Area, Ulhasnagar-4, Dist. Thane, area adm. 1510 Sq.Ft., assessed under Municipal Ward No. 44, Property No. 44CI012952900,
- b) Plot No. 34, Part-2, Julelal Compound, Industrial Area, Ulhasnagar-4, Dist. Thane, area adm. 1567 Sq.Ft., assessed under Municipal Ward No. 44, Property No. 44CI012953000,

and hereinafter called as "SAID PROPERTY".



6. That donor has assured the donee that she will signed all the papers/documents in favour of donee and when donee require however all the expenses for the same shall be borne by donee.

7. It is the liberty of donee to maintain the said property according to his own wish and/or sell transfer/mortgagee to any person/persons for her bonafied purpose and hereafter donor aforesaid has no any objection right, title, interest, share over the said property.

THAT all the Govt. land liabilities of said property including past and future shall be borne and paid by the Donee.

9. That Donor has assured the donee that in future if any signature/statement requires then Donor will give the same without any hesitation and/or demanding any amount.

10. That Donee shall get the said property transferred in his name on the strength of these presents however if any signature/statements requires then Donor will give the same at the time and/or from time to time without any hesitation.

SCHEUDLE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF properties known as :

- a) Plot No. 34, Part-2, Julelal Compound, Industrial Area, Ulhasnagar-4, Dist. Thane, area adm. 1510 Sq.Ft., assessed under Municipal Ward No. 44, Property No. 44CI012952900,
- b) Plot No. 34, Part-2, Julelal Compound, Industrial Area, Ulhasnagar-4, Dist. Thane, area adm. 1567 Sq.Ft., assessed under Municipal Ward No. 44, Property No. 44CI012953000,

Duly fitted with separate electric connection bearing consumer No. 021516035410, and water connection consumer No. W40000237, Taluka and Sub-District Registration Ulhasnagar, Dist. And Dist. Regn. Thane within the limits of Ulhasnagar Municipal Corporation.

AND WHEREAS Donor aforesaid the relative of Donee i.e. Brother and with love and affection donor intends to give the said property to the Donee property known as

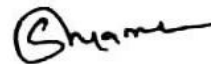
a) Plot No. 34, Part-2, Julelal Compound, Industrial Area, Ulhasnagar-4, Dist. Thane, area adm. 1510 Sq.Ft., assessed under Municipal Ward No. 44, Property No. 44CI012952900,

b) Plot No. 34, Part-2, Julelal Compound, Industrial Area, Ulhasnagar-4, Dist. Thane, area adm. 1567 Sq.Ft., assessed under Municipal Ward No. 44, Property No. 44CI012953000,

and now donee own wish and choice.

NOW THIS INDENTURE OF GIFT DEED IS WITNESSETH AS UNDER:-

1. That with own free will choice and without any pressure Donor hereby gift the said property to Donee for ever to use and occupy the have and hold the same according to his own wishes and choice of premises.
2. That hereafter donee is the absolute and exclusive owner of said property and shall use and occupy the same according to his wishes and choice.
3. That hereafter Donor aforesaid his heirs, executors, relatives, successors, administrators, have no any right title, interest, over the said property and if any person/persons shall claim such property then same shall be treated as 'NUL and VOID' the strength of these presents.
4. That donor has assured the donee that he has cleared all the Govt. dues such as house-tax, electric bill upto date donee shall pay the same.
5. That donor has handed over all the original paper pertaining the said property to the donee and donee accept the acknowledge the receipt thereof.



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

WITNESSES:-



SHRI MOHAN KHIALDAS LALNGANI
DONOR/FIRST PART



SHRI SHYAM KHIALDAS LALNGANI
DONEE/SECOND PART



WITNESSES :-

- 1.
- 2.



BEFORE ME

DHIRENDRA P. PANDEY
Advocate & Notary 21/06/2017
High Court Bombay Govt. Of India
Regn. No. 10130

REGISTER SERIAL NO

PAGE NO

DATE

1256

45

21/06/17



भारत सरकार

श्याम शिवलदाम खोलाणी
Shyam Khialdas Laungani

जन्म वर्ष / Year of Birth : 1970

पुरुष / Male

4954 6426 5717

— आम आदमी का अधिकार

Shyam
for gift deed

भारतीय विधिपरिषद् पञ्चानन प्रमाणिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O: शिवलदाम खोलाणी, मोहन
प्राइड, फ्लैट 1404/A-2, वायले नगर,
पोड्डर इंटरनॅशनल विद्यालय के पास,
खडकपोडा कल्याण वेस्ट, कल्याण, ठाणे,
कल्याण डी.सी., महाराष्ट्र. 421301

Address: S/O: Khialdas Laungani,
mohan pride, flat 1404/A-2,
wayle nagar, near poddar
international school, khadakpada
kalyan west, Kalyan, Thane,
Kalyan D.c., Maharashtra, 421301

नॉटिफिकेचा क्रमांक / Enrollment No 1293/70004/00145

To,

मोहन खिचलदास लांगानी

Mohan Khichaldas Laungani

Flat no 10, sai keela shah apartment

behind chopda court, near hanuman mandir ulhasnagar 3

Ulhasnagar

Ulhasnagar-2 Ulhasnagar Thane

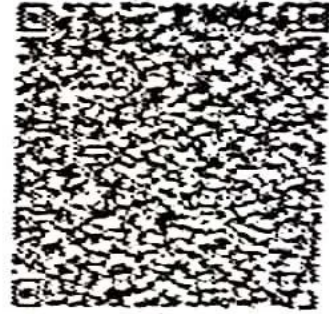
Maharashtra 421002

9665022500

Ref: 406 / 16G / 808816 / 809970 / P



SH037090534FT



आपला आधार क्रमांक / Your Aadhaar No. :

9646 8968 0396

आधार - सामान्य माणसाचा अधिकार



भारत गणराज्य

भारत गणराज्य

मोहन खिचलदास लांगानी

Mohan Khichaldas Laungani

जन्म वर्ष / Year of Birth : 1988

पुरुष / Male

