

500 Rs.



24

151 12/4/91  
Sri Vijaya 3 mnd g mnd  
PR  
Station: Sander Shanti, Wangah  
384-2  
20001911

उत्तर-२  
२४२४१११०  
२७८८९

[illegible]

S.S. Shinde

१. बतली ली —  
 मोदणो ली  
 मोटा शान ( १० ) रु.  
 २. १० —  
 ३. २० —  
 ४. ३५ —  
 ५. ५५ — ०

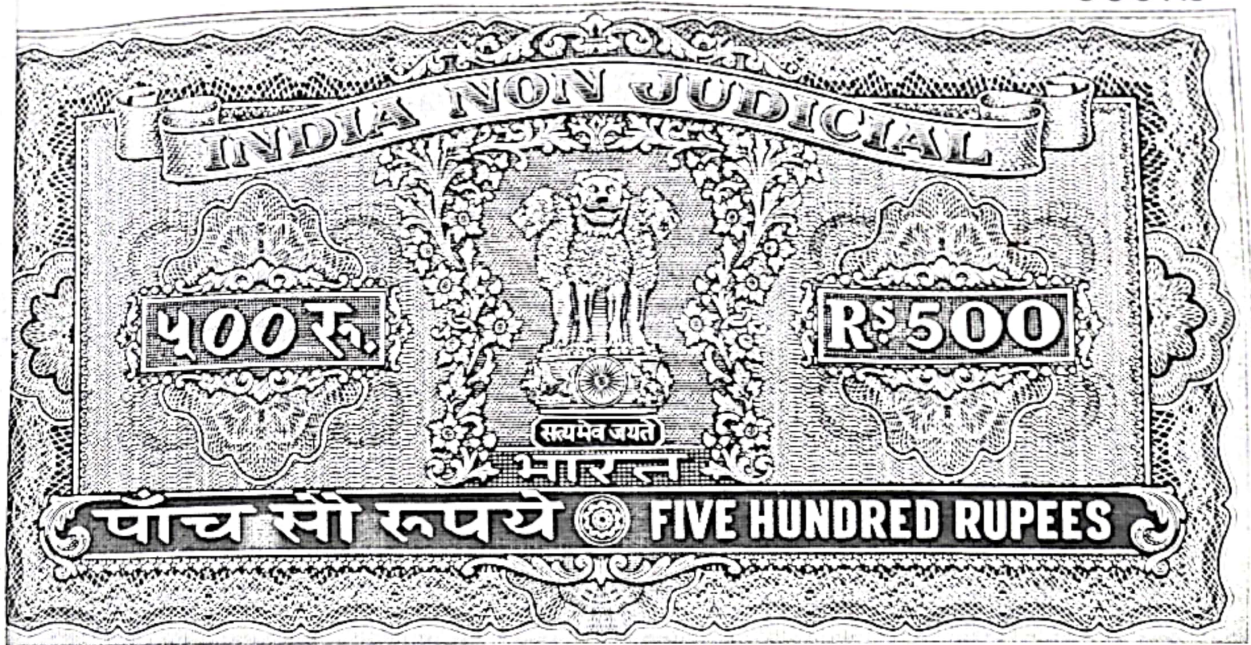
एकदशम निर्वाचक सभा, १९५५

SALE DEED FOR IMMOVABLE PROPERTY FOR RS. 42,000/-

THIS INDENTURE OF SALE is made and entered at  
Ulhasnagar on this 15th day of April, 1991 BETWEEN :-

...2/-





12 APR 1991

No. 218 DATED

PRICE RS. 500/-

ISSUED TO R. T. Chandwani  
THROUGH Vagani

STAMP VENDOR VAGANI

12 APR 1991

:- 2 :-

उत्तर-१
२४२४१९०
२०२२९

VENDOR : SHRI RAMESH KRISHNA RAUT.

PURCHASER: SHRI SHIVRAJ SAVALIGEPPA.SHINDE.

SHRI RAMESH KRISHNA RAUT, Hindu, a adult, aged about 35 years, Occupation Service, a resident of Rohidas Patil Chawl, Goan Pada, M.F.Road, Mulund, Bombay-81, hereinafter called as 'VENDOR'(SELLER)(which expression shall include his heirs, executors, administrators, representatives and assigns)PARTY OF THE FIRST PART.

A N D

SHRI SHIVRAJ SAVALIGEPPA SHINDE, Hindu, adult, aged about 31 years, Occupation : Driver, a resident of shriramnagar. Near Brk.No.1638, Sec-28, Ulhasnagar-4, Dist.Thane, herein- after called as 'PURCHASER'(which expression shall include his heirs, executors, administrators, representatives and





12 APR 1991

SR. No. 838 DATED .....

PRICE Rs. 500/-

ISSUED TO J. R. Kambale  
THROUGH Badlapur

STAMP VENDOR VAGANL

12 APR 1991

384-2
202713190
29/001

:- 3 :-

assigns ) PARTY OF THE SECOND PART.

WHEREAS Vendor aforesaid is seized, possessed and absolute owner of residential premises i.e. House (constructed on Govt. land) situated at Shriramnagar, Sec-28, Near Brk. No.1638, Ulhasnagar-4, area adm. 15 x 30 Sq.Ft., = 450 Sq.Ft., assessed under Ward No. 47 Khata No. 152/167, Ulhasnagar-4, fitted with separate electric connection bearing consumer No. 021514220465 PC-4 25 4334 1120 more particularly described in the schedule and hereinafter called as ' SAID PROPERTY'.

AND WHEREAS Vendor aforesaid had occupied the said property on Govt. land since last so many years but received house-tax bill for the first time in the period 1983-84 and taxes are paid for the period 1983-84 vide receipt No.24043 dated 9.1.1984 and since then he is paying taxes to the Council and as such the said property is free from

limits of Ulhasnagar Municipal Council and bounded as under :-

WHEREAS the Vendor has cleared off all the Govt. dues viz. house-tax, electric bills upto date and if any amount is lying outstanding then same shall be cleared by the Vendor and hereafter purchaser shall pay the same.

WHEREAS the Vendor has handed over all the papers pertaining to the said property under this sale unto the purchaser and purchaser admit the same.

Whereas all the Govt. land liabilities lies upon to the purchaser as Vendor has sold only construction, fittings, fixtures and not the land and same shall be purchased by the purchaser however in future any signature/statements requires Vendor will give co-operation for the same.

Whereas Vendor hereby declare that he has no any objection if the said property is to be changed in favour of purchaser for which no separate signature is required and in future any signature/statements requires then Vendor will give the same.

And whereas electric connection in the said property was obtained in the name of SHRI Suryakant Gopal Mahadik but actually property belongs to the Vendor hence Mr. Suryakant Gopal Mahadik has agreed to sign the Form 'Z' and Form 'X' in favour of purchaser so that purchaser shall get change of name in respect of ~~XXXXXXXXXX~~ electric connection provided in the said property.

SCHEDULE OF THE PROPERTY.

ALL THAT PIECE AND PARCEL OF RESIDENTIAL PREMISES (constructed on Govt. land) situated at Shriram Nagar, Near Brk.No.1638, Sec-28, Ulhasnagar-4, area adm. 15 x 30 Sq. Ft., = 450 Sq.Ft., assessed under Ward No. 47 Khata No.152/167, Ulhasnagar-4, fitted with electric connection, Taluka and Sub-District Registration Ulhasnagar, Dist. and District Registration Thane, Non-agricultural, within the limits of Ulhasnagar Municipal Council and bounded as under :-



# ULHASNAGAR MUNICIPAL COUNCIL

NO : UMC : TD : 0-7/327 of 94.  
ULHASNAGAR MUNICIPAL COUNCIL  
ULHASNAGAR-3.  
DATE :- 9.8.94

To.

Shri/Smt. Shivaji Shinde  
off Bk no 1638 Shirsm Nagar  
Ulhasnagar 4.

Sr no 47/150

Sub :- Occupation of property in respect of Municipal Council  
Khata No. 47/167/570 Owned by Ramesh. Krishna Raut  
Ref. :- Your application/Form dated. 13.5.94

Dear Sir/Madam,

I am to inform you that name has been shown as  
person in occupation of the above property on the basis of Attested/photostate-  
copy of Index-II/Indemnity Bond dated 15.4.94 From Sub-Registrar Ulhasnagar.

- 1) Index - No. \_\_\_\_\_
- 2) Indemnity Bond dt. \_\_\_\_\_
- 3) Society Resolution No. \_\_\_\_\_ dated \_\_\_\_\_
- 4) Registration Ssk dt. 15.4.94 dt. 15.4.94

NOTE :- The Change of name affected 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 nul and void if and when the documents  
produced are found bogus or not genuine

Approved By  
Dy. Chief Officer



Yours Faithfully 8/8/94  
Dy. Chief Officer Council  
ULHASNAGAR MUNICIPAL COUNCIL



# उल्हासनगर महानगरपालिका

वर्ष 2024-2025 करिता मालमत्ता कराचे बिल



[ महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ड चे प्रकरण-८ (कराधन 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. : 517140

बिल दिनांक : 25-04-2024

मालमत्ता क्र. : 47CO010401000

नाव : (Occupier : SHIVRAJ SHINDE)

जुना मा. क्र. : 47/0150

पत्ता : OPP.BK.1836 SHRIRAM NAGAR ULHASNAGAR 4



Scan QR code with camera or Google lens for online payment

वार्ड क्र.	डोन	क्षेत्रफल चौ.फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य निवासी	करयोग्य मूल्य विगर निवासी	एकूण वार्षिक करयोग्य मूल्य
47	CO	450.00	AC Sheet Bricks	Residential	437	0	437

क्र.	विवरण	दर	मूल्य	पडिली सहाय्यी	पडिली सहाय्यी	एकूण
(१)	General Tax सर्व साधारण कर	28%	610	61	61	732
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5%	110	11	11	132
(३)	Conservancy Benefit Tax मलप्रवाह कर	7%	155	15.5	15.5	186
(४)	Street Tax पथ कर	8%	175	17.5	17.5	210
(५)	Tree Tax वृक्ष कर	0.5%	10	1	1	12
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	5%	110	11	11	132
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	3%	65	6.5	6.5	78
(८)	Govt. Education Cess शासकीय शिक्षण कर	Resi - 2% to %4 Non-Resi- 4% to 12%	85	8.5	8.5	102
(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	9000	900	900	10800
(१२)	Sp. Conservancy Tax विशेष माफ सफाई कर	10%	0	0	0	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	2%	45	4.5	4.5	54
(१४)	User Charges Tax उपयोगकर्ता शुल्क		3467	383	383	4233
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0	0
(१६)	Late Payment Penalty विलंब शास्ती		11852			11852
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)		4			4
(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		25688	1419.5	1419.5	28527

अक्षरी रुपये : Twenty Eight Thousand Five Hundred Twenty Seven Rupees

अगाऊ रक्कम

0

एकूण देय रक्कम

28527

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:

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

कर निर्धारक व संकलक

उल्हासनगर महानगरपालिका



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