

SHRI RAJESH UDENOMAL KANJAN, adult, aged about 34 years, Occupation : Business, residing at Room No. 371, Block No. A-186, Behind SBI Bank, Ulhasnagar-4, 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

(1) **SHRI VIJAY CHOITHRM HINDUJA**, Hindu, adult, aged about 33 years, Occupation : Business, residing at Brk. No. 1935, Room No. 5, O.T. Section, Ulhasnagar-5, Dist. Thane, hereinafter called as **“PURCHASER”** (Which expression shall include his heirs, executors, successors, administrators, representatives and assigns) **PARTY OF THE SECOND PART.**

AND WHEREAS Vendor aforesaid is seized, possessed and is the sole and absolute owner of Residential Premises known as Room consist of Ground + 1st Floor, (T-Gurdier), situated at Room No. 1, of Brk. No. 1931, O.T. Section, Ulhasnagar-5, Dist. Thane, area adm. 200 Sq. Ft., each floor, duly fitted with electric connection and water connection, assessed under Municipal Ward No. 57, Srl. No. 57/2575 Property No. 57DI013899500 (as it is where it is basis) and hereinafter called as **“SAID PROPERTY”**

AND WHEREAS Vendor aforesaid has acquired the said property by way of purchase from Smt. Kalabai Tikyomal Ramrakhyani, as per Agreement for sale dt. 26.10.2010 and said Smt. Kalabai Tikyomal Ramrakhyani, had purchased the aforesaid property from Shri Ghanshyamdass Tulsoml Talreja, as per Agreement for sale dt. 19.5.2010

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and said Shri Ghanshyamdas Tulsomal Ramrakhyani, had purchased the same from Shri Ramesh Bazarimal Dodeja, as per Agreement for sale dated 28.3.2006 and said Shri Ramesh Bazarimal Dodeja, had purchased the same from Shri Premnath B. Gour by way of Agreement for sale dated 19.11.2004 and said Shri Prem B. Gour, had purchased the said property known as Opp. Room No. 1, of Brk. No. 1931, Ulhasnaar-5, Dist. Thane, area adm. 30 x 50 Sq. Ft, by way of purchase from Shri Sunder Chuharmal as per Agreement for sale dated 28.6.2004 and thereafter ShriPremnath B. Gour, had put partition wall and constructed small room.

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. 4,00,000/- (Rs. Four Lakh Only) and the vendor has also agreed to sell the said property to the Purchaser herein in the said sum with inclusive electric meter.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That Vendor has agreed to sell the said property to the Purchaser for the consideration amount of Rs. 4,00,000/- (Rupees Four Lakh Only) and purchaser has 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. 4,00,000/- (Rupees Four Lakhs Only) has been received by the Vendor from the Purchaser by cash in various installments before two witnesses being the full and final sale consideration towards the purchase of the said property and the Vendor

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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. 4,00,000/- (Rupees Four Lakhs 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 person/persons shall claim over the said property then 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.

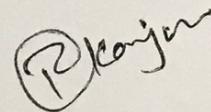
6. That Vendor has assured the Purchaser that in future if any signature/statements requires then Vendor will give the same without any hesitation and/or demanding any amount.

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.

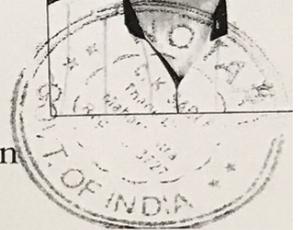
P. K. Roy
P. K. Roy

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.

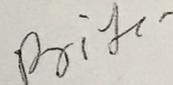
L.T.I. of Rajesh U. Kanjan



Shri Rajesh U. Kanjan
Vendor/Seller



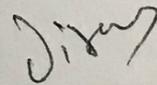
L.T.I. Priya Hinduja



Smt. Priya V. Hinduja



L.T.I. of Vijay C. Hinduja

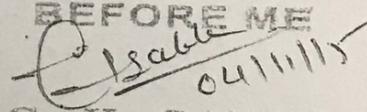


Shri Vijay C. Hinduja
Buyer/Purchaser

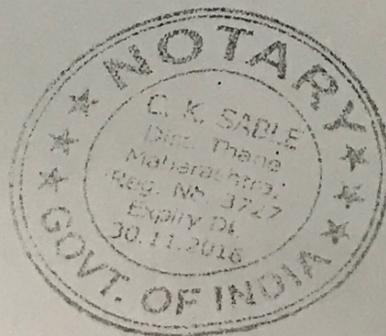


WITNESSES

1.

BEFORE ME

C. K. SABLE
NOTARY
Government of India
Sr. No. H1143 Dt. 84
1-4 NOV 2015

2.



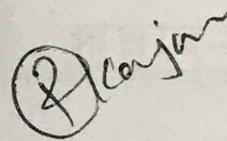
RECEIPT

Received Rs. 4,00,000/- (Rupees Four Lakh Only) by cash from purchaser, being the full and final sale consideration towards the aforesaid property.

I SAY RECEIVED Rs. 4,00,000/-

WITNESSES

1.



Shri Rajesh U. Kanjan
Vendor/Seller

2.



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/62150/03962

To,
अमित चोइथराम हिंदुजा
Amit Choithram Hinduja
bk. no. 1935 room no. 5
of SECTION
opp. janta daing ulhasnagar5
Ulhasnagar
Ulhasnagar-5 Ulhasnagar Thane
Maharashtra 421005
9049727430

Ref: 158 / 23H / 314673 / 315210 / P



SH181413245FT



आपला आधार क्रमांक / Your Aadhaar No. :

2570 4204 8058

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



अमित चोइथराम हिंदुजा
Amit Choithram Hinduja
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male



2570 4204 8058

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रिया विजय हिंदुजा
Priya Vijay Hinduja
जन्म तारीख / DOB: 31/01/1987
महिला / FEMALE



5098 8188 7989

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



विजय चोइथराम हिंदुजा
Vijay Choithram Hinduja
जन्म तारीख / DOB : 11/11/1983
पुरुष / Male



5049 3200 4156

आधार - सामान्य माणसाचा अधिकार



उल्हासनगर महानगरपालिका
ULHASNAGAR MUNICIPAL CORPORATION

मालमत्ता कर विभाग

Head Office Ground Floor, Ulhasnagar 421-003 dist. Thane, Maharashtra

(मिळकत कर आकारणी विशेष नोटीस)

(महाराष्ट्र महानगरपालिका अधिनियम चे कलम १२७, १२९, १५०(अ), २६७(अ), ४५३, १३९(१)(अ) तसेच अधिनियमाचे अनुसूची 'ड' चे प्रकरण ८ (कराधान नियम) मधील नियम १५(२) व नियम २०(२) अन्वये)

अ.क्र. उमपा/कर-विभाग/मु-८/५७/ 500

दि. ११/१२/२०२३

श्री. जय चोथ्रम हिन्दुजा
वृद्ध -

मालमत्ता क्र. 57DI013899500 जुना मालमत्ता क्र. UPIC. 2398

आपणास कळविण्यात येते की, युनिट क्र 8 मधील वार्ड क्र. 57 येथील VITHAL NAGAR, OT SECTION-5, NEAR BK 1139, ROOM NO 01, GANESH MANDIR, ULHASNAGAR-5 या ठिकाणी निदर्शनास आले असून त्या अनुशंगाने दि. 01/04/2022 To 31/03/2023 या मुदतीत कर आकारणी करणेसाठी मालमत्तेचे वार्षिक करयोग्य मूल्य 2779 निश्चित केले आहे. सदर करयोग्य मूल्य व त्यानुसार वर नमूद केलेल्या

बांधकाम प्रकार	वापराचा प्रकार	चटई क्षेत्रफळ	करनिर्धारण वर्ष	करयोग्य मूल्य
TG AC-Sheet	Resi Resi	130.58 117.35	01/04/2022 01/04/2022	1664 1115
247.93				2779

कराचे तपशील

अ. क्र	कराचे प्रकार	कराचे दर	एकूण रक्कम
(१)	सर्व साधारण कर	28%	778
(२)	महानगरपालिका शिक्षण कर	5%	139
(३)	मलप्रवाह कर	7%	195
(४)	पथ कर	8%	222
(५)	वृक्ष कर	0.5%	14
(६)	पाणीपुरवठा लाभ कर	5%	139
(७)	मलप्रवाह सुविधा लाभ कर	3%	83
(८)	शासकीय शिक्षण कर	Residential - 4% Non-Residential - 0%	111
(९)	शासकीय रोजगार हमी कर		0
(१०)	मोठ्या निवासी जागेवरील कर	NA	0
(११)	पाणी पट्टी (प्रति महिना)	150 per month	1800
(१२)	विशेष साफ सफाई कर		0
(१३)	अग्निशमन सेवा कर	2%	56
(१४)	उपयोगकर्ता शुल्क		695
(१५)	अनाधिकृत बांधकाम शास्ती		0
			4232

वरील कर आकारणी बाबतची तपशीलवार माहिती कार्यालयीन कामाचे दिवशी मुख्य कार्यालयातील कर वसुली विभागात मिळेल. तरी या कर आकारणी संबंधी तुमची काही तक्रार असल्यास ती ही नोटीस मिळाल्यापासून २१ दिवसांचे आत उप-आयुक्त (कर), महानगरपालिका कार्यालय, उल्हासनगर यांचेकडे योग्य त्या कारणास्तव व पुराव्यासह लेखी स्वरूपात दाखल करावी. मुदतीत हरकत न घेतल्यास वरील प्रमाणे निश्चित केलेले करयोग्य मूल्य व कर आकारणी कायम करण्यात येईल याची नोंद घ्यावी. तसेच जागेच्या मालकी हक्काबाबत वाद उपस्थित झाल्यास त्याचे निराकरण आपणास करावे लागेल.

उप-आयुक्त (कर)

उल्हासनगर महानगरपालिका

अनाधिकृत बांधकामास कर आकारणी केल्यास अथवा कर भरल्याने बांधकाम अधिकृत होत नाही. कर आकारणी अथवा कर भरल्याने कोर्टातील कामकाजास व निकालांवर कार्यवाही करण्यास बाधा येणार नाही याची नोंद घ्यावी.)

उल्हासनगर महानगरपालिका
वर्ष 2023-2024 कराने काळाचा कराने बिल



[महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूची ड चे प्रकरण-८ (कराने काळाचा कराने बिल) ३९, महाराष्ट्र शिक्षण ध रोजगार हमी (उपकर) अधिनियम १९६२ मधील कलम ४ व ६ (ब), तसेच महाराष्ट्र इमारतीवरील कर (मोठ्या मोठ्या इमारतीवरील कर) अधिनियम करणे) अधिनियम १९७९ मधील कलम ३ अन्वये]

बिल क्र. : 360664
मालमत्ता क्र. : 57DI013899500
नाव : (Occupier : HOLDER)
पत्ता : NR.BK.1931 & OPP.BK.1935 CHAWL NO.1 ROOM NO.2, O.T.SECTION
ULHASNAGAR 5

विल दिनांक : 13/09/2023
जुना मा. क्र. : 57/2023



Scan QR code with camera or
Google lens for online payment

वार्ड क्र.	डोन	खेनफळ चौ.फु.	बांधकाम प्रकार	वापर प्रकार	करयोग्य मूल्य निवासी	करयोग्य मूल्य विगर निवासी	एकूण वार्षिक करयोग्य मूल्य
57	DI	213.00	AC Sheet Bricks	Residential	1923	0	1923

अ. क्र.	कराने तपशील	कराने दर (कर योग्य मूल्यावर)	कराने रक्कम	पहिली सहामाही मूल्य मागणी	दुसरी सहामाही मूल्य मागणी	एकूण रक्कम	
(१)	General Tax सर्व साधारण कर	28.00	2030	259	269	3228	
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	5.00	456	48	48	576	
(३)	Conservancy Benefit Tax मलप्रवाह कर	7.00	675	67.5	67.5	810	
(४)	Street Tax पथ कर	8.00	770	77	77	924	
(५)	Tree Tax वृक्ष कर	0.50	50	5	5	60	
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	5.00	480	48	48	576	
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	3.00	290	29	29	348	
(८)	Govt. Education Cess शासकीय शिक्षण कर	Resi - 2% to 4% Non-Resi- 4% to 12%	385	38.5	38.5	462	
(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 पट्टी (प्रति महिना)	150.00	9000	900	900	10800	
(१२)	Sp. Conservancy Tax विशेष साफ सफाई कर	10.00	0	0	0	0	
(१३)	Fire Service Tax अग्निशमन सेवा कर	2.00	190	19	19	228	
(१४)	User Charges Tax उपयोगकर्ता शुल्क		2737	365	365	3467	
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती		0	0	0	0	
(१६)	Late Payment Penalty विलंब शास्ती		9842			9842	
(१७)	Penalty on Education Cess शिक्षण हमी कराने वरील (पेनल्टी)		24			24	
(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	27613	1866	1866	31345	
एकूण						अगाऊ रक्कम	0
अक्षरी रुपये : Thirty One Thousand Three Hundred Forty Five Rupees						एकूण देय रक्कम	31345

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 यास मालकी हद्दा 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