

## उल्हासनगर महानगरपालिका

आ. क्र. उमपा/करवि/यु.८/७७९/२३  
दिनांक २९/०२/२०२४

सादर,

उल्हासनगर महानगरपालिका क्षेत्रात अस्तित्वात असलेल्या इमारती व जमिनीवर महाराष्ट्र महानगरपालिका अधिनियमातील तरतुदीनुसार "मालमत्ता कर" आकारणी करण्यात येते. मालमत्ता कर वसुलीच्या प्रयोजनार्थ "कर देण्यास प्रथमतः पात्र व्यक्तीचे नावाची नाचेंद" आवश्यक आहे. त्याअनुषंगाने कर आकारणी पुस्तकात मालमत्ता क्र. ५९डीओ०२२३६३४०० अन्वये नोंद असलेल्या मिळकतीकरीता कर देण्यास प्रथमतः पात्र ती म्हणुन सचिन महादेव शेलार अशी नोंद आहे. तसेच संदर्भित मिळकतीचे एकुण ..... चौ. फुट क्षेत्रफळ आहे.

श्री. रसिद मोहम्मद हनिफ मंन्सुरी रा. ऑन प्लॉट जय जनता सोसायटी, सेक्शन-४०, उल्हासनगर-५ यांनी दिनांक १२/०२/२०२४ रोजी (ना.सु.केद्र टोकन क्र. ४९२०२४००००४०३३) सादर केलेल्या अर्जान्वये संदर्भित मिळकतीसाठी श्री. रसिद मोहम्मद हनिफ मंन्सुरी अशी नोंद करणेसाठी कळविले आहे. सोबत खालीलप्रमाणे कागदपत्राच्या प्रति जोडल्या आहेत.

- १) वर्ष २०२३-२०२४ अखेर मालमत्ता कराची थकीत देणी नसल्याबाबतचे प्रमाणपत्र
- २) श्री. सचिन महादेव शेलार (लिहुन देणार) व श्री. रसिद मोहम्मद हनिफ मंन्सुरी (लिहुन घेणार) यांचे दरम्यानचे नोटरी केलेले खरेदी खत (अ. क्र. ६/३२९, दिनांक ०९/०२/२०२४)ची छायांकित प्रत.
- ३) नोटरी केलेले ताबापावती (अ. क्र. ६/३३१, दिनांक ०९/०२/२०२४) ची प्रत.
- ४) नोटरी केलेले हमीपत्र (अ. क्र. ६/३३२, दिनांक ०९/०२/२०२४) ची प्रत.
- ५) दिनांक १२/०२/२०२४ रोजीचा बिंत्तबातमी या वर्तमानपत्रात प्रसिध्द केलेली नोटीस.
- ६) मनपाकडील प्रतिज्ञापत्राची प्रत. इत्यादी कागदपत्र सादर केली आहेत.

उपरोक्त कागदपत्रान्वये संदर्भित मिळकती करीता मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देण्यास प्रथमतः पात्र व्यक्ती म्हणुन श्री. अशोक बेलाराम मेंगनानी अशी नोंद करणेसाठी सदर प्रकरण कर निरीक्षक यांचे अहवाला करीता सादर

लिपीक युनिट क.८,

विषयांकीत प्रकरणी सादर करण्यात येते की, अर्जदार यांनी सादर केलेल्या कागदपत्राच्या आधारे मनपा कर आकारणी पुस्तकात करपात्र मालमत्ता क्र. ५९डीओ०२२३६३४०० करीता मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देण्यास प्रथमतः पात्र व्यक्ती म्हणुन श्री. रसिद मोहम्मद हनिफ मंन्सुरी अशी नोंद वर्ष २०२३-२४ पासुन करणेसाठी शिफारस करण्यात येत आहे.

कर निरीक्षक युनिट क.८

कर निरीक्षक यांचे अहवालानुसार प्रस्तावित

उप कर निर्धारक व संकलक

कर निर्धारक व संकलक

Change of Name R. V. Charges	
Paid Rs.	500-00
Receipt No.	156541/1566
Date.	21/02/2024



TO,

**SHRI RASHID MOHAMMAD HANIF MANSOORI**

ON PLOT JAI JANTA COLONY, SECTION-40, ULHASNAGAR-5

**Sub:** Mutation of Entry as a Occupier in respect of Property bearing  
Sr. No. **51DO022363400** Mpl. Assessments Register.

**Ref:** Your Notice Dated: 12/02/2024

Sir,

Your name has been entered in place of **SACHIN MAHADEV SHELAR** Under  
Serial No. ---Ward No. **51** Prop. No. **51DO022363400** as a person primarily liable  
to Property Tax.

The Entry in the assessment book is mutation on the basis of the following  
documents.

1. Copy of Sale Agreement & 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. deed Declartion 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. Release 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. Indemnity bond/Cansent Affidavit/ POSSESSION LETTE Relinquishment of rights	No. 6/332	Dt 09/02/2024
	No. 6/331	Dt 09/02/2024
11. Objection Notice published in the News paper Namely <b>BINTTABATMI</b>	No.-----	Dt 12/02/2024
12. Registered Will	No.-----	Dt -----
13. Probate of will	No.-----	Dt -----
14. Applicant Pratgyaptra	No.-----	Dt 12/02/2024
15. Unregistered Instrument attested by Notary/ Executive Magistrate namely <b>AGREEMENT FOR SALE</b>	No. 6/329	Dt 09/02/2024

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

नॉटरी क्रमांक : 41202400004033 नॉटरी दिनांक : 12/02/2024 02:02:34 PM

रजिस्ट्रार कार्यालय का पता : RASHID MOH, HANIF MANSOORI (U.NO. 8)(61DO022363400)

रजिस्ट्रार कार्यालय का पता : ON PLOT JAI JANTA COLONY SEC- 40 UNR-5

रजिस्ट्रार कार्यालय का पता : जनता

रजिस्ट्रार कार्यालय का पता : सामान्य नागरिक

04 MAR 2024

नॉटरी क्रमांक : पत्र दिनांक : 12-FEB-24

नॉटरी प्रकार : सामान्य पत्र पत्राचा बर्फी : मालमता हस्तांतरण

नॉटरी वर्गीकरण : सर्वसाधारण

नॉटरी वर्गीकरण : करनिर्धारण विभाग

नॉटरी विषय : CHANGE OF NAME FOR THE PURPOSE OF PRIMARY LIABILITY TO PROPERTY TAX

नॉटरी जोड़ने वाले : \* NO DUES \* NOTARY \* INDEMNITY BOND & POSSESSION LETTER \* NEWS PAPAR

ADS (DATE- 12/02/2024) \* ADHAR CARD XEROX \*

नोट : भविष्यत पुढील पत्र व्यवहारासाठी वरील नोटरी क्रमांकाचा उपयोग केला जाईल.



Designation

Address:

Head

House/Building/Soc. Name:

Flat/Block/ Barrack No.:

Road/Street/ Lane:

Area/Locality/ Town/ City:

Pin code:

Ward Committee No.:

Electrol Panel No.:

Telephone No. (if any):

Email Address (if any):

Information of Property:

Head

Type of Property

Shop with Residence

Property Number (Computerized)

Necessary Particulars about above service:

Head

Registration Number

Name of Vendor or Assignor

Surname

Name

Father / Husband's Name

Date

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature



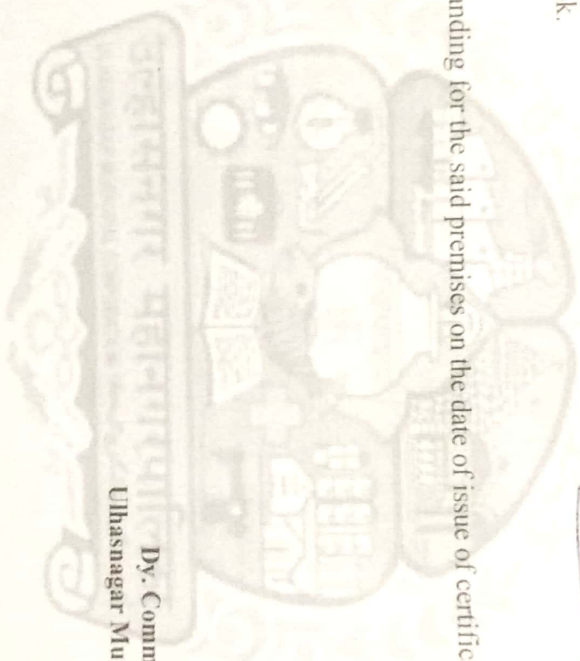
Certificate No: UMCTAX/10805

Date: 12-Feb-24 12:57:55 PM

**No Due Certificate**

is to certify that the name of the person primarily liable for payment of property taxes in  
ect of property no.51DO022363400 Address ON PLOT, JAI JANTA  
IONY,SECTION-40, ULHASNAGAR-5 is recorded as SACHIN MAHADEV SHELAR  
assessment book.

erty tax outstanding for the said premises on the date of issue of certificate is Rs. 0/-



Dy. Commissioner (Tax)  
Ulhasnagar Municipal Corporation

**SHRI SACHIN MAHADEV SHELAR**, adult, aged about 41 years, residing at Shiv Colony, Chawl No. 5, Room No. 1, O.T. Section, Gajanan Nivas, Ulhasnagar-5, Dist. Thane, (Aadhar Card No. 7590 9347 5528) hereinafter called as "VENDOR/SELLER" (which expression shall include his heirs, executors, administrators, representatives and assigns) PARTY OF THE FIRST PART.

AND

**RASHID MOHAMMAD HANIF MANSOORI**, adult, aged 40 years, residing at Chawl No. 8, Room No. 4, Shiv Colony, O.T. Section, Gajanan Nivas, Ulhasnagar-5, Dist. Thane, (Aadhar Card No. 3082 9858 8024) and hereinafter called "PURCHASER" (which expression shall means include his heirs, executors, administrators, representatives and assigns) PARTY OF THE SECOND PART.

WHEREAS Vendor aforesaid is seized, possessed and absolute owner of Residential Premises known as Room at Jai Janta Colony, On Plot, Section-40, Ulhasnagar-5, Dist. Thane area adm. 300 Sq.Ft., dully fitted with separate electric connection bearing consumer No. 021515334251/PC-4, and assessed under Municipal Ward No. 51, and Property No. 51DOO22363400, and hereinafter called as "SAID PROPERTY".

AND WHEREAS Vendor aforesaid has acquired the said property by way of purchased from SHRI ANILKUMAR KAILASH YADAV, as per Agreement for Sale dated 28.11.2023 and SHRI ANILKUMAR KAILASH YADAV, had purchased the same from SHRI SOURABH BASANTILAL PAL, as per Agreement for Sale dated 23.11.2023 an SHRI SOURABH BASANTILAL PAL, had purchased the same from RAM LAUTAN PAL, as per Agreement for Sale dated 16.10.2023 and SHRI RAM LAUTAN PAL,



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SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF Residential Premises known as Room at Jai Janta Colony, On Plot, Section-40, Uthasagar-5, Dist. Thane area adm. 300 Sq.Ft., duly fitted with separate electric connection bearing consumer No. 021515334251/PC-4, and assessed under Municipal Ward No. 51, and Property No. 51DO022363400, Taluka and Sub-District Registration Uthasagar, Dist. and Dist. Regn. Thane within the limits of Uthasagar Municipal Corporation and bounded as under:-

EAST : ROAD

WEST : BACK SIDE SHOP

NORTH : Shop of Jitender Ram Narayan Pal

ROOM : Room of Ram Raj Pal



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रसीद

जलदपत्रिका  
जलार्थ 'व'  
मालमाला व  
ओपणका

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क्षेत्राज प

वे दरज्या

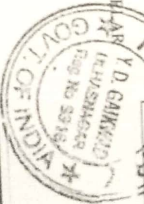
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IN WITNESS WHEREOF both parties have signed this Agreement of  
sale on the day, month and year hereinabove mentioned in the presence of  
witnesses.



SHRI SACHIN MAHADEV SHIRAR  
VENDOR/SELLER



RASHID MOHAMMAD HANIF MANSOORI  
VENDEE/PURCHASER

रशीद



WITNESSES:-

- 1.
2. Naseem

BEFORE ME  
YESHWANT GAIKWAD  
NOTARY  
Reg. No. 5318



09 FEB 2024

PA  
M  
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9-21PM  
C.A. LINGREJA  
ULHASNAGAR-4.