



उल्हासनगर महानगरपालिका
मालमत्ता कर विभाग



महाराष्ट्र शासन

निर्देश पत्र: अ

विषय:

Afzal Jalis ahmed Khan

मालमत्ता क्र.

09A0015000500

नस्ती क्र.

दिनांक	कोणाला पाठविले	सुचना / टिप

उल्हासनगर महानगरपालिका

मालमत्ता कर विभाग युनिट क्र. १

दिनांक / / २०२४

विषय :- मालमत्तेची नविन कर आकारणी करुन विशेष नोटीस बजावणे बाबत.

सादर,

उपरोक्त विषयान्वये सादर करण्यात येते की, उल्हासनगर महानगरपालिका क्षेत्रात अस्तित्वात असलेल्या इमारती व जमिनीवर महाराष्ट्र महानगरपालिका अधिनियमातील तुरतुदीनुसार मालमत्ता कर आकारणी करणे आवश्यक आहे. त्याअनुषंगाने श्री. अफजल जलिस अहमद खान रा-नियर ई. एम. टी. कंपनी शहाड रोड उल्हासनगर-१ यांनी ना.सु.के. टोकन क्र. २८१८३९४ दिनांक ११/०९/२०२४ रोजीच्या अजान्वये मालमत्ता क्र. 09AO015000500 त्या अनुषंगाने अन्वये नोंद असलेल्या मिळकतीचे वाढीव क्षेत्रफळाची नोंद करुन सुधारीत कर आकारणी करणेस विनंती केली आहे.

त्याअनुषंगाने सदर मिळकतीचे सर्वेक्षण करुन वाढीव क्षेत्रफळानुसार सुधारीत कर निर्धारणासंबंधी विपेश नोटीस संबंधित मिळकतधारकास बजावणेसाठी मंजूरी मिळावी.

मान्यतेसाठी सविनय सादर.



(वैशाली चौधरी)

लिपिक



(राम आयलानी)

कर निरीक्षक



(सचिन एम. वानखेडे)

उप कर निर्धारक व संकलक

As proposed by
Tax Inspector



(निलम चंद्रकांत कदम)

कर निर्धारक व संकलक



en -

DEEPAJI JITENDRA SHEVANTE
UMC-DT-OPERT(DJS)

DASHBOARD View

RECEIPT

Create

Inbox

Sent

Advance Search

FILE

Create

R

Copy

Send

Movement

Initiated Actions

Generate Acknowledgement

View Draft

At

Receipt Sent / 2818132/2024/UMC-CIVIC FACILIT

E Comp. No.: 2818132 Receipt No.: 2818132/2024/UMC-CIVIC FACILITATION CENTER
Subject: TO INCREASE MY AREA IN TAX BILL PRO NO. 09AO015000 ...

1 of 2



Basic Details

Comp. No. : 2818132
Receipt No. : 2818132/2024/UMC-CIVIC FACILITATION CENTER
Nature : Electronic
File No. :
Main Category : General
Sub Category :
From : AFJAL JAIS AHMED KHAN
Designation :
Forms of Communications : Letter
Delivery Mode : By Hand
Sender Type :
Letter Ref. No. :
Letter Date : 11/09/2024
Received Date : 11/09/2024
Diary Date : 11/09/2024
Diarised By : DEEPAJI JITENDRA SHEVANTE, UMC-CIVIC FACILITATION CENTER
Subject : TO INCREASE MY AREA IN TAX BILL PRO NO. 09AO015000500

Enclosure/ Remarks :

Address : NR.E.M.T.SHAHD ROAD
UNR-1

History

Attached/Detached
Closed

Dispatch History

Dispatch No. ↑↓ Issue No. Subject Dispatched C

No Record(s) Found

DATE- 11/09/2024.

AFZAL JALIS AHMED KHAN

NR.E.M.T. CO. SHAHAD ROAD ULHASNAGAR 1

TO,

PROPPERTY TAX DEPARTMENT

ULHASNAGAR MUNICIPAL CORPORATION.

SUB-TO INCREASE MY AREA IN TAX BILL

PROPERTY NO-09AO015000500

RESPECTED MAM/SIR ,

I AM OWNER OF ABOVE PROPERTY AND I AM PAYING TAX OF ONLY 400 SQ FT AREA WHICH IS AC SHEET BREAKS BUT AT THE LOCATION THERE IS TG STRUCTURE WHICH IS APROX 400 SQ FT SO MY **TOTAL AREA IS APPROX 800 SQ FEET** BUT NOT MENTIONED IN MAY TAX BILL.

SO I REQUEST YOU TOO REMEASURE MY PROPERTY AND ISSUE TAX BILL AS PER CONSTRUCTION.


YOURS FAITHFULLY

उल्हासनगर महानगरपालिका
वर्ष 2024-2025 करीता 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. : 395991

मालमत्ता क्र. : 09AO015000500

जुना मा. क्र. : 9/1293

नाव : (OCCUPIER : AFZAL JALEES AHMED KHAN

पत्ता : NR.E.M.T. CO. SHAHAD ROAD ULHASNAGAR 1

बिल दिनांक : 27-11-2024

वार्ड क्र. : 9 झोन : AO

वापर प्रकार : Non Residential

क्षेत्रफळ : 400.00 चौ.फु.

करयोग्य मूल्य : 583

अ. क्र.	करांचे तपशील	एकूण थकबाकी रक्कम
(१)	General Tax सर्व साधारण कर	
(२)	Corp. Education Cess महानगरपालिका शिक्षण कर	0.00
(३)	Conservancy Benefit Tax मलप्रवाह कर	0
(४)	Street Tax पथ कर	0
(५)	Tree Tax वृक्ष कर	0
(६)	Water Benefit Tax पाणीपुरवठा लाभ कर	0
(७)	Sewerage Benefit Tax मलप्रवाह सुविधा लाभ कर	0
(८)	Govt. Education Cess शासकीय शिक्षण कर	0
(९)	Employment Guarantee Cess शासकीय रोजगार हमी कर	0
(१०)	Big Residential Tax मोठ्या निवासी जागेवरील कर	0
(११)	Water Charges पाणी पट्टी (प्रति महिना)	0
(१२)	Sp. Conservancy Tax विशेष साफ सफाई कर	0
(१३)	Fire Service Tax अग्निशमन सेवा कर	0
(१४)	User Charges Tax उपयोगकर्ता शुल्क	0
(१५)	Illegal Construction Penalty अनाधिकृत बांधकाम शास्ती	0
(१६)	Late Payment Penalty विलंब शास्ती	0
(१७)	Penalty on Education Cess शिक्षण हमी करावरील (पेनल्टी)	0
(१८)	Penalty on Employment Guarantee Cess पेनल्टी (रोजगार हमीकर)	0
(१९)	Warrant Fee नोटीस फी	0
(२०)	Dishonour chq Penalty	0
(२१)	Interest on arrears व्याज रक्कम	0
(२२)	Shasti शास्ती (As per state govt rule)	0
देय रक्कम		0
अधिक रक्कम		0
एकूण देय रक्कम		0

मक्षरी रुपये : Nil

बिलाची कालावधी

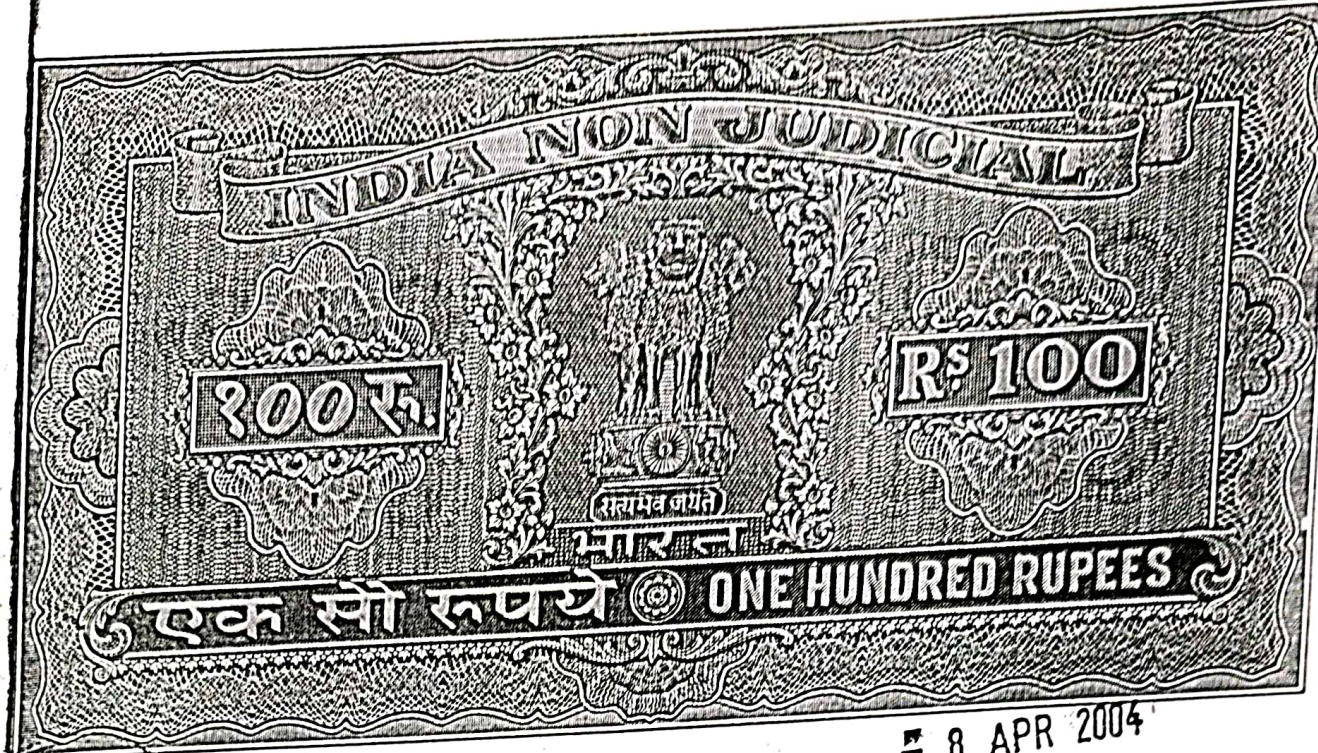
पहिली सहामाही : 01/04/2024 - 30/09/2024

दुसरी सहामाही : 01/10/2024 - 31/03/2025

बिल मिळाले पासून ३ महिनेचे आत.
३१ डिसेंबर



Scan QR code with camera or



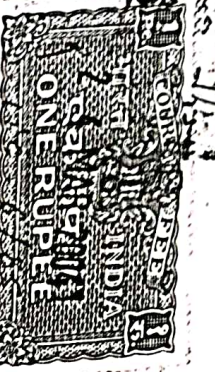
Sr No - 53- Date 8 APR 2004
Issued to Afzal Jalees Khan of Um-1.
Through
Stamp Paper of Rs 100/-

AFZAL KHAN
Stamp Vendor, Ulhasnagar
Licence No. 6/85

कोषागार अधिकारी, उल्हासनगर

15 MAR 2004

8 APR 2004



IRREVOCABLE
IRREVOCABLE GENERAL POWER OF ATTORNEY

YE MEN BY ALL THESE PRESENTS THAT I,
JAMAL AHMAD JAMAL AHMAD, Muslim, adult,
ed about 42 years, occupation business,
iding at Flat No. 101, Achal Apt. Ulhashagar-1,
st, Thane, do hereby send Greetings as under :-

Jamal Ahmad

AFZAL KHAN
...2/-

-: 2 :-

WHEREAS I am the sole and absolute owner of a Shop (A.C. Sheet roofing and Brick walls) situated at Near E.M.T. Co. (C' Block Road, ShahadPhatak, Ulhasnagar-1, Dist. Thane, area adm. about 10' X 40' = 400 sq.ft. assessed under Ward No. 9, Khata No. 1207/1267, Sr. No. 9/1293, having electric connection bearing Con No. ~~0254~~ 021510454461/6/, hereinafter called the said PROPERTY, which is my own property constructed by myself and original owner and occupant thereon.

AND WHEREAS unable me to deal with the matters of the said shop, property personally I do hereby nominate and appoint SHRI AFZAL JALEES KHAN, Muslium, adult, aged about 35 years, occupation business, residing at Amrita Apt. Flat No. 40 Ulhasnagar -1, Dist. Thane, as my true and lawful Attorney for me and on my

Signature of Afzal Khan

✓ AFZAL KHAN

... 3/-

behalf to do all acts deeds, things, and matters of my said Shop property that is to say :-

1. To execute any documents, Undertakings, Affidavit, Declaration, Agreement etc. for any purpose, and cause to the same to be authenticated as the case may be.

2. To apply to Govt. authorities for Conveyance Deed or Allotment order etc. and to make the payment, and receive the receipt thereof and Allotment Order or Conveyance Deed etc.

3. To appoint any Agents, Advocates etc.

4. To represent me before all the Govt. offices; S.D.O. Ulhasnagar, Municipal Corporation, Ulhasnagar, city Survey & Land record office, Water Supply office, M.S.E.B. and any other authorities concerned.

5. To give application, statement, and other documents and papers and also sign, accept, submit and file them.

6. To sell the said property full or part thereof and receive advance money and all moneys and give possession to the purchaser/s and execute necessary Agreements sale deed etc.


A. K. Khan
Amal

APZAL KHAN
....4/-

7. To sign, execute, to present for registration, admit registration, or register or otherwise perfect or cause to be executed registered and perfected any deed, conveyance, re-conveyance, assignment, surrender, assurance which may be required or in the opinion of my said Attorney be expedient or necessary.

8. To deliver the possession to the purchaser/s, or his/her nominees.

9. That the said mentioned above Attorney is authorised to manage on the strength of this document to acquire the aforesaid property transferred in his/her name at the concerned Govt. records by fulfilling their requirements.

10. That the said Attorney can make, additions, alterations, renovation, repairs, etc., to the said room as may be feel fit and proper.

11. To pay all taxes, rates, charges bills of electricity, water supply and to bear the expenses and outgoings in respect of the said House property.

12. That the possession of the said property has been handed over to the Attorney holder, as to enable him to deal the matters of the said property.

[Handwritten signature]

✓ AFZAL KHAN
....5/-

13. That this power is Irrevocable and cannot be cancelled in any circumstances.

GENERALLY my Attorney shall do all the a deeds, things by virtue of these power.

I hereby agree to ractify all the acts, deeds and things, sone by my aforesaid Attorney in good faith and on my behalf and the same shall be binding on me as if the same are done by me personally, and I hereby for myself, my heirs, executors, and administrators, rastify and confirm and agree to ratify and confirm whatsoever my said Attorney shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF I have set my hands on this day of April 2004, at May



[Signature]
N. K. RAJAB
91-MP VENDOR
ALHASNOGAR-4

[Signature]
(Gulam Ahmad Jamal Ahmad)
Executant.



I accept

[Signature]
(Afzal Jalees Khan)
Attorney holder.

Witnessess

1) *[Signature]*

No. 12677 Date 10/5/07
Solemnly affirmed and Signed/Impressed
L.H.T. before me by *[Signature]*
of UNR who is Identified
by *[Signature]* to whom/personally
known.

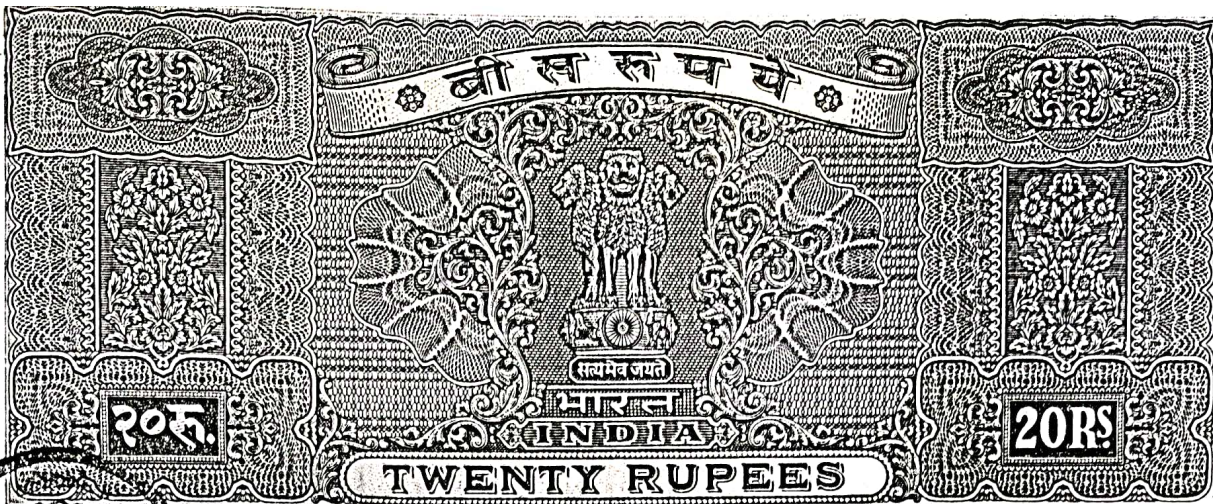
2) *[Signature]*

ABDUL RAHIM
NEAR E.M.T. ROAD
C. BLOCK ROAD UNR.1



Executive Magistrate
Ambarnath





8 APR 2004

Sr No 53 Date 8 APR 2004
Issued to Atzal Jalees Khan of UH P.
Through 20/-
Stamp Paper of Rs. 20/-

ARZALKHAN

29 MAR 2004

Stamp Vendor: S. N. N. Nagar
Licence No. 6/85

8 APR 2004

AGREEMENT OF SALE

THIS AGREEMENT OF SALE is made and entered into at Ulhasnagar, Dist. Thane, on this 10th day of April 2004, Between :-

SHRI GULAM AHMAD JAMAL AHMAD, muslim,
adult, aged about 42 years, occupation business,
residing at Achal Apartment, Flat No. 101,
Ulhasnagar -1, Dist. Thane, hereinafter called
the party of 1st part Vendor/Seller (which term
and expression shall unless repugnant to the
context or meaning thereof include his legal heirs,
executors, administrators, successors and
assignees of the One part.).

ARZALKHAN
... 2/-

[Handwritten signature]



-: 2 Z:-

A N D

SHRI AFZAL JALEES KHAN, Muslium, adult,
aged about 35 years, occupation business,
residing at Flat No. 401 Amrita Apartment,
'A' Block Road, Ulhasnagar -1, Dist. Thane,
hereinafter called the party of ~~1st~~ 2nd
part 'Purchaser'/Vendee' (which term and
expression shall unless repugnant to the
context or meaning thereof include his legal
heirs, executors, administrators, successors
and assignees of the Other part.).

WHEREAS the Vendor above named is sole
and absolute owner of a shop (A.C. Sheet roof
and Brick walls) situated at Near E.M.T.
Company, 'C' Block Road, Shahad Phatak,
Ulhasnagar -1, assessed under Municipal
Corporation Ward No. 9, Khata No. 1207/1267.
Sr. No. 9/1293, area adm. about 10' X 40'
= 400 sq.ft., having electric connection
bearing Con. No. 02510454461/6/, more

[Handwritten signature]

AFZAL KHAN
... 3/-

particularly described in the 'Schedule' hereunder is called the said property UNDER SALE, which is originally occupied by the Vendor and owned by him only.

AND WHEREAS the Purchaser have approached to the Vendor for Purchase of the said property with all rights, titles, interests and benefits attached to the said property for the total consideration of Rs. 1,65,000/- (Rupees one lakh sixty five thousand only) and the Vendor has also agreed to sell the said property to the Purchaser herein in the said sum, with seperate electric connection, fittings and fixtures.

NOW THIS AGREEMENT WITNESSETH AS UNDER :-

1. That in pursuance of the said agreement the Vendor has received the Purchaser a sum of Rs. 1,65,000/- (Rupees one lakh sixty thousand five hundred only) in cash on various instalments, being the full and final sale consideration towards the sale of the said property, the receipt of which is hereby admitted and acknowledged by the Vendor before the witnesses.
2. That the Vendor has delivered the quiet and vacant possession of the said property with all the papers and documents pertaining to the said property to the Purchaser herein.



AFZAL KHAN
.... 4/-

3. That the Vendor hereby assures to the Purchaser that he has cleared the Municipal taxes, electricity bills upto date, however, if any is found pending before execution of this agreement the Vendor undertakes to clear the same immediately.

4. That the Vendor hereby further assures the Purchaser that the said property is free from all encumbrances, and the said property is not mortgaged or no loan has been taken on the strength of the said property and the Vendor further covenants with the Purchaser that he is the absolute owner of the same and he has good power and absolute authority to sell the same, and the Vendor has got, clear and marketable title to the said property and the Vendor further covenants with the Purchaser that if any time hereafter the title of the Vendor is found defective or not clear and the Purchaser suffer any loss or losses due to defective title of the Vendor in that event the Vendor will indemnify such loss or losses to the Purchaser.

5. That the plot under the said shop property is a Govt. property which is not comprised in this sale, the Purchaser will get the plot allotted in his name at his own risk and cost and the plot will be allottable to the Purchaser only for which no claim, or objection from the side of Vendor.

[Handwritten signature]

✓
AFZAL KHAN

...5/-

6. Now hereafter the Vendor aforesaid his heirs, executors, administrators, and assigns shall have no rights, of whatsoever nature on the said property, The Purchaser have become the sole and absolute owner of the said property and shall enjoy all rights, rents, and profits accruing from the said property, without any hindrances of the Vendor, his heirs, executors, administrators and assigns.

7. That the Purchaser may get the said property transferred in his name in the records of Ulhasnagar Municipal Corporation or any other offices wherever necessary and for the effectual transfer of the said property in the name of the Purchaser the Vendor undertake to sign any further papers and documents at the request and cost of the purchaser herein.

SCHEDULE OF THE PROPERTY UNDER SALE

All that piece and parcel of one Shop property (A.C. Sheet roofing and Brick walls) situated at Near E.M.T. Company, 'C' Block Road, Shahd Phatak, Ulhasnagar -1, ward No. 9, Khata No. 1207/1267, Sr. No. 9/1293, area adm. about 10' X 40' = 400 sq.ft. Taluka and sub-Dist. Registration Ulhasnagar, Dist. & Dist. Registration Thane, State Maharashtra, within the limits of Ulhasnagar Municipal Corporation.

[Signature]

AFZAL KHAN
.... 6/-

On the East : Shop of Ali Ahmed.
On the West by : Shop of ~~Sahib~~. SIRDAR

On the North by : Road.

2 Gulam Ahmad
(GULAM AHMAD JAMAL AHMAD)
Party of 1st part, Vendor

✓ AFZAL KHAN ✓
(AFZAL JALEES KUM KHAN)
Party of 2nd part, Purchaser.

No. 12678 Date 10/5/07
Solemnly affirmed and Sign Impressed
J.H.T. before me by Gulam Ahmad
of JAK who is identified
by Farhan to whom personally
known.

NEAR E.M.T. COMPANY
C. BLOCK ROAD 4NR.

N. K. RAJAN
M. VENI
M. VENI







M:7200683575

ब्लैक बर्ड

दी बुटीक

7200683575



BLACKBIRD

THE BOUTIQUE



GPS Map Camera

Ulhasnagar, Maharashtra, भारत

Mullaji Moulding centre, C Block Road Railway Line, opposite Shahad, Shahad, Ulhasnagar,
Maharashtra 421001, भारत

Lat 19.240884°

Long 73.155498°

10/10/24 11:57 AM GMT +05:30

Google



Ulhasnagar Municipal Corporation
Property Tax Department

Property Tax Assessment Survey Form

Ward No.	Unit	Zone No.	Electoral Ward No.	Property No.	New House No.
09	01	A0		09A0015000500	

Property Type (Building / Land)	Flat No. / House No.	No. of Floors	Old Usage Type (Resi. / Non-Resi.)	Old Ratable Value	Old Total Tax
Bldg		GP+1P	N-Resi		

Prop. Owner Name

First Name	Middle Name	Last Name
------------	-------------	-----------

Telephone No.

	Mobile No.	
--	------------	--

Email Id.

	Adhaar No.	
--	------------	--

Occupier Name

First Name	Middle Name	Last Name
APZAL.	Jalees Ahmed.	khan.

Mobile No.

	Adhaar No.	
--	------------	--

Tenant Name

	Rent:	
--	-------	--

Mobile No.

	Adhaar No.	
--	------------	--

Property Address

Nr. E.M.7. CO Shahad. Sta. Road. ulh-01

Latitude

19. 241086

Longitude

73. 155677

Const. Start Year	Const. Completion Year	Age	Usage (Resi. / Non-resi.)	Type of Bldg / Land (Bldg./ Bungalow/Chawl/O.L/Row House/Slum)
			N-Resi	Slum

Rain water harvest ☐ Yes ☒ No

RWH Remark

Const. Perm. No.

No. of Toilets

Parking Facility ☒ Ordinary ☐ Special Category ☐ Closed Garage

Lift ☐ Yes ☒ No

Solar Water heater ☐ Yes ☒ No

SWH Remark

Perm. Use. No.

Location of Toilet ☒ Self ☐ Common ☐ No Arrangement

Underground Drainage System ☒ Yes ☐ No

Borewell ☐ Yes ☒ No

Property Owner / Rep. / Occupier's Name / Signature

Old Usage Type (Resi. / Non-Resi. / Mixed)		Old Construction Type		New Construction Type		Old Carpet Area	400.0
New Usage Type (Resi. / Non-Resi. / Mixed)		N. Regi		T. G / Ac		New Carpet Area	793.11
Floor No.	Flat No	Occupancy Status (Owner / Tenant / Lease)	Const. Type	Usage Type (Resi. / Non-Resi.)	Usage Type Class	Legal (Y/N)	Carpet Area (In Sqm)
6P		oco	T. G	N. Regi	shop	y	396.5
1P		oco	Aesheet	N. Regi	shop	y	396.5
Total Area							793.11

Construction Type

- RCC
- ☒ TG
- ☒ AC Sheet brick
- Mud
- Open Land

Usage Type Class

Residential Property Category

- Flat / Apartment
- Bungalow / Duplex
- Barrack
- Club House
- Educational
- Stilt / Basement Car Parking
- Row House
- Chawl
- Slum
- Individual House
- Attached Garage
- Temple
- Society Office
- Govt. School
- Others

Commercial Property Category

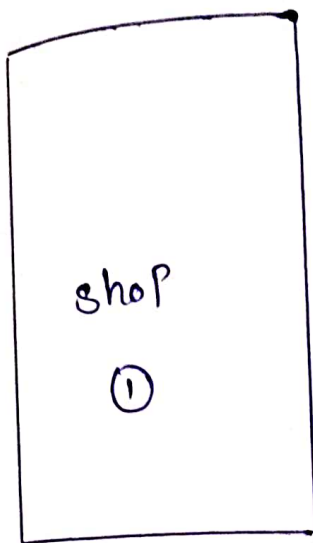
- ☒ Shop
- Godown
- Showroom
- Office
- Private School & College
- Restaurant
- Hotel (Lodging & Boarding)
- Cinema Hall
- Marriage Hall
- Shopping Mall
- Hospital
- Bank
- Industrial
- Others

Image No.

Remarks

Description	Name	Signature	Date
Measured By	Ajay Rathod		
Checked By			
Data Entry By			

No. / Name	Unit No.	Zone No.	Flat No. / House No.	New House No.	Property Type
09	01	A0			shop



GRIT. W N-Resi

measurement

① $9.60 \times 41.31 = \underline{396.57}$ ^{PR}



HAesheet N-Resi

measurement

① $9.60 \times 41.31 = \underline{396.57}$ ^{PR}