

## उल्हासनगर महानगरपालिका

उमपा/करवि./यु. ४/ 704 / २३  
टोकन नं. ४१२०२४००००३३१२


**विषय :- मालमत्ता कर आकारणी नोंद वहीत कर भरण्यास प्रथम पात्र जबाबदार व्यक्ती म्हणून नावाची नोंद करणेबाबत मिळकत क्र. 27B0004896300**

उल्हासनगर महानगरपालिका क्षेत्रात अस्तितवात असलेल्या इमारती व जमिनीवर महाराष्ट्र महानगरपालिका अधिनियमातील तरतुदीनुसार मालमत्ता कर आकारणी करणेत येते. मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देणेस प्रथम पात्र व्यक्तीचेनावाची नोंद आवश्यक आहे. त्या अनुषंगाने कर आकारणी पुस्तकात मालमत्ता क्र. 27B0004896300 अन्वये (जुना क्र. २७/ ) नोंद असलेल्या मिळकतीकरीता कर देणेस प्रथमतः पात्र व्यक्ती म्हणून RANI RANJEET CHOTELE नोंद असुन एकुण क्षेत्रफळ...

अर्जदार श्रीम. सुनिता हिरालाल जैसवार रा. गणेश कॉलनी, सुभाष नगर, उल्हासनगर-३ यांनी दि. ०६/०२/२०२४ रोजी सादर केलेल्या अर्जान्वये संदर्भित मिळकतीसाठी नोंद करणेसाठी कळविले आहे. सोबत खालीलप्रमाणे कागदपत्राच्या प्रती जोडल्या आहेत.

१. कर भरणा ना देयक प्रमाणपत्र वर्ष २०२३ - २४ करीता
२. राणी रणजीत छोटेलेले व श्रीम. सुनिता हिरालाल जैसवार यांचे दरम्यान खरेदीखत नोटरी नं. ४९ दि. २१/०३/२०१६ ची छायांकीत प्रत
३. ताबा पावती नोटरी नं. ५१ दि. २१/०३/२०१६ ची छायांकीत प्रत
४. इन्डीमीन्डी बॉन्ड व ताबा पावती नोटरी नं. ३८४ दि. २५/०१/२०२४ ची छायांकीत प्रत
५. धनुष्य धारी वर्तमानपत्र दि. ०४/०२/२०२४
६. प्रतिज्ञापत्र.


उपरोक्त कागदपत्रान्वये नांव हस्तांतरणाची नोंद करणेस करनिरिक्षक यांचे अहवाला करीता सादर.

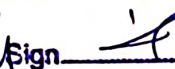
  
(लिपिक)

विषयांकित प्रकरणी सादर करण्यात येते की, संदर्भित मिळकतीची मनपा कर आकारणी पुस्तकात मालमत्ता कर वसुलीच्या प्रयोजनार्थ कर देण्यास प्रथम पात्र व्यक्ती म्हणून नोंद करण्यात येते सदर नोंदीचा मालकी हक्काशी काही संबंध नाही. त्याअनुषंगाने अर्जदार यांनी सादर केलेल्या कागदपत्राच्या आधारे मालमत्ता क्र 27B0004896300 करीता श्रीम. सुनिता हिरालाल जैसवार अशी नोंद वर्ष २०२३-२४ पासुन करणेसाठी शिफारस करण्यात येत आहे.

  
कर निरीक्षक

  
उप कर निर्धारक व संकलक

  
कर निर्धारक व संकलक

|                              |   |
|------------------------------|---|
| Change of Name R. V. Charges |   |
| Paid Rs.                     | 500/-   |
| Receipt No.                  | 1565/5/1566   |
| Date                         | 22/02/2024  |
| Sign                         |  |



**उल्हासनगर महानगरपालिका, मालमत्ता कर विभाग**  
**ULHASASNAGAR MUNICIPAL CORPORATION, PROPERTY TAX DEPT.**  
 मुख्य कार्यालय, तळमजला, उल्हासनगर-४२१ ००३ जिल्हा ठाणे, महाराष्ट्र  
 Head Office, Ground Floor, Ulhasnagar-421 003 Dist Thane, Maharashtra  
 Tel No:- ९५२५१-२७२०११६/१२५ Ext. No. २३८ Fax No:- ९५२५१-२७२०१०४



No. UMC:TD:UNIT- 4 : ४०९:23  
 Register No. 41202400003312

Date : 22/02/2024  
 Prop. No. 27BO:004896300

१०४२००० ४०९

To,  
**Mrs. Sunita Hiralal Jaiswar**  
 Room In Ganesh Colony Subhash Nagar  
 Ulhasnagar- 421003

११-१२ अ.३ अ.०५ ६३'

**Sub : Mutuation of Entry as a Occupier in respect of Property bearing Prop. No 27BO004896300 of Mpl. Assessments Register.**

**Ref : Your Notice Dated: 06/02/2024**

Madam,

Your name has been entered in place of **Mrs. Rani Ranjeet Chotele** under Ward No. 27 Prop. No 27BO004896300 as a person primarily liable to Property Tax

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

|   |            |               |
|---|------------|---------------|
| 1. Copy of sale deed & 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. Partition deed registered with Registrar of assurance                              | No.-----   | Dt -----      |
| 05. Gift deed registered with Registrar of assurance                                  | No.-----   | Dt -----      |
| 6. Mortgage deed registered with Registrar of assurance                               | No.-----   | Dt -----      |
| 7. Lease deed registered with Registrar of assurance                                  | No.-----   | Dt -----      |
| 8. Letter of Administration granted by court  | No.-----   | Dt -----      |
| 9. Death Certificate of deceased  | No.-----   | Dt -----      |
| 10. Indemnity bond  | No. 14/384 | Dt 25/01/2024 |
| 11. Objection Notice published in the News paper Namely <b>Dhanush Dhari</b>          | No.-----   | Dt 04/02/2024 |
| 12. Registered Will   | No.-----   | Dt -----      |
| 13. Probate of will   | No.-----   | Dt -----      |
| 14. Heir ship Certificate issued by competent court                                   | No.-----   | Dt -----      |
| 15. Unregistered Instrument attested by Notary Agreement for Sale & Possession Letter | No. 49, 51 | Dt 21/03/2016 |

This is only a mutuation of entry for the purpose of primary liability to tax and shall notbe 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

*(Signature)*



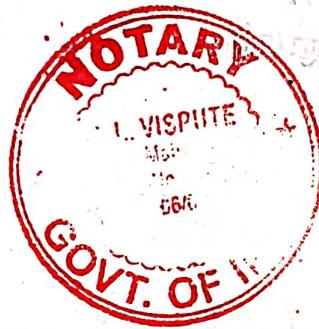
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महाराष्ट्र MAHARASHTRA

2023

67AA 086205



19 JAN 2024

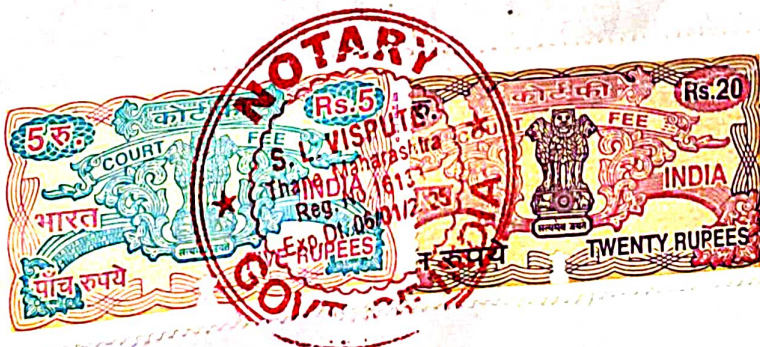
12 JAN 2024

निपिक  
उप कोषागार कार्यालय, उल्हासनगर, जि. ठाणे



INDEMNITY CUM POSSESSION BOND

I, Smt. Sunita Hiralal Jaiswar, Hindu, adult, aged about 37 years,  
residing at Ganesh Colony, Subhash Nagar, Ulhasnagar-3, Dist. Thane, do  
hereby state on solemn affirmation as under:-







1. That I am the sole and absolute owner of **Property known as Residential Room construction (A.C. Sheet roofing & Brick walls), area adm. about 150 sq.ft. (63 sq.ft. construction & 87 sq.ft. Open), Portion property situated at Ganesh Colony, Subhash Nagar, Ulhasnagar-3, Dist. Thane, assessed under Ward No. 27, Property No. 27BO004896300.**

2. That I have purchased the said property under a Agreement dated 21-03-2016 from Rani Ranjeet Chotele.

3. That the Agreement for Sale dated 21-03-2016 Notarised under Sr.No. 49 dt. 21-03-2016.

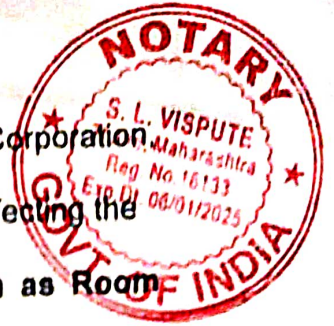
4. That the said property is in my occupation and possession since the Agreement dated 21-03-2016 , but no Possession letter was taken by me.

5. That the tax bills are issued in the name of **Rani Ranjeet Chotele.**

6. That I have applied for change of name from **Rani Ranjeet Chotele to Smt. Sunita Hiralal Jaiswar.**

7. NOW I EXECUTE THIS BOND OF INDEMNITY and bind myself, my heirs, executors, administrators or as firmly with these presents and I indemnify the Government of India, State Government, i.e. Government from any loss that they may sustain on the grounds of effecting the Change of Name in my favour in respect of **Property known as Room construction (A.C. Sheet roofing & Brick walls), area adm. about 150 sq.ft. (63 sq.ft. construction & 87 sq.ft. Open), Portion property situated at Ganesh Colony, Subhash Nagar, Ulhasnagar-3, Dist. Thane.**

8. I also Indemnify the Commissioner, Ulhasnagar Municipal Corporation  
Ulhasnagar-3, from any loss that they may suffer on the grounds of effecting the  
Change of Name in my favour in respect of Property known as Room  
construction (A.C. Sheet roofing & Brick walls), area adm. about 150 sq.ft.  
(63 sq.ft. construction & 87 sq.ft. Open), Portion property situated at  
Ganesh Colony, Subhash Nagar, Ulhasnagar-3, Dist. Thane.



IN WITNESS WHEREOF I have set and subscribed my hands on the  
day, month and year written below.

Solemnly affirmed at Ulhasnagar,

On this \_\_\_\_ day of January, 2024.

सुनीता  
सुनीता

SMT. SUNITA H. JAISWAR

EXECUTANT



Identified by: -

*Be*

NOTARISED  
*S. L. VISPUTE*  
25/01/2024  
S. L. VISPUTE B.A., LL.B.  
ADVOCATE AND NOTARY GOVT. OF INDIA  
Room No. 1261, Brk. No. 5/6, Near School No. 14  
Ulhasnagar, Thane-421004  
Mob. 9320918754

Notary Register  
Reg. No. 14, Sr. No. 384  
Date: 25/01/2024