

Property No: 50DI010845400

Old Property No: 50/1071

Usage Of Property: Mixed

Name: (Occupier : GURBACHANSINGH/AJITSINGH C.A)

Ward: 50

Khata No : 50/954

Zone: DI

House No:

Property Type: Building

Plot No:

Building Age: 22

ConstUse No:

ConstPerm No:

Property Address: BEHD. OPP. VENUS TALKIES GURU RAMDAS SAW MILL
ULHASNAGAR 4Billing address: BEHD. OPP. VENUS TALKIES GURU RAMDAS SAW MILL
ULHASNAGAR 4

Remarks: PORTED DATA

Residential Area: 400

Ratable Value: 3612

Non Residential Area: 32900

Ratable Value: 114086

Tot Ratable Value: 117698

Calc. Residential Area : 400

Calc. NonResidential Area: 32900

Tot Calc Area: 33300

Flat Details :

Location:

Not Stated

Assbl. Area: 33300

Ratable Val: 117698

Room Details :

Flat no.:

Actual Rent: 0

Sl. No	Room Type	Length	Width	Const.Type	Occu.Status	Usage	Annual Rent	Asst.Year	Total Area	Exempted Area	Assessable Area
1	Not Stated	840	2	AC Sheet Bricks	Owner	Non Residential	0	01-APR-91	1680	0	1680
2	Not Stated	3682.5	2	AC Sheet Bricks	Owner	Non Residential	0	01-APR-03	7365	0	7365
3	Not Stated	200	2	AC Sheet Bricks	Owner	Residential	0	01-APR-03	400	0	400
4	Not Stated	11927.5	2	Industrial Open	Owner	Non Residential	0	01-APR-86	23855	0	23855

Tax Superintendent
Ulhasnagar Municipal Corporation

07/135/23
06-07-23

T.No:-10863

From,
Prakash R. Sachdev,
Dipen Palace, Nr. Gujrati School,
Ulhasnagar 421 001.
Dated : 12/06/2023.

8855882099
8668569865

To,
The Commissioner,
Ulhasnagar Municipal Corporation, Ulhasnagar - 3

CC :
The Dy. Municipal Commissioner - Property Tax,
Ulhasnagar Municipal Corporation, Ulhasnagar - 3

Reference : Property assessed by Ulhasnagar Municipal Corporation vide Property ID: 50DI010845400

Subject : Escapement of Assessment of Property Tax of LAND for Building Project UMC/TPD/BP/42/12/533 dated 21/11/2015 by Baba & Seagreen Developers LLP, which has been revised vide Revised Building Plan bearing No. UMC/TPD/BP/42/12 dated 01/07/2021, near Shamshanbhoomi of Ulhasnagar-4.

Respected Sir / Madam,

I am evaluating the Building Plan for premium structure which is said to be B+G+24 storey in the name as style of "EMERALD TOWER" Builders being Seagreen Developers LLP, built on land bearing U.No. 11 & 12, Sheet No. 31 & 40, CTS No. 22427, Near Shamshan Bhoomi, Section - 25, Ulhasnagar - 421 004, wherein I have found that the area of land on documents is 5,390.50 sq. meters equivalent to 58,023 Sq. ft. The area is also shown in the document referred by letter bearing reference No. UMC/TPD/C/189/2021 dated 23/8/2021. (Copy enclosed)

I have visited the premises of the Project and felt that the area of the project is more than 80,000 sq. ft rather than merely 58,023 sq. ft. The land of CTS 22427 upon U.No. 11 & 12 covered in Sheet No. 31 & 40 is assessed by Ulhasnagar Municipal Corporation under Property ID : 50DI010845400 showing Occupier as "Gurbachansingh / Ajitsingh CA) with the area assessed as 33,300 sq. ft.



उप-अधीक्षक (कर)
उल्हासनगर महानगरपालिका

Sir/Madam, I am confused with the area of the Property and why the UMC Property Tax Receipt is merely showing the area of 33,300 sq. ft instead of total area on the site. I would be highly obliged if I can be provided with the other Property Tax receipt for the FULL AREA of the plot for my perusal and record to avoid future issues OR undue litigations from Ulhasnagar Municipal Corporation relating to the site. I suspect that the Builders are constructing on the encroached land as well, which would be later on subject to litigation, hence I would like to do the due diligence of the project for which I would like to seek your help.

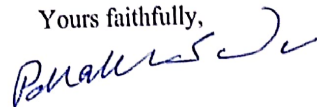
I would further request that if there is an error/mistake on the part of UMC for area assessed under Property ID : 50DI010845400, then kindly do the full measurement of the Plot and issue me the copy of that measurement at an earliest.

As there seems to be escapement of Property Tax assessment on the site would UMC levy the prior year taxes along with interest & penalty OR this would be done from the current date, are some of the questions that comes to me which seeking to invest by purchasing the shop & flat in the project.

Kindly do the needful by issuing me the Property Tax Receipt of the project, so that undue litigations by UMC upon Building Owners / Flat Owners can be avoided in future.

Thanking you,

Yours faithfully,



Prakash Sachdev.

Encl :

- (1) Letter of UMC bearing reference UMC/TPD/C/189/2021 dated 23/8/2021
- (2) Property Tax Receipt bearing Property ID : 50DI010845400

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

उल्हासनगर महानगरपालिका, उल्हासनगर

दुरध्वनी क्र. (०२५१) २७१०१०५, २७२०११६-१२५, फॅक्स नं. (०२५१)- २७२०१०४
उल्हासनगर महानगरपालिका, उल्हासनगर- ४२१००३, जिल्हा ठाणे.

जा. क्र. उमपा/नरवि/सा/ 189 /२०२१

दिनांक:- 23/08/२०२१.

To,

BAJA & SEAGREEN DEVELOPERS.

U.NO. 11 & 12, SHEET NO. 31 & 40,

C.T.S. NO. 22427, STATON

ROAD, ULHASNAGAR-421004.

Ref-1: your application dated 21.08.2021.

Ref-2: Our Proposal no. UMC/TPD/BP/42/12.

This office is in receipt of your application regarding description of permissibility of F.S.I on land bearing U.NO. 11 & 12, SHEET NO. 31 & 40, C.T.S. NO. 22427, ULHASNAGAR-421004

In this connection, you are hereby informed that this office has sanctioned revised permission in respect of said property vide letter no. **UMC/TPD/BP/42/12**, Dated: 01.07.2021.

The details of area of F.S.I. sanctioned as per the said letter is as below.

AREA AS PER OWNERSHIP DOCUMENTS	= 5390.50
AREA AFFECTED BY ROAD (18M+30M)	= 359.46
BAL. PLOT AREA	= 5031.04
AREA UNDER R.O.S. 10%	= 503.10
NET PLOT AREA	= 4527.94
BASIC F.S.I (4527.94 x 1.10)	= 4980.73 -A
F.S.I. ON PREM. (5390.50 x 0.50)	= 2695.25 -B
ADD FOR D.R. OF ROAD AREA (359.46 x 2.05)	= 736.89 -C
TOTAL BUILT UP AREA (A+B+C)	= 8412.87 -X
ANCILLARY USE-COMM. (3444.43 x 80%)	= 2755.54
ANCILLARY USE-RESI. (8412.87-3444.43 x 60%)	= 2981.06
TOTAL ANCILLARY (COMM+RESI.)	= 5736.60 -Y
TOTAL PERMISSIBLE BUILT UP AREA (X+Y)	= 14149.47
REVISED BUILT UP AREA	
TOTAL BUILT-UP AREA CONSUMED (B+G+17TH FLOORS)	= 14090.33 SQ.MT.

केंद्र शासनाच्या माहितीच्या अधिकार
अभिहित २००५ चं कायदा ७२

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

उल्हासनगर महानगरपालिका, उल्हासनगर

दुरध्वनी क्र. (०२५१) २७१०१०५, २७२०११६-१२५, फॅक्स नं. (०२५१)- २७२०१०४
उल्हासनगर महानगरपालिका, उल्हासनगर- ४२१००३, जिल्हा ठाणे.

In furtherance you have applied for revised permission by proposing TDR loading of the extend of 6809.81 sq.mt. & thus your proposal is as below

AREA AS PER OWNERSHIP DOCUMENTS	= 5390.50
AREA AFFECTED BY ROAD (18M+30M)	= 359.46
BAL. PLOT AREA	= 5031.04
AREA UNDER R.O.S. 10%	= 503.10
NET PLOT AREA	= 4527.94
ADD FOR D.R. OF ROAD AREA (359.46 x 2.05)	A = 736.89
BASIC F.S.I (4527.94 x 1.10)	B = 4980.73
F.S.I. ON PREM. (5390.50 x 0.50)	C = 2695.25
APPLICABLE T.D.R. (5390.50 x 1.40-736.89)	D = 6809.81
TOTAL BUILT UP AREA (A+B+C+D)	= 15222.68 -X
ANCILLARY USE-COMM. (3444.43 x 80%)	= 2755.54
ANCILLARY USE-RESI. (11778.25 x 60%)	= 7066.95
TOTAL ANCILLARY (COMM+RESI.)	= 9822.49 -Y
TOTAL PERMISSIBLE BUILT UP AREA (X+Y)	= 25045.17
PROPOSED BUILT UP AREA	
TOTAL BUILT-UP AREA CONSUMED (B+G+24TH FLOORS)	= 24712.74 SQ.MT.

This said proposal is in order as per the UDCPR subject to condition that you avail/purchase & load T.D.R. as on the said plot hence certified.

केंद्र शासनाच्या मालकीतील अधिकार
अधिकारिच्या नावावरून केले जाईल
उत्तरात नमूद असलेल्या सर्व अटी व शर्तीचे पालन करणे आवश्यक आहे



नगररचनाकार

उल्हासनगर महानगरपालिका

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



ULHASNAGAR MUNICIPAL CORPORATION

RECEIPT

Customer Copy

Receipt No.	Date	Related To	CFC Ref.	Counter Ref.
92346	16/11/2018	Assessment Department	CFC @ Ward Office 04 20	CFC@NETAJI / 20

Received From	GURBACHANSINGH/AJITSINGH C.A
Billing Address	50/1 BEHD. OPP. VENUS TALKIES GURU RAMDAS SAW MILL ,Ulhasnagar-4
Owner's Address	BEHD. OPP. VENUS TALKIES,,GURU RAMDAS SAW MILL,
Title	Bill Payment
Narration	Property no. 50DI010845400 and Name (Occupier : GURBACHANSINGH/AJITSINGH C.A)

Payment Mode

Mode	Rupees	Cheque No.	Cheque Date	Bank Name	A/C No.
Cash	195697.00				

Reference No.	Date	Details	Due Amount	Amt.Recd.
137782 (01-APR-17 - 31-MAR-18)	14/04/2017	General Tax	65910.00	65910.00
		Corporation Education Cess	11770.00	11770.00
139884 (01-APR-18 - 31-MAR-19)	05/05/2018	Conservancy Benefit Tax	16478.00	16478.00
		Street Tax	18832.00	18832.00
		Tree Tax	1176.00	1176.00
		Water Benefit Tax	11770.00	11770.00
		Sewrage Benefit Tax	7062.00	7062.00
		Govt Education Cess	27814.00	27814.00
		Employment Guaranty Cess	6846.00	6846.00
		Water Charges	3600.00	3600.00
		Late Payment Penalty	17998.00	17998.00
		Penalty on Education Cess	1391.00	1391.00
		Penalty on Employment Guaranty Cess	342.00	342.00
		Fire Service Tax	4708.00	4708.00
Total Amount			195697.00	195697.00

Payble Amount	Rebate Amount *	Net Payble Amount	Excess / Advance Amount	Amount Received
195697.00	.00	195697.00		195697.00

Amount In Words : Rupees One Lacs Ninety-Five Thousand Six Hundred Ninety-Seven Only

Area : 33300 Sqft.

Const.

AC Sheet Bricks

Usage : Mixed

Class =>

Industrial Open

Receiver's Signature



CFCWO4 / 74 / CFC@NETAJI / 16-NOV-2018 02:39PM

नेताजी नगरपालिका अधिकार
नगरपालिका २००५ चै २० (१)
नगरपालिका २००५ चै २० (१)
नगरपालिका २००५ चै २० (१)



उल्हासनगर महानगर पालिका

पोहच पत्र

515

7

19

नोंदणी क्रमांक : 41202300010863

नोंदणी दिनांक : 16/06/2023 03:06:35 PM

स्विकारकर्त्याचे नाव : PRAKASH R. SACHDEV

स्विकारकर्त्याचा पत्ता : UNR-1.

पाठविणा-याचा वर्ग : जनता

पाठविणा-याचा वर्ग(उप) : सामान्य नागरीक

पत्र क्रमांक :

पत्र दिनांक : 16-JUN-23

पत्राचा प्रकार : सामान्य पत्र

पत्राचा वर्ग : सर्वसाधारण पत्र

पत्राची वर्गवारी : सर्वसाधारण

विभागाचा चिन्होक्ति : General Administration Department

पत्राचा विषय : ESCAPEMENT OF ASSESSMENT OF PROPERTY TAX OF LAND FOR BUILDING PROJECT UMC/TPD/BP/42/12/533 DT. 21/11/2015 / REVISED PLAN BEARING NO. UMC/TPD/BP/42/12 DT. 01/07/2021 NR. SHAMSHANBHOO MI OF UNR-4 (THE COMM. THE DY. COMM.,- TAX DEPT.,)

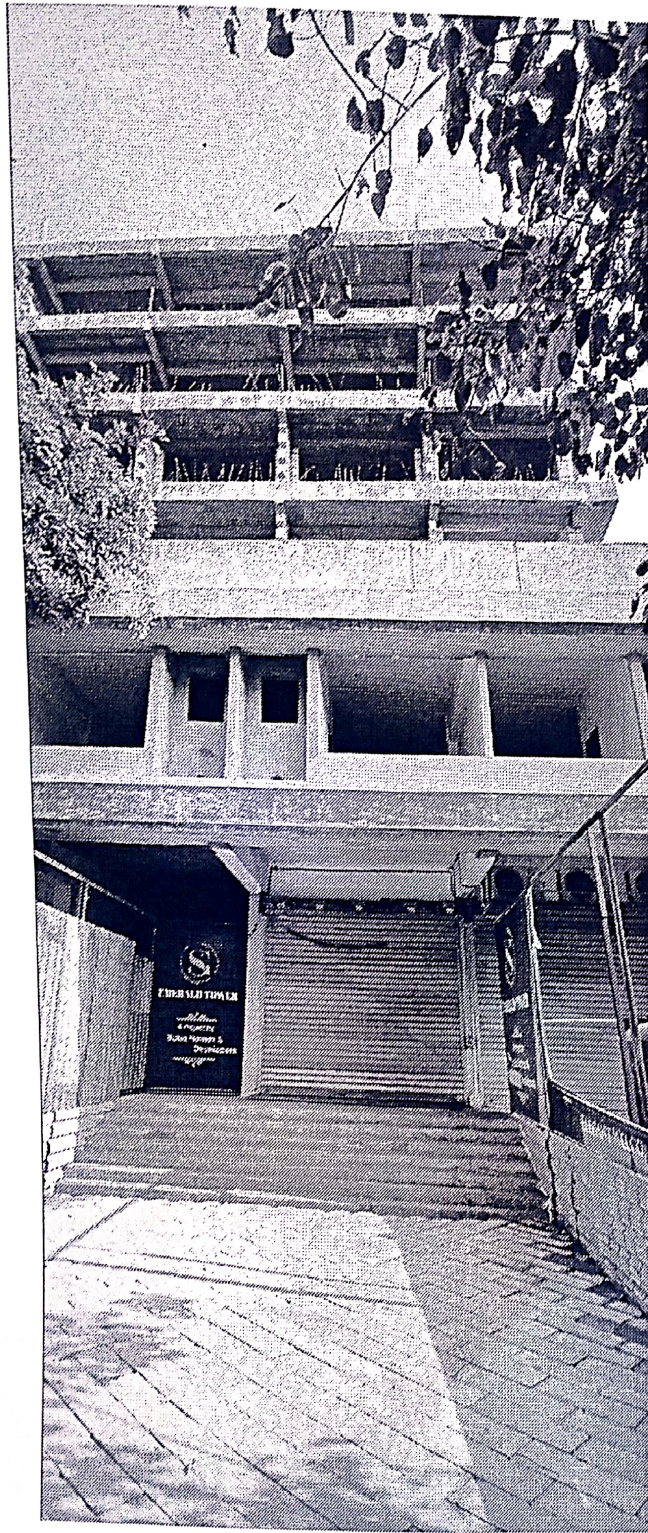
नोंदवत जोडलेले :

नोंद : भविष्यात पुढील पत्र व्यवहारासाठी वरील नोंदणी क्रमांकाचा उपयोग केला जाईल.

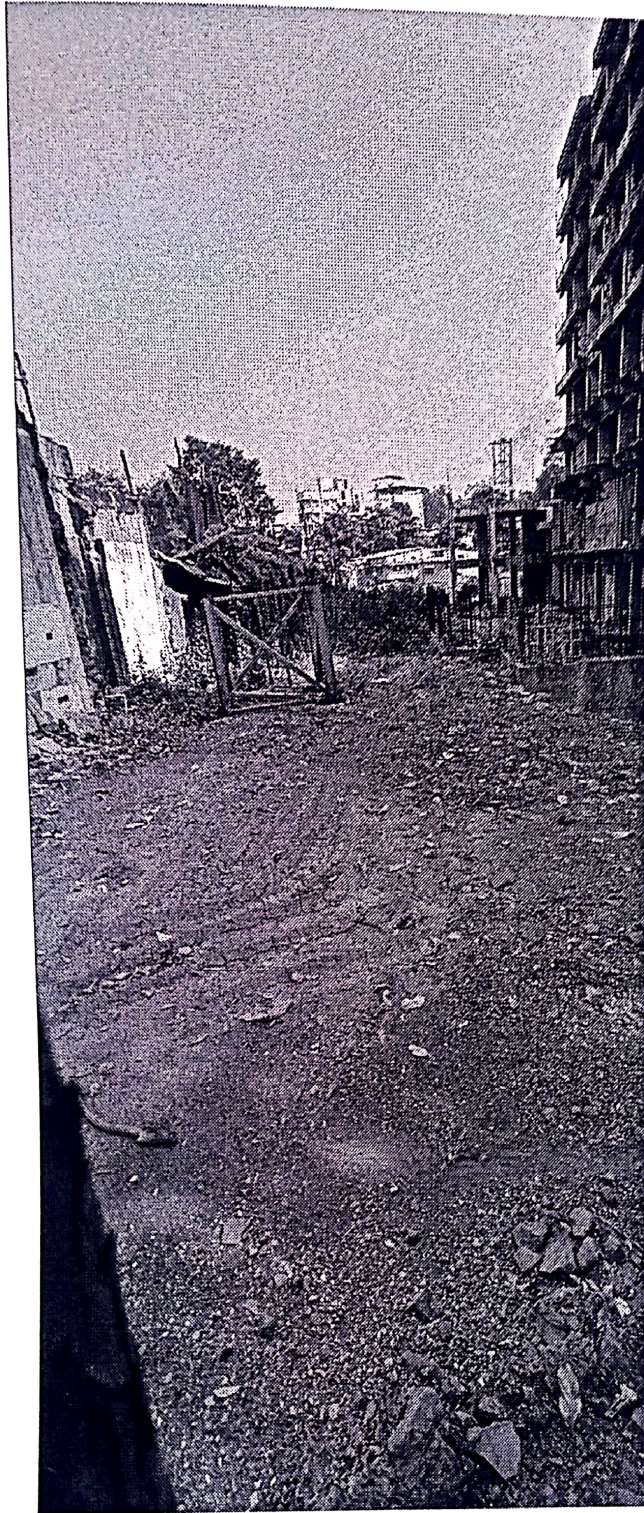
कर विभाग



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



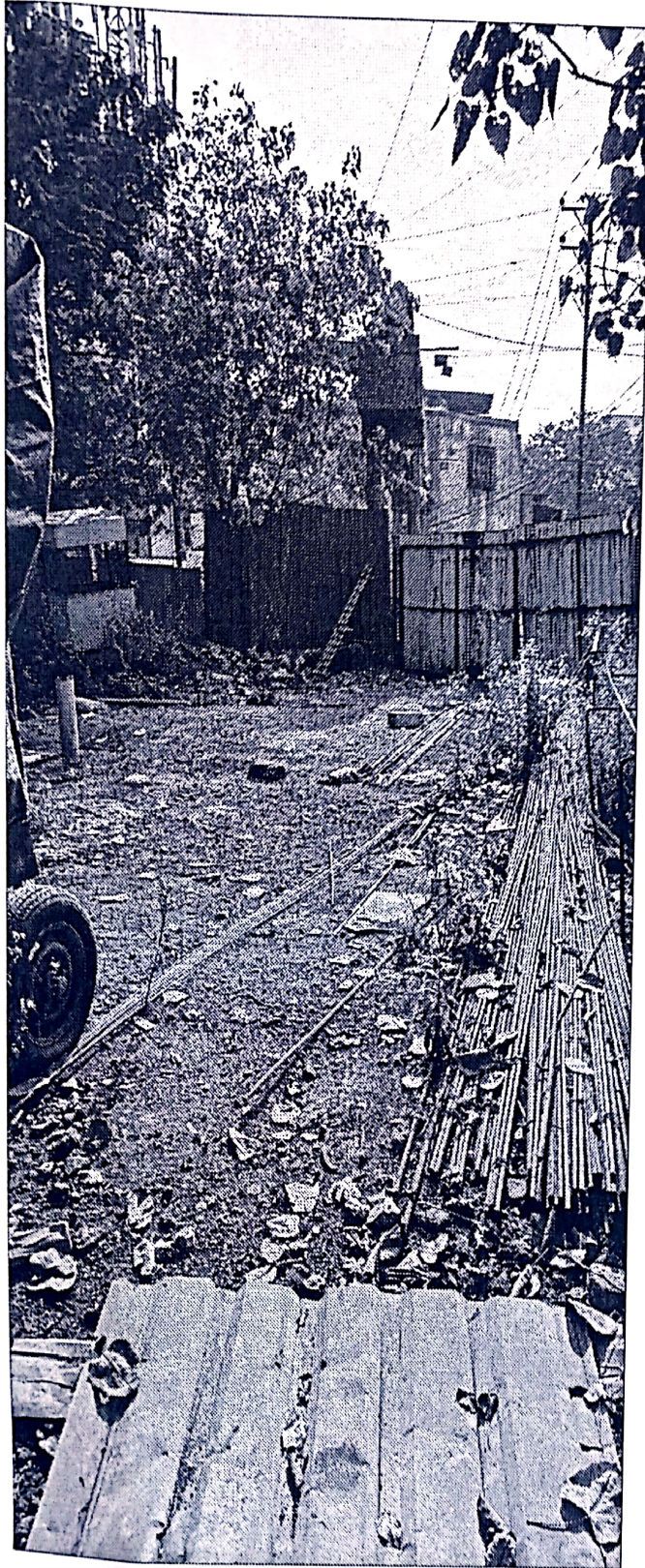
Property Owner / Rep. / Occupier's Name / Signature



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







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



Ulhasnagar Municipal Corporation

Property Tax Department

Property Tax Assessment Survey Form

Ward No.	Unit	Zone No.	Electoral Ward No.	Property No.	New House No.
50	07	DI		SODI010845400	

Property Type (Building / Land)	Flat No. / House No.	No. of Floors	Old Usage Type (Resl./ Non-Resl.)	Old Ratable Value	Old Total Tax
open. land			Resi		

Prop. Owner Name			
	First Name	Middle Name	Last Name

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

Email Id.		Adhaar No.	
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Occupier Name	GURBACHAN SINGH	ADJ SINGH.	C.A.
	First Name	Middle Name	Last Name

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

Tenant Name		Rent:	
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Mobile No.		Adhaar No.	
------------	--	------------	--

Property Address	BHED. OPP. VENUS. TALKIES. GURU Ramdas. Saw Mill ulh - 04.
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Latitude	19. 210793	Longitude	73. 161503
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Const. Start Year	Const. Completion Year	Age	Usage (Resl. / Non-resl.)	Type of Bldg / Land (Bldg./ Bungalow/Chawl/O.L./Row House/Slum)
			Resi	open land.

Rain water harvest ☐ Yes ☒ No

RWH Remark

Const. Perm. No.

No. of Toilets

Parking Facility ☒ Ordinary Use ☐ Special Category ☐ Closed Garage

Lift ☐ Yes ☒ No

Solar Water heater ☐ Yes ☒ No

SWH Remark

Perm. Use. No.

Location of ☒ Self ☐ Common ☐ No Arrangement Toilet

Underground Drainage System ☒ Yes ☐ No

Borewell ☐ Yes ☐ No

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

Old Usage Type (Resi. / Non-Resi. / Mixed)			Old Construction Type			Old Carpet Area	
New Usage Type (Resi. / Non-Resi. / Mixed)		Regi ^d	New Construction Type		open.	New Carpet Area	87.259.00

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 Sqmt)
G/F		occ	open.	Regi	open.	Y	87.259-
						Total Area	87.259.00

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.

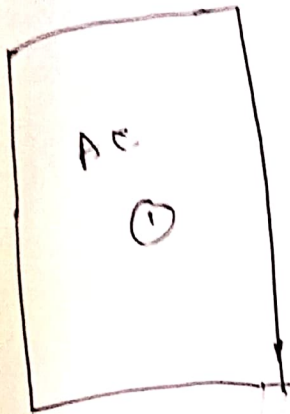
Remarks

Description	Name	Signature	Date
Measured By	Ajay. R	[Signature]	
Checked By			
Data Entry By			

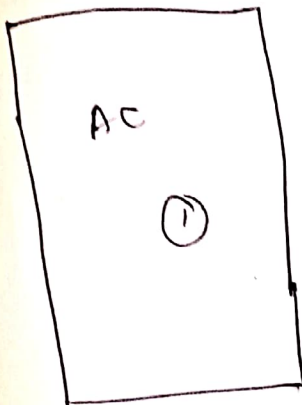
Plot No. / Name	Unit No.	Zone No.	Flat No. / House No.	New House No.	Property Type



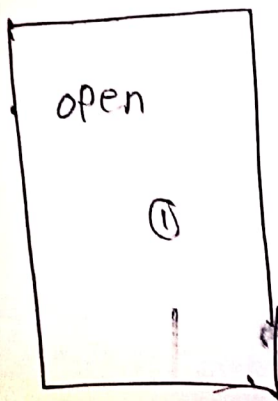
$$\textcircled{1} 30.20 \times 55.65 = 1680.63$$



$$\textcircled{1} 45.20 \times 164.20 = 7421.84$$



$$\textcircled{1} 20.20 \times 19.90 = 401.98$$



$$\textcircled{1} 150.20 \times 518.50 = 77878.7$$

$$\text{Total} = 9504.45$$

Ac

$$\text{open} = 77878.7$$