

## गावाचे नाव : बोरीवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा  
मोबदला रु. 3,200,000.00  
बा.भा. रु. 1,860,098.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 261 वर्णन: विभागाचे नाव - बोरीवली ( बोरीवली ), उपविभागाचे नाव - 83/375 - भुभाग: उत्तरेस देवीदास मार्ग, पुर्वेस गाव सीमा, दक्षिणेस लोकमान्य टिळक मार्ग व पश्चिमेस एकसर मार्ग. सदर मिळकत सि.टी.एस. नंबर - 261 मध्ये आहे. सदनिका क्रं. बी 303, 3 रा मजला, दि क्रेमलिन को-ऑप. हौ. सो. ली., जयराज नगर, स्टिट्ट + 6 मजले
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 66.91 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सी. एम. मोगरे - -; घर/फ्लॅट नं: बी/303; गल्ली/रस्ता: श्री महिश्मर्दिनी मंदीर रोड; ईमारतीचे नाव: दि क्रेमलिन सोसा; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बोरीवली प मुं; तालुका: -; पिन: 91; पॅन नम्बर: AALPM9209L.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अभिजीत गुरुनाथ कडुलकर - -; घर/फ्लॅट नं: एम/701; गल्ली/रस्ता: ऑफ चंदावरकर रोड; ईमारतीचे नाव: अशोक नगर बि. नं. 4 सोसा; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बोरीवली प मुं; तालुका: -; पिन: 91; पॅन नम्बर: AHWPK0246P.  
(2) अनुजा अभिजीत कडुलकर - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ARQPK0209G.
- (7) दिनांक करून दिल्याचा 06/08/2007
- (8) नोंदणीचा 07/08/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 6402 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 142600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

*Aravind*

*A. Kachikar*

Dr. Babasaheb Ambedkar Market Bldg  
Kandivali (West), Bombay-400 087  
MUNICIPAL CORPORATION OF GREATER BOMBAY.

No. CE/6030/EP (WS)/AR - 4 JUN 1992

Shri B. S. Barot,  
Architect.

Sub: Permission to occupy the completed  
wing 'B' on plot bearing C.T.S. No. 26W(pt)  
of Village Borivali at Borivali (West).

Gentlemen,

Ref: Your letter No. - dated 2nd Nov. 1991.

.....

By direction, I have to inform you that the permission to occupy the completed wing 'B' only of Stilt + 6 upper floors shown by you in the red colour in the plans submitted by you on and No. 1991 is hereby granted. Please note that this permission is without prejudice to action under section 153A/471 of B.M.C. Act and subject to the following conditions:

That the certificate U/s. 270A of B.M.C. Act shall be obtained from A.E.W.W.R/N. and a certified copy of the same shall be submitted to this office.

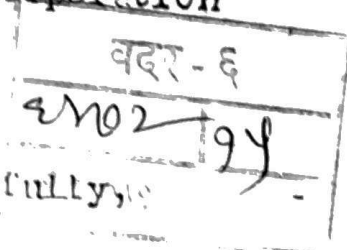
That all the intimation of Disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.

That final N.O.C. from C.A. U.L.C. shall be obtained for entire plot under reference.

That the Co-Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

That I.O.D. deposit shall be forfeited if not claimed back within one year from date of granting full occupation permission to the building.

That this permission is without prejudice to the matter before the court under B.C.C. Suit No. 3563 and 3564 of 1991 as you have indemnified the Municipal Corporation giving indemnity bond dtd. 13.5.92.



Yours faithfully,

Executive Engineer Bldg. Proposals  
(Western Suburbs) 'R'.

No. CE/6030/EP (WS)/AR of - 4 JUN 1992

- Copy to: 1. Owner;  
2. E.E.V., 3. A.E.W.W.R/N., 4. A.A. & C.R/N.,  
5. A.H.S.R.III, 6. W.O.R/N., 7. Dy.C.E. (D.P.).

*Handwritten signature*



Tuesday, August 07, 2007

11:02:18 AM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 6401

दिनांक 07/08/2007

गावाचे नाव बोरीवली

दस्तऐवजाचा अनुक्रमांक वदर6 - 06402 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अभिजीत गुरुनाथ कडुलकर - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)	:	400.00
एकूण रु.		30400.00

मापणास हा दस्त अंदाजे 11:17AM ह्या वेळेस मिळेल

  
दुय्यम निबधक  
बोरीवली 3 (बोरीवली)

जार मुल्य: 1860098 रु. मोबदला: 3200000 रु.

रलेले मुद्रांक शुल्क: 142600 रु. 

काचा प्रकार : डीडी/धनाकर्षाद्वारे;

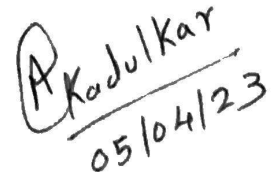
चे नाव व पत्ता: बँक ऑफ बडोदा, बोरीवली पमु 92;

डी/धनाकर्ष क्रमांक: 283364; रक्कम: 30000 रु.; दिनांक: 01/08/2007

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 7/8/07

  
Koduram  
5/4/23

  
A. Kodulkar  
05/04/23

दिनांक / Date 02/01/07

मुद्रांक शुल्क / Stamp Duty ₹ /Rs 142,610/-

सेवा शुल्क / Service Charges

No of Document ONE

एकूण / Total ₹ /Rs 142,610/-

शब्दांश / Amount in Words One Lac Forty-two Thousand Six

Hundred Ten Only

मुद्रांक शुल्क भरणाऱ्याचे नांव / Name of Stamp duty paying party

MR. ABHIJIT G. KADULKAR & Other

पत्ता / Address & Tel. No.

M/701, Ashok Nagar Bldg No. 4 CHS Ltd, Borivli (W), Mumbai-400091

सहकारकाचे नांव / Name of counter Party

MR C.M. MOGRE & Other

याद्वारेच्या उद्देशाने कारण / Purpose of transaction

Agreement for Sale

बनादेश / चे ऑर्डर ज्या बँकाचा काढला आहे त्या बँकेचे नांव

बँकाचे नाव / Name of the Drawee Bank & Branch

BANK OF BARODA, BORIVLI (W)

डीडी / चे ऑर्डर / बँक नं. / मुद्रांक शुल्क / D.D./P.O./Cheque No. if any 023363

सहकारकाचे नांव / Name of the Cashier / Authorised Signatory

बदल - रु. 200219 20000-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 6th day of August 2007 BETWEEN 1) MR.C.M. MOGRE, Aged 63 Year, {Pan No-AALPM9209L} and 2) MRS.SHAILA C. MOGRE, Aged 59 Year, Both Adults, Indian Inhabitants of Mumbai, a registered members of the KREMLIN CO-OPERATIVE HOUSING SOCIETY LIMITED, resident at Flat No.B/303, on the 3rd floor, KREMLIN CHS Ltd, Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091, hereinafter called and referred to as the "TRANSFERORS" (i.e. The VENDORS which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the ONE

PART :AND

1) MR.ABHIJIT GURUNATH KADULKAR, Aged 31 Years, {Pan No. AHWPK0246P} and 2) MRS.ANUJA ABHIJIT KADULKAR, Aged 22 Years, {Pan No.-ARQPK0209G}, presently were residing at Flat No.M/701, Ashok Ngar Building No.4 CHS Ltd, Ashok Nagar, Vazira Naka, off. Chandavarkar Road, Borivli (W), Mumbai-400 091, Both adults Indian Inhabitants of Mumbai, hereinafter called and referred to as the "TRANSFEREES" (i.e. The PURCHASERS, which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and permitted assigns) of the OTHER PART :

For THE KALYANKAR BANK LTD. Authorised Signatory. PS One Lac Forty two thousand Six hundred only. THE KALYANKAR BANK LTD. SHOP NO. 2-6, SHROFF ARCADE, SOUBHAI LAKE, BORIVLI (W), MUMBAI-400 092. 13:00



Handwritten signature of C.M. Mogre

Handwritten signature of Kadulkar

Handwritten signature of Anuja Kadulkar

Handwritten signature of Kadulkar

INDIA STAMP DUTY MAHARASHTRA

WHEREAS the TRANSFERORS are members of KREMLIN Co-operative Housing Society Ltd and the TRANSFERORS are the owner of, and seized and possessed of or otherwise well and sufficiently entitled to a flat on ownership basis, a flat bearing No.B/303 situated on the 3<sup>rd</sup> floor in "KREMLIN CO- OPERATIVE HOUSING SOCIETY LIMITED" which is registered as a Co-operative Housing Society, under the Maharashtra Co-operative Societies Act 1960, situate at Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091 and more particularly described in the schedule hereinafter written.

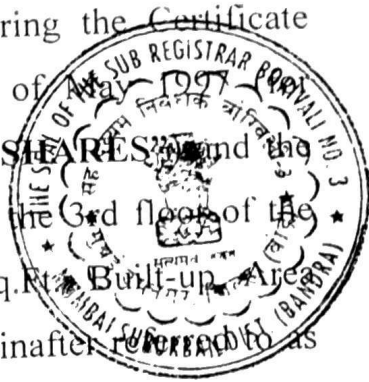
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*AK*

AND WHEREAS by Virtue of said Previous Agreement dated 8<sup>th</sup> day of August 1991, is lodged for registration at the Office of the Sub-Registrar of Assurances at Mumbai under No.P-5870/91 Dated 14/08/1991.

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AND WHEREAS the TRANSFERORS are the Legal and bonofide members of the society known as the "KREMLIN CO- OPERATIVE HOUSING SOCIETY LIMITED", which is registered with the Registrar of Co-operative Societies, Mumbai, Vide Registration No. BOM/WR/HSG/TC/8821/1995-96 and has it's Registered office situated at Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091 (for brevity's sake hereinafter referred to as "THE SAID SOCIETY"), and are holding 5 shares of Rs.50/- each of the said society in their own names, bearing Nos.136 to 140, and bearing the Certificate No.026, Member's Register No.35, Dated 10<sup>th</sup> day of May 1997, and the brevity's sake hereinafter referred to as "THE SAID SHARES" and the TRANSFERORS are the owner of Flat No.B/303, on the 3<sup>rd</sup> floor of the building of the said society admeasuring 720 Sq.Ft. Built-up Area (Equivalent to 66.91 Sq.Mtrs) (for brevity's sake hereinafter referred to as "THE SAID FLAT").

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AND WHEREAS the TRANSFERORS have offered to sell and the TRANSFEREES have agreed to Purchase all the right, title, interest, entitlement, benefits and /or claim of the TRANSFERORS in the said shares of the said society and the said flat for a consideration of Rs.32,00,000/- (Rupees Thirty-two Lacs only) {Full Consideration amount}

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*[Handwritten signature]*  
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 (X)

AND WHEREAS the present sale is governed under all applicable Laws and more particularly under the MAHARASHTRA CO-OPERATIVE SOCIETIES ACT 1960.

WHEREAS THE TRANSFERORS DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFEREES AS FOLLOWS:

BY Virtue of an Agreement Dated 8<sup>th</sup> day of August 1991, made & entered into between "M/s NATIONAL BUILDERS" a registered partnership firm, having their office at 4, Ahmed Amir Estate, S.V.Road, Jogeshwari (West), Mumbai-400102, & hereinafter referred to as THE BUILDERS /PROMOTERS" of the first part and MR.C.M. MOGRE & MRS. SHAILA C. MOGRE therein referred to as "The Purchasers" of the second part, the latter had purchased and acquired on ownership basis a flat Viz. Flat No.B/303, 'B' Wing, on the 3rd floor, at "KREMLIN CO- OPERATIVE HOUSING SOCIETY LIMITED", Situated at Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091. Admeasuring 720 Sq.ft. Built-up Area, (66.91 Sq.mtrs. Built-up Area) more particularly described in the schedule herein under written, hereinafter referred to as "The Said Flat" at or for the price and upon the terms and conditions therein contained and paid entire consideration amount to the Builders and took the possession of the Said Flat.



AND WHEREAS the parties are desirous of recording the terms and conditions of the said agreement in the manner hereinafter appearing.

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NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS THAT :

The TRANSFERORS herein have offered to sell to the TRANSFEREES and the TRANSFEREES have agreed to purchase from the TRANSFERORS, the said flat bearing Flat No.B 303, on the 3rd floor of the building of "KREMLIN CO-OPERATIVE HOUSING SOCIETY LIMITED" situated at Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091, admeasuring 720 Sq.Ft.Built-up Area (Equivalent to 66.91 Sq.Mtrs) and more particularly described in the schedule hereinafter written, along withal the liberties, privileges and advantages appurtenant thereto and all the estate, possession, right, title, interest, entitlement, benefits and or claim and or demands whatsoever of the TRANSFERORS thereon in the said shares of the said flat together with the permanent and absolute right to occupation of the said flat and also all their right to occupation of the said flat and also all their rights and claims on and upon the sinking fund of the said society and other deposits relating to the said flat, for a consideration of **Rs.32,00,000/- (Rupees Thirty-two Laes only) {Full Consideration}** herein on the execution of these presents including the value of **Rs.250/- for the Five Shares of the said society to** the TRANSFEREES.

*[Handwritten signatures and initials]*  
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1. The TRANSFEREES herein will pay to the TRANSFERORS a sum of **Rs.50,000/- (Rupees Fifty Thousands only) {Part Consideration}** on or before execution of this Agreement as an earnest money and it is further agreed that the TRANSFEREES shall pay to the TRANSFERORS or make arrangements with Banks and financial institution's which shall, for and on behalf of TRANSFEREES, pay to the TRANSFERORS the Balance sum of **Rs.31,50,000/- (Rupees Thirty-one Laes Fifty Thousands only) {Balance Consideration}** within 45 (Forty-five) days from the date of execution of this agreement for sale.



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2. The TRANSFEREES have paid to the TRANSFERORS, an amount of Rs.50,000/- (Rupees Fifty Thousands only) {Part Consideration}, as an earnest money, the payment and receipt whereof the TRANSFERORS doth hereby admit and acknowledge.

*Ch*  
*SM*

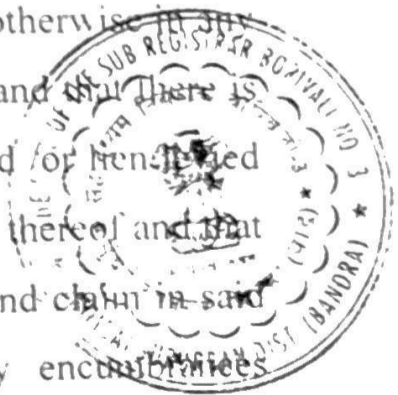
3. The TRANSFERORS have agreed to hand over immediately to TRANSFEREES, the physical, Vacant and Peaceful possession of the said Flat, including all the sets of keys of the said flat, on receipt of the full consideration of Rs.32,00,000/- (Rupees Thirty-two Lacs only) {Full Consideration Amount} as per clause 1 above. It is Further agreed that on and from the date of receiving peaceful, vacant and physical possession of the said flat, from the TRANSFERORS, the TRANSFEREES will be absolute owner of the said flat and TRANSFERORS and /or their heirs, executors, administrators, assigns shall not claim any right, title or interest whatsoever thereafter.

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4. The TRANSFERORS hereby agree to acquit, release and discharge the TRANSFEREES forever on this behalf of their consideration and every part thereof upon the receiving total amount of Rs.32,00,000/- (Rupees Thirty-two Lacs only) {Full Consideration Amount} being full and final amount of the consideration for the sale of all their liberties, privileges and advantages appurtenant thereto and all the estate, possession, right, interest, entitlements, benefits, claim and/or demands whatsoever in said shares of the said society and the said flat.

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5. The TRANSFERORS do hereby declare, assure and covenant with the TRANSFEREES that neither they nor any body on their behalf have created any charge, lien, mortgage, claim, interest or otherwise in any manner encumbered the said flat or any part thereof and that there is no valid existing or subsisting charge, attachment and/or lien or leviable in upon or against the said flat or any part thereof and that the Transferor's occupation, ownership, title, right and claim in said Flat is clear, marketable and free from all any encumbrances whatsoever and the TRANSFERORS have good right, full power and



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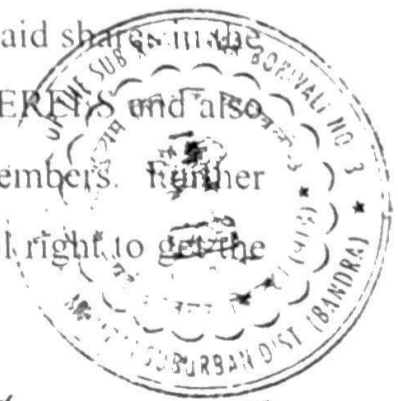
*Kadullar*



Absolute authority to sell and transfer the said flat to the TRANSFEREES in the manner aforesaid. The TRANSFERORS further declare that they have not entered into any agreement/s with any other person/s in respect of the said flat and also no suit, proceedings and/or litigations are pending against the said flat nor the said flat is a subject matter in any court of law.

6. The TRANSFERORS doth hereby covenant, that the TRANSFEREES shall, after receiving possession of the said flat from the TRANSFERORS, thenceforth quietly and peacefully possess, use, occupy and enjoy the said Flat without any let, hindrance, denial, demand, interference, or eviction by the TRANSFERORS or any other person or persons lawfully or equitably claiming through, under or in trust for the TRANSFERORS.
7. The TRANSFERORS agree and render them liable to pay all the arrears of outgoings, Electricity charges, any other Money Claims and dues, if any, prior to the date of handing over the possession of the flat, and to settle, satisfy and discharge all former and other right, title, interest And/or claimant/or demands, if any, of any one whosoever and of any nature whatsoever to keep the interest of the TRANSFEREES and their said flat and the said shares and assets duly indemnified, held harmless, safe and unaffected. The TRANSFEREES agree to bear and pay, on and from the date of taking over the possession of the flat, the charges and dues to the society as also all other outgoings.
8. The TRANSFERORS shall execute all documents, application and transfer forms as required to get the said flat and the said shares in the said society transferred in the names of the TRANSFEREES and also that they be admitted by the said society as members. Further TRANSFERORS hereby grant to TRANSFEREES all right to get the electric meter transferred in their names.

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Pradulkar

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Pradulkar

Kadulkar



SCHEDULE OF THE PROPERTY ABOVE NAMED

ALL THAT RESIDENTIAL Flat No.B-303 on the 3rd floor, of the R.C.C. Framed Structure Building of the "KREMLIN CO-OPERATIVE HOUSING SOCIETY LIMITED" situated at Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091 and lying on the land situated in the **Village Borivli** in Greater Mumbai in the Registration District and Sub-district of Mumbai City and Mumbai Suburban bearing Survey Number 37 (Part.), **C.T.S. No.261** (Part.), and bounded as follows:

*DM*  
*SM*  
 AK  
 (A)

On onward East : by Plot of Land Bearing CTS No.270 & wadi & Gaathan.  
 On onward West : by Plot of Land Bearing CTS No.260.  
 On onward North : by boundary of Village Eksar.  
 On onward South : by Plot of Land Bearing CTS No.261(p).

And further details of which are as under.

1. Year of Construction : 1991.
2. Area of Flat : 66.91 Sq.Mtrs Built-up.
3. No. of Floor of Building : Stilts + 6 Floor, with Lift.
4. Municipal Ward No. : 'R' Ward.
5. Address of Flat : Flat No.B/303, on the 3rd floor, the Kremlin CHS Ltd, Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091.

*Mg*      *Wogre*      *Akadolkar*      *Aceelulla*

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२००७-



*Akadolkar*      *Aceelulla*

IN WITNESSES WHEREOF both the parties hereto have hereunto and to a duplicate hereof set and subscribed their hands on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED BY  
The within named The "TRANSFERORS"

- 1) MR. C. M. MOGRE
- 2) MRS. SHAILA C. MOGRE

In presence of  
Witnesses

1.

2.

*[Handwritten signature]*

*[Handwritten signature]*

SIGNED SEALED AND DELIVERED BY  
The within named The "TRANSFEREES"

- 1) MR. ABHIJIT G. KADULKAR
- 2) MRS. ANUJA ABHIJIT KADULKAR

In presence of  
Witnesses

1.

2.

*[Handwritten signature]*

*[Handwritten signature]*

बदर-६
६००२१९
२००७-



*[Handwritten signature]*  
*[Handwritten signature]*

R E C E I P T

RECEIVED of and from the within named TRANSFEREES MR.ABHIJIT GURUNATH KADULKAR and MRS.ANUJA ABHIJIT KADULKAR a sum of Rupees Rs.50,000/- (Rupees Fifty Thousands Only) as being the amount of Part Consideration in respect Flat No.-B/603, consisting of Two Bed Room Hall Kitchen [admeasuring 66.91 sq.mtrs. Built-up Area] Flat on the 3rd floor, in "KREMLIN" Co-operative Housing Society Ltd. Situated at Jay-Raj Nagar, Shri Mahishamardini Temple Marg, Borivli (West), Mumbai-400 091, Village Borivli, Taluka Borivli, in the Registration District and Sub District of Mumbai City & Mumbai Suburban bearing Survey No.37 (part), and corresponding C.T.S.No. 261 (part), Borivli (West), Mumbai-400 091, we receive the said amount on Dated-18<sup>th</sup> day of June 2007 in the following manner.

AMOUNT	CHEQUE NO.	DATE	BANKERS NAME & BRANCH
Rs.50,000/-	534056	18/06/2007	The Karur Vysya Bank Limited, Vazira Naka Br., Borivli (West), Mumbai-400091.

\* Subject to realization of cheque.

WE SAY RECEIVED Rs. 50,000/- (BY Cheque)

*Mg*  
*Shaila C. Mogre*



(MR.C.M.MOGRE) (MRS.SHAILA C. MOGRE)

(TRANSFERORS)

WITNESSES :

1)

2)

वदर - ६
६००२/१०
२००७-

*Akadulkar*

*Anuja*

EXTRACT FROM THE MUNICIPAL REGISTRATION ACT

REF NO: 1000

OFFICE NO: 1000

1000

TALUKA: BORIVALI

DIST: MUMBAI  
SUBURBAN  
DIST.

Cat. Survey	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when due for revision.
1000	1000	1000	1000
Eastment	1000	1000	1000
holder in Origin of the title so far as traced	1000	1000	1000
Lessor	1000	1000	1000
Other Encumbrances	1000	1000	1000
Other Remarks	1000	1000	1000

Date	Transaction	Vol.No.	New Holder (H) Lessee (L) or Encumbrances (e) ?	Attestation
02/01/07	1000	1000	1000	1000



बदर-६  
२००२/०७  
२००७-

A Kadulkar

Kadulkar



# REMLIN Co-op. Housing Society Ltd.

( Regd. No. BOM/WR/HSG/TC/8821/1995-96 )

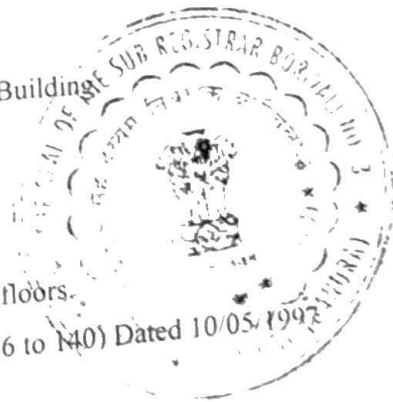
( C. T. S. No. 261 Part, Survey No. 37 Part )

JAY-RAJ NAGAR, OFF. LINK ROAD, BORIVALI (WEST), MUMBAI - 400 091.

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that **MR.C.M. MOGRE & MRS. SHAILA C. MOGRE** are the bonafide members of our society. They are the owner of the Flat No.B/303, on the 3rd floor. (2BHK) of our Society. They wishes to sell their Flat to **MR.ABHIJIT G. KADULKAR** and **MRS.ANUJA ABHIJIT KADULKAR** the information required for Registration and Stamp duty payable is furnished below.

Name	<b>MR.C.M.MOGRE &amp; MRS.SHAILA C.MOGRE</b>
1) Flat No	: B/303, on the 3rd floor.
2) Area of Flat	: 720 Sq.ft.Built-up.( 66.91 Sq.Mtrs Built-up)
3) C.T.S. No.	: 261(Part)
4) Conveyance of the property	: Not yet.
5) LIFT	: Lift is having in the Building
6) Village	: Borivli.
7) Municipal Ward No.	: 'R' North ward
8) Year of Construction	: 1991
9) Floors	: Stilt plus Six upper floors.
10) Share Certificate No.	: 26. (Shares from 136 to 140) Dated 10/05/1997
11) Mode of Purchase of Flat	: Ownership Basis.

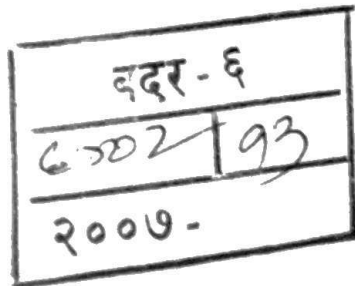


They have paid their maintenance bill up-to-date up to June -2007. We have No Objection for who intends to sell said flat to **MR.ABHIJIT G. KADULKAR** and **MRS.ANUJA ABHIJIT KADULKAR** this letter is given on the request of our members **MR.C.M.MOGRE & MRS. SHAILA C. MOGRE** in their application.

Secretary

For Remlin Co-op Housing Society Ltd.,

*Secretary*  
Secretary



२००६२०



RC-07-0418-21-5-0000  
315331



SECY KRIMLIN COOP HSG SOC  
KRIMLIN BLDG  
JAYRAJ NAGAR BORIVALI WEST  
MUMBAI 92

संस्थापक क्र. / प्लॉट क्र.	दिनांक	तारीख
2006-07	2006 10/20	01/04/2006

21-5-0000

2 RA VILLAGE OFF LINKING ROAD HOUSE KR EM LINE

① Chq no 547230 dt 28/6/07  
for Rs 1,10,000/-

दि. 07/10/2006 त. दि. 31/03/2006	दि. 07/10/2006 त. दि. 31/03/2006
113293	113293
0	0
47205	47205
0	0
28323	28323
45317	45317
1888	1888
56646	56646
22659	22659
0	0
315331	315331
0	0
315331	315331

प्रथम कर्गनिर्धारण दिनांक	01/04/1984
एकूण कर्गपत्र मूल्य =	755285
करनाफी दिनेन मूल्य =	0
निवासी कर्गपत्र मूल्य =	755285
अन्य कर्गपत्र मूल्य =	0



119071	As on 31/03/2006
50	
0	
0	
0	

200680	200620
--------	--------

दर - ६  
६००२१०  
२००७ -



महानगर कार्यालय व मकलक  
"R/C" ward, Municipal Market Bldg.,  
Near Railway Station, S.V.Road, Borivli (W),  
Mumbai-400092.

याचकडून  
पा या खदारे  
कर्गनिर्धारक व मकलक

RC-07-0418-21-5-0000  
315331

200620



RC-07-0418-21-5-0000  
315331

200680



A Kachikar  
Radhu

# KREMLIN CO - OP. HOUSING SOCIETY LTD.

(Regd. No. BOM / WR / HSG / TC / 8821 / 1995 - 96) • (C.T.S. No. 261 Part, Survey No. 37 Part)

JAY - RAJ NAGAR, OFF. LINK ROAD, BORIVALI (WEST), BOMBAY - 400 091

No. 026

Authorised Share Capital Rs. 250/- Divided into 5 Shares each of Rs. 50/- Only

Member's Register No. 35

THIS IS TO CERTIFY that Shri/Smt. Chakar M. Mogre & Shaila C. Mogre

of B-303 is the Registered Holder of [ Five ] Shares from No. 130

to 140 of Rs. 250/- [ Rupees Two hundred Fifty only ]

in THE KREMLIN CO - OP. HOUSING SOCIETY LTD. JAY - RAJ NAGAR, OFF. LINK ROAD, BORIVALI (WEST), BOMBAY - 400 091. Subject to the Bye-laws of the said Society and that upon each of such shares the sum of Rupees fifty has been paid

Given under the Common Seal of the said Society at Borivali This 10<sup>th</sup>

day of



M. R. K. K.

Chairman

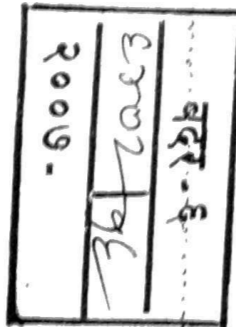
P. S. K.

Chairman

Hon. Secretary

Member of the Committee

P.T.O.



Kodilwar

1	2	3	4	5
1 Chairman	Hon. Secretary		Committee Member	
2 Chairman	Hon. Secretary		Committee Member	
3 Chairman	Hon. Secretary		Committee Member	
4 Chairman	Hon. Secretary		Committee Member	
5 Chairman	Hon. Secretary		Committee Member	

*A. Kadokura*  
*10/11/2000*



The power of service

स्वच्छाग्रह

Join us at www.swachhagraha.org  
To be part of our cleanliness drive



Scan code to pay via UPI  
Use any Bank's UPI App

adani  
Electricity

CUSTOMER CARE CENTRE / CARE OFFICE ADDRESS

Jn. of Shankar Lane & S.V. Road, Kandivali (West),  
Mumbai 400 057

www.adani-electricity.com  
Help Desk: mumbai.electricity@adani.com

Join us on  
10000

**BILL OF SUPPLY** RESIDENTIAL

ABHIJIT GURUNATH KADULKAR  
B/303 KREMLIN CHS LTD  
JAIRAJ NAGAR  
OFF LINKING RD BORIVALI W  
MUMBAI 400092  
Mobile No: 98\*\*\*\*\*59  
Email Id  
Connected Load in kW: 0.93

24x7 Powerline  
19122 We're listening.

For power interruption, complaint or restoration status  
SMS POWER +9 digit account no +10 7055313030 from any mobile no  
Give us a missed call on 1800 812 9998 from your registered mobile no  
Whatsapp POWER +9 digit account no +10 9594519122 from any mobile number

Bill No: 101654498214 Bill Date: 31-01-2023 Type of Supply: SINGLE PHASE  
Bill Distribution No: Boriwall/Shimpoli/13/209/020/020/014 Cycle No: 13  
Connection date: Prior to Aug 2011

YOUR CURRENT CONSUMPTION

Tariff	Meter number	Multiplying Factor (MF)	Present reading	Energy consumption Previous reading	Consumption (Unit kWh)	Energy charge %	Fixed charge %	
LT (B)	8634204	1	2515600	2512400	3200	445.85	100.00	
<b>TOTAL</b>						127.00	445.85	100.00

TRACK YOUR CONSUMPTION (UNITS)

Month	Last year	This year
Jan	166	1365
Feb	201	1465
Mar	386	3043
Apr	434	3329
May	247	1822
Jun	301	2243

**IMPORTANT MESSAGE**

28-02-2023  
As per mobile MERC approval dated 28th November 2022, sum assured charge (SAC) is being waived in current month for any supply areas covered in our Tariff Mumbai 19122 or 19123. Please visit www.adani-electricity.com for details.

Please note that all important communication related to your account are being sent on 98\*\*\*\*\*59 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.

Avoid delayed payment charges due to delayed cheque clearances. Choose digital modes for payment. Visit <https://www.adani-electricity.com/PaymentOnline> for more info to know more.

ACCOUNT NO: 150688097  
BILL MONTH: Jan-23  
DUE DATE\*: 21-02-2023  
SMILES EARNED: 4850

**DUE AMOUNT**  
₹1000.00\*

A small step to save the environment. Switch to paperless bills and **save ₹10 every month.**

**DISCOUNTED BILL AMOUNT**  
Round sum bill payable (after discount of ₹8.41) on or before discount date 07-02-2023: ₹990.00

**LATE PAYMENT BILL AMOUNT**  
Round sum bill payable (including DPC of ₹12.60) after due date 21-02-2023: ₹1010.00

\*Refers only to current bill amount. Previous balance is payable immediately. Payable until one month after due date, thereafter interest applicable as per MERC tariff order. #1 Electric Smile equals 1 reward point credited to your account.

**360 DEGREE ADVERTISING SOLUTIONS FOR YOUR BRANDS**

Exclusive Sole Marketing Rights of Adani Electricity Bill

AIRLINE MEDIA | PERSONAL MEDIA | OUTDOOR MEDIA  
CREATIVE STRATEGY | DIGITAL MARKETING

To Advertise here, Email: [marketing@scommedia.com](mailto:marketing@scommedia.com) • [www.scommedia.com](http://www.scommedia.com)  
@/scommediapvtltd @/scommedia

This electricity bill neither reflects a title nor is to be used as a proof of ownership of any property or premises.

Marek Chupras  
Division Head - Boriwall

1. To the due payment. Date of receipt of cheque is 7 days from submission of cheque, which ever is earlier. In case the date mentioned is the date of receipt of payment.  
2. Cheque should be made in favour of Adani Electricity Mumbai Ltd. A/C No. 150688097  
3. Make cheque payable to Adani Electricity Mumbai Ltd. A/C No. 150688097  
4. Mention A/C No. and respective amount on back of the cheque when making multiple bill payments by using the cheque.



0150688097200001000210220230000101000000099007022023  
Jan 23 150688097 /2/  
Round sum payable: ₹1000.00  
Due date: 21-02-2023  
Discounted amount: ₹990.00  
Discount date: 07-02-2023  
Amount after due date: ₹1010.00

AK Kadulkar  
A. Kulkarni

4000/A01/4042-209/020  
D4390/A4390/B303/S11/R4390

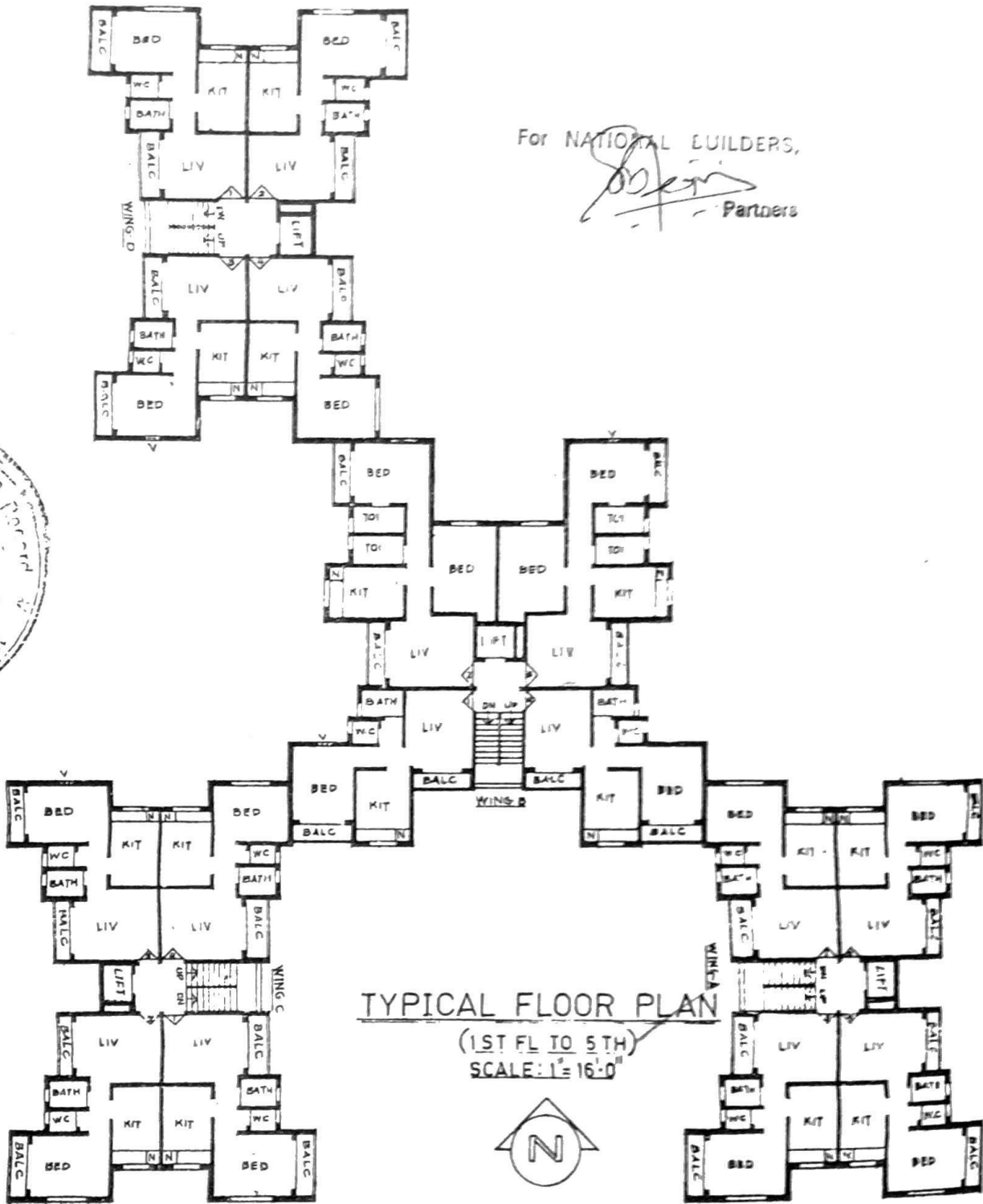
4042-209/303-405

*Handwritten notes:*  
Kadlani  
Kadlani

EXHIBIT 'B'

FLAT NO. 3 ON 11 FLOOR OF WING B

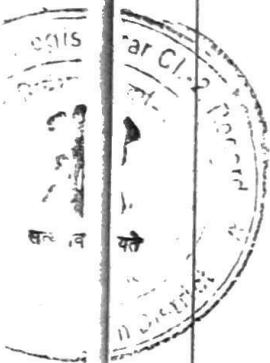
For NATIONAL BUILDERS,  
*[Signature]*  
Partners



PROPOSED BLDG. ON  
PROPERTY BEARING  
C.T.S NO. 261-A & S.NO.  
37 (PT). 34 (PT) AT VILLAGE  
BORIVLI, BORIVLI (W).

**BIPIN S. BAROT**  
B.E. CIVIL  
ARCHITECT AND ENGINEER.  
18, UNION BANK BLDG.,  
BOMBAY SAMACHAR MARG,  
FORT, BOMBAY-400023.

*Handwritten notes:*  
edix  
305  
340710



Interview with the Prospective Borrower ( For Retail loans )

Date :

The details of the prospective Borrower & the details of his loan requirements :

1. Name - KADULKAR RIYA ABHIJIT  
Surname First Name Middle Name

2. Contact Number - 9291817257, Mail id: riya.kadulkar2001@gmail.com

3. Date of Birth 01 DD 09 MM 2001 \_\_ \_\_ YYYY

4. Permanent residential Address \_\_\_\_\_  
\_\_\_\_\_

5. Present Address - (If different from above) B/303, Kremlin society,

Jayraj Nagar, Borivali (W), Mumbai 400091

6. The Residence where you currently live is : self-Owned / Owned by  parent / Rented / Share rented

7. Marital Status - Married /  Unmarried

8. Qualification : Engineering

9. No of Dependents -, No of children -

10. Source of Income Salaried  Self employed/Businessman/ Professional/Other student

11. If salaried Basic Salary Rs. \_\_\_\_\_ Gross Salary Rs. \_\_\_\_\_ Net Salary Rs. \_\_\_\_\_

12. Name of employer \_\_\_\_\_

13. Working since \_\_\_\_\_

14. Details of salary bank a/c. \_\_\_\_\_