

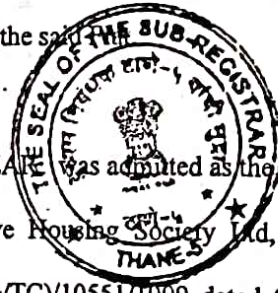


AND WHEREAS by an Agre  
as Document No. 281/2001  
sold the said Flat along  
the said shares  
consi:

WHEREAS by an Agreement for sale dated 21<sup>st</sup> February 1992 lodged for registration as Document No. 1541/1992 dated 28<sup>th</sup> February 1992 (hereinafter referred to as the Principal Agreement), one Mr. K.I. LAZAR purchased from M/s KABRA AND ASSOCIATES, a partnership firm duly constituted under the Indian Partnership Act 1932 and having their registered office a Mustafa Building, Sir P.M. Road, Bombay 400 001 (hereinafter referred to as 'Said Developers') a residential premises being a Flat bearing No. 401 admeasuring 390 Sq.ft. carpet area on the 4<sup>th</sup> floor of the building No. B-7, in the housing complex 'BRAHMAND PHASE-III constructed on the plot of land lying, being and situated at Kolshet, Taluka and District Thane and more particularly described in the schedule written hereunder for the price or consideration and on the terms and conditions mentioned in the agreement (Hereinafter referred to as the said Flat ).

WHEREAS after making full payment of price or consideration to the said M/S. KABRA AND ASSOCIATES the said Mr. K.I. LAZAR was put into a vacant, peaceful and legal possession of the said

AND WHEREAS the said Mr. K.I. LAZAR was admitted as the member of BRAHMAND PHASE III Co-operative Housing Society Ltd, a Society registered under No. TNA/(TNA)/HSG/TC/10551/1999 dated 07/06/1999 and as such member held five fully paid up shares of Rs.50/- each bearing distinctive Nos. from 1041 to 1045 (both inclusive) issued by the said Society vide Share Certificate No. 209 (Members Reg. No. 202) dated 27/06/2000 (hereinafter referred to as "said shares").



वज्र-५
रजि. नं. 202) dated 27/06/2000
8/3E

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



AND WHEREAS by an Agreement for sale dated 25<sup>th</sup> May 2001 registered as Document No. 2811/2001 dated 25.05.2001 the said Mr. K.I. LAZAR sold the said Flat along with all his right, title and interest in the said flat and the said shares of the Society to the TRANSFEROR herein for the price or consideration and based on term and conditions mentioned in the said Agreement.

AND WHEREAS on receiving full and final payment from the Transferor herein the said Mr. K.I. LAZAR handed over vacant, legal and peaceful possession of the said Flat to the Transferor herein.

AND WHEREAS the TRANSFEROR is admitted as the member of the said Society by virtue of a resolution passed in the meeting of the society on 30/11/2002 and as such member TRANSFEROR is holding the said 5 (five) fully paid up shares of Rs.50/- each bearing distinctive Nos. from 1041 to 1045 (both inclusive).

AND WHEREAS thus the TRANSFEROR is absolutely seized and possessed of and otherwise sufficiently entitled to on ownership basis to the said Flat and is the member of the said Society. AND WHEREAS the TRANSFEROR for her is own reasons intend to sale and transfer the said Flat to a prospective purchaser and on knowing the intention of the TRANSFEROR the TRANSFEREES offered to purchase the said Flat along with the said Shares of the Society from the TRANSFEROR.



द. नं न - ५
कमालक ९९८८/२०११
५/३९

*[Handwritten signature]*

*[Handwritten signature]*

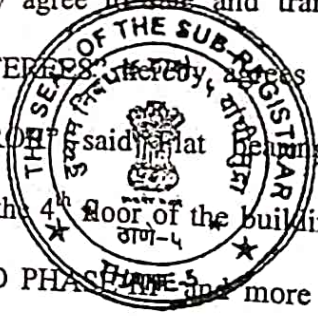
*[Handwritten signature]*

AND WHEREAS the TRANSFEROR has represented to the TRANSFEREES that the Shares and the Flat is free from all encumbrances and claims and that the TRANSFEROR is entitled to sell, transfer, convey and assign all her right, title and beneficial interest in the Flat and also the Shares in favour of the TRANSFEREES.

AND WHEREAS the TRANSFEREES have agreed to purchase and acquire from the TRANSFEROR all the right, title and interest of the TRANSFEROR in the Flat and the Shares free from all encumbrances and reasonable doubts, which the TRANSFEROR has agreed to do upon the terms and conditions recorded hereinafter.

NOW THIS AGREEMENT THEREFORE WITNESSETH THAT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The "TRANSFEROR" doth hereby agree to sell and transfer to the "TRANSFEREES" and the "TRANSFEREES" hereby agree to purchase and acquire from the "TRANSFEROR" said flat bearing No. 401 admeasuring 390 Sq.ft. carpet area on the 4<sup>th</sup> floor of the building No. B-7, in the housing complex 'BRAHMAND PHASE-5' and more particularly described in the schedule written hereunder



TOGETHER WITH all her rights, title, interest therein for the price of consideration of Rs. 24,00,000/- (Rupees Twenty Four Lac Only) paid and to be paid as under.

TOGETHER WITH all her
rights, title, interest therein for the price of consideration of Rs.
24,00,000/- (Rupees Twenty Four Lac Only) paid and to be paid as under.
9/3E

*Signature*

*Signature*

*Signature*

11

SCHEDULE OF PAYMENT: TOTAL CONSIDERATION AMOUNT

Rs. 24,00,000/- (Rupees Twenty Four Lac Only)

Rs.50,000/- (Rupees Fifty Thousand only), vide cheque No.483756 dated 04/06/2011, drawn on the Federal Bank Ltd., Thane Branch, as a token amount.

Rs.4,00,000/- (Rupees Four Lac only), vide cheque No.483760 dated 25/06/2011, drawn on the Federal Bank Ltd., Thane Branch, as the part payment.

Rs.19,50,000/- (Rupees Nineteen Lac Fifty Thousand Only), to be paid within 60 days of the execution and registration of this agreement.

Rs.24,00,000/- (RUPEES TWENTY FOUR LAC ONLY)

2. Time being the essence of contract the TRANSFEREES shall make the payment of balance amount of Rs. 19, 50,000/- (Rupees Nineteen Lac Fifty Thousand Only) within 60 days of the execution and registration of this agreement. It is expressly agreed by the TRANSFEROR that they shall provide to the TRANSFEREES all the necessary documents including NOC of the Society that is required by the TRANSFEREES for obtaining loan from the financial institution.



Handwritten signatures of the parties.

Handwritten signature 'Lissy' pointing to the stamp.

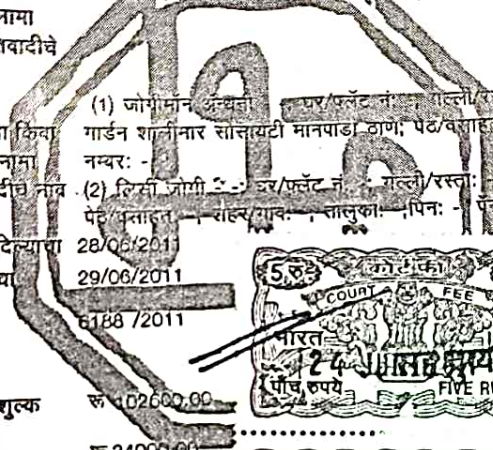
टनन - ५
दस्तावेज क्रमांक ९९८८ १२०९९
०/३९



सूची क्र. दोन INDEX NO. II

गावाचे नाव: कोलशेत

- (1) विलेखाद्या प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,400,000.00  
बा.भा. रु. 1,566,000.00
- (2) भू-मापन, फोटोहिस्ता व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 75/2,4,5, 88/3, 87/14,22/-/-/- वर्णन: झोन 10/41, सर्वे नंबर 75/2,4,5, 88/3, 87/14,22 व इतर - सदनिका नंबर 401, 4था मजला, विल्डींग नंबर वी/7, ब्रम्हांड फेज III को ऑप ही सो लि., आशाद नगर कोलशेत ठाणे  
(1)36.24 चौ मी कार्य
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असलेले तसे
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रागिनी जगन्नाथ - घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: ब्रम्हांड फेज 3 कोलशेत ठाणे, इमारत नं: -; पट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नंबर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) जोशीमान - घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: हिल गार्डन शांतीनगर सात्तायटी मानपाडा ठाणे; पट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नंबर: -.  
(2) लि.सी.जोशी - घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: व प्र. पेट/वसाहत -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नंबर: -.
- (7) दिनांक करून दिल्याचा 28/06/2011
- (8) नोंदणीचा 29/06/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 6188/2011
- (10) बाजारभावाप्रमाणे गुद्रांक शुल्क रु. 102600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 24000.00
- (12) रोरा



सह दुय्यम निबंधक ठाणे क्र. ५



**BRAHMAND PHASE III**  
**CO-OPERATIVE HOUSING SOCIETY LIMITED**

REGISTERED UNDER THE M.C.S. ACT 1960. ( REGD. NO. TNA / (TNA) / HSG / (TC) / 10551 / 1999 DATED 07-06-1999 )

Serial No. 209

Authorised Share Capital Rs. 73,00,000/- Divided into 1,46,000 Shares each of Rs. 50/- only

Member's Registration No. 202 Share Certificate No. 209

*This is to Certify that*

MR. K. I. LAZAR

of B-7 / 401 is / are the Registered Holder / s of 5 (five) Shares from

No. 1041 to 1045 of Rs. 50/- (fifty) each in

*Brahmand Phase III Co-Operative Housing Society Limited, Thane*

*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 Thane this 30th Day of June, 2000.*

*For and on behalf of Brahmand Phase III Co-Operative Housing Society Limited.*

**BRAHMAND PHASE III**  
**CO-OPERATIVE HOUSING SOCIETY LIMITED**

(DR. PARAG A. BRADHAN) (DR. PARAG A. BRADHAN) (DR. PARAG A. BRADHAN) (DR. PARAG A. BRADHAN) (DR. PARAG A. BRADHAN)  
Chairman

BASEMENT, BLDG. NO. B-8, AZAD NAGAR, P. O. SANDOZ BAUG, THANE (W) - 400 807.

Prepared: SUBUDHI & ASSOCIATES  
Tel. : 544 48 03



वीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - जुलै-2023

File No : 3-210/400-M  
CB 6.1.8

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 22-07-2023  
देयक रक्कम रु : 3080.00

देय दिनांक : 11-08-2023  
या तारखे नंतर : 3120.00  
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



BILL NO.(GGN): 000002080729940

ग्राहक क्रमांक : 000080807732 मोबाईल/ईमेल : 99xxxxxx80

MR. JOGIMON ANTONY & MRS.LISSY JOGI  
BRAHMAND IIIRD PHASEBUILD NO.B/7 FLAT NO.401 THANE 400607

श्री. जोगीमोन अंटोनी & श्रीमती.लिस्सी जोगी  
ब्रह्मण्ड 3 फेज वील्ड नं.बी/7 फ्लॅट नं.401 ठाणे 400607

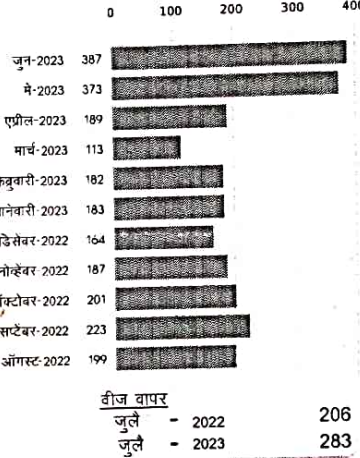
बिलिंग युनिट : 4541/KOLSHETH URBAN S/DN./WAGLE  
दर संकेत \*\* : 90/LT I Res 1-Phase  
पोल क्रमांक :  
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 6/29/0903/3209/4541141  
मिटर क्रमांक : 07610222976  
रिडींग ग्रुप : Q6

पुरवठा दिनांक : 30-11-1994  
मंजूर भार : 2.20 KW  
सुरक्षा ठेव जमा (रु) : 1749.43  
चालु रिडींग दिनांक : 17-07-2023  
मागील रिडींग दिनांक : 17-06-2023

401

चालु रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
32088	31805	1.00	283	0	283

Meter Status: Normal  
Bill Period: 1.00/



घरपील बिला एवजी ई-बिला साठी नोंदणी करा व प्रत्येक विलामागे 10 रूपांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या घरपील बिलावर वरच्या बाजूला छव्या कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडींग साधारणतः 17-08-2023 ह्या तारखेला होईल

तुमचा मासिक नंबर व ईमेल पत्ता युटिफा असल्यास दुरुस्त करा ल्यासाठी  
[www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

ऑनलाइन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पॅमेंट सुविधा अवलंब करा आणि 0.25%(जास्तीत जास्त रु500)मवलत मिळवा संबंधित प्रशासकीय कृपया [helpdesk\\_pg@mahadiscom.in](mailto:helpdesk_pg@mahadiscom.in) वर संपर्क साधा.

विशेष संदेश

- \* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९९XXXXXX८० आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०००८०८०९७३२.
- \* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये .

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे ?  
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप्य करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा पॅप डाऊनलोड करा  
App मध्ये सर्व भरा आणि आकर्षक बक्षीस जिंक

axis  
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SINCE 1998

India's No. 1 Consumer Data Intelligence Company.

[www.axismyindia.org](http://www.axismyindia.org)



axis MY INDIA

स्थळप्रत बिलिंग युनिट : 4541	ग्राहक क्रमांक : 000080807732	पी.सी. : Q6	दर : 90	या तारखे पर्यंत भरल्यास	31-07-2023	Rs. 3050.00
अंतिम तारीख	11-08-2023			या तारखे नंतर भरल्यास	11-08-2023	Rs. 3120.00

बँकेची स्थळप्रत:  
बिलिंग युनिट : 4541 ग्राहक क्रमांक : 000080807732  
45416000080807732110820230000030800040003107230030

डिटिसी क्र. : 4541141  
पी.सी. Q6 दर: 90

अंतिम तारीख	11-08-2023	Rs. 3080.00
या तारखे पर्यंत भरल्यास	31-07-2023	Rs. 3050.00
या तारखे नंतर भरल्यास	11-08-2023	Rs. 3120.00





## Brahmand Phase - 3 CHS

Regn. NO. : TNA/ (TNA)/ HSG/ (TC) 10551/1999 Dated 7th June 1999

Conveyance Deed No.TNN2-05428-2007 Dated 24th July, 2007

Azad Nagar, Near Rainbow English school, G.B road thane west 400607



MyGate

Owner	: MR. JOGIMON ANTONY	Invoice Number	: 14591
House	: B7-401	Invoice Date	: 01 Aug 2023
Area (Sq.ft)	:	Due Date	: 31 Aug 2023
Owner Address	:		

### Arrears & Penalty

Description	Amount
Arrears/Advance(-)	0.0
Penalty/Interests on Arrears	0.0
<b>SUB TOTAL</b>	<b>0.00</b>

### Maintenance bill- August -2023

Description	HSN/SAC	Amount
PROPERTY TAX		91.00
WATER CHARGES		210.00
REPAIRS & MAINTENANCE		97.00
SERVICE CHARGES		1,000.00
SINKING FUND		32.00
PARKING CHARGES		120.00
INSURANCE		29.00
EDUCATIONAL TR. FUND		10.00
<b>SUB TOTAL</b>		<b>1,589.00</b>

### GRAND TOTAL

**1,589.00**

In Words: Rupees One Thousand Five Hundred Eighty Nine Only

*This is a computer generated invoice and requires no authentication.*

### Previous Payments

Date	Mode	Amount	Description
28 Jul 2023	online	1589.00	Online Payment
27 Jun 2023	online	1589.00	Online Payment
30 May 2023	online	1652.00	Online Payment

### Notes:

#### Payment Instructions

- 1) This Bill for Current month is payable on or before ending of the current month otherwise Interest @1.5% p.m. (18% P.A) will be charged on the arrears.
- 2) Please pay from MyGate APP directly via payment gateway subject to charges/free or update in MyGate App under payment section as I have paid after making payment via Cheque/NEFT / Online
- 3) Please pay by cheque and write your Flat No. behind the Cheque & Mobile No.
- 4) Amount of this bill is confirmed if no complaint received within a week for the dispute in this bill.