

- b. That she has been in exclusive and peaceful possession and occupation of the said flat since was inherited by her, from her husband Mr.M.Appukuttan Menon
- c. That on taking possession of said flat, the Transferee will be entitled to occupy the same without any claim or interruption from the Transferor or anybody claiming under her.
- d. That she has paid all dues upto-date and she indemnifies and keeps indemnified the Transferee against any claim made for any period up to completion of sale in respect of the said flat.

- 12. The Transferor is aware that relying on the said representations the Transferee has agreed to purchase the said flat.
- 13. On the completion of Transfer aforesaid the Transferor shall hand over to the Transferee:-
 - a. Vacant and peaceful possession of the said flat.
 - b. All the documents pertaining the said flat to the Transferee.
 - c. Share Certificate together with Share Transfer forms duly signed.
- 14. The Transferor shall sign and execute any deed or writing required to be signed and executed to complete the title of the Transferee to the said flat, in MSEDCL Consumer No: 020020282038, KDMC., if and when required though at the cost of the Transferee
- 15. The Transferee will hold the said flat on and subject to the bye-laws of the Society and the Resolutions passed by the Society and the Managing Committee from time to time and as the member of the Society
- 16. If this Agreement fails due to the refusal of the Society to give its consent to the Transfer or for any reason beyond the control of Transferor or the Transferee, in the said circumstances, the Transferor shall refund the consideration amount paid till this time without interest. If the Transferor is in default in completing the said transfer, she shall be liable to refund the amount received by her within fifteen days from such intimation given to the Transferee about the same. If the Transferee fails to complete the said transaction in time, this Agreement shall be treated to be cancelled and the money received by the Transferor shall be returned within fifteen days. This is without prejudice to the right of any party to file a suit for specific performance of this contract and/or further damages, if any



[Handwritten signature]

P. K. Radhakrishnan

75. 11. 2	
93060	2022
	24

SCHEDULE

- Flat No: 405 on fourth floor admeasuring 566 sq.ft. (built-up) area, represented by Share Certificate No:27, bearing Shares Nos: 131 to 135 Dt: 11-11-85, in the KOJAGARI CO-OP. HOUSING SOCIETY LTD., bearing Property No: B01002264800 House No: B/01, Lane 55, Hse.No:156 in KDMC records, lying and situate in the Village Chikanghar, S.No: 90, H.No: 2/1(PART) C.T.S.No: 2978 A(PART) admeasuring about 790sq.yds. at Rambaug Lane No.5, Kalyan, Dist:Thane, Sub-Registration Taluka Kaiyan, Registration Dist:Thane.

BOUNDED BY:

- ON OR TOWARDS EAST : BY MAIN ROAD AT Rambaug Lane No,5.
ON OR TOWARDS WEST : BY PLOT No:2 & 3 belonging to Prem Jyoti Chsl.
ON OR TOWARDS NORTH : Property belonging to Shri.Sitaram Rai.
ON OR TOWARDS SOUTH : Property of Akshay CHSL.

With all Easement Rights.

[Signature]

P.K. Badgajar



क.ल.न. २	
दस्ता.क्र. १३०७०	२०१९
११	२५



जादव काशी पी. टकतु. पी. ३९६
दिनांक १०/१/९२

पवित्रान पुस्तिका दस्तावेज

श्री. निवासी सुदेश के. र. हा

अंशुक उपार्जित, नारायण बाडी, कल्याण

श्री. निवासी सुदेश के. र. हा अंशुक उपार्जित

श्री. निवासी १६/१/९२ हे अंशुकान बहला वेण्यात येतो आहे, त्याचा नगरपालिका

इश्रीत निदेश क्र. २९६/१९९१ दि. ३०/२/१९९१ रोजी उपरोक्त वेण्यात परवानगी

अदिग कर्तव्य पी. टकतु. पी. १९९ दि. १५/१/९२ मध्ये मंजूर झालेला आहे

इश्रीत अंशुक उपार्जित अंशुकान पुर्व वेण्या आहे

समस्त त्याचा बाबतचा इश्रीत स्वर मध्यमस्थी नगरपालिका वेण्यात येत आहे

- (१) माल मजला — १ — ५ — ८ — पाथून
- (२) पौढता मजला — १ — ५ — ८
- (३) दुकान मजला — १ — ५ — ८
- (४) निवासा मजला — १ — ५ — ८
- (५) पौढता मजला — १ — ५ — ८



मुदतीची : (१) नगरपालिका फर अधिका, पवित्रान यात वेण्या
बाडी नारायण बाडी पाठीला येत आहे.
(२) बाडी नारायण

मुदतीची
क. ल. न. २
दस्ता क्र. ७३०६०
१९९१
१४ २५

P.K. Radhakrishnan

Signature

BILL OF SUPPLY FOR THE MONTH OF - फेब्रुवारी-२०१९

GSTIN: 27AAECM293JK128

नोबाईल/ईगेल

देयक दिनांक : 11-02-2019

देयक रक्कम रु : 110.00

देय दिनांक : 05-03-2019

या तारखे नंतर भरल्यात : 110.00

022020282038
A MENON
LAT NO 405RAMBAUG 5 KALYAN 421301
4168/KALYAN (W) S/DN-I/KALYAN (W)
DCLT I Res 1-Phase

मि. देवकी अ. मी. : E1/03/1420/8040/4168102
07514940799

पुरवठा दिनांक : 15-05-1982
मंजूर भार : 2.90 KW
सुरक्षा ठेव जमा (रु) : 1380.00
पालु रिडींग दिनांक : 06-02-2019
भागील रिडींग दिनांक : 06-01-2019

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे पुरवठा विलेखात, भरणा दिनांकानुसार हप्त्या अगोवारी तयार देयक भरणा सुट किंवा विलंब आकार घुटील देयकात समाविष्ट करण्यात येईल.

महोदयी सहाय निवारण कोट २००९
1800-233-3435, 1800-102-3435, 1912

ग्राहकांच्या तक्रारींचे निवारण करण्यासंबंधीचे निवेदन व कायदेशीर महामतिरमणाच्या संकेत स्थळ
www.mahadiscom.in > Important Links >
Consumer Grievance Redressal Forum
यावर उपलब्ध आहे

विलेख रिडींग	मुलक अक्षर	युनिट	समा. युनिट	एकूण यापर
3902	1.00	4	0	4

0.00 0.25 0.50 0.75 1.00

जानेवारी-२०१९	०
फेब्रुवारी-२०१९	०
मार्च-२०१९	०
एप्रिल-२०१९	१
मे-२०१९	०
जून-२०१९	०
जुलै-२०१९	०
ऑगस्ट-२०१९	०
सप्टेंबर-२०१९	०
ऑक्टोबर-२०१९	०
नोव्हेंबर-२०१९	०
डिसेंबर-२०१९	०
एकूण	१
विलेखी	४

या विलेखी देयक बाबत कोणतेही काही तक्रारी/विलेखात १० दिवसांचा मुदत निवेदन देण्यात येऊन घ्यावे. कोणतेही तक्रारी/विलेखात > www.mahadiscom.in/mahadiscom/gopreen.php (GDN) वर १० दिवसांच्या मुदतीत तक्रारी देण्यात येऊन घ्यावे.

विलेखात देयक देण्याची सुचना देण्यात येऊन घ्यावे. (विलेख व मुदतीच्या बाबत)

विलेखात देयक देण्याची सुचना देण्यात येऊन घ्यावे. (विलेख व मुदतीच्या बाबत)

विलेखात देयक देण्याची सुचना देण्यात येऊन घ्यावे. (विलेख व मुदतीच्या बाबत)

ग्राहकांच्या अधिकृत संकेत स्थळाद्वारे (www.mahadiscom.in) व नोबाईल ॲपद्वारे विलेख देयकाचा निःशुल्क ऑनलाईन भरणा फक्त सहायकात, नेटबँकिंग, क्रेडिट कार्ड, कॅशकार्ड याद्वारे विलेख देयकाचा भरणा वेळ्यास ग्राहकांना कोणतेही अतिरिक्त शुल्क आकारले जाणार नाही. २०१९ पासून विलेख देयकावर, मीटर रिडींगचा कोटो प्रिंट केला जाणार नाही. MSEDCL ने नोंदणीकृत नोबाईलवर, रिडींग घालण्यावर हजेराना SMS न्वर

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION (No: 2, 3, 5, 81)
051898/874447 URN: 8919710834819

MAHARASHTRA
Collection Centre
Name of Circle
Consumer No.
Received From
The sum of ₹ (In Words):

024168012-The Aadarsh Sahakar Grahak Sanstha
02020282038
MRS DEVAKI A MENON
Rs One Hundred Ten Only



By: _____
Dated: _____

Bank Name: _____
IFSC Code: _____
01-Energy BZ-U110
For M.S.S.D.Co. Ltd.
Cashier

Consumer's liability to realization and cheques realization date will be credit date
27-11-2019 P.O. Switzerland Post Account Number: Mera, Banara (E), Mumbai - 409 651.

P.K. Radgwar

क. ल. न. २	
१३०००	२०१९
२०	२५

Handwritten signature

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands and seals on the day and year first hereinabove written;

SIGNED, SEALED AND DELIVERED BY

MRS DEVAKI A MENON

The withinnamed "TRANSFEROR"

Devaki A Menon




WITNESSES:

1. Mrs. Vijayalakshmi S. Menon *WV*

2. Mr. Shrijith Mohan Menon *Shrijith*

SIGNED, SEALED AND DELIVERED BY

MRS P. K. BADGIJAR

The withinnamed "TRANSFeree"

P. K. Badgijar



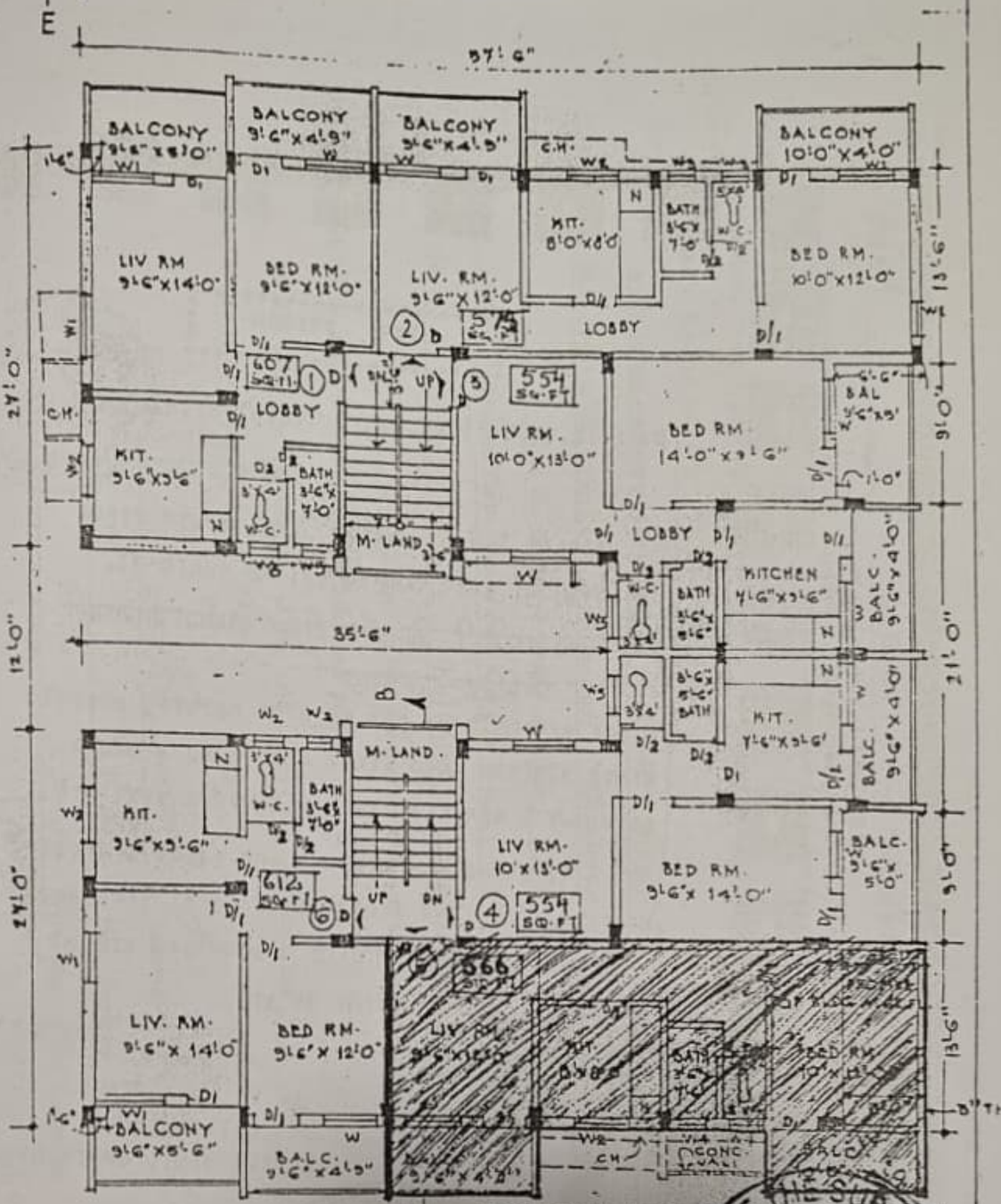

WITNESSES

1. Karilas Badgijar *Badgijar*

2. Mrs. Vijayalakshmi S. Menon *WV*



15.07.2022	2
93000	2022
92	23



TYPICAL 15 TO

OF PLOT SHOWN RED
 WA
 ALL 15' 6" 6"

PROPOSED BUILDING ON PLOT NO. 2978, KALYAN CITY



JOB NO. BOM/BLD/173	DRG. NO.	P. K. BADGIJAR ARCHITECTS, ENGINEERS, VALUERS AND INTERIOR DESIGNERS, 29-2C, BALIVIHAR, BHIVAJI PATH KALYAN
SCALE 1" = 8' 0"	DATE 8-3-1975	

क. ल. न. २	
दस्तावेज क्र. १८०६०	२०१९
९६	२५

Handwritten signature: P.K. Badgijar

Handwritten signature: P.K. Badgijar

Handwritten signature: P.K. Badgijar

बॉन्डणी प्रमाणपत्र

क्र. : टि.एच.ए./डी.एच.एच./एच.एच.बी/टी.पी/ ६०२/८५-८६

दिनांक : २४/१०/१९८५

मा. सहायक निबंधक, सहकारी संस्था, कल्याण तालुका
वि. ठाणे, या प्रमाण पत्राद्वारे प्रमाणित करताना ही,

--- कोजागिरी को-ऑपरेटिव्ह लोरींग सोसायटी ---

--- लिमिटेड, कल्याण ---

तालुका कल्याण जिल्हा ठाणे ही संस्था महाराष्ट्र सहकारी
संस्थांचे अधिनियम १९६० (१९६१ चे महाराष्ट्र अधिनियम
क्रमांक २५) चे कलम २(१) अन्वये बॉन्डनिष्पत्त जाली आहे.

उपरोक्तिलिखित अधिनियमाचे कलम १२(१) चे महाराष्ट्र
सहकारी संस्थांचे नियम १९८१ चे नियम १०(१) अन्वये सदर
संस्थेचे धर्मांतरण मूळ निर्माण संस्था व उपधर्मांतरण माफेकर
सहभागीदारी मूळनिर्माण संस्था असे आहे.

(प्र. पि. देवमुखा)
सहायक निबंधक
सहकारी संस्था, कल्याण तालुका



प्रति :
क. ल.
१३०००
१७ २५

P.K. Bodgwar

४५१२

TRANSPERED (P.T.O.)

THE Kajagiri CO-OPERATIVE SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) and Date 2

(Registration No. 7741/KM/H54/72/602/85-86)

No. 27

Authorised Share Capital Rs. 8350/- Divided into 165 Shares each

Member's Register No. 27.

THIS IS TO CERTIFY that Shri/Smt.

Wijed Rego *Wanjale*

Flat No. 405, Ankur Apartments, Rambaug Lane No. 5, Kalyan

of _____ is the Registered Holder of Shares [Five] from No. 131

to 135 of Rupees Two hundred fifty only. [Rs. 250/-]

in THE Kajagiri CO-OPERATIVE HOUSING SOCIETY LTD.

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 Kalyan this 11th

date of November 1985.



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Member of the Committee
P. T. O.



P.K. Badgujar

क.ल.न. २	
दस्तावेज नं. १३०००	२०१९
१८	२५

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 13070/2019

नोंदणी :

Regn:63m

गावाचे नाव : चिकणघर

(1) विविधाचा प्रकार करारनामा

(2) नोंददला 2500000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1950000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अन्वयान्त) 1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: विभाग 2/15 मोजे चिकणघर, ता. कल्याण, जि. ठाणे येथील जॉन नं., सदनिका क्र. 405, चौथा मजला, कोजागिरी को-ऑप. ही. सो. लि., (अंकुर अपार्टमेंट), रामबाग लेन नं. 5, चिकणघर, कल्याण पश्चिम, ठाणे - 421301.... सदनिकेचे क्षेत्र 566 चौ.फुट बांधीव ((Survey Number : 90, हिस्सा नं. 2/1पार्ट ; C.T.S. Number : 2978ए (पार्ट) ;))

(5) क्षेत्रफळ 1) 566 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेना. 1) नाव:- देवकी अप्पुकुट्टन मेनन . वय:-76; पत्ता:- प्लॉट नं: सदनिका क्र. 405, माळा नं: चौथा मजला, इमारतीचे नाव: कोजागिरी को-ऑप. ही. सो. लि., (अंकुर अपार्टमेंट), जलौक नं: रामबाग लेन नं. 5, चिकणघर, कल्याण पश्चिम, ठाणे , रोड नं: . महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवागी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1) नाव:- श्रीती कैलास बडगुजर . वय:-40; पत्ता:- प्लॉट नं: सदनिका क्र. 404, माळा नं: चौथा मजला, इमारतीचे नाव: कोजागिरी को-ऑप. ही. सो. लि., (अंकुर अपार्टमेंट) , जलौक नं: रामबाग लेन नं. 5, चिकणघर, कल्याण पश्चिम, ठाणे , रोड नं: . महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 26/09/2019

(10) दस्त नोंदणी केल्याचा दिनांक 26/09/2019

(11) अनुक्रमांक, खंड व पृष्ठ 13070/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 150000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 25000

(14) शेर



सह दुय्यम निबंधक वग-२
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

AGREEMENT FOR SALE



THIS AGREEMENT FOR SALE made at KALYAN on THIS 26 DAY OF SEPTEMBER, 2019.

BETWEEN

MRS. DEVAKI APPUKUTTAN MENON, age about 76 years, Occupation Retired; Residing at Flat No: 405, Kojagiri Co-op. Hsg. Society Ltd., Rambaug Lane No: 5, Kalyan, Dist: Thane, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs executors, administrators and assigns) the **PARTY OF THE FIRST PART;**

Devaki Menon

P.K. Padgugur

क. ल. न. २	
दि. नं. १३०६०	२०१९
७	२५
	pg-1

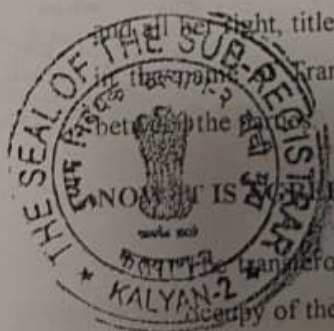
A N D

MRS PREETI KAILAS BADGUJAR, age about 40 years, Occupation : service, residing at flat No; 404, 4th floor, Kojagiri Co-operative Society Ltd., Rambaug Lane No 5, Kalyan (West) Dist: Thane, 421 301, hereinafter referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns), the PARTY OF THE SECOND PART.

WHEREAS the Transferor is a member of KOJAGIRI CO-OPERATIVE HOUSING SOCIETY LTD., Registered under Maharashtra Co-op.Societies Act, 1960. Under No. TNA/KYN/HSG/TC/602/85-86 Dt: 24-10-1985 and as such member she is occupying as Owner Flat No: 405 admeasuring 565 sq.ft. (built-up area) on fourth floor in the building known as Ankur Apartments and now known as Kojagiri Co-op.Housing Society Ltd., standing on plot of land bearing Survey No: 90 H.No: 2/1 (PART), admeasuring 790.90 sq.yds, C.T.S No: 2978 A(PART), at village Chikanghar, Rambaug Lane No: 5, Kalyan, Dist:Thane, more particularly described in the Schedule hereunder written.

AND WHEREAS the said building now known as KOJAGIRI CO-OP. HOUSING SOCIETY LTD., was constructed as per the plans and permission issued by the then Kalyan Municipal Council dt: 5/6/1975 and further have obtained COMPLETION ON CERTIFICATE from Kalvan Municipal Council vide P.W.D No: 197 dt: 10/5/1982. In the said premises the said building is 37 years old.

AND WHEREAS the Transferor has agreed to transfer her right to occupy the said flat together with right, title and interest therein as well as to transfer her Shares in the Society to the Transferee on the following terms and conditions agreed to by and between



AND BETWEEN PARTIES AS FOLLOWS:-

Transferor agrees to transfer and Transferee agrees to purchase the right to occupy of the Transferor and all her right, title and interest to and in the said flat together with all its fixture and fittings at a lumpsum price of Rs.25,00,000/- (Rupees Twenty-five lakhs only) as they are in close friendly terms. The Transferee has seen the flat and shall not raise any objection on the question of the area mentioned above.

[Handwritten signature]

P.K. Nadyar

क.स.न.र
93060 2099

2. The said consideration price is to be paid by the Transferee in the mode given below:-

- i. Paid Rs.1,00,000/- vide Cheque No: 580291 dt: 08/09-2019 drawn on **Bank of Maharashtra Mumbai Parel Branch, 400012.**
- ii. Balance amount of Rs.24,00,000/- (Rupees Twenty-four lakhs only) will be paid as soon as the loan is sanctioned and granted from **HDFC Bank, Kalyan Branch,** on or before one month, of the execution of this Agreement.

3. The transfer of the said flat will be completed in realisation of full and final payment and at the time of handing over peaceful and vacant possession of the said flat to the Transferee by the Transferor.

4. The Transferor and Transferee have given intention letter to the Managing Committee of the said Society on _____ for the Transfer of the said flat and of five shares held by the Transferor in the said Society in the name of Transferee.

5. The Transferor covenants that she has inherited the said flat from her husband Mr.M.Appukutan Menon and he has purchased the said flat from Mr.Wilfred Reg. on 19-09-1986.

6. The Transferor has disclosed and given inspection of the Documents in her possession relating to the said flat to the Transferee and Transferee will not raise any objection to the title.

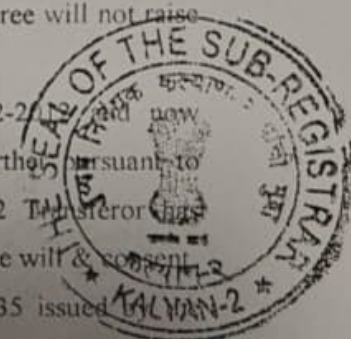
7. The Transferor states that she had made a Will on 21-12-2012 and now Transferor has revoked and cancelled the said Will and further pursuant to revocation and cancellation of the said Will dated 21-12-12 Transferor has entered into this Agreement for Sale with the Transferee with free will & consent.

8. The Transferor is holding Five Shares bearing Nos.131 to 135 issued by _____ Society and represented by Share Certificate o: 27 dt: 11-11-1985 pertaining the said flat No: 405 in Kojagiri Co-op. Hsg.Society, in her name on 28/02/1994.

9. From the delivery of Vacant possession of the said Flat, the Transferee will be the absolute owner thereof with all rights, title and interest, and thereafter the Transferor will have no right, title or interest therein.

10. All the Society's dues, including K.D.M.C Tax, M.S.E.D.C.L bills upto the date of delivery of possession will be paid by the Transferor and thereafter the Transferee will be liable to pay the same.

11. The Transferor has represented to the Transferee that:-
a. She is the absolute owner of the said flat and no other person has any interest or claim therein,



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71 13070

Thursday, September 28, 2019

8:39 AM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Regn.:39M

गावाचे नाव: चिकणघर

दस्तऐवजाचा अनुक्रमांक: कलन2-13070-2019

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रीती कैलास बडगुजर.

पावती क्र.: 15370

दिनांक: 26/09/2019

नोंदणी फी

₹. 25000.00

दस्त हाताळणी फी

₹. 500.00

पृष्ठांची संख्या: 25

एकूण:

₹. 25500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:55 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मूल्य: ₹.1950000/-

मोबदला ₹.2500000/-

भरलेले मुद्रांक शुल्क : ₹. 150000/-

सह दुय्यम निबंधक वर्ग-२
कल्याण क्र. २

1) देयकाचा प्रकार: eChallan रकम: ₹.25000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006694340201920M दिनांक: 26/09/2019

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 500/-

P.K. Rodgier

मुळ दस्त पत्र पिढाले.