

Receipt (pavti)

541/3650

Monday, March 27, 2023

5:17 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 3946 दिनांक: 27/03/2023

गावाचे नाव: कुळगाव

दस्तऐवजाचा अनुक्रमांक: उहन4-3/50-2023

दस्तऐवजाचा प्रकार : सेल सर्टिफिकेट

सादर करणाऱ्याचे नाव: देवावरम मरकय्या बेक्कम - -

नोंदणी फी

रु. 12000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 12600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूत्री-२ अंदाजे

5:31 PM ह्या वेळेस मिळेल.

Joint S. S. R. Ulhasnagar 4

सह. दुय्यम निबंधक वर्ग-२

उल्हासनगर-४.

वाजार मूल्य: रु.1161500 /-

मोवदला रु.1200000/-

भरलेले मुद्रांक शुल्क : रु. 72000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

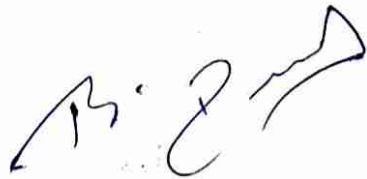
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2603202303754 दिनांक: 27/03/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.12000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017520500202223E दिनांक: 27/03/2023

वॅकेचे नाव व पत्ता:



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202303278302	27 March 2023,02:58:15 PM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : अंबरनाथ				
उप मूल्य विभाग	2/6-बी-1/क-1) कुळगावचे उत्तरेकडील कात्रप मांजलीचे सीमेपासून हायटेशन लाईनपर्यंत पश्चिमेकडील कात्रप, शिरगावपासून दक्षिणेकडील स.न.35,40,41,कुळगाव गावठाण स.न. 6,8,16,19, व 83 च्या दरम्यानच्या मिळकती				
क्षेत्राचे नांव	A Class Palika	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#4		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजगापनाचे एकक
8350	45000	52300	63800	52300	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	35.78चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	25 वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्वहन सुविधा -	नाही	मजला -	Third		
Sale Type - Resale		First Sale Date -			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 90 / 100 Apply to Rate= Rs.40500/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( 40500-8350 ) * ( 75 / 100 ) ) + 8350 ) = Rs.32462/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 32462 * 35.78  = Rs.1161490.36/-			
Applicable Rules		= 3, 9, 18, 19			
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) - वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1161490.36 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.1161490/- = २ अकरा लाख एकसष्ठ हजार चार शे नव्वद /-			

Home Print

सह. मुख्य निबंधक वर्ग-२  
जहासनगर-४.



२-३-२०२३  
२-३-२०२३ माल्टी २३

उहन - ४	
३०५०	२०२३
पाने १	४५

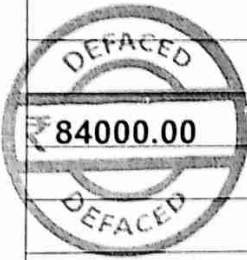


**CHALLAN**  
MTR Form Number-6



GRN	MH017520500202223E	BARCODE		Date	27/03/2023-12:39:41	Form ID	267
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
	Registration Fee	PAN No.(If Applicable)					
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	Full Name	DEVAVAHAM M BEERAM				
Location	THANE	Flat/Block No.	FLAT NO. 203 BALRAM HOUSING CO OP				
Year	2022-2023 One Time	Premises/Building	HSG. LTD.				

Account Head Details	Amount In Rs.	Road/Street	Area/Locality	Town/City/District	PIN
0030046401 Stamp Duty	72000.00	KULGAON	BADLAPUR, TAL-AMBERNATH, DIST-THAN	E.	4 2 1 6 0 3
0030063301 Registration Fee	12000.00				
Remarks (If Any)					
SecondPartyName=ASREC INDIA LIMITED-					
Total		Amount In	Eighty Four Thousand Rupons Only		
		Words			



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	00040572023C327B1465	IK0CEBMY36
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-12:24:40	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID : Mobile No. : 9967635729  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चालन केवल दुरास नितिक कार्यालया नोदणी कार्यालया देवतान्दी लागू आहे. नोदणी न कार्यालया देवतान्दी सदर चालन लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-541-3650	0008640998202223	27/03/2023-17:17:15	IGR129	12000.00







CHALLAN  
MTR Form Number-6



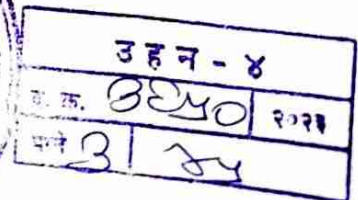
GRN	MH017520500202223E	BARCODE			Date	27/03/2023-12:39:41	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR			Full Name	DEVAVARAM M BEKKAM				
Location	THANE			Flat/Block No.	FLAT NO. 203, BALRAM BAJRANG CO. OF				
Year	2022-2023 One Time			Premises/Building	HSG. LTD.				
Account Head Details		Amount In Rs.		Road/Street					
0030046401 Stamp Duty		72000.00		KULGAON					
0030063301 Registration Fee		12000.00		Area/Locality					
				BADLAPUR, TAL-AMBERNATH, DIST-THAN					
				Town/City/District					
				E.					
				PIN					
				4 2 1 5 0 3					
				Remarks (If Any)					
				SecondPartyName=ASREC INDIA LIMITED-					
				Amount In					
				Eighty Four Thousand Rupees Only					
Total		84,000.00		Words					
Payment Details		STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032781453	IKOCEBMYR5				
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-12:24:40	Not Verified with RBI				
Name of Bank		Bank-Branch		STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 9967635726

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





**asREC**  
**(India) Limited**  
**SALE CERTIFICATE**

Under Rule – 9(6) of SARFAESI Act

**WHEREAS**

ASREC (India) Limited, is a Company incorporated under the Companies Act 1956 and registered with Reserve Bank of India as Securitization and Asset Reconstruction Company and having its registered office at Unit No.201-200A and 202-200B, Solitaire Corporate Park, Building No.2, Ground floor, Andheri- Ghatkopar Link Road, Chakala, Mumbai-400 093 and branch office at Dynasty Business Park, Unit no. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai-400 059.

ASREC (India) Ltd. has acquired the secured debt of the Mr. Shivdas Kunjunni Nair Prop of M/s. Sreya Enterprises, M/s. Global Trend Inc., and Mrs. Vimala Unnikumar Menon and its Joint/Co-Borrowers/Partners/Surety /Mortgagors with underlying securities from the original lender the Bharat Co-operative Bank (Mumbai) Ltd., vide Assignment Agreement dated 25.03.2021 under the provisions of Section 5 of SARFAESI Act, 2002.

The undersigned being the Authorised Officer of ASREC (India) Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 read with rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of Bharat Co-operative Bank (Mumbai) Ltd (Assignor) in favour of Mr. Devavaram Markayya Bekkam (Pan No. ARSPB5962F) and Mrs. Lalitha Devavaram Bekkam (Pan No. CTYPM9483Q), having address at 302, Bajrang Apartment, Salasar Nagar, Patil Pada, Badlapur (E), Thane – 421503 the immovable property shown in the schedule below secured in favor of Bharat Co-operative Bank (Mumbai) Ltd (Assignor) by Mr. Shivdas Kunjunni Nair Prop of M/s. Sreya Enterprises, M/s. Global Trend Inc., and Mrs. Vimala Unnikumar Menon and it's, Joint/Co-Borrowers/Partners/Surety /Mortgagors towards the financial facility offered by Bharat Co-operative Bank (Mumbai) Ltd. (Assignor).

The undersigned acknowledges the receipt of the Sale Price of **Rs.12,00,000/- (Rupees Twelve Lakh only)** in which (DD Number 01400073 Dated 25/3/2023) for Rs.9,00,000/- subject to clearance) in full and handed over the rights and possession of scheduled property. The sale of the scheduled property was made free from all encumbrances known to the secured creditor listed below was made on "AS IS WHERE IS", "AS IS WHAT IS" and "AS IS WHATEVER THERE IS" basis on deposit of the money demanded by the undersigned:

<b>Description of the Immovable property</b>	उहन - ४
Flat no 203, Adms 385 Sq. Ft. built up area, 2nd floor, B Wing, Shree Bajrang ChS Ltd., Salasar Nagar, constructed on survey no. 4, Hissa no 2 (part), Patilpada, Village Kulgaon, Badlapur (East) Thane 421503. Owned by Mrs. Vimala Unnikumar Menon.	ड. क्र. 3850 २०२३

Date: 27 .03.2023  
Place: **Mumbai**



*Sunil P. Korgaonkar*  
**Sunil P Korgaonkar**  
Authorised Officer  
ASREC (India) Ltd.

**ASREC (India) Limited**

Dynasty Business Park, Unit No. A- 212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059.  
Phone : 91-22-69314500 • E-mail : asrec@asrec.co.in • Website : www.asrecindia.co.in  
CIN U67100MH2003GOI143291

*Reconstructing For Better Future*

Head Office : Solitaire Corporate Park, Building No.2, Unit No 201-202 A & 200-202 B, Gr Floor, Andheri Ghatkopar Link Rd, Chakala, Andheri (E), Mumbai- 400093. Phone : 91-22-61387000 • Fax : 91-2261387010

**TO WHOMSOEVER IT MAY CONCERN**

We authorize Mr. Sunil P. Korgaonkar, Asst. Vice President and Authorized Officer in the account of Mrs. Vimala U. Menon & Joint borrower Mr Unnikumar Menon, is authorized to sign and execute necessary release deed on behalf of Company in respect of property stated here under, as per Public Auction Held on 31.01.2023.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

1. ALL that piece and parcel of Flat No.203, on Second Floor, having area adm. About 385 Sq. Ft. Built-Up in the society known as "SHREE BALRAM BAJRANG CO-OPERATIVE HOUSING SOCIETY LTD." A co-op. society registered under M. C. S. Act, 1960, bearing registration No. TNA/ULR/H5G/(TC)/15003/2003-2004 Dated 23/02/2004 (hereinafter referred to as the said Society) Constructed on plot of land bearing Survey No. 4, Hissa No. 2,3 lying being situated at Village-Kulgaon, Tal. Ambernath, Dist. Thane, Within the limits of Kulgaon Badliapur Municipal Council and in the Sub-Registration Dist. Ambernath and Registration Dist. Thane-421 503, owned by Mrs.Vimala Unnikumar Menon and bounded by

East : B Wing  
West : Krishna Dham Society  
North : Open Plot  
South : Gopal Height



उह न - ४	
र. नं. ३६५०	२०२३
१२३५	४५

Mr. Sunil P Korgaonkar will sign as

*Sunil P Korgaonkar*

FOR ASREC (INDIA) LTD

*Rashmi Irani*  
(Rashmi Irani)  
VICE PRESIDENT.



Encl:- Copy of Identity Card of Mr Sunil P. Korgaonkar.

**ASREC (India) Limited**

Dynasty Business Park, Unit No. A- 212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059.  
Phone : 91-22-69314500 • E-mail : asrec@asrec.co.in • Website : www.asrecindia.co.in  
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**asREC**  
**(India) Limited**



**Sunil P Korgaonkar**

Emp. Id. 127

Designation : Chief Manager

Blood Group: O+

*M. M. S.*  
Issuing Authority

*Sunil P Korgaonkar*  
Holder's Signature

**ASREC (India) Limited**

Solitaire Corporate Park, Bldg No. 2, Unit No. 201, 201A,  
202 & 202B, Gr. Floor, Andheri Glutkoper Link Rd., Chakala,  
Andheri (E), Mumbai 400 093. Tel.: +91 22 61367000.

*Sunil P. Korgaonkar*



लहान - ४	
व. क्र. 3840	२०२३
पती	<i>[Signature]</i>



In case of emergency  
Please contact  
+91 7718522051 / 7710024555

- This card must be produced whenever demanded.
- Holder will be held accountable against loss, theft, damage or misuse.
- Loss must be reported immediately to the Registered Office.

If found, please return to Registered Office

**ASREC (India) Limited**

Registered Office :

Solitaire Corporate Park, Bldg No. 2,  
Unit No. 201, 201A, 202 & 202B,  
Gr. Floor, Andheri Ghatkopar Link Rd.,  
Chakala, Andheri (E), Mumbai 400 093.  
Tel.: +91 22 61387000.



उद्दन - ४	
द. क्र. ३२५०	२०१९
पाने ७	४५

ASREC/MUM/RECOV/2022-23

Date: 24.01.2023

To,  
Mr. Devavaram Markayya Bekkam  
Mrs. Lalitha Devavaram Bekkam  
302, Bajrang Apartment, Salasar Nagar,  
Patil Pada, Badlapur (E), Thane - 421503.

Dear Sir,

**Re: E- Auction will be held on 31.01.2023 in the account of Mr. Shivdas Kunjuni Nair Prop of M/s. Sreya Enterprises, M/s. Global Trend Inc., and Mrs. Vimala Unnikumar Menon.**

We acknowledge receipt of RTGS of Rs.1,20,000/- (Rupees One Lakh Twenty Thousand only) on 24.01.2023 towards payment of 10% as EMD of the Bid amount i.e. Rs.12,00,000/- towards Sale consideration of property being Flat no 203 (Adms 385 Sq. Ft.) 2nd Floor, A Wing Shree Balram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur (East) Thane 421503..

Yours faithfully,

For ASREC (India) Ltd.

*Sumit P. Kargankar*  
Authorised Officer



**ASREC (India) Limited**

Dynasty Business Park, Unit No. A- 212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059.  
Phone : 91-22-69314500 • E-mail : asrec@asrec.co.in • Website : www.asrecindia.co.in  
CIN U67100MH2003GOI143291

*Reconstructing For Better Future*

Head Office : Solitaire Corporate Park, Building No.2, Unit No 201-202 A & 200-202 B, Gr Floor, Andheri Ghatkopar Link Rd, Chakala, Andheri (E), Mumbai- 400093. Phone : 91-22-61387000 • Fax : 91-2261387010

Date: 31.01,2023

ASREC/MUM/RECOV/2022-23

To,  
Mr.Devavaram Markayya Bekkam  
Mrs. Lalitha Devavaram Bekkam  
302, Bajrang Apartment, Salasar Nagar,  
Patil Pada, Badlapur (E), Thane - 421503.

Dear Sir,

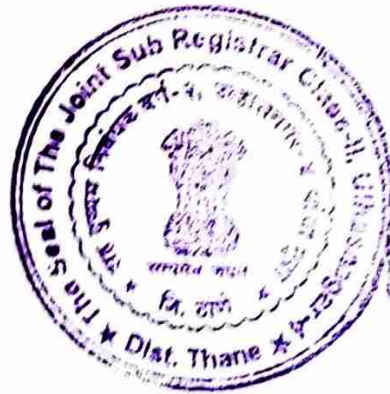
**Re: E- Auction held on 31.01.2023 in the account of Mr. Shivdas Kunjunni Nair Prop of M/s. Sreya Enterprises, M/s. Global Trend Inc., and Mrs. Vimala Unnikumar Menon.**

We acknowledge receipt of RTGS of Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only) on 31.01.2023 thus making total aggregate payment of 25% of the Bid amount i.e.3,00,000/- towards Sale consideration of property being Flat no 203 (Adms 385 Sq. Ft.) 2nd Floor, A Wing Shree Balram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur (East) Thane 421503..

Yours faithfully,

For ASREC (India) Ltd.

*Junip. Kargozaka*  
Authorised Officer



**ASREC (India) Limited**

Dynasty Business Park, Unit No. A- 212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059.  
Phone : 91-22-69314500 • Email : asrec@asrec.co.in • Website : www.asrecindia.co.in  
CIN U67100MH2003GOI143291

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Head Office : Solitaire Corporate Park, Building No.2, Unit No 201-202 A & 200-202 B, Gr Floor, Andheri Ghatkopar Link Rd,  
Chakala, Andheri (E), Mumbai- 400093. Phone : 91-22-61387000 • Fax : 91-2261387010



Date: 27.03.2023

ASREC/MUM/RECOV/2022-23

To,  
Mr. Devavaram Markayya Bekkam  
Mrs. Lalitha Devavaram Bekkam  
302, Bajrang Apartment, Salasar Nagar,  
Patil Pada, Badlapur (E), Thane - 421503.

Dear Sir,

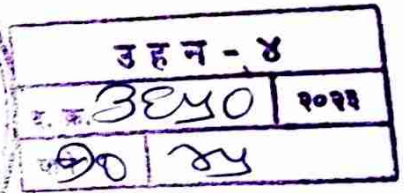
**Re: Re: E- Auction held on 31.01.2023 in the account of Mr. Shivdas Kunjuni Nair Prop of M/s. Sreya Enterprises, M/s. Global Trend Inc., and Mrs. Vimala Unnikumar Menon.**

We acknowledge receipt of Rs. 9,00,000/- (Rupees Nine Lakh Only) vide cheque No/DD No. 014073 dated 25/3/2023 towards balance payment of 75% of the Bid amount i.e. 12,00,000/- towards Sale consideration of property being Flat no 203 (Adms 385 Sq. Ft.) 2nd Floor, A Wing Shree Balram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur (East) Thane 421503.

Yours faithfully,

For ASREC (India) Ltd.

*Junith Korgaonke*  
Authorised Officer



**ASREC (India) Limited**

Dynasty Business Park, Unit No. A- 212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059.  
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*Sunil P. Korgaonkar*

SALE CONFIRMATION DEED OF PROPERTY AUCTION  
PROCEDURE

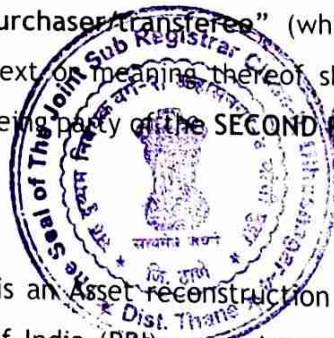
THIS DEED OF CONVEYANCE is made and executed at Badlapur this 27<sup>th</sup>  
day of March 2023.

between

ASREC (INDIA) LTD., a Company incorporated under the Companies Act 1956 bearing registration /CIN: U67100MH2003GOI143291 and registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company pursuant to Section 3 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act), having its registered office at Unit no. 201-200A and 202-200B, Solitaire Corporate Park, Building No.2, Ground Floor, Andheri-Ghatkopar Link Road, Chakala, Mumbai-400093, acting incapacity as a Trustee of (ASREC-12/2020-21 Trust) through Shri Sunil P. Korgaonkar, Authorized officer (herein after referred to as the ("the Vendor / Mortgagee" or Secured Creditor , as having PAN No. AAITA5472G (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors and assigns) being party of the FIRST PART;

AND

1) MR. DEVAVARAM MARKAYYA BEKKAM, Aged about 36 years, Occupation-Service, 2) MRS. LALITHA DEVAVARAM BEKKAM, Aged about 29 years, Occupation-Service, Both Residing at - Flat No. 302, Bajrang Apartment, Patil Pada, Salasar Nagar, Kulgaon, Badlapur (E), Tal-Ambarnath, Dist-Thane, hereinafter called "the purchaser/transferee" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors and assigns) being party of the SECOND PART.



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WHEREAS

1. The Vendor/Mortgagee hereto is an Asset reconstruction company duly registered with Reserve Bank of India (RBI) as an Asset Reconstruction Company under the provisions of Section 3 of the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 ("SARFAESI Act").

*Sunil P. Korgaonkar*  
*Sh. P.*  
*M. Lalitha*



of India's Directives and Guidelines.

5. Consequent upon default in repayment of the financial facilities and the borrower's account becoming NPA, the Assignor Bank as "secured creditor" initiated the recovery proceedings i.e., enforcement of the "security interest" by invoking the provisions of the said Securitization Act and issued Demand Notice under Section 13(2) of the Securitization Act, calling upon the borrower to discharge the liabilities within 60 days from the date of notice.
6. The borrower having failed to pay the notice amount with interest till payment within the stipulated period. In further exercise of power conferred upon the Vendor/Mortgagee under the said SARFAESI Act, 2002 and in particular U/s. 13(4) reads with rules 8 & 9 of the Security Interest(Enforcement) Rules, 2002 thereof, ASREC (I) Ltd. as "secured creditor" through authorized officer took measures under Section 13(4) of the Securitization Act and had taken over actual and physical possession of the "secured asset" and eventually, as per the procedure contemplated under the Securitization Act read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as 'the Rules, 2002'), the said property / secured asset was put up for public auction on 31.01.2023 on 'as is where is basis, whatever there is basis, and No recourse Basis' at a reserve price of **Rs. 12,00,000/- ( Twelve Lakhs Only)** under E-auction, the property was sold for sum of **Rs. 12,00,000.00** being the highest bid, which was accepted by the authorized officer of the ASREC (India) Ltd. the vendor/Mortgagee herein.
7. However the Party of Second Part paid sum of **Rs.3,00,000/-** being 25% of the sale consideration as per Security Interest Rules within the next day of auction, the said party vide their Email dated 12.02.2023 requested the Vendor/Mortgagee to extend time for payment of the remaining 75% of the bid amount which was acceded by the Vendor/Mortgagee vide their letter dated 14/02/2023, allowing the Purchaser time till 29/03/2023 for payment of the remaining amount as per provisions of the said rules.
8. Upon receipt of the entire offer amount, the ASREC (INDIA) LIMITED, as secured creditor confirmed the sale in favour of the purchaser and issued a **sale certificate** to the purchaser on 27/03/2023 power conferred under section 13 read with (Rules 8 & 9) of the Security Interest (Enforcement) Rules, 2002 of SARFAESI Act, 2002 The "Original sale certificate" as mentioned in SCHEDULE -II which is forming an integral part of these present Conveyance deed.



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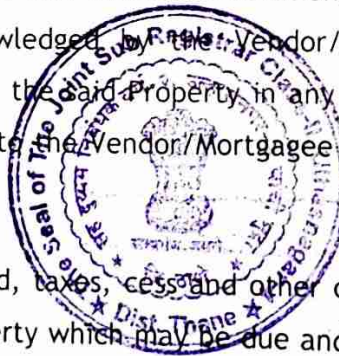
*Sanjiv A. Koyankar*

*[Signature]*

*[Signature]*



- iii) The vendor/Mortgagee do hereby in manner and as per their rights and interest defined and governed as provided herein sells. Convey, transfer and grant unto the Purchaser all the right tile, interest, possession, estate benefit of law and in equity of the Vendor/Mortgagee in or upon the said properties on "As is where is basis, As is what is basis and No resource Basis" subject to the terms and condition herein contained and subject to the payment by purchaser of all rates, taxes, assessment, claims, dues (and duties leviable or chargeable and outstanding) upon the same as on the date and for the period beginning from the date of poof these present and thus the Vendor/Mortgagee henceforth shall not have any right, title and interest, claim or demand whatsoever in or upon the said properties whatsoever and the Purchaser shall hold, enter upon, occupy, possess and enjoy the said properties hereby sold, conveyed, granted and transferred..
- iv) The Vendor/Mortgagee assure the Purchaser that the Vendor/Mortgagee has acquired legal and equitable rights and interest therein and that the parties of the first part as the Vendor/Mortgagee/Mortgagee has right and power as a secured Creditor under Section 2(zd) of the SARFAESI Act and as a mortgagee to sell the said mortgaged property under reference to the Second Party.
- v) The Vendor/Mortgagee also assure the Purchaser that the Purchaser having acquired the rights, title and interest in the said Properties for the agreed and valid consideration, the receipt of which is hereby acknowledged by the Vendor/Mortgagee, the Purchaser may deal with the said Property in any manner desired by it without reference to the Vendor/Mortgagee or to any other person.
- vi) The amount of local fund, taxes, cess and other charges claim in respect of the said property which may be due and payable to the local authorities or to the State Government up to the date of this conveyance and in future shall be borne by the Purchaser.
- vii) The Vendor/Mortgagee do hereby declare that Purchaser that Vendor/Mortgagee has not entered into any agreement herein or Conveyance Deed or any other arrangement in respect of the said



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*J. P. Kogale*

*B. J. [Signature]*

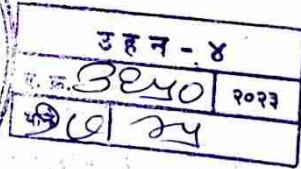
*A. [Signature]*

the property described in the SCHEDULE-I hereunder written thereon at the request of Purchaser.

**THE SCHEDULE - I**  
**(ABOVE REFERRED TO)**

**Property Details**

Flat No.203, on Second Floor, A wing, having area adm. About 385 Sq. Ft. Built-Up in the society known as "SHREE BALRAM BAJRANG CO- OPERATIVE HOUSING SOCIETY LTD." A co-op. society registered under M. C. S. Act, 1960, bearing registration No. TNA/ULR/HSG/(TC)/15003/2003- 2004 DATED 23/02/2004 (hereinafter referred to as the said Society) Constructed on plot of land bearing Survey No. 4, Hissa No. 2,3 lying being situated at Village-Kulgaon, Tal. Ambarnath, Dist. Thane, within the limits of Kulgaon-Badlapur Municipal Council.



*Sanjay P. Kogankar*

*Dr. P. K.*

*Dr. Kalita*



2. **MS. VIMALA UNNIKUMAR MENON, & Joint Borrower: Mr. Unnikumar Menon** (herein after referred to as "the borrower") had availed various financial assistance from Bharat Co-operative Bank (Mumbai) Ltd and had failed to repay the same, the Bank had declared the account of the borrower as Non-Performing Asset (NPA) as per RBI guidelines. Later on, Bharat Co-operative Bank (Mumbai) Ltd assigned the total outstanding debts of **MS. VIMALA UNNIKUMAR MENON, & JOINT BORROWER: MR. UNNIKUMAR MENON** the Borrowers along with the underlying security together with all rights, title and interest therein to ASREC (India) Ltd., vide Assignment Agreement dated 25/03/2021 duly registered before the Sub-Registrar office of Andheri **BDR, Mumbai** on 10/06/2021. Pursuant to the said assignment, the Vendor/Mortgagee has stepped into the shoes of the assignor bank and all the rights, powers under the financial documents and the underlying securities have now been transferred to and vested in ASREC (India) Ltd. Further the Vendor/Mortgagee is fully entitled to recover the dues from borrower and enforce the security including the mortgaged property viz. Flat No.203, on Second Floor, A wing, having area adm. About 385 Sq. Ft. Built-Up in the society known as "SHREE BALRAM BAJRANG CO-OPERATIVE HOUSING SOCIETY LTD." A co-op. society registered under M. C. S. Act, 1960, bearing registration No. TNA/ULR/HSG/(TC)/15003/2003-2004 DATED 23/02/2004 (hereinafter referred to as the said Society) Constructed on plot of land bearing Survey No. 4, Hissa No. 2,3 lying being situated at Village-Kulgaon, Tal. Ambarnath, Dist. Thane.

3. The said borrower/guarantor had mortgaged the said property to the assignor Bharat Co-operative Bank (Mumbai) Ltd - (Assignor) Lamington Road Branch, Apsara Multiplex, Dr D. B. Marg, Grant Road (East), Mumbai 400 007, Vendor/Mortgagee by way of continuation of equitable mortgage by deposit of title deeds on or about 29.10.2013 and 31.01.2015 as a security for due repayment by the borrower of the credit facilities granted by the Bharat Co-operative Bank (Mumbai) Ltd (the then Assignor) of the vendor/Mortgagee to the borrower together with interest and other charges payable thereon at contractual rate and created a "security interest" in favour of the assignor bank and the same is a "secured asset" as defined under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'the Securitization Act').



4. The said borrower committed default in repayment of the credit facilities granted by the Assignor bank and the account of the borrower was classified as Non-Performing Asset (NPA) in accordance with the Reserve Bank

*Sub Registrar*

*[Handwritten signature]*

*[Handwritten signature]*



of India's Directives and Guidelines.

5. Consequent upon default in repayment of the financial facilities and the borrower's account becoming NPA, the Assignor Bank as "secured creditor" initiated the recovery proceedings i.e., enforcement of the "security interest" by invoking the provisions of the said Securitization Act and issued Demand Notice under Section 13(2) of the Securitization Act, calling upon the borrower to discharge the liabilities within 60 days from the date of notice.

6. The borrower having failed to pay the notice amount with interest till payment within the stipulated period. In further exercise of power conferred upon the Vendor/Mortgagee under the said SARFAESI Act, 2002 and in particular U/s. 13(4) reads with rules 8 & 9 of the Security Interest(Enforcement) Rules, 2002 thereof, ASREC (I) Ltd. as "secured creditor" through authorized officer took measures under Section 13(4) of the Securitization Act and had taken over actual and physical possession of the "secured asset" and eventually, as per the procedure contemplated under the Securitization Act read with Security Interest (Enforcement) Rules, 2002 (hereinafter referred to as 'the Rules, 2002'), the said property / secured asset was put up for public auction on 31.01.2023 on 'as is where is basis, whatever there is basis, and No recourse Basis' at a reserve price of Rs. 12,00,000/- ( Twelve Lakhs Only) under E-auction, the property was sold for sum of Rs. 12,00,000.00 being the highest bid, which was accepted by the authorized officer of the ASREC (India) Ltd. the vendor/Mortgagee herein.

7. However the Party of Second Part paid sum of Rs.3,00,000/- being 25% of the sale consideration as per Security Interest Rules within the next day of auction, the said party vide their Email dated 12.02.2023 requested the Vendor/Mortgagee to extend time for payment of the remaining 75% of the bid amount which was acceded by the Vendor/Mortgagee vide their letter dated 14/02/2023, allowing the Purchaser time till 29/03/2023 for payment of the remaining amount as per provisions of the said rules.



₹ 3,00,000/-		₹ 3,00,000/-
₹ 3,00,000/-	₹ 3,00,000/-	₹ 3,00,000/-

8. Upon receipt of the entire offer amount, the ASREC (INDIA) LIMITED, as secured creditor confirmed the sale in favour of the purchaser and issued a sale certificate to the purchaser on 27/03/2023 power conferred under section 13 read with (Rules 8 & 9) of the Security Interest (Enforcement) Rules, 2002 of SARFAESI Act, 2002 The "Original sale certificate" as mentioned in SCHEDULE -II which is forming an integral part of these present Conveyance deed.

*Sumita Koyanika*

*B. P. [Signature]*

*[Signature]*

9. The Parties hereto have agreed to reduce into writing the Terms and Conditions on which the Vendor/Mortgagee has agreed to sell and transfer the mortgaged assets and the Purchaser has agreed to purchase and acquire the rights, title and interest of the Vendor/Mortgagee in the said property.

**NOW THIS INDENTURE WITNESSETH AND IT HAS BEEN AGREED AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-**

- i) In consideration of the above premises, the vendor/Mortgagee upon receipt of the full bid amount of Rs.12,00,000/- had issued Sale Certificate dated 27/03/2023 as per Rule 9(6) of Security Interest Rules and has agreed to transfer unto the buyer and the buyer has confirmed the receipt of the Sale Certificate and has agreed to purchase and acquire all the right, title and interest of the seller in the said Property (Mortgaged Property) as described in "SCHEDULE-I" herein under" belonging to / mortgaged by the said **MS. VIMALA UNNIKUMAR MENON & Mr Unnikumar Menon Joint Borrowers** And their Guarantor and Mortgagors and together with all rights, title and interest of the seller in the said properties on "As is where is Basis", "As is what is Basis" and "No Recourse Basis" under Public Auction in accordance with the Rules 8 & 9 of Security Interest (Enforcement) Rules under the provisions of SARFAESI Act,2002 for a consideration of Rs. 12,00,000/- (Rupees Twelve Lakh Only) paid by the buyer to the seller in the manner hereinafter mentioned, receipt of which the Vendor/Mortgagee hereby acknowledge, being paid to ASREC (India) Ltd., as reserve/sale price for the sale of the said Properties.
- ii) The purchaser has paid the sale consideration of Rs. 12,00,000/- as under:



1)	By RTGS No. SBINR1202301242428138901 dated 24/01/2023 favoring ASREC(INDIA) LTD for ( 10% of Sale Amount)	Rs.1,20,000.00
2)	By RTGS No. SBINR12023013129233058 dated 30/01/2023 favoring ASREC(INDIA) LTD for ( 15% of Sale Amount)	Rs. 1,80,000.00
3)	By Demand Draft Dated 25/03/2023 favoring ASREC(INDIA) LTD for ( 75% of Sale Amount) issued by IDBI Bank.	Rs. 9,00,000.00
	Total	Rs. 12,00,000/-

*TS. J...*

*Mr. ...*

*Jun 14, 2023*



- iii) The vendor/Mortgagee do hereby in manner and as per their rights and interest defined and governed as provided herein sells. Convey, transfer and grant unto the Purchaser all the right tile, interest, possession, estate benefit of law and in equity of the Vendor/Mortgagee in or upon the said properties on " **As is where is basis, As is what is basis and No resource Basis**" subject to the terms and condition herein contained and subject to the payment by purchaser of all rates, taxes, assessment, claims, dues (and duties leviable or chargeable and outstanding) upon the same as on the date and for the period beginning from the date of poof these present and thus the Vendor/Mortgagee henceforth shall not have any right, title and interest, claim or demand whatsoever in or upon the said properties whatsoever and the Purchaser shall hold, enter upon, occupy, possess and enjoy the said properties hereby sold, conveyed, granted and transferred..
  
- iv) The Vendor/Mortgagee assure the Purchaser that the Vendor/Mortgagee has acquired legal and equitable rights and interest therein and that the parties of the first part as the Vendor/Mortgagee/Mortgagee has right and power as a secured Creditor under Section 2(zd) of the SARFAESI Act and as a mortgagee to sell the said mortgaged property under reference to the Second Party.
  
- v) The Vendor/Mortgagee also assure the Purchaser that the Purchaser having acquired the rights, title and interest in the said Properties for the agreed and valid consideration, the receipt of which is hereby acknowledged by the Vendor/Mortgagee, the Purchaser may deal with the said Property in any manner desired by it without reference to the Vendor/Mortgagee or to any other person.
  
- vi) The amount of local fund, taxes, cess and other charges claim in respect of the said property which may be due and payable to the local authorities or to the State Government up to the date of this conveyance and in future shall be borne by the Purchaser.
  
- vii) The Vendor/Mortgagee do hereby declare that Purchaser that Vendor/Mortgagee has not entered into any agreement herein or Conveyance Deed or any other arrangement in respect of the said



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*Sanjay P. Kogmle*  
*R. J.*  
*Ch. Lalit*



property for the purpose of Sale, transfer, mortgage, lease or disposition in any manner whatsoever in nature in favour of any person other than the Purchaser.

viii) IT IS HEREBY AGREED by the Purchaser that all the expenses viz. stamp duty, registration fees, advocate's fee and other incidental legal and other expenses in respect of these presents shall be borne and paid by the Purchaser exclusively.

ix) The parties hereby undertake to get these present duly registered with the Sub-Registrar, ULH-4, BADLAPUR (W) By executing on this Sale Confirmation Deed the Party of the First Part has handed over the possession along with the documents/deeds writing etc. in relation to the mortgaged property under reference as mentioned in the SCHEDULE-I hereunder written and the party of the Second Part give confirmation having received the same.

x) The party of the First Part herein as the Vendor/Mortgagee assure to the Party of the Second Part being Purchaser that on the basis of Sale Certificate dated 27/03/2023 issued under the

SARFAESI Act, 2002 this Sale Confirmation Deed executed, may proceed for mutation of the name of the party of the Second part in Land Revenue record, government Offices and Semi Government Offices etc. the party of the First part shall co- operate with the party of the Second part at their cost and expenses and shall extend all necessary help and support to facilitate the said mutation in favour of the Purchaser as the owner.

In pursuance of the Auction, the Vendor/Mortgagee has agreed to sell and confer upon the Purchaser and the Purchaser relying on the veracity of the rights and the powers of the Vendor/Mortgagee and also after verifying the admeasuring of the said properties more particularly described in the SCHEDULE-I hereunder written, being fully satisfied in respect of the same and after investigation and verifying the statement of the Vendor/Mortgagee contained and viability of the present Sale Confirmation Deed.

xii) In view thereof, the Purchaser have requested the Vendor/Mortgagee the party of the First Part to sign, execute, a Sale Confirmation Deed thereby confirming, conveyance and selling, transferring and conveying all right, title and interest in



*Sanjay P. Kojanikar*

*[Handwritten signature]*

*[Handwritten signature]*

the property described in the SCHEDULE-I hereunder written thereon at the request of Purchaser.

**THE SCHEDULE - I**  
**(ABOVE REFERRED TO)**

**Property Details**

Flat No.203, on Second Floor, A wing, having area adm. About 385 Sq. Ft. Built-Up in the society known as "SHREE BALRAM BAJRANG CO- OPERATIVE HOUSING SOCIETY LTD." A co-op. society registered under M. C. S. Act, 1960, bearing registration No. TNA/ULR/HSG/(TC)/15003/2003- 2004 DATED 23/02/2004 (hereinafter referred to as the said Society) Constructed on plot of land bearing Survey No. 4, Hissa No. 2,3 lying being situated at Village-Kulgaon, Tal. Ambernath, Dist. Thane, within the limits of Kulgaon-Badlapur Municipal Council.



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*Junia P. K. G. K.*

*Mr. P. J.*

*Mr. Calitta*

IN WITNESS WHEREOF the Vendor/Mortgagee and the Purchaser have hereunto set and subscribed their respective signatures and seal on the 27/03/2023 Month and the year first hereinabove written in the manner herein after appearing.

**SIGNED SEALED AND DELIVERED** by the WITHINNAMED, pursuant to the Board Resolution passed on 12/05/2019 by the

Board of Directors of ASREC (India) Ltd., Secured Creditor/Vendor/Mortgagee by the hand through Authorized Officer, Shri Sunil P. Korgaonkar.

*Sunil P. Korgaonkar*



in the presence of

1.

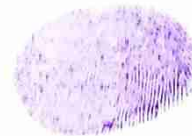
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2.

\_\_\_\_\_

**SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED Purchasers**

1) **MR. DEVAVARAM MARKAYYA BEKKAM**



*Mr. Devavaram Markayya Bekkam*



2) **MRS. LALITHA DEVAVARAM BEKKAM,**

in the presence of



*Mrs. Lalitha Devavaram Bekkam*



1. *Shri. Azim B. Shukh*

2. *Dr. Dinesh Inwadi*

*Dinesh Inwadi*





5/13/2021

पावती

Original/Duplicate

Wednesday, June 09, 2021

4:09 PM

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 6729 दिनांक: 09/06/2021

गावाचे नाव: चकाला

दस्तावेजाचा अनुक्रमांक: बदर17-6421-2021

दस्तावेजाचा प्रकार: ऑफीमेट टू असाईनमेंट

पादर करणाऱ्याचे नाव: अॅसरेक (इंडिया) लि वे असिस्टंट व्हाईस प्रेसिडेंट डी एच कोटियन

नोंदणी फी ₹. 30000.00

यमन हाताळणी फी ₹. 2000.00

पृष्ठांची संख्या: 100

एकूण: ₹. 32000.00

आपणास मूळ घस्ता, पंचनेल प्रिंट, सूची-२ अंदाजे

4:28 PM ह्या वेळेस मिळेल.

वाजार मुल्य: ₹.0.01/-

मोबदला ₹.0/-

भारनेले पूर्वांक शुल्क: ₹. 101500/-

*(Signature)*  
मह. दु. नि. का. अंधेरी-6

**सह. मुख्य निबंधक, अंधेरी - ६**  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: ₹.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0906202108992 दिनांक: 09/06/2021

वेकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013884396202021E दिनांक: 09/06/2021

वेकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of listed fees

*(Signature)*



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513/6421

इतर पावती

Original/Duplicate

Thursday, 10 June 2021 3:06 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 6746 दिनांक: 10/06/2021

गावाचे नाव: -चकाला

दस्तावेजाचा अनुक्रमांक: बदर17-6421-2021

दस्तावेजाचा प्रकार: अॅप्रीमेंट टू असाईनमेंट

सादर करणाऱ्याचे नाव: अॅसरेक (इंडिया) लि चे असिस्टंट व्हाईस प्रेसिडेंट डी एस कोटियन वर्णन

दस्त हाताळणी फी

रु. 15660.00

पृष्ठांची संख्या: 783

एकूण:

रु. 15660.00

सह. दु. नि. का. अंधेरी-6

सह. दु. नि. का. अंधेरी-6  
सह. दु. नि. का. अंधेरी-6  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: रु.1660/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1006202107157 दिनांक: 10/06/2021

वकेले नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1006202107103 दिनांक: 10/06/2021

वकेले नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1006202106677 दिनांक: 10/06/2021

वकेले नाव व पत्ता:

4) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1006202106754 दिनांक: 10/06/2021

वकेले नाव व पत्ता:

5) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1006202106870 दिनांक: 10/06/2021

वकेले नाव व पत्ता:

6) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1006202106806 दिनांक: 10/06/2021

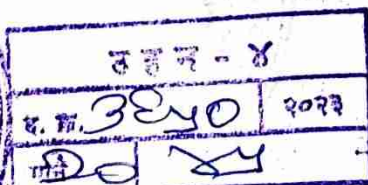
वकेले नाव व पत्ता:

7) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1006202106909 दिनांक: 10/06/2021

वकेले नाव व पत्ता:

2





## कुळगांव बदलापूर नगरपरिषद

कर आकारणी व नसुची विभाग



महाराष्ट्र सरकार

कराचे विल

कर्म दिनांक 01/04/2022 ते दिनांक 31/03/2023

(नसुचा व विल २२)

क्रमांक	: 96480	मालमना क्र.	: 13001704
	: 07/12/2022	जुना मालमना क्र.	: 60/9/11
	: कुळगांव-2	फ्लॅट क्र.	: 60/9/11
विली मूल्य	: 775588	वापरानेचा प्रकार	: निवासी
		करयोग्य क्षेत्रफळ (चौ.मी.)	: 30.05
		मालमना प्रकार	: अधिकृत

श्री बलराम-बजरंग को. ऑप. डी. गो. लि. शीमली निमना येथे  
बलराम सोसा, 60/9/11, सालासार नगर, कुळगांव-2, बदलापूर -421503

कराचे तपखिल	धक्यावकी रक्कम (₹) (जवळचा कारभारपैकी भागीत गळ्यावकी)	चालू मागणी रक्कम (₹)	एकूण रक्कम (₹)
आरण कर	775.00	977.00	1752.00
कर	155.00	186.00	341.00
	49.00	49.00	98.00
मन सेवा कर	23.00	23.00	46.00
पावसा	228.00	0.00	228.00
नगर स्वच्छतायन सेवा शुल्क	480.00	480.00	960.00
नी कर	49.00	49.00	98.00
विल रक्कम	1759.00	1764.00	3523.00
समायोजित रक्कम			0.00
जमा रक्कम			0.00
अजित/अ.वा.शास्त्री समायोजित रक्कम			0.00
देय रक्कम			3523.00

रूपये : तीन हजार पाचशे तेवीस फक्त

1478933\*

सूचना

विल दिल्यापासून १५ दिवसांचे आत कराची रक्कम संपूर्णपणे जमा केल्यास चालू  
व्या सर्वसाधारण करावर १% सूट देण्यात येईल.  
नगर परिषद मा.सर्वसाधारण सभा ठराव क्र.६४ दि.१७/०९/२०१६ नुसार  
नी शुल्क आकारणी करण्यात आलेली आहे आणि सदरचे शुल्क एक वेळेसाठीच

मुख्याधिकारी

कुळगांव बदलापूर नगरपरिषद

संख्यांक : 1703

विल पैकी शुल्क या पूर्वी नगरपरिषदेकडे जमा केले असल्याची पाहणी  
दिल्यास रद्द करणेत येईल.

अधिकृत बांधकामास कर आकारणी केल्याने/शास्त्री वजावली/असुधारणी  
शास्त्री भरल्याने बांधकाम अधिकृत होत नाही. मालमना  
भरल्याने कोर्टातील कामकाजास व निकालावर कार्यवाही  
याची नोंद घावी.

मागील पानावरील सूचनांची नोंद घेतली.



बहुत - ४  
न. क्र. 3840 २०२३  
दि. २९/४



Bill of Supply For: JAN-2023

Website :www.mahadiscom.in  
GSTIN of MSEDCL 27AAECM2933K1ZB  
BILL NO.(GGN): 000001852963924

HSN code 27160000

Consumer No: 021540159235 (P.D.)  
SAUVIMALA UNIKUMAR MENON  
BALRAM APPT FLAT NO 203 KULGOAN PATILPADA 421503  
Mobile/Email:

72\*\*\*\*\*81/

Bill Date: 08-JAN-23  
Bill Amount Rs: 4,130.00  
Due Date: 30-JAN-23  
If Paid After Due Date: 4,130.00

Billing Unit: 4405 :BADLAPUR (E) S/DN.  
Tariff/Category: 090 /LT-I (B) Residential 1Ph  
Pole No: 000000MP  
PC/MR/Route Sequence/DTC: 1 / 01-0030-1217 /4149264

Supply Date: 30-Jul-1998  
Sanct. Load: 1.5 KW  
Security Deposit(Rs): 0.00  
Current Reading Date: 03-JAN-23  
Previous Reading Date: 03-DEC-22

Scan this QR Code with BHIM App for UPI Payment



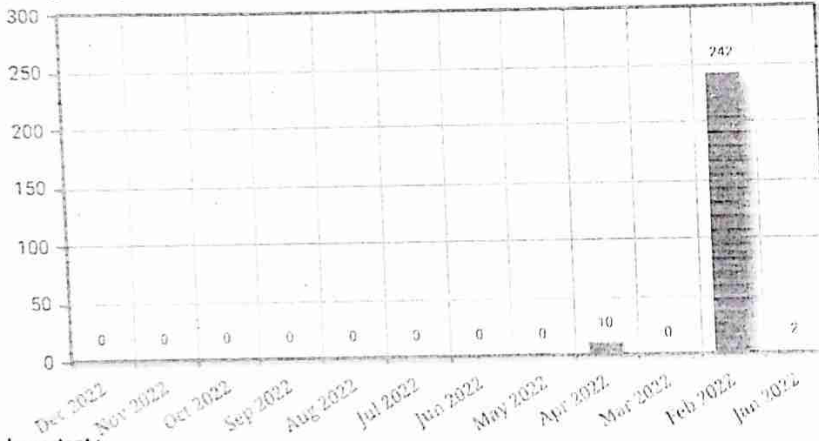
Meter No: 000000000000  
Reading Group: C1

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
0	0	00	0	0	0

In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Meter status: NORMAL  
Bill Period: 0 Month(s) /

**Billing History:**



\* For any queries on this bill please contact  
**MSEDCL Call Center:**  
18002333435  
18002123435  
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF

**Important :**

- 1.Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill.For registration:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting-<https://consumerinfo.mahadiscom.in/>
- 4.Next month's reading will mostly take place on 03-02-2023 .

**विशेष संदेश :**

- \* Dear Consumer, Your registered mobile number is 72\*\*\*\*\*81 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows **MREG 021540159235**
- \* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit:	4405	Consumer No:	021540159235	PC:	C1	Tariff:	090
Due Date:	30-JAN-23			4,130.00			

If Paid by this Date:	16-JAN-23	4,130.00
If Paid After this Date:	30-JAN-23	4,130.00

Bank Copy:	DTC No:	4149264					
Billing Unit:	4405	Consumer No:	021540159235	PC:	C1	Tariff:	090

Due Date:	30-JAN-23	4,130.00
If Paid by this Date:	16-JAN-23	4,130.00
If Paid After this Date:	30-JAN-23	4,130.00



उत्तर - ४  
प. क्र. ३६५० / २०२३  
दि. ०२/०१/२३

O.C

संयुक्त अधिकांशकारी (संघ), ठाणे



संयुक्त अधिकांशकारी (संघ), ठाणे  
संयुक्त अधिकांशकारी (संघ), ठाणे  
दिनांक 27/11/20

30

संयुक्त अधिकांशकारी (संघ), ठाणे

संयुक्त अधिकांशकारी (संघ), ठाणे  
संयुक्त अधिकांशकारी (संघ), ठाणे  
संयुक्त अधिकांशकारी (संघ), ठाणे

संयुक्त अधिकांशकारी (संघ), ठाणे  
संयुक्त अधिकांशकारी (संघ), ठाणे  
संयुक्त अधिकांशकारी (संघ), ठाणे

संयुक्त अधिकांशकारी (संघ), ठाणे  
संयुक्त अधिकांशकारी (संघ), ठाणे  
संयुक्त अधिकांशकारी (संघ), ठाणे

- |                  |           |      |       |           |
|------------------|-----------|------|-------|-----------|
| 1) उच्च मजुरी    | : सेंट्रल | ठाणे | सहकार | वापरावाडी |
| 2) पश्चिम मजुरी  | : सेंट्रल | ठाणे | सहकार | वापरावाडी |
| 3) उत्तर मजुरी   | : सेंट्रल | ठाणे | सहकार | वापरावाडी |
| 4) विद्युत मजुरी | : सेंट्रल | ठाणे | सहकार | वापरावाडी |

संयुक्त अधिकांशकारी (संघ), ठाणे

संयुक्त अधिकांशकारी (संघ), ठाणे

- 1) उच्च मजुरी / संयुक्त अधिकांशकारी (संघ), ठाणे
- 2) पश्चिम मजुरी
- 3) उत्तर मजुरी



उत्तर - ४	
350	२०१९
03	४५





वहम-४  
३६५०  
२५/४

उह न. २  
१२६५५ २०११  
०२ ४८







REGD. ADDRESS - Plot No. 41, Sector - 5, Saket, New Delhi - 110017

संशोधित संस्था/IDBI OMNIPAY  
SIT. NO. 14074

रिजिस्ट्रार  
DATE 2 5 0 5 2 0 2 5  
D D M M Y Y Y Y Y Y

ON DEMAND PAY \*KASREC PS-12/2020-21 TRUST, BANK OF INDIA  
THIRTEEN Lakh ONLY

को या उतने संशोधित पर OR ORDER  
मिमा मूला के लिए

800230100010050

\* Not Over INR. 9,00,000.00

₹ \* \* 9,00,000.00

PUR: DEVAVARAN MARKAYYA BEKKAM

*[Signature]*  
Authorized Signatory

*[Signature]*  
Authorized Signatory

Payable at par at all IDBI Bank Branches in India

014074 0002590001 800200 16



REGD. ADDRESS - Plot No. 41, Sector - 5, Saket, New Delhi - 110017

संशोधित संस्था/IDBI OMNIPAY  
SIT. NO. 14074

रिजिस्ट्रार  
DATE 2 5 0 5 2 0 2 5  
D D M M Y Y Y Y Y Y

ON DEMAND PAY \*KASREC PS-12/2020-21 TRUST BANK OF INDIA  
THIRTEEN Lakh Fifty Thousand only

को या उतने संशोधित पर OR ORDER

800230100010050

\* Not Over INR. 13,50,000.00

₹ \* \* 13,50,000.00

PUR: DEVAVARAN MARKAYYA BEKKAM

Payable at par at all IDBI Bank Branches in India

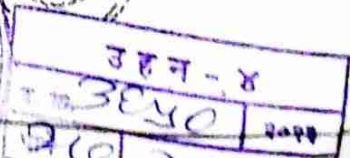
014074 0002590001 800200 16



**SCHEDULE 1**

(See clauses 1.1 (i) & 10.11)

1	Name / Details of the Borrower	Mr. Vimala Unnikumar Menon Flat No.203 & 204, 2nd Floor, Shree Balram Bajranj Co-op Housing Society Ltd., Salasar Nagar, Patil Pada, Kulgaon, Badlapur(East), Thane -421 503																																																							
2	Details of the Guarantor / Co-Borrower	<u>Joint Borrower</u> Mr. Unnikumar Menon  <u>Guarantor:</u> 1. Mr. Shivdas Kunjunnai Nair 2. Mr Siddharth Shivdas Nair		बर-१७/ ए४२९ १२४ २०२९																																																					
3	A/c No. as per Assignor's record(s)	1. Griha Shobha Loan Account - 002933370065208 - Rs.10,00,000/- 2. Mortgage Loan - 002932500000300 - Rs.21,00,000/-																																																							
4	Date of classification as NPA	30.04.2018																																																							
5	Aggregate outstanding amount as on 28.02.2021 (In lacs)																																																								
	A/c No. as per Assignor's record	Principal O/s	Interest Receivable	Total O/s as on 28/02/2021																																																					
	002933370065208	Rs.2.73	Rs.1.50	Rs.4.23																																																					
	002932500000300	Rs.18.72	Rs.10.57	Rs.29.29																																																					
	<b>TOTAL</b>	<b>Rs.21.45</b>	<b>Rs.12.07</b>	<b>Rs.33.52</b>																																																					
6	Nature of credit facility (Mention type of credit facility (CC Facility))	A/c No. as per Assignor's record	Type	Sanction Amount	Rate at which Int. last charged	Interest charged up to																																																			
		002933370065208	Griha Shobha Loan	Rs.10 Lakh	12.90%	28.02.2021																																																			
		002932500000300	Mortgage Loan	Rs.21 Lakh	13.90%	28.02.2021																																																			
7	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">Sr. No.</th> <th style="width:60%;">Document</th> <th style="width:15%;">Date</th> <th style="width:20%;">Original/ Copy</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Griha Shobha Loan Account - 002933370065208 - Rs.10,00,000/-</b></td> </tr> <tr> <td>1.</td> <td>Griha Shobha Loan Application No. 8216</td> <td>18.10.2013</td> <td>Original</td> </tr> <tr> <td>2.</td> <td>Sanction Letter ref. no. BCB/LR/CREDIT/517/2013</td> <td>25.10.2013</td> <td>Original</td> </tr> <tr> <td>3.</td> <td>Loan Agreement</td> <td>29.10.2013</td> <td>Original</td> </tr> <tr> <td>4.</td> <td>Letter of General Lien and Set off</td> <td>29.10.2013</td> <td>Original</td> </tr> <tr> <td>5.</td> <td>Covering cum Undertaking cum Authority cum Standing Instruction Letter</td> <td>29.10.2013</td> <td>Original</td> </tr> <tr> <td>6.</td> <td>Demand Promissory Note</td> <td>29.10.2013</td> <td>Original</td> </tr> <tr> <td colspan="4"><b>Mortgage Loan - 002932500000300 - Rs.21,00,000/-</b></td> </tr> <tr> <td>7.</td> <td>Mortgage Loan Application No. 15859</td> <td>30.01.2015</td> <td>Original</td> </tr> <tr> <td>8.</td> <td>Sanction Letter ref. no. BCB/LR/CREDIT/767/2015</td> <td>31.01.2015</td> <td>Original</td> </tr> <tr> <td>9.</td> <td>Loan Agreement</td> <td>31.01.2015</td> <td>Original</td> </tr> <tr> <td>10.</td> <td>Letter of General Lien and Set off</td> <td>31.01.2015</td> <td>Original</td> </tr> </tbody> </table>					Sr. No.	Document	Date	Original/ Copy	<b>Griha Shobha Loan Account - 002933370065208 - Rs.10,00,000/-</b>				1.	Griha Shobha Loan Application No. 8216	18.10.2013	Original	2.	Sanction Letter ref. no. BCB/LR/CREDIT/517/2013	25.10.2013	Original	3.	Loan Agreement	29.10.2013	Original	4.	Letter of General Lien and Set off	29.10.2013	Original	5.	Covering cum Undertaking cum Authority cum Standing Instruction Letter	29.10.2013	Original	6.	Demand Promissory Note	29.10.2013	Original	<b>Mortgage Loan - 002932500000300 - Rs.21,00,000/-</b>				7.	Mortgage Loan Application No. 15859	30.01.2015	Original	8.	Sanction Letter ref. no. BCB/LR/CREDIT/767/2015	31.01.2015	Original	9.	Loan Agreement	31.01.2015	Original	10.	Letter of General Lien and Set off	31.01.2015	Original
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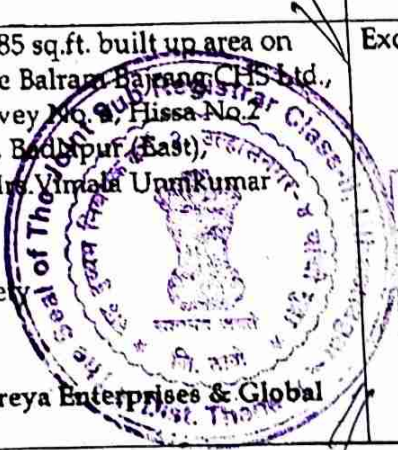


11.	Covering Letter cum Undertaking cum Authority cum Standing Instruction Letter	31.01.2015	Original
12.	Demand Promissory Note	31.01.2015	Original
13.	Indemnity Bond cum Affidavit cum Undertaking	31.01.2015	Original

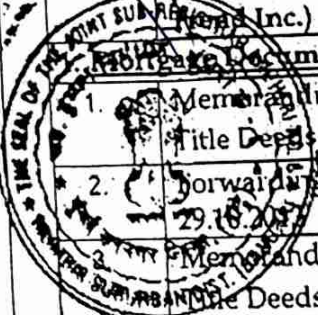
8  
 29/12/19  
 2028

8 <del>8</del> pending litigations	
(A) Litigation filed by Bank	(B) Litigation filed by Borrower / Guarantor / Third Party
Bank has issued notice under Section 13(2) on 04.07.2018 for Rs.22,28,352/- Bank has issued notice under Section 13(4) on 31.10.2018. Case U/s. 14 of Sarfaesi Act,2002 filed before D.M, Thane for taking Physical Possession on 07.12.2019	Nil

9 Details of Secured assets		
Sr. No.	Type/ Details	Nature of Bank's Charge
1.	Fiat No.204, admeasuring about 575 sq.ft. built up area on the 2nd Floor in 'A' Wing of Shree Balram Bajrang CHS Ltd., Salasar Nagar constructed on Survey No.4, Hissa No.2 (Part), Patilpada, Village Kulgaon, Badlapur (East), Dist.Thane - 421 503, owned by Mr.Unnikumar Menon and bounded by East : 'B' Wing West : Krishna Dham Society North : Open Plot South : Gopal Height (common security for a/cs M/s Sreya Enterprises & Global Trend Inc.)	Exclusive Charge
2.	Fiat No.203, admeasuring about 385 sq.ft. built up area on the 2nd Floor in "A" Wing of Shree Balram Bajrang CHS Ltd., Salasar Nagar, constructed on Survey No. 2, Hissa No. 2 (Part), Patilpada, Village Kulgaon, Badlapur (East), Dist.Thane - 421 503, owned by Mrs. Yimata Unnikumar Menon and bounded by : East : B Wing West : Krishna Dham Society North : Open Plot South : Gopal Height (common security for a/cs M/s Sreya Enterprises & Global Trend Inc.)	Exclusive Charge



उहन - 8  
 3850 2028  
 21/24



Mortgage Documents :-		
1.	Memorandum of Entry recording the Deposit of Title Deeds dated 29.10.2013	Original
2.	Forwarding letter confirming the Deposit of Title Deeds dated 29.10.2013	Original
3.	Memorandum of Entry recording the Deposit of Title Deeds dated 31.01.2015	Original
4.	Forwarding letter confirming the Deposit of Title Deeds dated 31.01.2015	Original





2. Title Documents		2029
1. Flat No.203, admeasuring about 385 sq.ft. built up area on the 2nd Floor in 'A' Wing of Shree Balram Bajrang CHS Ltd., Salasar Nagar, constructed on Survey No. 4, Hissa No.2 (Part), Patilpada, Village Kulgaon, Badlapur (East), Dist.Thane - 421 503, owned by Mrs.Vimala Unnikumar Menon .		
1.	Agreement for sale dated 29.05.1995 executed between M/s Salasar Builders & Developers and Mrs Vimala U Menon alongwith Lodging receipt	Original
2.	Share Certificate No. 6 issued by Shree Balaram Bajrang CHSL	Original
3.	NOC dated 28.02.2015 issued by Shree Balaram Bajrang CHSL	Original
4.	Lien Confirmation letter dated 23.03.2015 issued by Shree Balram Bajrang CHS Ltd & Re-Lien confirmation letter dated 02.05.2017	Original
2. Flat No.204, admeasuring about 575 sq.ft. built up area on the 2nd Floor in 'A' Wing of Shree Balram Bajrang CHS Ltd., Salasar Nagar constructed on Survey No.4, Hissa No.2 (Part), Patilpada, Village Kulgaon, Badlapur (East), Dist.Thane - 421 503, owned by Mr.Unnikumar Menon.		
5.	Agreement for sale dated 29.05.1995 executed between M/s. Salasar Builders & Developers and P. Unnikumar Menon through his Constituted Attorney Mrs. Vimala Unnikumar Menon	Original
6.	Share Certificate No.12 issued by Shree Balaram Bajrang CHS Ltd.	Original
7.	NOC dated 18.10.2013 issued by Shree Balram Bajrang CHS Ltd	Original
8.	Lien Confirmation letter dated 01.11.2013 issued by Shree Balram Bajrang CHS Ltd & Re-Lien confirmation letter dated 02.05.2017	Original
11	Details of third party litigations as per the knowledge of the Bank	Nil
12	Details of Future Third-party Receipts (if no please write NIL)	Nil
13	Party entitled for Future Third-party Receipts (if no, please write NIL)	Nil
14	CERSAI Details	<p><b>1.Flat No. 203 :</b> Asset Id: 200009430903 Security Interest Id: 400009447667</p> <p><b>2.Flat No. 204</b> Asset Id: 200006098924 Security Interest Id: 400006098924</p>
15	Remarks, if any	Nil



सह - ४	
3850	2029
2029	४





*Juny A Kyanter*



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# SHREE BALRAM-BAJRANG CO-OP. HSG. SOC. LTD.

(Regd. No. TNA/ULR/HSG/(TC)/15003/2003-2004/2003 DT.23/2/2004

Add - Survey No. 4, Hissa No. 2-3, House No. 556, Ward No. 2, Salasar Nagar, Patil Pada, Kulgaon, Badlapur (E),  
Dist. - Thane. Pin - 421 503

Date - 23-03-2015

To,  
The M.D. & C.E.O.  
The Bharat Co.Operative Bank (Mumbai) Ltd.  
"Marutagiri, Plot No. 13-9A,  
Samant Wadi, Sonawala Road,  
Goregaon (East), Mumbai - 400 063.



Dear Sir,

Re.: Registration of Bank's Lien against flat No. 203, Shree Balram Bajrang CHS Ltd. Salasar Nagar, Patilpada, Kulgaon, Badlapur (E), Dist. Thane : 421 503 owned by Ms. Vimal Unnikumar Menon.

We are in receipt of your letter BCB/LR/ADV/831/2015 DATED 28.02.2015 regarding registration of Lien in respect of Flat No.203, Shree Balram Bajrang CHS Ltd. Salasar Nagar, Patilpada, Kulgaon - Badlapur (E), Dist. Thane : 42 503 owned by Ms. Vimala Unnikumar Menon.

Accordingly, this is to inform you that we have noted the Bank's lien over the said property.

We further inform you that no sale, transfer, sublet, disposal or re-mortgage to any other financial institute or third party will be allowed without the written consent from your Bank.

Your faithfully,  
For SHREE BALRAM BAJRANG CHS LTD.

*P. Unnikumar*

Secretary / Chairman

SHREE BALRAM-BAJRANG CO-OP.HSG.SOC.LTD.

*Manoj* Chairman  
*P. Unnikumar* Secretary  
*A. H. Patil* Treasurer  
Managing Committee Member  
Managing Committee Member







# SHREE BALRAM-BAJRANG CO-OP. HSG. SOC. LTD.

(Regd. No. TNA/ULR/HSG/(TC)/15003/2003-2004/2003 DT.23/2/2004

Add - Survey No. 4, Hissa No. 2-3, House No. 556, Ward No. 2, Salasar Nagar, Patil Pada, Kulgaoon, Badlapur (E),  
Dist. - Thane. Pin - 421 503.

## SPECIMEN OF NOC FROM SOCIETY FOR MORTGAGE

Date : 28-02-2015

To,

The Managing Director & CEO,  
The Bharat Co-op. Bank (Mumbai) Ltd.,  
Marutagiri, Plot No. 13-9/A,  
Samant Estate, Sonawala Road,  
Goregaon (E), Mumbai-400 063.



Dear Sir,

Re : No Objection for Creation of Charge against Flat No. 203 admeasuring 385 sq.ft. on the second floor of Shree Balram Bajrang Co-operative Housing Society Ltd. and the relevant qualification shares bearing distinctive Nos.26 to 30 issued under share certificate No. 06 owned by Mrs. Vimala Unnikumar Menon.

At the Request of Mrs. Vimala Unnikumar Menon this is to confirm that she is the owner of the flat no. 203 admeasuring 385 sq.ft. on the second floor of Shree Balram Bajrang Co-operative Housing Society Ltd., and holder of the relevant qualification shares of the society bearing distinctive Nos. 26 to 30 issued under the share certificate No. 06 by the Society.

We declare and confirm that the aforesaid flat no. 203 and shares are free from all encumbrances and Mrs. Vimala Unnikumar Menon the owner have not mortgaged the said flat and shares to any bank / financial institution/s.

We understand that Mrs. Vimala Unnikumar Menon desires to avail credit facilities from your bank against charge on the flat no. 203 and relevant shares bearing distinctive Nos. 26 to 30 issued under the share certificate No. 06 by the Society.

In this connection we declare that we have No objection to Mrs. Vimala Unnikumar Menon creating Charge in your favor and to register your bank's lien over the aforesaid premises and shres and we undertake not to register any transfer, sale, sublect and / or dispose off the flat no. 203 alongwith shares in any manner without the written consent from your bank..

We also declare that should the Bank so desires we have No Objection to admit the Bank as a joint Member of the Society alongwith Mrs. Vimala Unnikumar Menon against the said flat no. 203.

Thanking you,

Yours faithfully,

*V. V. Menon*

For Shree Balram Bajrang Co-op.Soc'y.Ltd.

Secretary.

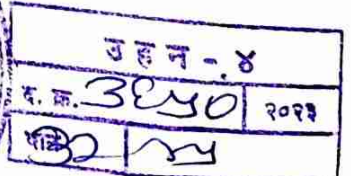
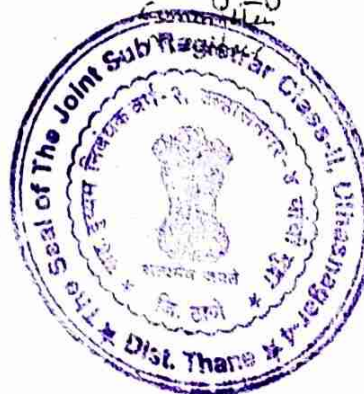
*P. Unnikumar.*

SHREE BALARAM-BAJRANG CO.OP.HSG.SOC.LTD

*P. Unnikumar* Chairman  
*Haighes* Secretary  
*Haighes* Treasurer

*Managing Committee*

*Managing Committee Member.*



Date: 09.02.2023

ASREC /MUM/1104 /2022-23

To,  
Mr. Devavaram Markayya Bekkam  
Mrs. Lalitha Devavaram Bekkam  
302, Bajrang Apartment, Salasar Nagar,  
Patil Pada, Badlapur (E), Thane - 421503.

Dear Sir,

Sub: Original Mortgaged Property Documents in respect of Flat no 203 (Adms 385 Sq. Ft.) and Flat no 204 (adms 575 Sq. Ft. ) 2nd Floor, A Wing Shree Balram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur (East) Thane 421503. .

The following Original mortgaged documents are held with us in our office in respect to the captioned properties.

Flat no. 203

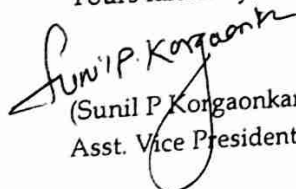
1. Original Agreement For Sale Dated 29<sup>th</sup> May, 1995 Executed Between M/s Salasar Builders & Developers and Mrs. Vimala Unnikumar Menon along with Lodging Receipt.
2. Original NOC dated 28.02.2015 issued by Shree Balram Bajrang CHSL.
3. Original Lien Confirmation letter dated 23.03.2015 issued by Shree Balram Bajrang CHSL & Re- Lien Confirmation letter dated 02.05.2017.
4. Original Share Certificate no. 6 issued by Shree Balram Bajrang CHSL.

Flat No. 204

1. Original Agreement For Sale Dated 29<sup>th</sup> May, 1995 Executed Between M/s Salasar Builders & Developers and Mr. P. Unnikumar Menon through his constituted attorney Mrs. Vimala Unnikumar Menon .
2. Original NOC dated 18.10.2013 issued by Shree Balram Bajrang CHSL.
3. Original Lien Confirmation letter dated 01.11.2013 issued by Shree Balram Bajrang CHSL & Re- Lien Confirmation letter dated 02.05.2017.
4. Original Share Certificate no.12 issued by Shree Balram Bajrang CHSL.

Thanking you,

Yours faithfully,

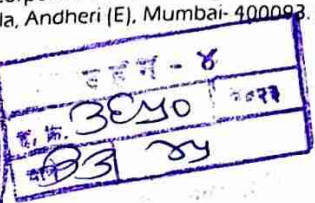
  
(Sunil P Korgaonkar)  
Asst. Vice President



**ASREC (India) Limited**

Dynasty Business Park, Unit No. A- 212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059.  
Phone : 91-22-69314500 • E-mail : asrec@asrec.co.in • Website : www.asrecindia.co.in  
CIN U67100MH2003GOI143291

*Reconstructing For Better Future*



Head Office Solitaire Corporate Park, Building No.2, Unit No 201-202 A & 200-202 B, Gr Floor, Andheri Ghatkopar Link Rd, Chakala, Andheri (E), Mumbai- 400093. Phone : 91-22-61387000 • Fax : 91-2261387010



# ASREC (India) Limited

Date: 31.01.2023

ASREC/MUM/ 1082 /2022-23

To,  
Mr.Devavaram Markayya Bekkam  
Mrs. Lalitha Devavaram Bekkam  
302, Bajrang Apartment, Salasar Nagar,  
Patil Pada, Badlapur (E), Thane - 421503.

Dear Sir,

**Re: E- Auction in the account of  
Mr. Shivdas Kunjunni Nair Prop of M/s. Sreya Enterprises, M/s. Global Trend Inc. and Mrs. Vimala  
Unnikumar Menon.**

We are pleased to inform that, you have been declared as successful bidder for purchase of Flat no 203  
(Adms 385 Sq. Ft.) 2nd Floor A Wing Shree Palram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur  
(East) Thane 421503.

You have deposited Rs.1,20,000/--(Rupees One Lakh Twenty Thousand only) by RTGS being 10% as EMD.  
You have submitted bid for Rs.12,00,000/- (Rupees Twelve Lakh only) .

In terms of bid the successful bidder shall immediately i.e. on the same day or not later than next working day,  
as the case may be, deposit 25% of the amount of the sale price (inclusive of EMD amount deposited) to the  
Authorized officer conducting the sale and in default of such deposit, EMD will be forfeited and the property  
shall be sold again.

As such you are requested to deposit 15% of bid amount (thus making it 25% of bid amount) amounting to  
Rs.1,80,000/- (Rupees One Lakh Eighty Thousand only) immediately or not later than next working day.

To enable you to make the payment by RTGS, we provide here below the details of our Bank account:

1. Name of Account : ASREC PS-12/2020-21 TRUST.
2. Bank & Branch : Bank of India, S.S.I. Andheri (East) Branch
3. Account No. : 009020110001517
4. IFSC Code : BKID0000090

You are also requested to note that the balance 75% of payment amounting to Rs.9,00,000/- (Rupees Nine  
Lakhs Only) also to be paid on or before fifteenth (15th) day of confirmation of sale i.e on or before 14<sup>th</sup>  
February, 2023.

Yours faithfully,

For ASREC (India) Ltd.

*Sunil P. Korgaonkar*  
(Sunil P Korgaonkar)  
Authorised Officer



**ASREC (India) Limited**

Dynasty Business Park, Unit No. A- 212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400059.  
Phone : 91-22-69314500 • E-mail : asrec@asrec.co.in • Website : www.asrecindia.co.in

CIN U67100MH2003GOI143291

Reconstructing For Better Future

Head Office : Solitaire Corporate Park, Building No.2, Unit No 201, 202, 200-202 B, Gr. floor, Andheri Ghatkopar Link Rd,  
Chakala, Andheri (E), Mumbai- 400093. Phone : 91-22-69314500 • Fax : 91-22-69387010



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Regn. 39 m.

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दस्तावेजाचा/अर्जाचा अनुक्रमांक ६१०२३००/६५

दिनांक २७/११/१९६५

दस्तावेजाचा प्रकार-

पुरारनामा र २१ १,३६,७५०/-  
बाजारपुण र २१ १,९२,५००/-

सादर करणाराचे नाव-

श्रीमती विभावा कुशीपुतार मंगळी क.

खालीलप्रमाणे फी भिडाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा सापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (सागील पातावरील) बात्र क.

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PWD Regn H-211

दस्तावेज  
नक्कल

रोजी तयार होईल व

नोंदणीकृत झक्रे विली जाईल  
या कार्यक्रमात दिर्यात येईल  
दुय्यम निबंधक

दस्तावेजाचा/अर्जाचा अनुक्रमांक

नोंदणीकृत झक्रे पाठविली

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

हवाली करवा

सादरकर्ता

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REGD. NO. 1003/2003-500-4/2003  
DT. 23/02/2004

Share Certificate No. 6

Member's Regn. No. 6

No. of Shares 05

# Share Certificate

Baham - 505

**SREE BALHAM-BALRANG CO-OP. HOUSING SOCIETY LTD.**  
**CO-OPERATIVE HOUSING SOCIETY LTD.**

SURVEY No. 4, HISSA No. 2, HOUSE No. 558,  
 "BALRANG" GROUND FLOOR, FLAT No. 004,  
 SALASAR NAGAR, PATEL ROAD,  
 KULGAON - BALDAPUR (E), DIST. THANE  
 (Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 250/- Divided into 05 Shares of Rs. 50/- each

Registration No. \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ is the Registered Holder of \_\_\_\_\_ Shares of \_\_\_\_\_

This is to certify that Smt. / M/s. Vimala Umnikumari Menon

of Rs. FIFTY each numbered from 26 to 30 both inclusive, in

Shree Baham - Balrang CO-OPERATIVE HSG. SOCIETY LTD., Baldapur

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_



*[Signature]*  
 M.C. Member

*[Signature]*  
 Secretary

*[Signature]*  
 Chairman

R.T.O.













आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ARSPB5962F

नाम / Name  
DEVAVARAM MARKAYYA BEKKAM

पिता का नाम / Father's Name  
MARKAYYA BEKKAM

जन्म की तारीख / Date of Birth  
15/11/1987

हस्ताक्षर / Signature

17012017

*M. E. J.*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CTYPM9483Q

नाम / Name  
LALITHA DEVAVARAM BEKKAM

पिता का नाम / Father's Name  
BABU SARPANNA MANCHODI

जन्म की तारीख / Date of Birth  
02/07/1994

हस्ताक्षर / Signature

11022021

*M. Lalitha*



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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AIRPT7549Q

नाम / Name  
DINESH G TRIVEDI

पिता का नाम / Father's Name  
GOPAL RAMPRASAD TRIVEDI

जन्म की तारीख / Date of Birth  
07/12/1978

हस्ताक्षर / Signature

*D. Trivedi*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AZIM BABULAL SHAIKH

BABULAL KASAM SHAIKH

30/11/1986  
Permanent Account Number  
GAGPS9656J

हस्ताक्षर / Signature

20032015

*Shaikh*

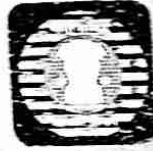


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASREC INDIA LIMITED

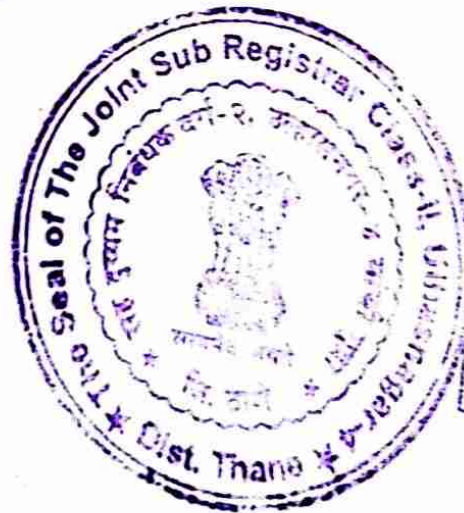


25/11/2003  
Permanent Account Number

AAECA7990G

Signature

  
*Jyoti A Kogankar*  
27/3/2023



क्र. नं. - ४	
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<i>[Signature]</i>	<i>[Signature]</i>

## ॥ घोषणापत्र / शपथपत्र ॥

मी/ आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा. पुणे, यांचे क्र.का4/प.क्र.629/2013/2806 दिनांक-30/11/2013 रोजीचे परिपत्र वाचून असे घोषित करता की, नोंदणीसाठी सादर केलेले दस्तऐवजांमधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तावील लिहून देणार/कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तावीबत आम्हांम ओळखणारे दोन इसम प्रत्यक्ष घेतून आलो आहोत.

सादर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आम्हाच्या जबाबदारीने मी/आम्ही दस्तावील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हेतसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नमून दिलेल्या कुलमुखत्यारधारक (P.A Holder) लिहून देणार हयांत आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सादरची मिळकत शासन मालकीची व त्रेयस्त व्यक्तीची नाही. व मिळकतीतील इतर हक्क, कर्ज,बँक,बोजे, शासन बोजे व कुलमुखत्यार धारकानी केलेल्या व्यवहाराच्या आधीन राहून आम्ही आमचा आर्थिक-व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तावीबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम 1961 चे नियम 44 व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्ताऐवजांमधील मिळकती विषयी होवू नये म्हणून नोंदणी अधिनियम 1908, महाराष्ट्र नोंदणी अधिनियम 1961 व महाराष्ट्र मुद्रांक अधिनियम नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी भरली असल्यास ते निष्पन्न झाल्यास विना तक्रार आम्ही फी दडासह शासन जमा करणेस तयार आहोत नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही दस्ताऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हांस पूर्ण जाणीव आहे.

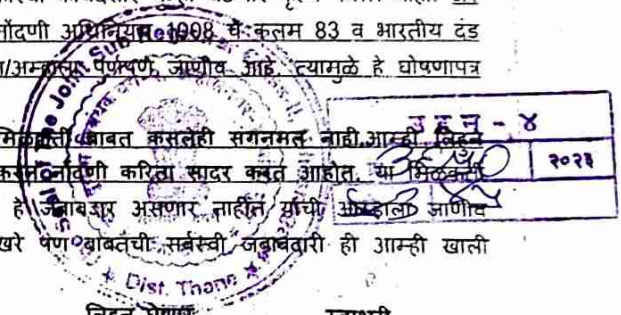
त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणारे कृत्ये केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता नुसार आम्ही शिक्षेस पात्र राहणार आहोत याची मला/आम्हांस पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्तावा भाग म्हणून जोडत आहे.

दुय्यम निबंधक / सह दुय्यम निबंधक यांचे या मिळकतीबाबत सगलेही संगनमत नाही आम्ही लिहून देणार/लिहून घेणार साक्षीदार समक्ष स्वतः दस्त निष्पादित करून नोंदणी करिता सादर करत आहोत. या मिळकती बाबत दुय्यम निबंधक कार्यालयातील अधिकारी व कर्मचारी हे जबाबदार असणार नाहीत याची ओळख जाणीव आहे. सादर मिळकती व कागदपत्र, स्वाक्ष-या, इत्यादी सर्व खरे व नोंदणीबाबतची सर्वस्वी जबाबदारी ही आम्ही खाली सहीकरणार यांची आहे.

लिहून देणार	स्वाक्षरी	लिहून घेणार	स्वाक्षरी
1) नाव <u>Sunila Kojanlov</u>	<u>Sunila Kojanlov</u>	1) नाव <u>M. Lakhta</u>	<u>M. Lakhta</u>
मो.नं : _____		मो.नं : _____	
2) नाव _____		2) नाव <u>Dhanaram B.M</u>	<u>Dhanaram B.M</u>
मो.नं : _____		मो.नं : _____	
3) नाव _____		3) नाव _____	
मो.नं : _____		मो.नं : _____	

1) स्वाक्षरी : Sheerich  
 नाव : Azim B. Sheerich  
 मोबाईल : \_\_\_\_\_

साक्षीदार  
 2) स्वाक्षरी : Dhanish  
 नाव : Dhanish Tripathi  
 मोबाईल : \_\_\_\_\_





541/3650

सोमवार, 27 मार्च 2023 5:17 म.सं.

दस्त गोपवारा भाग-1

उहान4

दस्त क्रमांक: 3650/2023

दस्त क्रमांक: उहान4 /3650/2023

बाजार मूल्य: रु. 11,61,500/-

मोवदला: रु. 12,00,000/-

भरलेले मुद्रांक शुल्क: रु.72,000/-

दु. ति. सह. दु. ति. उहान4 यांचे कार्यालयात

पावती:3946

पावती दिनांक: 27/03/2023

अ. क्र. 3650 वर दि.27-03-2023

सादरकरणाचा नाव: देबावरम मरकट्या बेळूम --

रोजी 5:10 म.सं. वा. हजर केला.

नोंदणी फी रु. 12000.00

दस्त हाताळणी फी रु. 600.00

पुढांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकूण: 12600.00

Joint S.R.Ulhasnaga. 4

Joint S.R.Ulhasnagar 4

दस्ताचा प्रकार: सेल सर्टिफिकेट

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश !! विक्रम प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिद्धा क्र. 1 27 / 03 / 2023 05 : 10 : 30 PM ची वेळ: (सादरीकरण)

शिद्धा क्र. 2 27 / 03 / 2023 05 : 11 : 39 PM ची वेळ: (फी)



दस्त एवजास्तान्त जोडलेले कागदपत्र कुलमुखत्यारप  
व्यक्ती इत्यादी बनावट आढळून आल्यास याची  
संपूर्ण जबाबदारी जिथ्यादकाची राहिल

लिहून घेणार

लिहून देणार

M. Lakshita

Juvli P. Kogankar

सदर दस्तास कमी वडलेली सने फी रक्कम रु. 300

(अक्षर: ए. तिज २०२५ मते) 2703202322435

पावती क्र. 3946 रोखीने / DHC No. 2703202320294

ने दि. 27/03/2023 रोजी वसुल

करण्यात आले आहे. 27.03-23

सह. मुख्य निबंधक वर्ग-२  
उल्हासनगर-४.



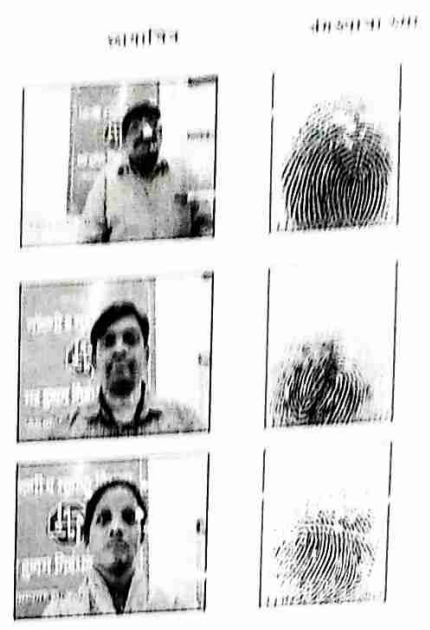
दस्त क्रमांक: 3090/2023  
दस्ताचा प्रकार: -सेल सांठिफिकेड

- अनु क्र. पक्षकारांचे नाव व पत्ता
- नाम: अ.सरेक इंडिया लिमिटेड तर्फे ऑधोराइज अधिकारी सुनील पी. कोरगावकर - -  
पत्ता: फ्लॉट नं. - , भाळा नं. - इमारतीचे नाव: युनिट नं. 201-200/4 आणि 202-200 ब , सॉलिडेर कॉर्पोरेट पार्क, विल्डिंग नं.2, गाउड फ्लोअर, अंधेरी -प्राडकोपर लिंक रोड, चाकला, मुंबई, ब्लॉक नं. -  
रोड नं. - , महाराष्ट्र, मुंबई.  
फोन नंबर: AAITA5472G
  - नाम: देवावरम मरकण्या बेक्कम - -  
पत्ता: फ्लॉट नं. - , भाळा नं. - , इमारतीचे नाव: फ्लॉट नं. 302, वजरम अपार्टमेंट , पाटील पाडा, सालासार नगर, कुळगाव, बदलापूर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे.  
फोन नंबर: ARSPB5962F
  - नाम: ललिथा देवावरम बेक्कम - -  
पत्ता: फ्लॉट नं. - , भाळा नं. - , इमारतीचे नाव: फ्लॉट नं. 302, वजरम अपार्टमेंट , पाटील पाडा, सालासार नगर, कुळगाव, बदलापूर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे.  
फोन नंबर: CTYPM9483Q

पक्षकाराचा प्रकार  
लिहून घेणार  
वय: 36  
स्वाधारी:-  
*[Signature]*

लिहून घेणार  
वय: 36  
स्वाधारी:-  
*[Signature]*

लिहून घेणार  
वय: 29  
स्वाधारी:-  
*[Signature]*



बरील दस्तऐवज करून देणार तथाकथीत सेल सांठिफिकेड चा दस्त ऐवज करून दिल्याचे कवून करवाव.  
शिक्का क्र.3 ची वेळ: 27 / 03 / 2023 05 : 13 : 36 PM

ओळख:-  
दस्तऐवज निष्पादनाचा कवूनबाब देणाऱ्या सर्व पक्षकारांची ओळख संपत्ती-आधारित - आधार पणालीदार पडवाळण्यात आनी आहे, त्याबाबत प्राप्त सांठिती पूर्तकरण्यात आते.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार देवावरम मरकण्या बेक्कम - -	27/03/2023 05:13:56 PM	देवावरम मरकण्या बेक्कम M XXXX XXXX 7247 
2	लिहून घेणार ललिथा देवावरम बेक्कम - -	27/03/2023 05:14:12 PM	Lalitha Devayaram Bekkam F XXXX XXXX 8170 
3	लिहून घेणार अ.सरेक इंडिया लिमिटेड तर्फे ऑधोराइज अधिकारी सुनील पी. कोरगावकर - -	27/03/2023 05:14:28 PM	सुनील पांडुरंग कोरगावकर M XXXX XXXX 5432 

प्रमाणित करण्यात येते की सदर दस्त  
क्र. 3090/2023 मध्ये .....पाने आहेत  
जुलूस क्रमांक ..... वर पाडला  
दिनांक 27/03/2023

शिविका क्र.4 ची वेळ: 27 / 03 / 2023 05 : 14 : 30 PM

Joint S.C.R. Ulhasnagar 4

सह. पुढील निवडक तपस, उल्हासनगर-४

sr.	Purchaser	Type	Verification No.	GRN/Invoice	Amount	Used At	Deface Number	Deface Date
1	DEVAVARAM M BEKKAM	eChallan	00010572023032781954	MJ007620500202223E	72000.00	SD	0008640998202223	27/03/2023
2		DHC	2603202303754		600	RF	2603202303754D	27/03/2023
3	DEVAVARAM M BEKKAM	eChallan		MJ007620500202223E	12000	RF	0008640998202223	27/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]







28/03/2023

सूची क.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर-४

दस्त क्रमांक : 3650/2023

नोंदणी :

Regn-63m

गावाचे नाव : कुळगाव

(1) विलेखाचा प्रकार	सेल सर्टिफिकेट
(2) मोबदला	1200000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1161500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूर इतर वर्णन : , इतर माहिती: गौजे कुळगाव,सर्व्हे नं. 4,हिस्सा नं. 2,3,गावरील श्री बलराम बजरंग को. ऑप. हौसिंग सोसायटी लिमिटेड मधील ए विंग,दुसरा मजला,सदनिका क्रं. 203,क्षेत्र 385 चौ. फूट बांधीव.( ( Survey Number : 4 ; ) )
(5) क्षेत्रफळ	1) 385 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंसरेक इंडिया लिमिटेड तर्फे ऑथोराइज अधिकारी सुनील पी. कोरगावकर -- वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिट नं. 201-200अ आणि 202-200 ब , सॉलिडर कॉर्पोरेट पार्क, बिल्डिंग नं.2, ग्राउंड फ्लोअर, अंधेरी -घाटकोपर लिंक रोड, चाकाला, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400093 फॅन नं:-AAITA5472G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवावरम भरकम्या बेक्कम -- वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 302, बजरंग अपार्टमेंट , पाटील पाडा, सालासार नगर, कुळगाव, बदलापूर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 फॅन नं:-ARSPB5962F 2): नाव:-ललिथा देवावरम बेक्कम -- वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 302, बजरंग अपार्टमेंट , पाटील पाडा, सालासार नगर, कुळगाव, बदलापूर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 फॅन नं:-CTYPM9483Q
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3650/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	72000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	12000
(14)शेरा	



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

## Payment Details

Sl.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DEVAVARAM M BEKKAM	eChallan	00040572023032781453	MH017520500202223E	12000.00	SD	00088A0988202223	21/03/2023
2		DHC		280320230315A	600	RF	280320230315AD	21/03/2023
3	DEVAVARAM M BEKKAM	eChallan		MH017520500202223E	12000	RF	00088A0988202223	21/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



541/3650  
Tuesday, 28 March 2023 10:08 AM  
इतर पावती  
Office Copy  
नोंदणी क्र.: 39M  
Regn.: 39M  
541/3650  
Tuesday, 28 March 2023 10:08 AM  
इतर पावती  
Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M  
पावती क्र.: 3993 दिनांक: 28/03/2023

गावाचे नाव: - कुळगाव  
दस्तऐवजाचा अनुक्रमांक: उहान4-3650-2023  
दस्तऐवजाचा प्रकार: सेल सर्टिफिकेट  
सादर करणाऱ्याचे नाव: देवावरम मरकड्या वेळाम - -  
वर्णन  
पावती क्र.: 3993 दिनांक: 28/03/2023

दस्त हाताळणी फी  
पृष्ठांची संख्या: 15  
रु. 300.00  
एकूण: रु. 300.00  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 15  
रु. 300.00  
एकूण: रु. 300.00  
JointS.S.R.Ulhasnagar 4

1); देयकाचा प्रकार: DHC रकम: रु.60/-  
डीडी/धनादेशाचे ऑर्डर क्रमांक: 2703202322435 दिनांक: 28/03/2023  
बँकेचे नाव व पत्ता:  
2); देयकाचा प्रकार: DHC रकम: रु.240/-  
डीडी/धनादेशाचे ऑर्डर क्रमांक: 2703202320294 दिनांक: 28/03/2023  
बँकेचे नाव व पत्ता:  
1); देयकाचा प्रकार: DHC रकम: रु.60/-  
डीडी/धनादेशाचे ऑर्डर क्रमांक: 2703202322435 दिनांक: 28/03/2023  
बँकेचे नाव व पत्ता:  
2); देयकाचा प्रकार: DHC रकम: रु.240/-  
डीडी/धनादेशाचे ऑर्डर क्रमांक: 2703202320294 दिनांक: 28/03/2023  
बँकेचे नाव व पत्ता:

संख्या: ५०८-१०  
महानगरपालिका काठमाडौं

विषय: बाधकाम परवाना  
श्री. सु.कुमार शर्मा

विषय: स. नं. ५०८-१० दि. नं. २०७३  
पत्र नं. ५०८-१०  
संदर्भ: आपला ५०८-१० वा  
वा. २०७३

बाधकाम शिल्पकार बाधकाम परवाना देलिन्या अर्ज.  
महाराष्ट्र प्रादेशिक श्रम रचना अधिनियम १९६६ चे कलम ४५ अन्वये

दि. नं. २०७३ म. नं. २०७३  
पत्र नं. ५०८-१० वा. नं. २०७३

पो. मि. मूखडाच्या विकास कार्यालय मंडळी प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५२ अन्वये  
कार्यवाही ठेलेल्या दि. २-१०-७३ च्या अर्जात अनुदान पत्रिका नवीन  
राष्ट्रीय मालकीच्या जागतिक श्रम रचना अर्जात दुहेरी बांधकाम प्रमाणे २२५२/२२५२ मंडळी मालकी  
दुहेरी बांधकाम, तिसरा मजला, चौथा मजला, दहावाठी दुकाने, ऑफीस/दुकाना/दुहेरी बांधकाम  
मितीच्या मर्यादीत बांधकामाबाबत बांधकाम परवाना प्रारंभ प्रमाण पत्र देणात आहे

सु.कुमार शर्मा  
५०८-१०

१. ही बाधकाम परवाना देण्याचे तारखेमागुन एक वर्षे पर्यंत वैध मानले जाई. नंतर पुढील बांधकाम परवाना घेतून पुढील बांधकाम करणे बांधकाम परवाना देण्यात राहिले असा पत्र देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल.
२. नकाशात ५०८-१० मंडळी केलेल्या बांधकामावर बांधकाम परवाना देण्यात येईल.
३. मे. जिल्हाधिकारी बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल.
४. बांधकाम चालू करण्यापूर्वी (१) दिवस आगा महानगरपालिका कार्यालयाला नक्शा कढाविल्या जाई.
५. ही परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल.
६. बांधकाम या नदीच्या मंडळी देण्यात येईल. नकाशा प्रमाण आणि चालू देण्यात येईल. बांधकाम परवाना देण्यात येईल.
७. जोर्या पर्यंत बांधकाम बांधकामानंतर बांधकाम शिल्पकाराचे मंडळी नकाशा प्रमाणे बांधकाम देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल.
८. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल.
९. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल.
१०. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल. बांधकाम परवाना देण्यात येईल.



उह न. २  
९२६५५ २०९९  
२-२५