541/3649

Monday,27 March 2023 7:05 PM

इतर पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 3957 दिनांक: 27/03/2023

गावाचे नाव: -कुळगाव

दस्तऐवजाचा अनुक्रमांक: उहन4-3649-2023

दस्तऐवजाचा प्रकार : सेल सर्टिफिकेट

सादर करणाऱ्याचे नाव: देवादरम मरकय्या बेझम - -

वर्णन

दस्त हाताळणी फी पृष्ठांची संख्या: 15	रु. 300.00
एकूण:	रु. 300.00

Joint S.R. Ulhasnagar 4

सह. दुय्यम निबंधक वर्ग-२
उल्हासनगर-४.

1); देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2703202320502 दिनांक: 27/03/2023

बँकेचे नाव व पत्ता:

4 5 9 ज

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202303278147 — 27 March 2023,02:52:43 PM

मूल्यांकनाचे वर्ष	2022
जिल्हा	ठाणे
मूल्य विभाग	तालुका : अंबरनाथ
उप मूल्य विभाग	2/6-बी-1/क-1) कुळगाव चे 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

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
8350	45000	52300	63800	52300	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	53.43चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	25 वर्षे	बांधकामाचा दर-	Rs.25289/-
उद्वाहन 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 * 53.43
= Rs.1734444.66/-

Applicable Rules = 3, 9, 18, 19

एकत्रित अंतिम मूल्य = 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
= 1734444.66 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0
=**Rs.1734445/-**
= **१ सतरा लाख चौतीस हजार चार शे पंचेचाळीस /-**

Home | Print

सह. दुय्यम निबंधक वर्ग-२
उल्हासनगर-४.

The Seal of The Joint Sub Registrar Class-II, उल्हासनगर-४ ★ Dist. Thane ★

उ ह न - ४
२०२३
पान 9 | ४५

CHALLAN
MTR Form Number-6

GRN MH017521680202223E	BARCODE	Date 27/03/2023-12:44:12	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		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	FLAT NO. 204, BALRAM BAJRANG CO. OP. HSG. LTD.
		Road/Street	KULGAON
		Area/Locality	BADLAPUR, TAL-AMBERNATH, DIST-THANE.
		Town/City/District	
		PIN	4 2 1 5 0 3
		Remarks (If Any)	SecondPartyName=ASREC INDIA LIMITED~
		Amount In Words	One Lakh Twenty Six Thousand Rupees Only

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	108000.00
0030063301 Registration Fee	18000.00
Total	1,26,000.00

DEFACED ₹ 126000.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032782267	IK0CEBNJK8
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-12:24:45	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 चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-541-3649	0008640522202223	27/03/2023-17:12:43	IGR129	18000.00

Print Date 27-03-2023 05:20:53

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane

उल्हास नगर - ४
द. क्र. 324 / २०२३
पाने 8 / 8

CHALLAN

MTR Form Number-6

GRN MH017521680202223E	BARCODE	Date 27/03/2023-12:44:12	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		
Year	2022-2023 One Time	Flat/Block No. Premises/Building	FLAT NO. 204, BALRAM BAJRANG CO. OP HSG. LTD.

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	108000.00
0030063301 Registration Fee	18000.00
Total	1,26,000.00

Road/Street	KULGAON						
Area/Locality	BADLAPUR, TAL-AMBERNATH, DIST-THANE.						
Town/City/District							
PIN		4	2	1	5	0	3
Remarks (If Any)	SecondPartyName=ASREC INDIA LIMITED~						
Amount In Words	One Lakh Twenty Six Thousand Rupees Only						

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023032782267	IK0CEBNJK8
Cheque/DD No.		Bank Date	RBI Date	27/03/2023-12:24:45	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 चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane

उल्हास - ४
क्र. 3818 २०२३
पाने 3 | 24

Print Date 27-03-2023 12:45:31

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.18,00,000/- (Rupees Eighteen Lakh only) in which (DD Number** 014074**....., Dated** 25/03/2023**., for Rs.13,50,000/- subject to clearance)**in full and handed over the delivery 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:

Description of the Immovable property
Flat no 204, adms 575 Sq. Ft. built uparea, 2nd Floor, A-Wing, Shree Balram Bajrang CHS Ltd., Salasar Nagar, constructed on Survey no. 47, Hissa no. 2(Part), Patlipada, Village Kulgaon, Badlapur (East) Thane 421503. Owned by Mr. Unnikumar Menon

उद्घोषणा - ४

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

Sunil P. Korgonkar

Sunil P Korgonkar
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

aSREC
(India) Limited

ASREC:RES:SPK:1177: 2022-23

Date 23.03.2023

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 No.204, on Second Floor, A wing, having area adm. About 585 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 and in the Sub- Registration Dist. Ambernath and Registration 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

Mr. Sunil P Korgaonkar will sign as Sunil P Korgaonkar

FOR ASREC (INDIA) LTD

(Rashmi Irani)
VICE PRESIDENT.

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

Sub Registrar Class-II Ulhasnagar

उल्हास - ४
क्र. क्र. 3852 २०२३
दि. 5 | 24

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

Sunil P Korgaonkar

Emp. Id. 127

Designation : Chief Manager

Blood Group : O+

Issuing Authority

Holder's Signature

ASREC (India) Limited

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.

Sunil P. Korgaonkar

उहन - ४

क्र. क्र. 3856 | २०२१

तारीख ६/४/२५

Incase of emergency
Please contact:
+91 7718922061 / 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.

asREC
(India) Limited

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 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 24.01.2023 towards payment of 10% as EMD of the Bid amount i.e. Rs.18,00,000/- towards Sale consideration of property being Flat no 204 (adms 575 Sq. Ft.) 2nd Floor, A Wing, Shree Balram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur (East) Thane 421503.

Yours faithfully,

For ASREC (India) Ltd.

Sunil P. Kongaonkar
Authorised Officer

ASREC (INDIA) LIMITED MUMBAI 400 053.

The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane

उहन - ४
क्र. ३६८८ २०२३
दि. १७/१/२३

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

ASREC/MUM/RECOV/2022-23

Date: 31.01.2023

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 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. 2,70,000/- (Rupees Two Lakh Seventy Thousand only) on 31.01.2023 thus making total aggregate payment of 25% of the Bid amount i.e. 4,50,000/- towards Sale consideration of property being Flat no 204 (adms 575 Sq. Ft.) 2nd Floor, A Wing, Shree Balram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur (East) Thane 421503.

Yours faithfully,

For ASREC (India) Ltd.

Sunil R Kongaonkar
Authorised Officer

ASREC (INDIA) LTD. MUMBAI 400 059

The Seal of The Joint Sub Registrar Class II Ulhasnagar-4 Dist. Thane

उहन - ४
क्र. क्र. 3842 2023
पाने 2 84

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

ASREC/MUM/RECOV/2022-23 **Date: 27.03.2023**

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 Kunjunni Nair Prop of M/s. Sreya Enterprises, M/s. Global Trend Inc., and Mrs. Vimala Unnikumar Menon.

We acknowledge receipt of Rs.13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only) vide cheque No/DD No. 014074 dated 25/3/2023 towards balance payment of 75% of the Bid amount i.e.18,00,000/- towards Sale consideration of property being Flat no 204 (adms 575 Sq. Ft.) 2nd Floor, A Wing, Shree Balram Bajrang CHS Ltd., Salasar Nagar, Kulgaon, Badlapur (East) Thane 421503.

Yours faithfully,

For ASREC (India) Ltd.

Sunil P. Kargaonkar

Authorised Officer

ASREC (INDIA) LIMITED MUMBAI 400 093.

The Seal of The Joint Sub Registrar Class II Ulhasnagar-4 Dist. Thane

उल्हास नगर - ४
क्र. ३९२८ २०२३
दि. ३/४

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

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SALE CONFIRMATION DEED OF PROPERTY AUCTION PROCEDURE

THIS DEED OF CONVEYANCE is made and executed at Badlapur this 27th 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. **AATA5472G** (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-Ambernath, 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.**

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).

of India's Directives and Guidelines.

5. Consequent upon default in repayment of the financial facilities and the borrowers 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. 18,00,000-/- (Eighteen Lakhs Only)** under E-auction, the property was sold for sum of **Rs. 18,00,000.00** 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 Rs4,50,000/- 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 29/03/2022 for payment of the remaining amount as per provisions of the said rules.

उहन - ४
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जा. २२/२४

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.

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

(ABOVE REFERRED TO)

PROPERTY DETAILS

Flat No.204, on **Second Floor, A wing,** having area adm. About 575 **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.

Sunil R. Kagonkar

Ch. Lalita

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane

उल्हास - ४
क्र. 3851/2022
पान 98/124

Receipt (pavti)

513/6421
Wednesday,June 09 ,2021
4:09 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 6729 दिनांक: 09/06/2021

गावाचे नाव: चकाला
दस्तऐवजाचा अनुक्रमांक: बदर17-6421-2021
दस्तऐवजाचा प्रकार : ॲग्रीमेंट टू असाईनमेंट
सादर करणाऱ्याचे नाव: अॅसरेक (इंडिया) लि चे असिस्टंट व्हाईस प्रेसिडेंट डी एस कोटियन

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	
एकूण:	रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:28 PM ह्या वेळेस मिळेल.

सह.दु.नि.का.अंधेरी-6

बाजार मुल्य: रु.0.01 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 101500/-

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

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0906202108992 दिनांक: 09/06/2021
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013884396202021E दिनांक: 09/06/2021
बँकेचे नाव व पत्ता:
नोंदणी फी माफी असल्यास तपशिल :-
1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane
सत्यमेव जयते
उ ह न - ४
प. क्र. 3859 २०२१

कुळगांव बदलापूर नगरपरिषद

कर आकारणी व वसूली विभाग

कराचे बिल

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

(मालमत्ता कर नियम २०१)

बिल क्र.	: 96484	मालमत्ता क्र.	: 13001/05
बिल दिनांक	: 07/12/2022	जुना मालमत्ता क्र.	: 60/9/12
Zone	: कुळगाव-2	फर्नेल क्र.	: 60/9/12
		वापराचा प्रकार	: निवासी
थकबाकी मुक्त	1340797	करयोग्य क्षेत्रफळ (चौ.मी.)	: 46.56
		मालमत्ता प्रकार	: अधिकृत

नाव : श्री [illegible] को. ऑप. हौ. सो. लि. , श्री उदयकुमार मेनन

पत्ता : [illegible] क्रमांक ९ , 60/9/12 , मालमार नगर, कुळगांव-2, बदलापूर -421503

कराचे तपशील	थकबाकी रक्कम (₹) (बाकीच्या आकारणीची माहीती खालील)	चालू मागणी रक्कम (₹)	एकूण रक्कम (₹)
सर्वसाधारण कर	1691.00	1689.00	3[illegible]
शिक्षण कर	300.00	322.00	6[illegible]
वृक्ष कर	84.00	84.00	[illegible]
अग्निशमन सेवा कर	40.00	40.00	[illegible]
[illegible]	528.00	0.00	[illegible]
[illegible]	480.00	480.00	[illegible]
दिवाबत्ती कर	84.00	84.00	[illegible]
एकूण बिल रक्कम	**3207.00**	**2699.00**	**59[illegible]**
आगाऊ समायोजित रक्कम			
एकूण जमा रक्कम			
समायोजित/अ.वा.शास्ती समायोजित रक्कम			
एकूण देय रक्कम			59[illegible]

अक्षरी रुपये : पाच हजार तऊशे सहा फक्त

2.1478937

विशेष सूचना

१. बिल दिल्यापासून १५ दिवसाचे आत कराची रक्कम संपूर्णपणे जमा केल्यास चालू वर्षाच्या सर्वसाधारण करावर १% सूट देण्यात येईल.

२. नगर परिषद या सर्वसाधारण सभा ठराव क्र.६४ दि.१७/०९/२०१६ नुसार बोटणी शुल्क आकारणी करण्यात आलेली आहे आणि सदरचे शुल्क एक वेळेसाठीच आहे.

३. वरील पैकी शुल्क या पूर्वी नगरपरिषदेकडे जमा केले असल्याची पावती दाखविल्यास रद्द करणेत येईल.

४. अनधिकृत बांधकामास कर आकारणी केल्याने/शास्ती बजावल्याने अथवा त्याचा कर/शास्ती भरल्याने बांधकाम अधिकृत होत नाही. मालमत्ता कर आकारणी अथवा कर भरल्याने कोर्टातील कामकाजास व तिकालावर कार्यवाही करण्यास बाधा येणार नाही याची नोंद घावी.

५. मागील पानावरील सूचनांची नोंद घेतली.

मुख्याधिकारी

कुळगांव बदलापूर नगरपरिषद

अनुक्रमांक : 1[illegible]

स्वच्छ बदलापूर सुंदर बदलापूर किल्ल्याचे वर्गीकरण करा पर्यावरणाचा समतोल राखा

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2

उल्हासनगर - ४

दु. क्र. 3864 २०२३

पान 0 / 24

MAHAVITARAN
Maharashtra State Electricity Distribution Co. Ltd.

Maharashtra State Electricity Distribution Co. Ltd.

Bill of Supply For: JAN-2023

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000001852964171

HSN code 27160000

Consumer No: 021540159278 (P.D.)
SHRI MENON P UNNIKUMAR
BALRAM APPT FLAT NO 204 KULGOAN PATILPADA 421503
Mobile/Email: 72******81/

Bill Date: **08-JAN-23**
Bill Amount Rs: **930.00**
Due Date: 30-JAN-23
If Paid After Due Date: **930.00**

Billing Unit: 4405 :BADLAPUR (E) S/DN
Tariff/Category: 090 /LT-I (B) Residential 1Ph
Pole No: 000000MP
PC/MR/Route Sequence/DTC: 1 / 01-0030-1215 /4149264
Meter No: 00000000000
Reading Group: C1

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

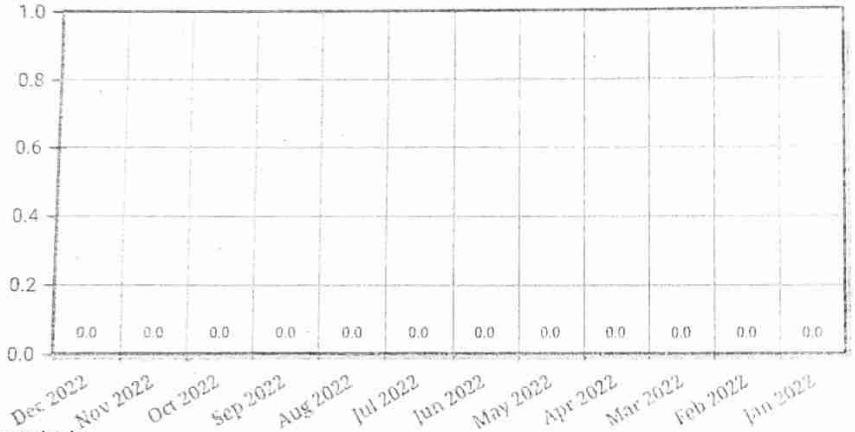
Scan this QR Code with BHIM App for UPI Payment

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 > 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 021540159278**
* 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:**	021540159278	**PC:**	C1	**Tariff:**	090
Due Date:		30-JAN-23				930.00	

If Paid by this Date:	16-JAN-23	930.00
If Paid After this Date:	30-JAN-23	930.00

Bank Copy:		**DTC No:**	4149264				
Billing Unit:	4405	**Consumer No:**	021540159278	**PC:**	C1	**Tariff:**	090

Due Date:	30-JAN-23	930.00
If Paid by this Date:	16-JAN-23	930.00
If Paid After this Date:	30-JAN-23	930.00

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane
सत्यमेव जयते
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पान ९ | २४

Share Certificate No. 12 Member's Regn. No. 12 No. of Shares 5

Share Certificate

SHREE BALRAM-BAJRANG CO-OP. HOUSING SOCIETY LTD.
SURVEY No. 4, HISSA No. 2, HOUSE No. 556,
"BAJRANG" GROUND FLOOR, FLAT No. 003,
SALASAR NAGAR, PATIL PADA,
KULGAON - BADLAPUR (E), Dist: THANE

CO-OPERATIVE HOUSING SOCIETY LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

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

Registration No. TNA/ULR/HSG/(TC)/15003/2003-2004/nc3 Date 31/04/nc3

This is to certify that Shri/ ~~Smt./M/s.~~ P. Unnikumar Menon

is the Registered Holder of five fully paid up shares of Rs. FIFTY each numbered from 56 to 60 both inclusive, in Shree Balram Bajrang CO-OPERATIVE HSG. SOCIETY LTD., Badlapur

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at SHREE BALRAM-BAJRANG CO-OP. HOUSING SOCIETY LTD. SURVEY No. 4, HISSA No. 2, HOUSE No. 556 "BAJRANG" GROUND FLOOR, FLAT No. 003, SALASAR NAGAR, PATIL PADA, KULGAON - BADLAPUR (E), DIST. THANE

this 04th day of July 2004.

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-2 Dist. Thane

SHREE BALRAM-BAJRANG CO-OP. HOUSING SOCIETY LTD. THANE Regn. No. 15003 DT. 31/04/2004 Dist. Thane

Authorised M.C. Member

Secretary

Chairman

O.C

कल्याण महानगरपालिका, कल्याण.

[illegible]

[illegible]

Date : 27/7/20

भोगवटा पूर्णतेचा दाखला

[illegible]

[illegible] मार्फत [illegible] यांनी [illegible] दि. [illegible] रोजी [illegible] इमारत, [illegible] मजला, [illegible] विंग, [illegible] फ्लॅट नं. [illegible] [illegible] यांचे [illegible] बांधकाम परवानगी आदेश क्रमांक [illegible] दिनांक 27/5/18 अन्वये मंजूर केलेल्या [illegible] प्रमाणे [illegible] / [illegible] बांधकाम पूर्ण केले आहे. प्रमाण [illegible] तपासल्या नंतर सदर दिनांक रोजी दुसरी वाढीव [illegible] तसेच वाढीव [illegible] बांधकामासाठी [illegible] देण्यात येत आहे.

१) इमारत मजला : सात मजले रहिवासी व्यापारासाठी

२) महिला मजला : सात मजले रहिवासी व्यापारासाठी

३) दुसरा मजला : सात मजले रहिवासी व्यापारासाठी

४) तिसरा मजला : पाच मजले रहिवासी व्यापारासाठी

५) [illegible] :

अटी : १) [illegible]

२) [illegible]

[illegible]

कल्याण [illegible]

१) उप-आयुक्त [illegible] / [illegible], प्राथमिक आयुक्त [illegible] / [illegible].
२) [illegible] विभाग.
३) [illegible] विभाग.

The Seal of The Joint Sub Registrar Class-II, [illegible] Dist. Thane

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The Seal of The Joint Sub Registrar Class-II, Ulhasnagar, Dist. Thane

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.

Ref : _____ Date : 02/5/2017

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

Dear Sir,

Re : Registation of Re- Lien against Flat No. 204, Shree Balram Bajrang CHS Ltd,. Salasar Nagar, Patil pada, Kulgaon, Badlapur (E.), Dist - Thane 421 503 Admeasuring 575 sq.ft. built up area owned by Mr. P. Unnikumar Menon

We are in receipt of your letter BB/LR/ADV/ /2017 dated 26/04/2017 regarding registration of Re-Lien in respect of Flat No. 204, Shree Balram Bajrang CHS Ltd,. Salasar Nagar, Patil pada, Kulgaon, Badlapur (E.), Dist - Thane 421 503 Admeasuring 575 sq.ft. built up area owned by Mr. P. 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

Shree Balram Bajrang CHS Ltd,.

P. Unnikumar

Chairman Secretary Treasury

SHREE BALARAM BAJRANG CO-OP. HSG. SOC. LTD. KULGAON BADLAPUR(E) REGD. NO. TNA ULR HSG (TC) 15003 2003-2004 2003 CT 23 2 2004 DIST - THANE

The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane

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दि. १८/५/१७

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

(Regd. No. TNA/ULR/HSG/(CG)/1999/[illegible])

Add - Survey No. 4, Hissa No. 2-3, House No. 508, Ward No. [illegible], Satavali Nagar, Kati Pada, Kalyan [illegible]
Dist. Thane Pin 421 501

SPECIMEN OF NOC FROM SOCIETY FOR MORTGAGE

Date 18th October 2017

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. 204 admeasuring 575 sq.ft. on the second floor of Shree Balram Bajrang Co-operative Housing Society Ltd. and the relevant qualification shares bearing distinctive Nos.56 to 60 issued under share certificate No. 12 owned by Mr. P. Unnikumar Menon.

At the Request of Mr. P. Unnikumar Menon this is to confirm that he is the owner of the flat no. 204 admeasuring 575 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. 56 to 60 issued under the share certificate No.12 by the Society.

We declare and confirm that the aforesaid flat no. 204 and shares are free from all encumbrances and Mr. P. Unnikumar Menon the owner have not mortgaged the said flat and shares to any bank / financial institution/s.

We understand that Mr. P. Unnikumar Menon desires to avail credit facilities from your bank against charge on the flat no. 204 and relevant shares bearing distinctive Nos. 56 to 60 issued under the share certificate No. 12 by the Society.

In this connection we declare that we have No objection to Mr. P. 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. 204 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 Mr. P. Unnikumar Menon against the said flat no. 204.

Thanking you,

Yours faithfully,

P. Unnikumar.

For Shree Balram Bajrang Co-op.Socy.Ltd.

Secretary.

P. Unnikumar.

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

Chairman — Managing Committee Member

P. Unnikumar. — Secretary

Treasurer — Managing Committee Member

The Seal of The Joint Sub Registrar, Class-II, Ulhasnagar-4 Dist. Thane

उल्ल - ४

अनुक्रमांक नोंदणी
सन १९८ के
दि ४ तारखेस
दि दरम्यान
मुख्य निबंधक यांचे कचेरीस
वाचून दिला.

V.U. menon

मुख्य निबंधक उल्हासनगर-१

अ.क्र. ...
नोंदणी फी
कलमेची फी
(नोंदणीशिवाय)
प्रमाणित कलमेची फी
शोध फी
जादा कलमेची फी
टपाल फी
एकूण फी २८८५/-

मुख्य निबंधक उल्हासनगर-१

१) मे. ग्रहलक्ष्मी बिल्डर्स तर्फे उल्हासपरे मुंबई-४२ तर्फे प्रोपराइटर श्री. रमेश गोपुरचंद कुबनर वय- ४६, व्यापार: ते सज्ञान, नोकरी, रा- अंबेरी.
२) श्री. संजय मधुसूदन गोसावी सज्ञान, नोकरी, रा- अंबेरी.
३) श्रीमती हेमलता सुशील गोसावी सज्ञान, घरकाम अंबेरी.
३) श्रीमती सरस्वती गजानन हेसारी सज्ञान, घरकाम, रा- गोरेगांव.
४) श्रीमती ललिता रामचंद्र डोंबी सज्ञान घरकाम रा- कुलाबा ५) श्री. रामचंद्र जेवले सज्ञान, नोकरी, रा- मुंबई ६) श्री. शैलेश रामचंद्र डोंबी, सज्ञान नोकरी रा- अलिबाग ७ व्यापार
५) श्री. नंदू बंडुर म्हात्रे वय ... रा- डोंबिवली यासर्व कुळमुखत्यार म्हणून (लि. देणार)
२) श्रीमती विमला रामजी ... मेनन वय- ७७, नोकरी रा- मालाड ... श्री. अरुणकुमार पांडे फ्लॅट मालक म्हणून (लि. घेणार)

यथाकथित व्यवहाराचा दस्तऐवज करून दिल्याचे कबूल करतात.

दिनांक- सप्टेंबर

मुख्य निबंधक उल्हासनगर-१

दस्त क्रमांक 8103
२२९०
दस्ताचा प्रकार ...
तारीख 8-७-१९९५.

मुख्य निबंधक.

1) _____

2) V.U. menon

The Seal of The Joint Sub Registrar Ulhasnagar-1 Dist. Thane

उहन - ४
द. क्र. ३९१५ / १९९५
पान ३१ / १५

SCHEDULE I

(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	**Joint Borrower** Mr. Unnikumar Menon **Guarantor:** 1. Mr. Shivdas Kunjunni Nair 2. Mr Siddharth Shivdas Nair
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
	TOTAL	Rs.21.45	Rs.12.07	Rs.33.52

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

Sr. No.	Document	Date	Original/ Copy
	Griha Shobha Loan Account – 002933370065208 - Rs.10,00,000/-		
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
	Mortgage Loan – 002932500000300 - Rs.21,00,000/-		
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

The Seal of The Joint Sub Registrar Class-II Ulhasnagar & Bhiwandi Dist. Thane

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 Details of pending litigations

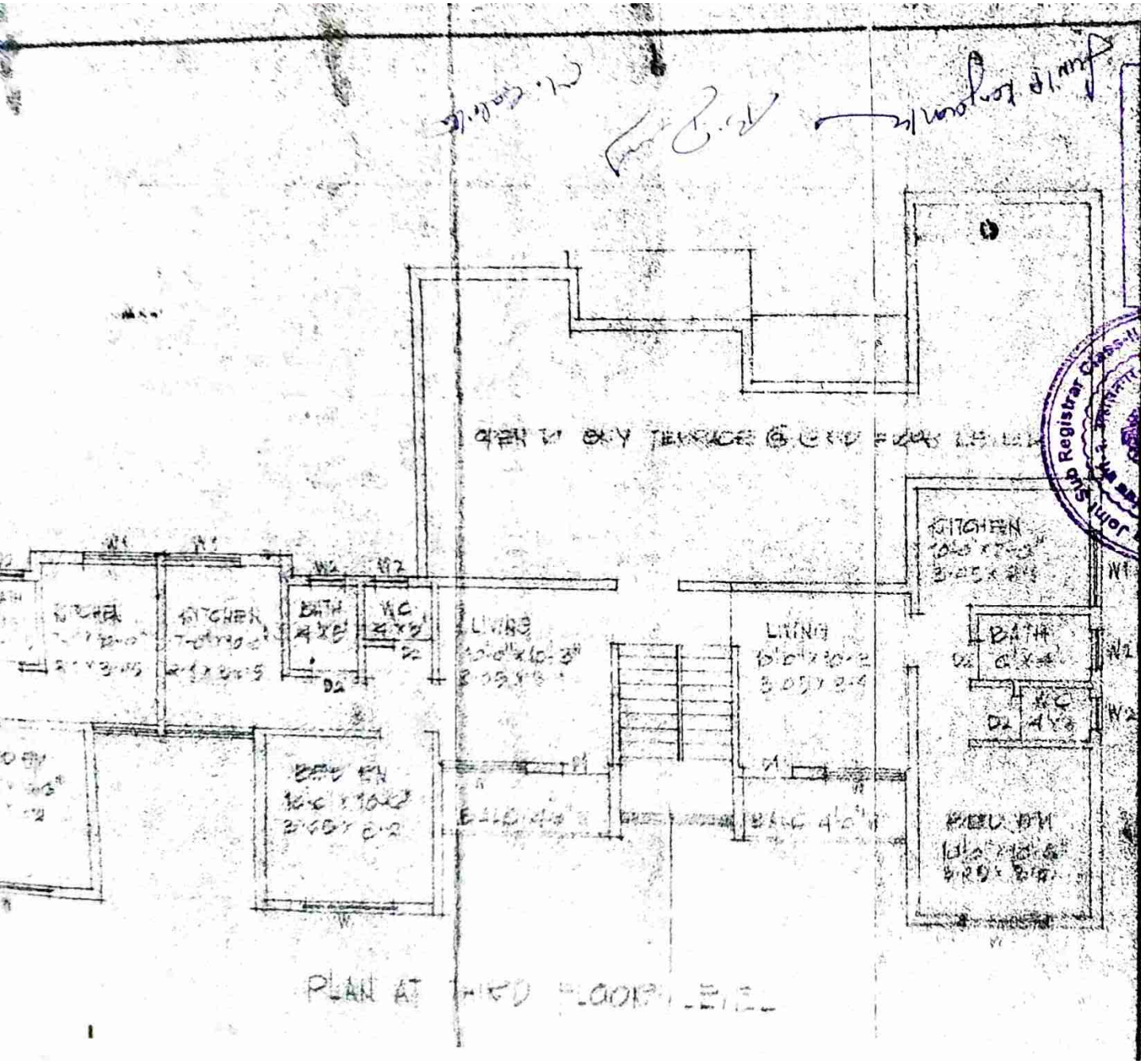
(A) Litigation filed by Bank	(B) Litigation filed by Borrower / Guarantor / Third Party
Bank has issued notice under Section 13(2) on 04.07.2018 for Rs.22,28,352/- Bank has issued notice under Section 13(4) on 31.10.2018. Case U/s. 14 of Sarfaesi Act,2002 filed before D.M, Thane for taking Physical Possession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

9 Details of Secured assets

Sr. No.	Type/ Details	Nature of Bank's Charge
1.	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 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.	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 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.)**	ExclusiveCharge

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 Deedsdated 31.01.2015	Original
4.	Forwarding letter confirming the Deposit of Title Deeds dated 31.01.2015	Original



दुय्यम निबंधक कल्याण क्र. ३

पावती

पावती क्रमांक ..... दिनांक २६

गावाचे नाव .....

दस्ताचा प्रकार .....

मोबदला रु. ..... रजिस्ट्री फी रु. .....

दस्त हाताळणी फी रु. ..... एकूण रु. .....

दस्त क्रमांक ..... सादर करणाऱ्याचे नाव .....

सही

दुय्यम निबंधक कल्याण क्र. ३

Seal of the Joint Sub Registrar Class-II Kalyan

KALYAN

कल्याण महानगरपालिका

कि. ठाणे

सहायक संचालक,
नगर रचना, कल्याण महानगरपालिका
कल्याण.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASREC INDIA LIMITED

25/11/2003
Permanent Account Number
AAECA7990G

Signature

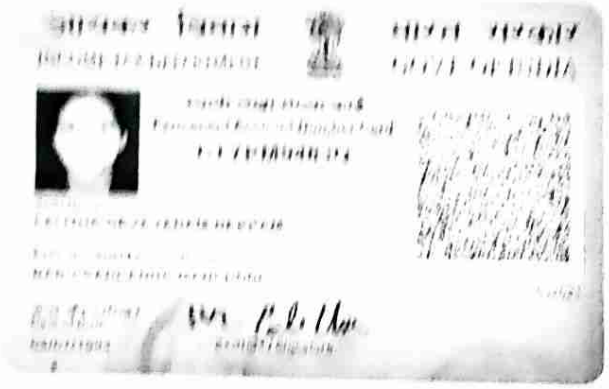
Sunil P. Kayanka
27/3/2023

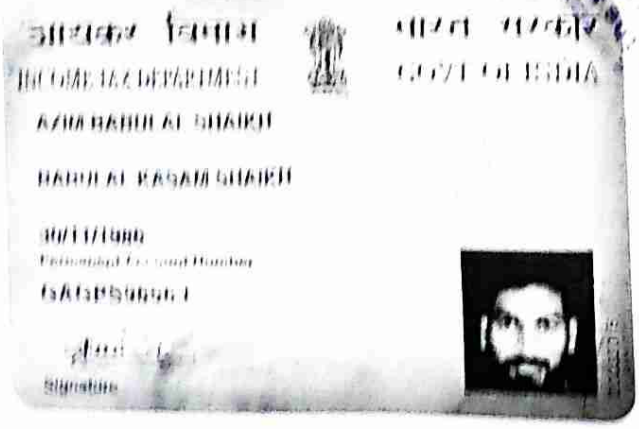
The Seal of The Joint Sub Registrar Class-II, Ulhasnagar-4 Dist. Thane

सह. दु. नि. उल्हासनगर-४ जि. ठाणे

सत्यमेव जयते

सहन - ४
द. क्र. ३६५७ २०२३
पावती ८ | १५





॥ घोषणापत्र /शपथपत्र ॥

मी/ आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक म.रा. पुणे, यांचे क.का४/प.क.629/2013/2806 दिनांक-30/11/2013 रोजीचे परिपत्र वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेले दस्तऐवजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विकी होत नाही. दस्तातील लिहुन देणार/कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत आम्हास ओळखनारे दोन इसम प्रत्यक्ष घेवुन आलो आहोत.

सदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नमुन दिलेल्या कुलमुखत्यारधारक (P.A Holder) लिहुन देणार हयात आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. न ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सदरची मिळकत शासन मालकीची व वेगस्त व्यक्तीची नाही. व मिळकतीतील इतर हक्क, कर्ज,बँक,बोजे, शासन बोजे व कुलमुखत्यार धारकानी केलेल्या व्यवहाराच्या आधीन राहुन आम्ही आमचा आर्थिक-व्यवहार पुर्ण करुन दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत 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 दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्ताऐवजामधील मिळकती विषयी होवु नये म्हणुन 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 दंडासह 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 आम्हास पुर्ण 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 संहीता नुसार आम्ही शिक्षेस पात्र राहणार आहोत याची मला/आम्हास पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहे.

दुय्यम निबंधक / सह दुय्यम निबंधक यांचे या मिळकती बाबत कोणतेही संगनमत नाही.आम्ही लिहुन देणार/लिहुन घेणार साक्षीदार समक्ष स्वतः दस्त निष्पादित करुन नोंदणी करिता सादर करीत आहोत. या मिळकती बाबत दुय्यम निबंधक कार्यालयातील अधिकारी व कर्मचारी हे जबाबदार असणार नाहीत याची आम्हास जाणीव आहे. सदर मिळकती व कागदपत्र, स्वाक्ष-या,इत्यादी सर्व खरे आणि बाबतची सर्वस्वी जबाबदारी ही आम्ही खाली सहीकरणार यांची आहे.

लिहुन देणार	स्वाक्षरी	लिहुन घेणार	स्वाक्षरी
1)नाव Sunil P. Kargaonkar	Sunil P. Kargaonkar	1)नाव Devavasan. B. M	
मो.नं :		मो.नं :	
2) नाव		2) नाव Lalita	Lalita
मो.नं :		मो.नं :	
3) नाव		3)नाव	
मो.नं :		मो.नं :	

साक्षीदार

1) स्वाक्षरी : Shaikh

नाव : Azim N. Shaikh

मोबाईल

2) स्वाक्षरी :

नाव : Dinesh Parindi

मोबाईल

541/3649
सोमवार,27 मार्च 2023 5:12 म.नं.

दस्त गोषवारा भाग-1

उहन4
दस्त क्रमांक: 3649/2023

दस्त क्रमांक: उहन4 /3649/2023

बाजार मुल्य: रु. 17,35,000/- मोबदला: रु. 18,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,08,000/-

दु. नि. सह. दु. नि. उहन4 यांचे कार्यालयात
अ. क्र. 3649 वर दि.27-03-2023
रोजी 5:05 म.नं. वा. हजर केला.

पावती:3945 पावती दिनांक: 27/03/2023

सादरकरणाराचे नाव: **देवावरम मरकय्या बेक्कम - -**

नोंदणी फी	रु. 18000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकुण:	18600.00

दस्त हजर करणाऱ्याची सही:

Joint S.R.Ulhasnagar 4

Joint S.R.Ulhasnagar 4

दस्ताचा प्रकार: सेल सर्टिफिकेट

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्र. 1 27 / 03 / 2023 05 : 05 : 35 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 03 / 2023 05 : 07 : 07 PM ची वेळ: (फी)

Seal of The Joint Sub Registrar Class-II Ulhasnagar
Dist-Thane

दस्तऐवजासोबत जोडलेले कागदपत्र,कुलमुखत्यारपत्र व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहील

लिहून घेणार

लिहून देणार

Sunil P. Kajaenlor

सदर दस्तास जादा भरलेली फी परतावा रक्कम रु. 300
(अक्षरी रु. दोनशे फक्त) गोषवारा भाग 270320232320502
पावती क्र. 3946 रोखीने / DHC No. 270320232320294
ने दि. 27/03/2023 रोजी वसुल
करण्यात आली आहे. 27-03-2023

सह. दुय्यम निबंधक वर्ग-२
उल्हासनगर-४

दस्त सोपवारा भाग.2

27/03/2023 5:15:29 PM

दस्त क्रमांक :उहन4/3649/2023
दस्ताचा प्रकार :-सेल सर्टिफिकेट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	बोटाचा ठसा
1	नाव:देवावरम मरकण्या बेक्कम - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 302, बजरंग अपार्टमेंट , पाटील पाडा, मालाणार नगर, कुळगाव, बदलापूर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ARSPB5962F	लिहून घेणार वय :-36 स्वाक्षरी:-		
2	नाव:ललिथा देवावरम बेक्कम - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 302, बजरंग अपार्टमेंट , पाटील पाडा, मालाणार नगर, कुळगाव, बदलापूर पूर्व तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:CTYPM9483Q	लिहून घेणार वय :-29 स्वाक्षरी:-		
3	नाव:अॅमेरेक इंडिया लिमिटेड तर्फे ऑथोराइज अधिकारी सुनील पी. कोरगावकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: युनिट नं. 201-200ब आणि 202-200 ब , मॉन्टिनेर कॉर्पोरेट पार्क, बिल्डिंग नं.2, ग्राउंड फ्लोअर, अंधेरी -घाटकोपर लिंक रोड, चाकाला, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAITA5472G	लिहून देणार वय :-63 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल सर्टिफिकेट या दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:27 / 03 / 2023 05 : 08 : 42 PM

ओळख:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-अधारित - आधार प्रणालीद्वारे पडताळण्यात आली आ.. त्याबाबत प्राप्त माहिती [illegible] आहे.

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 05:09:35 PM	देवावरम मरकण्या बेक्कम M XXXX XXXX 7247	
2	लिहून घेणार ललिता देवावरम बेक्कम - -	27/03/2023 05:09:52 PM	Lalitha Devavaram Bokkam F XXXX XXXX 8170	
3	लिहून देणार अॅमेरेक इंडिया लिमिटेड तर्फे ऑथोराइज अधिकारी सुनील पी. कोरगावकर - -	27/03/2023 05:09:14 PM	सुनील पांडुरंग कोरगांवकर M XXXX XXXX 8492	

प्रमाणित करण्यात येते की सदर दस्त
क्र. 3649 मध्ये ..... पाने आहेत
पुस्तक क्रमांक ..... 1 ..... वर नोंदला
दिनांक 27-03-2023

शिक्का क्र.4 ची वेळ:27 / 03 / 2023 05 : 09 : 53 PM

Joint S.R. Ulhasnagar 4

सह. दुय्यम निबंधक वर्ग-२, उल्हासनगर-४

Payment Details.

sr.	Purchaser	Type	Verification no	Reference	Amount	Used At	Deface Number	Deface Date
1	DEVAVARAM BEKKAM	eChallan	00040[illegible]2782267	MH0[illegible]52160202223E	108000.00	SD	0008640522202223	27/03/2023
2		DHC		1[illegible]2603202303[illegible]	600	RF	2603202303739D	27/03/2023
3	DEVAVARAM BEKKAM	eChallan		MH04[illegible]52160202223E	18000	RF	0008640522202223	27/03/2023

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

The Seal of The Joint Sub Registrar Class-II Ulhasnagar Dist-Thane

3649 /2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4
दस्त क्रमांक : 3649/2023
नोंदणी :
Regn:63m

गावाचे नाव : कुळगाव

(1)विलेखाचा प्रकार	सेल सर्टिफिकेट
(2)मोबदला	1800000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देती की पट्टेदार ते नमूद करावे)	1735000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापुर इतर वर्णन :, इतर माहिती: मौजे कुळगाव,सर्व्हे नं. 4,हिस्सा नं. 2,3,यावरील ची बलराम बजरंग को. ऑप. हौसिंग सोसायटी लिमिटेड मधील ए विंग,दुसरा मजला,सदनिका क्रं. 204,क्षेत्र 575 ची. फूट बांधीव.((Survey Number : 4 ;))
(5) क्षेत्रफळ	1) 575 ची.फुट
(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:-अॅमॅरेक 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 , मॉन्टिनेर कॉर्पोरेट पार्क, बिल्डिंग नं.2, ग्राउंड फ्लोअर, अंधेरी -घाटकोपर लिंक रोड, चाकाला, मुंबई, ब्लॉक नं: -, रोड नं: - महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-AAITA5472G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-देवाराम गरकरण बेक्कम - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 302, बजरंग अपार्टमेंट , पाटील पाडा, मालामार नगर, कुळगाव, बदलापुर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-ARSPB5962F 2): नाव:-ललिथा देवाराम बेक्कम - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: फ्लॅट नं. 302, बजरंग अपार्टमेंट , पाटील पाडा, मालामार नगर, कुळगाव, बदलापुर पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-CTYPM9483Q
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3649/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	108000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	18000
(14)शेरा	

The Seal of The Joint Sub Registrar Class-II Ulhasnagar-4 Dist-Thane

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 Stetement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.