

DELIVERED

वि. नि. नमुना क्र. २१ (Fin. R. Form No. 1)

50360  
Gen 113 me.

ORIGINAL COPY [ NON TRANSFERABLE ]

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६६६/१-१६  
२००२

पासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... १६/७/२००२

Received from... D. Jay Chandra Abhang

रु./Rs... ८९,१५०/-

on account of... ६१/१५/२००२



रोखपाल वा लेखापाल  
Cashier or Accountant.

(सही/Signature)  
(पदावधि/Designation)  
इय्यम निबंधक ठाणे नं. ३



AGREEMENT

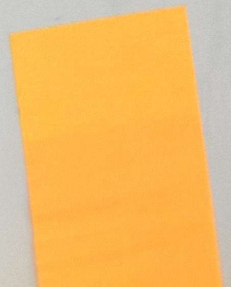
THIS AGREEMENT FOR SALE made and entered into at NAVI MUMBAI, this 4<sup>th</sup> day of JULY, 2002 BETWEEN Mr. G. RAMAKRISHNAN, aged 48 years, Service, and Mrs. JAYSHREE RAMAKRISHNAN, aged 46 years, House wife, both Indian Inhabitant, residing at Flat No.46, Kuber, Plot No.43, 4th Floor, Kuber Co-operative Housing Society Ltd., Sector

*[Handwritten signatures]*

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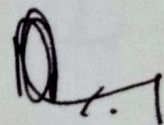
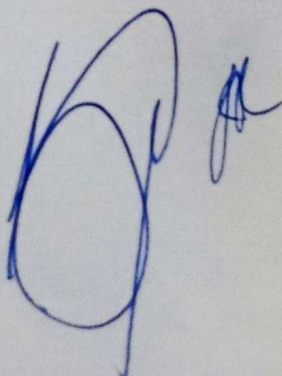


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17, Vashi, NAVI MUMBAI - 400 703, hereinafter referred to as 'THE VENDORS' (which expression shall unless it is repugnant to the context or meaning thereof mean and include their heirs, executors, successors and assigns) of the ONE PART and Mr. UDAY CHANDRAKANT ABHANG, aged 30 years, Business, Indian Inhabitant, residing at Flat No.47, Kuber, Plot No.43, 4th Floor, Kuber Co-operative Housing Society Ltd., Sector 17, Vashi, NAVI MUMBAI - 400 703, hereinafter referred to as 'THE PURCHASER' (which expression shall unless it is repugnant to the context or meaning thereof mean and include his heirs, executors, successors and assigns) of the 'OTHER PART':

W H E R E A S

a) The Flat No.46, admeasuring 771 sq.ft. Carpet area, in Building known as Kuber, Plot No.43, 4th Floor, Kuber Co-operative Housing Society Ltd., Sector 17, Vashi, NAVI MUMBAI - 400 703, (more particularly described in the Schedule hereunder written) was agreed to be purchased



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by an Agreement dated 06.08.1984 entered into between M/s. Billimoria Constructions Pvt. Ltd. and the Vendors. The Vendors alongwith other purchasers formed a Society being known as the Kuber Co-operative Housing Society Ltd. under Registration No.TNA/HS6/(TC)/465/1985-86 dated 10.03.1986, allotted Share Certificate No.30 dated 10.07.1987 bearing Distinctive Nos.146 to 150 being 5 Shares of Rs.50/- each, (hereinafter referred to as the 'said Flat').

b) The Vendors have agreed to sell and the purchaser has agreed to purchase the said flat at and for a price of Rs.15,00,000/- (Rupees Fifteen Lacs only).

c) The Vendors and the Purchaser do hereby confirm the following terms and conditions as parties to this Agreement.



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. The Vendors doth hereby confirm having agreed to sell to the Purchaser the

*[Handwritten signature]*

*[Large handwritten signature]*

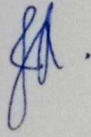
*[Handwritten signature]*

said five shares of Rs.50/- each bearing Distinctive Nos. 146 to 150 and the right title and interest of the Vendors in the Flat No.46, in Building known as Kuber, Plot No.43, 4th Floor, Kuber Co-operative Housing Society Ltd., Sector 17, Vashi, NAVI MUMBAI - 400 703, more particularly set out in the Schedule hereunder, at or for the price of Rs.15,00,000/- (Rupees Fifteen Lacs only).

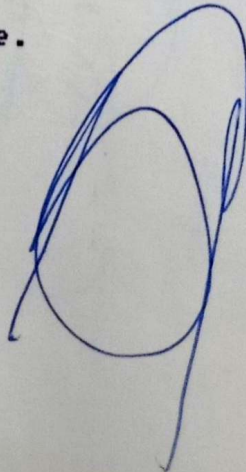
2. The Vendors confirms having received an advance of Rs.50,000/- (Rupees Fifty Thousand only) from the Purchaser as detailed in the receipt hereunder. The Purchaser agrees to pay the Balance of Rs.14,50,000/- (Rupees Fourteen Lacs Fifty Thousand only) to the Vendors on or before 30.08.2002 by availing financial Assistance from Nationalised Bank, which if not done would result in termination of this agreement and the consequential forfeiture of the aforesaid advance.

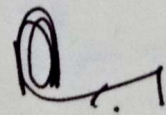


3. The Vendors doth hereby confirms that the vacant peaceful possession of the said flat shall be handed over to the purchaser on receipt of the balance amount as agreed hereinabove.



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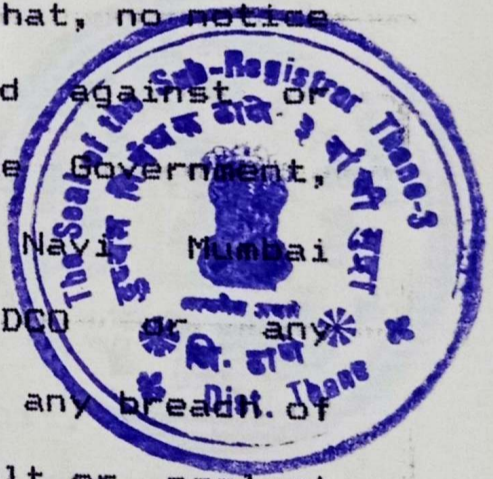
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4. The Vendors shall hand over to the Purchaser Transfer Documents duly signed by them together with the original Share Certificate No.30 and all other documents in original on or before the execution of these presents and the Purchaser confirms having received the same.

5. The Vendors declare that they have paid all dues of the Society and all other outgoings in respect of the said flat upto the date of handing over the possession of the said flat to the purchaser.

6. The Vendors doth hereby confirm that there are no encumbrance, attachment or any outstanding Estates on the said flat.

7. The Vendors declare that, no notice or requisition has been issued against or received by the Vendors from the Government, Central or State or from Navy Mumbai Municipal Corporation or CIDCO or any authority and that no notice of any breach of the said Agreement or any default or neglect under the said Agreement has been issued against or received by the Vendors from the said Society.



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*[Handwritten signatures]*

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8. The Vendors hereby covenant with the Purchaser as follows:

a) That the Purchaser shall have, hold and occupy the said flat and that notwithstanding any act, deed, matter or thing whatsoever by them the Vendors or any person or persons lawfully or equitably claiming by, from, through or in trust for them made, done, committed or omitted or knowingly suffered to the contrary, they, the Vendors now had in their good right, full power and absolute authority to grant and assign all their right, title and interest in and under the said flat and in the said Agreement dated 06.08.1984, in the manner aforesaid.

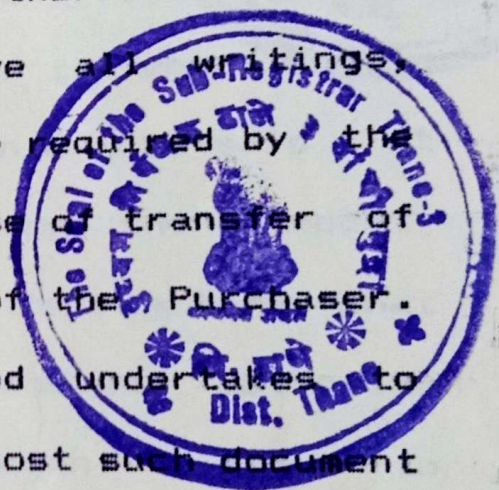
b) That the Purchaser shall and may at all times hereafter peacefully and quietly enter upon and occupy, possess and enjoy the said flat without any suit, interruption, claim or demand whatsoever from or by the Vendors or their heirs or any of them or any person or persons

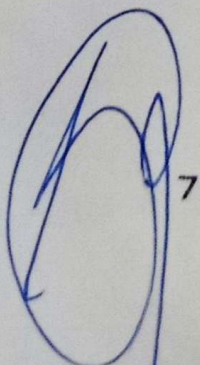


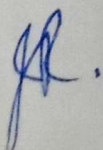
fr.  
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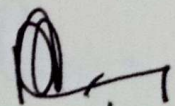
lawfully or equitably claiming or claim from under or in trust for them AND that freely and clearly and absolutely acquitted, exonerated and for ever discharged or otherwise by the Vendors well and sufficiently saved and defended and kept harmless and indemnified from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Vendors or any person or persons lawfully claiming or to claim by them from under in trust for them or any of them.

9. The Vendors shall thereafter at the cost of the Purchaser give all writings, applications etc., as may be required by the said Society for the purpose of transfer of the said flat to the name of the Purchaser. The Vendors also agrees and undertakes to execute at the Purchaser's cost such document or documents as may be required for the purpose of completion of sale and legal transfer of the said flat to the name of the Purchaser. Each party to bear its lawyers' costs.



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10. All payments including the stamp duty and registration charges, etc. required for this agreement will be borne by the Purchaser.

11. The Vendors have already made an application to the said Society for permitting the sale of the said flat and the transfer of their rights as member of the Society in respect of the Share Certificate issued by the Society unto the Purchaser herein.

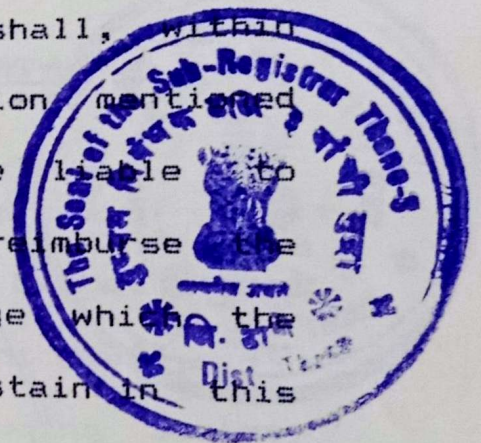
12. The Vendors hereby agree to transfer their shares, mentioned herein above and interest in the said flat to the Purchaser and the Purchaser is entitled to hold, possess, occupy and enjoy the said flat without any interruption from the Vendors. The Vendors also hereby further declares that they have full right and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Co-operative Societies Act, 1960 and that they have not done or performed any act, deed, matter, or thing whatsoever whereby the Purchaser may be





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Prevented from entering into this Agreement as purported to be done hereby or whereby the Purchaser hereto may be obstructed, prevented or hindered in enjoying the right to be conferred or transferred or assigned in their favour or whereby the quiet and peaceful enjoyment or possession of the Purchaser in respect of the said flat may be disturbed and in the event of it being found that the Vendors were not entitled to enter into this Agreement and transfer their rights sought or purported to be transferred hereby and the Purchaser is not able to enjoy quiet and peaceful possession of the said flat due to any such reason, the Vendors shall, within the limit of the consideration mentioned hereinabove and received, be liable to compensate indemnify, and/or reimburse the Purchaser of the loss or damage which the said Purchaser may suffer or sustain in this behalf.



13. The Vendors hereby agree to transfer their rights in the Electric Meter inclusive of the Deposit amount if any made to the M.S.E.B. in favour of the Purchaser.

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14. The parties will execute such other documents as may be found necessary in order to effectuate the intention of the parties that the Purchaser should occupy, use and possess the said flat in their own right as members and abide by the Bye laws of the said Society.

15. The Vendors have obtained permission to sell the flat from the Society vide letter dated 16.06.2002. The said No Objection Certificate of the Society and copy of Occupancy Certificate issued by CIDCO dated 16.05.1984 are annexed and marked Annexure 'A' and 'B' hereto.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Flat No.46, admeasuring 771 sq.ft. Carpet area, in Building known as Kuber, Plot No.43, 4th Floor, Kuber Co-operative Housing Society Ltd., Sector 17, Vashi, NAVI MUMBAI - 400 703.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands the day and year first herein above written.



Ameswari **A**

# KUBER CO-OPERATIVE HOUSING SOCIETY

(Regn. No. TNA (TNA)/HSG. (T.C.)/465/1985-86 dt. 10-3-86)

PLOT No. 43, SECTOR 17, VASHI, NEW BOMBAY. PIN 400 705.

5. 6. 2002

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SHRI G. Ramakrishnan  
Mr - Jaya Shree Ramakrishnan  
FLAT no. 46.

Dear Sir,

SUB: TRANSFER OF FLAT No 46



WITH REFERENCE TO YOUR LETTER dt. 1.6.2002  
HAS NO OBJECTION IN TRANSFERRING YOUR FLAT  
IN FAVOUR OF UDAY CHANDRA KANT ABHANG, AFTER  
COMPLETION OF ALL FORMALITIES.

YOURS FAITHFULLY

Secretary  
*[Signature]*  
Secretary

Anandpur

05000

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

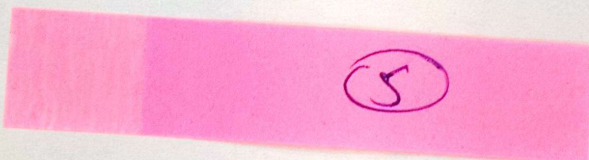
REGD OFFICE  
TEL 922 7 2111 LINES

- REGD OFFICE: 2ND FLOOR, KARIMAN POINT, BOMBAY - 400 021. TEL: 22201411 & 22201412.
- SITE OFFICE: AT & POST VASHI, DIST. THANE, NEW BOMBAY - 400 071.

DATE: 16/5/1984.

OCCUPANCY CERTIFICATE

I hereby certify that the development for Residential Building on Plot No.43, Sector-17, Vashi in New Bombay, completed under the supervision of Anand Araskar has been inspected on 29.3.1984 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dt. 21.12.1981 and that the development is fit for the use for which it has been carried out.



*S. D. Karandikar*  
S. D. KARANDIKAR)  
PLANNING OFFICER(N)

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THE

KUBER

CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M. C. S. Act 1960) (Registration No. Regn. No. T.M. (T.D. (T.C.)) / )

465/1985-86 dt. 10-3-86

No. 30

Authorised Share Capital Rs. 5,00,000/- Divided into 10,000 Shares each of Rs. 50/- only

Member's Register No. 1/30

THIS IS TO CERTIFY that Shri / Smt. G. RAMAKRISHNAN

FLAT 46, KUBER, PLOT 43, SECTOR 17, VASHI

of NEW BOMBAY is the Registered Holder of [ FIVE ] Shares from No. 146

to 150 of Rs. 50/- EACH [ RUPEES FIFTY EACH ]

in THE KUBER CO-OPERATIVE HOUSING SOCIETY LTD.

VASHI subject to the Bye-laws of the said Society and that upon each of

such the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at VASHI this TENTH

day MAY 1987 .

*[Signature]*

Chairman



G. S. Ramani

Hon. Secretary

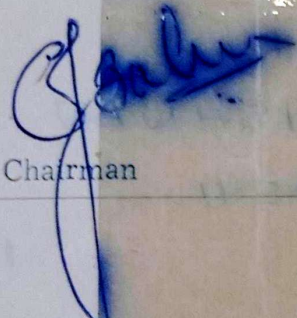
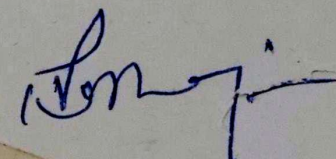
*[Signature]*

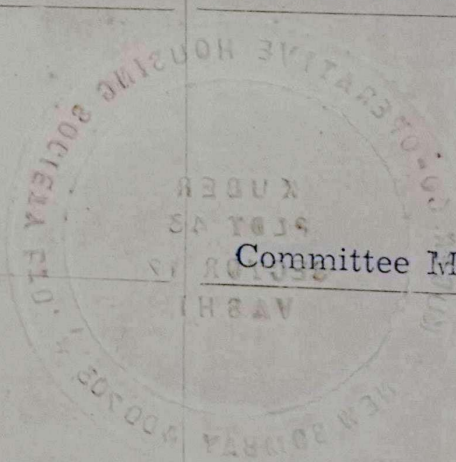
Member of the Committee

P. T. O.

6



Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
	2	3	4	5
1	23.8.2008 	UDAY CHANDRANAN ABHANG,  * <u>Amuhimtule</u> Hon. Secretary	man <del>30</del> 30	97 
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



BILL NO.(GGN): 00000193777986

ग्राहक क्रमांक : 000481711185

मोबाईल/ईमेल : 97xxxxx76

GSTIN:27AAECM2933K1ZB

MR UDAY CHANDRAKANT ABHANG  
FLAT NO 46 PLOT NO 43KUBER BLDG SECTOR 17 VASHI VASHI 400703

देयक दिनांक : 19-03-2023  
देयक रक्कम रु : 2350.00

य दिनांक : 10-04-2023  
तारखे नंतर : 2380.00  
रल्यास

Scan this QR Code with BHIM App for UPI Payment



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

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3436, 1800-233-3436, 1912, 19120

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

आम्ही येथेही उपलब्ध आहोत



विलींग युनिट : 4127/WASHI O&M S/DN /WASHI DIVISION  
दर संकेत \*\* : 92/LT I Res 3-Phase  
पोल क्रमांक :  
पी. सी./चक्रा मार्ग-क्रमा/डि.टी. सी. : 4/27/1743/0430/4127155  
मिटर क्रमांक : 06506336819  
रिडींग ग्रुप : N4

पुरवठा दिनांक : 25-08-1984  
मंजूर भार : 7.00 KW  
सुरक्षा ठेव जमा (रु) : 7481.00  
चालू रिडींग दिनांक : 14-03-2023  
मागील रिडींग दिनांक : 14-02-2023

चालू रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
18625	18416	1.00	209	0	209

Meter Status: Normal  
Bill Period: 0.93/

0 50 100 150 200 250

फेब्रुवारी-2023	240	
जानेवारी-2023	222	
डिसेंबर-2022	232	
नोव्हेंबर-2022	214	
ऑक्टोबर-2022		
सप्टेंबर-2022	243	
ऑगस्ट-2022	223	
जुलै-2022	210	
जून-2022	186	
मे-2022	201	
एप्रिल-2022	266	

वीज वापर	मार्च - 2022	212
मार्च - 2023		209

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

डिजिटल माध्यमाद्वारे विज बिल 'नरा व 0.26% (रु. 500/- पर्यंत) सवलत मिळवा. (एक्ससेस व ड्यूटिज वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित असल्यास तुरन्त करा लासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) वेबे भेट द्या.

पुढील महिन्याचे रिडींग साधारणतः 14-04-2023 ह्या तारखेला होईल

### विशेष संदेश

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९७XXXXXX७६ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ०००४८९७९९९८५.
- महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पायपीय स्विफारपी. हस्तालिखित पावती रिक्कारू नये . गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

## तुमची पसंती आम्हाला सांगा

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

9326508274 वर 'OPINION' व्हाट्सअप्य करा किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा  
App मध्ये सवे भरा आणि आकर्षक बक्षीस जिंक



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

रथळप्रत विलींग युनिट : 4127	ग्राहक क्रमांक : 000481711185	पी. सी. : N4	दर : 92	या तारखे पर्यंत भरल्यास	28-03-2023	Rs. 2330.00
अंतिम तारीख	10-04-2023			गा तारखे नंतर भरल्यास	10-04-2023	Rs. 2380.00

बँकेची स्थळप्रत:

विलींग युनिट : 4127 ग्राहक क्रमांक : 000481711185  
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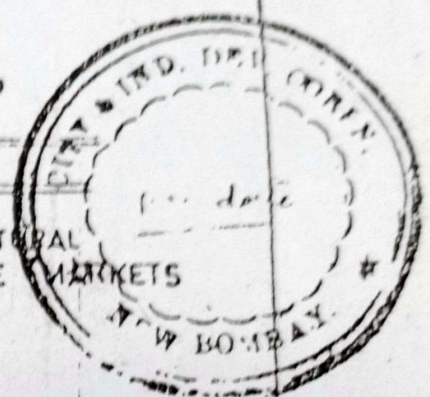
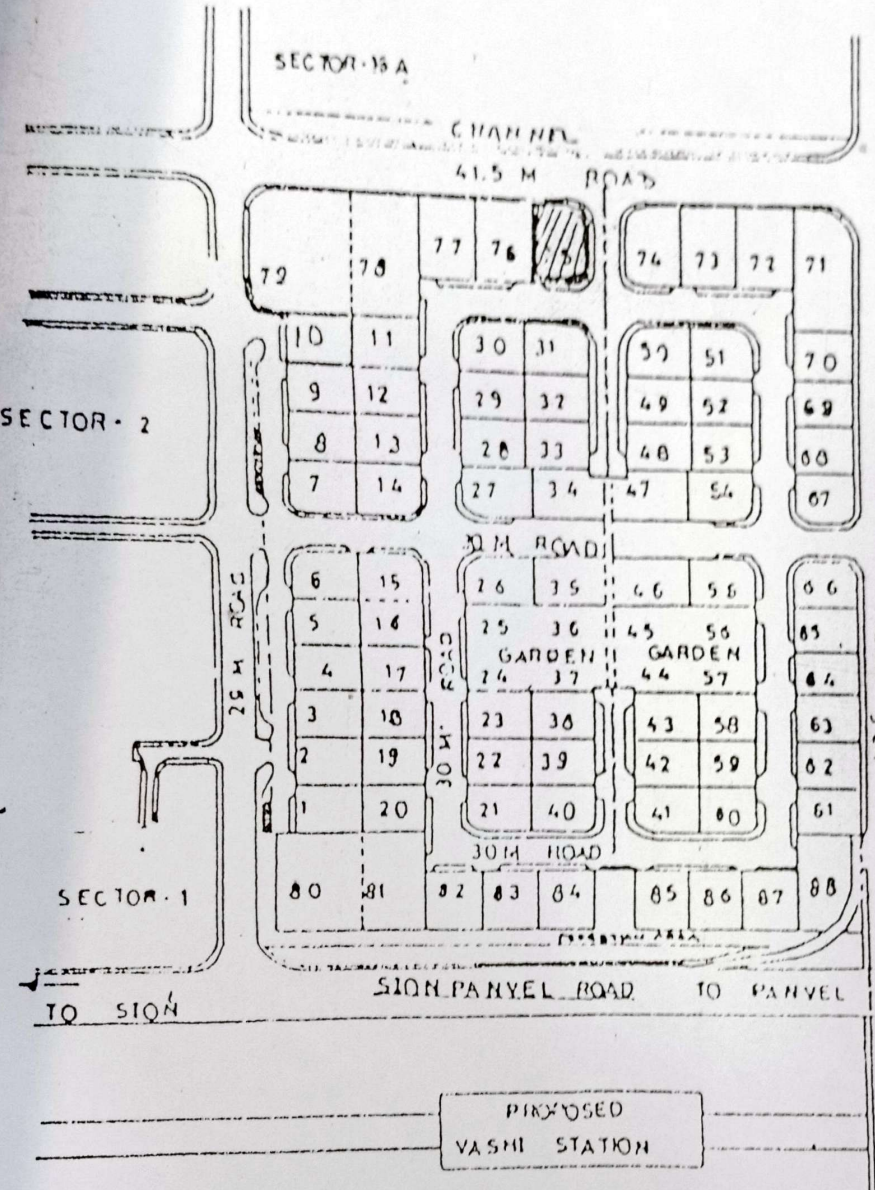
डिजिटरी क्र. : 4127155

पी. सी. N4 दर: 92

अंतिम तारीख	10-04-2023	Rs. 2350.00
या तारखे पर्यंत भरल्यास	28-03-2023	Rs. 2330.00
या तारखे नंतर भरल्यास	10-04-2023	Rs. 2380.00







LOCATION PLAN.  
 PLOT NO 75, SECTOR-17.  
 VASHI, NEW BOMBAY.

For Vardhaman Market (Prop. Co-op) Soc. Ltd.

*[Handwritten signature]*

## LETTER OF ENGAGEMENT TO VALUER

Mr/Ms/M/s VASTUKALA CONSULTANTS (I) PRIVATE LIMITED      SI  
 (Empanelled Valuer)

Address : 121, Ackruti Star, MIDC Central road,  
 Andheri (East),  
 Mumbai, ,

Andaman and Nicobar - 400096

Dear Sir(s) / Madam,

### LETTER OF ENGAGEMENT

With reference to your empanelment with this organisation, as a valuer in asset class (es) Immovable Property, the undersigned on behalf of State Bank of India, SME Chembur Branch( 11 ) Branch/Office, do hereby, engage your service as valuer to assess the value of the property / plant & machinery / security, the particulars of which are given below, for the purpose of Fund Based and Non Fund Based facility. All the relevant supportive documents, in relation to ownership and identification of the assets, will be / are being provided by the Bank on acceptance of / along with this letter. Other documents, if any, required to undertake the assignment, have to be procured by you.

2. The professional fees Rs 5900.00 (as negotiated within the Bank's prescribed fee structure) shall be paid by the Bank / Borrower within 45 days of the submission of the valuation report and its acceptance by the Bank.

3. Please submit a copy of the Letter of Empanelment letter issued to you by the Bank along with the Copy of relative Agreement with the Bank and accepted Terms and Conditions

4. Particulars of the assets to be valued :

Sr. No.	Name of Owner &/or Lease hold by	Assets to be Valued		
		Asset Type	Details of Asset	Other details / description
1	Uday Chandrakant Abhang	Immovable Property	Survey No- Plot No. 43, Sector 17 Extent Details- Address- Flat No 46, 4th Floor, Plot No. 43, Kuber Coop Housing Soc, Vashi, Sector 17, CIDCO, Navi Mumbai 400703 Pin Code- 400703 Boundaries: North- Dshbhakt Babu	Title Deed No- TNN-3/6990 Registering Authority- Sub Registrar Panvel Place of Registration- Panvel State of Registration- Maharashtra Date of Registration- 04-07-2002 Purchased From- Document Value-

1	Uday Chandrakant Abhang	Immovable Property	Genu Garden South- Janimal Tower CHS East- Appejay CHS West- Sector 17 Road & Sudarshan CHS LTD	Title Deed No- TNN-3/6990 Registering Authority- Sub Registrar Panvel Place of Registration- Panvel State of Registration- Maharashtra Date of Registration- 04-07-2002 Purchased From- Document Value-
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5. You will indemnify and keep fully and effectively indemnified the Bank against all cost, claims, damages, demands, expenses and liabilities of whatsoever nature which may be caused to or suffered by or made or taken against Bank (including, without limitation, any claims or proceedings by any customer against Bank) directly or indirectly arising out of any improper, incorrect or negligent performance, work, service, act or omission by you or any of your Personnel or fraud or other wrongful act by you or by any of your Personnel or for any act of the yours which results in Bank obtaining / being provided with incorrect or incomplete information from you or any of your Personnel.
6. You will also indemnify and keep indemnified the Bank against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.
7. In addition to the above the Bank reserves the right to adopt any or all of the following course/s of action unless loss/claim, is not attributable to any act, omission or commission of the Valuer or Valuer's Personnel:
- depanel and/or remove the name of the Valuer from the list of Valuers on the panel of the Bank
  - blacklist the Valuer and display the name of the Valuer in the list of blacklisted Valuers
  - share the information of such depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both
  - bring such depanelment or removal or blacklisting to the notice of Institute of Chartered Engineers or any other similar professional body or association in which such valuer is a member
  - Any other means which the bank deems fit for recovery of the amount of actual loss suffered.
8. Please ensure that the valuation report submitted by you to the bank is in uniformity ti the ``Internationally Accepted Valuation Statndards`` as applicable for the respective class of assets.
9. You are required to submit the report in the format prescribed by the Bank within 10 days from acceptance of this letter and ensure that the valuation report is submitted to the branch only in asealed cover envelope.

Yours faithfully,

*[Handwritten Signature]*



**For & on behalf of State Bank of India**

[Signature with seal]

Place : *Mumbai*

Date : *28/5/24*

**Acknowledged By**

[Signature of Valuer]

Place :

Date :

✓ Copy to: *Chandrakant Ashary* ..... (owner of the assets  
with request to co-operate with the valuer appointed by the Bank).

*[Handwritten Signature]*



**For & on behalf of State Bank of India**

[Signature with seal]

Place: *Mumbai*

Date: *28/5/24*