

A/c 42074302944

A/c

- Nikes Babu

CIF - 71485766350 - ved

CIF - 80722473641 - Nikes Babu



भारतीय स्टेट बैंक / बैंक  
STATE BANK OF INDIA

नाव / नाम / Name VED NAMBRATH

पासून / से / From / To \_\_\_\_\_ पर्यंत / तक / To \_\_\_\_\_

GLOBAL ADVANTAGE

30,00,000 -

TIR - J. Harsha Patil. - 30/5/24

391/17513

Tuesday, August 29, 2023

4:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 18888

दिनांक: 29/08/2023

गावाचे नाव: मुलुंड

दस्तऐवजाचा अनुक्रमांक: करल4-17513-2023

दस्तऐवजाचा प्रकार: रिलीज डीड

सादर करणाऱ्याचे नाव: विकासबाबु राधाकृष्णन नंब्रथ - -

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

रु. 2080.00

एकूण:

मूळ दस्त परत मिळाला

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:43 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक कुर्ला -४

बाजार मुल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह दुय्यम निबंधक वर्ग-२  
कुर्ला-४, मंवंई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 1080/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823287421696 दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007063387202324E दिनांक: 29/08/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

मूळ दस्त परत मिळाला

CHALLAN  
MTR Form Number-6



07063387202324E		BARCODE		Date	23/08/2023-18:07:13	Form ID	52(a)
Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No.(If Applicable)					
KRL4_JT SUB REGISTRAR KURLA NO 4		Full Name		VIKASBABU RADHAKRISHNAN NAMBRATH			
2023-2024 One Time		Flat/Block No.		FLAT NO L3/205,2ND FLOOR,BLDG NO L3,			
Account Head Details		Premises/Building		SHIVGANGA LOK KEDAR CHS LTD			
1 Stamp Duty		500.00	Road/Street	JATA SHANKAR DOSA ROAD			
01 Registration		1000.00	Area/Locality	MULUND WEST MUMBAI			
			Town/City/District				
			PIN	4	0	0	0
			Remarks (If Any)	SecondPartyName=P CHANDRIKA RADHAKRISHNAN AND OTHER-			
			Amount In	One Thousand Five Hundred Rupees Only			
		1,500.00	Words				
Bank Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332023082320428	2824942070		
DD No:		Bank Date	RBI Date	23/08/2023-18:07:50	Not Verified with RBI		
Bank		Bank-Branch		IDBI BANK			
Branch		Scroll No. , Date		Not Verified with Scroll			



RELEASE DEED

THIS DEED OF RELEASE made at Mumbai on this 29<sup>th</sup> day of August, 2023 BETWEEN (1) SMT. P. CHANDRIKA RADHAKRISHNAN (wife of LATE SHRI NAMBRATH RADHAKRISHNAN), age 78 years, Indian Inhabitant, residing at B-30, 3<sup>rd</sup> Floor, Deep Building, Amber Co-operative Housing Society Ltd., Phase II, Goods Shed Road, Kalyan (w), Thane, Maharashtra- 421301., (2) Ms. N. VINITHA RADHAKRISHNAN (Daughter of LATE SHRI NAMBRATH RADHAKRISHNAN), age 45 years, Indian Inhabitant, residing at B-30, 3<sup>rd</sup> Floor, Deep Building, Amber Co-operative Housing Society Ltd., Phase II, Goods Shed Road, Kalyan (w), Thane, Maharashtra- 421301., hereinafter collectively called "THE RELEASORS" (which expression shall unless it be repugnant to the

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context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**

AND



**SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** (Son of **SHRI NAMBRATH RADHAKRISHNAN**) age 51 years, residing at L3/205, Shivganga Lok Kedar Co-op. Housing Society, Jata Shankar Dosa Road, Mulund (w), Mumbai 400080, hereinafter called "**THE RELEASEE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS by Agreement dated 14/11/2000, registered in the office of the Sub-Registrar of Assurances at Mumbai, vide no. 3/3691/2000/30/11/2000, for a consideration and on the terms and conditions contained therein the above mentioned agreement, **SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** jointly with **SHRI NAMBRATH RADHAKRISHNAN** purchased from M/s. Lok Housing and Construction Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at Lok Chambers, Marol, Maroshi Road, Andheri (East), Mumbai – 400 059, the residential premises, bearing Flat No. L3/205, admeasuring 880 sq. ft. Built up area, located on the Second floor of the building numbered as "L3" of Shivganga Lok Kedar Co-operative Housing Society Ltd., situated at Jata Shankar Dosa Road, Mulund West, Mumbai – 400 080., and more particularly described in the Schedule here under written. (hereinafter for the sake of brevity referred to as "**the Said Flat**").

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AND WHEREAS incidental thereto, **SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** jointly with **SHRI NAMBRATH RADHAKRISHNAN**, were enjoying membership rights of **SHIVGANGA LOK KEDAR CO-OPERATIVE HOUSING SOCIETY LTD.**; having BOM/WT/HSG/(T.C)/8971/03-04 (hereinafter for the sake of brevity referred to as "**The said Society**") covered by Five fully paid up shares of Rs.50/- each of the said Society bearing distinctive Nos. 276 to 280 (both inclusive) incorporated in the Share Certificate No. 056 of the said Society.

AND WHEREAS the said **SHRI NAMBRATH RADHAKRISHNAN** (Co-owner) died intestate on 10/03/2021, leaving behind him (1) **SMT. P. CHANDRIKA RADHAKRISHNAN** (Wife), (2) **Ms. N. VINITHA RADHAKRISHNAN** (Daughter), the **RELEASORS** herein and (3) **SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** (Son), the **RELEASEE** HEREIN, as his only heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death.

AND WHEREAS THE **RELEASORS** **SMT. P. CHANDRIKA RADHAKRISHNAN**, and **Ms. N. VINITHA RADHAKRISHNAN** (Daughter) vide separate and joint affidavits had authorized **SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** owner and son of **Late SHRI NAMBRATH RADHAKRISHNAN** to look after and manage the affairs of the said flat in favor of **SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** (Son & Owner), the **RELEASEE**, and accordingly **SHRI VIKASBABU**

Chandrika

N. Vinitha

Vikasbabu

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RADHAKRISHNAN NAMBRATH, the RELEASEE, was admitted as a Sole Member of the SAID SOCIETY on 24/10/2021, as a Sole Member after following due process of law, and accordingly, the said Society transmitted the sole membership rights in respect of the said Flat No. L3/205 in favour of **SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** the RELEASEE herein.

AND WHEREAS under the circumstances stated hereinabove, as on today, being the only surviving legal heirs of the said Late SHRI NAMBRATH RADHAKRISHNAN (Co-owner), the RELEASORS and the RELEASEE are holding 50% joint and undivided share of Late SHRI NAMBRATH RADHAKRISHNAN, wherein which the current holding shall be herein as under;

- |   |        |
|---|--------|
| 1) Smt. P. Chandrika Radhakrishnan (Releasor)       | 16.67% |
| 2) Shri Vikasbabu Radhakrishnan Nambrath (Releasee) | 66.67% |
| 3) Ms. N. Vinitha Radhakrishnan (Releasor)          | 16.66% |

AND WHEREAS the RELEASEE is the son of SMT. P. CHANDRIKA RADHAKRISHNAN (the RELEASOR, herein) and brother of Ms. N. VINITHA RADHAKRISHNAN (the RELEASOR, herein) in order, herein and therefore the RELEASORS hereby declare and confirm that they do not desire to claim any right, title and interest in the said Flat No. L3/205, admeasuring 880, sq. ft. Built up area, located on the Second floor of the building numbered as "L3" of Shivganga Lok Kedar Co-operative Housing Society Ltd., situated at Jata Shankar Dosa Road, Mulund West, Mumbai - 400 080., which they received in succession from the said

*Chandrika*

*[Signature]*

*[Signature]*

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late SHRI NAMBRATH RADHAKRISHNAN, and therefore the RELEASOR'S have voluntarily renounced, released and relinquished their respective shares, JOINT AND UNDIVIDED in the said Flat to the RELEASEE, without any monetary consideration, SHRI VIKASBABU RADHAKRISHNAN NAMBRATH the RELEASEE herein, making the said Releasee, the sole owner of the said Flat.

NOW IT IS HEREBY AGREED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE RELEASORS hereby declare and confirm that without any monetary consideration, and in consideration of natural love and affection, they have forever voluntarily renounced their joint and undivided share, claim in favour of RELEASEE in respect of the said Flat, viz, Flat No. L3/205, admeasuring 880 sq. ft. Built up area, located on 2nd floor of the building numbered as "L3" of the Shivganga Lok Kedar Co-operative Housing Society Ltd.; situated at Jata Shankar Dosa Road, Mulund West, Mumbai - 400 080.
2. The Parties hereto confirm that they are the only surviving legal heirs and next of kin of the said LATE SHRI NAMBRATH RADHAKRISHNAN and except them, nobody else has got any right, title and interest in the said Flat.
3. The RELEASORS do hereby covenant with the RELEASEE as under;

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regarding the acquisition or requisition of their joint and undivided share in the said Flat.

g) Except the **RELEASORS** and **RELEASEE** no other person or authority have got right, title or interest of whatsoever nature against the said Flat.



h) The **RELEASORS** have not been adjudicated insolvent nor they have committed any act of insolvency nor is there any order of any Court of Authority restraining them or creating any inability from entering in to this Deed.

4. The **RELEASORS** hereby specifically declare and confirm that the **RELEASEE** is now entitled to deal with the said renounced claim of the **RELEASORS** in any manner as he deem fit and proper as an absolute owner, including right to sell it and all the acts of the **RELEASEE** regarding the said renounced share or claim of the **RELEASORS** in respect of the Flat shall be binding upon the **RELEASORS** and their respective heirs in every respect.

5. The **RELEASORS** hereby specifically give their irrevocable consent for inserting the name of the **RELEASEE** in place of the said deceased member, as an absolute owner of the said Flat in the records of the said Society and other relevant authorities. On execution of this Deed, The **RELEASEE** herein shall hold 100% share, right and title in the said Flat.

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective signatures this day and year first herein above written.



THE SCHEDULE ABOVE REFERRED TO

Collectively 33.33% Joint and undivided share of the RELEASORS in succession, in THE RESIDENTIAL PREMISES bearing Flat No L3/205, admeasuring 880 sq. ft. Built up area, located on the 2nd floor of the building numbered as "L3" of the Shivganga Lok Kedar Co-operative Housing Society Ltd., Jata Shankar Dosa Road, Mulund West, Mumbai, Maharashtra- 400 080. situated on the Nonagricultural piece and parcel of land or ground lying, being and situate at Village Mulund Taluka Kurla in the registration sub - District of Mumbai Suburban District bearing Survey Nos. 295(pt), 274(pt) and 275(pt) corresponding to Old CTS No. 661(pt) and New CTS Nos. 661/9, 11, 13, 16 and 17 admeasuring in aggregate 69615.60 sq. mtrs. Or thereabouts and bounded as follows:

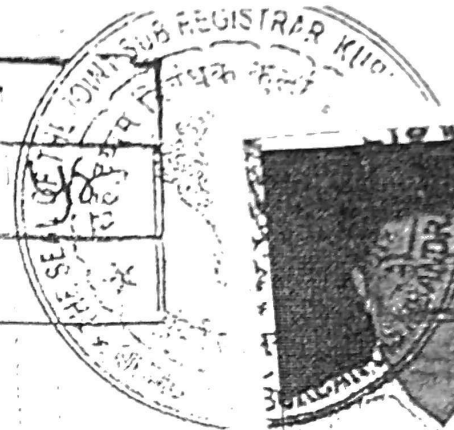
- |                         |   |
|-------------------------|---|
| On or towards the North | :By nallah on the boundary of Thane City                  |
| On or towards the South | :D.P. Road and the remaining property of the said owners. |
| On or towards the East  | :Railway Line   |
| On or towards the West  | :CTS No.652   |

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*(Signature)*

*(Signature)*

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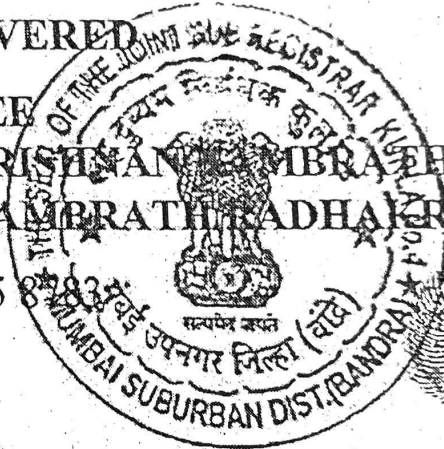


SIGNED SEALED AND DELIVERED

By the within named RELEASEE

1. VIKASBABU RADHAKRISHNAN MBRANEH  
[SON OF LATE SHRI NAMBRATH RADHAKRISHNAN]

ADHAAR NO.: 7022 7365  
PAN: ABNPV9994N



In the presence of

1. Rad Nambroth
2. Ramb

Share Certificate No. 056 Members Register No. 56 No. of Shares 5

# SHARE CERTIFICATE SHIVGANGA

LOK KEDAR CO-OPERATIVE HOUSING SOCIETY LIMITED

Jata Shankar Dosa Road, Mulund ( West), Mumbai - 400 080

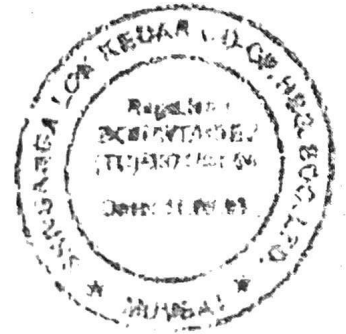
(Registered Under Maharashtra Co-operative Societies Act, 1960)

Registration No. BOM/WT/HSG/(T.C)/ 8971/ 03-04, Date - 11- 08- 2003

This is to Certify that Shri / Smt. / Ms. NAMBARATH. R. VIKASBABU,  
NAMBARATH RADHAKRISHNAN.

is the Registered Holder of FIVE fully paid up Shares of Rs. FIFTY each numbered from 276 to 280 both inclusive in SHIVGANGA LOK KEDAR CO-OPERATIVE HOUSING SOCIETY LIMITED, Mulund (West) MUMBAI - 400080. subject to the Bye Laws of the said Society.

Given under the Common Seal of the Said Society at Mulund (West) MUMBAI-400080.  
This 31st day of JULY 2004.



*Anshu Chaudhary*  
Authorised M.C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman



(P.T.O.)

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# SBI

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(Cook No)

MCCAS No

with MOD No

RESIDENCE VERIFICATION

OFFICE VERIFICATION

SITE INSPECTION

Mod No

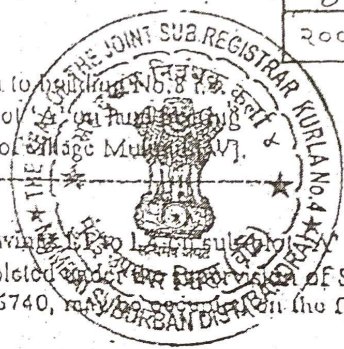
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२०२३/२५
२०२३ OCT 2002

बदर - ७
४३२३ ९०
२००९

MUNICIPAL CORPORATION OF MUMBAI  
 CE/4195/DP/ES/CT

Architects,  
 Lok Dharti Complex,  
 Maroshi Road, Andheri (E),  
 AI - 400 059.

Sub: Full occupation permission to building No. 8 i.e. wings L1 to L4, on sub-plot A (on full length) CTS Nos. 661/9, 16 & 17 of Village Mulund [W].



The full development work of building No. 8 i.e. wings L1 to L4 on sub-plot A situated in Mulund [W], C.T.S. No. 661/9, 16 & 17; completed under the supervision of Shri K.R. Licensed Architect, bearing Licence No. CA/82/6740, may be permitted on the following terms:-

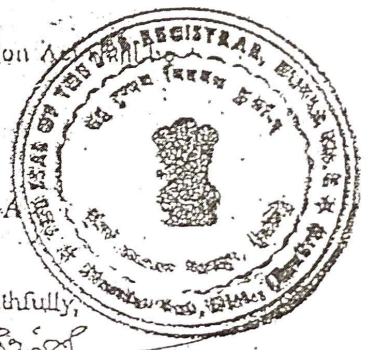
That the certificate under Sec. 270-A of the Mumbai Municipal Corporation Act submitted within 3 months.

A set of certified completion plans is returned herewith.

This permission is issued without prejudice to actions under Sec. 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,

*[Signature]*  
 Executive Engineer  
 (Bldg. Proposals) Eastern Suburbs



CERTIFIED TO BE TRUE COPY

KIRTI R. MEHTA  
 ARCHITECT  
 CA/82/0740

CERTIFIED TRUE COPY  
 For THE COSMOS CO-OP. BLDG. LTD.

*[Signature]*  
 Manager / Authorised Officer  
 Thane Branch



24110/21

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Authorised  
 NAMBARATHA  
 R. VIKASBP

**बीज पुरवंदा देयक करत ४**  
 BILL OF SUPPLY FOR THE MONTH OF - ऑगस्ट 2023

BILL NO.(GGN): 000002101521712  
 ग्राहक क्रमांक : 000093189060 मोबाईल/ईमेल : 98xxxxxx60  
 MR NAMBARATH R VIKASBABU  
 BLDG L-3 BLOCK NO 205LOK KEDAR J.S.DOSA RO MULUND 400080

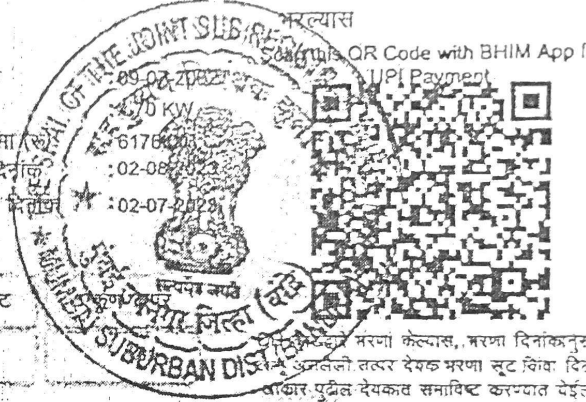
76493 33  
 2023  
 GSTIN: 27AAJCM2933K1ZB  
 देयक दिनांक 07-08-2023  
 देयक रक्कम रु 179

श्री नामवरथ आर वीकासबाबु  
 बिल्डिंग एल-3 ब्लॉक नं 205 लोक केदार जे.एस.दोसा रो मुलुन्ड 400087

देय दिनांक : 28-08-2023  
 या तारखे नंतर : 181

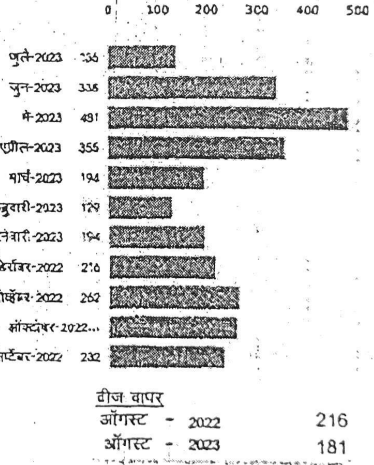
बिलिंग युनिट : 4704/PACH RASTA S/DN/MULUND DIVISION  
 दर संकेत \*\* : 90/LT I Res 1-Phase  
 पोल क्रमांक :  
 पी.सी./चक्र/नार्ग-क्रम/डि.टी.सी. : 1/02/9023/0036/3554268  
 मिटर क्रमांक : 07618402509  
 रिडींग ग्रुप : B1

पुरवदा दिनांक  
 मंजूर भार  
 सुरक्षा ठेव जमा  
 चालू रिडींग दिनांक  
 मागील रिडींग दिनांक



चालू रिडींग	मागील रिडींग	गुणक अपयव	युनिट	समा. युनिट
39132	38951	1.00	181	0

Meter Status: Normal  
 Bill Period: 1.03/



**महत्वाचे सूचना**  
 1. उपरोक्त विलेन खातेची नोंदणी करणेसाठी 10 वर्षांचा गॅरंटीशन देताना दिवसाचे मिनट्या नोंदणी करण्यासाठी :- <https://consumer.in/mahadisc.com.in/gogrsen.php> (GGN नंबर दुसऱ्या रुपात विलेन वरच्या बाजूला ठरवून घ्यावे उपलब्ध आहे.)  
 2. पुढील महिन्याचे रिडींग साधारणतः 02-09-2023 ह्या तारखेला होईल.  
 3. तुमचा मीटर कार्यरत नसल्यास किंवा तुमच्या विलेन खातेचे दरम्यान बदल केले असेल तर [www.mahadis.com.in/ConsumerPortal/QuickAccess](http://www.mahadis.com.in/ConsumerPortal/QuickAccess) वर भेट द्या.  
 4. अधिक माहिती घ्यावेत <https://www.mahadis.com.in/whats-new> किंवा मोबाईल चॅट [mahadis.com.in/whats-new](https://mahadis.com.in/whats-new) वरून किंवा कॉल सेंटरवर 0.25/मिनिट (मार्गदर्शक 10) असेल तेव्हा सर्वोच्च प्रशासक कक्षा [helpdesk\\_pg@mahadis.com.in](mailto:helpdesk_pg@mahadis.com.in) वर संपर्क घ्या.

**विशेष संदेश**  
 प्रिय ग्राहक, आपला नोंदणीकृत प्रमाणधनी क्र.९८XXXXXX६० आहे. आपला प्रमाणधनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थान मोबाईल ॲप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 000093929060.  
 महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये.  
 गरजाय टक्क्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

**तुमची पसंती आम्हाला सांगा**  
 आपला विषय तसेच तक्रार/सुचना/अडथळे मुलाखत तक्रार/सुचना कायदाद्वारे आपल्या तक्राराच्या तुरुमुदतीत आम्हीला जाणवू या असा प्रस्ताव आपला मत आम्हाला सांगण्यासाठी आमच्या वेबसाइटवर **9326508274** वर OPINION क्लिक करून आपला मत व्यक्त करा.  
 QR Code

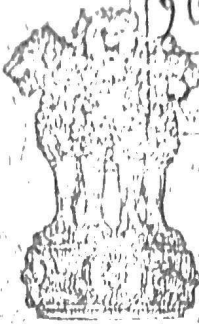
Axis MyIndia	DELIVERING TRUST SINCE 1998	India's No. 1 Consumer Data Intelligence Company.	www.axismyindia.org
व्यवहार विलेन युनिट : 4704	ग्राहक क्रमांक : 000093189060	पी.सी. : B1	दर : 90
अंतिम तारीख 28-08-2023	Rs. 1790.00	या तारखे पर्यंत मरल्यास 17-08-2023	Rs. 1780.00
		या तारखे नंतर मरल्यास 28-08-2023	Rs. 1810.00

This Electricity Bill neither reflects a title nor is it meant to be used as a primary document for any legal purpose. This letter will be void if it is not signed by the consumer.

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

96923 48  
20.23  
Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

63AA 509405

महाराष्ट्र MAHARASHTRA

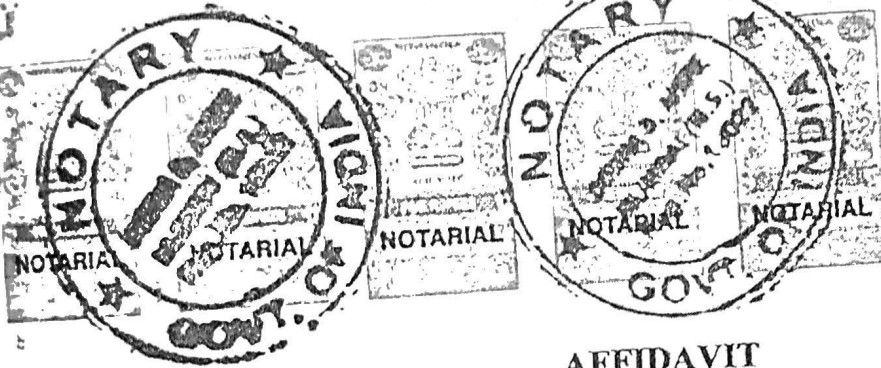
2023

प्रधान मुद्रांक कार्यालय, मुंबई  
प.म.वि.क्र. ८००००२९

14 AUG 2023

सक्षम अधिकारी

श्रीमती सुवमा चव्हाण



AFFIDAVIT

We, (1) SMT. P. CHANDRIKA RADHAKRISHNAN (wife of LATE SHRI NAMBRATH RADHAKRISHNAN), age 78 years, Indian Inhabitant, residing at B-30, 3<sup>rd</sup> Floor, Deep Building, Amber Co-operative Housing Society Ltd., Phase II, Goods Shed Road, Kalyan (w), Thane, Maharashtra- 421301., (2) SHRI VIKASBABU RADHAKRISHNAN NAMBRATH (Son of LATE SHRI NAMBRATH RADHAKRISHNAN) age 51 years, Indian Inhabitant, residing at L3/205, Shivganga Lok Kedar Co-op. Housing Society, Jata Shankar Dosa Road, Mulund (w), Mumbai 400080, and (3) Ms. NAMBRATH VINITHA RADHAKRISHNAN (Daughter of

P. Chandrika

करल ४		
१७५९३	३३	५४
२०२३		

लोकप्रच - १ Annexure - 1

केवल अधिकाधिकारवाली Only for Affidavit  
 मुद्रांक विभाग के कार्यालय में विकसबाबु नाम्बराथ  
 मुद्रांक विभाग के कार्यालय में विकसबाबु नाम्बराथ  
 मुद्रांक विभाग के कार्यालय में विकसबाबु नाम्बराथ

दिनांक 23 AUG 2023

Ratul Shinde



विकसबाबु नाम्बराथ श्री परमानाधारक मुद्रांक विकसबाबु नाम्बराथ श्री विकसबाबु नाम्बराथ  
 मुद्रांक नं. : ८-००००२४ श्री विकसबाबु नाम्बराथ  
 मुद्रांक कोर्ट बार असोसिएशन  
 मुद्रांक कोर्ट बार असोसिएशन  
 मुद्रांक कोर्ट बार असोसिएशन  
 मुद्रांक कोर्ट बार असोसिएशन



**LATE SHRI NAMBRATH RADHAKRISHNAN**, age 45 years, Indian Inhabitant, residing at B-30, 3<sup>rd</sup> Floor, Deep Building, Amber Co-operative Housing Society Ltd., Phase II, Goods Shed Road, Kalyan (w), Thane, Maharashtra- 421301., do hereby jointly and/or severally, declare and solemnly affirm as under,

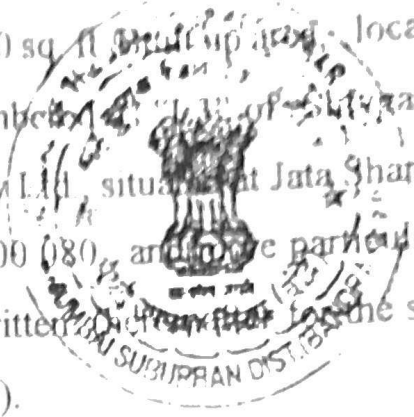
1. We say that by Agreement dated 14/11/2000, registered in the office of the Sub-Registrar of Assurances at Mumbai, vide no. 3/3691/2000/30/11/2000, for a consideration and on the terms and conditions contained therein the above mentioned agreement, Deponent No. 2 **SHRI VIKASBABU RADHAKRISHNAN NAMBRATH** jointly with **SHRI NAMBRATH RADHAKRISHNAN** purchased from M/s. Lok Housing and

*e nambrath* *Vikas* *Vinay*



करना ६		
११०५९३	३२	५४
२०.२४		

Construction Ltd, a company incorporated under the Companies Act, 1956 and having its registered office at Lok Chambers, Marot, Marathi Road, Andheri (East), Mumbai - 400 059, the residential premises, bearing Flat No 13/205, admeasuring 880 sq ft built up area, located on the Second floor of the building number 13/205, situated at Shivganga Lok Kedar Co-operative Housing Society Ltd, situated at Jata Shankar Dosa Road, Mulund West, Mumbai - 400 080, and more particularly described in the Schedule here under written for the sake of brevity referred to as "the Said Flat").



2. SHRI VIKASBABU RADHAKRISHNAN NAMBRATH (Deponent No. 2) jointly with SHRI NAMBRATH RADHAKRISHAN, were enjoying membership rights of SHIVGANGA LOK KEDAR CO-OPERATIVE HOUSING SOCIETY LTD.; having Registration No. BOM/WT/HSG/(T.C)/8971/03-04 (hereinafter for the sake of brevity referred to as "The said Society" covered by Five fully paid up shares of Rs.50/- each of the said Society bearing distinctive Nos. 276 to 280 (both inclusive) incorporated in the Share Certificate No. 056 of the said Society.

3. We say that the said SHRI NAMBRATH RADHAKRISHNAN (Co-owner) died intestate on 10/03/2021, leaving behind him (1) SMT. P. CHANDRIKA RADHAKRISHNAN (Wife), (2) Ms. NAMBRATH VINITHA RADHAKRISHNAN (Daughter), the RELEASORS herein and (3) SHRI VIKASBABU RADHAKRISHNAN NAMBRATH (Son), the RELEASEE HEREIN, as his only heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death.

4. We say that ALL THE RELEASORS vide separate and joint affidavits had relinquished their respective shares of Late SHRI

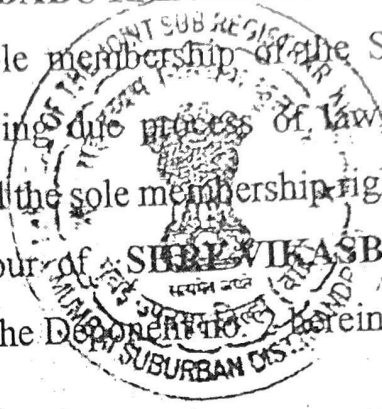
*Chanchilca*

*Vikas*

*Nambrath*

करल ४  
१७५९३ ३५ ५४  
२०२३

NAMBRATH RADHAKRISHNAN, in the said flat in favor of SHRI VIKASBABU RADHAKRISHNAN NAMBRATH, the RELEASEE, herein, and SHRI VIKASBABU RADHAKRISHNAN NAMBRATH, was admitted to the sole membership of the SAID SOCIETY on 24/10/2021, after following due process of law, and accordingly, the said Society transmitted the sole membership rights in respect of the said Flat solely in favour of SHRI VIKASBABU RADHAKRISHNAN NAMBRATH, the Deponent herein.



5. We further say that except us, there are no other heirs or legal representatives left by the said Late SHRI NAMBRATH RADHAKRISHNAN
6. We have executed this Affidavit in order to establish our entity as only legal heirs and next of kin of the said Late SHRI NAMBRATH RADHAKRISHNAN, to claim 50% joint and undivided share in the said Flat in succession.
7. That if any other heirs make any claim against the said Flat through the said deceased, we shall be held responsible to face its consequences.

Whatever stated above is true and correct to the best of our knowledge and belief.

Solemnly affirmed at Mumbai by

1. P. CHANDRIKA RADHAKRISHNAN  
ADHAAR NO.: 4228 1487 0142

*P. Chandrika*





सत्यमेव जयते

10/08/2013

# भारत सरकार

Ministry of Identification Authority of India

नांदादिप्याचा क्रमांक / Enrollment No 1034/9016/04/30

To

श्री. रविश्या राधाकृष्णन

P. Chandraika Radhakrishnan

FLAT NO.30, DEEP BUILDING, AMBER CHS

R.B. PATHWARDHAN ROAD

NEAR OLD R.T.C. KALYAN WEST

Kalyan

Kalyan D.C. Kalyan Thane

Maharashtra 421301

10/08/2013



Ref: 330 / 18J / 250436 / 251203 / P



SH414214846FT



आपला आधार क्रमांक / Your Aadhaar No. :

## 4228 1487 0142

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India

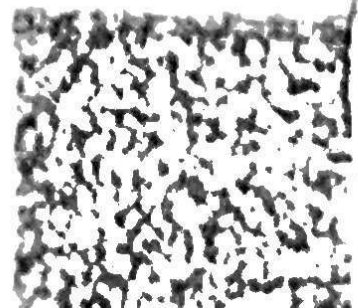


श्री. रविश्या राधाकृष्णन

P. Chandraika Radhakrishnan

अनंता नगरात 10/08/2013

10/08/2013



NOT



भारत सरकार

आधार २३

करल ४  
१६९९३३८ ५४



भारत सरकार

Unique Identification Authority of India



Government of India



नोंदविण्याचा क्रमांक / Enrollment No. : 2722/40800/3534

18/12/2012

To  
Vikasbabu Radhakrishnan Nambrath  
विकासबाबू राधाकृष्णन नम्रथ  
Near Cement Co. Compound  
L-3/205, Shivganga Lok kedar CHS, Jata Shankar Dosa Road  
Mulund West  
Mulund West, Mulund West, Mumbai,  
Maharashtra - 400080  
9869731760

83719650



KA837196506FH



आपला आधार क्रमांक / Your Aadhaar No. :

7022 7365 8783

माझे आधार, माझी ओळख

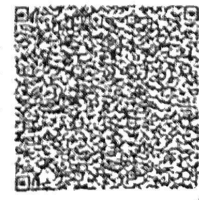


भारत सरकार

Government of India



विकरसबाबू राधाकृष्णन नम्रथ  
Vikasbabu Radhakrishnan Nambrath  
जन्म तारीख / DOB: 21/03/1972  
पुरुष / Male



7022 7365 8783



सूची क्र.2

दुय्यम निबंधक मह दु जि कुर्ती 4

दस्ता क्रमांक 17513/2023

नोंटणी

Regn 63m

मावाचे नाव : मुलुंड

1) निवेद्याचा प्रकार	रिलीज डीड
2) प्लॉट नं.	0
3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलेपट्टाकार आकारणी देतो की पट्टेदार हे मसूद करावे)	1
4) शु-भाषण, पीटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं. एल3/205, माळा नं: 2 रा मजला, बिल्डिंग नं एल3, इमारतीचे नाव: शिवगंगा लोक केदार को-ऑप.हौ.सोसा.लि., ब्लॉक नं: जटा शंकर दोसा रोड, रोड : मुलुंड पश्चिम, मुंबई -400080, इतर माहिती: एकूण क्षेत्र 880 चौ फूट बिल्टअप एरिया पैकी 33.33 % अविभाजित हिस्सा बिनामोबदला रिलीज करत आहे. PUI: TX0200821500019 ( ( C.T.S. Number : OLD CTS NO 661 (pt) and New CTS NO.661/9,11,13,16 AND 17 ; ) )
5) क्षेत्रफळ	1) 81.78 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल किंवा	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पी.चंद्रिका राधाकृष्णन - - वय:-78; पत्ता:-प्लॉट नं: बी-30, माळा नं: 3 रा मजला , इमारतीचे नाव: दीप बिल्डिंग, अंबर सोसायटी फेज-2 , ब्लॉक नं: गुड्स शेड रोड , रोड नं: कल्याण पश्चिम , महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-ABBPC7533L 2): नाव:-एन.विनिता राधाकृष्णन - - वय:-45; पत्ता:-प्लॉट नं: बी-30, माळा नं: 3 रा. मजला , इमारतीचे नाव: दीप बिल्डिंग, अंबर सोसायटी फेज-2, ब्लॉक नं: गुड्स शेड , रोड, रोड नं: कल्याण पश्चिम, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AJHPR8361D
8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा टिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विकासबाबु राधाकृष्णन नंब्रथ - - वय:-51; पत्ता:-प्लॉट नं: एल3/205, माळा नं: , इमारतीचे नाव: शिवगंगा लोक केदार को-ऑप.हौ.सोसा.लि., ब्लॉक नं: जटा शंकर दोसा रोड , रोड नं: मुलुंड पश्चिम, मुंबई ; महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:-ABNPV9994N
9) दस्तऐवज करून दिल्याचा दिनांक	29/08/2023
10) दस्त नोंटणी केल्याचा दिनांक	29/08/2023
11) अनुक्रमांक, खंड व पृष्ठ	17513/2023
12) बाजारभावप्रमाणे मुद्राक शुल्क	500
13) बाजारभावप्रमाणे नोंटणी शुल्क	1000
14) टीस	



मुल्यांकनासाठी विचारान घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारण तपशील दस्तऐवजानुसार आवश्यक नाही

मुक्त शुल्क आकारलेला निवडलेला शुल्क

If the release deed of an ancestral property or part thereof is executed by or in favour of brother or sister or (Children of tenor) or parent or son or daughter or the legal heirs of the above relations.

# Jitendra P. Patil

Advocate High Court

Office 313, 3<sup>rd</sup> Floor, Bhoomi Mall, Plot No. 9, Sector 15, Palm Beach Road, CBD Belapur, Navi Mumbai 400614  
Phone: 022 4963 31001 Mobile: 99209 11100 | Email: officejppatil@gmail.com

Ref. No.300/SBI/RBO/Belapur/2024

Date: 13/06/2024

To  
Asst. General Manager,  
State Bank of India,  
RBO, Belapur,  
Navi Mumbai.

## ANNEXURE - B

### **REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY** **(All columns/items are to be completed/commented by the panel advocate)**

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	RBO, Navi Mumbai
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Document received by Online
	c) Name of the Borrower.	<b>MR.VIKASBABU RADHAKRISHNAN NAMBRATH</b>
2	a. Type of Loan	Home Loan
	b. Type of Property	Freehold Land
3	a) Name of the unit/concern/ company/person offering the property/(ies) as security.	<b>MR.VIKASBABU RADHAKRISHNAN NAMBRATH</b>
	b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	<b>MR.VIKASBABU RADHAKRISHNAN NAMBRATH</b>
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
4	a) Value of Loan (Rs. in Crore)	Bank has to consider
5	Complete or full description of the immovable property (ies) offered as security including the following details.	<b>Flat No. L3/205, on the 2<sup>nd</sup> Floor admeasuring about 880 Sq. Ft. Built up area building numbered as "L3", known as "Shivganga Lok Kedar CHS Ltd.", Constructed on Survey No. 295(pt), 274(pt) and 275(pt) corresponding to Old CTS no.</b>



	661(pt) and New CTS No. 661/9, 11, 13, 16 and 17 situated at Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080.
(a) Survey No.	Survey No. 295 (pt), 274 (pt) and 275(pt) corresponding to Old CTS no. 661(pt) and New CTS No. 661/9, 11, 13, 16 and 17 situated at Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080.
(b) Door/House no. (in case of house property)	Flat No. L3/205, on 2 <sup>nd</sup> floor
(c) Extent/ area including plinth/ built up area in case of house property	Admeasuring about 880 Sq. Ft. Built up area
(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	At Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080.

**Boundaries of PLOT: -**

- By East: Nil
- By West: Nil
- By North : Nil
- By South : Nil

**THAT IS TO SAY**

Property under reference is flat

6 a) Particulars of the documents scrutinized-serially and chronologically.  
 (b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.  
**Note:** Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined

**Date** \_\_\_\_\_ **Name/Nature of the Document** \_\_\_\_\_

Original/ certified copy/ certified extract/	In case of copies, whether the original
--	--

2. Mr. Vikasbabu Radhakrishnan  
3. Ms. N. Vinitha Radhakrishnan (Daughter),

16.67%

p. It appears that the 1. Smt. P. Chandrika Radhakrishnan 2. Ms. N. Vinitha Radhakrishnan have voluntarily renounced, released and relinquished their respective shares, joint and undivided share, in respect of the collectively 33.33% Joint and undivided share of the Releasers in succession, in the Residential Premises Flat No. L3/205, on the 2<sup>nd</sup> Floor admeasuring about 880 Sq. Ft. Built up area building numbered as "L3", known as "Shivganga Lok Kedar CHS Ltd.", Constructed on Survey No.295(pt), 274(pt) and 275(pt) corresponding to Old CTS no. 661(pt) and New CTS No. 661/9, 11, 13, 16 and 17 situated at Jata Shankar Dosa Road, Mulund (W), Taluka Kurla, Mumbai 400080 to Mr. Vikasbabu Radhakrishnan Nambrath for without any monetary consideration under natural love and affection to Mr. Vikasbabu Radhakrishnan Nambrath of Accordingly, Release Deed dated 29/08/2023 executed between 1. Smt. P. Chandrika Radhakrishnan 2. Ms. N. Vinitha Radhakrishnan as the Releasers AND Mr. Vikasbabu Radhakrishnan Nambrath as the Release duly registered at SRO Kurla-4 vide document 17513/2023.

Thus, the Applicant **MR. VIKASBABU RADHAKRISHNAN NAMBRATH** has got right title and interest in respect of the property under reference.

We have also caused necessary Searches (Online) through search Clerk of the respective records of the **Sub Registrar Office at Kurla**. However, we have verified registration of the aforesaid Agreement. Search Report and Challan are enclosed herewith.

<p>b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)</p>	<p>Not Applicable</p>
<p>c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.</p>	<p>Not Applicable</p>







# SHIVGANGA

LOK KEDAR CO-OPERATIVE HOUSING SOCIETY LTD.  
JATASHANKAR DOSA ROAD, MULUND (WEST), MUMBAI - 400 080.

REGD. NO. BOM/WT/HSG/(T.C./8971/03-04, DATE : 11.08.2003. | EMAIL : shivgangalokkedar@gmail.com

Date:  
27.05.2024

Ref.: No

The Assistant General Manager  
State Bank of India  
Retail Assets Centralized Processing Cell  
Mumbai.

We, M/s

Shivganga Lok Kedar Co-operative Society Limited Society.

Hereby Certify that:

- Flat/House No L3/205 in Shivganga Lok Kedar CHS Ltd  
Situating at Jata Shankar Dosa Road, Mulund West, Mumbai 400 080  
Bearing survey No BOM/WT/HSG/T.C./8971/ 03-04 Dt. 11.08.2003 Belongs to  
Shri/Smt/Kum Vikasbabu R Nambrath As per  
our record Vikasbabu R Nambrath is Member  
of the society and he/she has transferable rights of the property.
- The total cost of the house/flat. ....(Rupees only)
- The title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
- The said building is constructed as per approved plan issue issued by competent Authority.
- We have no objection for the said transaction and that there are no dues pending against the owner.
- We confirm that we have no objection whatsoever to Shri/Smt Vikasbabu R Nambrath to Mortgage the flat/house to State Bank of India as security for the amount advanced by the Bank.
- We further state and undertake to record the charge of the bank on the said flat in our register AND further confirm that Share Certificate No. 056 With distinctive Nos. From 276 To 280 Has been issued/transferred in the name of Shri. Vikasbabu R Nambrath.

SHIVGANGA LOK KEDAR CO-OP. HSC. SOCIETY LTD.

  
Mr. Khandu Sandbhor

MUNICIPAL CORPORATION OF MUMBAI  
CITY IMPROVEMENTS DEPT

करल ४		
710493	मुंबई	५४
20 OCT 2002		

बंद - ७	
8323	५४
2002	

Address,  
Lok Bharti Complex,  
Baroda Road, Andheri (E),  
M - 400 059.

Sub: Full occupation permission to  
Wings L1 to L4, on sub-plot  
CTS Nos.661/9, 16 & 17 of



The full development work of building No.8 i.e. wings L1 to L4 situated  
at Mulund (W), C.T.S. No.661/9, 16 & 17; completed under the supervision of Shri K.R.  
Licensed Architect, bearing Licence No.CA/82/6740, in the following

That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act  
submitted within 3 months.

A set of certified completion plans is returned herewith.

This permission is issued without prejudice to actions under Sec.305, 353-A  
of Mumbai Municipal Corporation Act.



Yours faithfully,

*[Signature]*  
Executive Engineer

(Wdg. Proposals) Eastern Suburbs



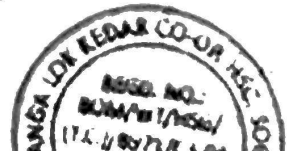
CERTIFIED TO BE TRUE COPY

KIRTI R. WEHTA  
ARCHITECT  
CA/82/0740



CERTIFIED TRUE COPY  
For THE COSMOS CO-OP. Bldg. Dept.

*[Signature]*  
Manager / Authorised Officer  
Thane Branch



FORMATION:

BABU NAMBRATH

-04-2002

GENDER: MALE

ION SCORE(S):

SCORE SCORING FACTORS

NEW TO

167

CHANGE FOR CREDITVISION® NEW TO CREDIT SCORE

in CIBIL database or history older than 36 months

: Score range is between 101 to 200

TION(S):

TYPE

IDENTIFICATION NUMBER

ISSUE DATE

EXPIRATION DATE

ID NUMBER (PAN)(e)

CIOPN7231G

E(S):

TYPE

TELEPHONE NUMBER

TELEPHONE EXTENSION

ONE(e)

9869731760

NTACT(S):

(ES):

VED VIKASBABU NAMBRATH NEAR CEMENT CO COMPOUNDL-3 205SHIVGANGA LOK KEDAR CHSJ MUMBAI MAHARASHTR

RESIDENCE ADDRESS

RESIDENCE CODE:

DATE REPORTED:25-04-2024

MENT INFORMATION:

RY:

NT(S)

TYPE

ACCOUNTS

ADVANCES

BALANCES

DATE OPEN

Vikas Babu

9869731760

9820550738

SS

