

PROVISIONAL TRADING, PROFIT AND LOSS ACCOUNT FOR -

Particulars

391/19729

पावती

Original/Duplicate

Wednesday, September 27, 2023

नोंदणी क्र. 39M

4:21 PM

Regn. 39M

पावती क्र. 21262 दिनांक 27/09/2023

दाखल नाव: सुपुंड

दस्तावेजाचा अनुक्रमांक: करत4-19729-2023

दस्तावेजाचा प्रकार: सेल सर्टिफिकेट

मातल करणाऱ्याचे नाव: अधिकाराव यशवंत येळवे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1380.00

पृष्ठांची संख्या: 69

एकूण:

₹. 31380.00

मुळ दस्त परत मिळाला

आपणाम मूळ दस्त, खंबनेल प्रिंट, सूची-२ अंदाजे

4:41 PM झा वेळेस मिळेल.


 सह दु. निबंधक कुर्ना

वाजार मूल्य: ₹. 10585343.7 /-

मोबदला ₹. 12525000/-

खंबनेल मुद्रांक शुल्क: ₹. 626500/-

 सह दुय्यम निबंधक वर्ग-२
 कुर्ना-४, मंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रक्कम: ₹. 1380/-

सीटी/धनादेश/पे ऑर्डर क्रमांक: 0923271716102 दिनांक: 27/09/2023

बँकेचे नाव व पत्ता:

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

सीटी/धनादेश/पे ऑर्डर क्रमांक: MH008700195202324E दिनांक: 27/09/2023

बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला



7/09/2023

सूची क्र.2

दुय्यम निबंधक सह दु.नि कुली 4

दस्त क्रमांक : 19729/2023

नोंदणी :

Regn 63m

गावाचे नाव : मुलुंड

1) विलेखाचा प्रकार	सेल सर्टिफिकेट
2) मॉबदला	12525000
3) बाजारभाव/मोठेपट्ट्याच्या स्थितिपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	10585343.7
4) भू-आपन, पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव मुंबई मनपा इतर वर्णन : सदलिका नं: फ्लॉट नं 203, माळा नं: 2 रा मजला इमारतीचे नाव: मुलुंड मयूर को ऑप ही सो लि, ब्लॉक नं: बँक ऑफ बडोदा समोर, प्लॉट नं. 7, आरडीपी 1, रोड म्हाडा कॉलनी, मुलुंड पूर्व मुंबई 400081, इतर माहिती: एकूण क्षेत्रफळ 797 चौ फुट विल्ट अप(म्हणजेच 74.07 चौ मी), सिटीएस नं. 1320/4/1, व्हिलेज - मुलुंड(पूर्व) (C.T.S. Number : 1320/4/1 : 1)
5) क्षेत्रफळ	1) 797 चौ.फुट
6) आकारणी किंवा जुडी देण्यात असेल का.	
7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- द कॉसमॉस को ऑप बँक लिमिटेड तर्फे ऑथोराईज्ड ऑफिसर अनंत धोंडू पवार वय:-58; पत्ता:- प्लॉट नं: -, माळा नं: 1 रा मजला, इमारतीचे नाव: इरायडन बिल्डींग, ब्लॉक नं: रानडे रोड आणि गोखले रोड जक्शन, रोड नं: दादर पश्चिम मुंबई, पिन कोड:-400028 फॅन नं:-AAAAT0742K
8) दस्तऐवज करून देणा-या पक्षकाराचे व नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- अधिकारी वशवंत येळवे वय:-40; पत्ता:- प्लॉट नं: एएन-5, माळा नं: -, इमारतीचे नाव: बिल्डींग नं. 30/15, ब्लॉक नं: अभ्युदय बँक जवळ, सेक्टर 17, रोड नं: नवी मुंबई, THANE. पिन कोड:-400708 फॅन नं:-AKXPY0387R
9) दस्तऐवज करून दिल्याचा दिनांक	27/09/2023
10) दस्त नोंदणी केल्याचा दिनांक	27/09/2023
11) अनुक्रमांक, खंड व पृष्ठ	19729/2023
12) बाजारभावप्रमाणे मुद्राक शुल्क	626500
13) बाजारभावप्रमाणे नोंदणी शुल्क	30000
14) शेर	



आकारणासाठी विचारात घेतलेला तपशील:-

क शुल्क आकारताना निवडलेला

पट्टेदार :-

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

Security Interest Act 2002 & Rules thereon, and the Authorised Officer appointed thereunder; by sending demand notice on 21.03.2020 u/s 13(2) of the said Act, demanded the loan dues within stipulated time of 60 days, it was inter alia cautioned that in case the demand is not complied with within stipulated time, the action of taking possession of the secured assets and by disposing of the same to recover the loan dues as contemplated u/s 13 (4) of the said Act will be undertaken;

2022
2023

AND WHEREAS the Borrower Company M/s. First Maritime Pvt Ltd through its Directors as well as Guarantors even after receiving the notice failed to repay the outstanding dues within the stipulated time or thereafter, and therefore the Authorized Officer took further action as contemplated u/s 13 (4) and had taken the constructive possession of the secured assets on 16.10.2020 in accordance with the procedure established by law and published the same in daily newspaper i.e. Free Press Journal (English) & Navshakti (Marathi) on 20.10.2020.



AND WHEREAS, the Authorised officer has filed Application Case No.668/SA/2021 u/s. 14 of SARFAESI Act, 2002 before the Ld. Chief Metropolitan Magistrate for physical possession of the Secured Assets and an order has been passed on 04.05.2022. As per Order, the Authorised Officer of the Bank has taken physical possession of the secured assets on 21.02.2023 through Assistant Registrar, Metropolitan Magistrate's, Court, Kurla, Mumbai.

AND WHEREAS, the Authorised officer proclaimed E- auction of the above recited secured assets. The Authorised Officer published auction notice in The Free Press Journal & Nav-Shakti dated 13.06.2023 for auction and inviting tenders for purchase of the subject secured assets and scheduled the sale of the same on 30.06.2023 with the reserve price fixed at Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only).

AND WHEREAS at the time of E-auction Sale of the above recited secured assets, a sole bid was received by the Authorised Officer from **Mr. Adhikrao Yashwant Yelave**, the purchaser herein expressing their intention to purchase the said secured assets for aggregate bid amount of Rs.1,25,25,000/- (Rupees One Crore Twenty Five Lakhs Twenty Five Thousand Only).

[Handwritten Signature]



ACCOUNT
DIVISION

Whereas the property which is the subject matter of this "Sale Certificate" is more particularly described in Schedule written hereunder and hereinafter referred as "Secured Asset". The Description of the name is as follows:

All that piece and parcel of Flat No. 203 adm. 797 sq.ft. built up (Approx. 74.07 sq. mtrs.) situated on 2nd floor of the building known as Mulund Mayur CHSL survey no. 386, CTS No.1320/4/1, Opp. Bank of Baroda situated at Plot No. 7, RDP-1, MHADA Colony, Mulund East, Mumbai 400 084, situated within Registration District and Sub District of Mumbai City and within local limits of Greater Mumbai Municipal Corporation. Together with right to enjoy common areas and facilities appurtenant to said premises and with right of ways, easements and parking available to said premises with share certificate and membership attached to said premises.

AND WHEREAS the said Borrower Company M/s. First Maritime Pvt. Ltd had availed and enjoyed Cash Credit Facility of Rs.2,00,00,000/- from the Mulund (E) Branch of the Bank since 2009.

AND WHEREAS the said Borrower Company M/s. First Maritime Pvt Ltd have furnished the above said property as security for the loans/credit facilities availed and enjoyed by the Company by executing (1) Deed of Mortgage and Hypothecation dated 29.01.2010 bearing registration No. BDR-14-00852-2010 before the sub-registrar office at Kurla, (2) Composite Deed of Mortgage and Hypothecation for Creation of Further/Additional Charge dated 23.10.2012 bearing registration No. KRL-4-8756-2012 before joint sub-registrar at Kurla and (3) Composite Deed of Mortgage and Hypothecation for creation of Additional Charge dated 01.01.2016 bearing registration No. KRL-5-13-2016 registered before joint sub-registrar at Kurla for various credit facilities and thereby created security interest in favour of the Bank. The said property is more particularly described in "Schedule-1" written hereunder and the said property hereinafter referred as "Secured Asset";

AND WHEREAS the said Borrower Company M/s. First Maritime Pvt Ltd have committed default in making repayment of the loan with interest and committed breach of contract/default; Therefore, the Secured Creditor The Cosmos Co-Op. Bank Ltd. initiated recovery action under the provisions of The Securitisation & Reconstruction of Financial Assets & Enforcement of



SALE CERTIFICATE

U/R 9 (6) [THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 & RULES MADE THERE UNDER]

BETWEEN

THE AUTHORISED OFFICER Mr. Anant D.Pawar, an Adult, Occupation - Service, having Regional office at Horizon Building, 1st Floor, Ranade Road & Gokhale Road Junction, Gokhale Road (North), Dadar (W), Mumbai - 400 028 herein after referred to as "Authorised Officer" appointed under SARFAESI Act, 2002, by The Cosmos Co-op. Bank Ltd. Scheduled Bank registered under the Multi State Co-Operative Societies Act, 2002 and doing the banking business governed under the Banking Regulation Act, 1949 having its registered office at "Cosmos Tower", Plot No.-6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune-411007 & having PAN - AAAAT0742K, hereinafter referred to as the "Bank" (which expression unless it be repugnant to the meaning of context thereof, shall mean and include its successors, assignees, administrators) of the party of the **FIRST PART.**

AND

Mr. Adhikrao Yashwant Yelave, Age-40 Years, Occupation-Service having PAN No. AKXPY0387R is residing at Address:- AL-5, Bldg. No. 30/15, Near Abhyudaya Bank, Sector-17, Navi Mumbai - 400708., hereinafter called and referred as the "**PURCHASER**", (which expression unless it is repugnant to the meaning of context thereof, shall mean and include their successors, assignees, administrator) of the party of the **SECOND PART;**

SECURITISATION & RECONSTRUCTION
OF FINANCIAL ASSETS & ENFORCEMENT
OF SECURITY INTEREST ACT 2002

[Signature]
AUTHORISED OFFICER



[Signature]

all other incidental expenses in respect of and borne by the Purchaser i. e. the party of the Second Part alone.

SCHEDULE-I

All that piece and parcel of Flat No. 203 adm. 797 sq.ft. built up (Approx. 74.07 sq. mtrs.) situated on 2nd floor of the building known as Mulund Mayur CHSL survey no. 386, CTS No. 1320/4/1, Opp. Bank of Baroda situated at Plot No. 7, RDP-1, MHADA Colony, Mulund East, Mumbai 400 081 situated within Registration District and Sub District of Mumbai City and within local limits of Greater Mumbai Municipal Corporation. Together with right to enjoy common areas and facilities appurtenant to said premises and with right of ways, easements and parking available to said premises with share certificate and membership attached to said premises.



Name:
Address:

2. Sig

Name

Addr

Dist

Post

BRIHANMUMBAI MAHANAGARPALIKA.

CE/4508/BPES/AT

11 OCT 2004

To,

Shri. Sandeep Prabhu, Architect,
M/s. Saakar
5th floor, Ishkripa, Above HSBC
Opp. New Girls School,
Ram Maruti Road,
Thane (W)-400 501

Sub:- Full Occupation permission to the bldg. comprising
Of still (P1) + Gr (P1) + 12 & 13(P1) floor on plot
No.7, RDP 1 & 2 bearing S.No.388 of village Mulund (E)
MHADA Layout

Sir,

The full development work of the bldg. comprising of still (P1) + Gr (P1) + 12 & 13(P1) floor on plot No.7, RDP 1 & 2 bearing S.No.388 of village Mulund (E) MHADA Layout completed under the supervision of Licensed Architect, Licence No. CA/92/14860 may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted within 3-months.

A set of certified completion plans is returned herewith.

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

Yours faithfully,

-sd-

Executive Engineer (B.P.),
(E.S.)

11 OCT 2004

Copy forwarded for information to the owner : Mulund Mayur Sahakari Griha Nirman
Sanstha Maryadit.

TRUE COPY

मुलुंड मयूर सहकारी, गृहनिर्माण संस्था मयी.

Swastik
सचिव

वेअरमन

सजिनदार

11.10.2004
Executive Engineer (B.P.) TRUE
(E.S.)

J.S. Kera

Mulund (E), District

```

    cout << "Enter the height of the rectangular prism: ";
    cin >> height;
    cout << "Volume of the rectangular prism: " <<
    rectangularPrismVolume(length, width, height) << " cubic units"
    << endl;
}
else {
    cout << "Invalid choice!" << endl;
}
return 0;
}

```

Output:

Output

```

Choose the shape to calculate volume:
1. Cube
2. Cone
3. Rectangular Prism
Enter your choice (1/2/3): 1
Enter the side length of the cube: 5
Volume of the cube: 125 cubic units

```

Output

```

Choose the shape to calculate volume:
1. Cube
2. Cone
3. Rectangular Prism
Enter your choice (1/2/3): 2
Enter the radius of the cone: 3
Enter the height of the cone: 4
Volume of the cone: 37.6991 cubic units

```

Output

```

Choose the shape to calculate volume:
1. Cube
2. Cone
3. Rectangular Prism
Enter your choice (1/2/3): 3
Enter the length of the rectangular prism: 2
Enter the width of the rectangular prism: 3
Enter the height of the rectangular prism: 4
Volume of the rectangular prism: 24 cubic units

```