



प्रधान मुद्रांक कार्यालय 285

मुद्रांक ४०० ०२३

दिनांक .....

धीपुत्र, श्री मती .....

न्याय तर मुद्रांक क्र. ....

ठिकाण .....

-6 NOV 1984

JAGANNATH S. HOLE

B.A., LL.B.

Advocate High Court

मुद्रांक विफेता

### SALE DEED

THIS DEED OF SALE is made and entered into at Bombay this 7th day of November 1984 BETWEEN Shri Yakub Ahmed Bijale, muslim, adult, aged about 62 years, Bombay Indian Inhabitant, residing at 25/793, Tagore Nagar, Vikhroli(E), Bombay 400 083, hereinafter called ' THE SELLER ' (which expression shall unless repugnant to the context thereof shall means and include his heirs, legal representatives, administrators, executors and assigns) of the one Part AND Shri Anil Ganpat Naik, Hindu, adult, aged about 32 years, Bombay Indian Inhabitant, residing at the above address i.e. room No.793, Bldg.No.25, Tagore Nagar, Vikhroli(E), Bombay 400 083, hereinafter called the ' PURCHASER ' (which expression shall unless it be repugnant to the context thereof means and include his heirs, legal representatives, administrators, executors and assigns) of the Other Part.

WHEREAS the Seller is absolute possess, owner of and

:2:

occupant of the room bearing No.793, Bldg.No.25, Tagore Nagar, Vikhroli(E), Bombay 400 083, which has been allotted to him by the Bombay Housing & Area Development Board as an Industrial worker in the year of 1963 as he was working in M/s.Pizer India Ltd., and thereafter the said authority has given the above said tenement on ownership basis, thus the owner has ~~not~~ paid the necessary payment to the Bombay Housing & Area Development Board and hereafter the only charges and taxes has to be paid to them. The owner is a member of the society under the name and style M/s.Siddi Vinayak ~~Society~~ Housing Society Ltd., which has been formed by the tenant of the said building. AND WHEREAS the owner is absolutely possessed and entitled to the above said room which is free from all encumbrances by way of gift, mortgage, lien, pawn, etc. The purchaser approached to the owner and requested for his desire to purchase the above said room and the owner is also desirous to sell the above said room and hence both the parties hereinto mutually agreed for the same on the terms and conditions which is appearing as follows:-

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- Blair*  
1) The owner hereby states that he has sold and delivered the vacant possession, occupation and use of the above said room to the purchaser for the full and final consideration or settlement of sum of Rs.70,000/- (Rupees seventy thousand only).

The owner doth hereby admit and acknowledge for having received the above said sum hereinbelow.

2) The purchaser hereby states that he has taken over the vacant, exclusive and peaceful possession of the room No.793, Building No.25, Tagore Nagar, Vikhroli(E), Bombay 400 083 and paid the amount of Rs.70,000/- (Rupees seventy thousand only) to the owner being the full and final consideration and or settlement in respect of the above said room.

3) That the owner hereby states that he has paid the full amount of sale price of Bombay Housing & Area Development Board to the Bombay Housing & Area Development Board and there is nothing to be paid as and by way of any arrears or against the value of the said room. The owner hereby states that he has no connection of whatsoever nature in respect of the above said room and so also he has no title, interest, claim or otherwise in respect of the above said room and he has relinquished all such rights or interest in favour of the purchaser permanently in future.

4) The purchaser hereby states that he shall be the full owner, well possessed, entitled to the above said room and he can try his level best to get the above said room transferred from the authorities concerned and so also get the membership in the said society in place of the owner.

5) That the owner hereby states that there is nothing to be paid to any other person/persons in respect of the above said room by way of mortgage, lien, pawn, or otherwise, if anything found in future the owner undertakes that he shall get it clear at his expense, cost and expense without disturbing the occupation, possession and use of the above said room.

6) The owner hereby declares that there is no encumbrances by way of mortgage, lien, or otherwise in respect of the said room and he further declares that no member of his family

~~Plaint~~

shall claim any right of whatsoever nature in respect of the above said room by which the right of the purchaser shall be jeopardised, in that event the owner is responsible for the damages, losses and expenses, incurred by him for his disturbances.

7) The owner has given the power of attorney in respect of the above said room to do or cause to be done any act, deed, things and matters to the purchaser by which the purchaser can move for transfer of the said room in his name without any assistance of the owner. The owner has given the ~~xxx~~ resignation letter to the Siddi Vinayak Housing Society Ltd., and given his no objection for taking the purchaser as the member of the said society in his place and transfer of the said certificate in the name of the purchaser. The owner has also given his no objection for cancellation of his ration card on the said address and effecting the transfer of the said room. The owner has also given his no objection for the transfer of the above said room to the Bombay Housing & Area Development Board for having no objection for transfer of the said room in the name of the purchaser.

8) The purchaser shall pay the future taxes, charges, or otherwise to the authorities concerned in his name in future and shall remain in exclusive possession of the said room.

9) The owner hereby states that he shall assist to the purchaser for any future inquiry or any matter thereof pertaining to the said room and transfer of the said room in the name of the purchaser in future.

10) The parties hereinto further agree that they shall not go in the way of each other and the purchaser shall utilise for his residential use and the owner shall not in any way concerned for the same.

IN WITNESS WHEREOF THE PARTIES HEREINTO have set and subscribed their respective hands on the day and year first hereinabove mentioned.

Signed and Delivered by the )  
with in named Shri Yakub Ahmed )  
Bijale, the owner hereinabove )  
in the presence of .....

*[Signature]*  
Yakub Ahmed Bijale  
( OWNER )

- 1) *Sifatil*
- 2) *23/8/82*

Signed and Delivered by the )  
with in named Shri Anil Ganpat )  
Naik, the Purchaser, in the )  
presence of .....

*[Signature]*  
( PURCHASER )

- 1) *Sifatil*
- 2) *23/8/82*

RECEIVED of and from the purchaser hereinabove Shri Anil Ganpat Naik, the sum of Rs.70,000/- (Rupees seventy thousand only) being the full and final settlement or consideration in respect of the sale of the room bearing No.793, in Building No.25, Tagore Nagar, Vikhroli(E), Bombay 400 083 to me in front of the witnesses.

I SAY RECEIVED... Rs.70,000/-

Bombay:

Dated :

WITNESSES:

- 1) *Sifatil*
- 2) *23/8/82*

*[Signature]*  
( Yakub Ahmed Bijale )  
' SELLER ' / OWNER



SHRADDHA LANDMARK PVT LTD  
1105 BLDG NO 25, TAGORE NAGAR SIDDHIVINAYAK,  
VIKHROLI (EAST) TAGORE NAGAR, MUMBAI 400083  
Mobile :  
Email :  
PAN :

BILL DATE  
12-Feb-2024

TARIFF  
LT I (B)

BILL DISTRIBUTION NO.  
Powai/Vikhroll/  
20/319/028/028/

METER STATUS  
Active

CONNECTION DATE  
26-05-2022

BILLING STATUS  
Regular

CYCLE NUMBER  
20

SANCTIONED LOAD (kW)  
5.00

PRESENT READING DATE  
09-Feb-2024

TYPE OF SUPPLY  
SINGLE PHASE

BILL NUMBER  
101893929437

PREVIOUS READING DATE  
08-Jan-2024

Disconnection Notice is delivered with this bill



CA NO:153259140

₹1040.00

Due Date: 04-Mar-2024

The due date refers to only current bill amount, previous balance is payable immediately

Bill Month  
Jan-24

Bill Period: 09-Jan-2024 - 09-Feb-2024

Units Consumed  
0

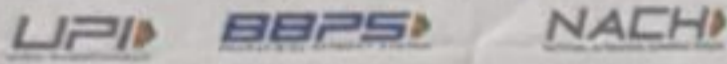
Previous Units : 0

Current Month Bill  
₹98.60

Previous Outstanding  
₹932.61

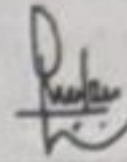
- Round sum payable by discount date 19-Feb-2024 : Amt ₹1040.00 Discount ₹0.85
- Round sum payable after due date 04-Mar-2024 : Amt ₹1040.00 DPC ₹1.23

Scan code to pay your bill via (use any UPI app)



Nearest Collection Centre (Cash/Cheque)

Adani Electricity, Opp. Shreyas Signal, Vikhrolli, Mumbai-400086

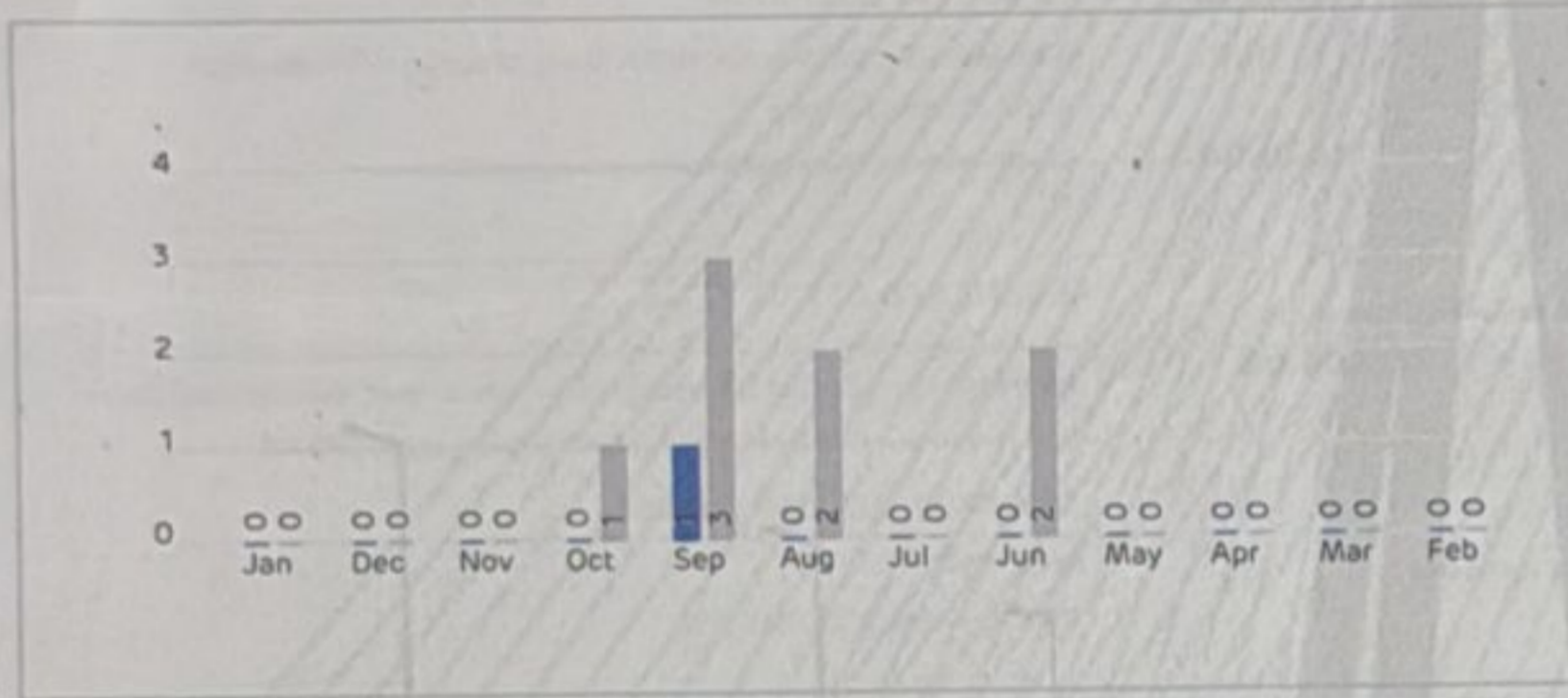


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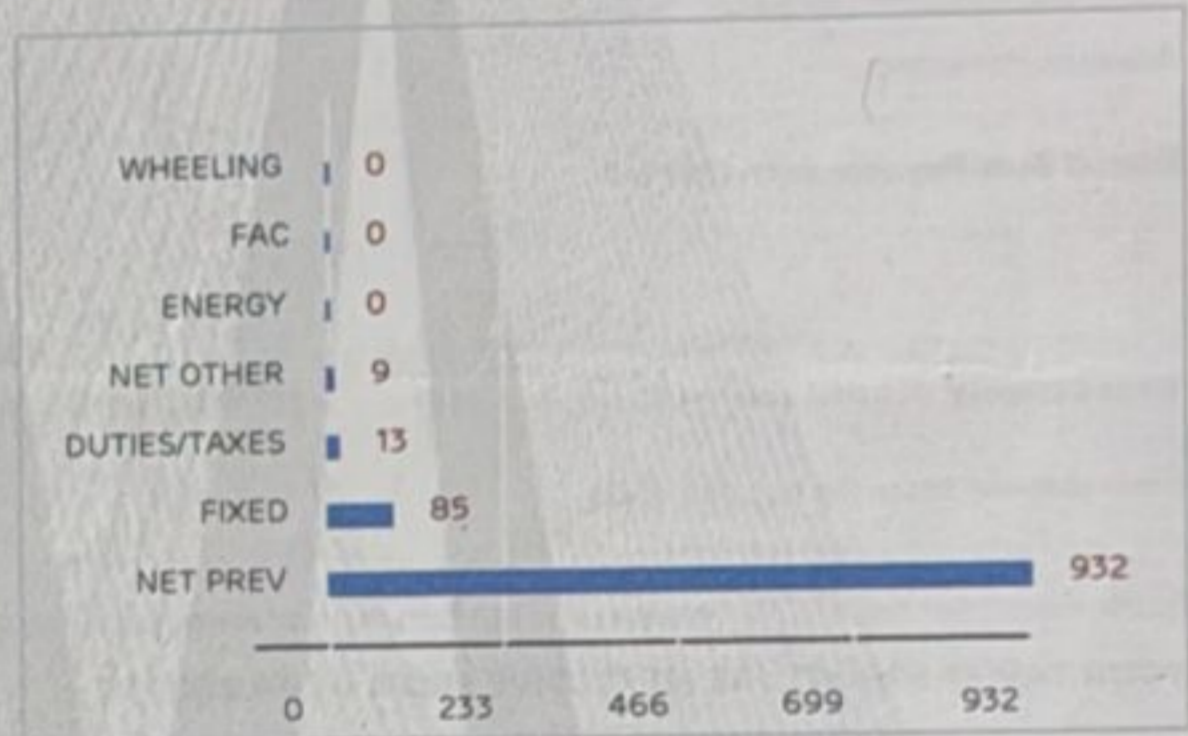
Division Head  
(Powai Division)

CONSUMPTION TREND

■ Current year ■ Previous year



MAJOR BILL COMPONENTS (Rounded off amt)



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
SM10053018	9.00	9.00	1	0
Total Consumption				0

HELP CENTER

- 19122 Toll Free No.(24X7) | www.adanielectricity.com
- helpdesk.mumbalelectricity@adani.com
- Adani Electricity Sakinaka Junction, Near park devis, Andheri(E), Mumbai-400072

For power interruption complaint or restoration status  
SMS POWER<9 digit account no.> to 7065313030 from mobile no.  
Whatsapp POWER <9 digit account no> to 9594519122 from any mobile number  
Give us missed call on 1800 532 9998 from your registered mobile no.  
Portal Related Complaint call us:19122  
For internal complaint redressal system(ICRS), visit our website:  
www.adanielectricity.com

Join us on:

IMPORTANT MESSAGE

- Meter showing No(zero) consumption. Please confirm usage by writing to us at helpdesk.mumbalelectricity@adani.com or contact us at 19122.
- Tentative meter reading date for your FEB-24 bill is 09/03/2024

Leave paper for interesting stuff!

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Save ₹10 on your monthly bill!



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This electricity bill neither reflects a title nor is to be used as a proof of any property or premises.

This bill is printed on recycled paper



प्रधान मुद्रांक कार्यालय 285  
मुद्रांक ४०० ०२३

दिनांक .....

धीपुत्र, श्री मती .....

न्याय तर मुद्रांक क्र. ....

ठिकाण .....

-6 NOV 1984

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