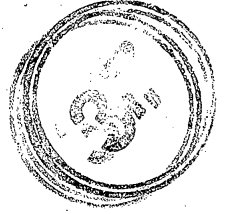


C.T. Decree
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4

Court Copy

Plaintiff (1)



IN THE COURT OF SMALL CAUSES AT BOMBAY
(BANDRA BRANCH)

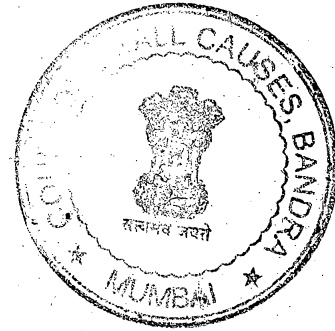
R. A. E. SUIT NO. 442 OF 2023
(Stamp No. 1987/2023)

Exh. 20
A

Mr. Salim Usman Kasam,)
Aged 50 years, occupation: Business,)
having address at Salim House, C.T.S.,)
No. 186, S. V. Road, Opp. Poisar Masjid,)
Kandivali (West), Mumbai 400 067.)
Mobile No. 9773667474)
Email : redindiansizzlers@gmail.com) ... Plaintiff

V/s

Mr. V. P. Gandheeswaran,)
Full name not known, age about 91 years,)
Occupation Not known,)
Residing at Abans Pravesh Co-operative,)
Housing Society, Flat No. 12, 1st Floor,)
Aban Park, Dhokali Naka, Kolshet Road,)
Thane (West), Mumbai 400 0607.) ... Defendant



The Contents of Proceedings filed through e-filing and hand copies are identical and same :-

SUIT UNDER SECTION 16(1)(a), 16(1)(c) AND 16(1)(n)

OF MAHARASHTRA RENT CONTROL ACT 1999.

THE PLAINTIFF ABOVE NAMED STATES AS UNDER:

- 1) The Plaintiff states that originally Late Kalidasbhai Kanjibhai Satwara was the owner and landlord of the Property i.e. Kalidasbhai Kanjibhai Estates situated on C.T.S. Nos. 20, 20/1 to 12 totally admeasuring 291.40 square meters or thereabouts

②

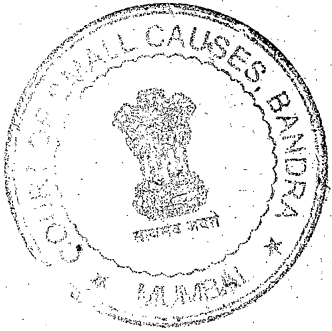
2-⑤

situated at Swami Vivekanad Road (S. V. Road), Village Poisar, Taluka Borivali, Kandivali (West), Mumbai 400 067 (hereinafter referred to as the “**Said Property**”).

2) Late Mr. Kalidas Satwara had already expired on 8th November 2003 leaving behind his heirs and legal representatives namely (1) Smt. Nayana Kalidas Satwara, (2) Mr. Nitin Kalidas Satwara, (3) Mr. Jay Kalidas Satwara, (4) Ms. Bindiya Kalidas Satwara and (5) Mrs. Nehal Vinod Parmar. The said legal heirs being the absolute owners and landlords of the said property have sold, conveyed and transferred the Said Property to the Plaintiff under a Registered Deed of Conveyance dated 23.2.2021. Thus, the Plaintiff has become the sole and absolute owner in respect of the Said Property. After the purchase of the Said property the name of the Plaintiff has been entered and reflected in the records of the said property. The Index II in respect of the said property shows the name of the Plaintiff as the owner and landlord of the said property. The copy of the Index II in respect of suit property is annexed herewith and marked as **Exhibit ‘A’**.

3) After the property was purchased by the Plaintiff, his name was entered in the Property Registered Card in respect of the suit property. A copy of the Property Registered Card in respect of the suit property showing the name of the Plaintiff as Owner and Landlord of the suit property is annexed herewith and marked as **Exhibit ‘B’ collectively**.

4) The Plaintiff states that after the purchase of the suit property, the Plaintiff has also got the billing name and address transferred in the Assessment Bill in respect of the suit property to the name of



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(3)

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the Plaintiff. A copy of the Assessment Bill in respect of the suit property showing the name of the Plaintiff in respect of the suit property is annexed herewith and marked as Exhibit 'C'.

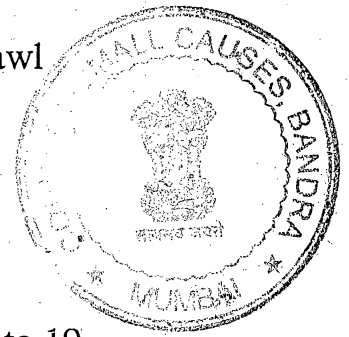
- 5) The Defendant is the tenant of the residential premises being Room No. 8, situated in the property previously known as Kalidasbhai Kanjibhai Estate, now known as Madni Villa, ground floor, bearing C.T.S. Nos. 20, 20/1 to 12, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai 400 067 (hereinafter referred to as the "**Suit Premises**"). The suit premises are surrounded as under:

On or towards the North by : Chandu Zulekha chawl

On or towards the South by : Madina Masjid

On or towards the East by : Room No. 6

On or towards the West by : C.T.S. No. 19, 19/1 to 19



- 6) The Defendant is the tenant of the suit premises. After the execution of the registered Deed of Conveyance in favour of the Plaintiff, the previous owners have also executed the Letter of Attornment dated 18th October 2021 attorning the tenancy of all the tenants including the Defendant in respect of the suit premises in favour of the Plaintiff. A letter of Attornment dated 18.10.2021 was sent to the Defendant being the tenant of the suit premises at the present residential of the Defendant. The Defendant has duly received the said letter at his present alternate accommodation address. The Plaintiff states that another copy of letter of Attornment was also sent by the previous landlord to the Defendant at the address of the suit premises by Speed Post. As
- ✓

4 (7)

the Defendant is not residing and/or using or occupying the suit premises, the said letter was received by a third party on behalf of the Defendant. The copy of the said letter of Attornment dated 18th October 2021 sent to the Defendant at his present residential address and at the address of the suit premises along with acknowledgement card sent at both the address are annexed herewith and marked as Exhibit 'D' collectively.

- 7) The Defendant, only with a view to creating evidence has been paying rent in respect of the suit premises. The Plaintiff is in possession of two rent receipts dated 16.7.2019 and 25.10.2021 issued in the name of Defendant in respect of the suit premises. The Plaintiff states that lastly the Defendant paid the rent in respect of the suit premises to Mr. Nitin Kalidas Satwara, the previous landlord on 25.10.2021 for rent from July 2019 to February 2021. Accordingly, the rent receipt was issued to the Defendant for the rent paid in respect of the suit premises. The Defendant is not using the suit premises since many years, the Defendant has not paid the rent in respect of the suit premises since March 2021. The Defendant has not paid the rent in respect of the suit premises to the Plaintiff after the Plaintiff purchased the suit property. Thus, Defendant is in arrears of rent in respect of the suit premises since March 2021. The copies of the rent receipts dated 16.7.2019 and 25.10.2021 issued by the previous landlord in the name of the Defendant in respect of the suit premises is annexed herewith and marked as Exhibit 'E' collectively.

- 8) The Plaintiff states that after receipt of the letter of attornment with a view to creating evidence attempted to pay the rent to the



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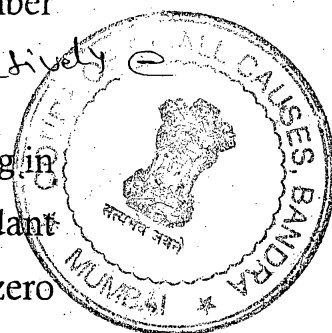
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5 (8)

Plaintiff. The Plaintiff states that the Defendant sent a letter dated 14.9.2022 from his present address of Aban Parvesh CHS which is mentioned in the title of the plaint. Moreover, the Defendant has also sent the address of Aban Parvesh CHS as his present communication/correspondence as mentioned in the title of the plaint. Through the said letter the Defendant has sent the cheque for the alleged amount of rent in respect of the suit premises. As the amount of rent as tendered by the Defendant was not sufficient, and as the Defendant is not using the suit premises and therefore the Plaintiff has not accepted the rent from the Defendant. It appears that since the Defendant is not using the suit premises and hence only with a view to creating evidence, the Defendant has attempted to pay the rent in respect of the suit premises to the Plaintiff. A copy of the letter dated 14th September 2022 is annexed herewith and marked as Exhibit 'F'. Collectively e

9) The electricity meter in respect of the suit premises is standing in the name of the tenant of the suit premises. Since the Defendant is not using the suit premises the electricity bills showing zero consumption. The Plaintiff is in possession of the electricity bill for the months of May 2023 and September 2023. A copy of the electricity bill for the month of May 2023 and September 2023 is annexed herewith and marked as Exhibit 'G'. Collectively e

10) The Defendant admittedly is residing at the Alternate premises at the address mentioned in the title of the Plaint. The said alternate premises appear to be ownership premises. The Defendant, along with his household articles and with his family members permanently shifted to alternate ownership premises and has not been using the suit premises since many years for any

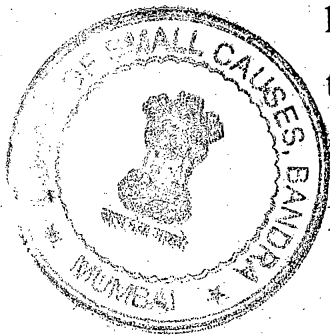


6 9

residence purposes. The Defendant has already taken away all his belongings and all the articles from the suit premises and shifted his residence at the alternate ownership premises as mentioned in the title of the plaint. The Defendant is permanently using the alternate ownership premises and has permanently abandoned the suit premises. The conduct of the Defendant clearly shows that the Defendant is not interested in the suit premises and hence they are not using the suit premises for their residence and have abandoned the suit premises completely. Hence the Plaintiff is entitled to recover the possession of the suit premises from the Defendant on the grounds of non-user of the suit premises by the Defendant.

- 11) The Plaintiff states that the Defendant have not been using the suit premises for his residence since many years. The Plaintiff states that on enquiry from the other tenant and from the previous landlord, the Plaintiff has learnt that Defendant have been giving the suit premises, to the third persons on Leave and License agreement in the past and thereby profiteering from the suit premises. However presently the suit premises is in complete state of non-user of the Defendant. The suit premises are lying locked and unused by the Defendant.

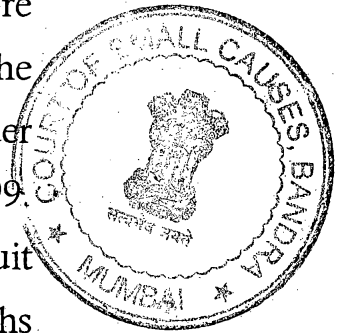
- 12) The Defendant is not using nor occupying the suit premises since many years. The Plaintiff states that the Defendant is residing at alternate premises of Aban CHS which is an ownership premises and Defendant along with his family comfortably residing at the said alternate premises. The Plaintiff states that on enquiry and as informed by the previous landlord, the Plaintiff learnt that since about several years the Defendant
- 7



7 (10)

(8)

have not been using the suit premises. The suit premises were let out to the Defendant for residence purposes. The Defendant have not used the suit premises for the purpose for which it was let out, for a continuous period of more the 6 months immediately preceding the date of the suit, without any reasonable cause. It appears that the Defendant is comfortably residing at his alternate premises which is an ownership flat and hence is not using the suit premises. The Defendant is admittedly residing in the alternate ownership premises at Aban CHS. The suit premises have been completely abandoned by the Defendant and are completely in a state of non-user. The Plaintiff is therefore entitled to recover the possession of the suit premises from the Defendant on the grounds of non-user of the suit premises under Section 16(1)(n) of The Maharashtra Rent Control Act, 1999. The Plaintiff is in possession of the photographs of the suit premises showing the suit premises as closed. The photographs of the suit premises are annexed herewith and marked as **Exhibit**



H. Collectively

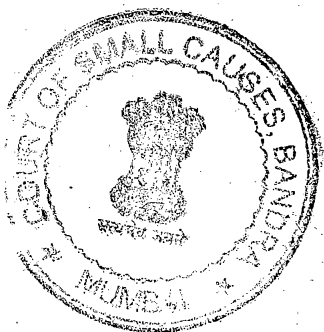
- 13) The condition of the suit premises is deteriorating on account of non-user of the suit premises, whereby waste and damage is being caused to the suit premises. This also creates nuisance and annoyance to the neighbouring occupants of the suit premises. The Plaintiffs are therefore entitled to recover possession of the suit premises u/s 16(1)(a) and 16(1)(c) of the Maharashtra Rent Control Act, 1999.
- 14) The Plaintiff states that the Defendant has not been using the suit premises for many years. The Plaintiff landlord is staying above the suit premises. The property in which the suit premises is

26

8 11

situated is a load bearing structure. All the iron rods and angles are in a bad position. The suit premises and the structure require immediate repairs. Since last 20 years the structure is not being repaired as informed by the previous landlord. The Plaintiff states that the Defendant has not been using the suit premises and has failed and neglected to maintain the suit premises. The Plaintiff states that the Defendant has not been using the suit premises and has damaged the suit premises.

15) The Defendant is not using the suit premises. The Defendant is in process of subletting the suit premises as the Defendant is not using the suit premises. The local agents are also seen around and are visiting the suit premises with unknown persons. The Defendant is showing the suit premises to third parties and to the Estate Agent of the area with the intention of giving away the suit premises to third party. The prospective buyers are visiting the suit premises for taking the suit premises either by sale or on leave and license. In fact, few people have contacted the Plaintiff and have enquired for transfer fees for transferring the rent receipts in respect of the suit premises. The Plaintiff apprehends that the Defendants may further create third party rights and/or sublet the suit premises to third parties against the ransom consideration. Since the Defendant is occupying alternate premises on ownership basis the Defendant is not using the suit premises there is great apprehension that the Defendant will succeed in parting with possession of the suit premises. The Plaintiff further apprehends that the Defendant being not using the suit premises may sublet and/or assign and/or transfer and/or create leave and license and/or illegally part with possession of the suit premises



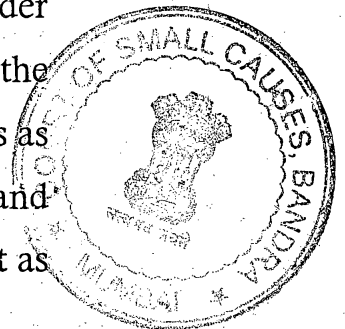
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(9)

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and/or induct any third party therein. If the Defendant succeeds in doing so, it will lead to multiplicity of proceedings. If the Defendant succeeds in creating third party rights, great harm and prejudice would be caused to the Plaintiff which cannot be compensated in terms of money.

- 16) It is therefore necessary and expedient that the Defendant and his servants, agents and representatives be restrained by an order and injunction of this Hon'ble court from creating any third party rights in respect of the suit premises. If injunctions/ interim reliefs as prayed for hereunder are not granted, irreparable loss and injury would be caused to the Plaintiff, which cannot be compensated in terms of money. Balance of convenience is also in favor of the Plaintiffs. Failure to grant such relief would render the present Suit redundant, apart from inconveniencing the Plaintiffs beyond measures. Therefore, the grant of such reliefs as prayed for herein are necessitated. It is therefore necessary and expedient that an injunction be granted against the Defendant as prayed for hereinafter.



- 17) The monthly rent in respect of the suit premises is Rs. 55/-. The Defendant has paid the rent till February 2021. The Defendant did not pay the rent in respect of the suit premises since March 2021 till date. After the Plaintiff has become the owner and landlord of the suit premises the Defendant attempted to pay the rent in respect of the suit premises only with a view to create evidence. The Plaintiff reserves his right to file a suit against the Defendants to recover the arrears of rent and possession of the suit premises from the Defendant on the ground of non-payment of the rent after issuing the demand notice to the Defendant. The

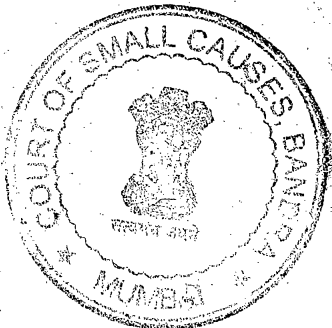
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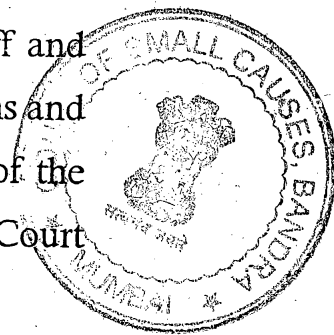
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Plaintiff states that presently the Defendant is in arrears of rent from March 2021 (from the date of Conveyance) till September 2023 and hence the Plaintiff is entitled to recover the said amount from the Defendant. The Plaintiff reserves his right to file separate suit against the Defendant for recovering the arrears of rent from the Defendant.

- 18) The Plaintiff states that the Defendant is financially well off and has shifted to permanent alternate accommodation which is an ownership premises in Aban Co-operative Housing Society at the address mentioned in the title of the plaint. The Plaintiff states that the Defendant has completely abandoned the suit premises since many years as the Defendant do not require the suit premises. The Defendant is well established and is financially very sound. The Defendant is residing in the permanent alternate accommodation of ownership basis and residing there comfortably since many years and have not been using the suit premises since many years. The Defendant therefore does not require the suit premises at all. If the decree of eviction is passed in the favour of the Plaintiff, no hardship will be caused to the Defendant as the Defendant is not using the suit premises and that the Defendant has permanently shifted his residence with all his belongings and articles at alternate premises and it seems that the alternate premises of ownership basis is suitable to the Defendant. The Plaintiff states that by not using the suit premises the Defendants have caused waste and damage to the suit premises. The Defendant have completely abandoned the suit premises and that the suit premises is lying locked and unused since many years.



- 19) The Plaintiff states that the Defendants is not using the suit premises for the purposes for which it was let out to the Defendant. The Defendant has already abandoned the suit premises since many years. The Defendant is neither using nor occupying the suit premises as the Defendant do not require the suit premises. Thus, no hardship will be caused to the Defendant if the suit is decreed in favour of the Plaintiff as the Defendant is not using the suit premises and has abandoned the suit premises. On the other hand, great hardship would be caused to the Plaintiff if the suit is not decreed. The Plaintiff is therefore entitled to recover the possession of the suit premises on the grounds of non-user of the suit premises at the hands of the Defendants. The Plaintiff is therefore entitled to recover the possession of the suit premises from the Defendant on the grounds stated hereinabove.
- 20) The suit premises are situated within the territorial jurisdiction of this Hon'ble Court. The relationship between the Plaintiff and Defendant is that of landlord and tenanted premises. Claims and questions arising in this suit arise out of the possession of the Maharashtra Rent Control Act 1999. Hence this Hon'ble Court has jurisdiction to try and entertain this suit.
- 21) The monthly rent in respect of the suit premises is Rs. 55/-. The Plaintiff values its claim for the possession in this suit at Rs. 660/- being the annual rack rent of the suit premises. The Plaintiff accordingly pays court fees under Section 6(xii)(d) of the Court Fees Act.
- 22) The Plaintiff has filed the suit on the ground of non-user of the suit premises immediately six months prior to the filing of the



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12 (15)

present suit. Hence the cause of action arose in favour of the Plaintiff in April 2023 and hence the present suit is within the period of limitation.

- 23) The suit premises are not covered under the Maharashtra Slum Clearance Act.
- 24) No claim in this suit is barred by law of limitation or by any other law.
- 25) The Plaintiff is hereby producing the copies of the documents a list whereof is annexed hereto.

The Plaintiff therefore prays that:

- a) The Defendant be ordered and decreed to hand over to the Plaintiff, quiet, vacant and possession of the suit premises viz. residential premises being Room No. 8, situated in the property previously known as Kalidasbhai Kanjibhai Estate, now known as Madni Villa, ground floor, bearing C.T.S. Nos. 20, 20/1 to 12, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai 400 067 (hereinafter referred to as the "**Suit Premises**"). The suit premises are surrounded as under:

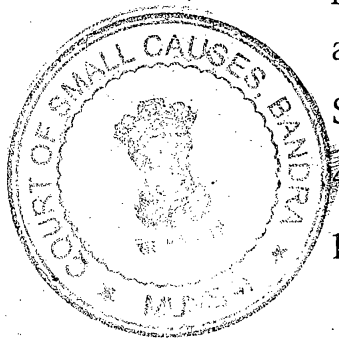
On or towards the North by : Chandu Zulekha chawl

On or towards the South by : Madina Masjid

On or towards the East by : Room No. 6

On or towards the West by : C.T.S. No. 19, 19/1 to 19

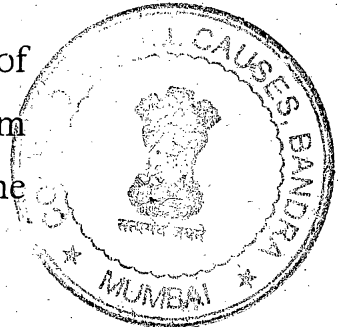
- b) Pending the hearing and final disposal of the suit, the Defendant his servants, agents and representatives be



15

restrained by an order and injunction of this Hon'ble court from creating any third party rights in respect of the suit premises and/or any part thereof and/or sublet and/or assign and/or transfer and/or create leave and license basis and/or illegally part with possession of the suit premises and/or induct any third party into the suit premises and/or any portion thereof.

- c) The Defendant be ordered and decreed to pay to the Plaintiffs mesne profits @ Rs. 25,000/- p.m. or at any other rate as this Hon'ble Court may deem fit and proper from the date of filing of this suit till the date on which possession of the suit premises is handed over to the Plaintiffs.
- d) An inquiry be ordered under Order 20 Rule 12 of the Code of Civil Procedure 1908 for determination of mesne profits from the date of filing of suit till handing over the possession of the suit premises to Plaintiffs.
- e) The cost of this suit be provided for.
- f) Such other and further reliefs be granted as this Hon'ble Court may deems fit and proper.



Plaint drawn by me

Shagufta

Advocate for the Plaintiffs

Salim Usman Kasam

Plaintiff

VERIFICATION

I Mr. Salim Usman Kasam, aged 50 years, Occupation: Business, the Plaintiff abovenamed, do hereby solemnly affirm and state that the statements of facts made in the plaint are true

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17

to my own knowledge and belief and I believe the same to be true
and legal submissions are made on advice, which I believe to be
true.

Solemnly affirmed at Mumbai)

this 12th day of October 2023)

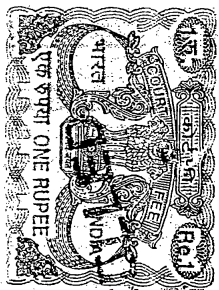
Presented by me,

Before me,

Shaguffs

Advocates for Plaintiff

Kassam-SU-Gandheeswaran-RAE.



5612

Solemnly affirmed before me

Mr. Salim U. Kassam P166, 50 yrs

Who is identified before me by *occ Business*

Ac No 4265-6939-6768

whom I Personally know

This 27th day of Oct 2023

(Jc/TI/Supd.) A.R. Sathar
Small Causes Court
Mumbai 400 002

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20 (21)

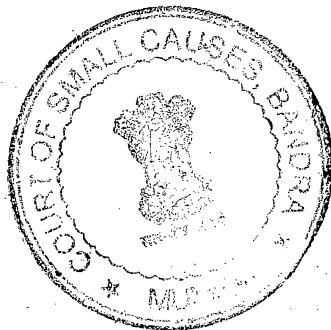
IN THE COURT OF SMALL CAUSES AT
MUMBAI
(BANDRA BRANCH)

R.A.E. SUIT NO. 442 OF 2023
(STAMP NO. ____/2023)

Mr. Salim Usman Kasam ... Plaintiff

V/s

V. P. Gandheeswaran. ... Defendant



PLAINT

Mumbai dated 27th day of October 2023

MRS. S. Q. QURESHI.,
ADVOCATE FOR PLAINTIFF,
2ND UNITED HOUSE, VAKOLA,
SANTACRUZ (EAST)
MUMBAI 400 055.

IN THE COURT OF SMALL CAUSES AT MUMBAI
BANDRA BRANCH

(16)

ORDER BELOW EXHIBIT 1

IN

R.A.E. Suit No. 442 of 2023

[CNR : MHSCA-3001002-2023]

CONSENT DECREE

Mr. Salim Usman Kasam
Salim House, C.T.S No.186,
S.V.Road, Opp. Poisar Masjid,
Kandivali West, Mumbai-400067

... Plaintiffs

V/s

Mr. V. P. Gandheeswaran
Residing at Abans Pravesh Co-Operative Housing Society,
Flat No.12, 1st floor, Aban Park,
Dhokali Naka, Kolshet Road, Thane West, Mumbai- 400607.

... Defendants

CORAM: Shri. A. S. Pandagle,
Court Room No.37 (B.B.)
Date : 17th December 2024
Claim : Rs. 660/-

In view of Mediation Report Exh. 18 and Consent Terms Exh. 19, the matter is amicably settled between the parties as per the terms of Consent Terms. Consequently, I pass the following order.

:: O R D E R ::

- 1) Suit is disposed off in view of Consent Terms Exh. 19.
 - 2) Decree be drawn up in view of Consent Terms Exh. 19.
 - 3) Court fee be refunded to the plaintiff as per Rule.
- (Dictated and pronounced in the open court.)



Sd/-

(A. S. Pandagle)

Judge, C.R. No. 37 (BB)

Date : 17/12/2024

C.T

COPY

(17)

C.T. copy.

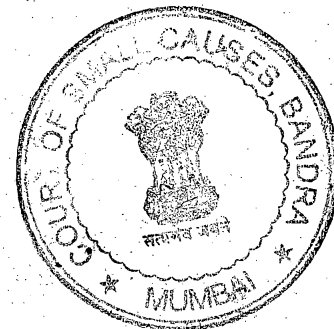
IN THE COURT OF SMALL CAUSES AT BOMBAY
(BANDRA BRANCH)

R.A.E. SUIT NO. 442 OF 2023

Mr. Salim Usman Kasam,)
Aged 50 years, occupation: Business,)
having address at Salim House, C.T.S.,)
No. 186, S. V. Road, Opp. Poisar Masjid,)
Kandivali (West), Mumbai 400 067,)
Mobile No. 9773667474)
Email : redindiansizzlers@gmail.com) ... Plaintiff

V/s

Mr. V. P. Gandheeswaran,)
Full name not known, age about 91 years,)
Occupation Not known,)
Residing at Abans Pravesh Co-operative,)
Housing Society, Flat No. 12, 1st Floor,)
Aban Park, Dhokali Naka, Kolshet Road,)
Thane (West), Mumbai 400 0607.) ... Defendant



CONSENT TERMS

1. The parties agree and admit that the Plaintiff has filed the above suit seeking possession of the suit premises i.e. Room No. 8, situated in the property previously known as Kalidasbhai Kanjibhai Estate, now known as Madni Villa, ground floor, bearing C.T.S. Nos. 20, 20/1 to 12, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai 400 067 as more particularly

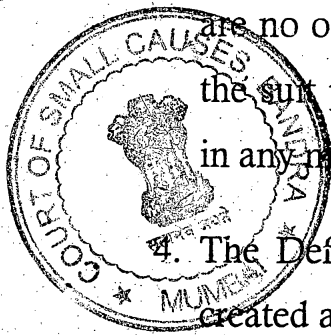
(18)

described in the Plaint on the grounds of Non-user of the Suit Premises and on the other grounds under provisions of section 16(1)(a), 16(1)(c) and 16(1)(n) of the Maharashtra Rent Control Act, 1999 as set out in detail in the Plaint. The suit premises were let out to Defendant for residential purposed.

2. Defendant is aged 90 years and hence he has executed the registered Power of Attorney dated 29th January 2024 in favour of his son Mr. Peruvallal Gandheeswaran for attending the above suit on his behalf and for filing Consent Terms and for receiving the monies and amounts in respect of the Suit Premises. A copy of the said registered Power of Attorney dated 29th January 2024 executed by Defendant in favor of his son is annexed herewith and marked as **Exhibit '1'**.

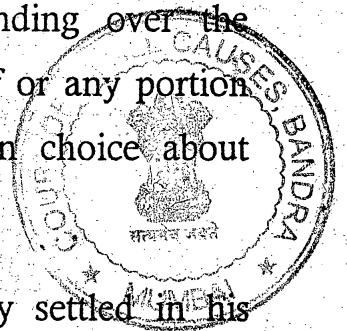
3. Defendant admits that the Plaintiff is the Owner and Landlord of the Suit Premises. The Defendant agrees and undertakes that he is tenant of the Suit Premises and that apart from him there are no other person has any share, right title or interest to or in the suit premises, it's tenancy or occupancy right, or otherwise in any manner whatsoever.

4. The Defendant further agrees and undertakes that he has not created any third-party rights of any nature whatsoever in favour of any person or persons in respect of the suit premises or any part or portion thereof. The Defendant further agrees and undertakes that neither the Defendant nor any one on his behalf has done, committed or omitted any act, deed, matter of thing whereby his rights and benefits in respect of the suit premises have become or may be prejudicially affected in any manner



whatsoever. The Defendant further agrees and undertakes that he through his son and Constituted Attorney is competent to surrender, relinquish and /or give up all / any of his tenancy / occupancy rights in the suit premises and receive compensation towards the same and no other person except him is entitled to the same.

5. The Defendant agrees and undertakes to the Hon'ble Court that hereinafter he shall not make and/or lodge any complaints, litigations, disputes, allegations of any nature whatsoever against Plaintiff in respect of the suit premises and/or any portion thereof and further he shall fully co-operate with the Plaintiff to enable the Plaintiff to fully get the benefits of and enjoy the suit premises.
6. The Defendant hereby agrees and undertakes to this Hon'ble Court that on or before the date of the execution of the present Consent Terms the Defendant shall surrender, relinquish and waive his all rights of any nature whatsoever in the suit premises and hand over the peaceful and vacant possession of the suit premises to the Plaintiff. The Defendant agrees and undertakes not to interfere and/or disturb with the Plaintiff's peaceful possession over the suit premises after handing over the possession of the Suit Premises to the Plaintiff or any portion thereof and the Plaintiffs shall have his own choice about dealing with and disposing of the suit premises.
7. The Defendant state that he has permanently settled in his native place at Tamil Nadu and hence does not require the suit premises for residential purposes. Defendant admits all the

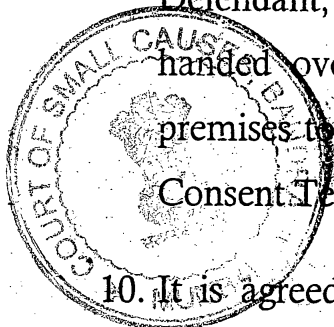


grounds of eviction as stated by the Plaintiff in Plaint and admits that he has not been using the Suit Premises for many years. As Defendant does not require the Suit Premises, he intends to surrender the Suit Premises and tenancy rights in the Suit Premises to the Plaintiff.

8. The Defendant through his son and Constituted Attorney surrendered, relinquish his rights title and interest in the Suit Premises in favour of Plaintiff by executing Deed of Surrender dated 17th December 2024. A copy of the Deed of Surrender dated 17th December 2024 executed by son and Constituted Attorney of Defendant is annexed herewith and marked as Exhibit '2'.

9. The Defendant has surrendered possession and tenancy rights of the suit premises in favour of and in name of the Plaintiff on or before the execution of the present Consent Terms. Accordingly, Defendant, through his son and power of attorney holder has handed over the peaceful and vacant possession of the suit premises to the Plaintiff on the date of execution of the present Consent Terms.

10. It is agreed between the parties that in order to mitigate the hardship to the Defendant, in lieu of the surrender of tenancy rights and possession of the Suit Premises to the Plaintiff and on decree being passed against him, the Plaintiff has paid to the Defendants *ex gratia* lumpsum amount of Rs. 17,00,000/- (Rupees Seventeen Lakhs only) by Cheque bearing No. 002071 dated 17th December 2024 in the name of P. Gandheeswaran. The son and Constituted Attorney of Defendant admits and



acknowledges the receipt of the said sum of Rs. 17,00,000/- (Rupees Seventeen Lakhs only) and thereupon acquits, releases and discharges the Plaintiff forever in this behalf and every part thereof.

11. The Defendant undertakes that henceforth neither he nor his son or anybody claiming through or under him, any family member, legal heirs, associates and/or any person/s claiming through or under him shall not make any claim, right, title, interest or share of any nature whatsoever in the suit premise and/or any portion thereof against receiving the full and final settlement claim amount of Rs. 17,00,000/- (Rupees Seventeen Lakhs only) as stated above or for and on behalf of the Defendant, shall claim any right in respect of the suit premises and / or any compensation in lieu thereof.
12. These Consent Terms are executed by the parties with free will and accord, without force or under influence, or coercion on either part.
13. The suit may be decreed in terms of these consent terms.
14. The undertaking given by both the parties may be accepted by this Hon'ble Court.
15. A Decree be drawn up in terms of these Consent Terms, with no order as to costs.
16. Court fees may be refunded to the Plaintiff as per rules.



22

6

Mumbai dated this ____ day of December 2024.



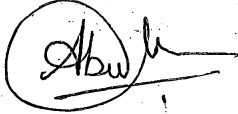
Advocate for Plaintiff.

(Mrs. S. Q. Qureshi)



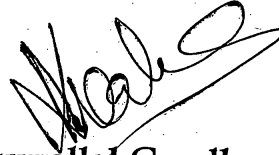
Plaintiff

Mr. Salim Usman Kassam



Advocate for Defendant

(MR. Abubakar A. Khan)



Mr. Peruvallal Gandheeswaran

Son & C.A. Of Defendant

Kassam-Salim-Gandheeswaran-CT



Exhibit 7
(23)

4/7/2024

TP/172083690/2024

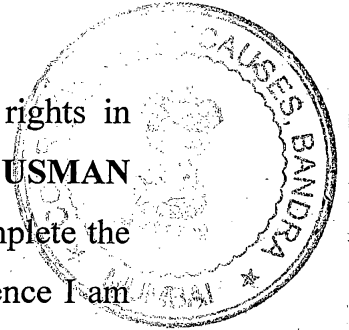
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I
MR.PERUMAL GANDHEESWARAN Alias **P. GANDHEESWARAN**,
S/o.Perumal, aged 90 years (Aadhaar No: 2309 4084 2704), presently residing at
9/34, Koliyar North Street, Vellanguli, Tirunelveli Dist., Ambasamudram Taluka,
Tamilnadu – 627426, **SEND GREETINGS :**

WHEREAS :-

1) I am a Tenant in respect of the premises viz. Room No.8, admeasuring (10' X 15') about 150 sq. ft. on the Ground Floor in Kalidasbhai Kanjibhai Estate, presently known as Madni Villa situate on the plot of land bearing CTS No. 20, 20/1 to 12 of Poisar, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai 400 067, hereinafter referred to as "**the said Premises**".

2) WHEREAS I am desirous of surrendering my tenancy rights in respect of the said Premises in favor of landlord **MR. SALIM USMAN KASAM**, as I am not in a position to be personally present and complete the necessary formalities with respect to the said Tenanted Premises, hence I am desirous of appointing my son **MR.PERUVALLAL GANDHEESWARAN**, aged 54 Year, (Aadhaar No: 8570 0898 2044; Cell No: 9930661014) who is residing in Flat No.12, 1st Floor, Pravesh CHSL., Near State Bank of Hyderabad, Dhokali Naka, Aban Park, Thane (W), Pin – 400607, to be my true and lawful



[Signature]

[Signature]

4/7/2024	பெருமல்	7	ம. சுவாமி
10	சாட்சிகள்	சுருதி	
1	பெருமல்	4	புதிய சுவாமி

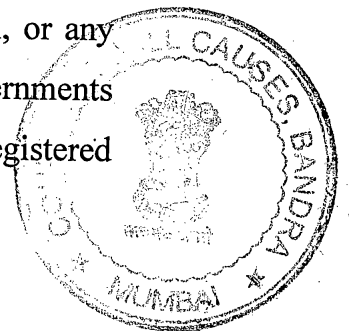


[Signature]

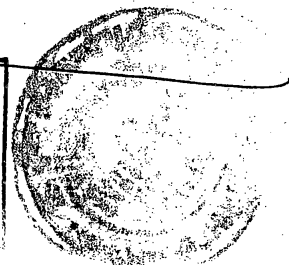
attorney to do all or any of the acts, deeds, matters and things as are hereinafter contained.

NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I MR.PERUMAL GANDHEESWARAN Alias P. GANDHEESWARAN do hereby nominate, constitute and appoint my son MR.PERUVALLAL GANDHEESWARAN, whose signature is appended hereunder for me and on my behalf and in my name to be my true and lawful Attorney to attend the office of the Sub- Registrar of Assurance at Borivali, Mumbai to sign and execute Deed of Surrender of Tenancy, Deed of Confirmation in respect of the said premises and register the same on behalf of me in respect of the said Premises only.

- 1) To sign and execute the Surrender of Tenancy / Deed of Confirmation with respect to the said Premises in favour of MR.SALIM USMAN KASAM on the terms and conditions as the said Attorney may think fit or desirable.
- 2) To register the Surrender of Tenancy / Deed of Confirmation on my behalf, to admit the executed documents, represent and append signatures on my behalf before the Sub-Registrar of Assurances, Borivali Mumbai, or any other registering authority appointed under the Act of any State Governments or Central Government in the Union of India and to receive the registered documents therefrom.

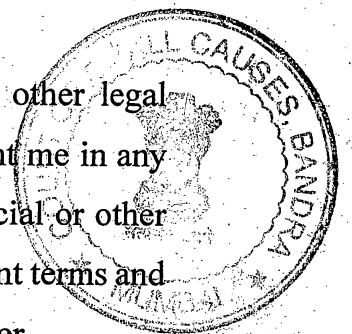


4 புத்தகம் 2024ம் வருடத்திய	7	ம் ஆவணம்
10	தாள்களைக் கொண்டது.	
2	வது தாள்	
		பதிவு அலுவலர்



Handwritten signature of the son, MR. PERUVALLAL GANDHEESWARAN.

- 3) To sign and execute all other forms, application, affidavit, undertaking, declaration Indemnity for transfer of Electricity, Rent Receipts, voter list, ration card, Aadhar card address.
- 4) To receive on my behalf, consideration whether as earnest money, sale consideration or rent, Surrender Value/fees or otherwise, and to issue receipts on my behalf.
- 5) To deal and correspond with and represent me before any Government body or any local authorities and other statutory bodies and authorities, if necessary and to obtain any consents, permissions or approvals, if so required and for that purpose to sign all papers, applications, forms, declarations, undertakings as may from time to time be required by the concerned authorities.
- 6) To sign and execute all other deeds, instruments and assurances which shall be necessary and/or to agree to such covenants and conditions, as may be required, interalia, for fully and effectually transferring, conveying the said Property as I could do myself, if personally present.
- 7) To accept notices or services or writ of summons or other legal process that may be served upon me and to appear and to represent me in any court of justice or before any magistrate or judicial or quasi- judicial or other officers to compromise, settle the pending dispute and to file consent terms and any other documents required as my said Attorney may think proper.



Santhosh Kumar

Shale

4/5/2024	7	புதுச்சேரி
6		புதுச்சேரி
3		புதுச்சேரி
	6	புதுச்சேரி

AND to do perform and execute all acts, deeds, matters, documents or thing relating to the registration of the deed and for the purpose aforesaid amply and effectually to all intents and purposes as I/myself could do in my proper person if these presents had not been made.

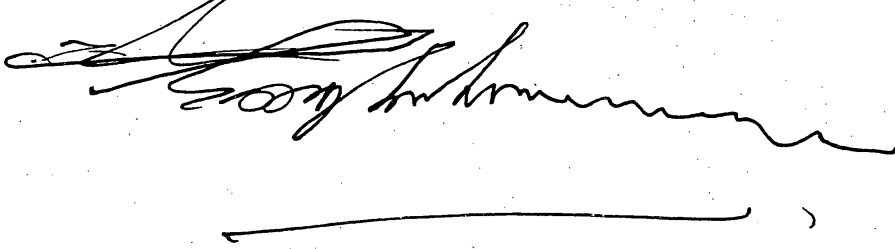
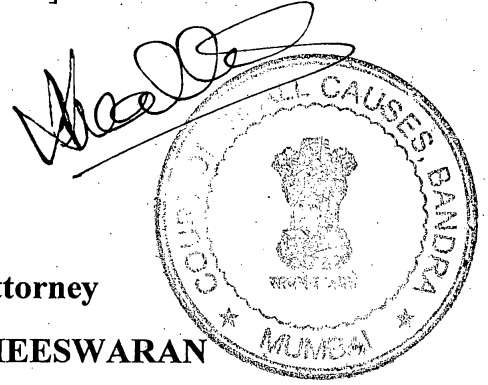
I hereby for myself, my heirs, executors and administrators agree and ratify and confirm all and whatsoever my said Attorney shall do or purport to do by virtue of these presents with respect to said Premises.

IN WITNESS WHEREOF we have set and subscribed our hands to this document on the 29th day of January, 2024

SIGNED AND DELIVERED]

By the within-named Executant]

MR. P. GANDHEESWARAN]

Accepted by Power of Attorney

MR. PERUVALLAL GANDHEESWARAN

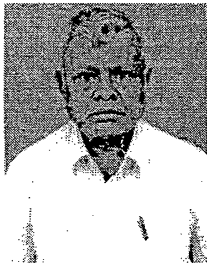
Witnesses:-

1. S. Rajakrishnan, Rajakrishnan, aged 59 Year, (Aadhaar No: 9822 2966 7851), S/o. Seevalamuthu, Door No.15, North Pallikuda Street, Vellanguli Village

S. Mydeen, Mydeen, aged 42 Year, (Aadhaar No: 5372 1899 0933), Son of Shahulhameed, 19/2, South Thaikkal Street, Kallidaikurichi,

Draft by

P. Maera Mohideen



P. மீராய்க்கன்

பத்திரம் எழுத்தா

56A/30/1, சத்திரம் தெரு

கல்லிடைக்குறிச்சி - 627416

கையேசி எண்: 9600394766

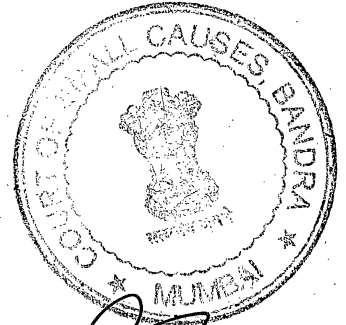
உரிமம் எண்: B.723/CMD/1984

புத்தகம் 2024ம் வருடத்திய 7ம் ஆவணம்
தாள்களைக் கொண்டது
பதிவு அலுவலர்

27


பெ. காந்திஷ்வரன்
P. Gandhishwaran
பிறந்த நாள் / DOB: 03/10/1933
ஆண் / Male
2309 4084 2704
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


ஆதார்
முகவரி: துறை / தாய் பெயர்:
பெருமான், 34, கோவியார் வாடக்கு தெரு
வெள்ளங்குளி, வெள்ளங்குளி
வெள்ளங்குளி, திருநெல்வேலி
தமிழ் நாடு, 627426
Address: S/O: Perumal, 34,
KOLIYAR NORTH STREET,
VELLANGULI, Vellanguli,
Vellanguli, Tirunelveli,
Ambasamudram, Tamil
Nadu, 627426
2309 4084 2704
1847 1800 300 1847 help@uidai.gov.in www.uidai.gov.in



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4 புத்தகம் 2024ம் வருடத்திய 7 ம் ஆவணம்
10 தாள்களைக் கொண்டது.
5 வது தாள் 6 பதிவு அலுவலர்



 भारत सरकार
भारत गणराज्य



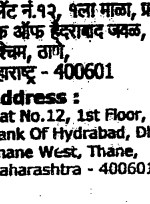
पेरुवल्लाल गांधीस्वरण
Peruvallal Gandheeswaran
जन्म तारीख/DOB: 30/06/1969
पुरुष/ MALE
Mobile No: 9930661014

8570 0898 2044
VID : 9162 4722 8114 8916

Issue Date: 19/09/2011

MEERA AADHAAR, MERI PEHCHAN

 भारत गणराज्य
भारत गणराज्य



परा: १२, १ला माळा, प्रवेश को.बी.ही. सोसायटी, स्टेट
बँक ऑफ़ हैद्राबाद जवळ, धोकाली नाका, अबन पार्क, ठाणे
पश्चिम, ठाणे,
महाराष्ट्र - 400601

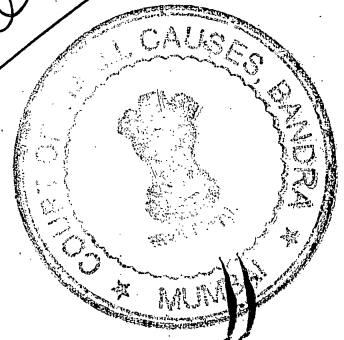
Address :
Flat No.12, 1st Floor, Pravesh C.H.S, Near State
Bank Of Hyderabad, Dhokali Naka, Aban Park,
Thane West, Thane,
Maharashtra - 400601



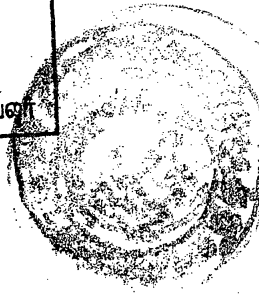
1947  help@uidai.gov.in  www.uidai.gov.in P.O. Box No. 1947, Bengekaru-960 801

Peruvallal Gandheeswaran

[Signature]



4 பத்தாம் 2024ம் வருடத்திய 7ம் ஆவணம்
தாள்களைக் கொண்டது.
6 வது தாள்
பதிவு அலுவலர்



சாத்தாரண மனிதனின் அதிகாரம்

பெயர்: ராஜகிருஷ்ணன் சீவலாமுது
Rajakrishnan Seevalamuthu
 தாய்: சீவலாமுது
Father: SEEVALAMUTHU

பிறந்த நாள்: 1965
 பாலினம்: Male

9822 2966 7851

ஆதார் - சாத்தாரண மனிதனின் அதிகாரம்

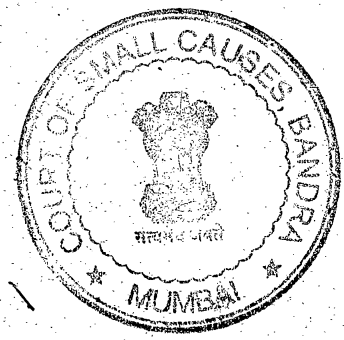
சாத்தாரண மனிதனின் அதிகாரம்

பெயர்: ராஜகிருஷ்ணன் சீவலாமுது
Rajakrishnan Seevalamuthu
 தாய்: சீவலாமுது
Father: SEEVALAMUTHU

பிறந்த நாள்: 1965
 பாலினம்: Male

9822 2966 7851

ஆதார் - சாத்தாரண மனிதனின் அதிகாரம்



[Handwritten signature]

[Handwritten signature]

4 புத்தகம் 2024 ம் வருடத்திய 7 ம் ஆவணம்
 10 வாங்கலாகக் கொண்டது
 7 வது தாள்
 16 பதிவு அட்டை



30




இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

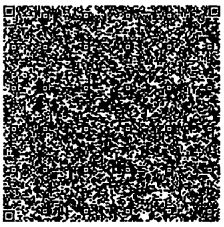
பதிவேட்டு எண்/ Enrolment No.: 2192/50116/67549

Download Date: 27/07/2021

To
மைதீன்
Mydeen
S/O: Shahul Hameed
19/2
SOUTH THAIKA STREET
KALLIDAIKURICHI
Kalladaikurichi
Kallidaikurichi
Tirunelveli Tamil Nadu - 627416
9677964737

Issue Date: 11/10/2017

Signature valid



உங்கள் ஆதார் எண் / Your Aadhaar No. :
5372 1899 0933
VID : 9154 7832 6682 2118

எனது ஆதார், எனது அடையாளம்




இந்திய அரசாங்கம்
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Unique Identification Authority of India

Download Date: 27/07/2021

மைதீன்
Mydeen
பிறந்த நாள்/DOB: 02/03/1981
ஆண்/ MALE

பிறந்த நாள்/DOB: 02/03/1981

Address:
S/O: Shahul Hameed, 19/2, SOUTH THAIKA STREET, KALLIDAIKURICHI, Tirunelveli, Tamil Nadu - 627416

5372 1899 0933
VID : 9154 7832 6682 2118

எனது ஆதார், எனது அடையாளம்




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Government of India

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Unique Identification Authority of India

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

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Unique Identification Authority of India

Download Date: 27/07/2021

மைதீன்
Mydeen
பிறந்த நாள்/DOB: 02/03/1981
ஆண்/ MALE

பிறந்த நாள்/DOB: 02/03/1981

Address:
S/O: Shahul Hameed, 19/2, SOUTH THAIKA STREET, KALLIDAIKURICHI, Tirunelveli, Tamil Nadu - 627416

5372 1899 0933
VID : 9154 7832 6682 2118

எனது ஆதார், எனது அடையாளம்

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சுதந்திரம் உரிமை

R/Kallidaikurichi/Book-4/7/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 68 of 2024

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. PERUMAL GANDHEESWARAN ALIAS P. GANDHEESWARAN residing at 9/34, Koliyar North Street,, Vellankuli, Ambasamudram, Tirunelveli, Tamil Nadu, India, 627416.

Sub Registrar: Kallidaikurichi
Date: 30/01/2024

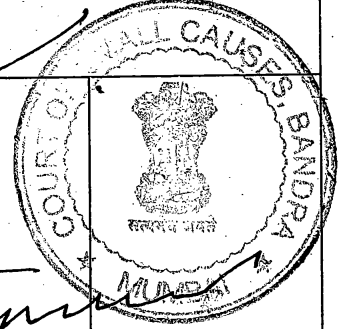
Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Kallidaikurichi and fee of ₹ 810/- paid at 02:09 PM on the 30/01/2024 by

Left Thumb



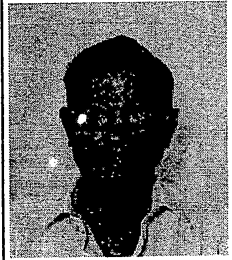
Additions as per recitals of document



Execution admitted by
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:259671053b890105824887847a3aaf3df4c45f (Details from UIDAI : P. Gandhishwaran S/O: Perumal, 1933, xxxxxxxx2704)



புத்தகம் 2024ம் வருடத்திய 7ம் ஆவணம்
10 தாள்களைக் கொண்டது.
9 வது தாள்
பதிவு அலுவலர்

32

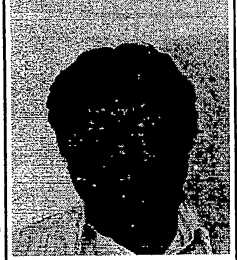
R/Kallidaikurichi/Book-4/7/2024

Claim admitted by
Left Thumb



[Signature]

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No. :
UKC:358307dff95892bb2944ac9c51e325a065d448
(Details from UIDAI : Peruvallal Gandheeswaran ,
30-06-1969, xxxxxxxx2044)



30th day of January 2024

[Signature]
Mohamed Abdul Malik S
Sub Registrar
Kallidaikurichi

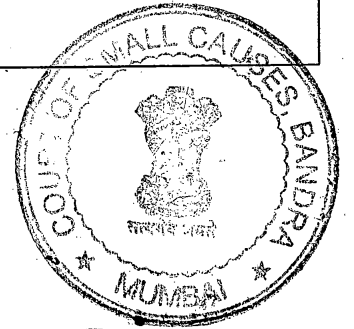
Registered as Number R/Kallidaikurichi/Book-4/7/2024.

Date: 30/01/2024
Kallidaikurichi



[Signature]
Mohamed Abdul Malik S
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this
power of attorney



புத்தகம் 2024ம் வருடத்திய 7ம் ஆவணம்
10 தாள்களைக் கொண்டது.
10 வது தாள்
பதிவு அலுவலர் 4

Ref No 2973/17/12/2024

Exhibit 2

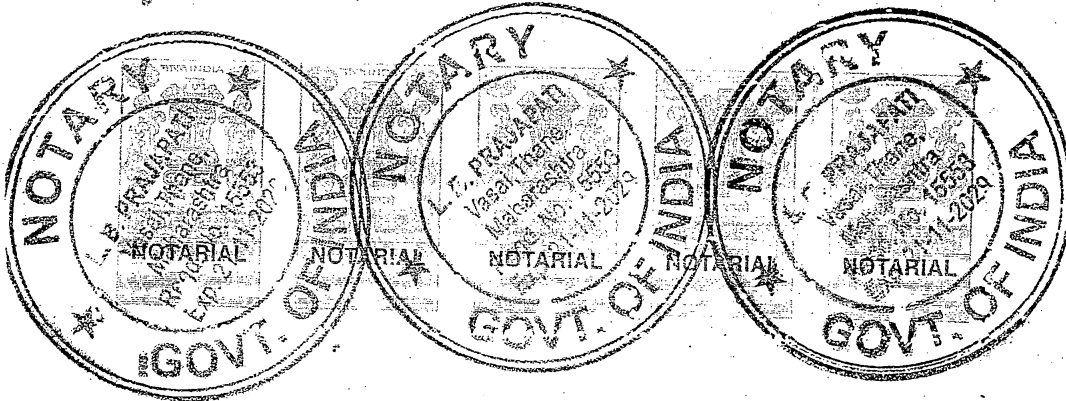
93



महाराष्ट्र MAHARASHTRA

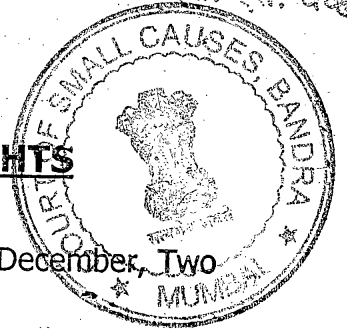
2024

CV 449709



पञ्चान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र 60000186
12 DEC 2024
सक्षम अधिकारी

श्री. एन. एन. चव्हाण



DEED OF SURRENDER OF TENANCY RIGHTS

THIS INDENTURE is made at Mumbai on this 17th day of December, Two Thousand Twenty-Four (2024)

BETWEEN

MR. SALIM USMAN KASAM aged 51 years, having his address at Salim House, CTS No. 186, S.V. Road, Opp. Poisar Masjid, Kandivali (West), Mumbai - 400 067 hereinafter referred to as the '**LANDLORD**' (which expression shall unless be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, and assigns) of the **ONE PART**

24

456

17 DEC 2024

जोड़पत्र-२/Annex २

Notarized

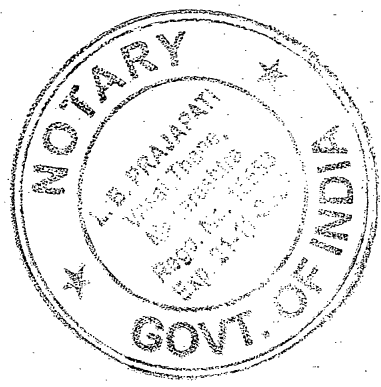
- मुद्रांक विहीन नौदवही अनु. क्र.-/दिनांक
२. दस्तावेज प्रकार
 ३. दस्त नौदणी कायार आदेश का
 ४. मिलकतीचे धोत्रदवत यणम-
 ५. मुद्रांक विकत वेणमयचे तय व मती
 ६. हस्त असलकाय तयचे तय, यण व मती
 ७. दुसऱ्या पक्षकाराच यण
 ८. मुद्रांक शुल्क रकम
 ९. परवानायाचक मुद्रांक शुल्क व परवाना क्रमांक
- तयचे मुद्रांक विकत वेणमय / यण
- परवाना क्रमांक ८००००१६
- मुद्रांक विकत वेणमय/यण, गांधी बाय असोसिएशन
- भायकर धिखीय, २२२ बाय, मॉय चेंबर, बांद्रा मेट्रोपोलिटन
- मजिस्ट्रेट कोर्ट, ए. के. बाय, दक्षिण पूर्व, गु.-४०००५१
- ज्या कायजासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच
- कायजासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापर करू
- नकारक आहे

Pesavallal Grandheeswarar
Thane, 602
Ukaseam

Salam

Rhual

श्री. राजेश गोपाळ नाईक



(35)

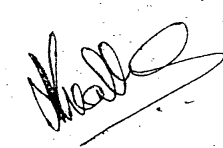
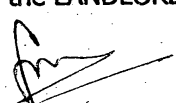
AND

MR. PERUMAL GANDHEESWARAN Alias P. GANDHEESWARAN, aged 90 years, residing at 9/34, Koliyar North Styreet, Vellanguli, Vellangull, Tiruneivell, Ambasamudram, Tamilnadu - 627426 hereinafter referred to as the **'TENANT/OCCUPANT'** (which expression shall unless be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, and assigns) through his son and Constituted Attorney Mr. Peruvallal Gandheeswaran of the OTHER PART; A copy of the registered Power of Attorney executed by the Tenant in favour of his son Mr. Peruvallal Gandheeswaran dated 29th January 2024 is attached and marked as **Annexure 'A'**.

WHEREAS One MR. KALIDAS KANJI SATWARA was the owner and LANDLORD of the property previously known as Kalidasbhai Kanjibhai Estate presently it is known as Madni Villa situated on CTS No. 20, 20/1 to 12, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai - 400 067 (hereinafter referred to as the **'Said Property'**). After the death of MR. KALIDAS KANJI SATWARA his legal heirs **(1) SMT. NAYANA KALIDAS SATWARA, (2) MR. NITIN KALIDAS SATWARA, (3) MR. JAY KALIDAS SATWARA, (4) MS. BINDIYA KALIDAS SATWARA & (5) NEHAL VINOD PARMAR D/o. KALIDAS SATWARA** have become entitled to the said Property and thus have become the LANDLORDS of the Said Property.

AND WHEREAS, the legal heirs of deceased MR. KALIDAS KANJI SATWARA, **(1) SMT. NAYANA KALIDAS SATWARA, (2) MR. NITIN KALIDAS SATWARA, (3) MR. JAY KALIDAS SATWARA, (4) MS. BINDIYA KALIDAS SATWARA & (5) NEHAL VINOD PARMAR D/o. KALIDAS SATWARA** have sold and conveyed the said Property being Kalidasbhai Kanjibhai Estate to **MR. SALIM USMAN KASAM** under a registered Deed of Conveyance dated 08.09.2020. The copy of the Index II of said Deed of Conveyance is attached and marked as **Annexure 'B'**.

AND WHEREAS the said **(1) SMT. NAYANA KALIDAS SATWARA, (2) MR. NITIN KALIDAS SATWARA, (3) MR. JAY KALIDAS SATWARA, (4) MS. BINDIYA KALIDAS SATWARA and (5) NEHAL VINOD PARMAR D/o. KALIDAS SATWARA**, the legal heirs of deceased MR. KALIDAS KANJI SATWARA sent Letter of Attornment to all the tenants and occupants of the said Kalidasbhai Kanjibhai Estate and advised them to pay rent to the LANDLORD herein.



(36)

AND WHEREAS MR. PERUMAL GANDHEESWARAN Alias P. GANDHEESWARAN being the original tenant of Room No.8, admeasuring (10'X 15') about 150 sq. ft. on Ground Floor in Kalidasbhai Kanjibhai Estate at S. V. Road, Next to Poisar Masjid on the land bearing C.T.S. Nos. 20, 20/1 to 12, Village Poisar, Kandivali (West), Mumbai 400 067 (hereinafter referred to as the '**said Tenanted Premises**'). The rent receipts in respect of the said Tenanted Premises is standing in the name of SHRI. P. GANDHEESWARAN. The Electricity Bill bearing Consumer Account No.101237374 with Meter No.10617296 in respect of the said tenanted premises standing in the name of Tenant/Occupant herein. The copy of the latest Electricity Bill is attached and marked as **Annexure 'C'**.

AND WHEREAS the parties now desire to reduce the said terms and conditions into writing.

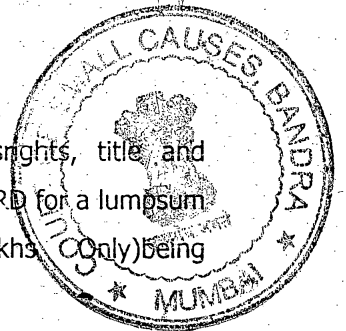
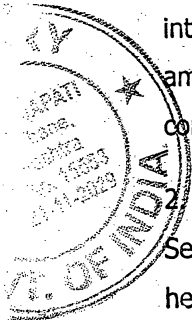
NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The TENANT/OCCUPANT hereby surrenders all his rights, title and interest in respect of the tenanted premises to the LANDLORD for a lump sum amount of Rs. 17,00,000/- (Rupees Seventeen Lakhs Only) being compensation paid by the LANDLORD.

2. The Tenant confirms having received Rs. 17,00,000/- (Rupees Seventeen Lakhs Only) by cheque (details whereof are set out in the receipt herein below) in full and final settlement of their claim and for surrender of said Tenanted Premises to the LANDLORD on or before the date of execution of this deed.

3. The TENANT/OCCUPANT hereby surrender all his rights, title and interest in respect of the said tenanted premises to the LANDLORD on his own wish as the TENANT/OCCUPANT do not require the said Tenanted Premises and against the compensation as stated above.

4. The TENANT/OCCUPANT hereby surrender the Tenancy rights in respect of the said tenanted premises and all his claim in respect of the residential premises being Room No.8, admeasuring 150 sq. ft. Ground Floor, in previously known as Kalidasbhai Kanjibhai Estate presently it is known as Madni Villa situated on CTS No. 20, 20/1 to 12, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai 400 067 to the LANDLORD. The



[Signature]

[Signature]

37

TENANT/OCCUPANT shall have no right, title or interest in respect of the said Tenanted Premises at any time hereafter.

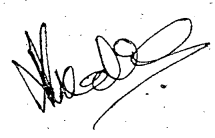
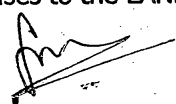
5. The TENANT/OCCUPANT hereby confirms that he has handed over quiet, vacant and peaceful possession of the said premises to the LANDLORD and shall not claim any right, title or interest in respect of the said tenanted premises at any time hereafter.

6. The TENANT/OCCUPANT has paid the rent, all electricity charges, water charges and other outgoing charges in respect of the said tenanted premises on or before the date of execution of this Surrender Deed. However, if any dues are found payable in respect of electricity charges for the said tenanted premises at any time in future, the TENANT/OCCUPANT hereby agrees and undertakes to pay the same and keep the LANDLORD indemnified in respect thereof.

7. The TENANT/OCCUPANT hereby declares that he has not sublet or assigned or created any third-party rights nor they have encumbered the said Tenanted Premises in any manner whatsoever. The TENANT/OCCUPANT is fully entitled to surrender the possession of the said tenanted premises and tenancy rights in respect thereof to the LANDLORD. Neither the TENANT/OCCUPANT nor his heirs, executors or administrators shall claim any right, title or interest in respect of the tenanted premises or any part of in respect of the said tenanted premises at any time in future.

8. The TENANT/OCCUPANT hereby declares that he has handed over the vacant and peaceful Possession of the said tenanted premises to the LANDLORD Mr. Salim Usman Kasam. The TENANT/OCCUPANT state that they have No Objection for transferring the Rent Receipt, Electricity bill and water bill of the said tenanted premises to the name of any new tenant as per the desire of the LANDLORD Mr. Salim Usman Kasam or if the said tenanted premises are being used by the present LANDLORD Mr. Salim Usman Kasam for his personal use. The TENANT/OCCUPANT has agreed to sign all the forms applications for transferring Electricity Meter, water meter etc. and agreed to co-operate and sign and provide all documents till the Electricity meter transfers in the name of LANDLORD or his nominee/s.

9. The TENANT/OCCUPANT hereby agrees and undertakes to execute any further documents so as to completely surrender the said tenanted premises to the LANDLORD.



10. All legal expenses in respect of the present Deed of Surrender in respect thereof shall be borne and paid by the LANDLORD alone.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year first hereinabove written.

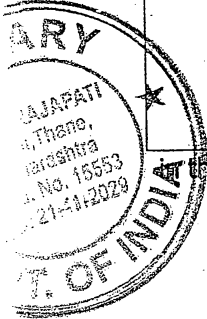
SCHEDULE REFERRED TO HEREINABOVE

All that piece and parcel of tenancy rights held in residential Room No. 8, situated at Ground Floor, measuring 150 sq. ft. which was previously known as Kalidasbhai Kanjibhai Estate presently it is known as Madni Villa situated on CTS No. 20, 20/1 to 12 of Poisar, S. V. Road Next to Poisar Masjid, Kandivali (West), Mumbai 400 067.



SIGNED AND DELIVERED]
By the within named 'LANDLORD']

MR. SALIM USMAN KASAM		THUMB
	Signature	

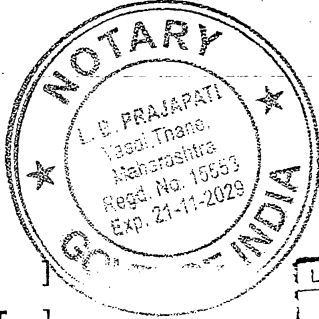


in the presence of

1]..... 2].....

BEFORE ME

[Signature] 17/12/24



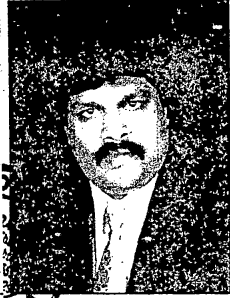
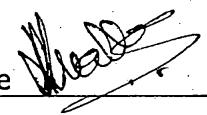
L. B. PRAJAPATI
M.A., LL.B
NOTARY, VASAL, THANE
MAHARASHTRA
GOVT OF INDIA

17 DEC 2024

SIGNED AND DELIVERED by the]
within named 'TENANT/OCCUPANT']

L. B. PRAJAPATI (Notary Govt. of India)	
NOTARIAL REGISTER	
SR No	2973/17/12 2024

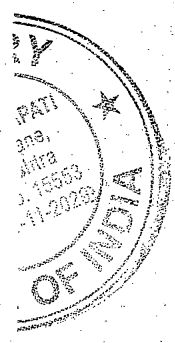
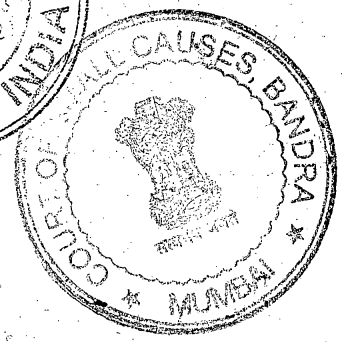
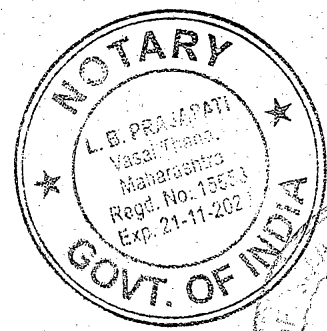
39

MR. PERUMAL GANDHEESWARAN represented through his son and Power of Attorney Holder MR. PERUVALLAL GANDHEESWARAN.		THUMB
	Signature 	

in the presence of

1. Name :
Signature :

2. Name :
Signature :



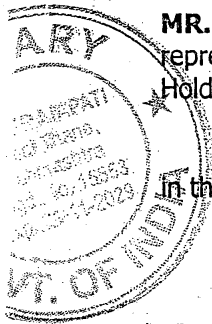
40

RECEIPT

RECEIVED from **MR. SALIM USMAN KASAM**, being the LANDLORD, a sum of **Rs.17,00,000/- (Rupees Seventeen Lakhs Only)** as and by way of Full and final consideration amount detail whereof are set out herein below towards the surrender/transfer of entire share, right, title and interest of the **TENANT/OCCUPANT** in favour of LANDLORD in respect of Room No. 8 on Ground Floor, admeasuring 150 sq. ft previously known as KalidasbhaiKanjibhai Estate now known as Madni Villa situated on CTS No. 20, 20/1 to 12 of Poisar, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai 400 067.

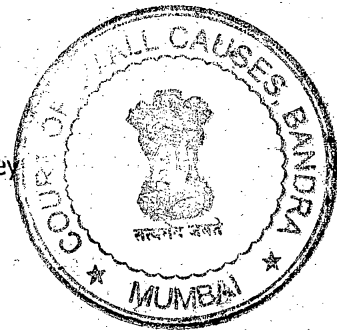
Sr. Nos.	Date	Cheque Nos.	Bank / Branch	In favour of	Amount (INR)
1.	17.12.2024	002071	HDFC Bank, Sai Baba Nagar Branch	P. GANDHEESWARAN	17,00,000/-
Total Amount INR					17,00,000/-

RECEIVED **Rs.17,00,000/- (Rupees Seventeen Lakhs Only)**



MR. PERUMAL GANDHEESWARAN

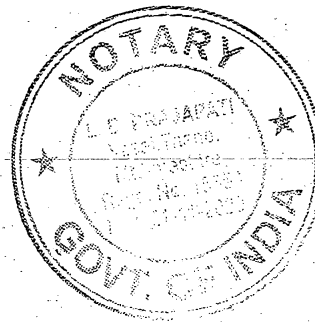
represented through his son as Power of Attorney Holder **MR. PERUVALLAL GANDHEESWARAN**.

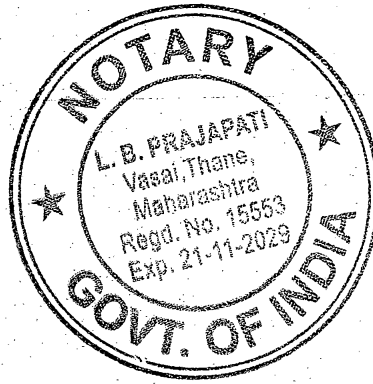


In the presence of the following witnesses:

1].....

2].....





41

4/7/2024

TP/172083690/2024

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I
MR. PERUMAL GANDHEESWARAN Alias P. GANDHEESWARAN,
S/o. Perumal, aged 90 years (Aadhaar No: 2309 4084 2704), presently residing at
9/34, Koliyar North Street, Vellanguli, Tirunelveli Dist., Ambasamudram Taluka,
Tamilnadu – 627426, SEND GREETINGS :

WHEREAS :-

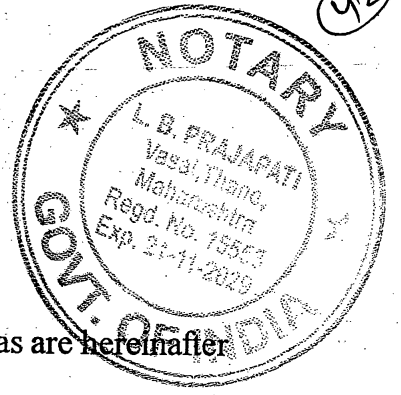
1) I am a Tenant in respect of the premises viz. Room No.8, measuring (10' X 15') about 150 sq. ft. on the Ground Floor in Kalidasbhai Kanjibhai Estate, presently known as Madni Villa situate on the plot of land bearing CTS No. 20, 20/1 to 12 of Poisar, S. V. Road, Next to Poisar Masjid, Kandivali (West), Mumbai 400 067, hereinafter referred to as "the said Premises".

2) WHEREAS I am desirous of surrendering my tenancy rights in respect of the said Premises in favor of landlord MR. SALIM USMAN KASAM, as I am not in a position to be personally present and complete the necessary formalities with respect to the said Tenanted Premises, hence I am desirous of appointing my son MR. PERUVALLAL GANDHEESWARAN, aged 54 Year, (Aadhaar No: 8570 0898 2044; Cell No: 9930661014) who is residing in Flat No.12, 1st Floor, Pravesh CHSL., Near State Bank of Hyderabad, Dhokali Naka, Aban Park, Thane (W), Pin – 400607, to be my true and lawful

4/7/2024	7	10
சான்றகரை செய்தது.		
1		4
சான்றகரை		பதிவு செய்தது



Handwritten signature of Mr. Perumal Gandheeswaran.

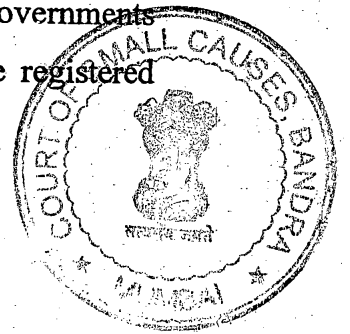


attorney to do all or any of the acts, deeds, matters and things as are hereinafter contained.

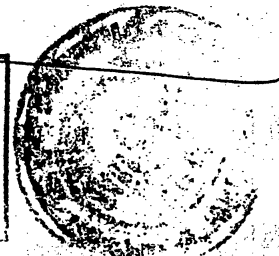
NOW KNOW YE ALL THESE PRESENTS WITNESSETH that I MR.PERUMAL GANDHEESWARAN Alias P. GANDHEESWARAN do hereby nominate, constitute and appoint my son MR.PERUVALLAL GANDHEESWARAN, whose signature is appended hereunder for me and on my behalf and in my name to be my true and lawful Attorney to attend the office of the Sub- Registrar of Assurance at Borivali, Mumbai to sign and execute Deed of Surrender of Tenancy, Deed of Confirmation in respect of the said premises and register the same on behalf of me in respect of the said Premises only.

1) To sign and execute the Surrender of Tenancy / Deed of Confirmation with respect to the said Premises in favour of MR.SALIM USMAN KASAM on the terms and conditions as the said Attorney may think fit or desirable.

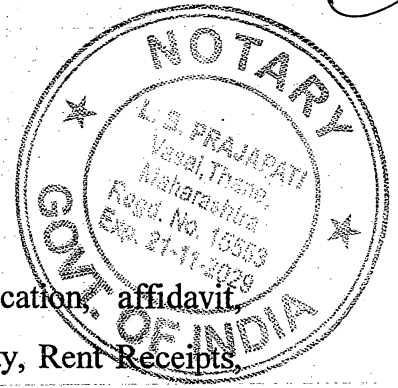
2) To register the Surrender of Tenancy / Deed of Confirmation on my behalf, to admit the executed documents, represent and append signatures on my behalf before the Sub-Registrar of Assurances, Borivali Mumbai, or any other registering authority appointed under the Act of any State Governments or Central Government in the Union of India and to receive the registered documents therefrom.



4 புத்தகம் 2024 ம் வருடத்திய	7	ம் ஆவணம்
10	தாள்களைக் கொண்டது.	
2	வது தாள்	
		பதிவு அலுவலர்



[Handwritten signature]



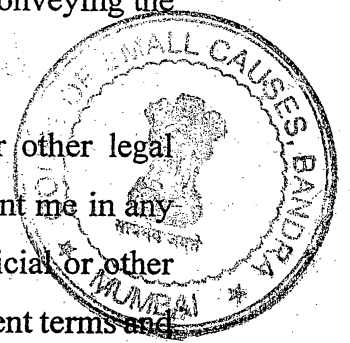
3) To sign and execute all other forms, application, affidavit, undertaking, declaration Indemnity for transfer of Electricity, Rent Receipts, voter list, ration card, Aadhar card address.

4) To receive on my behalf, consideration whether as earnest money, sale consideration or rent, Surrender Value/fees or otherwise, and to issue receipts on my behalf.

5) To deal and correspond with and represent me before any Government body or any local authorities and other statutory bodies and authorities, if necessary and to obtain any consents, permissions or approvals, if so required and for that purpose to sign all papers, applications, forms, declarations, undertakings as may from time to time be required by the concerned authorities.

6) To sign and execute all other deeds, instruments and assurances which shall be necessary and/or to agree to such covenants and conditions, as may be required, interalia, for fully and effectually transferring, conveying the said Property as I could do myself, if personally present.

7) To accept notices or services or writ of summons or other legal process that may be served upon me and to appear and to represent me in any court of justice or before any magistrate or judicial or quasi-judicial or other officers to compromise, settle the pending dispute and to file consent terms and any other documents required as my said Attorney may think proper.



Santhoshan

Shelley

4/11/2024	7	16
3		

49

AND to do perform and execute all acts, deeds, matters, documents or thing relating to the registration of the deed and for the purpose aforesaid amply and effectually to all intents and purposes as I/myself could do in my proper person if these presents had not been made.

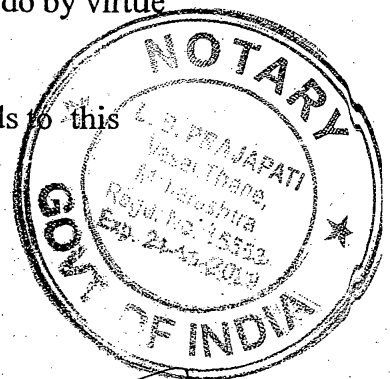
I hereby for myself, my heirs, executors and administrators agree and ratify and confirm all and whatsoever my said Attorney shall do or purport to do by virtue of these presents with respect to said Premises.

IN WITNESS WHEREOF we have set and subscribed our hands to this document on the 29th day of January, 2024

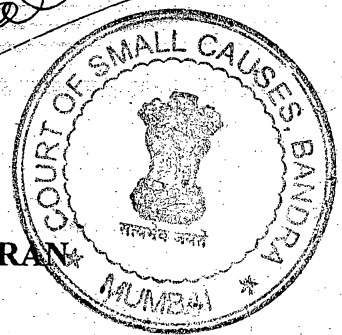
SIGNED AND DELIVERED

By the within-named Executant

MR. P. GANDHEESWARAN



[Signature]



Accepted by Power of Attorney

MR. PERUVALLAL GANDHEESWARAN

Witnesses:-

1. S. Rajakrishnan, Rajakrishnan, aged 59 Year, (Aadhaar No: 9822 2966 7851), S/o. Seevalamuthu, Door No.15, North Pallikuda Street, Vellanguli Village

S. Mydeen, Mydeen, aged 42 Year, (Aadhaar No: 5372 1899 0933), Son of Shahulhameed, 19/2, South Thaikkal Street, Kallidaikurichi,

Draft by P. Maera Mohideen



P. மீரா மோகிதீன்

பத்திரம் எழுத்தா

56A/30/1, சத்திரம் தெரு

கல்லிடைக்குறிச்சி - 6274164
கைபேசி எண்: 9600394766

உரிமம் எண்: B.723/CMD/1984

24 பிப்ரவரி 2024 ம் வருடத்திய 7 ம் ஆவணம்

10 நாள் காலகாலம்

வது தாது

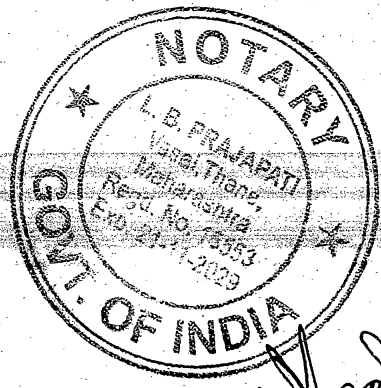
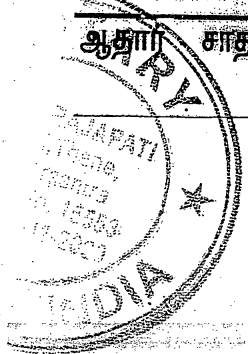
பதிவு அலுவலர்

45

ஆதார்
பெ. காந்திசுவரன்
P. Gandhishwaran
தேதி: 03/10/1933
ஆண் / Male
2309 4084 2704

சாதாரண மனிதனின் அதிகாரம்

ஆதார்
முகவரி: திருச்சி / தாய் பெயர்:
பெருமாள், 34, கோவிலாடி வடக்கு தெரு
வெள்ளக்குடி, வெள்ளக்குடி
வெள்ளக்குடி, திருநெல்வேலி
தமிழ் நாடு, 627426
Address: S/O: Perumal, 34,
KOLYAR NORTH STREET,
VELLANGULI, Vellanguli,
Vellanguli, Tirunelveli,
Ambasamudram, Tamil
Nadu, 627426
2309 4084 2704

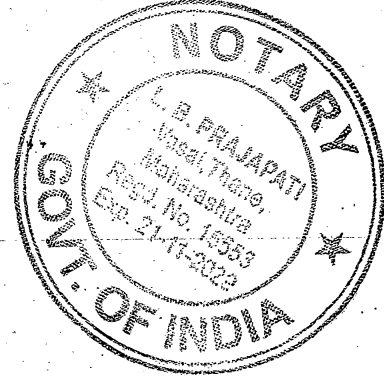


Santhosh Kumar

4 புத்தகம் 2024ம் வருடத்திய 7ம் ஆவணம்
10 தாள்களைக் கொண்டது.
5 வது தாள் 16 பதிவு அலுவலர்



46



PERUVALI GANDHEESWARAN
जन्म तारीख/DOB: 30/06/1969
पुरुष/ MALE
Mobile No: 9930661014

8570 0898 2044
VID : 9162 4722 8114 8916

Issue Date: 19/09/2011

मेरा AADHAAR, मेरी पहचान

AADHAAR
प्राधिकृत पहचान प्राधिकरण
GOVT. OF INDIA

प्लॉट नं. 12, 1ला मंज, प्रवेश को.वॉ. 11, सोसायटी, स्टेट
बैंक ऑफ़ हैदराबाद जवळ, धोकाली नका, अबन पार्क, ठाणे
पश्चिम, ठाणे,
महाराष्ट्र - 400601

Address :
Flat No.12, 1st Floor, Pravesh C.H.S., Near State
Bank Of Hyderabad, Dhokali Naka, Aban Park,
Thane West, Thane,
Maharashtra - 400601

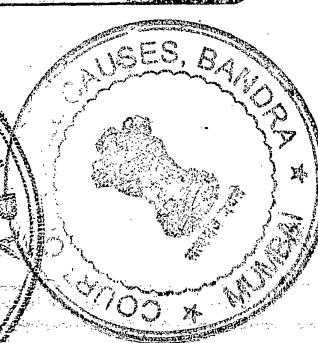
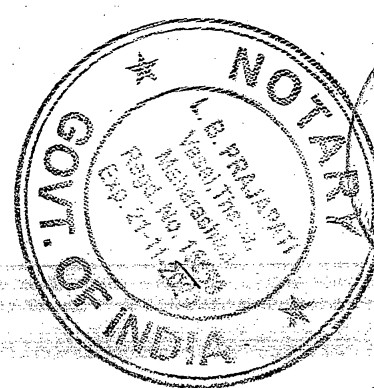
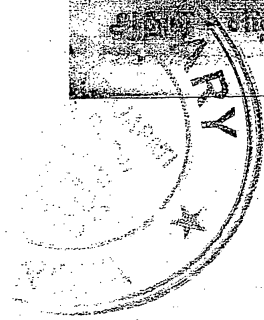
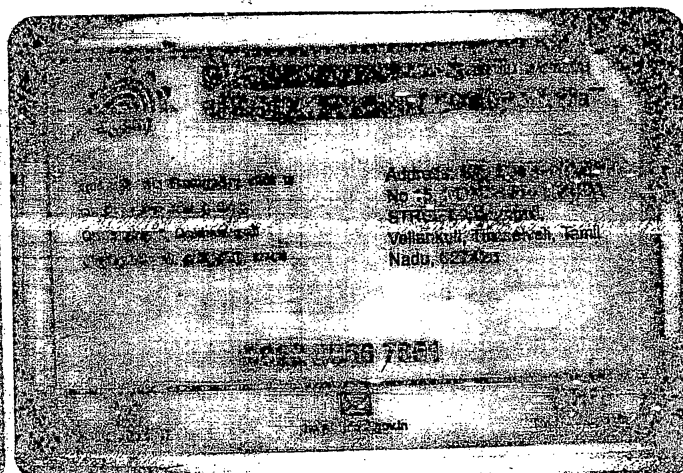
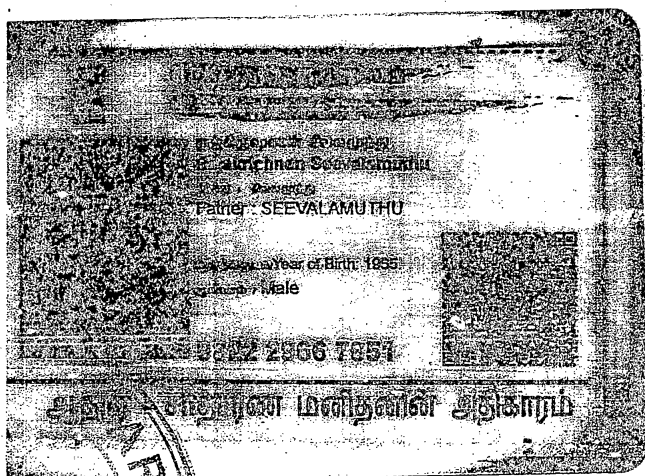
1947 help@uidai.gov.in www.uidai.gov.in



4 अक्टूबर 2024 मं वरुदत्तीय 7 मं अक्षवणम्
तांकाकाकं क्काण्डतु.
6 वरुतां पृथिवी अक्षवणम्



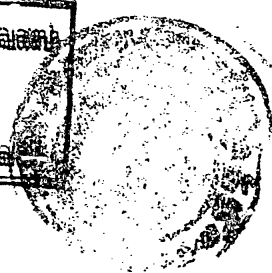
4A



Landmann



4 மார்ச் 2024 ம் வருடத்திய 7
10 ம் ஆவணம்
பாண்டிச்சேரி கோட்டை
7 வது தாள்
16 பதிவு எண்





இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2192/50116/67549

Downloaded Date: 27/07/2021
To: மைதீன்
Mydeen
S/O: Shahul Hameed
19/2
SOUTH THAIKA STREET
KALLIDAIKURICHI
Kallidaikurichi
Kallidaikurichi
Trunelveli Tamil Nadu - 627416
9677964737

Signature valid

Digitally signed by A. S.
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 05
Date: 2021.07.27 12:25:15
IST

உங்கள் ஆதார் எண் / Your Aadhaar No. : 5372 1899 0933
VID : 9154 7832 6682 2118

எனது ஆதார், எனது அடையாளம்



Government of India



ஆதார்

மைதீன்
Mydeen
பிறந்த நாள்/DOB: 02/03/1981
ஆண்/ MALE

5372 1899 0933
VID : 9154 7832 6682 2118

எனது ஆதார், எனது அடையாளம்



Government of India

**AADHAAR**

தகவல்

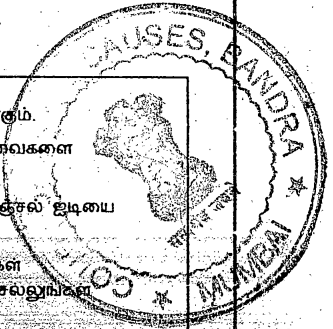
- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அவ்வு.
- பாதுகாப்பான QR குறியீடு, ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் இடையை ஆதாரில் புதுப்பிக்கலாம்.
- Aadhaar செயலிகளைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்.

- **Aadhaar is valid throughout the country.**
- **Aadhaar helps you avail various Government and non-Government services easily.**
- **Keep your mobile number & email ID updated in Aadhaar.**
- **Carry Aadhaar in your smart phone – use mAadhaar App.**



Unique Identification Authority of India



S/O: சாஹு ஹமீத், 19/2 தெற்கு காதை
 தெரு, கல்லிடாக்குறிச்சி, தலைவன்குடி, கருங்குடி,
 திருநெல்வேலி. பி. சிவசாமி
 தலைவர் தலைவர் - 627416
 தமிழ்நாடு, இந்தியா.
 Address:
 S/O: Shahul Hameed, 19/2, SOUTH THAIKA
 STREET, KALLIDAIKURICHI,
 Tirunelveli, Tamil Nadu - 627416 H
புதிய சிவசாமி

5372 1869 0933

VID : 9154 832 6582 2118

☎ 1947 | ✉ help@nicel.gov.in | 🌐 www.nicel.gov.in

R/Kallidaikurichi/Book-4/7/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 68 of 2024

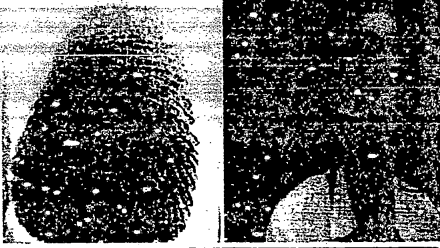
I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. PERUMAL GANDHEESWARAN ALIAS P. GANDHEESWARAN residing at 9/34, Koliyar North Street,, Vellankuli, Ambasamudram, Tirunelveli, Tamil Nadu, India, 627416.

Sub Registrar, Kallidaikurichi
Date: 30/01/2024

Signature of Sub Registrar and Collector under Section
41 of the Indian Stamp Act

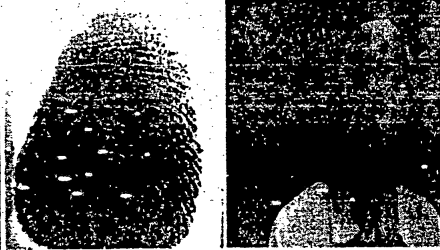
Presented in the office of the Sub Registrar of Kallidaikurichi and fee of ₹ 810/- paid at 02:09 PM on the 30/01/2024 by

Left Thumb

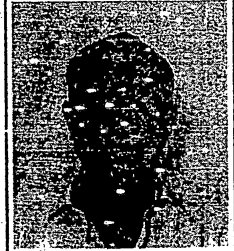


Additions as per recitals of instrument

Execution admitted by
Left Thumb



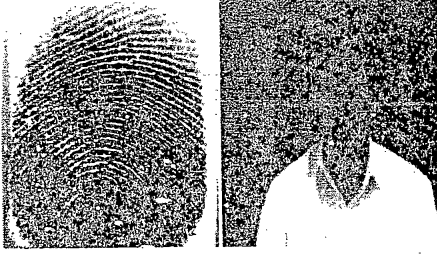
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:259671053b890105824887847a3aaf3df4c45f (Details from UIDAI : P. Gandhishwaran S/O: Perumal, 1933, xxxxxxxx2704)



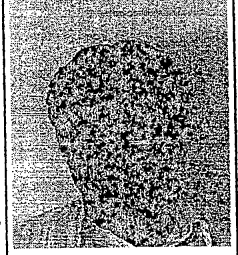
புத்தகம் 2024ம் வருத்திய 7 ம் ஆவணம்
10 தாள்களைக் கொண்டது.
9 வது தாள் 6 பதிவு அலுவலர்

R/Kallidaikurichi/Book-4/7/2024

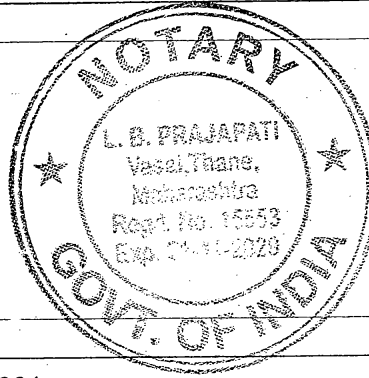
Claim admitted by
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:358307dff95892bb2944ac9c51e325a065d448 (Details from UIDAI : Peruvallal Gandheeswaran , 30-06-1969, xxxxxxxx2044)



30th day of January 2024



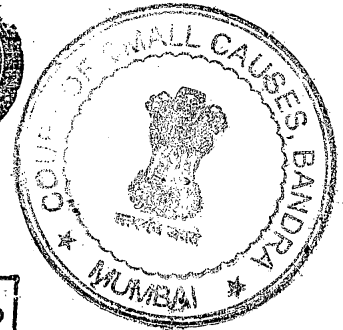
Mohamed Abdul Malik S
Sub Registrar
Kallidaikurichi

Registered as Number R/Kallidaikurichi/Book-4/7/2024.

Date: 30/01/2024
Kallidaikurichi

Mohamed Abdul Malik S
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney



புத்தகம் 2024ம் வருடத்திய 7ம் ஆவணம்
10 நாட்களைக் கொண்டது.
10 வது நாள்
4 பதிவு அலுவலர்



20/03/2021

सूची क्र.2

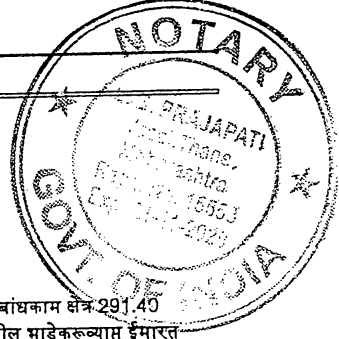
दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 249/2021

नोदणी :

Regn:63m

गावाचे नाव : पोयसर



- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)

अभिहस्तांतरणपत्र

18000000

19072000

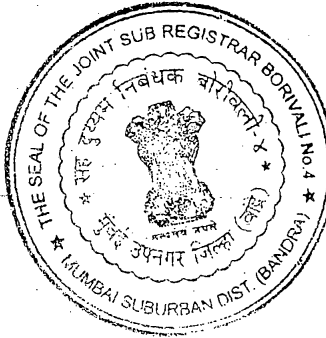
(5) क्षेत्रफळ

1) 291.40 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1) नाव:- बेहरामजी जीजीभाय प्रायव्हेट लिमिटेड चे संचालक जमशेद बयराम जीजीभाय तर्फे मुखत्यार मनिषा पाठारे वय:-32; पत्ता:-प्लॉट नं: 83, माळा नं: -, इमारतीचे नाव: जॉली मेकर चेम्बर्स II, ब्लॉक नं: नरीमान पॉइंट, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AAACB6006E
2) नाव:- मेसर्स कांची कॉन्स्ट्रक्शन्स प्रोपर्टी डेव्हलपर्स वी. मेहता (मान्यता देणार) वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बील्डींग नं: 161 समोर, नायडू कॉलनी, पंत नागर, घाटकोपर (पूर्व), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AHVPM7543A
3) नाव:- मेसर्स. व्ही.पी.कांची कॉन्स्ट्रक्शन्स प्रोपर्टी डेव्हलपर्स वी. विनोद जयंतीलाज शाह (मान्यता देणार) वय:-56; पत्ता:-प्लॉट नं: 301, माळा नं: -, इमारतीचे नाव: सिटीज, ब्लॉक नं: नेपीयन सी रोड, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-AAJPS6988C
4) नाव:- मेसर्स. व्ही.पी.कांची कॉन्स्ट्रक्शन्स प्रोपर्टी डेव्हलपर्स वी. विनोद जयंतीलाज शाह (मान्यता देणार) वय:-55; पत्ता:-प्लॉट नं: 105/2, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जवाहर नगर रोड नं: 5, 2 गोरगाव (पश्चिम), मुंबई, रोड नं: -, महाराष्ट्र, AHMEDNAGAR. पिन कोड:-400062 पॅन नं:-ABYPS0694K
5) नाव:- मेसर्स. व्ही.पी.कांची कॉन्स्ट्रक्शन्स प्रोपर्टी डेव्हलपर्स वी. पंकील चीतुभाई शाह तर्फे मुखत्यार राजेश जी. रांभिया (मान्यता देणार) वय:-51; पत्ता:-प्लॉट नं: 1701-बी, माळा नं: -, इमारतीचे नाव: किया पार्क टॉवर्स, ब्लॉक नं: बॅट्री क्लबच्या समोर, देसाई रोड, अंधेरी पश्चिम, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400057 पॅन नं:-CEEPS4102M
6) नाव:- मेसर्स. व्ही.पी.कांची कॉन्स्ट्रक्शन्स प्रोपर्टी डेव्हलपर्स वी. मेहता (मान्यता देणार) वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बील्डींग नं: 161 समोर, नायडू कॉलनी, पंत नागर, घाटकोपर (पूर्व), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AHVPM7543A
7) नाव:- मेसर्स. व्ही.पी.कांची कॉन्स्ट्रक्शन्स प्रोपर्टी डेव्हलपर्स वी. निमेश पियुष मेहता तर्फे मुखत्यार पंकज जोशी (मान्यता देणार) वय:-54; पत्ता:-प्लॉट नं: 783, माळा नं: -, इमारतीचे नाव: पॅनरामा बिल्डिंग, ब्लॉक नं: 203, बाळकेश्वर रोड, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-AHSPM3514C
8) नाव:- नयना कानिदास सतवारा (मान्यता देणार) वय:-62; पत्ता:-प्लॉट नं: 301/302, माळा नं: -, इमारतीचे नाव: कनकाशुभाणी हायट्स, ब्लॉक नं: बंदर पाखाडी रोड, ऑफ. लिंक रोड, ऑर्किड सबडिव्हिज्न्स मागे, कांदिवली (पश्चिम), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ISKPS9421M
9) नाव:- निमिश कानिदास सतवारा (मान्यता देणार) वय:-39; पत्ता:-प्लॉट नं: 301/302, माळा नं: -, इमारतीचे नाव: कनकाशुभाणी हायट्स, ब्लॉक नं: बंदर पाखाडी रोड, ऑफ. लिंक रोड, ऑर्किड सबडिव्हिज्न्स मागे, कांदिवली (पश्चिम), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BBWPS1068J
10) नाव:- जय कानिदास सतवारा (मान्यता देणार) वय:-33; पत्ता:-प्लॉट नं: 301/302, माळा नं: -, इमारतीचे नाव: कनकाशुभाणी हायट्स, ब्लॉक नं: बंदर पाखाडी रोड, ऑफ. लिंक रोड, ऑर्किड सबडिव्हिज्न्स मागे, कांदिवली (पश्चिम), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BLPPS0340L
11) नाव:- निमिश कानिदास सतवारा (मान्यता देणार) वय:-40; पत्ता:-प्लॉट नं: 301/302, माळा नं: -, इमारतीचे नाव: कनकाशुभाणी हायट्स, ब्लॉक नं: बंदर पाखाडी रोड, ऑफ. लिंक रोड, ऑर्किड सबडिव्हिज्न्स मागे, कांदिवली (पश्चिम), मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BPRPS5068F
12) नाव:- मेहता विनोद जयंतीलाज शाह तर्फे मुखत्यार नितीन कानिदास सतवारा (मान्यता देणार) वय:-39; पत्ता:-प्लॉट नं: 45, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 16 मैन 5 क्रॉस, केएसआर टॉर्स, घाटकोपर, पंत नागर, घाटकोपर (पूर्व), मुंबई, रोड नं: -, महाराष्ट्र, BANGALORE. पिन कोड:-560078 पॅन नं:-COMPP0414



(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

08/03/2020

(10) दस्त नोंदणी केल्याचा दिनांक

23/03/2021

(11) अनुक्रमांक, खंड व पृष्ठ

249/2021

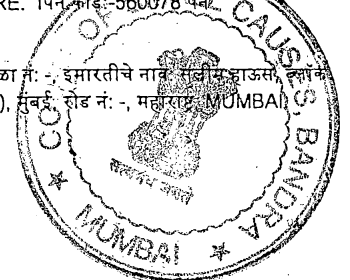
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1144.00

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

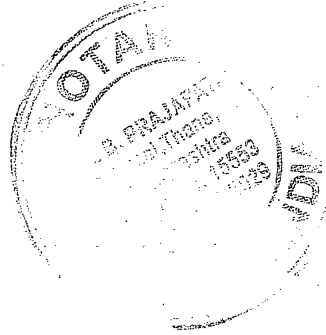
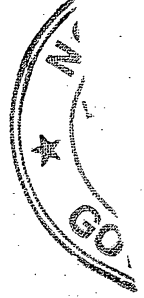
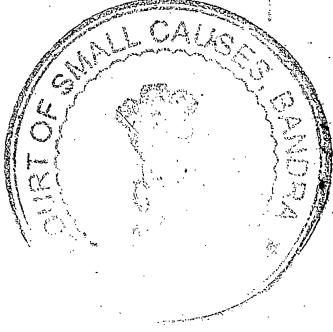
(14) शेरा



52
मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील ADJ/1100902/1208/2018
मुद्रांक शुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.
अनुच्छेद :-:

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण
दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily
It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 16/03/2021) toMunicipal Corporation of Greater Mumbai.
No need to spend your valuable time and energy to submit this documents in person.

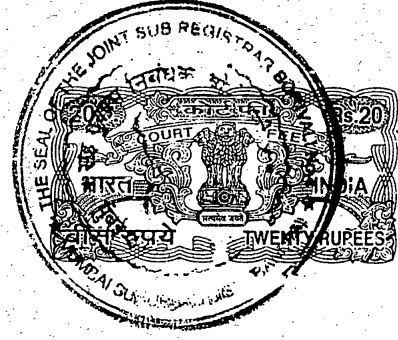


53

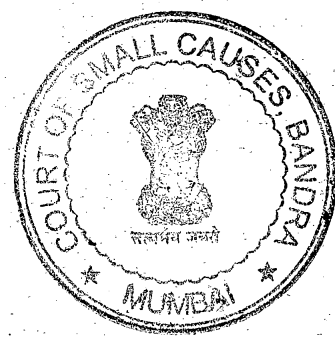
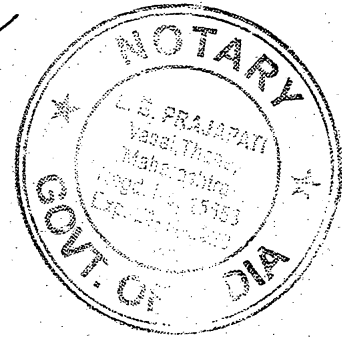
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	ADJ/1100902/1208/2018	22/229	1144320	SD		
2		eChallan		MH012053205202021E	120000	RF	0005652389202021	23/02/2021
3		DHC		0601202109892	2000	RF	0601202109892D	07/01/2021
4		eChallan		MH009813809202021E	30000	RF	0004510336202021	07/01/2021

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



खरी प्रत
 सह. दुय्यम निबंधक, बोरीवली-४,
 मुंबई उपनगर जिल्हा.





V P GANDHEESWARAN

1ST FLR KALIDAS ESTATE ROOM 8 S V ROAD POISER KANDIVLI W
NEAR TELEPHONE AKSENZE MUMBAI 400067

Mobile: 90*****97

Email: re*****93@gmail.com

PAN: GST:

BILL DATE

09-12-2024

TARIFF

LT I (B)

BILL DISTRIBUTION NO.

Boriwali/Kandivali/17/303/0
36/036/001

METER STATUS

Active

CONNECTION DATE

Prior to Aug-2011

BILLING STATUS

Regular

CYCLE NUMBER

17

SANCTIONED LOAD (kW)

1.08

PRESENT READING DATE

06-12-2024

TYPE OF SUPPLY

SINGLE PHASE

BILL NUMBER

100101863885

PREVIOUS READING DATE

06-11-2024



CA NO: 101237374

₹100.00

Due Date: 30-12-2024

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

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

UPI

BBPS

NACH

Bill Month

November 2024

Bill Period: 07-11-2024 - 06-12-2024

Units Consumed

0

Previous Units: 0

Current Month Bill

₹104.40

Previous Outstanding

₹2.87

- Round sum payable by discount date : 16-12-2024 Amt ₹100.00 Discount ₹0.90
- Round sum payable after due date : 30-12-2024 Amt ₹100.00 DPC ₹1.31

Nearest Collection Centre (Cash/Cheque)

Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067

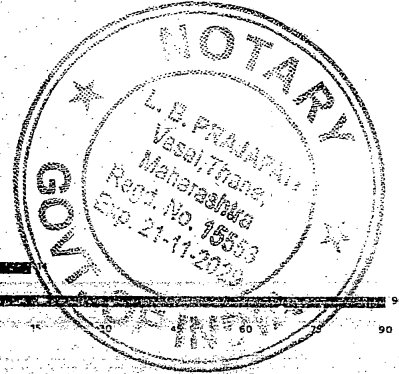
Manoj Chouhan
Division Head - Boriwali

CONSUMPTION TREND

Current year Previous year

MAJOR BILL COMPONENTS (Rounded off) (₹)

NET OTHER(C)	0
WHEELING	0
FAC	0
ENERGY	0
NET PREV	2
DUTIES/TAXES	
FIXED	



METER DETAILS

Meter Number	Present Reading	Previous Reading	Multiplying Factor	Consumption Units(kWh)
10617296	2396.00	2396.00	1	0

Total Consumption

0

IMPORTANT MESSAGE

- Meter showing No(zero) consumption. Please confirm usage by writing to us at helpdesk.mumbaielectricity@adani.com or contact us at 19122.
- As per Honorable MERC approval dated 30th October 2024, Fuel adjustment charge(FAC) is being levied in current month. For any query, kindly connect at our Toll free number:19122 or visit https://www.adanielectricity.com/faqs for details.
- Please note that all important communication related to your account are being sent on 90*****97 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services
- Tentative meter reading date for your DEC-24 bill is 06/01/2025

HELP CENTER

19122 Toll Free No. (24x7)

helpdesk.mumbaielectricity@adani.com

Adani Electricity, Swami Vivekananda road, Kandivali west, Mumbai-400067

Whatsapp Us on : 9594519122

For power Interruption complaint or restoration status:

- Missed Call on 9594519122 from your Registered Mobile No
- SMS POWER <9DIGIT ACCOUNT NO> to 9594519122 from your registered mobile no.

For Internal complaint redressal system(ICRS), visit our website:
www.adanielectricity.com

Join us on:



Missing
alerts can
cost you.



Warning!

To ensure you never miss any
electricity related alerts and
notifications, Register / update
your phone number and Email ID
right away.



SCAN HERE

(65)

786

SALIM KASAM

Salim House, S.V. Road, Opp. Poisar Masjid, Kandivli (W), Mumbai - 400 067.

Bill No. 140 Date: 17.12.24

Name of the Tenant: V. P. Gandheeswaran

Rent for the month of Mar 21 to Dec 24 for Room No. 8

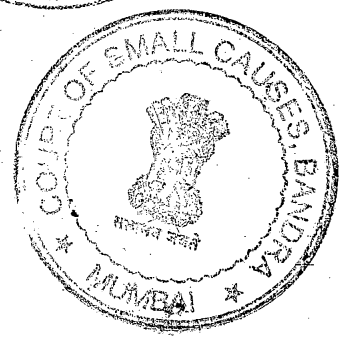
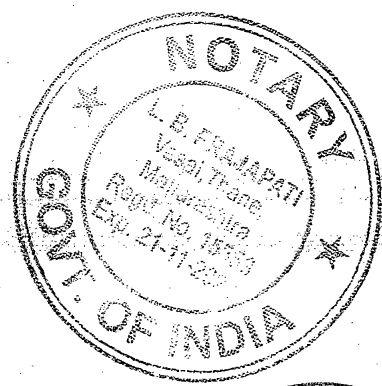
of Property bearing C.T.S. No. 20, 20/1 to 12 of Village Poisar Basic Rent 2,692

Received with thanks a sum of Rs. Two thousand Permitted Increases -

Six hundred and ninety Water Charges -

two only Total Rs. 2,692/-

Subject to terms & conditions overleaf Signature of the Owner [Signature]



56



D1 DWARKESH PARK, SHOP NO 2/3/4, SAI BABA NAGAR
BORIVALI (W), MUMBAI-400092, MAHARASHTRA
RTGS / NEFT IFSC : HDFC0000538

Impetia

17 12 20 24

DDMMYY

Valid for 3 months only

Pay P. GANDHEESWARAN Or Bearer

Rupees Seventeen lacs only या धारक को

अदा करें

₹ 17,00,000/-

A/c No.
खाता क्र.

05382000003355

Brn: 00538 Pdt:200
REGULAR CA

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

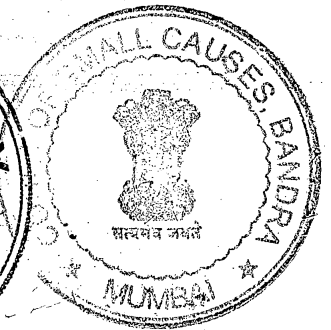
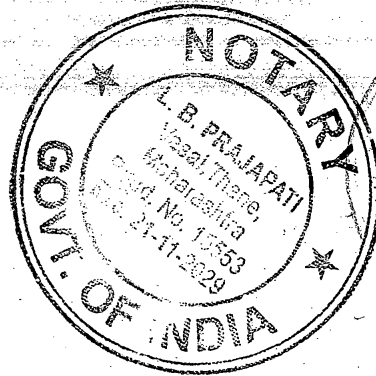
For RED INDIAN SIZZLERS

[Signature]

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈002071⑈ 400240073⑈ 008503⑈ 29



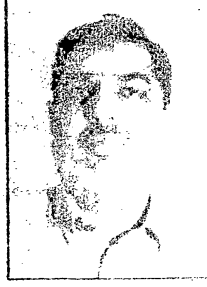


भारत सरकार
Government of India



57

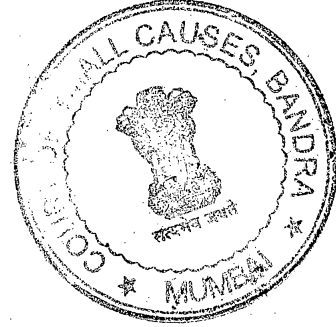
Issue Date: 31/10/2017



सलीम उस्मान कासम
Salim Usman Kasam
जन्म तारीख/DOB: 22/04/1973
पुरुष/ MALE
Mobile No: 9773667474

4265 6939 6768
VID : 9176 0003 8388 0190

माझे आधार, माझी ओळख



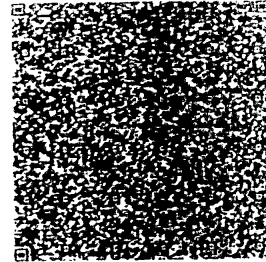
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Download Date: 08/04/2023

पत्ता:
मदनी विला, सीटीएस क्रमांक 20, एस वी रोड, पोईसर
मशिदीच्या पुढे, कांदिवली वेस्ट, मुंबई, मुंबई उपनगर,
महाराष्ट्र - 400067

Address:
Madni Villa, CTS No 20,, S V Road, Next to
poisar masjid, Kandivali West, Mumbai,
Mumbai Suburban,
Maharashtra - 400067



4265 6939 6768



1947



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार
GOVERNMENT OF INDIA

Download Date: 05/12/2021

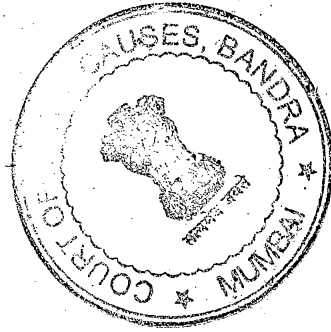


पेरुवल्लल गांधीस्वरण
Peruvallal Gandheeswaran
जन्म तारीख/DOB: 30/06/1969
पुरुष/ MALE
Mobile No: 9930661014

Issue Date: 19/09/2011

8570 0898 2044
VID : 9162 4722 8114 8916

MEERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

फ्लैट नं. १२, १ला माला, प्रवेश को. ऑ. हो. सोसायटी, स्टेट
बैंक ऑफ हैदराबाद जवळ, धोकाली नाका, अबन पार्क, ठाणे
पश्चिम, ठाणे,
महाराष्ट्र - 400601

Address :

Flat No.12, 1st Floor, Pravesh C.H.S, Near State
Bank Of Hyderabad, Dhokali Naka, Aban Park,
Thane West, Thane,
Maharashtra - 400601



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help@uidai.gov.in



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P.O. Box No. 1947,
Bengaluru-560 001



D1 DWARKESH PARK, SHOP NO 2/3/4, SAI BABA NAGAR
BORIVALI(W), MUMBAI-400092, MAHARASHTRA
RTGS / NEFT IFSC : HDFC0000538

17122024

DDMMYY

Valid for 3 months only

Pay

P. GANDHEESWARAN

Or Bearer

या धारक को

Rupees रुपये

Seventeen lacs only

अदा करें

₹ 17,00,000/-

A/c No.
खाता नं.

05382000003355

Brn: 00538 Pdt:200
REGULAR CA

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For RED INDIAN SIZZLERS

[Signature]

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈002071⑈ 400240073⑈ 008503⑈ 29



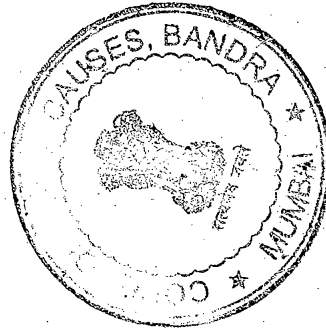
IN THE COURT OF SMALL CAUSES AT
MUMBAI
(BANDRA BRANCH)

R.A.E. SUIT NO. 442 OF 2023

Mr. Salim Usman Kasam ... Plaintiff

V/s

V. P. Gandheeswaran. ... Defendant



CONSENT TERMS

Mumbai dated ____ day of December 2024

(60)

IN THE COURT OF SMALL CAUSES AT MUMBAI
(BANDRA BRANCH)

IN

R.A.E. Suit No. 442 of 2023
[CNR : MHSCA-3001002-2023]

BILL OF COST

				<i>Plaintiffs</i>		<i>Defendants</i>	
				Rs.	Ps.	Rs.	Ps.
1	Stamp on Plaint	...	...	200	00	00	00
2	Stamp on S.V.	...	...	10	00	10	00
3	Stamp on Applications/Exhibits	...	...	20	00	20	00
4	Pleader's Fee	...	...	195	00	195	00
5	Commissioner's Fee	...	...	00	00	00	00
6	Subsistence of Witness	...	...	00	00	00	00
7	Service of Process	...	...	09	00	00	00
TOTAL				434	00	225	00

Given under my hand and seal of the Court.

This 17th day of December, 2024



(A. S. Pandagle)

Judge

C.R.No.37 (B.B.)

Compared by : Shri. K. S. Patil, Judicial Clerk, C.R. No.37.

Typed by : Shri. A. S. Salve, Cl-Ty, C.R. No.37.

Advocate for the plaintiff : Mrs. S. Q. Qureshi

Advocate for the defendant : Mr. A. A. Khan