

THANE BRANCH 4871200
 Branch: THE COSMOS CO-OPERATIVE BANK LTD.
 Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	87400
Service Charges	Rs.	10
Total	Rs.	87410

Name & Address of Stamp duty paying party
 Vaibhav Vilas Lokhande
 P. Jandinum Laxmi Nagar

Tel. No.: / Mobile No.: Vadawli Thane

Purpose of Transaction
 in cash for Franking Documents
 Rs. 87400

(For Bank's Use only)

Tran ID 8621
 Franking Sr. No. 136178

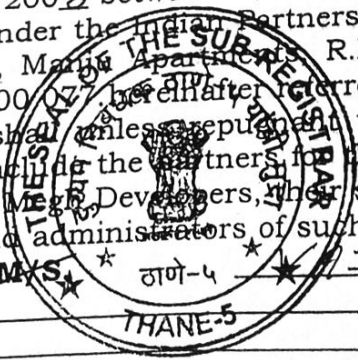
For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No.
 BFN/188/STC/PIII/04

Authorised Signatory

Authorised Signatory

THIS AGREEMENT made at THANE this 8th day of DECEMBER, 2008 between M/S. MEGH DEVELOPERS, a partnership firm registered under the Indian Partnership Act, 1932 having their office at Plot No.231, Marine Apartments, R.B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077, hereinafter referred to as the '**PROMOTERS**' (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said firm of M/s. Megh Developers, their survivors or survivor and the heirs, executors and administrators of such last survivor) of the One Part and SHRI/SMT/M/S. VAIBHAV VILAS LOKHANDE of the other part.



of _____ Indian Inhabitant/s/a firm registered under the Indian Partnership Act, 1932/a company registered under the Companies Act, 1956 having his/her/ their address/office at _____

THANE-5
 1 9/18

INDIA
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Vaibhav

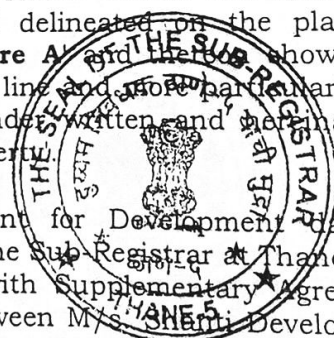
Vaibhav

Vaidh
 &
 BRAHMAN PHASE-1 Bldg No-4
 FLAT NO-701, AZAD NAGAR, THANE (W)

hereinafter referred to as the 'FLAT PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns/ the partners for the time being of the said firm, their survivors or survivor and the heirs, executors and administrators of such last survivor/it's successors and assigns) of the Other Part.

WHEREAS:-

(a) (1) Smt. Devkubai Bhaskar Patil (2) Shri Harishchandra Bhaskar Patil (3) Shri Narayan Bhaskar Patil (4) Smt. Laxmibai Sitaram Patil (5) Smt. Dharmibai Dama Patil (Mukadam) (6) Smt. Chandrabhaga Namdev Patil (7) Smt. Kamlabai Namdev Madhavi (8) Shri Dilip Harishchandra Patil (9) Master Sumit Dilip Patil, a minor (10) Kum. Smita Dilip Patil, a minor (11) Kum. Neha Dilip Patil, a minor (12) Smt. Jayawanti Naresh Keni (13) Shri Vilas Harishchandra Patil, (14) Master Vinit Vilas Patil, a minor (15) Master Priyank Vilas Patil, a minor (16) Shri Rashmin Narayan Patil and (17) Smt. Himali Narayan (hereinafter referred to as the 'said Owners') are the owners of and were seized and possessed of or otherwise well and sufficiently entitled to pieces or parcels of land interalia bearing S.No.25 H.No.3 A admeasuring 6030 sq.mtrs. as per 7/12 Extract and 6100.6 sq.mtrs. as per document and S.No.29 H.No.7 admeasuring 2410 sq.mtrs. as per 7/12 Extract and 2438.2 sq.mtrs. as per documents in all admeasuring about 8440 sq.mtrs. as per 7/12 Extracts and 8538.8 sq.mtrs. as per documents situate, lying and being at village: Vadavali, Taluka, District, and Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and delineated on the plan hereto annexed and marked 'Annexure A' and thereon shown surrounded by green colour boundary line and also particularly described in the First Schedule hereunder written and hereinafter referred to as the 'said Bigger Property'.



(b) By an Agreement for Development dated 17th March, 2005 registered with the Sub-Registrar at Thane under No.TNN 5 - 2318 of 2005 (read with Supplementary Agreement dated 12th April, 2005) made between M/s. SNEHI Developers (therein referred as the Party of the First Part) of the One Part and (1) Smt. Devkubai Bhaskar Patil (2) Shri Harishchandra Bhaskar Patil (3) Shri Narayan Bhaskar Patil (4) Smt. Laxmibai Sitaram Patil (5) Smt. Dharmibai Dama Patil (Mukadam) (6) Smt. Chandrabhaga Namdev Patil (7) Smt. Kamlabai Namdev Madhavi (8) Shri Dilip Harishchandra Patil (9) Master Sumit Dilip Patil, a minor (10) Kum. Smita Dilip Patil, a minor (11) Kum. Neha Dilip Patil, a minor (12) Smt. Jayawanti Naresh Keni (13) Shri Rashmin Narayan Patil and (14) Smt. Himali Narayan out of the said Owners (therein referred to as the Party of the Second Part/ Owners and hereinafter referred to as the 'said Smt. Devkubai Bhaskar Patil & 13 others') of the Other Part, the said Smt. Devkubai Bhaskar Patil & 13 others, for the legal necessity and in the interest of the estate have granted the development rights in

21/3/05
 2/3/05

respect of the said Bigger Property to the said M/s. Shanti Developers for the consideration and upon the terms and conditions therein mentioned.

- (c) By two Power of Attorneys (i) Power of Attorney dated 17th March, 2005 authenticated before the Sub-Registrar Thane No.4 under No.291 of 2005 and (ii) Power of Attorney dated 17th March, 2005 authenticated before the Sub-Registrar Thane No.4 under No.292 of 2005 the said Smt. Devkubai Bhaskar Patil and 13 others appointed Shri Rajendra M. Danthi and Shri Parag Shah, the Partners of the said M/s. Shanti Developers as their constituted attorneys to enable them to do the various acts, deeds, matters and things in respect of the said Bigger Property as mentioned therein.
- (d) The above recited Agreement for Development dated 17th March, 2005 (hereinafter referred to as the 'said Agreement for Development') as well as the said two Power of Attorneys both dated 17th March, 2005 were to be executed by the 'said Owners' (i.e. 'the said Smt. Devkubai Bhaskar Patil and 13 others as well as Shri Vilas Harishchandra Patil, Vinit Vilas Patil, a minor and Priyank Vilas Patil, a minor). However the said Shri Vilas Harishchandra Patil, Vinit Vilas Patil, a minor and Priyank Vilas Patil, a minor (hereinafter referred to as the said Shri Vilas Harishchandra Patil and 2 others) could not remain present at the time of execution of the said Agreement for Development and the said two Power of Attorneys. Therefore by a Deed of Confirmation dated 6th June, 2005 registered with the Sub-Registrar at Thane under No.TNN-2 3573 of 2005 read with the Supplementary Agreement dated 6th June, 2005 made between the said M/s. Shanti Developers (therein referred to as the Party of the First Part/ Developers) of the One Part and the said (i) Shri Vilas Harishchandra Patil (ii) Vinit Vilas Patil and (iii) Priyank Vilas Patil (Nos. (ii) and (iii) being minors through their father and natural guardian Shri Vilas H. Patil) (therein referred to as the Party of the Second Part) of the Other Part, the said Shri Vilas Harishchandra Patil and two others confirmed the said Agreement for Development.
- (e) By two Power of Attorneys (i) Power of Attorney dated 6th June, 2005 authenticated before the Sub-Registrar Thane No.2 under No.259 of 2005 and (ii) Power of Attorney dated 6th June, 2005 authenticated before the Sub-Registrar Thane No.2 under No.260 of 2005 the said Shri Vilas Harishchandra Patil and two others appointed Shri Rajendra M. Danthi and Shri Parag Shah, the Partners of the said M/s. Shanti Developers as their constituted attorneys to enable them to do the various acts, deeds, matters and things in respect of the said Bigger Property as mentioned therein.
- (f) The said Owners have handed over the vacant and peaceful possession of the said Bigger Property to the said M/s. Shanti Developers.
- (g) The said Owners had filed their return under the Urban Land (Ceiling & Regulation) Act, 1976 and obtained from the Additional Collector and Competent Authority Thane Urban Agglomeration orders (i) bearing No.ULC/ TA/ T.N. 11 vadavali, SR-135 dated 1/10/05

30/09/2003 and (ii) bearing No.ULC/ TA/ T.No.7/ Ovale/ SR-135 dated 23/09/2005. Under the said Order bearing No.ULC/ TA/ T.No.7/ Ovale/ SR-135 dated 23/09/2005 an area admeasuring 1160 sq.mtrs. out of Survey No.29 H.No.7 had been declared as the surplus vacant land. Thereafter the said Owners had made representation to the authorities under the Urban Land (Ceiling and Regulation) Act, 1976 and requested to consider the area of recreation ground. Thereafter the Additional Collector and Competent Authority Thane Urban Agglomeration has passed the order bearing No.ULC/ TA/ T.No.7/ Vadavali/ SR-135 dated 24/10/2005. Under the said order dated 24/10/2005 an area admeasuring 293.74 sq.mtrs. out of S.No.29 H.No.7 has been declared surplus vacant land. Thereafter the necessary application has been made to the authorities under the Urban Land (Ceiling and Regulation) Act, 1976 for exemption of the said 293.74 sq.mtrs. area which has been declared as surplus vacant land and to hold and develop the same.

- (h) Earlier under the Development Plan for the Thane Municipal Corporation (i) a portion of the said Bigger Property admeasuring 2828.31 sq.mtrs. and shown by brown colour hatches on the plan hereto annexed and marked **Annexure : A** was going under the D.P. Road, (ii) a portion of the said Bigger Property admeasuring about 255.96 sq.mtrs. and shown by brown colour wash on the plan hereto annexed and marked **Annexure: A** was going under widening of 12 mtrs. wide road and (iii) A portion of the said Bigger Property admeasuring 917.49 sq.mtrs. and shown by orange colour wash on the plan hereto annexed and marked as **Annexure: A** was reserved for Maternity Home.
- (i) A portion of the said Bigger Property admeasuring 293.74 sq.mtrs. and shown by blue colour wash on the plan hereto annexed and marked as **Annexure: A** had been declared as surplus vacant land under U.L.(C & R) Act.
- (j) In view of what has been recited hereinabove it was possible to develop the remaining portions of the said Bigger Property admeasuring 4144.50 sq.mtrs. (i.e. area other than the portion going under D.P. Road, widening of 12 mtrs. wide road, reservation for hospital and U.L.C. surplus area as recited hereinabove) and delineated on the plan hereto annexed and marked **Annexure: A** and thereon shown surrounded by red colour boundary line and hereinafter referred to as the '**said Property**' for construction of buildings thereon.
- (k) In view of the portions of the said Bigger Property going under D.P. Road, widening of 12 mtrs. wide road, reservation for hospital and U.L.C. surplus area as recited hereinabove the said M/s. Shanti Developers through their Architects had submitted to the Thane Municipal Corporation the plans for development of the said Bigger Property by construction of buildings on the **said Property** and the same had been sanctioned by the Thane Municipal Corporation under V.P. No.2005/146 TMC/ TDD/ 208 on 28/03/2006 and the Thane Municipal Corporation also issued the Commencement Certificate on 05/10/2006.
- (l) By an Agreement for Sub-Development dated 16th April, 2007 registered with the Sub-Registrar at Thane - 5 under No.TNN-5

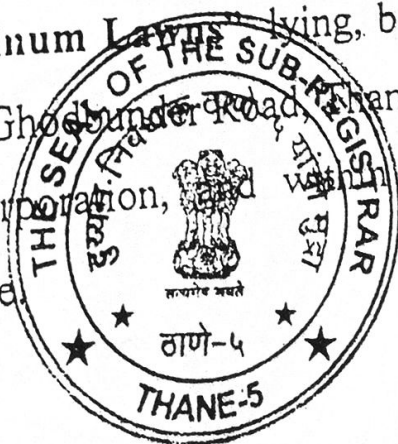
दमन - ६

६/६९

3) To do all acts, deeds and things for we and on our behalf to cause to attendance of our executing parties to any documents before the Sub-Registrar of Assurances, to make any application or submissions in writing for the purpose of effectively registering any documents as our said attorneys may deem fit and proper. And I ourselves agree to ratify and confirm all and whatsoever we said Attorney shall purpose to do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of the land bearing Survey No. 25, Hissa No. 3/A/1, admeasuring about 4240 Sq. Mtrs. and S. No. 29, Hissa No. 1, admeasuring about 340 Sq. Mtrs. In all aggregating to 4580 Sq. Mtrs. of Project known as "Platinum Lawns" lying, being and situated at Village- Kasar Vadavali, Off. Ghoshwade Road, Thane (W), within the limits of Thane Municipal Corporation, and the Registration District and Sub-District of Thane.

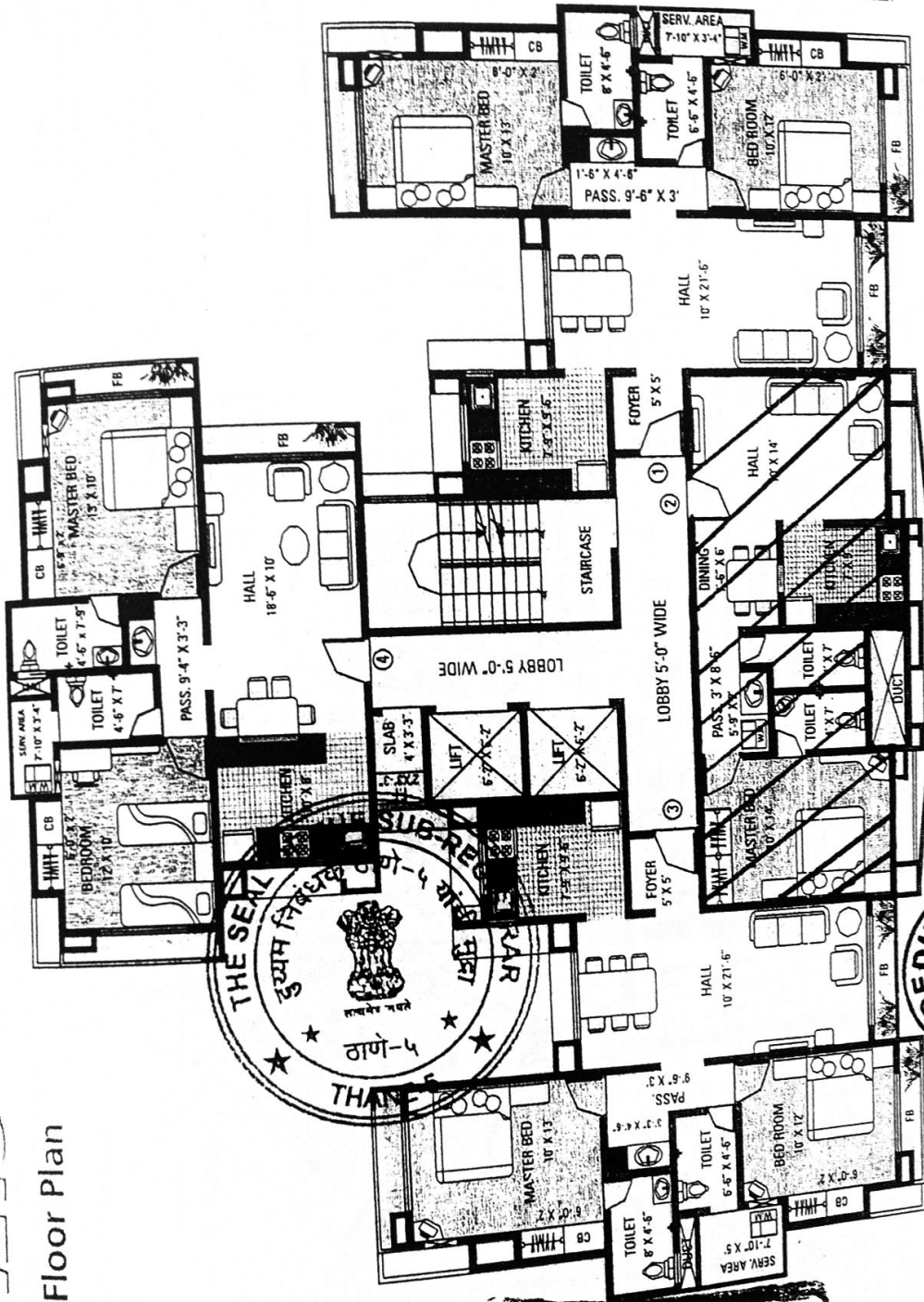


D & Flower

THANE-5
५६/६९

G WING

Typical Floor Plan



तमन-९
५०१६९



58. The Promoters shall if necessary, become a member of the co-operative society or a limited company or a condominium of the co-owners as the case may be in respect of their rights and benefit conferred herein or otherwise. If the Promoters transfer, assign, and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the purchaser thereof shall become the member of the co-operative society or a limited company or a condominium of apartment Flat Purchaser herein and the organisation of the Flat Purchasers. The not have any objection to admit such assignee or transferee as member of such organisation.

59. The Flat Purchaser hereby confirms that he is aware that the Promoters may obtain the loan for development of the said Plot from any bank or financial institution and as security for repayment of such loan the Promoters shall be required to create a mortgage on the said Plot with the building under construction thereon. The Flat Purchaser hereby confirms that he has no objection for creating mortgage on the said Plot by the Promoters. It is agreed and confirmed by the Promoters that in the event the Promoters obtain any such loan then in that event upon payment of the last instalment of the consideration by the Flat Purchaser and at the time of handing over the possession of the said Flat the Promoters shall obtain the letter from such bank or financial institution confirming that the said Flat is completely free from such bank or financial institution's charge in all respect. However in the event the Flat Purchaser is desirous of obtaining any loan from any bank or financial institution other than the bank or financial institution from which the Promoters might have obtained the loan then in that event the Promoters shall obtain N.O.C from their bank or financial institution in favour of the bank or financial institution from which the Flat Purchaser is desirous of obtaining the loan to create a second charge on the said Flat.

60. This agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder or the Maharashtra Apartment Ownership Act, 1970 and the rules made thereunder.

61. The Flat Purchaser shall on execution hereof pay to _____ the brokerage calculated at the rate of 2% on the consideration hereof.

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO.
[THE SAID BIGGER PROPERTY] 25/69

ALL THOSE pieces or parcels of land bearing S.No.25 H.No.3 A admeasuring 6030 sq.mtrs. as per 7/12 Extract and 6100.6 sq.mtrs. as per document and S.No.29 H.No.7 admeasuring 2410 sq.mtrs. as per 7/12 Extract and 2438.2 sq.mtrs. as per document in all admeasuring about 8440 sq.mtrs. as per 7/12 Extracts and 8538.8 sq.mtrs. as per document situate, lying and being at village: Vadavali, District, Taluka

and Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and bounded as follows:

- On or towards East : by road
- On or towards West : partly by land bearing S.No.29 H.No.8 of Vadavali and S.No.86 of Ovale
- On or towards North : by S.No.29 H.No.8
- On or towards South : partly by road and partly by land bearing S.No.29 H.No.8 of Vadavali

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:
[THE SAID PLOT]

ALL THOSE pieces or parcels of land bearing S.No.25 H.No.3/A/1 admeasuring 4240 sq.mtrs. and S.No.29 H.No.7/1 admeasuring 340 sq.mtrs. in all aggregating to 4580 sq.mtrs. situate, lying and being at village: Vadavali, District, Taluka and Registration District and Sub-District of Thane within the limits of Thane Municipal Corporation and bounded as follows:

- On or towards East : by S.No.29 H.No.6
- On or towards West : by S.No.25 H.No.3/A/2 of village Ovale
- On or towards North : by 30 mtrs. Wide D.P.Road
- On or towards South : by S.No.27 H.No.3B

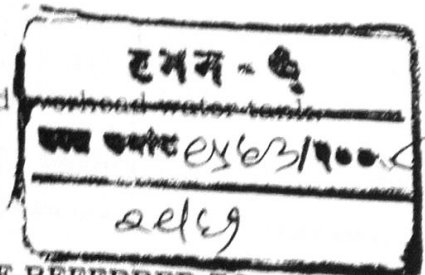
THE THIRD SCHEDULE ABOVE REFERRED TO:
COMMON AREAS AND FACILITIES

Proportionate equal right to the immediate area abutting the main door after the landing on the said floor of the said Flat (save and except parking space/garage).

THE FOURTH SCHEDULE ABOVE REFERRED TO:

Pro-rata right along with all purchasers of premises in the said Property in limited common areas and facilities i.e. to say:

- (1) Staircase.
- (2) Staircase landing.
- (3) Entrance Hall.
- (4) Underground water tank with pump and overhead water tank.
- (5) Podium Garden and Club House



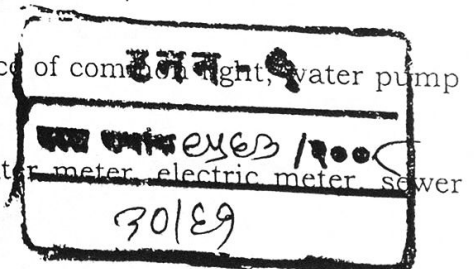
THE FIFTH SCHEDULE ABOVE REFERRED TO:
LIST OF AMENITIES AND SPECIFICATIONS

1. Living Room and Dinning : Marbonite Tiles Flooring, Wooden Main Door,

- Anodized Sliding Windows with Granite Frame, French windows, 3 Light Points, 2 Fan Points, 2 Plug Point, 1 Telephone Point, 1 T.V. Point.
2. Bed Room : Marbonite Tiles Flooring, Anodized Sliding Windows with Granite Frame, 2 Light Points, 1 Fan Point, 2 Plug Points, 1 Telephone Point, 1 T.V. Point, 1 A.C. Point. In any one bedroom 1 Plug for internet.
3. Kitchen : Marbonite Tiles Flooring, Granite Platform With S.S.Sink and Service Platform, Designer Tiles, 2 Light Points, 1 Fan Point, 2 Plug Points, 1 Fridge Point, 1 Aquaguard Point, 1 Exhaust Fan Point.
4. Bathroom : Commode, Ceramic Tile Flooring, Designer Tiles, Elegant Bathroom Fittings, 1 Light Point, Exhaust Fan Point.
5. Drying and Utility : Light Point, 1 Washing Machine Point.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

- The expenses of maintaining, repairing, redecorating etc. of the main structure, the main entrance, passages, landings, staircase of the building, the boundary walls of the building, compound, terrace etc. as enjoyed by the Flat Purchaser/ used by him in common with the other purchasers of flats.
- The expenses of maintaining, repairing the terrace, gutters, rain water pipes of the building, water pumps water, pipes, lift and electric wires in, under or upon the said building and as enjoyed by the Flat Purchaser/ used by him in common with the other purchasers of flats.
- The cost of cleaning and lighting the passages, water pump, landings, staircase, common lights and other parts of the said building used by the Flat Purchaser in common as aforesaid.
- The cost of the salaries of clerks, bill collectors, chowkidars, pump man, sweepers etc.
- The cost of working and maintenance of common light, water pump and other service charges.
- Deposits for the said building's water meter, electric meter, sewer line etc.



N. K. Singh

PLATINUM LAWNS CO-OPERATIVE HOUSING SOCIETY LIMITED

Opp. TMC Garden, Kasarvadavali, Chodbunder Road, Thane - 400 615.
Registered under the Maharashtra Co-operative Societies Act. 1960
(Reg. No. TNA / (TNA) / HSG / (TC) / 23865 / 12 dated 13/04/2012)

Serial No. 107

Member's Registration No. : 107

Name Shri./Smt./M/s. Saibhav Vilas Lokhande

Flat No. C-702

Registered holder(s) of 10 Shares from No. 1061
to 1070 of ₹ 50/- each.

Place : Thane

Date : 20 / 05 / 2014

Chairman

Secretary

Member of the Committee

AN.G.I.T.I

[Signature]

[Signature]

PLATINUM LAWNS CO-OPERATIVE HOUSING SOCIETY LIMITED

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Registered under the Maharashtra Co-operative Societies Act. 1960
(Reg. No. TNA / (TNA) / HSG / (TC) / 23865 / 12 dated 13/04/2012)

Serial No. 107

Authorised Share Capital ₹ 64,000/- Divided into 1280 Shares each of ₹ 50/- only.

Member's Registration No. : 107

THIS IS TO CERTIFY that Shri. / Smt. / M/s. Saibhav Vilas Lokhande

of C-702 is / are the Registered Holder(s) of 10 Shares from No. 1061 to 1070
of ₹ 50/- each (₹ Fifty each) in the PLATINUM LAWNS CO-OPERATIVE HOUSING SOCIETY
LIMITED, THANE subject to the Bye-laws of the said Society and that upon such Shares the sum of
Rupees Five Hundred has been paid.

Given under the Common Seal of the said Society at Thane.

this 20 Day of May 2014.

Chairman

Secretary

Member of the Committee



AN.G.I.T.I

[Signature]

[Signature]



Certificate No.:- 036

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate
Wing "A" :Stilt + 11Upper Fls. Complete + 12 th Fl.(Part) , Wing "B" Stilt + 12 Fls
Club House
V.P. No. 2005/146 TMC/TDD/ 300 Date 30/3/2022

To,

Habitat (Mrs. Anjali U. Deshpande) (Architect)
303, Brighton, Hari Om Nagar,
Mulund (East) Mumbai
M/s. Megh Developers (Developers)

Sub -

-Final Occupancy Certificate for Wing "A" & "B" & "Club House.

Ref. V. P. No.

:- 2005/146

Your Letter No. 10919 dated 06.06.2011
15339 dated 01.07.2011
34148 dated 21.10.2011

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.
As above Off.G.B.Road Road / Street Ward No. Sector
No VI S.No / C.T.S No. / F.P.No. 25/3A, 29/7 Village Kasarvadavali under the
supervision of Anjali U. Deshpande Licensed Survey or/Engineer/ Structural Engineer/ Supervisor/
Architect/ Licence No. CA/95/19136 may be occupied on the following conditions.

- 1) ठा.म.पा. उपलब्धतेनुसार पिण्याचे पाण्याचा पुरवठा करेल.
- 2) पाणी , मलनिःसारण, स्ट्रीम वॉटर इन च अग्निशामन देखिल्यामधील अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

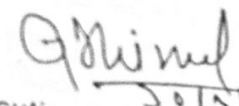
Office No.:

Office Stamp :

Date :

Copy to
1) Collector of Thane

Yours faithfully


Executive Engineer,
Town Development Department
Municipal Corporation of
the city of Thane

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

PART-Occupancy Certificate

Wing : G : Stilt + 12 Floors

V.P.No. 2005/146

TMC/TDD

922

Date 24/11/19

To,
Habitat (Mrs. Anjali V. Deshpande)
305, Brighton, Hari Om Nagar,
Mulund (East) Mumbai 400 081

Sub - Part Occupancy Certificate for Wing G: Stilt + 12 Floors

Ref. V.P. No. 2005/146

Your Letter No. : 45181, dated 02.02.2010

Sir,

The part / full development work (erection / re-erection / alteration in / of building / part building no. as above situated at Off. Chedda Road / Street Ward No. - Sector - under Rd. 25/3A No. VI S. No. / C.T.S. No. / F.P. No. 25/6 Millage Kasarvadavli under the supervision of Anjali Deshpande licensed Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/95/1-9136 may be occupied on the following conditions.

- 1) अस्तित्वील बांधकाम रस्त्याने "बगीचा" या आरक्षणाचे दोल भाग होत असल्याने रस्त्याचे स्थानामध्ये काही अंशी बदल करण्यात आला आहे. सबब त्यामुळे सादर आरक्षणाचे हद्दीत होणा-या प्रस्तावित बदलानुसार तालुका निरीक्षक भूमी अभिलेख याचे कडून क्षेत्र निश्चिती करून त्याप्रमाणे ७/१२ उता-यावर बदल करून अद्यावत ७/१२ उतारे पुढील वापर परवान्यापूर्वी सादर करणे आवश्यक आहे.
- 2) वृक्ष, पाणी व ड्रेनेज विभागाकडील ना हरकत दाखल्यातील सर्व अटी बंधनकारक राहतील.
- 3) ठाणे महानगरपालिका उपलब्धतेनुसार पिण्याचे पाण्याचा पुरवठा करील.

As set certificated completion plan is returned herewith.

Office No. सावधान

"संजूर" नकाशांनुसार बांधकाम न करणे. तसेच विकसित विभागानुसार बांधकाम करणे. महाराष्ट्र परवानगा न घेता बांधकाम वापर करणे, महाराष्ट्र प्रदेशीक नकाशा अन्वये बांधकाम करणे. महाराष्ट्र अदालत वकिलात नुसार आहे. त्यासाठी जास्तीत जास्त ३ वर्षे किंवा रु ५०००/- दंड होऊ शकतो."

- Copy to
- 1) Collector of Thane
 - 2) Dy Mun. Commissioner
 - 3) E.E. (Water Works) TMC
 - 4) Assessor Tax Dept., TMC
 - 5) Vigilance Dept. TDD TMC



Yours faithfully

Town Development Officer,
Town Development Department
Municipal Corporation of
the city of Thane.

2023, 17:50



LT E-Bill

Maharashtra State Electricity Distribution Co. Ltd.

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000001899812623

Bill of Supply For: FEB-2023

HSN code 27160000

Consumer No: 000012430124
MR VAIBHAV V LOKHANDE
F-702 'C' WING PLATINUM LAW NS VADAVLI THANE 400607
Mobile/Email:

92*****64/

Bill Date: **15-FEB-23**
Bill Amount Rs: **380.00**
Due Date: **08-MAR-23**
If Paid After Due Date: **390.00**

Billing Unit: 4541 :KOLSHETH URBAN S/DN.
Tariff/Category: 090 /LT-I (B) Residential 1Ph
Pole No: 00000000
PC/MR/Route Sequence/DTC: 3 / 06-1008-0302 /4541756

Supply Date: 08-Jan-2010
Sanct. Load: 5 KW
Security Deposit(Rs): 4,000.00
Current Reading Date: 10-FEB-23
Previous Reading Date: 10-JAN-23

Scan this QR Code with BHIM App for UPI Payment



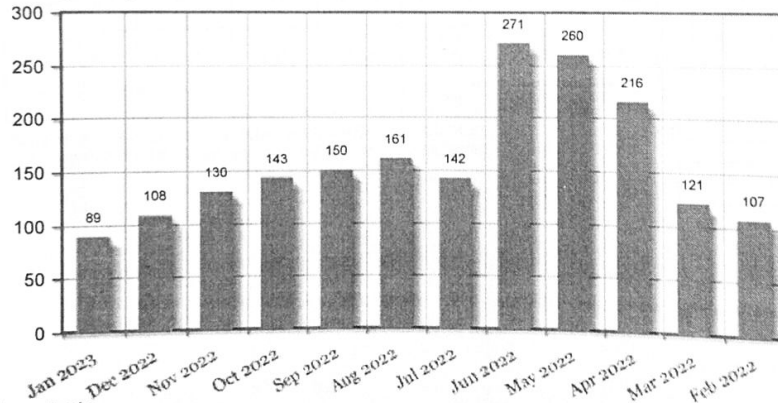
In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Meter No: 07612834266
Reading Group: J3

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
25162	25034	01	128	0	128

Meter status: NORMAL
Bill Period: 1.03 Month(s) /

Billing History:



* For any queries on this bill please contact

MSEDCL Call Center:
18002333435
18002123435
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on www.mahadiscom.in > ConsumerPortal > CGRF

Important :

1. Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill. For registration: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting <https://consumerinfo.mahadiscom.in/>
4. Next month's reading will mostly take place on 10-03-2023.

विशेष संदेश :

- * Dear Consumer, Your registered mobile number is 92*****64 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 000012430124
- * Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit: 4541	Consumer No: 000012430124	PC: J3	Tariff: 090
Due Date: 08-MAR-23	380.00		
Bank Copy:	DTC No: 4541756		
Billing Unit: 4541	Consumer No: 000012430124	PC: J3	Tariff: 090
If Paid by this Date:		24-FEB-23	370.00
If Paid After this Date:		08-MAR-23	390.00
Due Date:		08-MAR-23	380.00
If Paid by this Date:		24-FEB-23	370.00
If Paid After this Date:		08-MAR-23	390.00



Flat No. 702

Platinum Lawns Co-operative Housing Society Ltd.

Regn No. TNA/(TNA)/HSG/(TC)/23865 dtd 13/04/12
Behind Hypercity, G. B. Road, Kasarvadavli, Thane (W)- 400607

Bill No. 10731

Vaibhav Lokhande
C Wing Flat No. 702, Carpet Area - 486 sq.ft., Area - 655 sq.ft.

Bill for **March, 2023**

Bill Date: 01-Mar-23

Particulars	Amount
Sinking Fund	55
Repairs & Maintenance Fund	163
Service Charges	2173
TMC Water Charges	230
Education & Training Fund (By-Laws)	10
Parking Charges	0
Bldg. Insurance	85
Non-Occupancy Charges	288
Festival Fund	75
Building Repair Fund	2800
Water Tanker Service Charges	700
Total for the month March, 2023	6579
Arrears	8297
Penalty / Interest	145
Interest Arrears	0
Total Amount Due (₹) (Rupees Fifteen Thousand Twenty One Only)	15021

Bill Generated by One of India's Most Customer Friendly Bank
Bharat Co-operative Bank (Mumbai) Ltd
(Multi-State Scheduled Bank)

PAY BY date – 21 March, 2023

- Please write Wing, Flat No. & Flat Owners name behind the cheque..Please pay your bills before the due date to avoid interest charges @21% p.a.on the outstanding bill.
- Kindly take note of the Virtual Account No (exclusively allotted to your flat in this bill), provided in the Message Box, for making payments through NEFT/IMPS /Non-Banking Apps.

RECEIPT for Feb, 2023

Receipt No. 7077

Date: 01-Mar-23

Received with thanks from Vaibhav Lokhande , a sum of Rs. 8000 on 01 Feb 2023 by NEFT towards payment of maintenance and other charges raised against Flat No. 702 vide Bill No 10603 issued for the month of February 2023.

BOUNCED CHEQUE DETAILS if any:

This is subject to realization of cheque amount

(Computer Generated Statement And Hence Does Not Require Any Signature)

Message from Bharat Co-operative Bank (Mumbai) Ltd.- GHODBUNDER BRANCH

- Details for NEFT/ UPI/ IMPS payments of C Wing Flat No. 702-
Virtual Account No.2988603007027 , IFSC -BCBM0000044 , Email : ps@bharatbank.co.in
Beneficiary Name - Platinum Lawns Co-operative Housing Society Ltd.
- Bharat Bank - Fixed Deposit Rates – 7.45 % for General Public and 7.85 % for Senior Citizens for above 5 years (conditions apply).

Platinum Lawns Co-op. Hsg. Soc. Ltd.

(Registration No. TNA / (TNA) / HSG / (TC) / 23865 / 12 dtd 13th April 2012)

G. B. Road, Kasarvadavali, Thane (W) 400615

Date: 05 Mar. 23

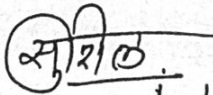
The Assistant General Manager
State Bank of India,
Retail Assets Centralised Processing Cell
Mumbai

We, M/s Platinum Lawns CHS Ltd hereby certify that:

1. Flat/House No_702 in "C" Wing situated at/ to be constructed at Kasarvadavali, Ghodbunder Road, Thane West - 400615 bearing Survey No 25/3A-1 and 29/7-1 has been allotted to Shri Vaibhav Vilas Lokhande vide agreement to sale/Allotment letter dated 08/12/2008
2. That the total cost of the house/flat is Rs 20,96,000 (Rupees Twenty Lacs Ninety Six Thousand only) as per the sale document
3. Mr Vaibhav Vilas Lokhande has availed home loan from SBI for which he has mortgaged the said flat, we have noted the same in our records and We have no objection in him mortgaging/extending the mortgage of the flat for further amounts as agreed upon by the bank (SBI)
4. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.
5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above-named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank
6. The said flat i.e. C-702 is in possession of Mr Vaibhav Vilas Lokhande since 2010

For Platinum Lawns CHS Ltd

Sushil Barde



05/03/2023

Secretary

Platinum Lawns Co-op Hsg. Soc. Ltd.

