

1st Agreement

पावती क्रं. २५८

दस्तऐवजाचा/अज्ञात अनुक्रमांक ४६७.

दिनांक ५-२-सन १९८५

दस्तऐवजाचा प्रकार:

अग्रिम फार सेठ रु. २९८००/-

सादर करणाराचे नांव :

श्री. श्री. श्री. रामचंद्र गुजर
सा. गुजर

खालीलप्रमाणे फि मिळाली:

नोंदणी फि

नक्कल फि [फेलिओ २७]

टपाल खर्च

नक्कल किंवा जापने [कलम ६४ ते ६७]

शोध किंवा निरोक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला [कलम ५७] फेलिओ.

इतर फि बाब क्रमांक

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एकुण

श्री. रामचंद्र गुजर

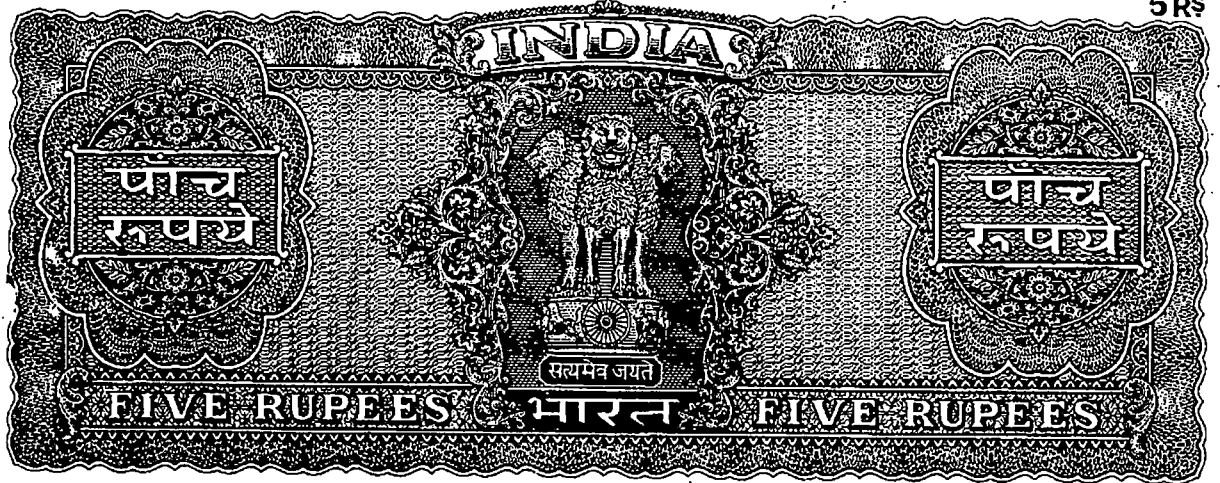
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 देशबंद्योत परकराम
 9 OCT 1984
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ARTICLES OF AGREEMENT made at Bombay this 5th day
 of February 1985 BETWEEN M/S. SATGURU DEVELOPMENT
 CORPORATION, a Partnership firm having its office at Mohini
 Mansion, Ground floor, behind Anand Talkies, Thane (East)-
 400603 hereinafter called "BUILDERS" (which expression
 shall unless repugnant to the context or meaning thereof
 be deemed to mean and include the partner or partners of
 the said firm and their respective heirs, executors,
 administrators and assigns) of the ONE PART; A N D
 SHRI HARISHCHANDER RAMCHANDER GUJAR of Bombay, Age 47
 years, Profession Service, Indian Inhabitant hereinafter
 called the "PURCHASER" (which expression shall unless
 repugnant to the context or the meaning thereof
 be deemed to mean and include his/his heirs executors
 administrators and permitted assigns) of the OTHER PART;

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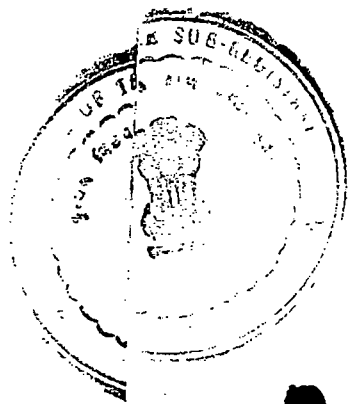
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WHEREAS by an Agreement for Sale in writing dated 3rd November, 1980, made between Shantabai Yeshwant Kothare and other therein referred to as the "First Vendor" Second Vendor, Third Vendor, Fourth Vendor, Fifth Vendor and Sixth Vendor, but hereinafter collectively referred to as the "VENDORS" of the One Part and Smt. Vidya Vasant Bhave therein referred to as the "PURCHASER" of the other part, the Vendors agreed to sell and the said Smt. Vidya Vasant Bhave agreed to purchase all those piece or parcel of land, situate at village Panchgakhadi, Taluka and District Thane bearing survey No.28, Hissa Nos.1 to 21 more particularly described and secondly in the first Schedule thereunder written in the aggregate containing 21,710 Sq.meters or thereabouts and which pieces of land are described in the Second and Third Schedules thereunder written.



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and carry on construction of the buildings.

Agreement the Builders are entitled to develop

Schedule hereunder written and by the said

possession of the said property described in the first

Vasant Bhawe placed the builders herein in vacant

dated 3rd day of February, 1982, the said Smt. Vidya

AND WHEREAS on the execution of the said Agreement

therein contained.

the price and upon subject to the terms and conditions

described in the first Schedule hereunder written at

purchase the said piece or parcel of land more particularly

agreed to sell and the Builders herein agreed to

of February, 1982, the said Vidya Vasant Bhawe,

AND WHEREAS by an Agreement for sale dated 3rd day

which is described in the first Schedule hereunder written.

Sq. Meters equivalent to 14,353 Sq. Yards or thereabouts

aggregate the said Vendors are entitled to retain 12,000

to the extent of 2000 sq. meters and thus in the

the said Vendors is entitled to retain the vacant land

dated 3rd November, 1980 it was declared that each of

secondly in the first schedule to the said agreement

Agglomeration out of the said land described first and

by the Competent Authority (U.T.C.) for Urban

AND WHEREAS by an order dated 22nd April, 1980 made

one half share of the said properties.

collectively entitled to equal shares to the remaining

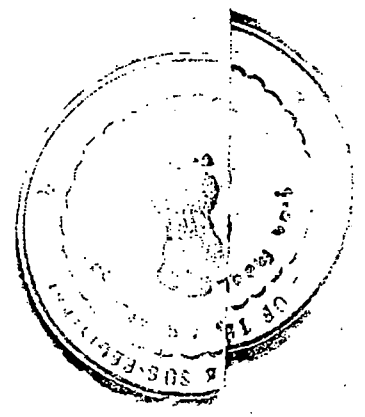
has one half share and second to sixth Vendors are

Vendors as tenants in the common wherein the first Vendor

AND WHEREAS the said properties are held by the said:

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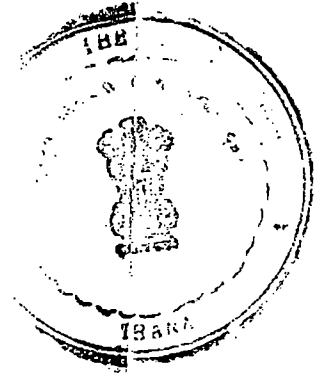
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accordance with the sanctioned plan and the Builders are authorised to enter into agreements for Sale of flats or shops or other portions of the said buildings on ownership basis or on such terms and conditions as the Builders may deem fit.

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AND WHEREAS the Builders have got prepared building plans for construction of buildings and the same are approved by the Thane Municipal Corporation.

AND WHEREAS the Builders are commencing construction in accordance with the plans sanctioned by the Thane Municipal Corporation. The Builders are construction 7 buildings consisting of ground plus Three floors comprising in all 176 flats on the said land more particularly described in the First Schedule hereunder written. The said buildings are being constructed according to general specifications mentioned in the Second Schedule hereunder written.



AND WHEREAS the Builders are selling flats in the buildings on ownership basis.

AND WHEREAS the Purchaser has agreed to purchase from the Builder Flat No.2 on the Ground floor of the Building No.'A' at the price and upon and subject to the terms and conditions hereinafter appearing.

AND WHEREAS the Purchaser has taken inspection of the Building Plans and specifications.

AND WHEREAS the certificate of title issued by M/s. Mahintura and Company Advocates and Solicitors for the Builders in annexed hereto and marked as

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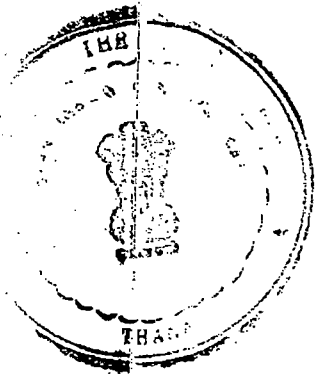
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AND WHEREAS the Purchasers have taken inspection of the documents of title relating to the property as also of the said hereinafter recited Agreements for Sale and other documents, and the Purchaser is fully aware of and conversant with the terms and conditions therein contained. The Purchaser has satisfied himself/herself about the title of the Builders to the said lands.

AND WHEREAS the Builders have furnished to the Purchaser such of the copies of the documents as are required to be furnished under the rules framed under the Maharashtra Ownership Flats Act as required by the Purchaser.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:-

1. The Builders shall construct buildings to be known as "Satguru's Apartments" on the plot bearing Survey No.28, Parts 1 to 6 and 8 and 9, Thane in accordance with the plans and specifications which have been kept in the office at the Buildings site for inspections and which the Purchaser has seen and approved and also agreed that the Builders may make such variations therein as may be required to be done by the Government, the Municipality or any other Local Authority or in accordance with the provisions of these presents.
2. The Purchaser has prior to the execution of this Agreement satisfied himself/herself about the title of the Builders to the said plot on which the Buildings are being constructed and he/she shall not be



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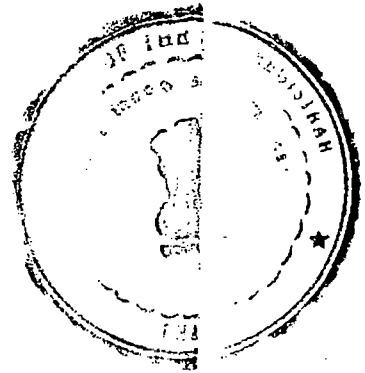
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entitled further to investigate the title of the builders relating thereto. A copy of the Certificate of title issued by the Solicitors M/s. Mahimtura and Company is reproduced as Annexure 'A' Also broad specifications and buildings/flats and the amenities to be provided therein are given in the Second Schedule.

3. The Purchaser hereby agreed to acquire flat No.2, admeasuring 47.5 Sq.Meters builtup area (Approx. 510 Sq.ft.) (Builtup) at the Rate of Rs.180/- per Sq.ft. on Ground floor of the Building as per the plans and specifications as seen and approved by him/her and containing amenities as in the Second Schedule hereto attached for the price of Rs.91,800/- (Rupees Nine-tyone thousand eight hundred only) which shall be paid in themanner given below:-



	Rs.
1) Booking	10,000/-
	500/-
2) Plinth	9,900/-
3) 1st floor slab	9,900/-
4) 2nd floor slab	9,900/-
5) 3rd floor slab	9,900/-
6) 4th floor slab	9,900/-
7) Brick masonry	9,900/-
8) Internal plaster	9,900/-
9) External plaster	9,900/-
10) Final	2,000/-
	<hr/>
Total:	91,800/-
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The Purchaser hereby agrees that the area of the flat as determined by the Architect of the Building(s) shall be final and binding on him/her and the Purchaser shall not dispute the same.

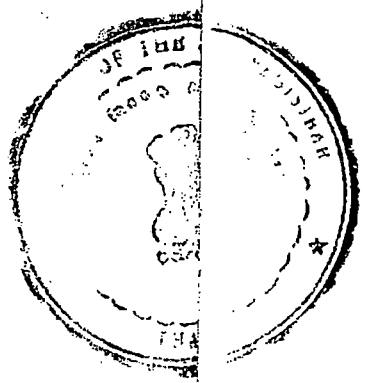
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4. The Builders agree to complete the construction work and hand over the possession of the said flat to the party of the Second Part or/ or before 30.6.1985, subject however, to the purchaser paying the agreed amount in the manner specified in Clause 3; of these presents and the availability of cement and other building materials and subject to any act of God, such as earth quake, floods or any other natural calamity, act of enemy, war, imposition of control, strike or any other cause beyond the control of the Builders and the Builders shall not be responsible for any loss, damage caused to the Purchaser or be liable to pay any compensation of whatsoever nature to the Purchaser owing to delay in giving possession of the said flat.



5. Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title or interest of any kind whatsoever into or over the said property or building or any part thereof, such confirmation to take place only upon the execution of sale Deed to be executed by the Builders in favour of Co-operative Housing Society to be formed of the Purchasers of the flats in the said building as hereinafter provided.

6. The Purchaser shall have no claim save and except in respect of the particular flat hereby agreed to be acquired, that is to open space, parking spaces, lobbies, staircases, terraces, etc. which will remain the property of the Builders until the whole building with the demised premises is transferred to the proposed Co-operative Housing Society as hereinafter mentioned.

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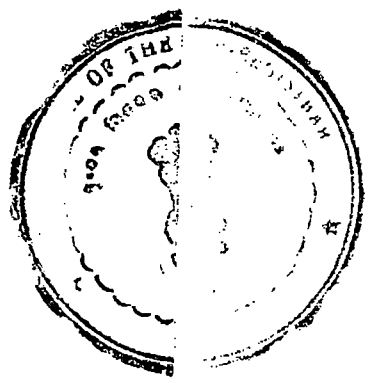
7. Till the Society is formed and Deed of Sale executed in its favour, the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off his right, title and interest in the said buildings which are being constructed PROVIDED THAT the Builders do not in any way, affect or prejudice the right, hereby created in favour of the Purchaser in respect of the flat agreed to be purchased by the Purchaser.

8. Under no circumstances, possession of the flat, shall be claimed by the Purchaser unless and until all payments including interest, late fee, deposit and other dues required to be made under this Agreement by the Purchaser have been made to the Builders.

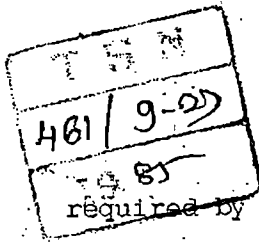
After the possession of the flat is handed to the Purchaser and the Purchaser has entered into the premises it shall be presumed that the Purchaser has taken due inspection of the premises and is satisfied that he has taken possession of the flat in good condition. The Builder shall not be responsible for any defects noticed thereafter.

9. The Builders shall in respect of any amount not paid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said flat agreed to be acquired by the Purchaser.

10. The Purchaser shall, within 10 days, from the date of receipt by him/her of the notice from the Builders to take possession of the flat, pay the Builders an amount of Rs.2,500/- (Rupees Two thousand five hundred only) as deposit towards cost of electric/water meters and electric sub-station and towards other deposits,



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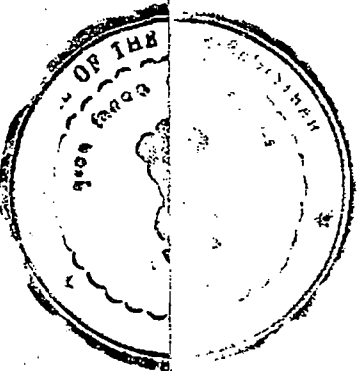
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or other undertaking, out-goings, maintenance charges and expenses such as legal cost and expenses for formation and registration of society, registration of conveyance deeds, and other common expenses. The said deposit after deducting therefrom any taxes and expenses, including the expenses mentioned in the Third Schedule which the Purchaser may have delayed or neglected to pay and the expenses incurred on the formation of the Co-operative Housing Society till the demised premises and the buildings thereon are finally transferred by way of sale to the Co-operative Housing Society shall be returned to the Purchaser. The Purchaser hereby agreed not to dispute the expenses and payments made out of the said amount, either in his/her capacity as a Purchaser or as a member of the Society when formed and registered. The Purchaser shall also pay at the time of taking possession, a sum of Rs.251/- or such other amount as may be required in law towards membership and share capital of the co-operative Housing Society. It is agreed that by reason of the deposit of Rs.2,500/- the Purchaser shall not refuse or delay payment of outgoings as provided in Clause 12 hereof.

11. Any notice or correspondence referred to in these presents will be sent by the Builders to the Purchaser through post at the address herein given which shall be a sufficient discharge of the obligation on the part of the builders in respect thereof.

12. The Purchaser hereby agrees and binds himself to contribute the 10th day of each month from the date of occupation permission his/her proportionate



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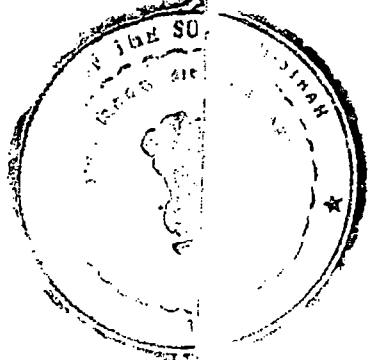
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share towards the costs, charges and expenses and outgoings in respect of the matters specified in the Third Schedule hereto. Such share to be determined by the Builders with regard to the areas of each flat, and the decision of the Builders in this behalf shall be conclusive and binding on the Purchaser.

13. So long as each flat in the said building shall not be separately assessed for municipal taxes, water charges, rates etc. the Purchaser shall pay proportionate share of municipal taxes, water charges, etc. as assessed on the whole building and such proportion to be determined by Builders on the basis of the area of each flat in the said buildings and their decision shall be conclusive and binding on the Purchaser.



14. The Builder shall not be responsible if any amenities like water, electricity are out off by the authorities concerned on account of default of non-payment of charges and taxes by the flat purchasers.

15. The Purchaser hereby agreement in the event of any amount by way of betterment charges or development tax or charges of any other tax or payment of a similar nature becoming payable by the Builders to the Municipality or to the State Government, the same shall be reimbursed by the Purchaser to the Builders inproportion to the area of flat agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be conclusive and binding upon the purchaser.

16. The Purchaser shall maintain at his/her own costs the flat agreed to be acquired by him/her, in the same good condition, state and other which it

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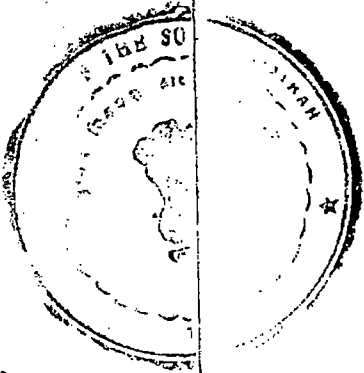
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delivered to him/her and shall abide by the bye-laws, rules and regulations of the Municipality and shall observe and perform all the terms and conditions contained in this Agreement. He/she shall have no claim whatsoever against the Builders on the ground of defect to any item of work or otherwise.

17. - The Purchaser hereby agrees that if during the construction stage of the buildings, availability of any controlled construction material become scarce thereby affecting the tempo of construction work and the Builders, with the consent of majority of flat purchasers opt for a costlier substitute e.g. silvicate cement in place of portland etc. the purchaser shall pay the proportionate difference in cost arising from the use of a costlier substitute for expediting construction work.

18. The Purchaser shall pay for any additional work not provided for in the plan at the rate as may be determined by the Builders. The Purchaser shall pay the proportionate share of the price of any extra amenities provided by the Builders and amount as may be determined, by Builders shall be paid if and when demanded.

19. The Purchaser hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further, the Builders are not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates. On default or payment of any instalments by the Purchaser as aforesaid, this Agreement shall be at the option of the



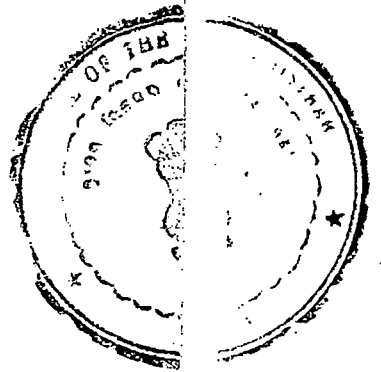
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Builders come to an end and the amount till then paid by the purchaser shall stand forfeited and the Purchaser shall have no claim of any nature whatsoever against the Builders. It is expressly agreed by and between the parties hereto that in respect of the above payments time is the essence of the contract. Upon non-termination of this Agreement as aforesaid or non-observation of this Agreement as aforesaid or non-performance of any of the terms and conditions hereof or for any reason whatsoever the Builders shall be entitled to resell the said to any other person of their choice at such consideration as they may determine and the Purchaser shall have no claim whatsoever in respect of the said flat. However, the builders may, in their absolute discretion but without prejudice to their rights and remedies under this Agreement, condone the delay of any one installment due as per Clause-3 of this Agreement on payment of late fee of Rs.500/-.



20. The Purchaser hereby agrees and undertake to be a member of a co-operative Housing Society to be formed in the manner hereinafter appearing and also from time to time as sign and execute the application for registration and other papers and documents necessary and the bye-laws of the proposed society and duly fill in sign and return the same immediately. No Objection shall be taken by the Purchaser if changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other Competent Authority. The purchaser hereby agrees that he/she shall be bound from time to time to sign all papers and documents and to do all other things,

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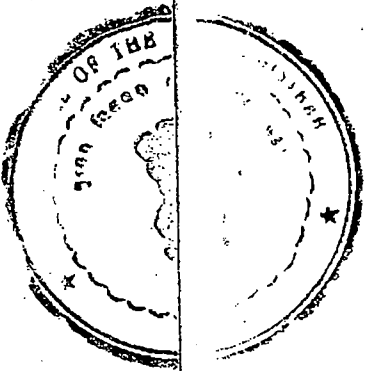
things as the Builders may require him/her to do from time to time safeguarding the interest of the Builders or other purchasers of flats in the said building. Failure to comply with the provisions of this clause will render this Agreement in fact to come to an end and the earnest money and all other moneys paid by the Purchaser shall stand forfeited to the Builders.

21. The Purchaser hereby covenants to keep the flat walls and partition walls, sewers, drains, pipes and appurtenances thereto belong to good tenable repair and conditions and in particulars so as to support shelter and protect the parts of the building other than his/her flat.

22. The Builders shall have the right until the execution of the conveyance in favour of the Co-operative Housing Society to make additions, alterations, raise the storeys and put up additional structures which shall be the sole property of the Builders who will be entitled to dispose them off without my/any let, hindrance, objection, obstruction or claim by the Purchaser and the Purchaser consents to the same.

23. The Purchaser shall not let, sub-let, sell, transfer convey, mortgage, charge or in any way encumber or deal with or dispose of his/her flat or assign, underlet or part with his/her interest under or the benefit of this Agreement unless he/she has obtained previous consent in writing of the Builders till the Co-operative Housing Society has been registered and conveyance of the property affected in its favour.

24. Till the society is formed and a deed of sale is executed in its favour, the Purchaser shall permit the



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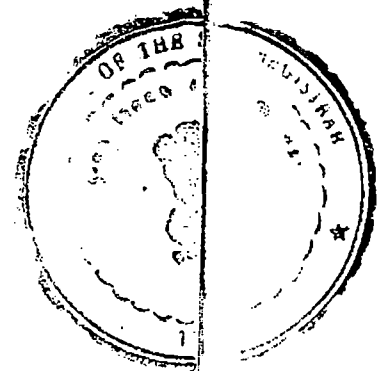
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Builders and their surveyor or Agents with or without workmen and others at all reasonable time to enter into and upon his/her flat or any part thereof with a view to inspecting the state and conditions thereof.

25. Till the society is formed and the deed of conveyance executed in its favour, the Purchaser shall permit the Builders and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the flat or any part thereof for the purpose of repairing any part of the building and for the purpose of making repairing maintaining, rebuilding, cleaning, lighting, and keeping in order and good condition services, drains, pipes, cables, gutters, wires structures and other conveniences belonging to or servicing or used for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes, and electric wires and for similar purpose and all for the purpose of cutting off the supply of water to the flat or the building in respect of whereof the Purchaser or the occupants of any other flat, as the case may be, shall have made default in paying his/her share of the water tax.



26. The Purchaser shall not at any time demolish or cause to be demolished the flat or any part thereof agreed to be acquired by him/her nor will he/she at any time make or cause to be made any addition or alterations or whatsoever nature to the said flat or any part thereof. The Purchaser shall not unless consented to by the Builders in writing permit the

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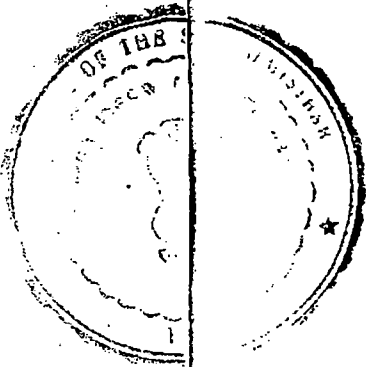
closing of verandah or logues or balconies or make any alterations in the elevation and outside colour scheme of the flat to be acquired by him/her.

27. After the possession of the flat is handed over to the Purchaser, if any additions or alterations in about or relating to the said building are thereafter required to be carried out by the Government, Municipality or Statutory authority, the same shall be carried out by purchaser in co-operation with the Purchasers of the other flats in the said building and the Builders shall not in any manner be liable or responsible for the same.

28. The Purchaser shall not throw dirt, rubbish or other refuse or permit the same to be thrown in his/her flat or in the compound or any portion of the buildings.

29. After the buildings are complete and ready and fit for occupation and after the society is registered and only after all the flats in the said buildings have been sold and disposed off by the builders and after the Builders have received the dues payables under the terms of the Agreement with various flat holder, the Builders shall execute or cause to be executed as provided hereinafter a deed or deeds of flat in respect of the buildings and of the demised premises in favour of the Co-operative Housing Society.

30. Notwithstanding anything to the contrary herein contained it shall be at the full discretion of the builders to form one or more societies of all the buildings to be constructed by them under the said



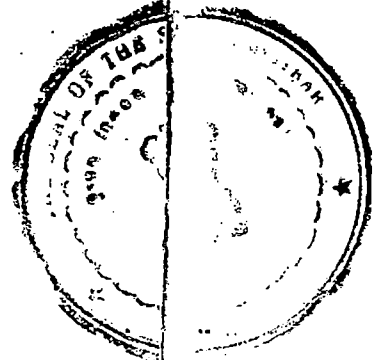
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agreement or separate societies of one or more buildings and the builders will at their discretion decide the portion or portions of the land together with the building to be conveyed to such society or other organisation or other incorporated body and the decision of the Builders in that behalf shall be final and binding and will not be called in question. The Builders will cause the said Vendors through the said Vdiaya Vasant Bhave to execute one or more conveyance of such portion or portions of the land together with building constructed by the Builders as the Builders may deem fit in favour of such society or societies or limited companies or other incorporated body which may be formed in pursuance hereof.

31. In the event of the Society being formed and registered before the sale and disposal of the builders of all the flats in the said buildings, the powers and authority of the society to formed or of the purchaser to the overall control of the builders in respect of any of the matters concerning the said buildings, the construction and completion thereof and all amenities appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold flats and the disposal thereof on such terms as they may deem fit. The Builders shall also be entitled to the use and the utilisation of the balance F.S.I. capacity that remained unutilised before the execution of conveyance in favour of the Society. The Builders shall also be entitled to join the Society as its



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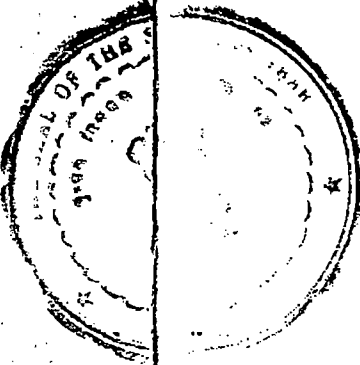
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member for holding the benefits of the unconsumed F.S.I. capacity and shall be entitled to utilise the same by undertaking construction as may be permitted by the Municipal Authorities under their regulations. The Builders shall hold the flats etc. constructed by utilising the balance F.S.I. capacity and shall be entitled to sell or transfer the same for any consideration at their absolute discretion. The society shall have no right to object to such transfer or sale.

32. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Builders of the terms and conditions thereof nor shall the same in any manner prejudice the rights of the Builders.

33. If the buildings during construction period are insured against the risk of fire and earthquake, the premium thereof shall proportionately be borne by the Purchaser. Any damage or loss occurring to the buildings owing to riots, war or natural act beyond the claim on the Insurance Company shall be sustained/borne by the Purchaser and the Builders shall in no way be held liable for the same.

34. All letters, receipts and/or notices issued by the Builders despatched under Certificate of Posting to the address known of the Purchaser will be sufficient proof of the receipt of the same by the Purchaser and shall effectually discharge the builders. For this purpose, the Purchaser has given the following



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address:

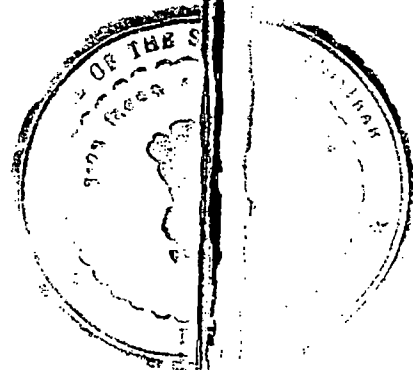
DEV-GIRI,

5th Floor, Room No 527,

Mahadeo Palay Marg, Cuzly Road,

Bombay - 13.

35. If the purchaser neglects, omits or fails for any reason whatsoever to pay to the Builders any of the amounts due and payable by the Purchaser under the terms and conditions of this Agreement (whether before or after the delivery of possession) within the time herein specified or if the Purchaser shall, in any way, fail to perform or observe any of the covenants and stipulations on his/her part herein contained or referred to, the Builders shall be entitled to re-enter upon there to resume possession of the said flat and every thing whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and other moneys already paid by the Purchaser to the builders shall be absolutely forfeited to the Builders and the purchaser shall have no claim for refund or repayment of the said purchaser and the purchaser hereby agrees to the forfeiture of all his/her rights, title and interest in the said flat and all the earnest amounts and other moneys already paid and in such event the Purchaser shall also be liable to immediate ejection as a trespasser but the right given by the clause herein to be Builders shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Builders against the Purchaser.



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36. The Purchaser is aware that there are shops/garages/parking spaces in the area covered by the building in which he has purchased the flat and the Builders have sold/shall be selling these on the terms and conditions as may be determined by them. The Purchaser gives consent that the co-operative housing society to be formed shall enroll each of them as member/nominal member on payment of normal membership fees.

37. The Purchaser shall at no time demand partition of his/her interest in the said building as the same is impartible. It is agreed by the Purchaser that the Builders shall not be liable to execute any assignment or other document in respect of the said flat in favour of any purchaser.

38. All costs and expenses in connection with the formation of the co-operative Housing Society as well as the cost of preparing engrossing, stamping and registering all the agreements, sub-lease, lease deed or any other documents required to be executed by the Builders or by the Purchaser as well as the entire professional costs of the Attorneys of the Builders in preparing and approving all such documents shall be borne by the Society or proportionately by all the holders of flats in the said building. The Builders shall not contribute anything towards such expenses. The proportionate share of such costs, charges and expenses payable by the Purchaser shall be paid by him/her immediately on demand.

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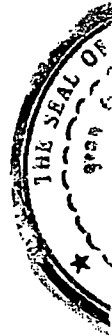
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39. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act and the Rules thereunder or any other provisions of the law applicable hereto.

40. All costs, charges and expenses including registering charges of this Agreement shall be borne and paid by the Purchaser.

41. The Purchaser hereby desires and agrees that as soon as convenient to the Purchaser, after execution of the Agreement, the same will be lodged for registration with the Sub-Registrars of Assurance, Thane, and shall within seven days after lodging the same, estimate in writing to the builders of his/her having done so on receiving such intimation in writing, the Builders shall admit the execution of this Agreement before the said Sub-Registrar of Assurances. The Purchaser hereby admits having this day received from the Builders one extra copy of this Agreement and the one copy of this Agreement for the aforesaid lodging and for registration. If the Purchaser fails to lodge this agreement for registration or to intimate the Builders of his/her having lodged the same, the Builders will not be responsible for the non-registration of the said Agreement and/or liable for any consequences arising therefrom. All costs, charges and expenses of this Agreement, including, stamping and registration charges shall be borne and paid by the Purchaser.



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42. The Purchaser hereby agrees to execute, sign, submit the necessary forms/returns and other require particulars singly or jointly with the builders, as may be required to be furnished under law, within the specified time schedule to the Income-tax authorities for the registration of this Agreement with the said Authorities.

43. All the purchasers of the flats and/or their society on its registration shall bear the expenses of stamp duty and registration charges in respect of deed of conveyance to be executed in favour of the Society.



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

SIGNED SEALED AND DELIVERED by the withinnamed - M/S. SATGURU DEVELOPMENT CORPORATION, the Builders through their partner in the presence of

For SATGURU DEVELOPMENT CORPORATION

Mr. [Signature]

PARTNER

1)

2)

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SIGNED SEALED AND DELIVERED
by the withinnamed -
SHRI HARISHCHANDER RAMCHANDER
CUJAR, PURCHASER in the presence
of.....

हरिचंद्र रामचंद्र कुजार्

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- 1) _____
- 2) _____

RECEIPT

RECEIVED the day and year
first hereinabove written on and
from the withinnamed PURCHASER the
sum of Rs.10,000/- (Rupees Ten
thousand only) to be paid by him/
her to us.

Rs.10,000/-
=====

WE SAY RECEIVED
For SATGURU DEVELOPMENT CORPORATION

WITNESSES:

[Signature]
PARTNER

- 1) _____
- 2) _____



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FIRST SCHEDULE

All those pieces or parcels of free hold land situate lying and being at Village Panchpakhadi Taluka and District Thane, in the Registration District and Sub-District of Thane, the particulars whereof are as under:-

SURVEY NO.	AREA IN SQ.MTS.	AREA IN SQ.YDS.
1) 28/3 (Pt)	1830	2138.86
2) 28/6 (Pt)	2710	3241.46
3) 28/10	1260	1507.10
4) 28/11	1210	1447.29
5) 28/13	250	299.03
6) 28/15	230	275.11
7) 28/16	1850	2212.81
8) 28/17	1050	1255.92
9) 28/18	630	753.55
10) 28/19	530	633.94
11) 28/21	300	358.85
TOTAL:	11850	14173.94

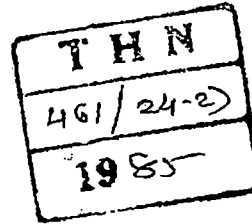


SECOND SCHEDULE

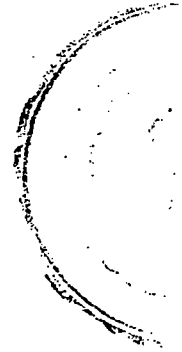
(Broad specifications and amenities)

- 1) The buildings will be of R.C.C. frame structure.
- 2) All bath rooms will be provided with Tandoor Stone in flooring and glazed tiles with 3 ft. dado and lavatories will be provided with flooring and dado 1/1.2 ft. of white glazed tiles. The living rooms, bed rooms, kitchen and passages will have marble mosaic tiles with 6" high skirting.

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- 3) There will be a cooking platform of black cuddappa stone and sink of glazed tiles in the kitchen.
- 4) R.C.C. Loft will be provided in the kitchen or over the bathroom.
- 5) All lavatories will be provided with flush system.
- 6) All the doors will be of tank wood, frame and shutters of Nova teak panels of teakwood. The entrance and door will be french polished from exterior and fitted with peep hole, Godrej latch. The other doors will be painted and fitted with iron/steel.
- 7) Windows will be of teak wood frame with glass.
- 8) Staircases will have railings of polished wood.
- 9) All internal walls will be white washed.
- 10) All electric and sanitary fittings will be standard quality.
- 11) Building will have waterproof colour painted from exterior.
- 12) All bathrooms shall have arrangements for water tap shower, and connection for installation of a geyser.
13. Two Motor pumps of suitable horse power capable of provide 24 hours availability of water for all the buildings will be installed.
- 14) R.C.C. Water supply overhead tank of adequate.



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- Building will be constructed.
- 15) Wash basin of a common size (12" x 18") will be provided.
 - 16) One light point, one fan point and one plug point in all rooms and one light point and one point in kitchen, one light point each in W.C./Bathroom, balcony and passage, Domestic power point in kitchen and the living room Indian Bathroom will be fitted.
 - 17) Hooks for fans in all rooms.
 - 18) Electric Bell/Buzzer in each flat.
 - 19) M.S. Grills will be provided in all the windows except W.C. Bath - windows.
 - 20) One underground R.C.C. Tank of adequate capacity as per the Municipal rules for all the buildings will be constructed.
 - 21) Compound wall with necessary gates will be provided.



THIRD SCHEDULE

(Common Expenses)

- 1) The expenses of maintaining, repairing, redecorating etc. of the main structure and particularly the roof, gutters, and rain water pipes of the building, water pipes, electric wiring in, under or upon the building enjoyed by the Purchaser in common and boundary walls of building, compound terrace etc.

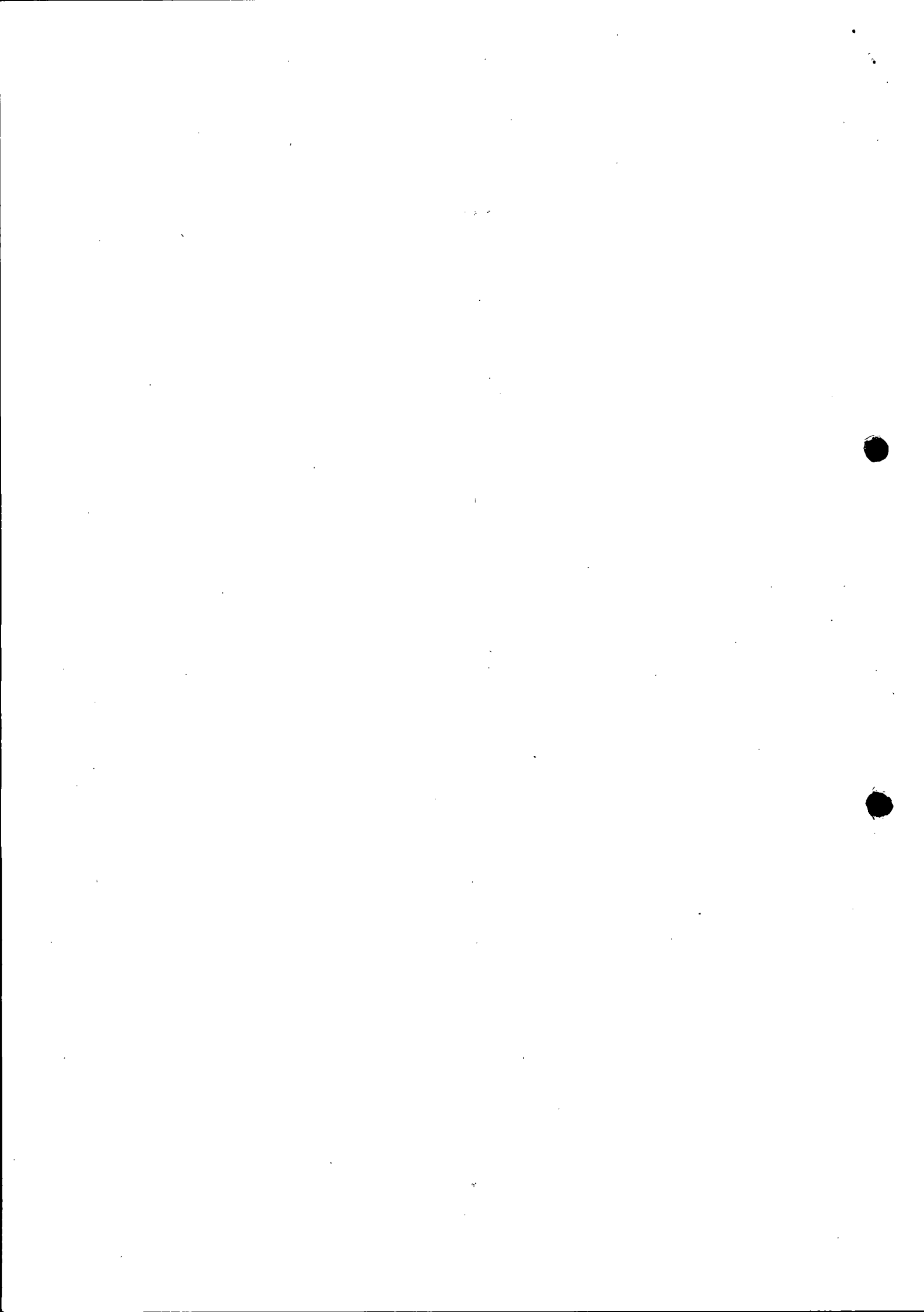
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- 2) The costs of cleaning and lighting the passages, landing staircases and other parts of the building as enjoyed or used by the Purchaser in common.
- 3) The cost of the salaries of Clerk, Chowkidars, Sweepers etc.
- 4) The Municipal and other taxes as also water charges.
- 5) Insurance of the Building.
- 6) Cost of water meter or electric meter or any deposit for water or electricity.
- 7) Such other expenses as are necessary and incidental for the maintenance and upkeep of the building.





2nd Agreement

530/6811

प्राप्ती

Original/Duplicate

Wednesday, May 17, 2023

प्राप्ती क्र.: 39M

10:26 AM

Regn.: 39M

प्राप्तीचा नाव: पावसाळी

प्राप्ती क्र.: 7189 दिनांक: 17/05/2023

दस्तावेजाचा अनुक्रमांक: 2012-6811-2023

दस्तावेजाचा प्रकार: कर्जापत्र

मादर कायदाप्रमाणे गाव: वेभार ग्राम स्वयंसेवक...

प्राप्तीची

₹. 30000.00

दत्त होतानाची

₹. 720.00

प्राप्ती संख्या: 36

रक्कम:

₹. 30720.00

आपण मंडळ, वेभार लि. प्र. प्र. 0 अर्जात

10:44 AM रोजी वेळीस मिळाले.

JSRTHANE12

प्राप्ती क्र.: 5651028/-

हा हेतू देण्यात आला आहे

प्राप्ती क्र.: 5700000/-

प्राप्तीचा प्रकार: 3999000/-

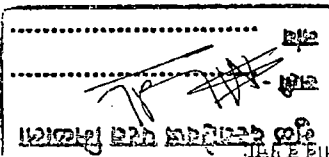
1) प्राप्तीचा प्रकार: DHC रक्कम: ₹. 720/-

प्राप्ती/प्रमाणपत्र/अर्जाचा क्रमांक: 1705202301550 दिनांक: 17/05/2023

प्राप्तीचा नाव व प्राप्ती:

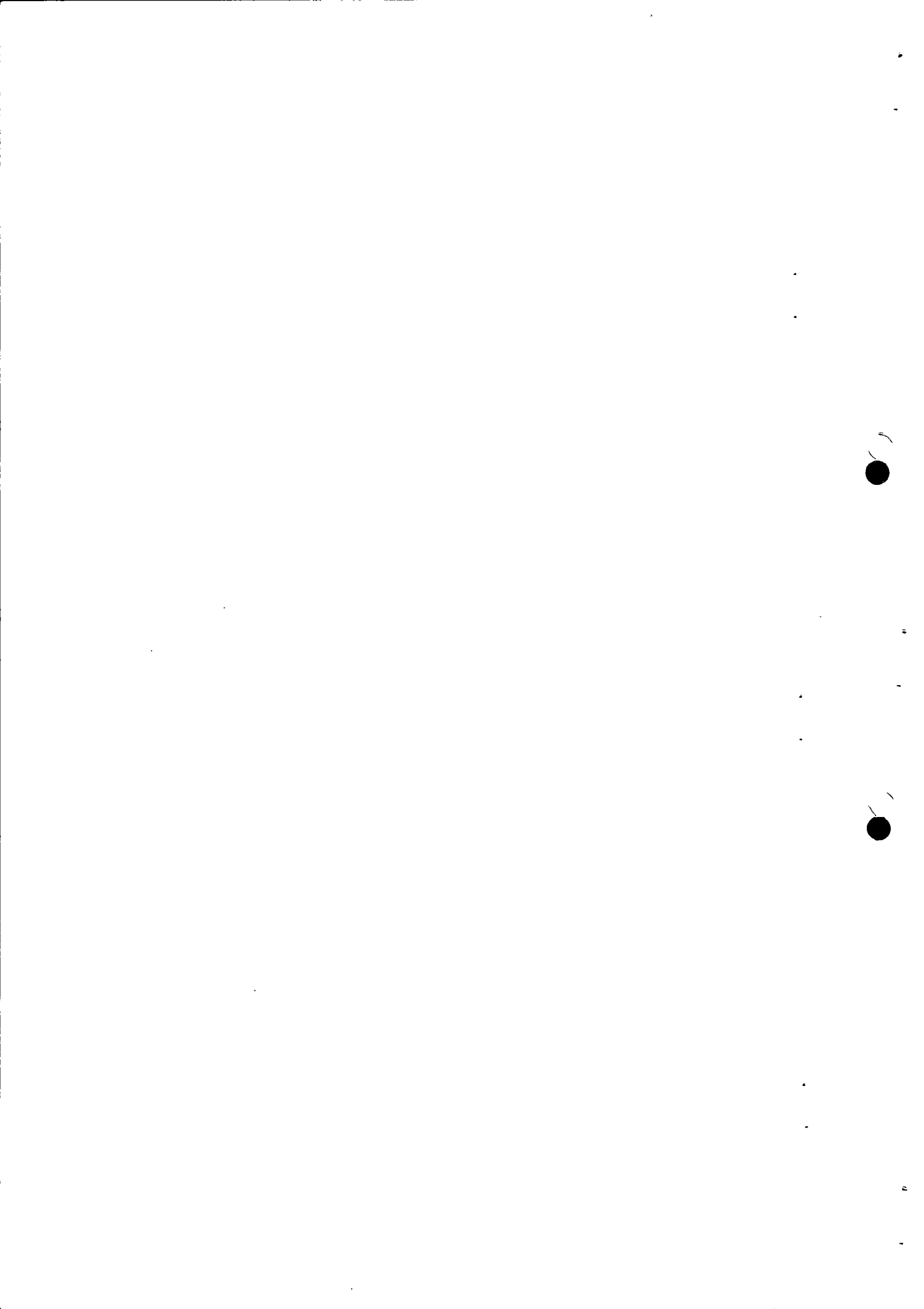
2) प्राप्तीचा प्रकार: eChallan रक्कम: ₹. 30000/-

प्राप्ती/प्रमाणपत्र/अर्जाचा क्रमांक: MH017968113202223E दिनांक: 30/03/2023



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	VAIBHAV SUBHASH MHASWADKAR	eChallan	69103332023033033046	MH017968113202223E	399000.00	SD	0001114840202324	17/05/2023
2		DHC		1705202301550	720	RF	1705202301550D	17/05/2023
3	VAIBHAV SUBHASH MHASWADKAR	eChallan		MH017968113202223E	30000	RF	0001114840202324	17/05/2023

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





CHALLAN
MTR Form Number-6



GRN	MH017968113202223E	BARCODE	[Barcode]		Date	30/03/2023-18:23:11	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			PAN No.(If Applicable)	DYHPM2742F			
Location	THANE			Full Name	VAIBHAV SUBHASH MHASWADKAR			
Year	2022-2023 One Time			Flat/Block No.	FLAT NO. 2, GROUND FLOOR, BUILDING A			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	399000.00	Road/Street		SATGURU CHSL, GOKULNAGAR, OLD AGRA ROAD,			
0030063301	Registration Fee	30000.00	Area/Locality		PANCHPAKHADI, THANE			
			Town/City/District					
			PIN		4	0	0	6 0 1
			Remarks (If Any)					
			PAN2=AVAPG9707B-SecondPartyName=HARISHCHANDRA					
			RAMCHANDRA GUJAR~CA=5700000					
			Amount In	Four Lakh Twenty Nine Thousand Rupees Only				
Total	4,29,000.00		Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK								
Cheque-DD Details			Bank CIN	Ref. No.	69103332023033046	2800612818		
Cheque/DD No.			Bank Date	RBI Date	30/03/2023-18:24:41	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. . Date		Not Verified with Scroll			

Department ID :

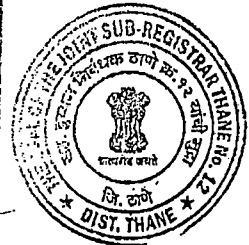
Mobile No. : 9930796282

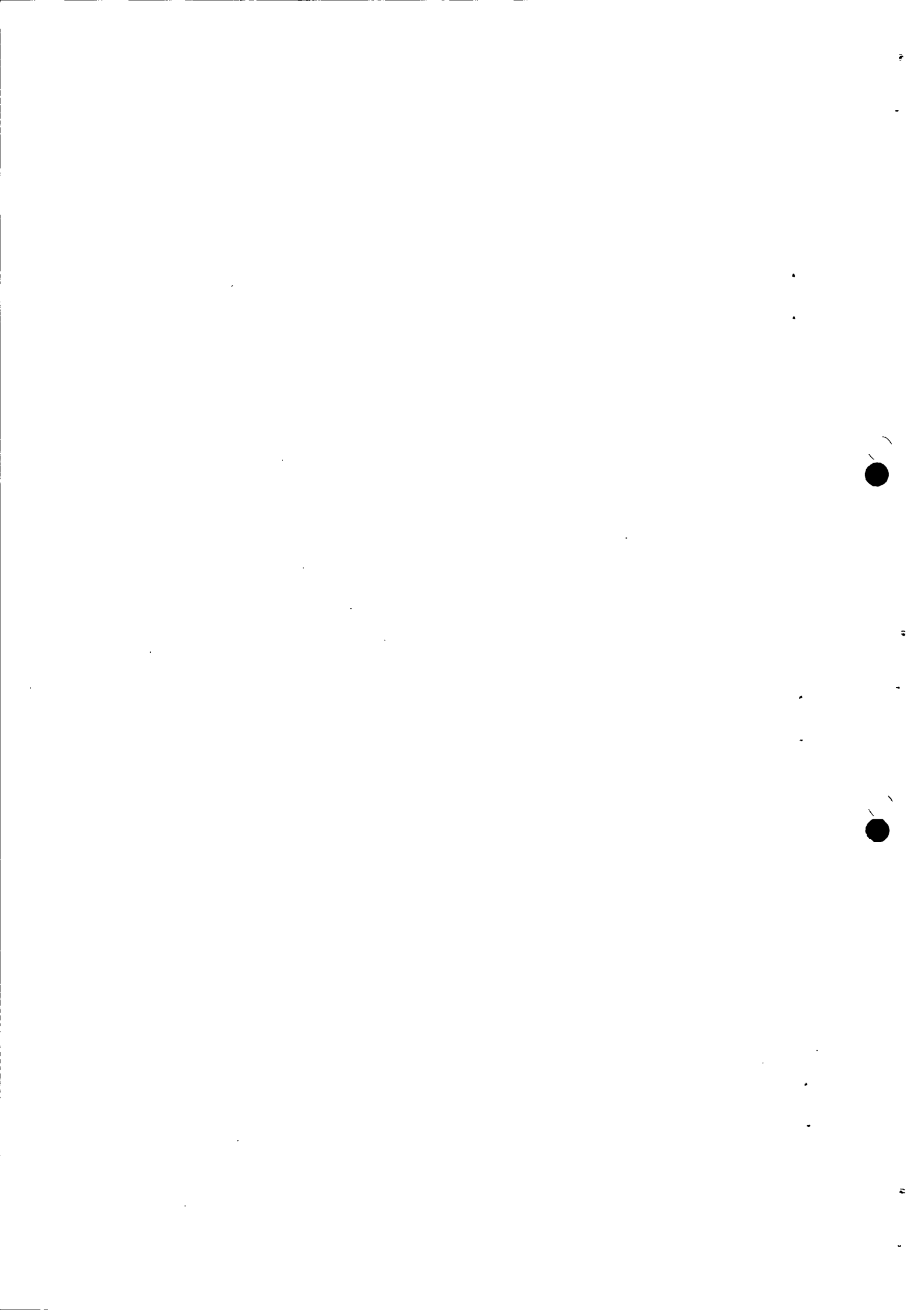
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दृश्य निबंधक कार्यालयाने नोंदणी करायत्याच्या दस्तावेजाती लागू आहे. नोंदणी न करायत्याच्या दस्तावेजाती सदर चलन लागू नाही.

[Handwritten Signature]
K.S. Mhaswadekar

[Stamp]	
[Handwritten: 2 3E]	



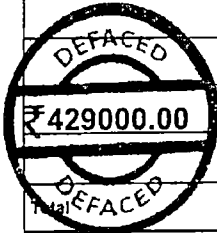




CHALLAN
MTR Form Number-6



GRN	MH017968113202223E	BARCODE	[Barcode]		Date	30/03/2023-18:23:11	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN9_THANE NO 9 JOINT SUB REGISTRAR				
Location				THANE				
Year				2022-2023 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				399000.00				
0030063301 Registration Fee				30000.00				
Payment Details				IDBI BANK				
Cheque/DD No.				[Blank]				
Name of Bank				IDBI BANK				
Name of Branch				[Blank]				
Payer Details				TAX ID / TAN (If Any)				
PAN No.(If Applicable)				DYHPM2742F				
Full Name				VAIBHAV SUBHASH MHASWADKAR				
Flat/Block No.				FLAT NO. 2, GROUND FLOOR, BUILDING A				
Premises/Building				SATGURU CHSL, GOKULNAGAR, OLD AGRA ROAD.				
Area/Locality				PANCHPAKHADI, THANE				
Town/City/District				[Blank]				
PIN				4 0 0 6 0 1				
Remarks (If Any)				PAN2=AVAPG9707B-SecondPartyName=HARISHCHANDRA RAMCHANDRA GUJAR-CA=5700000				
Amount In				Four Lakh Twenty Nine Thousand Rupees Only				
Words				4,29,000.00				
FOR USE IN RECEIVING BANK				Bank CIN				
Ref. No.				6910333202303303046				
Bank Date				30/03/2023-18:24:41				
RBI Date				31/03/2023				
Bank-Branch				IDBI BANK				
Scroll No. , Date				101 . 31/03/2023				



Department ID : [Blank] Mobile No. : 9930796282
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 याचर चालन नोंद घेण्यासाठी नोंद घ्यावी. नोंद घेण्यासाठी नोंद घ्यावी. नोंद घेण्यासाठी नोंद घ्यावी. नोंद घेण्यासाठी नोंद घ्यावी. नोंद घेण्यासाठी नोंद घ्यावी.

Signature Not
Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
REVENUE

Challan Defaced REVENUE DEPARTMENT, MUMBAI 02
 Date: 2023.05.27 10:29:31
 IST

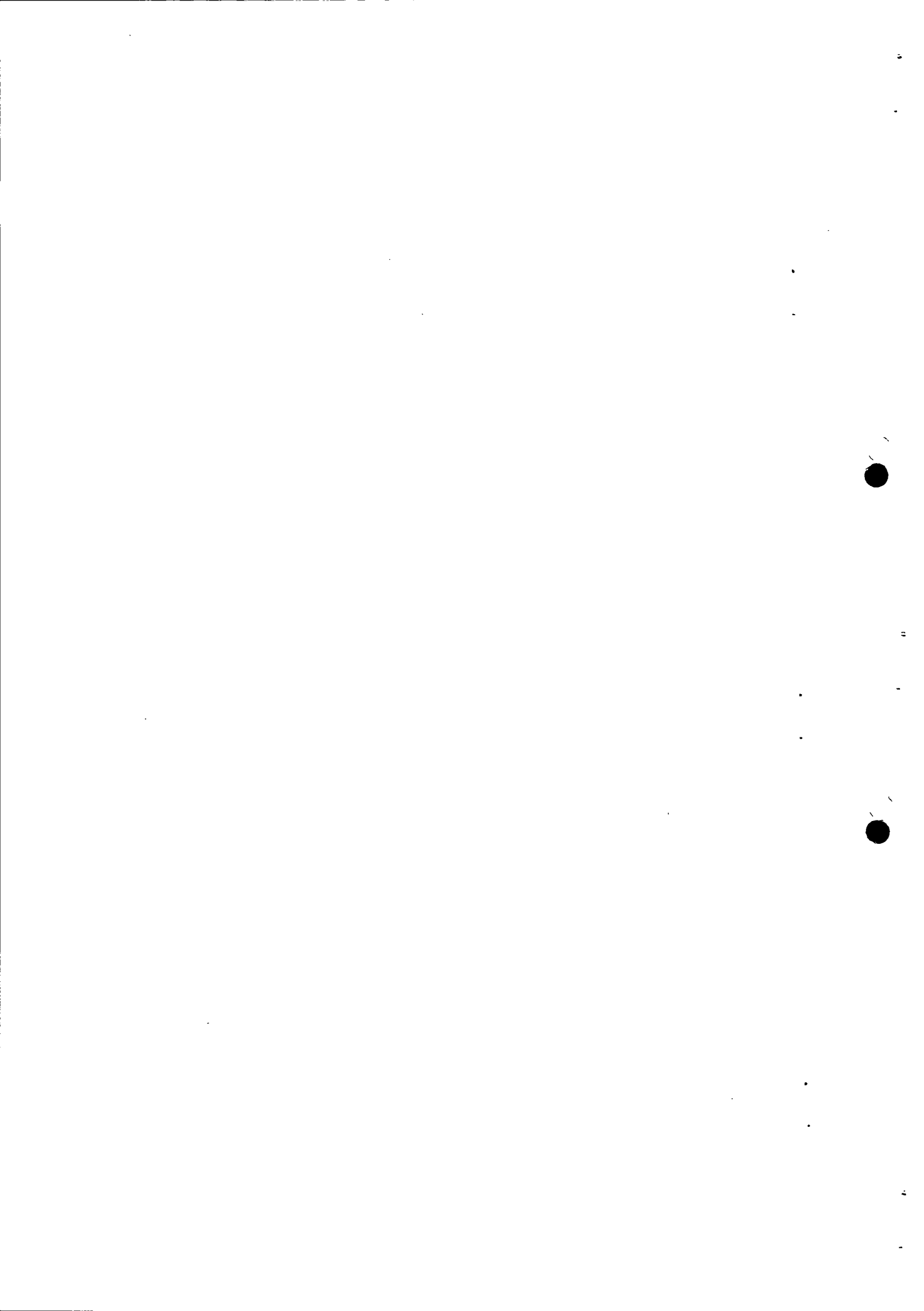
Sr. No.	Reason: GRAS Secure Doc Defaced	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-530-6811	0001114840202324	17/05/2023-10:26:05	IGR540	30000.00
2	(IS)-530-6811	0001114840202324	17/05/2023-10:26:05	IGR540	399000.00
Total Defacement Amount					4,29,000.00

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दिनांक १७/०५/२०२३

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is hereby made and entered into at Thane on 17th day of May, 2023. **BETWEEN**

MR. HARISHCHANDRA RAMCHANDRA GUJAR, age 87 years, Pan No. AVAPG9707B, having address at Flat No. 2, Ground Floor, Satguru Apartment, Gokul Nagar, Thane (W) - 400601., hereinafter called as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) **OF THE ONE PART;**

REGD. EL99
AND 8 3E



1) **MR. VAIBHAV SUBHASH MHASWADKAR** Age 27 Years, (Pan No. DYHPM2742F) AND 2) **MRS. KALPANA SUBHASH MHASWADKAR** Age 48 Years, (Pan No. AQSPM3672Q), Both Indian Inhabitant, Both Residing at Sai darshan CHS vijay nagar kalyan East Thane - 421306., hereinafter referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) **OF THE OTHER PART;**

AND WHEREAS the **TRANSFEROR** herein has paid full and final consideration to M/s Satguru Development Corporation, as per Agreement For Sale dated 05/02/1985 and took physical possession of the said Flat and the said Agreement was registered on 05/02/1985 vide registration Document Serial No. **461/1985** in the Office of the Sub-Registrar Thane.

[Handwritten signature]

1 *K.S. Mhaswadkar*

WHEREAS the Party of the one part are the owner of the Flat No. 2, on Ground Floor, admeasuring area 510 Sq.ft., (Built-up), in Building 'A', in the Society known as "SATGURU CO-OPERATIVE HOUSING SOCIETY LTD"., Situated at- Gokul Nagar, Old Agra Road, Village - Panchpakhadi, Thane (W)-400601., hereinafter referred to as the "SAID FLAT".

AND WHEREAS said society has been registered under Registration No. TNA / (TNA) / HSG /(TC) /4634/1991-92, dated 02/04/1992. AND WHEREAS Building known as "SATGURU CO-OPERATIVE HOUSING SOCIETY LTD"., hereinafter referred to as Said Society.

WHEREAS the said Society has issued a Share Certificate Sr. No. 02, Member's Register No. ____, bearing 5 share from 6 to 10 of share Amount Rs. 50/- each relating to the said Flat to the TRANSFEROR. And it is hereby agreed between the parties hereto that the TRANSFEREES shall be entitled to get the said share certificate transferred in the name of TRANSFEREES which is issued by the said society.

AND WHEREAS the TRANSFEROR desirous to transfer their all rights, title and interest in respect of the Said Flat to the TRANSFEREES.

AND WHEREAS by mutual negotiations TRANSFEROR agreed to transfer, the TRANSFEREES agreed to acquire the Said Flat in the Said Society on the terms and conditions and for the price of Rs. 57,00,000/- (Rupees Fifty Seven Lakhs only).

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS

<p>ट व न ११ UNDER:-</p>	
<p>दस्तावे. ६९९१ / २००३</p>	
<p>५</p>	<p>३६</p>
<p>2) The TRANSFEROR hereby confirm that their ownership of</p>	



The TRANSFEROR is in possession and occupation of the Said Flat admeasuring area 510 Sq.ft., (Built-up).

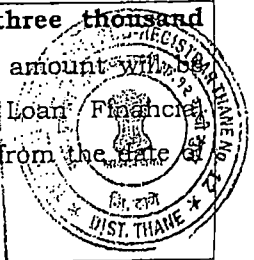
The TRANSFEROR hereby confirm that their ownership of the Said Flat is valid, subsisting and in full force.

[Handwritten signature]

K.S. Mhaswade

- 3) The Transferor hereby confirms and agrees he has not raised any loan against said flat from any Bank, or any other Financial Institution, there is no claim, charges, interest, right of any nature of any person, party/institution. He is the only one owners of the said flat. The said Flat is free from any other encumbrance and it has got clear marketable title.
- 4) In pursuance to the representation made by the TRANSFEREES, the TRANSFEROR hereby agree to assign all their rights, title and interest in respect of the Said Flat in the Said Society and the TRANSFEROR agrees to hand over the Vacant and peaceful possession of the Said Flat to the TRANSFEREES for the total consideration price of **Rs. 57,00,000/- (Rupees Fifty Seven Lakhs only)**. The total consideration amount is payable as under by the TRANSFEREES to the TRANSFEROR in the manner stated hereinafter.

a)	Rs. 5,00,000/-	(Rupees Five Lakhs Only) paid by NEFT INB Refer. No. IRV9669431, UTR No. SBIN523100621397 dated 10/04/2023 drawn State Bank Of India, Kalyan East branch.
b)	Rs. 5,00,000/-	(Rupees Five Lakhs Only) paid by NEFT INB Refer. No. IRW0303887, UTR No. SBIN523110049272 dated 20/04/2023 drawn State Bank Of India, Kalyan East branch.
c)	Rs. 57,000/-	(Rupees Fifty Seven Thousand Only) to be deducted from sales consideration and paid towards @ 1% TDS under Income - Tax Act, 1961. The same 1% TDS will be deposited by the TRANSFEREES with the income -tax authorities and the TDS certificate shall be handed over to the TRANSFEROR.
d)	Rs. 46,43,000/-	(Rupees Forty-six lakhs forty-three thousand Only) The Balance consideration amount will be paid by way of any housing Loan Financial Institution on or before 60 days from the date of this agreement.



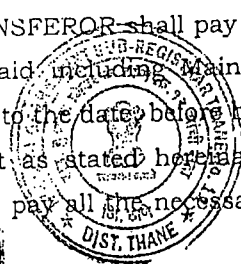
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K.S. Mhaswadekar

The "TRANSFEREES" are required to deduct Tax Deducted at Source (TDS) at the rate of 1% on the Total Sale Consideration of Rs. 57,00,000/- (Rupees Fifty Seven Lakhs only) as per Section 197 of the Income Tax Act, 1961. Accordingly the "TRANSFEREES" have deducted TDS i.e. Rs. 57,000/- (Rupees Fifty Seven Thousand Only) at the time of execution of this Agreement and the "TRANSFEREES" shall pay the same to the Income Tax Authorities and issue the challan and T.D.S. Certificate for the same to the "TRANSFEROR". The "TRANSFEROR" WILL acknowledge the receipt of the said amount of Rs. 57,000/- deducted as T.D.S. by the "TRANSFEREES" on proof of actual payment of said TDS by the "TRANSFEREES".

- 5) The TRANSFEROR will handover vacant and peaceful possession of the Said Flat to the TRANSFEREES at the time of receiving balance consideration amount.
- 6) The TRANSFEROR will handover vacant and peaceful possession of the said Flat to the TRANSFEREES after receiving full and final consideration amount as mentioned in the said agreement.
- 7) It is agreed between the TRANSFEROR and the TRANSFEREES that all the taxes, other expenses and charges or liabilities in respect of the Said Flat, in the Said Society relating to and arising for the period prior to the possession shall be paid and suffered by the TRANSFEROR there after TRANSFEREES shall pay all the taxes other outgoings and Maintenance Charges in respect of the Said Flat from the date of possession.

8) The TRANSFEROR shall pay and bears all the dues in respect of the Said, including Maintenance, Electric bill, municipal taxes up to the date before handing over the possession of the Said Flat as stated here above there after TRANSFEREES shall will pay all the necessary charges in respect of the Said Flat.	
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- 9) The TRANSFEROR hereby agrees to grant an NOC for transfer of the Said Premises along with Electric Meter (Consumer No.

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4 K.S. Mhaswadkar *[Handwritten initials]*

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K.S. Maswadkar

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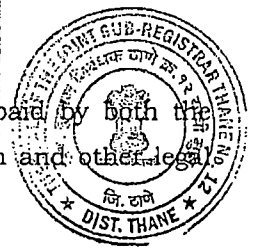
000023126613 and Meter No. 08203166855 & MGL. CA No. 210000483388, Meter No. 100213158) in favor of the TRANSFEREES herein with relevant records and for the purpose the TRANSFEROR herein agree and undertake to sign and execute all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future, but at the cost of TRANSFEREES herein.

10) The TRANSFEROR hereby states and declares that prior to execution of these present and before receipt of deposit of earnest amount mentioned hereinabove. TRANSFEROR has neither executed any Agreement or deed for transfer of their Share, rights, title, interest of whatsoever nature in respect of the Said Flat nor he has received any Deposit or earnest money, claim of whatsoever nature against the Said Flat.

11) The TRANSFEROR agree that at his own costs, charges, expenses make out the title of the Flat clear marketable and free from all types of encumbrances.

12) The TRANSFEROR hereby covenant to the TRANSFEREES that the Said flat sole transferred to the TRANSFEREES are FREE from all types of encumbrances and is the absolute property of the TRANSFEROR have lawful authority and absolute power to sell assign any right, title and interest in the Said flat and the TRANSFEROR agrees to indemnify the TRANSFEREES completely and fully against any charges, claims or any other person through his and further agrees to do all the lawful necessary acts for better security and the rights of the TRANSFEREES.

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13) The society share transfer charges will be paid by both the parties equally and stamp Duty, Registration and other legal charges will be paid by the TRANSFEREES.

14) The TRANSFEROR agree to sign all forms regarding therefore of the Said Flat and in the name of the TRANSFEREES.

15) It is hereby expressly and irrevocably agreed between the parties hereto that immediately on payment of full and final

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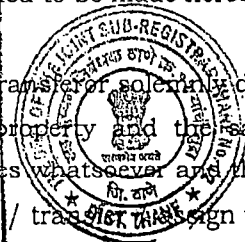
payment of consideration as aforesaid is to be paid by the Transferee to the Transferor, the Transferor shall deliver to the Transferee vacant possession of the said Flat and all the Transferor's interest in the Society assigned by the Transferor to the Transferee forever.

16) It is further agreed between the parties hereto that on receiving full and final consideration the Transferor shall forthwith submit to the Society the instrument of transfer, the prescribed forms, duly executed by him along with the application for membership from the Transferee.

17) The Transferor doth hereby agrees and undertakes that on receiving the full and final consideration not to claim any right, title, share, use, occupation, enjoyment, possession or any other interest whatsoever in /or over the said Flat and the Transferee agrees to pay after possession all the outgoing, as the Society may demand in respect of or concerned with the said Flat. All payments or dues outstanding / accruing for the period prior to the possession as above essentially be paid, cleared by the Transferor whenever such demand are received from the Society or any other authority or other parties whatsoever.

18) It is further agreed by and between the parties hereto that in pursuance of this Agreement and for the consequent transfer of the Flat hereinabove to the Transferee, he shall executed and sign whatever documents, affidavits, applications, etc as may be required to be executed under the law by him for the firm and effective transfer of the Flat to the Transferee as intended to be made hereby.

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19) The Transferor solemnly declare that the Flat is absolutely his own property and the same is free from encumbrances or charges whatsoever and that he has full power and every right to sell / transfer the same the way he chooses.

20) The Transferor solemnly declares not to have made any agreement / commitments with any person (s) bodies creating thereby any right, title, interest of encumbrances/

Id. S Bhaswadkar

encumbrances, claim or demands by the way of sale, transfer, mortgage, lease, or otherwise and there is no litigation of any nature whatsoever of any person against him in respect of whatsoever on the said Flat/ shares and his interest in the Society and solemnly binds himself to indemnify the Transferee financially, severally and completely if at any time anything contrary is revealed. The Transferee shall not be liable to pay or compensate any third party involved nor shall he/she be liable to give up the ownership of the said Flat or vacate the same at any time in any eventuality as above.

21) The TRANSFEROR further declares that except himself there is no one else who had or has any right, title and interest or claim in the said flat or the shares. The Transferor also declares that there is no suit pending in any court of law in respect of the said flat.

22) The TRANSFEROR is not restrained by any decree or order of any court or authority having jurisdiction in India from dealing with or disposing with or disposing of the said flat or part thereof to the TRANSFEREE in any manner whatsoever.

23) The Transferee binds him/herself to abide by the rules and regulations and bye-laws of the society in force at all times, he and she alone shall be responsible for the consequences arising out of her failure to do so.

24) The Transferor hereby agreed to pay the society charges and also the transfer fees as may be required to be paid to the Society under the Co-operative Societies Law for effecting the transfer of the Flat to the Transferee.

25) The Transferee hereby agreed to pay legal expenses like Stamp Duty, Registration fees (if any) etc. in fulfilling all legal requirement for effecting the transfer of the said shares and the said Flat to the Transferee.

26) The TRANSFEROR shall hand over to the Transferee the original agreement, original shares certificate and all other original said papers relating to the said Flat simultaneously with the handing over of the peaceful possession of the said

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[Signature]

K. S. Mhaswadkar [Signature]

Flat on full and final payment for permanent custody of the TRANSFEREE.

27) The Transferor doth hereby covenant with the Transferee that he the Transferor had paid to the said Society his share of taxes and outgoings upto date in respect of the said Flat and that if any amount is due from the Transferor to the said Society and/or any other person or persons or authority for share of taxes and outgoings or any amount relating to the said Flat the same shall be paid by the Transferor and if any such amount is recovered from the Transferee relating to the said Flat the same shall be made good by the Transferor to the Transferee and the Transferor doth hereby agree to indemnify the Transferee for payment thereof.

28) The Transferor doth hereby further covenant with the Transferee that the Transferee shall on payment of balance consideration quietly and peacefully possesses and occupy and enjoy the said Flat without any let, hindrance, denial, demand, interruption or eviction by the Transferor or any other person or persons lawfully or equitably claiming through under or in trust for the Transferor.

29) That the Transferee doth hereby covenant with the Transferor that she shall abide by the rules and regulations and bye-laws of the said society on admission as a member thereof and that she agrees and undertakes to pay and discharge all calls, demands, contributions and dues which the said society may hereinafter make in respect of the said Flat.

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The Transferor agrees and declares that all his right and benefit under the said Agreement belonging to or available to the Transferor to purchase and occupy the said Flat will belong to and be available to the Transferee as if the said Agreement was transferred into by and between the said society and the Transferee in place of the Transferor as Flat Purchaser.

31) The Transferor declares that the said agreement dated ___/___/2023 is valid and subsisting and he has not assigned,

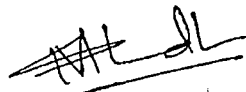


K.S. Mhaswade



the benefit of the Said Agreement to anybody else by way of security or otherwise. The Transferor agrees to sign any document, if required, as and by way of confirmation of this Agreement or of the right of Transferee to purchase the said Flat under the terms of the said Agreement.

- 32) The Transferor hereby further covenant with the Transferee that the Transferor shall from time to time and all times whenever called upon by the Transferee or their heirs, executors, administrator, assigns or advocates to do and execute or cause to be done and executed all the necessary documents, conveyance, sale deed, affidavit, undertaking, application whatsoever for more perfectly securing the interest of the Transferee in Flat agreed to be hereby sold unto and to the use of the Transferee as shall or may be reasonably required.
- 33) The TRANSFEREE shall be entitled to the transfer of the share money, sinking fund, any other fund in the respect of the said flat lying and deposited with the said society as also the deposit for electricity meter which may be lying with M.S.E.B. in respect of the said flat in his name.
- 34) This Agreement is always subject to the provisions of MAHARSHTRA OWNERSHIP FLATS ACT, 1963 and the rules framed thereunder and also subject to the provisions of the MAHARASHTRA CO-OP. HOUSING SOCIETY ACT, 1960.
- 35) Save and except as aforesaid all the terms and conditions of the said Agreement dated . . . / . . . / 2023 shall be binding on the Transferor and the Transferee as if all the terms and conditions were bodily incorporated in this Agreement.



K.S. Mhaswadkar



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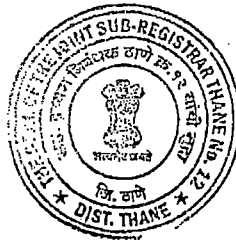
SCHEDULE OF PROPERTIES

A Residential Flat No. 2, on **Ground Floor**, admeasuring area **510 Sq.ft.**, (**Built-up**), in Building '**A**', in the Society known as "**SATGURU CO-OPERATIVE HOUSING SOCIETY LTD.**", bearing **Survey No. 28/3(PT), 28/6(PT), 28/10, 28/11, 28/13, 28/15, 28/16, 28/17, 28/18, 28/19, 28/21**, Situated at- **Gokul Nagar, Old Agra Road, Village - Panchpakhadi, Thane (W)- 400601.**, and building constructed with **Ground+ 3 Upper Floors** within limits of **Thane Municipal Corporation** and within the **Registration, Sub-Registration & Dist. THANE.**

SURVEY NO.	AREA IN SQ. MTS	AREA IN SQ. YD
28/3 (PT)	1830	2188.88
28/6 (PT)	2710	3241.46
28/10	1260	1507.10
28/11	1210	1447.29
28/13	250	299.03
28/15	230	275.11
28/16	1850	2212.81
28/17	1050	1255.92
28/18	630	753.55
28/19	530	633.94
28/21	300	358.85
	11850	14173.94

[Signature] K.S. Mhaswadkar *[Signature]*

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

SIGNED AND DELIVERED by
the withinnamed THE TRANSFEROR

[Handwritten signature]

[Handwritten signature]

MR. HARISHCHANDRA RAMCHANDRA GUJAR



In the presence of

1. Suryakant Bhimu Kumbhar
[Handwritten signature]
2. Dinanath B. Kadam
[Handwritten signature]

SIGNED AND DELIVERED by
the withinnamed THE TRANSFEREES

[Handwritten signature]

1) MR. VAIBHAV SUBHASH MHASWADKAR



K.S. Mhaswadkar

2) MRS. KALPANA SUBHASH MHASWADKAR

In the presence of

1. Suryakant Bhimu Kumbhar
[Handwritten signature]
2. Dinanath B. Kadam
[Handwritten signature]



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RECEIPT

RECEIVED from 1) MR. VAIBHAV SUBHASH MHASWADKAR
AND 2) MRS. KALPANA SUBHASH MHASWADKAR,
(TRANSFEREES) a sum of Rs. 10,00,000 /- (Rupees Ten Lakhs
Only) received by as under :-

3725
KSM
K.S. Mhaswadkar

a)	Rs. 5,00,000/-	(Rupees Five Lakhs Only) paid by NEFT INB Refer. No. IRV9669431, UTR No. SBIN523100621397 dated 10/04/2023 drawn State Bank Of India, Kalyan East branch.
b)	Rs. 5,00,000/-	(Rupees Five Lakhs Only) paid by NEFT INB Refer. No. <u>IRV0303887</u> , UTR No. <u>SBIN52310049272</u> dated <u>20/04/2023</u> drawn State Bank Of India, Kalyan East branch.

Against the Residential Flat No. 2, on Ground Floor,
admeasuring area 510 Sq.ft., (Built-up), in Building 'A', in the
Society known as "SATGURU CO-OPERATIVE HOUSING
SOCIETY LTD"., Situated at- Gokul Nagar, Old Agra Road, Village
- Panchpakhadi, Thane (W)- 400601.

Date :

Place : Thane

I SAY RECEIVED
Rs. 10,00,000/-
(Rupees Ten Lakhs Only)

Yash, L

MR. HARISHCHANDRA RAMCHANDRA GUJAR
TRANSFEROR

WITNESSES:-

- 1) *Suryakant* Bhimrao Kumbhar
- 2) *Dinaman B. Kadam*
Kadam

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SATGURU A BUILDING CO-OP. HOUSING SOCIETY LTD.

(Regn. No. TNA (T.N.A.) HSG/TC/4634/91-92)

Near Hotel Royal Inn, L.B.S. Marg, Opp Gokul Nagar, Thane - 400601.

Dated: 02/05/2023

Mr. Harishchandra Ramchandra Gujar
Flat No. A/2 Ground floor,
Satguru 'A' Bldg. CHS Ltd.
Near Vardhaman Industries,
L.B.S Marg.,
Thane (West) 400601

Dear Sir/ Madam;

Reg : N.O.C. and No Due Certificate for Sale of Flat No. A/2

Ref : Your letter dated 20/04/2023

We are in receipt of your letter dated 20/04/2023 informing us that you intend to sell your flat no. A/2 to Mr. Vaibhav Subhash Mhaswadkar & Mrs. Kalpana Subhash Mhaswadkar.

We hereby confirm that society has No Objection in selling the flat No. A/2 to Mr. Vaibhav Subhash Mhaswadkar & Mrs. Kalpana Subhash Mhaswadkar.

Further we hereby confirm that there is no outstanding loan against the above said flat and also all dues are cleared up to April 2023.

Yours faithfully,

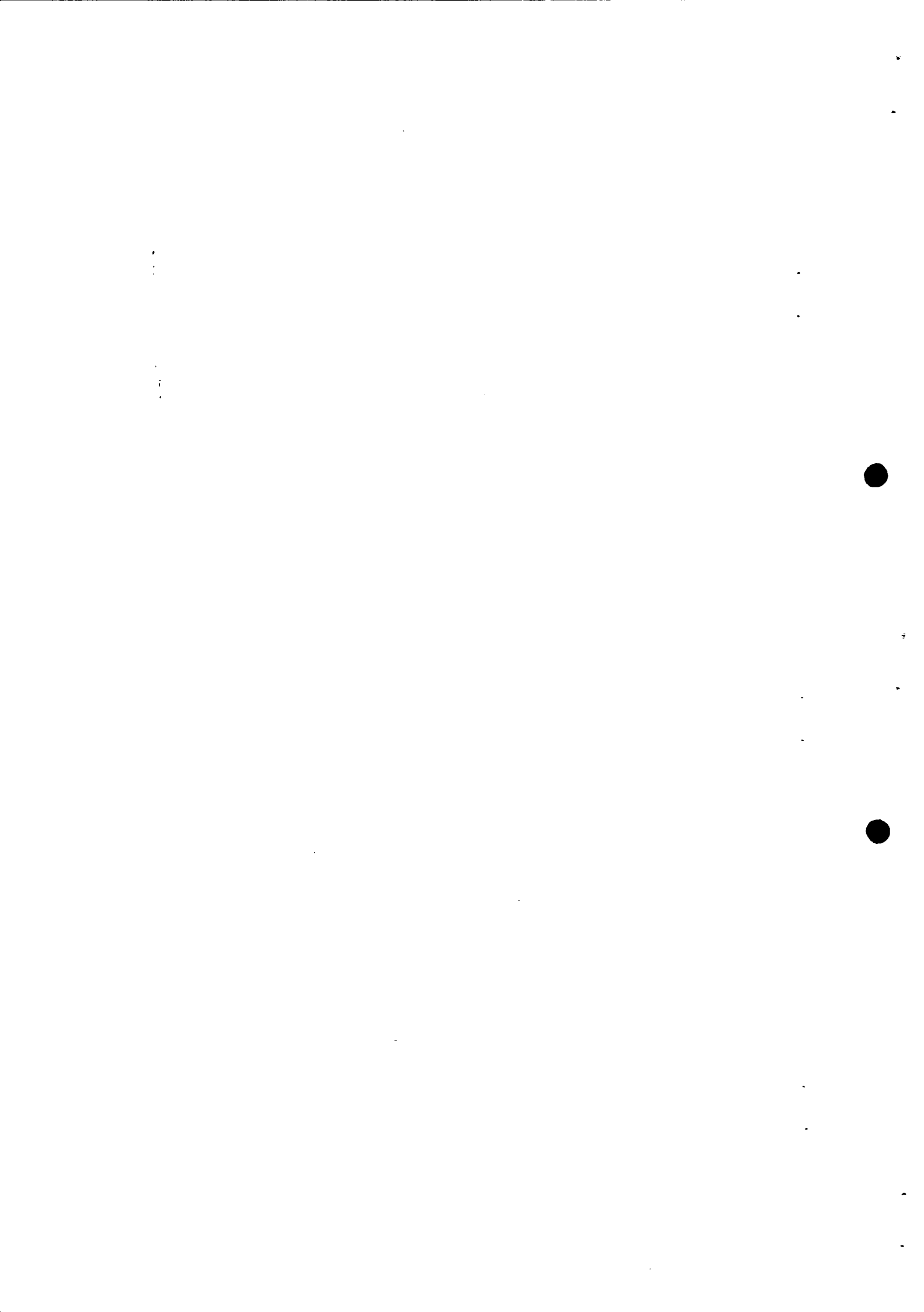
For Satguru 'A' Building Co-OP. Housing Society Ltd.

Chairman & Secretary
TREASURER

SATGURU A BUILDING CO-OP. HOUSING SOCIETY LTD.
Regd. No. TNA (TNA) HSG/TC/4634/91-92

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REGISTRATION OF THE CITY OF THANE

Occupation Certificate No. V.P. 1144 Date 22/11/85
 Bombay Provincial Municipal Corporation Act, 1949.
 19 is hereby Granted Party/fully, for the building mentioned Below under the Provisions of Section 263 of the

REFERENCE NO. - 1) Building Permit and Commencement granted under No. V.P. 1144 Dated 5.7.1985
 2) Plinth Certificate for the Construction granted under No. V.P. 1144 Dated 14.10.1985

DISCRPTION	BUILDING NO 1
1) Drawing Room = 2x13.6"x10.0"	
2) " " = 3x10.0"x12.0"	
3) Bed Room = 5x10.0"x12.0"	
4) store = 1x11.0"x8.6"	
5) Kitchen = 2x7.0"x12.0"	
6) " " = 2x10.0"x7.0"	
7) " " = 1x11.0"x8.6"	
8) W.C. = 2x3.6"x4.0"	
9) " " = 3x3.0"x5.0"	
10) " " = 1x3.0"x5.0"	
11) Bath = 4x4.0"x5.0"	
12) " " = 2x4.0"x7.0"	
13) Otia = 6x4.0"x10.0"	
14) Lobby = 2x11.0"x3.0"	

FIRST, SECOND & THIRD FLOOR

Architect's Name & Address :

Shri. M.K. Nalki & Co.

4/ Baghars, Shiva

Path, Thane

Licence No.

Owner's Name & Address :

Shri. S.Y. Kothare &

Others.

S.No. 25/37, G.P. 10/11,

13, 15, 19, 21, Panchpada Road,

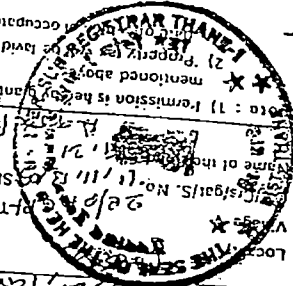
Localities

Survey No. 11/1113, Sheet No.

of the

Area : 1) Permission is hereby granted to occupy the Building Particulars as mentioned above.

2) Property (as laid from the date of actual occupation or from the occupation certificate is granted whichever is earlier.



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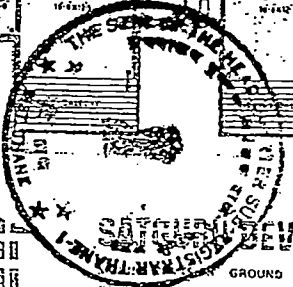
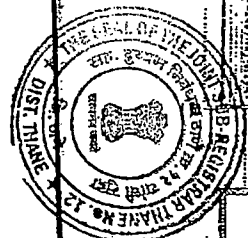
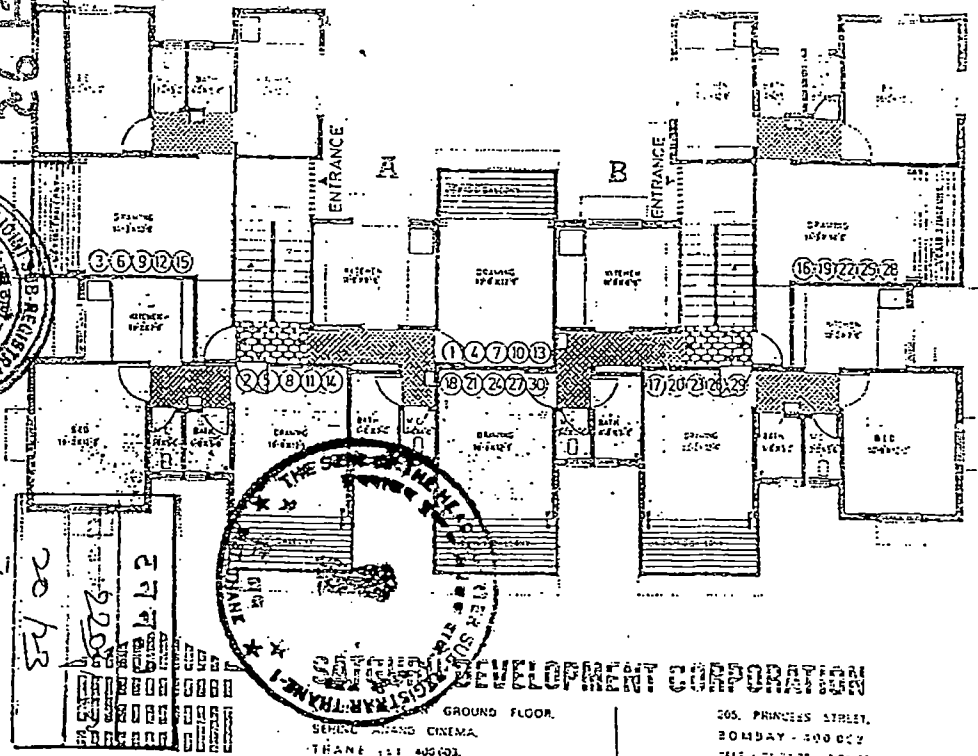


Assistant Director of Town Planning
 Municipal Corporation of the City of Thane.
 For Administrator/Secretary
 Municipal Corporation of the City of Thane.

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SATGURU APARTMENTS

— TYPICAL FLOOR PLAN —



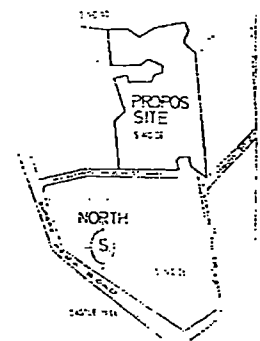
GROUND FLOOR,
 SERING HALL CINEMA,
 THANE - 401002.

205, PRINCESS STREET,
 BOMBAY - 400 002
 TELE: 51 24 22 - 51 51 50

APPROX BUILT UP AREA

- FLAT No. 1 350 Sq. Ft.
- FLAT No. 2 310 Sq. Ft.
- FLAT No. 3 350 Sq. Ft.

NOTE: ...
 EACH ...
 AREA ...



PROPOSED SITE ADDRESS

SATGURU APARTMENTS
 NEAR HOTEL GOLDEN PALACE
 OLD BOMBAY AGRA ROAD
 THANE (E), M.C.

THE SATGURU 'A' BUILDING CO-OPERATIVE
HOUSING SOCIETY LIMITED.

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

(Registration No. TNA (T.N.A.) / HSG / (TC) / 4634 / 91-92 Date -- 2 APR 1992)

Serial No. 02

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000/- Shares each of Rs. 50/- only

Member's Registration No. 2

THIS IS TO CERTIFY that Shri/Smt. Harichandra R. Gujar

of A/2 is the Registered Holder of Five shares from No 6
to 10 of Rs. 250/- (Rupees two hundred & fifty only)

in THE SATGURU 'A' BUILDING CO-OPERATIVE HOUSING SOCIETY
LIMITED NEAR HOTEL GOLDEN PALACE,
OLD BOMBAY AGRA RD. THANE (W)-400 604 subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Thane this 18th

Day May 1992.

[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Member of the Committee

92	26 12 92
32	26 12 92



Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
1	Chairman	Hon. Secretary		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



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पावती क्रं: २५८

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ४६९.

दिनांक ५-२-सन १९८५

दस्तऐवजाचा प्रकार:

अग्रिम फार सेठ ह. १९८००/

सादर करणाराचे नांव: श्री. ए. वि. रामचंद्र गुजर

खालीलप्रमाणे फि मिळाली:

नोंदणी फि

नक्कल फि [फेलिओ २७]

टपाल खर्च

नक्कल किंवा जापने [कलम ४४ ते ५७]

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रकाशित नकला [कलम ५७] फेलिओ.

इतर फि बाब क्रमांक

रुपये	पैसे
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५४	०
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१७९	

रकम

[Signature]

पदव्यवस्थापक मिळाला:

दुय्यम निबंधक

दि. परत नेणाराची अही

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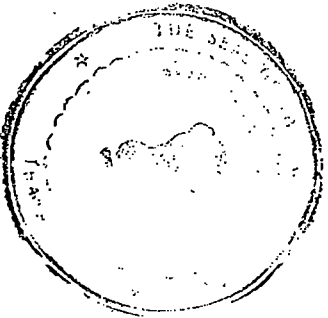
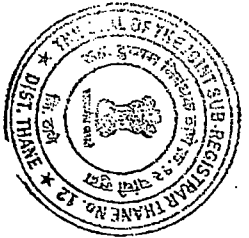
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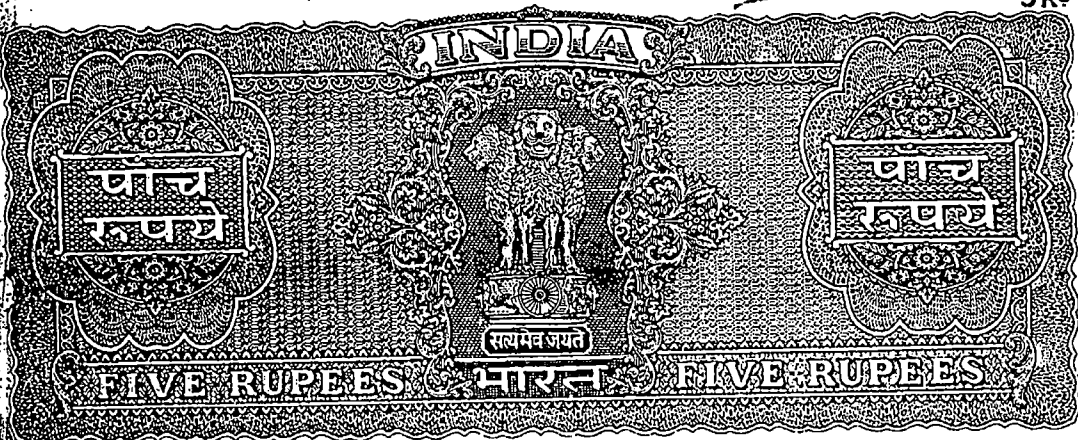
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इंजीनियरिंग परामर्श
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ARTICLES OF AGREEMENT made at Bombay this 5th day of February 1985 BETWEEN M/S. SATGURU DEVELOPMENT CORPORATION, a Partnership firm having its office at Mohini Mansion, Ground floor, behind Anand Talkies, Thane (East)-400603 hereinafter called "BUILDERS" (which expression shall unless repugnant to the context or maning thereof be deemed to mean and include the partner or partners of the said firm and their respective heirs, executors, administrators and assigns) of the ONE PART; A N D SHRI HARISHCHANDER RAMCHANDER GUJAR of Bombay, Age 47 years, Professor Service, Indian Inhabitant hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or the meaning thereof be deemed to mean and include his/his heirs executors administrators and permitted assigns) of the OTHER PART;

M. L. L.
श्री. हरि. रामचं. गुजर

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1985

entitled further to investigate the title of the builders relating thereto. A copy of the Certificate of title issued by the Solicitors M/s. Mahimtura and Company is reproduced as Annexure 'A' Also broad specifications and buildings/flats and the amenities to be provided therein are given in the Second Schedule.

3. The Purchaser hereby agreed to acquire flat No.2, admeasuring 47.5 Sq.Meters builtup area (Approx. 510 Sq.ft.) (Builtup) at the Rate of Rs.180/- per Sq.ft. on Ground floor of the Building as per the plans and specifications as seen and approved by him/her and containing amenities as in the Second Schedule hereto attached for the price of Rs.91,800/- (Rupees Nine-tyone thousand eight hundred only) which shall be paid in themanner given below:-

	Rs.
1) Booking	10,000/- 500/-
2) Plinth	9,900/-
3) 1st floor slab	9,900/-
4) 2nd floor slab	9,900/-
5) 3rd floor slab	9,900/-
6) 4th floor slab	9,900/-
7) Brick masonry	9,900/-
8) Internal plaster	9,900/-
9) External plaster	9,900/-
10) Final	2,000/-
Total	91,800/-

8) Internal plaster
9) External plaster
10) Final
EL 99 / 2000
28 3E



The Purchaser hereby agrees that the area of the flat as determined by the Architect of the Building(s) shall be final and binding on him/her and the Purchaser shall not dispute the same.

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The Purchaser hereby agrees to execute, sign, submit the necessary forms/returns and other require particulars singly or jointly with the builders, as may be required to be furnished under Law, within the specified time schedule to the Income-tax authorities for the registration of this Agreement with the said Authorities.

13. All the purchasers of the flats and/or their society on its registration shall bear the expenses of stamp duty and registration charges in respect of deed of conveyance to be executed in favour of the Society.

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



SIGNED SEALED AND DELIVERED by the withinnamed - M/S. SATGURU DEVELOPMENT CORPORATION, the Builders through their partner in the presence of.....

For SATGURU DEVELOPMENT CORPORATION
[Signature]
 PARTNER

- 1) *[Signature]*
- 2) *[Signature]*

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SIGNED SEALED AND DELIVERED
by the withinnamed -
SHRI HARISHCHANDER RAMCHANDER
GUJAR, PURCHASER in the presence
of.....

हरिचंद्र रामचंद्र गुजर

THANE
461/20-2
1985

- 1) *[Signature]*
- 2) *[Signature]*

RECEIPT

RECEIVED the day and year
first hereinabove written on and
from the withinnamed PURCHASER the
sum of Rs.10,000/- (Rupees Ten
thousand only) to be paid by him/
her to us.

Rs.10,000/-

WE SAY RECEIVED
For SATGURU DEVELOPMENT CORPORATION

WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*

[Signature]
PARTNER

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व.सं. ६११ /२०११	
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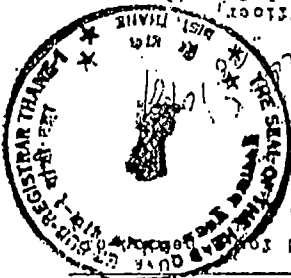


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PARTNER

FOR SPECIAL PLANNING PERMISSION



Thane Municipal Council
Planning Authority

This certificate shall remain valid for one year commencing on the date of its issue.

subject to the following conditions, viz. :-

1. The proposed buildings ground and three upper floors
 shall be only one store on the plot bearing R.S. No. 23, 24 and
 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 at Panchkeshri,
 Thane. The plan and application dated 10-9-61.

2. The plan and application dated 10-9-61.

3. Permission is hereby granted, under Section 45 of the
 Maharashtra Regional & Town Planning Act, 1966 (Maharashtra
 Act No. 17 of 1966) :-

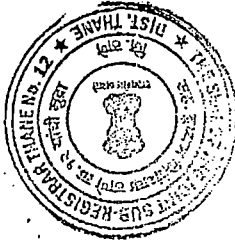
Government Certificate No. V.P. 114
 Date 26-12-62

PLANNING AUTHORITY

Thane Municipal Council, Thane.

FORM NO. 2
(PART I)





33	70
2001/6673/2/222	
26 2 22	

95 P3
2003
2 2 2



Thane Municipal Council.

Received Date of Application

1) The permission is allowed on the Municipal Land.
 2) The work is allowed with in R.O. of street.
 3) The depth of septic tank privies should be constructed as per Govt. approved plan.
 4) The tank should be 50'-00" away from any wall.
 5) The latrines should be provided with flushing apparatus and septic tank.
 6) The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
 7) The structure should be of a standard composition.
 8) The structure should not be occupied without obtaining the permission.
 9) The structure should be constructed between wall and the adjacent structure.
 10) The structure should be constructed without obtaining the permission.
 11) The structure should be constructed without obtaining the permission.
 12) The structure should be constructed without obtaining the permission.
 13) The structure should be constructed without obtaining the permission.
 14) The structure should be constructed without obtaining the permission.
 15) The structure should be constructed without obtaining the permission.
 16) The structure should be constructed without obtaining the permission.
 17) The structure should be constructed without obtaining the permission.
 18) The structure should be constructed without obtaining the permission.
 19) The structure should be constructed without obtaining the permission.
 20) The structure should be constructed without obtaining the permission.

You have been allowed to construct the works as per accompanying plan and on the following conditions, and on the land owned by you.
 The permission is your application dated 10-9-81. have to inform you
 M. J. Kulkarni, Shikharbhaji Y. Kothare and Others
 M. J. Kulkarni, Shikharbhaji Y. Kothare and Others (Arch)

C-2-B.No. 21, B.No. 3/D, (G.T.),
 Panchbhadi Road Thane,
 10 to 13, 15 to 19 & 21,
 Dated: 26-10-81

M.M.ACT-1965 Section 189

(2)

(11)



MAHANAGAR GAS

MAHANAGAR GAS LIMITED

www.mahanagargas.com
An ISO 9001, 14001 and 45001 Certified Company

CA No	2100 0048 3388
Bill Date	31/12/2022
Billing Period	01/11/2022 TO 31/12/2022

Emergency
(Gas Leak, Gas Stop, Fire)
18002669944 (Tollfree)
(022)-68759400,
(022)-24012400
(Available 24X7)

Mr. HARISHCHANDRA RAMCHANDRA GUJAR
Flat :- 2 Floor :- GR Wing :- A
Satguru Apt bldg A THANE-W SATGURU APT BLDG A
castle mill, L b s road
Satguru Apt
, THANE - 400601
Mobile No.: 77XXXXXX72; Email id: sj*****77@gmail.com
BP No.: 1100479955

Due Amount
2217
Due Date
20/01/2023

Amount After
Due Date
2317

MVAT Invoice No.	DOM/12/22-23/16050191		
SALE OF NATURAL GAS			
Gas Consumption SCM			0.00
Gas Consumption Charges @ Rate Per SCM 52.43	₹		0.00
MVAT @3%	₹		0.00
Arrears	₹		2097.77
Credit Balance/Discount/Rebate	₹		0.00
TOTAL CHARGES A	₹		2097.77
GST Invoice No.	201013663825		
Other Charges	₹		0.00
Minimum Charges	₹		100.27
SGST @9%	₹		9.02
CGST @9%	₹		9.02
TOTAL CHARGES B	₹		118.31
TOTAL PAYABLE (A+B)	₹		2217.00
Gas Consumption Security Deposit ₹ 1050			
Your interest free, refundable Security Deposit towards Last Mile Connectivity with us as on date is Rs. 5000 .			

We have raised the current bill based on the Assessment of the consumption derived from the last six bills.

Delayed Payment Charges and Late Payment Charges are levied due to delayed payment against your past bills and total of the same amounting to Rs. 866.66/- has been included under the Arrears amount.

Meter No.	Previous Reading	Closing Reading
100213158.	1793 Assessed Date 31/10/2022	1793 Assessed Date 31/12/2022

Tentative next meter reading date
19/02/2023

As per the company policy,
Bills are based on
assessed basis. Hence, No
photo Image Printed

Graph	Period	SCM	Type Of Reading	Amount ₹
	01/08/2022-31/10/2022	0	Assessed	118
	01/07/2022-31/08/2022	0	Assessed	120
	01/05/2022-30/06/2022	0	Assessed	118
	01/03/2022-30/04/2022	0	Actual	119
	01/01/2022-28/02/2022	0	Assessed	114
	01/11/2021-31/12/2021	0.	Assessed	118

Declaration
It is hereby certified that Registration Certificate of the Company issued under Maharashtra Value Added Tax Act, 2002 is in force as on date and that the transaction of sale covered under this Tax Invoice shall be accounted for in the Turnover of Sales while filing of Returns and tax payable on the sale, if any, has been paid or shall be paid.
For Mahanagar Gas Ltd.
E & O E
Chief Manager - Revenue & Taxation

Dear Consumer,

We value your Privacy. If you wish to avoid visit of Meter reader inside your premises, please provide us a clear image of the meter for us to raise your Bill as per Actual Reading. For this purpose, you will receive an SMS from MGL with a link / use MGL CONNECT app. Please submit the reading between 17/02/2023 and 18/02/2023 .

To check the credentials of Meter Reader / After Sales Supervisor

Open the SMS received from MGL on your registered Mobile number-> Click on the link in the sms-> Photo of the Meter Reader / After Sales Supervisor will be displayed.

Cheque No. :	Cheque Dt:
Bank Name / branch:	
CA: 2100 0048 3388	Due date: 20/01/2023
Amount Paid : 2217	
Please pay by cheque in favour of "Mahanagar Gas Ltd CA No. 2100 0048 3388	

LFPiP

Paytm

Corporate & Registered Office: MGL House, G-33, Bandra - Kurla Complex, Bandra (East), Mumbai - 400042
CIN No. L40200MH1995PLC088133

22 32



IF YOU SMELL GAS:	यदि आपको गैस की गंध आए तो...	जरूर आपत्कालीन गैस सेवा दूरगंघ आला पर...
<ul style="list-style-type: none"> TURN OFF YOUR GAS SUPPLY AT THE METER OPEN ALL DOORS AND WINDOWS DO NOT OPERATE ANY ELECTRICAL SWITCH EXTINGUISH ALL NAKED FLAMES CALL MGL EMERGENCY SERVICE ON (022)-6875 9400, 2401 2400 & 1800 266 9944. 	<ul style="list-style-type: none"> मीटर कंट्रोल कॉल्ट बंद कर दें। सभी दरवाजे और खिड़कियाँ खोल दें। किसी भी बिजली के स्विच का संचालन न करें। माफिस एवं लाइट्स इत्यादि बस्तुओं का प्रयोग न करें। एम जी एल के आपातकालीन हेल्पलाइन नं. (022)-6875 9400, 2401 2400 या 1800 266 9944. पर संपर्क करें। 	<ul style="list-style-type: none"> मीटर नियंत्रण कॉल बंद करा सर्व दरवाजे आणि खिडक्या उघडाई किजेच्या कोणतेही स्विच ऑपरेट करू नका माफीस किंवा लाईट्स इत्यादि वस्तूचा उपयोग करू नका महानगर गैसच्या आपत्कालीन नं. (022)-6875 9400, 2401 2400 किंवा 1800 266 9944. यावर संपर्क करा

- Ensure Appliance Valve / Meter Control Valve is closed when not using Gas.
- Switch off Gas when attending telephone calls.
- Keep windows open and allow air circulation inside Kitchen to facilitate ventilation.
- Electric Installation / Wiring should never touch or traverse Gas line. Please maintain a clear distance of at least 01 foot (300 mm).
- Do not conceal Gas Pipes in permanent or temporary structures.
- Gas Geysers must NOT be installed inside bathrooms or closed areas. Please contact ONLY MGL approved contractors for installation of Gas Geysers. Details are available at <https://www.mahanagargas.com/business/gas-geysers-procedure.aspx>
- For repair / change of Gas Stove / Rubber Tube / Temporary Disconnection (Renovation) etc. please avail services from MGL authorized contractors. Details of such contractors are available at <https://www.mahanagargas.com/customer-zone/after-sales-service-providers-list.aspx> and the schedule of rates for material and service charges are available at <https://www.mahanagargas.com/customer-zone/service-charges.aspx>. Please check the credentials of After Sales Supervisor as per procedure mentioned above.
- For viewing "Natural Gas Safety Awareness Film" please visit the link <https://www.mahanagargas.com/PhotoGallery/GalleryVideo.aspx>

Dear Consumer,

Invoice is raised on bimonthly as per Actual & Assessed Meter Reading alternatively. Our Meter Reader visits your premises once in four months to obtain Actual Meter Reading.

We allow a Credit Period of 20 days to enable you to make payment. If you do not pay your bill by Due Date, Late Payment Charges of Rs. 100/- shall be levied. Continued default in making payment will attract additional Delayed Payment Charges @ 18% p.a. on unpaid value (beyond 9 days of delay) w.e.f. Due Date.


In the event of continued default, MGL reserves the right to disconnect the supply. Reconnection shall be done only upon payment of Outstanding, (Including Late Payment charges, interest on delayed payment), disconnection & reconnection charges.

Any dispute in invoice should be brought to our notice within 14 days of the Bill Date.

If you do not consume PNG equivalent to Rs. 100/- in a Bimonthly Billing Period, the shortfall amount will be levied in addition to the Gas Consumption Charges.

We forward the copy of the Bill by SMS as well as e-mail on demand.

Piped Natural Gas (PNG) attracts MVAT and all other sale and supply of Goods and Services attract GST.

(022) 68674500
(022) 61564500 
 (Available 24X7)

Your Nearest Walk In center (10:00 AM to 5:00 PM, Monday to Friday except Public & Bank Holidays)

Thane (West): 101 & 102, Landmark: Arcade, Eastern Express Highway, Louiswadi, Thane-400604.
 Landmark: Near Nilin Company Junction
 Nearest Rail Head: Thane (Central Railway)

Nodal Office:
 Mahanagar Gas Limited, Pay and Accounts Building, Ground Floor, Near Family Court, Bandra Kurla Complex, Bandra (East), Mumbai-400 051.

Email ID: support@mahanagargas.com
 Telephone Number: 022-61564555

Complaint In-charge: Mr. Karan Mhole Ext. No. 4549
 Nodal Officer: Mr. Vikas Sarmalkar - Ext. No. 4548
 Appellate Authority: Mr. Rohinton Elavia - Ext. No. 4535

Timing: 3:00 PM to 5:00 PM from Monday to Friday, except Public & Bank Holidays.

CONNECT WITH CONVENIENCE USING THE LATEST MGL CONNECT APP

Scan the QR Code to download the MGL Connect App.



-  View & Pay your bills instantly
-  Verify the identity of Meter Reader/Service Personnel visiting your home
-  Send your Meter Reading
-  Get updates on Meter Reading Submission & other Important Activities

For T&C Please scan below QR



Visit Our Website	Across the Counter	YOU CAN PAY BY RTGS/NEFT		E-NACH
Online Payments Pay By Net Banking, Cards,UPI Post office locations : Mumbai, Mira Road, Thane Drop Box : ICICI Bank, Axis Bank, MNC Billbox UPI HSBC, BENOW, Paytm, Bill Desk NACH/E-NACH For Registration & Cancellation	Operators : Outlets of Suvidhaa, Paypoint, Euronet UBIQC	Bank Name YES Bank Ltd. Account no. 94902100 0048 3388 IFSC YES80000001 Type of Account Current Account Branch Add.: Moti Mahal Dr. Annie Besant Road, Worli, Mumbai - 400018	State Bank of India MGL1 2100 0048 3388 SBIN8004266 Current Account Neville House, J.N. Heredia Marg, Ballard Estate, Fort, Mumbai - 400001	Please avail 1% Discount on Gas Consumption Charges subject to maximum of ₹ 50/- RTGS/NEFT Please transfer directly from your bank A/C to MGL Bank

View And Pay MGL Bills Download App from Play Store

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BILL NO.(GGN): 000001836786877

ग्राहक क्रमांक : 000023126613 मोबाईल/ईमेल : 84xxxxxx89

M/S SATGURU DEV CORPORATION
SATGURU APARTMENT FLAT 2 OLD BOMBAY AGRA ROAD THANA 400099

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 22-12-2022
देयक रक्कम रु : 700.00

एम/एस सतगुरु देव कॉर्पोरेशन
सतगुरु अपार्टमेंट फ्लॉट 2 ओल्ड बॉम्बे आगरा रोड ठाना 400099

देय दिनांक : 11-01-2023
या तारखे नंतर : 710.00
भरल्यास

विलीग युनिट : 4726/VIKAS COMPLEX S/DN/THANE
दर संकेत ** : 90/LT I Res 1-Phase
पोल क्रमांक :
पी.सी./चक्रमार्ग-क्रम/डि.टी.सी. : 71/17/6742/0061/4726348
मिटर क्रमांक : 08203166855
रिडिंग ग्रुप : Q7

पुरवठा दिनांक : 01-01-1987
मंजूर भार : 0.50 KW
सुरक्षा देय जमा (रु) : 1565.00
चालू रिडिंग दिनांक : 18-12-2022
मागील रिडिंग दिनांक : 18-11-2022

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार तामू अरालेली तत्पर देयक भरणा सुट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	पुणः अद्यय	युनिट	समा. युनिट	एकूण वापर
6979	6966	1.00	13	0	13

Meter Status: Normal
Bil Period: 1-12-22

0.0 0.5 1.0 1.5 2.0 2.5 3.0

महाराष्ट्र

एवढील विला ऐवजी ई-मिना साठी नोंदणी करा व प्रत्येक विलामागे 10 रूपांचा मो-
फ्रीन हिल्ल रॉट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंवर
तुमच्या एवढील विलावर परतता झाल्या केल्या केल्या नये.)

विद्युत वापराने विल विल मर्यादा 0.25% (ए. 500/- दर) भरवता विलवा.
(मिनेस व इन्व्हेंट विलवा)

तुमच्या मोबाईल फोन व ईमेल घ्या तुमच्या अंतर्गत दुस्त का लागता
www.mahadiscom.in/ConsumerPortal/QuickAccess येथे पेट घ्या.

पुढील महिन्याचे रिडिंग साधारणतः 18-01-2023 ह्या तारखेला
होईल

नोव्हेंबर-2022	1	
ऑक्टोबर-2022	0	
सप्टेंबर-2022	2	
ऑगस्ट-2022	1	
जुलै-2022	3	
जून-2022	1	
मे-2022	1	
एप्रिल-2022	1	
मार्च-2022	1	
फेब्रुवारी-2022	1	
जानेवारी-2022	2	

वीज वापर
डिसेंबर - 2021 : 1
डिसेंबर - 2022 : 13

मध्यमती तक्रार निवारण कोड 24x7
1800-772-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्ती महावितरणच्या संकेत रथळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

This Electricity Bill neither reflects a title nor is to be used as a proof of ownership of any Property or Premises

For Advt.: sales@axismyindia.org

विशेष संदेश

- * ग्रिम ग्राहक, आपला नोंदणीकृत प्रमणध्वनी क्र. ८४४४४४४४४४४४ आहे. आपला प्रमणध्वनी क्रमांक बदलण्यासाठी / नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापर किंवा ११३०३ ११३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ००००३३९२६६९३.
- * महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच रिकारवावी. हस्तलिखित पावती स्विकारू नये. गौरसोय

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे ?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअपप कर किंवा ॲप डाऊनलोड करा

QR कोड स्कॅन करा ॲप डाऊनलोड करा
App मध्ये सर्व भरत आणि आरंभक प्रक्षेप दिवत

axis MY INDIA DELIVERING TRUTH SINCE 1998 India's No. 1 Consumer Data Intelligence Company. www.axismyindia.org

स्थळप्रत विलीग युनिट : 4726	ग्राहक क्रमांक : 000023126613	पी.सी. : Q7	दर : 90	या तारखे पर्यंत भरल्यास	31-12-2022	Rs. 700.00
अंतिम तारीख	11-01-2023	Rs. 700.00		या तारखे नंतर भरल्यास	11-01-2023	Rs. 710.00

बँकेची स्थळप्रत:
विलीग युनिट : 4726 ग्राहक क्रमांक : 000023126613
47267000023126613110120230000007000010003112220000



डिस्ट्रिक्ट क्रमांक : 4726348
पी.सी. : Q7

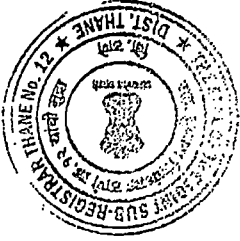
अंतिम तारीख : 11-01-2023

दर : 90

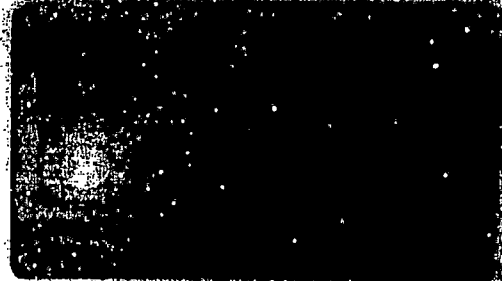
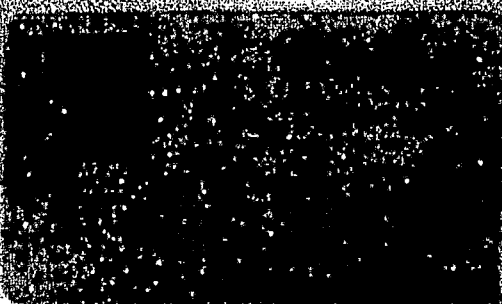
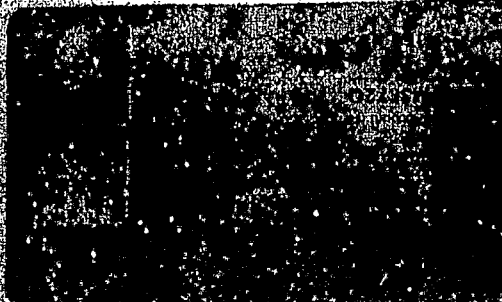
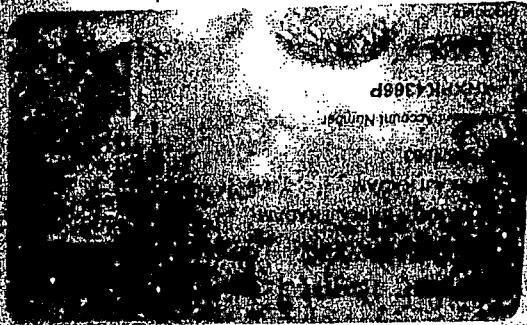
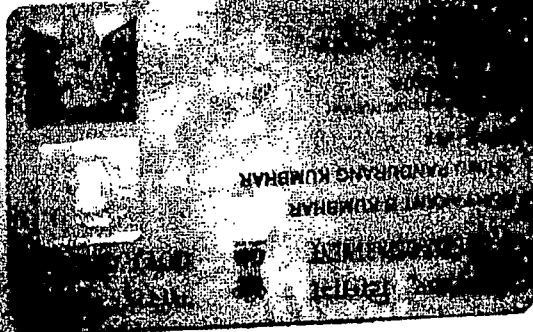
विलीग क्र. ६८९९/२०२३

39 38

REGISTRATION NO. 2023/01/01
DIST. THANE



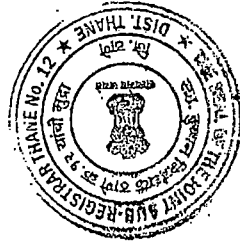
33	33
6673	
26 2 2	



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38	28
2021/6673	
26 12 21	

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ॐ

530/6811
बुधवार, 17 मे 2023 10:26 म.पू.

दस्त गोपवारा भाग-1

दनन12 34-38
दस्त क्रमांक: 6811/2023

दस्त क्रमांक: दनन12 /6811/2023

बाजार मूल्य: रु. 56,51,028/-

मोबदला: रु. 57,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,99,000/-

दु. नि. मह. दु. नि. दनन12 यांचे कार्यालय

पावनी:7189

पावनी दिनांक: 17/05/2023

अ. क्र. 6811 वर दि.17-05-2023

मादर करणाराचे नाव: वैभव सुभाष म्हसवडकर . .

रोजी 10:23 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण: 30720.00

[Signature]
दस्त हजर करणाऱ्याची सही:



[Signature]
JSRTHANE12
सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२
दस्ताचा प्रकार: करारनामा

[Signature]
JSRTHANE12
सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. १२

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दीन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 17 / 05 / 2023 10 : 23 : 40 AM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 17 / 05 / 2023 10 : 24 : 28 AM ची वेळ: (फी)

प्रातेज्ञापत्र

सदर दस्ताने कोणत्याही महानगरपालिकेच्या हद्दीत किंवा म्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दीन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात
मादर करणाराचे नाव: वैभव सुभाष म्हसवडकर . .
पावनी:7189
पावनी दिनांक: 17/05/2023
दस्त क्रमांक: 6811/2023
दस्ताचा प्रकार: करारनामा

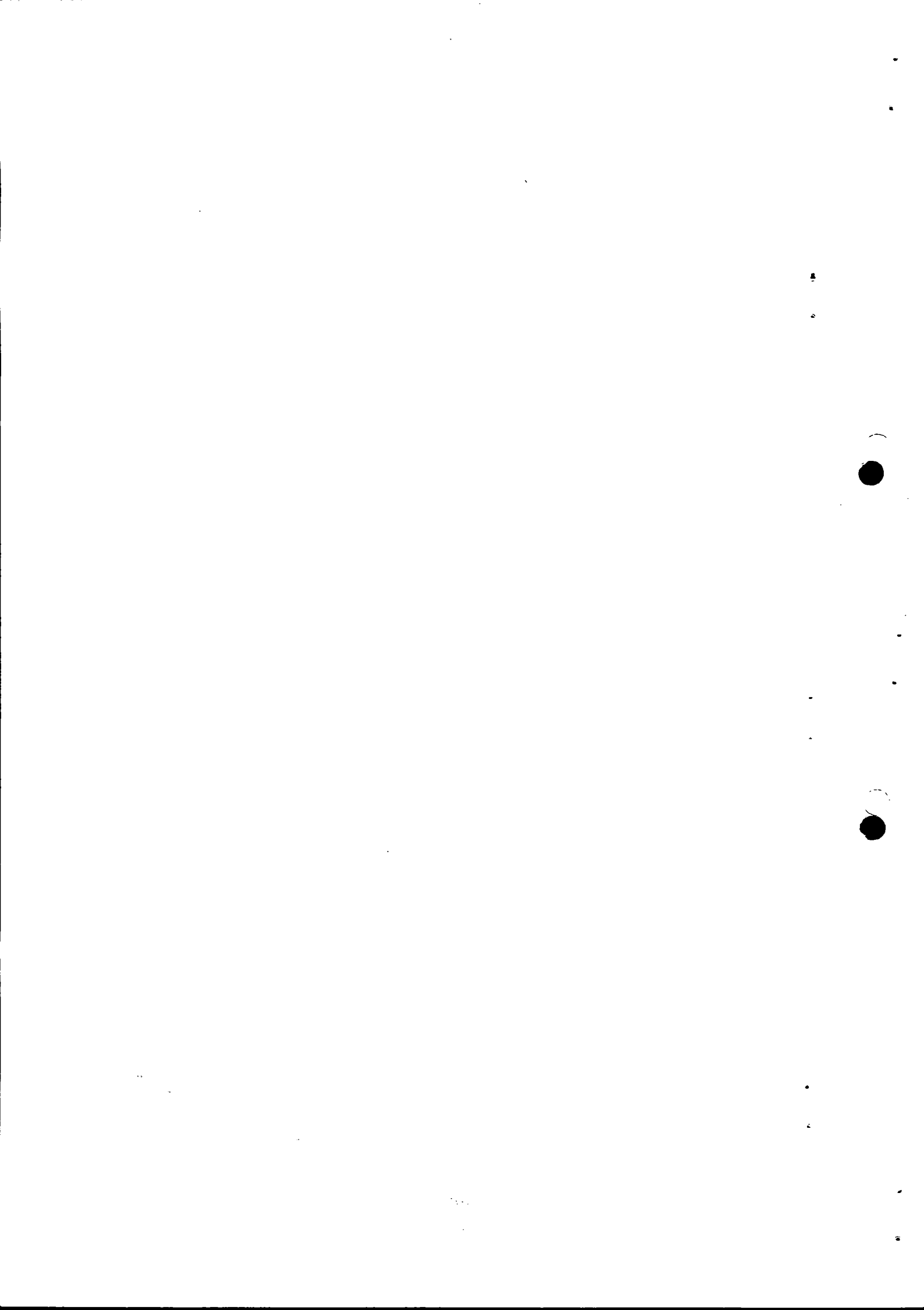
लिहून देणार

[Signature]

लिहून देणार

[Signature]

K.S. Mhaswadkar



सद. गुणवत्ता निवेदन को. 92 दि. 96/05/2023



प्रमाणित करण्यात येईल की, 6811/2023 दि. 96/05/2023
पत्र क्र. 38-98
पत्र क्र. 38-98
पत्र क्र. 38-98

1. Verify Scanned Document for correctness through thumbprint
2. Get print immediately after registration.

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

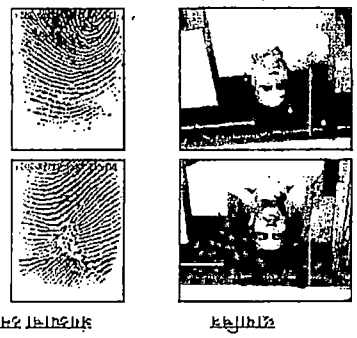
sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
1	VAIBHAV SUBHASH MHASWADKAR	eChallan	691033320230303046	MH01796811320223E	399000.00	SD	0001114840202324	17/05/2023
2	VAIBHAV SUBHASH MHASWADKAR	DHC		1705202301550	720	RF	1705202301550D	17/05/2023
3	VAIBHAV SUBHASH MHASWADKAR	eChallan		MH01796811320223E	30000	RF	0001114840202324	17/05/2023

Payment Details: 92

सद. गुणवत्ता निवेदन को-2

पत्र क्र. 5 वी दि. 17/05/2023 10:27:20 AM मीदणी प्रकार 1 मध्ये

पत्र क्र. 4 वी दि. 17/05/2023 10:26:58 AM



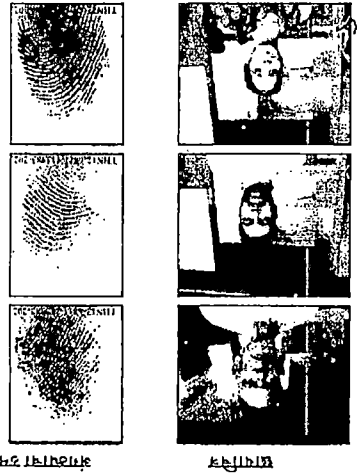
पत्र क्र. 5 वी

2. नाव: विनायक शिवाजी कर्म...
पत्र क्र. 60
पत्र क्र. 421306
पत्र क्र. 56
नाव: सुदीप शिवाजी कर्म...
पत्र क्र. 48

बाबीत रकम अर्ध निवेदन करानेन को न देण्यात येऊन देण्यात येऊन घेण्यात येऊन घेतलेला

पत्र क्र. 3 वी दि. 17/05/2023 10:26:17 AM

पत्र क्र. 3 वी दि. 17/05/2023 10:26:17 AM



पत्र क्र. 3 वी

3. नाव: कल्पना सुधील उमरकर...
पत्र क्र. 48
पत्र क्र. 27
पत्र क्र. 87
पत्र क्र. 97

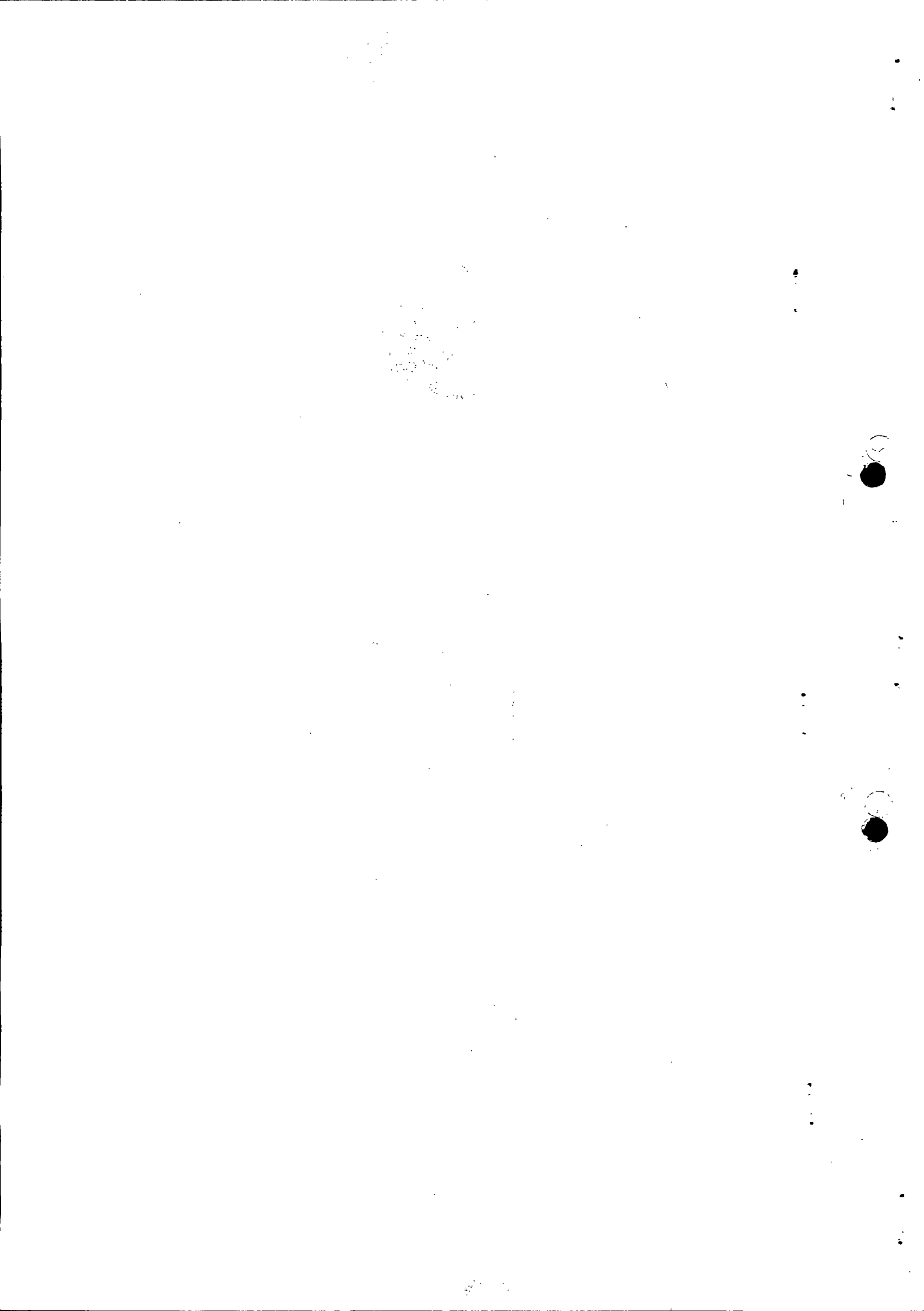
पत्र क्र. 3 वी दि. 17/05/2023 10:26:17 AM

पत्र क्र. 3 वी दि. 17/05/2023 10:26:17 AM

17/05/2023 10:28:56 AM

पत्र क्र. 3 वी दि. 17/05/2023

पत्र क्र. 3 वी दि. 17/05/2023



SATGURU A BUILDING CO-OP.HOUSING SOCIETY LTD.

(Regn.No. TNA (T.N.A.) HSG/TC/4634/91-92)

Near Hotel Royal Inn, L.B.S. Marg, Opp Gokul Nagar, Thane - 400 601.

Date: 06.06.2023

To:
The Assistant General Manager
State Bank of India
RACPC, Thane

Dear Sir,

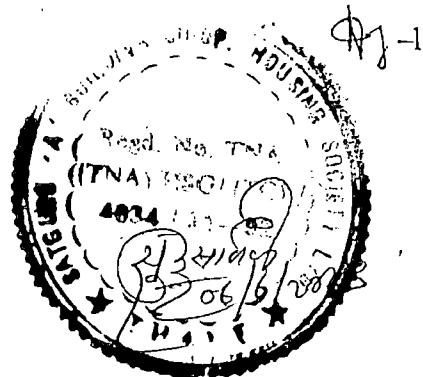
I/We SATGURU CO-OP. HOUSING SOCIETY LTD, BUILDING A here by certify that:

1. I have transferable rights to the property described below, which has been allotted by me/us to Mr.Harishchandra Ramchandra Gujar And Now Purchase By Mr. Vaibhav Subhash Mhaswadkar & Mrs. Kalpana Subhash Mhaswadkar herein after referred to as the purchaser, subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 17/05/2023 (herein after referred to as the Sale document)

Description of the property	Flat No.2, Ground Floor, Bldg.A, Satguru Co.op.Hsg.Society, Gokul Nagar, Thane West
Flat No./ House No.	Flat No.2
Building No./Name	Building No.A, Satguru Co.op.Hsg.Society,
Plot No	Survey No.28/3, Part, 28/6,28/10,28/11, 28/13, 28/16, 28/17, 28/18, 28/19, 28/21
Street No./Name	Old Agra Road
Locality Name	Gokul Nagar
Area Name	Gokul Nagar, Old Agra Road, Thane West
City Name	Thane
Pin Code	400601

2. That the total consideration for this transaction is Rs.57,00,000/= (Rupees Fifty Seven Lac Only) towards sale document and Rs.57,00,000/= (Rupees Fifty Seven Lac Only).

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.



SATGURU A BUILDING CO-OP.HOUSING SOCIETY LTD.

(Regn.No. TNA (T.N.A.) HSG/TC/4634/91-92)

Near Hotel Royal Inn, L.B.S. Marg, Opp Gokul Nagar, Thane - 400 601.

- 2 -

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as the Bank) as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

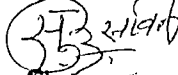
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring 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.

7. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C.Mr. Vaibhav Subhash Mhaswadkar & Mrs. Kalpana Subhash Mhaswadkar, and forward the same to you directly.

8. We undertake to inform and deposit Share certificate to the bank directly, as andwhen issued in the name of the applicant

Yours faithfully,

SATGURU A Bldg. Co-op. Hsg. Society Ltd


Chairman


Secretary


Treasurer

Authorized Signatory.

Name -

Designation

Place - Thane

Date - 06/06/2023.



2.

Bill of Supply For: MAY-2023

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002013521612

HSN code 27160000

Consumer No: 000023126613
M/S SATGURU DEV CORPORATION
SATGURU APARTMENT-FLAT 2 OLD BOMBAY AGRA ROAD THANA 400099
Mobile/Email: 84*****89/

Bill Date: 22-MAY-23
Bill Amount Rs: 320.00
Due Date: 12-JUN-23
If Paid After Due Date: 320.00

Billing Unit: 4726 :VIKAS COMPLEX S/DN.
Tariff/Category: 090 /LT I Res 1-Phase
Pole No: 00000000
PC/MR/Route Sequence/DTC: 7 / 17-6742-0061 /4726348

Supply Date: 01-Jan-1987
Sanct. Load: .5 KW
Security Deposit(Rs): 1,565.00
Current Reading Date: 17-MAY-23
Previous Reading Date: 18-APR-23

Scan this QR
Code with BHIM
App for UPI
Payment



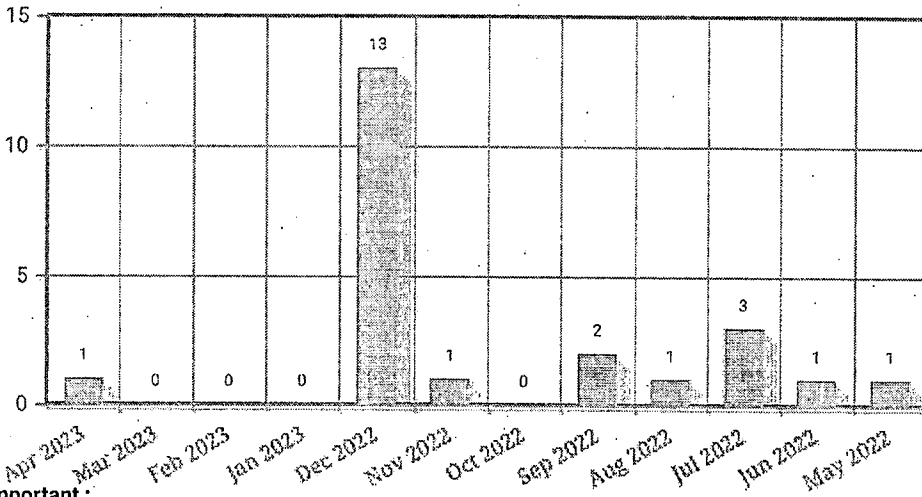
Meter No: 08203166855
Reading Group: Q7

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
6980	6980	01	0	0	0

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 status: NORMAL
Bill Period: .97 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 17-06-2023 .

विशेष संदेश :

* Dear Consumer, Your registered mobile number is 84*****89 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 000023126613

* 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: 4726	Consumer No: 000023126613	PC: Q7	Tariff: 090
Due Date: 12-JUN-23	320.00		

If Paid by this Date: 31-MAY-23	320.00
If Paid After this Date: 12-JUN-23	320.00

Bank Copy:	DTC No: 4726348
-------------------	------------------------

Due Date: 12-JUN-23	320.00
If Paid by this Date: 31-MAY-23	320.00
If Paid After this Date: 12-JUN-23	320.00

Billing Unit: 4726	Consumer No: 000023126613	PC: Q7	Tariff: 090
---------------------------	----------------------------------	---------------	--------------------

Terms & Conditions:

- Electricity Duty Calculation is as per government notification no ELDP/P.No-273/Energy -1 dt 21/10/2016. Tax on Sale calculation is as per Government notification dt 21/10/2016. For more information please check orders of Electricity Regulatory commission. Fixed rate is used for calculation till meter is installed.
- 1) Any discrepancy in the bill should be conveyed in writing to the local office. Even if there is discrepancy in bill, to avoid delay payment charges, pay tentative amount for time being or pay full amount along with application to rectify the mistake in the bill. In case of dispute or abnormally high bill amount, bill equal to average consumption of previous period will be issued till the complaint is resolved. The difference of which will be charged in next bill.
- 2) For bill paid after due date of previous bill and showing as arrears in current bill, please show the previous bill receipt to the cashier while paying for the current bill.
- 3) This bill is sent in accordance with Electricity supply act, tariff order, regulations and Orders as per Govt of Maharashtra.

Instructions for Cheque payment:

- 4) Cheque should be a/c payee only. Cheque should be payable in name of 'MSEDCL', and issued by local bank. Please attach bill with the Cheque and do not staple them. Post-dated cheque will be not accepted. If amount is paid by Cheque/DD, the date on which amount deposited in 'MSEDCL' bank account will consider as a bill payment date.
- 5) While putting cheque in collection drop box, please mention consumer number (along with PC and BU) on the backside of the cheque. Please mention cheque details on the backside of receipt stub.
- 6) As per negotiable instrument act 1981 article 138, cheque bounce is a punishable offence and liable for legal action.
- 7) As per MERC order for Case No 322 of 2019 revised Cheque Bounce charges of Rs. 750 plus GST or Bank charges whichever is higher will be applicable from 01 April 2020.

Revised Tariff applicable wef 01-APR-23

LT I Res 1-Phase	Unit	0-100	101-300	301-500	501-1000	>1000
Fix Charges(Rs): 116	Amt(Rs)	4.41	9.64	13.61	15.57	15.57
	FAC(Rs)	0	0	0	0	0

**** As per the new electricity rates applicable from 01.04.2020, an additional fixed charge of Rs.10 per month will be levied on consumers in the municipal corporation area.**

Consumer No: 000023126613

	Rs. Ps
Fixed Charges	126.00
Energy Charges	0.00
Wheeling Charges 1.17/ Unit	0.00
F.A.C.	0.00
Electricity Duty (16 %)	0.00
Tax on Sale 0/ Unit	0.00
Current Interest	0.00
Other Charges	0.00
Total Current Bill(Rs)	126.00

Net Arrears	192.73
Adjustments	0.00
Interest Arrears	0.97
Total Arrears	193.70
Net Bill Amount	319.70
Rounded Bill(Rs)	320.00

DPC:1.58
After this date: 12-JUN-23
Pay **Rs. 320.00**

Prompt Payment Discount: Rs. 1.26, if bill is paid on or before 31-MAY-23

Receipts considered up-to: 18-MAY-23
Last Receipt Date 17-MAR-23

Payment History:

Receipt Date	Paid Amount
17-Mar-2023	110.00
07-Feb-2023	830.00
20-Oct-2022	160.00
12-Sep-2022	940.00
14-Feb-2022	1,100.00
04-Sep-2021	1,220.00

In addition to the facilities currently available, new options are available to report power outages-

- 1) Give Missed call to **022-41078500** from registered mobile number
- 2) Send NOPOWER to **9930399303**.
- 3) Visit <https://wss.mahadiscom.in/wss/wss> to view your electricity bill and pay online.

IF PAID BY DIGITAL MODE UP TO 12-JUN-23, DIGITAL PAYMENT DISCOUNT OF Rs. 00.32 WILL BE CREDITED IN SUBSEQUENT BILL.
As per Income Tax provision vide section 269 ST cash receipt of Rs.2.00 lakhs and above will not be accepted by MSEDCL against any type of Payment.
As per MERC order dt.24/02/2021, Monthly energy bill receipt in cash is limited to Rs.5000/- w.e.f 01/11/2021.

* For queries related to your online payment transactions, please contact helpdesk_pg@mahadiscom.in
Any unauthorised changes made in this bill will lead to non-acceptance of the bill.

SATGURU A BLDG CO-OP. HSG. SOCIETY LTD.

TNA(TNA)/HSG/(TC)/4634/1991-92

Near Hotel Royal Inn, LBS Marg, Gokul Nagar, Thane (W) 400 601.

BILL

Name [02] Harishchandra R Gujar
A-02

Bill No. 26

Sq. Ft. 510.00

Date 01/05/2023

Particulars Bill for May'2023

Due Date 31/05/2023

Sr. No.	Nature of Charges	Amount
1.	Property Tax	
2.	Water Charges	122.00
3.	Electricity Charges	230.00
4.	Service Charges	28.00
5.	Building Insurance	490.00
6.	N.A.Tax	16.00
7.	Maintenance Charges	23.00
8.	Sinking Fund	326.00
9.	Repair Fund	20.00
10.	Education Fund	60.00
11.	Non Occupancy Charges	10.00
		150.00
	Total	1475.00
	Arrears	0.00
	Amount Due	1475.00

Rupees One thousand four hundred seventy-five only

- Notes
1. Bills should be paid in the same month.
 2. Interest on arrears will be charged @ 21% Per Annum.
 3. Please write your Name & Flat No. on reverse of the Cheque.

E & O E.

For SATGURU A BLDG CO-OP. HSG. SOCIETY LTD.

Sai Accounting - 2542 6902 Time - 10.00 am to 6.00 pm - Sunday Close

Hon. Secretary / Treasurer

SATGURU A BLDG CO-OP. HSG. SOCIETY LTD.

TNA(TNA)/HSG/(TC)/4634/1991-92

Near Hotel Royal Inn, LBS Marg, Gokul Nagar, Thane (W) 400 601.

RECEIPT

Received with thanks from [02] Harishchandra R Gujar
A-02

Receipt No. 14

Date 24/04/2023

Sum of Rupees Forty-one thousand one hundred sixteen only

By Cheque No. NEFT of Rs. 41116.00

Against Part/Full Settlement of Bill # 2 dt. 01/04/2023

Rs. 41116.00

Subject to Realization of Cheque

For SATGURU A BLDG CO-OP. HSG. SOCIETY LTD.

Hon. Secretary / Treasurer

