

ARTICLES OF AGREEMENT made at Mumbai this 19<sup>th</sup> day of MAY 2005 BETWEEN NEELKANTH PALM REALTY, a partnership firm registered under the provisions of The Partnership Act, 1932 having its Registered Office at Fine House, 5th Floor, Anandji Lane, M.G. Road, Ghatkopar (East), Mumbai - 400 077 hereinafter referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivors or survivor and assigns) of the One Part, SHRI/SMT/MESSRS V. GANESAN & SMT. KALA GANESAN

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hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include in the case of individual or individuals, his/her/their respective heirs, executors and administrators, in the case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivors or survivor and in the case of a company, its successor or successors and permitted assigns) of the Other Part.

WHEREAS :

1. KRISHNA GLASS PRIVATE LIMITED (hereinafter referred to as "the Owners") are seized and possessed of and/or otherwise well and sufficiently entitled to the plot of land situated at

87500 - Light, Seem  
Chennai - 600 011

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Proper Officer  
Sub Registrar Thane-2.



Sub-Registrar  
Thane-2  
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Village Majiwada within the limits of Thane in the district and registration sub-district of Thane City and Mumbai Suburban bearing Survey Nos. 145/3, 146/4, 147, 148/2, 148/3, 149/P, 150, 154/P, 412/P, 151/1, 151/3, 152/1, 414/1B and 414/1D admeasuring 46236 sq.mtrs or thereabout as per 7/12 extract and 52,110.24 Sq.mts. or thereabout as per physical survey and more particularly described in the schedule hereunder written and shown as bounded by red colour boundary line, on the plan annexed hereto as Annexure A (hereinafter referred to as "the said entire property").

2. There are various buildings and structures standing on the said property.
3. By Development Agreement dated 24<sup>th</sup> December, 2003, made between the Owners herein of the one part and the Developers herein of the other part, the Owners granted development rights to the Developers on and in respect of the said entire property more particularly described in the First schedule hereunder written and shown as bounded by red colour boundary line on the plan annexed hereto as Annexure 'A' on the terms and conditions therein mentioned.
4. In accordance with the said Agreement dated 24<sup>th</sup> December, 2003, the Developers are entitled to consume full FSI of the said entire property including FSI in respect of setback areas and other reservations. The Developers are also entitled to use and consume on the said property FSI/TDR of other plots as is and may be permissible under the prevailing rules and regulations from time to time.
5. By an order dated 29<sup>th</sup> October, 2003 Additional Collector and Competent Authority declared that entire holding of the Owner is within ceiling limit as prescribed under the ULC Act and the Owner does not hold any surplus vacant land. By another Order dated 31<sup>st</sup> October, 2003, Additional Collector and Competent Authority issued Letter of Intent as contemplated under Section 22 of the ULC Act for demolition of the existing structures for the purpose of redevelopment of the said property on the terms and conditions therein contained.



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6. Part of the said property admeasuring 454 sq.mtrs. and 2700 sq.mtrs. Respectively are under reservation for Primary School and Municipal School respectively, and an area of 194 sq.mtrs. is under reservation for Recreation Ground, an area of 1085.844 sq. mtrs. is under reservation for Road and an area of 990.751 sq.mtrs. is not in possession of the Owners while an area of 1028.713 sq.mtrs. is under existing Road, The Owners/Developers are required to surrender the said areas to the concerned Authorities for the purpose for which it is under reservation; however, they are entitled to FSI/TDR in respect thereof. At present, Plans have been sanctioned on the basis that the balance area available for development is about 36,696.69 sq.mtrs; however, actual area in possession of the Owners/Developers is approximately 42,570 sq.mtrs. which is shown bounded by blue colour boundary line on the Plan hereto annexed as Annexure A (hereinafter referred to as "the said property").
7. The Developers are developing and building a housing complex on the said property under the name of NEELKANTH PALMS by constructing various residential building/s in a phased manner (hereinafter referred to as "the said complex").
8. The Developers have entered into a standard Agreement with Shashikant V. Deshmukh registered with the Council of Architects and the said Agreement is as per the format of agreement prescribed by the Council of Architects. The Developers have appointed R. H. Mahimtura, Structural Engineers, for the preparation of structural designs and drawings of the building/s to be constructed in the said complex on the said property. The Developers shall accept the professional supervision of the said Architects and the said Structural Engineers or such other Architects and Structural Engineers as the Developers may appoint till the completion of the said complex.
9. The Developers have submitted building plans to construct residential building/s in the said housing complex which the Thane Municipal Corporation have duly sanctioned.
10. While sanctioning the building plans, concerned Local Authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be



observed and performed by the Developers while developing the said property and building the said housing complex. The Developers shall observe, perform and comply with the said terms, conditions and stipulations.

11. The Purchaser has demanded from the Developers and the Developers have given inspection to the Purchaser copies of all the documents of title relating to the said property, the said Development Agreement dated 24th December, 2003 and the said Orders issued by the Deputy Collector and Competent Authority under ULCA, plans, designs and specifications and of all other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act 1963 and the Rules made thereunder.

12. The Owners have borrowed and raised funds from I.I.B.I., Union Bank of India and I.C.I.C.I. acting for themselves as well as the agents of Government of India towards the central excise. The Owners have paid and cleared the liabilities of I.I.B.I., Union Bank of India and I.C.I.C.I.

The Owners have submitted the proposal for payment of the dues of the Government of India towards the central excise. The Developers shall ensure that the said liability as well as any other amount which the Developers may borrow or raise to complete the complex are cleared as early as possible and in any event prior to the completion of the said building and handing over possession of the flat to the Purchasers.

13. The copy of Certificate of Title issued by V. Deshpande & Co., Attorneys-at-law of the Owners as well as 7/12 extract in respect of the said property showing nature of the title of the Owners are annexed hereto as Annexures B and C. The Purchaser accepts the said title certificate and agrees not to raise any further or other requisition or objections to the title of the Owner and the Developers to the said property.

14. The Developers in Phase-I have commenced construction of a building comprising of three wings to be known as "CLASSIQUE" on the part of said property admeasuring 4638.75 sq.mtrs. or thereabout in accordance with the sanctioned building plans approved by the local authority as a



housing project and more particularly described in the Second Schedule hereunder written and shown as bounded by green colour boundary on the plan hereto annexed as Annexure-A and is hereinafter referred to as "Phase-I property". The developers have sold residential flat in the said housing project to the various purchasers.

15. The Developers now in Phase-III are constructing a building comprising of three wings viz. A, B & C to be known as "ROYALE" on the part of said property admeasuring 5764.89 sq.mtrs. or thereabout in accordance with the sanctioned building plans approved by the local authority as a housing project and more particularly described in the Third Schedule hereunder written and shown as bounded by blue colour boundary on the plan hereto annexed as Annexure-A and is hereinafter referred to as Phase-III property.

16. The Purchaser has applied to the Developers for the allotment of residential flat No. 101 on the 1<sup>st</sup> floor of B wing of the said building being constructed on the said Phase-III property.

17. The Developers have agreed to sell to the Purchaser residential flat No. 101 on the 1<sup>st</sup> floor of B wing of the said building being constructed on the said Phase-III property at the price and on the terms and conditions hereinafter appearing.

18. Under Section 4 of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (herein referred to as "the said Act") the Developers are required to execute a written agreement for sale of the said Residential flat to the Purchaser being in fact these presents and also to register the said agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, UNDERSTOOD, DECLARED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The parties hereby acknowledge and confirm that the aforesaid recitals form an integral part of this Agreement.
2. The Developers are developing and building a housing

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complex on the said property by constructing residential building/s in phased manner under the name of NEELKANTH PALMS (hereinafter referred as "the said complex"). The Developers in Phase-I have commenced construction of a residential building to be known as CLASSIQUE (Phase-I housing project) in the said complex.

3. The Developers are now in Phase-III constructing another building comprising of three wings viz. A, B and C to be known as ROYALE (Phase-III housing project) in the said complex for sale of residential flats on what is commonly known as Ownership basis or on such other basis as the Developers may desire or deem fit in their absolute discretion in accordance with the plans specifications and designs approved by Thane Municipal Corporation which have been seen and approved by the Purchaser with such variations and modifications as the Developers may consider necessary or as may be required by the concerned authorities or government from time to time PROVIDED THAT the Developers shall obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect area of the flat/ premises, which the Purchaser has agreed to purchase. PROVIDED FURTHER that the Developers are entitled to carry out such development and/or additional development and/or alterations and/or additions and/or modifications in the building/s constructed and/or to be constructed on the said property or change the lay-out or location of the recreation ground and other amenities, facilities and/or the specifications thereof, as they may desire without consulting and/or obtaining any permission from the Purchaser and/or from the society of the purchasers which may be formed as envisaged in this Agreement.

4. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser residential flat No. 101 on the 1<sup>st</sup> floor of B wing of the said building to be known as ROYALE in the said complex to be known as NEELKANTH PALMS having carpet area of 750 Sq.ft. (which is inclusive of area of balcony and door sills) and bounded by red colour boundary line on the typical floor plan hereto annexed and marked as Annexure D (hereinafter referred to as "the said flat") at or for a price of Rs. 20,74,600/- Rupees  
Twenty Lakh Seventy four  
Thousand Six Hundred

Only 17-2
3209/200
10/00

47. If the Developer due to any reason cannot execute conveyance and/or lease transferring the right, title and interest in the said building and in the said property as provided hereinbefore then the Developer for this purpose shall be entitled to execute such deeds, documents or assurances as permissible under law for the time being in force and wherever the word "conveyance" and/or "lease" and/or Deed/s of transfer is/are referred to in this agreement the same shall be deemed to mean and include the document or documents by which the right title and interest whether divided or undivided is transferred by the developers in the said building and in the said property and the Purchaser/s shall not raise any objection in that behalf.

48. In this Agreement unless there is anything inconsistent with or repugnant to the subject or context (a) SINGULAR shall include PLURAL and vice versa and (b) MASCULINE shall include FEMINE and vice versa.

49. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser, by registered post A.D. or under the certificate of posting or by courier service at his/her address specified below :

Flat No. 501, Building No. 2,  
Surya Enclave, Opp. Tulsi Dham,  
Thane (W) - 400610.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to this writing the day and the year hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground lying and being at Village Majiwada in the Registration Sub-Division and Taluka Registration Division and Registration District and Sub-District of Thane in the State of Maharashtra bearing Survey Nos. 145/3, 146/4, 147, 148/2, 148/3, 149/P, 150, 152/1, 154/P, 412/P, 151/1, 151/3, 152/1 and 414/1B and 414/1D admeasuring 46236 sq.mts or thereabout as per 7/12 extract and follows :

On or towards East : by Property belonging to Kothari Auto Parts.  
On or towards West : by property belonging to Shree Vardhan Trust.  
On or towards North : Partly by Internal Road and Partly by Property belonging to Duphar India Industries Ltd.  
On or towards South : by Existing Road



THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground situate, lying and being at Village Majiwada, Thane, admeasuring 4638.75 sq.mts or thereabout being a portion of the property (which property is more particularly described in the first schedule written herein above) and shown on the plan hereto annexed by green colour boundary line.

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground situate, lying and being at Village Majiwada, Thane, admeasuring 5764.89 sq.mts or thereabout being a portion of the property (which property is more particularly described in the first schedule written herein above) and shown on the plan hereto annexed by blue colour boundary line

SIGNED SEALED AND DELIVERED  
by the withinnamed Developers  
NEELKANTH PALM REALTY  
in the presence of.....

) For Neelkanth Palm Realty  
) T. S. Shel...  
)  
) Partner/Authorised Signatory

SIGNED SEALED AND DELIVERED )  
the withinnamed Purchaser )  
Shri/Smt. V. GANESAN & )  
Smt. KALA GANESAN )  
\_\_\_\_\_ )  
\_\_\_\_\_ )  
in the presence of ..... )

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RECEIVED of and from the )  
withinnamed Purchaser a sum )  
of Rupees Thirty One )  
Thousand )  
\_\_\_\_\_ only )  
in cash/by Cheque being the amount )  
of earnest money paid by the )  
Purchaser to us. )

)Rs. 31000/-

WE SAY RECEIVED,  
For NEELKANTH PALM REALTY

T. S. Shel...  
PARTNER/AUTHORISED SIGNATORY





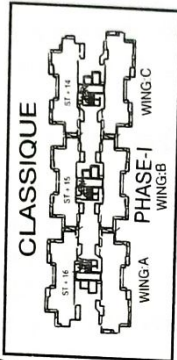
PROPOSED 20.00 M. WIDE D.P. ROAD

R.G.

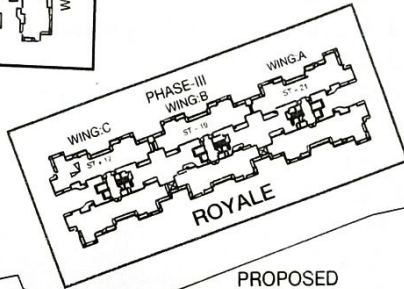
SCHOOL

12.00 MT WIDE INT. ROAD

FOR FUTURE DEVELOPMENT



FOR FUTURE DEVELOPMENT



PROPOSED AMENITY SPACE

PROPOSED SCHOOL

PROPOSED RECREATIONAL OPEN SPACE

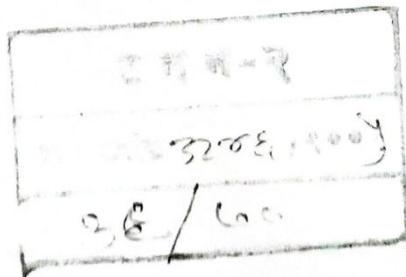
PROPOSED 20.00 M. WIDE D.P. ROAD

LAYOUT PLAN  
NOT TO SCALE

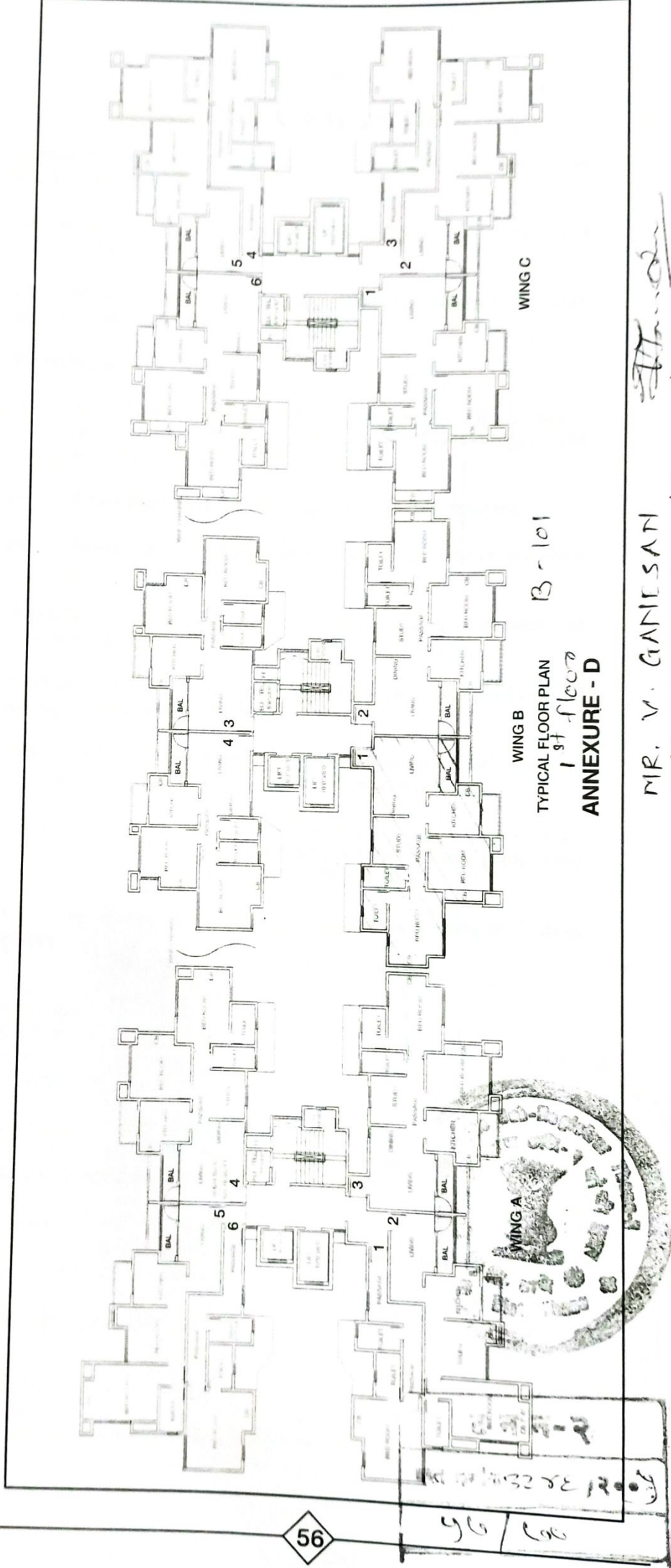


### ANNEXURE - A

NOTE- THE DEVELOPERS RESERVE THE RIGHT TO ALTER THE LAYOUT, PLANS, SPECIFICATIONS OR FEATURES WITHOUT PRIOR NOTICE OR OBLIGATION.



*[Handwritten Signature]*  
 Kalay  
 Tejas Shek



WING B  
 TYPICAL FLOOR PLAN B-101  
 1<sup>st</sup> floor  
 ANNEXURE - D

MR. V. GANESAN  
 MRS. KALA GANESAN

*Handwritten signatures and notes:*  
 Kalyan  
 Kalyan  
 Kalyan. Shal



# THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

2148

SANCTION OF DEVELOPMENT

~~PERMISSION~~ COMMENCEMENT CERTIFICATE

करिता

Phase I - Wing A (Stilt + 16), Wing B (Stilt 15), Wing C (Stilt + 14)  
Phase III - Wing A (Stilt + 20), Wing B (Stilt + 18), Wing C (Stilt + 16)

V.P. No. ८६२५८ TMC/TDD / ३८०५ Dated २२/११/२००४

To,

~~श्री. श्री.~~ मे. शशि देशमुख अँड असो. (Architect)

~~श्री. श्री.~~ मे. कृष्णा ग्लास प्रा. लि. (Owner)

Sir,

With reference to your application no. २६८१५ dated २८.१०.२००४ for development ~~permission~~ / grant of commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building no. वरील प्रमाणे in village माजिवडे Sector No. ४ Ward No. २३ situated at Road २०.० मी. डी. पी. Survey No./ Hisaa No. १४५/३, १४६/४, १४७, १४८/२, १४८/३, १४९/पि, १५०, १५१/१, १५१/३, १५४/पि, व ४१२/पि the development ~~permission~~ / the commencement certificate is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The development ~~permission~~ / commencement certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. फेज II (पूर्ण) ची सी. सी. घेण्यापूर्वी आरक्षणे, सुविधा भूखंड व अतिरीक्त आर. जी. क्षेत्राचे ७/१२ उतारे ठाणे महानगरपालिकेच्या नावे दाखल करणे आवश्यक.
6. प्रथम वापरपरवान्यापूर्वी रम्यगव्यवस्थेतील क्षेत्राचे ७/१२ उतारे ठाणे महानगरपालिकेच्या नावे करणे आवश्यक.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No.

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Yours faithfully,

साये. महा. ....  
Municipal Corporation  
The city of Thane

उत्तर-२

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६०/१००

7. फेज २ व ४ च्या मी. मी. प्रमाणपत्रासाठी अर्ज करण्यापूर्वी यु.एल.मी. कलम २२ मधील आदेश सादर करावेत व Letter of Intend च्या नुतनीकरणाची जबाबदारी विकासकांनी आहे न झाल्यास ठामपा जबाबदार नाही.
8. उद्वाहन यंत्राबाबत संबंधात शासकीय विभागाचा नाहरकत दाखला वापरपरवान्यापूर्वी सादर करावा.
9. वापरपरवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज व चिफ. फायर ऑफिसर विभागाकडील नाहरकत दाखले सादर करणे आवश्यक.
10. जोता प्रमाणपत्र व वापरपरवान्यापूर्वी आर.मी.मी. तज्ञांचे स्टविलीटी प्रमाणपत्र I.S. कोड नुसार दाखल करणे आवश्यक.
11. जोता प्रमाणपत्रापूर्वी आरक्षणे, अॅमिनीटी स्पेस व अतिरीक्त आर.जी. या करिता प्रस्तावित केलेला ९.० मी. रुंदीचा प्रवेश मार्ग हा पक्क्या स्वरूपात करणे आवश्यक.
12. भुखंडाच्या मालकीबाबत काही वाद निर्माण झाल्यास त्याची जबाबदारी विकासकर्ते यांची असेल.
13. वापरपरवाना प्रमाणपत्रापूर्वी डि.पी. रोड व आरक्षणाखालील क्षेत्र ७/१२ उता-यावर ठाणे महानगरपालिकेच्या नावे नोंद करून त्याप्रमाणे ७/१२ उतारा दाखल करणे आवश्यक.
14. सुरक्षित दृष्टिने नियोजित बांधकामा भोवती संरक्षक कवच व इशारा फलक लावणे आवश्यक.
15. बांधकामासाठी ठाणे महानगर पालिका पाणी पूरवठा करणार नाही फक्त पिण्याच्या पाण्याचा पूरवठा उपलब्धतेनुसार करण्यात येईल.
16. सुधारीत दराने नियमानुसार वेळोवेळी शुल्क भरणा करणे आवश्यक राहिल.
17. वि. प्र. क्र. ८८२५८ टिएमसी/टिडीडी/३१६७ दि. २०.१०.२००४ अन्वये फेज क्र. २ ला देण्यात आलेले सी. सी. प्रमाणपत्र रद्द समजण्यात यावी.

मा. सहायक संचालक नगर रचना यांच्या मान्यतेनुसार सादर



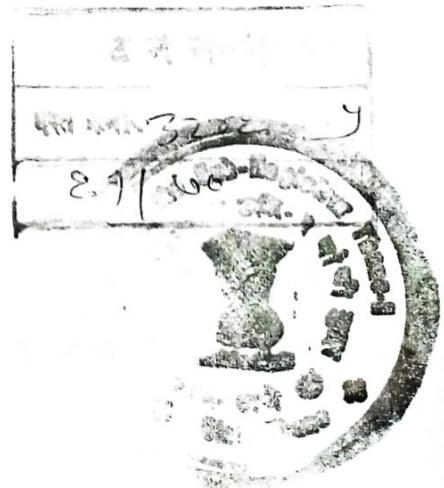
**सावधान**

स्वयं नकाशांनुसार बांधकाम व कारणे तसेच  
 काम नियमन नियमावलीनुसार आवश्यक त्या  
 रवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र  
 प्रादेशिक व नगर रचना अधिनियमचे कलम ५२  
 अनुसार दंडात्मक गुन्हा आहे. त्यासाठी जास्तीत  
 जास्त ३ वर्षे कॅद व रु. ५०००/- दंड होऊ शकतो.

Yours faithfully,

कार्यकारी अभियंता  
 (शहर विकास विभाग)  
 Municipal Corporation  
 The city of Thane

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 १५/१५







१. उद्वाहन यंत्राबाबत संबंधात शाराकीय विभागाचा नाहरकत दाखला वापरपरवान्यापूर्वी सादर करावा .
२. वापरपरवान्यापूर्वी वृक्षा, पाणी, ड्रेनेज व चिफ . फायर ऑफिसर विभागाकडील नाहरकत दाखल सादर करणे आवश्यक .
३. जोता प्रमाणपत्र व वापरपरवान्यापूर्वी आर .गी .गी . तज्ञांचे म्युचुअल प्लान अन्वये १९ कोट गुंसार दाखल करणे आवश्यक .
४. जोता प्रमाणपत्रापूर्वी आरक्षणे, अग्निनीटी स्पेस व अतिरिक्त आर .जी . या करिंदा प्रस्तावित वेळेला ३ . ० मी . मंतीचा पत्रे व मार्ग हा पत्रेच्या प्रस्तावित करणे आवश्यक .
५. भुखंडाच्या मालकीबाबत काही वाद निर्माण झाल्यास त्याची जबाबदारी विकासकते यांची असल .
६. वापरपरवाना प्रमाणपत्रापूर्वी डि .पी . रोड व आरक्षणाखालील क्षेत्र ७/१२ उता-यावर ठाणे महानगरपालिकेच्या नावे नोंद करून त्याप्रमाणे ७/१२ उतारा दाखल करणे आवश्यक .
७. गुरुक्षित दृष्टिने निगोजित बांधकामा भोवती गुरुक्षर कवच व इशाग फलक लावणे आवश्यक .
८. बांधकामासाठी ठाणे महानगर पालिका पाणी पूरवठा करणार नाही फक्त पिण्याच्या पाण्याचा पूरवठा उपलब्धतेनुसार करण्यात येईल .
९. गुंभारीत नगरे निगमानुसार वेळोवेळी शुल्क भरणा करणे आवश्यक राहिल
१०. यु .एल .सी . कलम २२ खालील बांधकामे तोडून अंतीम आदेश सादर करावेत तदनंतर फेज २ व ३ ची मी .गी . देण्यात येईल . तसेच Letter of Intend च्या नुतनीकरणाची जबाबदारी विकासकाची आहे व झाल्यास ठाणे जबाबदार नाही .
११. फेज क्र . २ Wing 'B' व 'C' आणि फेज क्र . ३ व ४ च्या मी . मी . पूर्वी आरक्षणाखालील जमीनीची मालकी मालकीवेळीच्या नावे वगैरे झाल्याबाबत ७/१२ उतार दाखल करणेत व सादर जमिन समतल करून व कंपणभित उभारून ठाणेपाच्या ताब्यात देण्यास यावी .

भा . महायक मंचालक नगर मचना मंचाच्या मान्यतेतुसार

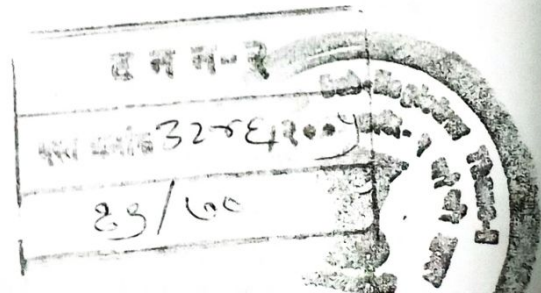
Yours faithfully,



*[Handwritten Signature]*

कार्यकारी अभियंता  
(शहर विकास विभाग)  
Municipal Corporation  
The city of Thane

*[Handwritten notes]*  
Sabin - 28/5/00  
Nagar - 1/10/00





टनन2

दस्त क्र 3246/2005

६/६/०५

दुय्यम निबंधक:

सह दु.नि.ठाणे 2

दस्त गोषवारा भाग-1

05/05/2005

06:42 am

दस्त क्रमांक :

3246/2005

पक्षाचा प्रकार :

करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा उजवा

1 नाव: व्ही. गणेशन् -  
 पत्ता: घर/फ्लॅट नं: 501/ बि न 2  
 गल्ली/रस्ता: -  
 इमारतीचे नाव: सुर्या इनक्लेव्ह  
 इमारत नं: तुलसीधाम  
 पेठ/वसाहत: -  
 शहर/गाव: ठाणे  
 तालुका: ठाणे  
 पिन: -  
 पॅन नम्बर: -

लिहून घेणार

वय 38

सही

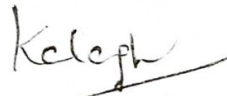



2 नाव: कला गणेशन् - -  
 पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे  
 गल्ली/रस्ता: -  
 इमारतीचे नाव: -  
 इमारत नं: -  
 पेठ/वसाहत: -  
 शहर/गाव: -  
 तालुका: -  
 पिन: -  
 पॅन नम्बर: - +

लिहून घेणार

वय 30

सही




3 नाव: - - मे निळकंठ पाल्म रियालीटीचे भागीदार श्री  
 लेनरा शाह यांचे तर्फे कु मु श्री परेश एल पटेल  
 पत्ता: घर/फ्लॅट नं: -  
 गल्ली/रस्ता: फाईन हाऊस  
 इमारतीचे नाव: -  
 इमारत नं: आनंदजी लेन  
 पेठ/वसाहत

लिहून घेणार

वय 33

सही




24332 - 77477





BILL NO (GGN) 000002026495933

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 30-05-2023  
देयक रक्कम रु : 890.00

देय दिनांक : 19-06-2023  
या तारखे नंतर : 900.00  
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



ग्राहक क्रमांक : 000012251190 मोबाईल/ईमेल : 99xxxxxx64  
MR GANESAN V  
B- 101 ROYALE NEELKANTH-PALMS NR TATVAGYAN V.PITH THANE 400607

श्री गणेशन वी  
श्री- 101 रोयले नीलकंठ- पाल्मस जवळ तत्वाज्ञान वी.पीठ ठाणे 400607

पुरवठा दिनांक : 01-08-2007  
मंजूर भार : 7.50 KW  
सुरक्षा ठेव जमा (रु) : 4170.00  
चालु रिडिंग दिनांक : 25-05-2023  
मागील रिडिंग दिनांक : 26-04-2023

एलसी युनिट : 4541/KOLSHETH URBAN S/DN.WAGLE  
संकेत : 92/LT I Res 3-Phase  
संकेत क्रमांक :  
सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 7/18/1316/1315/4541529  
दर क्रमांक : 06100225146  
गट : Y7

रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
8470	48403	1.00	67	0	67

Status: Normal  
रिडिंग: 0.97/

*Paid ₹ 890 on 14/6/2023  
Online) by HDFC Debit card*

महिना	युनिट	वापर
एप्रिल-2023	273	
मार्च-2023	195	
फेब्रुवारी-2023	109	
जानेवारी-2023	104	
डिसेंबर-2022	114	
नोव्हेंबर-2022	123	
ऑक्टोबर-2022		
सप्टेंबर-2022	317	
ऑगस्ट-2022	219	
जुलै-2022	174	
जून-2022	265	

महिना	वापर
मे - 2022	112
मे - 2023	67

ज्याही विला ऐवजी ई-विला साठी नोंदणी करा व प्रत्येक विलामाने 10 रुपयांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :-  
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपाईत विलावर वरच्या बाजूला इत्यादी कोणत्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे बिज बिल भरा व 0.25% (६. 500/- पर्यंत) सवलत मिळवा. (टॅक्स व इतरिज वगळून)

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित वा असल्यास दुरुस्त करा त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

पुढील महिन्याचे रिडिंग साधारणतः 25-06-2023 ह्या तारखेला होईल

₹ 5,443

ग्राहक संदेश

प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९९XXXXXX६४ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापर किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 000092249990. महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये .

**तुमची पसती आम्हाला सांगा**

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

9326508274 वर 'OPINION' व्हाट्सअप कर किंवा ॲप डाऊनलोड करा



QR कोड स्कॅन करा ॲप डाऊनलोड करा  
App मध्ये सधे भरा आणि आकर्षक बक्षीस जिंका

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[www.axismyindia.org](http://www.axismyindia.org)

प्रकार	विलीय युनिट	ग्राहक क्रमांक	पी.सी.	दर	या तारखे पर्यंत भरल्यास	मिती	रक्कम
म	विलीय युनिट : 4541	ग्राहक क्रमांक : 000012251190	पी.सी. : Y7	दर : 92	08-06-2023		Rs. 880.00
म	तारखे	19-06-2023			19-06-2023		Rs. 900.00

श्री स्थळप्रतः  
विलीय युनिट : 4541

ग्राहक क्रमांक : 000012251190

डिटिसी क्र. : 4541529  
पी.सी. Y7 दर: 92

अंतिम तारीख	मिती	रक्कम
19-06-2023		Rs. 890.00
या तारखे पर्यंत भरल्यास	08-06-2023	Rs. 880.00





# ठाणे महानगरपालिका, ठाणे

पावती क्रमांक : TMC2324OL012628

मालमत्ता कराची पावती

वर्ग : 2023-2024

मालमत्ता क्रमांक : 140950036/00085

पावती दिनांक : 08/04/2023 4:58:15PM

बिल क्र. : TMC232409500297

बिल दिनांक : 01/04/2023, 03/10/2023

खर्चा क्र. : 95

घर क्र. : 807 / 95

प्रभाग कार्यालय :

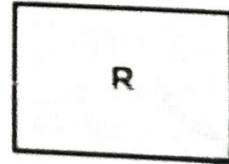
करदात्याचे नाव : LAND OWNER / STR OWNER: M/S. KRUSHANAGLASS PVT.  
(ROYAL)THE HOLDER : V. GANESHAN

1	नोटीस फी	0	भरणा प्रकार : Online	घ. दिनांक :
2	व्याज	0	घनादेश क्र.:	
3	बॉरंट फी	0	बँकेचे नाव :	
4	जमी फी	0	एकूण मालमत्ताकर रक्कम :	14,527
5	जाहिरात फी	0	भरलेली रक्कम :	14,283
6	41(1) अन्वयेची शास्ती	0	सूट : EBR: 244 ABR: 0	244
एकूण इतर देयक रक्कम :		0	एकूण उर्वरित रक्कम :	0

	थकबाकी	दि. १ एप्रिल रोजी देय कर	दि. १ ऑक्टोबर रोजी देय कर	इतर देय रक्कम	एकूण
कर	0	7284	7243	0	14527
मागील भरणा	0	0	0	0	0
चालू भरणा	0	7284	6999	0	14283
सूट	0	0	244	0	244
शिल्लक	0	0	0	0	0

अधरी रुपये :- चौदा हजार दोनशे व्यापेंशी फक्त

सदर पावती चेक वाटल्यानंतर ग्राह्याधरण्यात येईल.  
अनधिकृत बांधकामावरील कर भरल्यामुळे सदर बांधकाम अधिकृत होणार नाही.  
कोर्टातील कामकाजाल व निकालावर कार्यवाही करण्यात बाधा होणार नाही या  
बद्दतीवर अनधिकृत बांधकामावरील कर वसूल करण्यात येत आहे."



निवासी / 15,790 / TA

बमुली लिपिक  
ठाणे महानगरपालिका

Print Date: 08/04/2023 4:59:22PM

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Edict, 08/04/2023  
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86000.00/-  
just  
Bach

**NEELKANTH PALMS CO-OP. HSG. SOC. LTD.**

REGN NO. TNA/TNA/HSG/TC/23284/2011 DTD 05/09/2011  
 NEAR TATVAGYAN VIDYAPEETH, OFF GHODBUNDER ROAD, THANE(W)-400618  
 | E-mail : neelkanthpalms@yahoo.in

**MAINTENANCE BILL**

To  
**V.GANESAN**

Bill No : 4590/22-23

Date : 1-3-2023

Flat No : B 101 BLDG. - ROYALE

Area : 1012 sq.ft.

Due On : 25-3-2023

Billing Period : From - 1-3-2023 to 31-3-2023

SR.	NATURE OF CHARGES	AMOUNT
1	BY SERVICE CHARGES (@ RS. 2.15/SQ FT)	2,184.00
2	BY COMMON AREA ELECTRICITY CHARGES	1,014.00
3	BY APEX FUND	249.00
4	BY WATER CHARGES	260.00
5	BY SINKING FUND (@ RS.0.23/SQ FT)	233.00
6	BY REPAIR FUND (@ RS.0.09/SQ FT)	898.00
7	BY CULTURAL FUND	50.00
8	BY PARKING PROPERTY TAX (@ RS. 5.90/SQ FT)	755.00
<b>Current - Total</b>		<b>5,443.00</b>

**Bank Details**

A/c Name : NEELKANTH PALMS CO-OP. HSG. SOC. LTD.  
 BANK OF BARODA , GHODBUNDER RD, THANE  
 A/c NO : 76410100006984 , IFSC : BARB0VJTHAG

**Grand Total ₹ 5,443**

Amount in Words : **INR Five Thousand Four Hundred Forty Three Only**

**Terms & Conditions :**

1. LAST DATE OF PAYMENT WILL BE 25TH OF EVERY MONTH 2. PENAL INTEREST @21% P.A. WILL BE APPLICABLE ON LATE PAYMENT 3. PLEASE WRITE BUILDING NAME, WING, FLAT NO. AND CONTACT MOBILE NO BEHIND THE CHEQUE 4. PAYMENT TO BE MADE IN THE NAME OF NEELKANTH PALMS CO-OP HSG SOCIETY LIMITED\*

For NEELKANTH PALMS CO-OP. HSG. SOC.

TREASURER / SOCIETY MAN

**RECEIPT**

Received with Thanks from : **V.GANESAN, Flat No : B 101 BLDG. - ROYALE**  
 Sum of Rupees : ( **INR Four Thousand Six Hundred Eighty Eight Only.** )

**₹ 4,688.00**

Subject to realization of cheque.

No. 22-23 Date Made 28-2-2023 Chq No. IMP5 Chq.Dt. 28-2-2023 Bank Name

**Total**