

Bill of Supply For: JUN-2023

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO (GGN): 000002049262304

HSN code 27160000

Consumer No: 000330209909
TANVI AUTI & TEJAS AUTI
FLAT NO 1204, PLOT NO. 3 A, SECTOR 46 A, NERUL, NAVI MUMBAI 400705
Mobile/Email: 99*****06/dan*****@gmail.com

Bill Date: **24-JUN-23**
Bill Amount Rs: **7,420.00**
Due Date: **14-JUL-23**
If Paid After Due Date: **7,510.00**

Billing Unit: 4642 :NERUL S/DN.
Tariff/Category: 092 /LT I Res 3-Phase
Pole No: 00000001
PC/MR/Route Sequence/DTC: 6 / 32-2001-0476 /4534286
Meter No: 07860001244
Reading Group: S6

Supply Date: 23-May-2013
Sanct. Load: 8 KW
Security Deposit(Rs): 16,220.00
Current Reading Date: 19-JUN-23
Previous Reading Date: 19-MAY-23

Scan this QR Code with BHIM App for UPI Payment

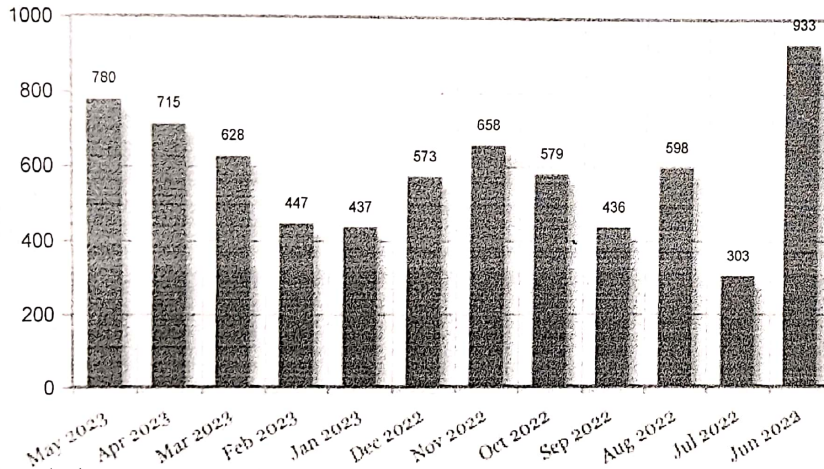


In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
16178	15731	01	447	0	447

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

Billing History:



* For any queries on this bill please contact

MSEDCL Call Center:
18002333435
18002123435
1912

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

Important:

1. Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill. For registration: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting <https://consumerinfo.mahadiscom.in/>
4. Next month's reading will mostly take place on 19-07-2023.

विशेष संदेश :

- * Dear Consumer, Your registered mobile number is 99*****06 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 000330209909
- * 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.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01000330209909**
- IFS Code: **SBIN008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Amount: **As per Bill**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number

336/10603

Tuesday, August 13, 2019

5:05 PM

पावली

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावली क्र.: 11400

दिनांक: 13/08/2019

गावाचे नाव: नेरळ

दस्तावेजाचा अनुक्रमांक: टनन8-10603-2019

दस्तावेजाचा प्रकार: करारनामा

सावर करणान्याचे नाव: तेजस दशरथ ओटी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1380.00

ढाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 68

एकूण:

रु. 31380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:25 PM ह्या वेळेस मिळेल.

~~सह दुय्यम निलंबक ठाणे क्र. ६~~
(वर्ग - २)

बाजार मूल्य: रु. 12054621.92 /-

मोबदला रु. 20000000/-

भरलेले मुद्रांक शुल्क : रु. 1200000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004975556201920S दिनांक: 13/08/2019

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1380/-

मुळ दस्तावेज परत दिला

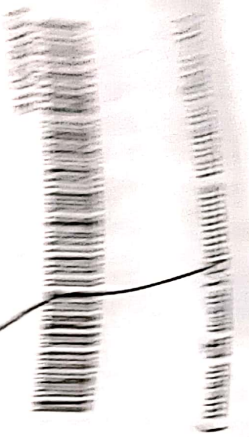
लिपिक

सह दुय्यम निलंबक, ठाणे क्र. ६

मुळ दस्तावेज परत मिळाला

पक्षकाराची सही





पुस्तक क्र. 2

पुस्तक क्र. 10003/2019
पुस्तक क्र. 10003/2019
पुस्तक क्र. 10003/2019

पुस्तक क्र. 10003/2019

(1) पुस्तक क्र. 10003/2019	10003/2019
(2) पुस्तक क्र. 10003/2019	10003/2019
(3) पुस्तक क्र. 10003/2019	10003/2019

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(7) within the limits of any...



AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Navi Mumbai this 13 day of Aug 2019 by and between M/S. GAHLOT CONSTRUCTION, a Proprietorship firm through its proprietor Shri Om K. Gahlot PAN No.- ADWPG1947K, having residing at 603, Gahlot Complex, Plot no. - 28A, Sector - 10, Phase - II, Nerul, Navi Mumbai, Maharashtra, hereinafter referred to as "PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heir, executors, administrators and permitted assigns) of the One Part,

AND

Mr. Tejas Dasharath Auti having PAN No. AUYP6104H

Mrs. Tanvi Tejas Auti having PAN No. ANHPD9836B

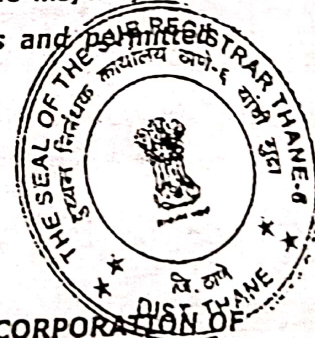
C-301, Gahlot Majesty & Avenue, Palm Beach road, Sector-46A, Seawood West, Navi Mumbai-400706

Here in after referred to as the "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his/her/their respective legal heir, executors, administrators and permitted assigns) of the Other Part.

WHEREAS:-

- i. The CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, (hereinafter referred to as "the Corporation") is a Government Company wholly owned by the State Government Of Maharashtra and incorporated under the Companies Act, 1956 (1 of 1956) and having its

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Registered Office at Ground, 2nd floor, Hartmann point,
Mumbai - 400 021.

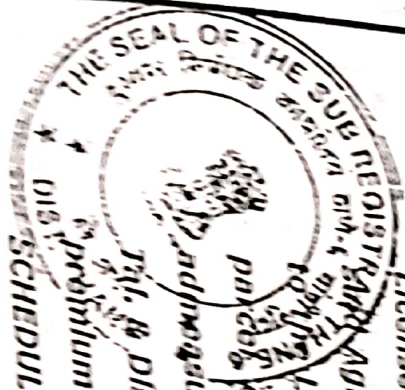
ii. The Corporation is also the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the State Government of Maharashtra in exercise of its powers under the Sub-section (1) and (3A) of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as the said Act).

iii. The State Government of Maharashtra has, pursuant to Section 113(A) of the said Act acquired lands described therein and vested such lands along with the Government lands in the Corporation for systematic development of Navi Mumbai.

iv. The Corporation has laid down at Nerul, Navi Mumbai ^{several} plots on one of the pieces of lands so acquired and ^{vested} by the State Government in the Corporation for ^{development and disposal.}

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v. By an Agreement to Lease made at CBD Belapur, Navi Mumbai on the 00/09/2003 between the CIDCO therein referred to as "the Corporation" of the One Part and M/s. Gahlot Construction hereinafter referred to as "the Licensee" of the Other Part, (hereinafter referred to as the Licensee Agreement to Lease), the CIDCO had agreed to grant to the Licensee lease for sixty years of ALL THAT piece or parcels of the land being Plot No. 3A, containing by and measurements 6555.27 Sq. Mtrs., in Sector-46A, Nerul, Tal. & Dist. Thane, Navi Mumbai after receiving entire lease premium more particularly described in the FIRST SCHEDULE herein (hereinafter referred to as "the said land") upon the performance and observance by the Licensee of the obligations and terms & conditions contained in the said Agreement to Lease and granted to



Power
Date

Registered Office at Mirnal, 2nd floor, Narayan Pooch,
Mumbai - 400 021.

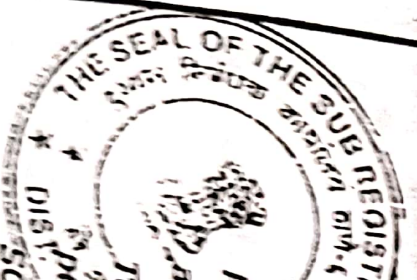
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v. By an Agreement to Lease made at CHD Belapur, Navi Mumbai on the 00/09/2003 between the CIDCO therein referred to as "the Corporation" of the One Part and M/s. Cahlot Construction hereinafter referred to as "the Licensee" of the Other Part, (hereinafter referred to as the "Agreement to Lease"), the CIDCO had agreed to grant to the Licensee lease for sixty years of ALL THAT piece or parcels of the land being Plot No. 3A, containing by measurements 6555.27 Sq. Mtrs., in Sector-46A, Nerul, Tal. & Dist. Thane, Navi Mumbai after receiving entire lease premium more particularly described in the FIRST SCHEDULE herein (hereinafter referred to as "the said land") upon the performance and observance by the Licensee of the obligations and terms & conditions contained in the said Agreement to Lease and granted to



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the Licensee a permission or license to enter upon the said land for the purpose of erection of the Intended building or buildings.

vi. By virtue of the said Agreement to Lease, the PROMOTER is entitled in law to erect the building/s consisting Flat/Office/Shops/Car parking and have exclusive and sole right to sell such Flat/Office/Shops and to receive the sale price in respect thereof and also to allot/reserve the car parking space open or stilt on first come first serve basis on terms and condition as may be determined by the PROMOTER.

vii. The PROMOTER has now commenced construction on the said plot in accordance with sanctioned plans and the PROMOTER is desirous of selling Flat/Office/Shops and allotting/reserving Car Parking in the said proposed Commercial-Cum-Residential building (which is intended to be named as "GAHLOT AVENUE".

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viii. The PROMOTER has agreed to sell Flat bearing No. 1204 on the 12th floor, A/B wing and the Purchaser/s has/have agreed to purchase a Flat/Office/Shop at the price and on the terms and conditions hereinafter contained.

ix. The Purchaser/s has/have demanded from the PROMOTER and the PROMOTER has given inspection to the Purchaser/s of the said Agreement to Lease and all other documents, letters, papers and writings referred to therein as well as plans sanctioned by the Navi Mumbai Municipal Corporation, designs, specifications, etc., as required under the provisions of Maharashtra Ownership Flat/Office/Shop (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the Rules framed there under.

x. The Purchaser/s has/have examined and approved the building and floor plan, the nature and quality of

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the time being in force. The venue of such Arbitration shall be at Navi Mumbai and the Courts at Navi Mumbai shall have the exclusive jurisdiction to deal with the arbitration proceedings and the awards in accordance with law.

100. This Property is being purchase by the purchaser for Investment & will be sold within one year from the date of this agreement. This respect of as amendment Bombay Stamp Act 1958 article 5(ga) (II) of this Stamp Act hence for deed of agreement it stand in accordance with article 5 (ga) (II) of schedule 1 (section-3) of the Bombay Stamp Act, 1958.

THE FIRST SCHEDULE ABOVE REFERRED TO:

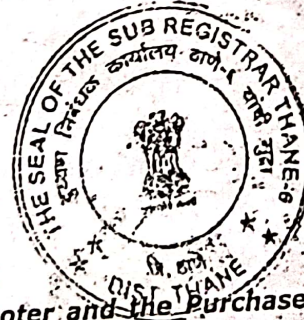
All that piece and parcel of land bearing Plot no. - 3A, Sector-46A, Nerul, Navi Mumbai of admeasuring area of 6555.27 square meter and for Registration with Jurisdiction of Sub-Registrar, Belapur, Dist. Thane as follows that is to say :

On or towards the North by : Plot no. - 1 & Plot no. -1A.
 On or towards the South by : 15 meter wide Road.
 On or towards the East by : Plot no. - 2.
 On or towards the West by : Palm Beach Road.

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THE SECOND SCHEDULE ABOVE REFERRED TO:

Flat no. 1204
 Floor 12th Floor
 Building name Gahlot Avenue
 Carpet area 677.97



IN THE WITNESS WHEREOF the Promoter and the Purchaser/s have hereto set and subscribed their seal on the day and year first hereinabove written.

Promoter

Purchaser

[Signature]



नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला मूळा, बेलपूर भवन, सो.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी - ७४४७/३६७२/२०१३
दिनांक :- १७ / ०७ / २०१३

भोगवटा प्रमाणपत्र

- याचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंनपा/नरवि/बां/प्र.क्र. ए- ५३१८/९२८/२००६, दि. ३१-०३-२००६
२) नवी मुंबई महानगरपालिकेचे दि. ३१-०७-२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे परिपत्रक.
३) वास्तुविशारद मे. स्पॅस यांनी दि. ३०-०३-२०१३ रोजी सादर केलेला बांधकाम पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ३ए, सेक्टर क्र. ४६ए, नेरळ, नवी मुंबई या जागेचे मालक मे. गहलोट कन्स्ट्रक्शन यांनी जागेवरील बांधकाम दि. ०८-०३-२०१३ रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, मे. स्पॅस यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील सुधारित बांधकाम प्रारंभ प्रमाणपत्र दि. ३१-०३-२००६ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१-०७-२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सादर जागेत.

- | | | | |
|----|--|------|------|
| १) | भुखंडाचे क्षेत्रफळ | ९०८७ | २०९९ |
| २) | अनुज्ञेय घटई क्षेत्र निर्देशांक | ७३ | ६८ |
| ३) | यापूर्वी दि. १६/०४/२००९ रोजी देण्यात आलेले अंशतः भोगवटा क्षेत्र (टॉवर नं. १) | | |
- ४) नियमितिकरणासाठी निवासी व वाणिज्य वापराकरीता देण्यात आलेले बांधकाम क्षेत्र (टॉवर नं. १ व २)
- ५) आता दयावयाचे निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - ४८) (टॉवर नं. २) एकूण बांधकाम क्षेत्र (४ + ५)
- ६) यापूर्वी देण्यात आलेले बाल्कनी खालील बांधकाम क्षेत्र
- ७) आता दयावयाचे बाल्कनी खालील बांधकाम क्षेत्र एकूण बाल्कनी क्षेत्र

यानुसार वापर करणेस परवानगी देण्यात येत आहे.



(प्रकाश रा. ठाकूर)

सहाय्यक संचालक, नगर रचना
नवी मुंबई महानगरपालिका



“जन्म असो वा मरण आवश्यक नोंदणीकरण”