

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.पनवेल 3

दस्ता क्रमांक : 4832/2021

नोंदणी :

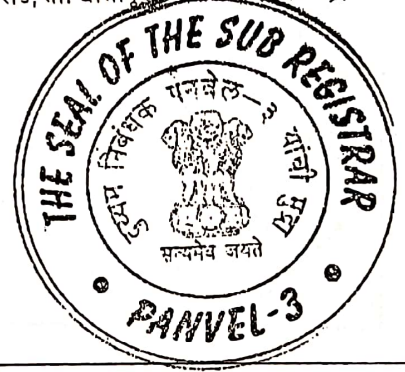
Regn:63m

09/03/2021

गावाचे नाव : पनवेल

(1) विनेखाचा प्रकार	करारनामा
(2) मोबदला	4350000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	2022570
(4) भू-मागण,गोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: सदनिका क्र 409,चौथा मजला,मी विंग जिंदाल रेमिडेन्सी मॉडर्न न 745 हिस्सा न 1 मौजे कसवे पनवेल ता पनवेल जि रायगड,क्षेत्र 27.0 चौ मी कारपेट((Survey Number : 745))
(5) क्षेत्रफळ	1) 27.0 चौ.मीटर
(6) आवाणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/निहून ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना.	1): नाव:-जे जिंदाल विल्डर्स आणि डेव्हलपर्स तर्फे भागिदार सागर अग्रवाल तर्फे कु मु म्हणून विनोद अग्रवाल - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ३०४ तिसरा मजला प्लॉट न-८८ आणि ८९. मुग्न मदन मुरत स्ट्रीट दाना बंदर चिंच बंदर मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400009 पॅन नं:-AAOFJ0172G
(8) दस्तावेज करून देणा-या पक्षकागचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पना	1): नाव:-शिवाजी रघुनाथ पाटील - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वर्धमान विहार, बिल्डिंग नं.2, सदनिका नं. 202, साई वावा मंदिर, भानवाज रोड, ता. खालापूर, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410203 पॅन नं:-BBWPP9441E 2): नाव:-अर्चना शिवाजी पाटील - - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वर्धमान विहार, बिल्डिंग नं.2, सदनिका नं. 202, साई वावा मंदिर, भानवाज रोड, ता. खालापूर, जि. रायगड, महाराष्ट्र, रायघर(एमएच). पिन कोड:-410203 पॅन नं:-
(9) दस्तावेज करून दिल्याचा दिनांक	09/03/2021
(10) दस्ता नोंदणी केल्याचा दिनांक	09/03/2021
(11) अनुक्रमांक, खंड व पृष्ठ	4832/2021
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	174000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक वर्ग-२
पनवेल क्र. ३



मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

COLOUR XEROX

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

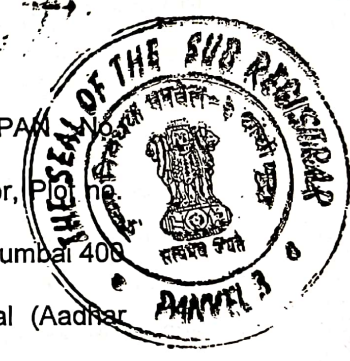
15-3
2022 2028
6/04

By
Date

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Panvel, this 09th day of,
March, 2021 BETWEEN:-

M/s. JINDAL BUILDERS AND DEVELOPERS, having (PAN No. AAOFJ0172G), a partnership firm having address at 304, 3rd Floor, P
88/89, Surat Sadan, Surat Street, Dana Bunder, Chinch Bunder, Mumbai 400
009 represented by its authorized Partner Shri Sagar Agarwal (Aadhar
No:243374772503), hereinafter referred to as the "PROMOTERS" (which
expression shall unless it be repugnant to the context or meaning thereof
shall mean and include partners for the time being of the said Firm the
survivor(s) of them and the heirs, executors, administrators and assigns of
the last surviving partner) of the ONE PART.



AND

MR. SHIVAJI RAGHUNATH PATIL (PAN:BBWPP9441E), (Aadhar
No.704214440367) aged about 34 years, & MRS. ARCHANA SHIVAJI
PATIL (PAN:_____), (Aadhar No.848830066000) aged about 33
years Indian Inhabitant, Residing at Vardhaman Vihar, Building No.2, Flat
No.202, Near Sai Baba Mandir, Bhanvaj Road, Taluka-Khalapur, Dist-
Raigad, Maharashtra-410203 hereinafter referred to as "THE
PURCHASER/S / ALLOTTEE/S" (which expression shall unless repugnant



to the context or meaning thereof be deemed to mean and include in case of [1] individual his / her / their respective heirs, executors, administrators, [2] in case of the partnership firm; the partners or partner constituting the said firm for the time being, the survivor or survivors of them, the heirs executors and administrators of the last surviving partner, its / his / her / their assigns, [3] in case of a Trust; the Trustees or Trustee constituting the said Trust for the time being, the survivors or survivor of them and the heirs, executors and

पुस्तक-३
Administrators of the last surviving Trustee and [4] in case of the limited company its successors and permitted assigns) of the OTHER PART ;
४०३२/२०१९
WHEREAS: / 164

Administrators of the last surviving Trustee and [4] in case of the limited company its successors and permitted assigns) of the **OTHER PART**;

A. By a Sale Deed dated dt: 05.04.2018 executed between Mr. Sachin Omprakash Agarwal and Mr. Akash Sachin Agarwal, (as the Vendor therein) and the Promoters herein as the Purchaser therein), the said Mr. Sachin Omprakash Agarwal and Mr. Akash Sachin Agarwal sold, transferred and conveyed to the Promoters herein all that piece or parcel of land bearing Survey No. 745, Hissa No.1, situate, lying and being at Village Kasbe-Panvel, Taluka Panvel, District - Raigad, admeasuring 4350 Square Meters or thereabouts (hereinafter for brevity's sake to be referred to as the "the said Property") and which is more particularly described in the First Schedule hereunder written for such consideration and upon such terms and conditions as are mentioned therein. The said Sale Deed is duly registered with the Sub-Registrar of Assurances under Serial no. PVL2-5333-2018.

B. The copy of 7/12 Extract in respect of the said Property stands in the name of the Promoters. The copies of 7/12 Extracts in respect of the said property are annexed hereto and marked **Annexure-A**.

C. The Collector, Raigad has granted its Non Agricultural permission in respect of the said property, vide its Order dated 13.11.2006, upon such terms and conditions as are mentioned in the said Order.

D. In the above circumstances, the Promoters herein are entitled to develop the said property by constructing Building/s as per the building plans sanctioned by the concerned authority.

E. The Architects for the above Project shall be **O7 Associates** and the RCC Consultant shall be **YATEESH TARE**. The Panvel Municipal Council has granted the

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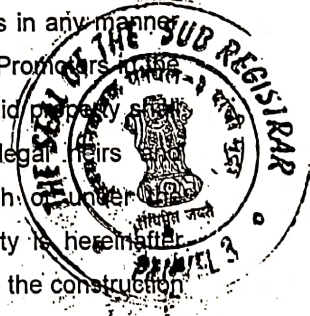
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Building permission for constructing a building for residential purpose, by its letter dated 13.10.2017 bearing Ref. no. 2017/ PMC/ BP/ 9085/ 2017, (herein after referred to as "the layout") upon such terms and conditions as are mentioned therein. The Promoters hereby inform the Purchaser/s and the Purchaser/s is / are aware that the Promoters have initiated with the construction of Building comprising of Ground + 7 Upper floors by utilizing the existing available FSI. (The said existing FSI available to be utilized for constructing the said Building on the said property is expected to be increased. The Promoters reserve their absolute, unfettered, and undisputed right to utilize the balance / additional FSI for residential purpose or for such other user as shall be permitted by the Panvel Municipal Corporation / concerned Authority and to carry out such revision in the said Building and the location of open spaces in the layout, as the Promoters may deem fit, necessary and proper without having any reference or recourse to the Purchaser/s in any manner whatsoever and all such revisions, amendments carried out by the Promoters in the layout plan or sanctioned building plan to be constructed on the said property shall be final and binding upon the Purchaser/s, the Purchaser's legal heirs representatives and all persons and or parties claiming through or under Purchaser/s. The Building to be constructed on the said Property is hereinafter referred to as "The said Building". The Promoters have completed the construction of the said Building and have obtained Occupancy Certificate vide letter No.2020/ PMC/ TP/ BP/ 1441/ 2020 dated 30.10.2020. The copy of said Occupancy certificate issued by the Panvel Municipal Corporation is annexed hereto & marked as Annexure "B".

Purchaser/s is / are
 Building comprising
 The said existing
 FSI available to be utilized for constructing the said Building on the said property is
 expected to be increased. The Promoters reserve their absolute, unfettered, and undisputed right to utilize the balance / additional FSI for residential purpose or for such other user as shall be permitted by the Panvel Municipal Corporation / concerned Authority and to carry out such revision in the said Building and the location of open spaces in the layout, as the Promoters may deem fit, necessary and proper without having any reference or recourse to the Purchaser/s in any manner whatsoever and all such revisions, amendments carried out by the Promoters in the layout plan or sanctioned building plan to be constructed on the said property shall be final and binding upon the Purchaser/s, the Purchaser's legal heirs representatives and all persons and or parties claiming through or under Purchaser/s. The Building to be constructed on the said Property is hereinafter referred to as "The said Building". The Promoters have completed the construction of the said Building and have obtained Occupancy Certificate vide letter No.2020/ PMC/ TP/ BP/ 1441/ 2020 dated 30.10.2020. The copy of said Occupancy certificate issued by the Panvel Municipal Corporation is annexed hereto & marked as Annexure "B".



F. In the above circumstances, the Promoters herein are entitled to develop the said property by constructing Building/s as per the building plan sanctioned by the concerned authority.

G. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoter in accordance with the rules & regulations of MSEDCL has granted lease for the period of 96 years on a lease rent of Rs. 1/- per year of a portion of 25 sq.mts. in the said Property to MSEDCL for the purpose of construction of electrical substation control room / DTG for the purpose of supply of electricity to the residents of the building on the said property and to the consumers of MSEDCL in nearby area as per terms and condition mentioned in Lease Deed Agreement dated: 23.10.2020.

H. The Promoters have informed the Purchaser/s and the Purchaser/s is/are aware that the Promoters will develop the said property by constructing Building/s to be used for Residential purpose and as per the sanctioned plans, with such modifications thereto as the Promoters may from time to time determine and as are and/or may be hereafter approved by the concerned local bodies and/or authorities. The Schedule of the said development will also be determined by the Promoters.

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O. The Purchaser/s has/ have, before the execution hereof, caused to be independently conducted due diligence and verified the Title Report in respect of the title of the Promoters to the said Property. The Purchaser/s hereby accept title of the Promoters to the said Property as clear and marketable;

P. The Purchaser/s is/are also aware of the fact that the Promoters are selling to the various other prospective buyers the Residential premises to be comprised in the Building in the said proposed Project.

Q. The said property is earmarked for the purpose of building a Residential Project and the said Project shall be known as 'JINDAL RESIDENCY' (hereinafter referred to as the said Project");

R. The Promoters are fully competent to enter into this Agreement and the legal formalities with respect to the right, title and interest of the Promoters regarding the said property on which the said Project is to be constructed and completed;

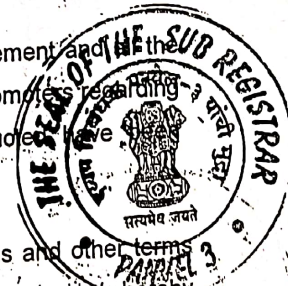
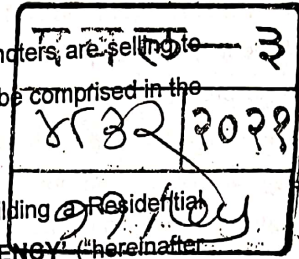
S. On satisfying himself / herself / themselves about the plans and other terms and conditions including the Title and what is provided herein, the Purchaser/s hereby agree/s to purchase Flat No. 409 on the Fourth Floor, in C Wing, in Building, admeasuring 27.0 Square meters (Carpet Area) or thereabouts in the Project known as "JINDAL RESIDENCY" to be constructed on the said property situate, lying and being at Kasbe: Panvel, Taluka Panvel, District – Raigad and which is more particularly described in the First Schedule hereunder written (hereinafter referred to as the said Premises and which is more particularly described in the Second Schedule hereunder written) for a total lumpsum consideration of Rs.43,50,000/- (Rupees Forty Three Lacs Fifty Thousand Only). The Typical Floor Plan of the said premises is annexed hereto & marked as Annexure "E". "Carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the apartment for the exclusive use of the allottee; and exclusive open terrace area appurtenant to the apartment for the exclusive use of the allottee, but includes the area covered by the internal partition walls, RCC Column and Shear wall and other such structural members of the apartment.

T. The Purchaser/s hereby agree/s to purchase Flat No. 409 admeasuring 27.0 Square meters of carpet area and located on Fourth floor, in C wing, in Building, in the Project known as "JINDAL RESIDENCY" constructed on the property situate, lying and being at Kasbe: Panvel, Taluka Panvel, District – Raigad and which is more particularly described in the First Schedule hereunder written and of *pro rata* share in the common areas ("Common Areas") as defined under clause (n) of

[Signature]

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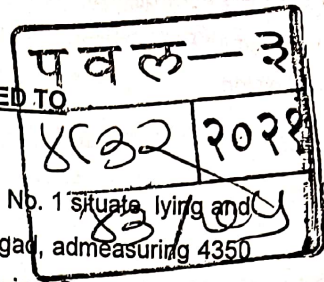


IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS AT MUMBAI ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

(said entire land)

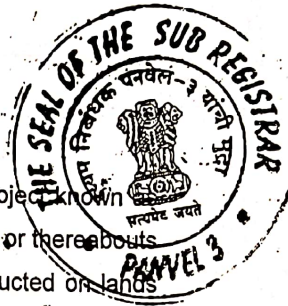
All that piece or parcel of land bearing Survey No. 745, Hissa No. 1 situate, lying and being at Village Kasbe- Panvel, Taluka Panvel, District - Raigad, admeasuring 4350 Square meters or thereabouts and situate within Panvel Municipal Corporation Limits and Sub Registrar, Panvel and bounded as per Revenue records.



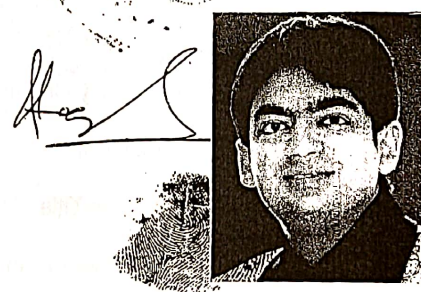
THE SECOND SCHEDULE ABOVE REFERRED TO

(said Premises)

Flat No. 409 on the Fourth Floor, in C wing, in Building on the Project known as "JINDAL RESIDENCY", admeasuring 27.0 Sq. meters Carpet Area or thereabouts (the carpet area definition is as per mentioned above.) to be constructed on lands situate, lying and being at Kasbe - Panvel, Taluka Panvel, District - Raigad and which is more particularly described in the First Schedule hereinabove and delineated on the Floor plan hereto annexed as an Annexure-E and thereon shown surrounded by pink colour boundary line.

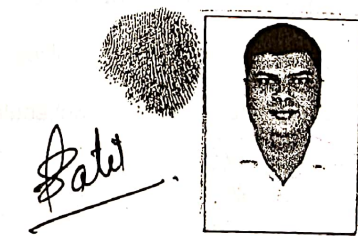


SIGNED, SEALED AND DELIVERED BY)
M/S JINDAL BUILDERS AND DEVELOPERS)
Through its authorized Partner)
MR. SAGAR AGARWAL)

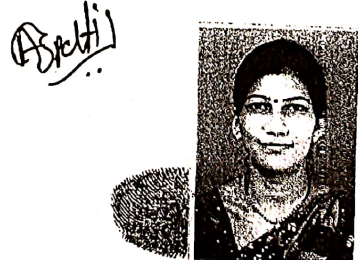


IN THE PRESENCE OF)
D. Pawar)

2) ~~Signature~~)
SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED "PURCHASER/S")
MR. SHIVAJI RAGHUNATH PATIL &)



MRS. ARCHANA SHIVAJI PATIL)
IN THE PRESENCE OF)



1) Pawar)
2) ~~Signature~~)
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

पंचल - ३	
४८३२	२०२४
५३/५५	

This registration is granted under section 5 of the Act to the following project under project registration number :
52000016028
Project: Jindal Residency, Plot Bearing / CTS / Survey / Final Plot No.: SURVEY NO 145- at Panvel, Panvel, Raigarh,
410206;

1. Jindal Builders And Developers having its registered office / principal place of business at Tehsil: Mumbai City, District: Mumbai City, Pin: 400049.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 read with Rule 5;

OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 12/04/2018 and ending with 31/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vaasan Pramanand Prabhu
(Secretary, MahaRERA)
Date: 4/12/2018 3:54:38 PM

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Dated: 12/04/2018
Place: Mumbai



PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist - Raigad, Panvel - 410 206.

E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

NO.2020/PMC/TP/BP/9829/2020

Date: 30/9/2020

OCCUPANCY CERTIFICATE

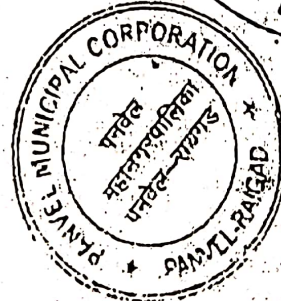
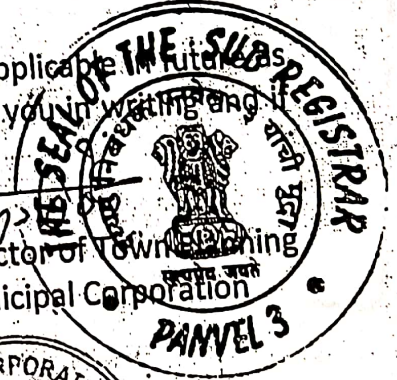
I hereby certify that the development of Residential Building (Still to 3rd Floor) [(Residential Built Up Area = 4684.96 sq.mt.), Residential Unit = 138 Nos.] of Survey No. 745/1 At.- Panvel, Tal.- Panvel, Dist.- Raigad, completed under the supervision of Architects Adinath V. Patkar has been inspected on 26/08/2020 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 13/10/2017 and that the development is fit for the use for which it has been carried out.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

Approved By Hon. Commissioner
Panvel Municipal Corporation

AC

Assistant Director of Town Planning
Panvel Municipal Corporation



C.C. TO :- 1) Mrs. Sachin O Agrawal & Others,
Tal- Panvel, Dist- Raigad.

2) Architect,
Ar. Adinath V. Patkar,
M/s. O7 Associates,
Shop No. 7, 8, Sai Prasad CHS,
Panvel 410 206.

3) Tax Department, PMC.

4) Ward Officer
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel

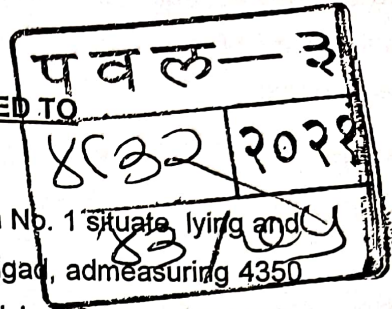


IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS AT MUMBAI ON THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

THE FIRST SCHEDULE ABOVE REFERRED TO

(said entire land)

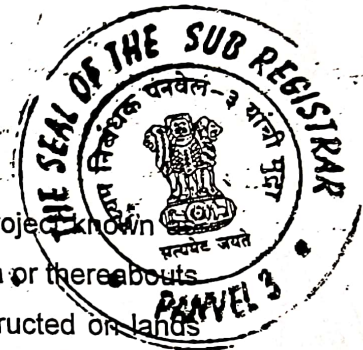
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THE SECOND SCHEDULE ABOVE REFERRED TO

(said Premises)

Flat No. 409 on the Fourth Floor, in C wing, in Building on the Project known as "JINDAL RESIDENCY", admeasuring 27.0 Sq. meters Carpet Area or thereabouts (the carpet area definition is as per mentioned above.) to be constructed on lands situate, lying and being at Kasbe - Panvel, Taluka Panvel, District - Raigad and which is more particularly described in the First Schedule hereinabove and delineated on the Floor plan hereto annexed as an Annexure-E and thereon shown surrounded by pink colour boundary line.



SIGNED, SEALED AND DELIVERED BY)

M/S JINDAL BUILDERS AND DEVELOPERS)

Through its authorized Partner)

MR. SAGAR AGARWAL)

IN THE PRESENCE OF)

[Handwritten signature]

[Handwritten signature]



[Handwritten signature]

SIGNED, SEALED AND DELIVERED)

BY THE WITHIN NAMED "PURCHASER/S")

MR. SHIVAJI RAGHUNATH PATIL &)

MRS. ARCHANA SHIVAJI PATIL)

IN THE



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[Handwritten signature]



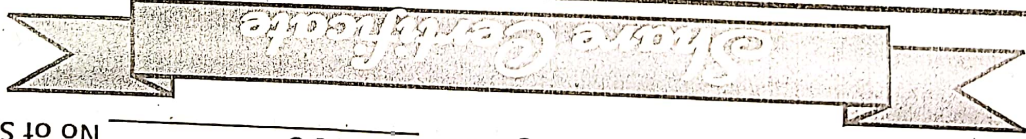
overloading of the flat/building, lack of up-to-date
part / Association/ Society/ Ultimate organisation.

the respective suppliers, the

JINDAL RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED

RGD/PWL/HSG/(TC)/4659/2021-2022 YEAR 2021 DATE 06/04/2021
SURVEY NO. 745, SUB PLOT NO. 1, PANVEL 410206.

Share Certificate No. 106 Member's Regn. No. 106 No of Shares 10



**AUTHORISED SHARE CAPITAL RS. 1,00,000/-
DIVIDED INTO 2000 SHARES EACH OF RS. 50/- ONLY**

This is to certify that Shri./Smt. MR. SHIVAJI RAGHUNATH PATIL & MRS. ARCHANA

SHIVAJI PATIL

is / are the Registered Holder of TEN fully paid up shares of Rs. 50/- (FIFTY) each numbered
from 1051 to 1060 both inclusive, in JINDAL RESIDENCY CO-OPERATIVE HOUSING
SOCIETY LIMITED at SURVEY NO. 745, SUB PLOT NO. 1, PANVEL 410206 of
Flat No. C/409 Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at Navi Mumbai this 18th day of July 2022.



Hon. Chairman

Hon. Secretary

M. C. Member



overloading of the flat/building, lack of upkeep and maintenance by the party of the part / Association/ Society/ Ultimate organisation.

महा वितरण
 महाराष्ट्र राज्य विद्युत वितरण कंपनी मर्यादित
 CIN: U40109MH2005SG153645



बीज पुरवठा देयक

BILL OF SUPPLY FOR THE MONTH OF - जुलै-2023

File No. : 7-27/400-M
 CB 6.1.8

BILL NO.(GGN): 000002077844837

ग्राहक क्रमांक : 028511382060 मोबाईल/ईमेल : 90xxxxxx10

Shivaj Raghunath Patil
 FLAT NO C 409 JINDAL RESIDENCY PANVEL RAIGAD PANVEL (M C) 410206

GSTIN:Z7AAEON2933K1ZB
देयक दिनांक : 20-07-2
देयक रक्कम रु : 1086
देय दिनांक : 09-08-2
या तारखे नंतर भरल्यास : 1099

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

विलीग युनिट : 0311/PANVEL S/DN./PANVEL URBAN
 दर संकेत ** : 90/LT I Res 1-Phase
 पोल क्रमांक : 00000000
 पी.सी./चक्रमार्ग क्रम/रि.सी.सी. : 6/30/1001/0382/4125562
 मिटर क्रमांक : 06506983079
 रिडींग ग्रुप : 06

वाढू रिडींग	मागील रिडींग	गुणक अवयव	युनिट	एकूण वापर
3015	2892	1.00	123	123

Meter Status: Normal
 Bill Period: 1.00/

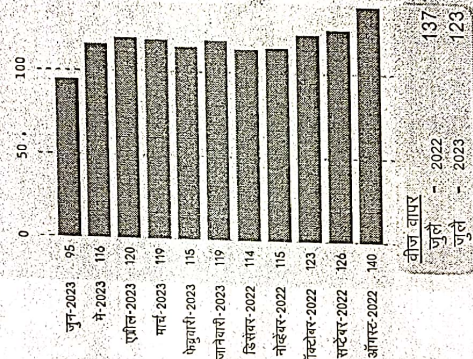
महत्वाचे सूचना

प्रतिका विला (एन.सी.ई.विला) गादी नोंदणी करणारे ग्राहक विल्यासाठी 10 रुपयांचा मो.सं. विल्या एट पिनकोड. नोंदणी करणारासाठी - <https://consumerinfo.mahadiscom.in/gogreen.php> (IGN नंबर सुरक्षा खात्याद्वारे सुरक्षित, सुरक्षित आणि ऑनलाईन भेट देण्यासाठी उपलब्ध करा आणि महावितरणला कौणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारली जाई.)

पुढील महिन्याचे रिडींग साधारणतः 15-08-2023 रोजी ता.पुढील होईल

गुणा नोंदवून नंतर व ईमेल पाना युक्तिचा अर्थत्याच पुरवठा करणे साधारणतः www.mahadiscom.in/ConsumerPortal/Quick/Access येथे भेट द्या.

ऑनलाईन भेट देण्यासाठी <https://www.mahadiscom.in/wss> किंवा मोबाईल अॅप महावितरणद्वारे सुरक्षित, सुरक्षित आणि ऑनलाईन भेट देण्यासाठी उपलब्ध करा आणि 0.25% (एअरटेल चार्ज रु.500)पर्यंतच्या निव्वळ रकमेची प्रमाणात कृपया helpdesk_cps@mahadiscom.in वर संपर्क साधा.



QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार वापू असलेली नक्का देयक भरणा सुट किया विल आकार पुढील देयकावर समाविष्ट करण्यात येईल

महावितरणी तक्रार निवारण केंद्र 24x7
 1800-212-3435, 1800-2335-3435, 0192, 19120

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कायपधती महावितरणच्या संकेत स्थळ www.mahadiscom.in > Consumer Portal > CGRNE यावर उपलब्ध आहे

UPI Payment
 Scan this QR Code with BHIM App to



विशेष संदेश

* ग्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र.९०XXXXXX९० आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ मोबाईल अॅप वापरू किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०२५५९३२०६०.
 * महावितरणला कौणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारली जाई. हस्तलिखित पावती स्विकारू नये.
 नेरसोयी टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

SHRIGAJANANI CHARITABLE SANSTHA - Navi Mumbai
 Societies Registration Act, 1960
 Regd.No: MB/463/99/Thane Dt: 8.9.1999

2023-2024 ADMISSIONS NOW OPEN

RAJMATA JIJAU SCIENCE & COMMERCE NIGHT COLLEGE OF B.SC (IT) CODE 981
 (Affiliated to University of Mumbai)
B.COM, B. SC IT, M.COM
FOR ENQUIRY CALL : 022 -27691947

MOTHER TERESA SECONDARY CONVENT SCHOOL & JUNIOR COLLEGE
 Plot. No. 62/64; Sector -9; Diva Gaon, Airrolli, Navi Mumbai-400-708
 Email: gajanan.sanstha@gmail.com
FOR ENQUIRY CALL : 022 -27691947

PRIVATE CENTRE FOR STANDARD 10TH AND 12TH | PRIMARY TO JUNIOR COLLEGE (SCIENCE & COMMERCE)

स्थळपत्र विलीग युनिट : 0311	ग्राहक क्रमांक : 028511382060	पी.सी. : 06	दर : 90	या तारखे पर्यंत भरल्यास	31-07-2023	Rs. 1070.00
अंतिम तारीख	09-08-2023			या तारखे नंतर भरल्यास	09-08-2023	Rs. 1090.00

बँकेची स्थळपत्र:	विलीग क्र. : 4125562	अंतिम तारीख	09-08-2023	Rs. 1080.00
विलीग युनिट : 0311	ग्राहक क्रमांक : 028511382060	या तारखे पर्यंत भरल्यास	31-07-2023	Rs. 1070.00
0311602851138206090820230000010800010003107230010		या तारखे नंतर भरल्यास	09-08-2023	Rs. 1090.00



For Advt. : sales@axismyindia.org

overloading of the flat/building, lack of upkeep and maintenance by the party of the second part / Association/ Society/ Ultimate organisation.

महावितरण
महाराष्ट्र वलर विद्युत वितरण कंपनी महाराष्ट्र
CIN: U40109MH2005GGC153645

BILL NO.(GGN): 000002077844837

ग्राहक क्रमांक : 028511382060

मोबाईल/ईमेल : 90xxxxxx10

Shivaji Raghunath Patil

FLAT NO C-409 JINDAL RESIDENCY PANVEL RAIGAD Panvel (M CI) 410206

बीजे पुरवठा वेबक
BILL OF SUPPLY FOR THE MONTH OF - जुलै-2023

File No.: 7-27/400-A
CB 6.1.8

GSTIN: 27AAECM2833K1ZB	20-07-22	1086
देयक दिनांक		
देयक रक्कम रु.		
देय दिनांक	09-08-22	1090
या तारखे नंतर		
भरल्यास		

Scan this QR Code with BHIM App to UPI Payment

UPI Payment

QR कोडद्वारे भरणे केल्यास, भरणे दिनांकानुसार आपलेही तारखे देयक भरणे, सूट किंवा विद्युत अडक्य पुढील देयकात समाविष्ट करण्यात येईल.

मुख्यतः उत्तम निवारण क्र. 2/4X7
1800-212-3485, 9000-233-3485, 19.12.19.20

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे निवेदन कोणत्याही महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.



आम्ही येथेही उपलब्ध आहोत

पुरवठा दिनांक	: 08-04-2021
मधुर भार	: 2.00 KW
सुरक्षा देय जमा (रु)	: 2000.00
चालू सिडिंग दिनांक	: 15-07-2023
मागील सिडिंग दिनांक	: 15-06-2023

चालू सिडिंग	मागील सिडिंग	गुणक अवयव	युनिट	एकूण वापर
3015	2892	1.00	123	123
समा युनिट		0		

Meter Status: Normal
Bill Period: 1/00/

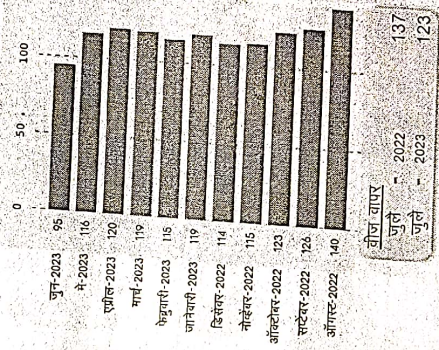
महत्वाचे सूचना

ग्राहकाने विद्युत वेळीची ई-बिलिंग वाढी नोंदणी करा व प्रत्येक विलोमागे 10 रकमेचा नो-ऑन डिस्कॉन्ट मिळवा. नोंदणी <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंतर तुमच्या वॉलेट विनारर रकमेचा वायुला अथवा कोर्टाचा भाडे वाकव्या आहे.)

पुरविलेले महावितरणे सिडिंग साधारणतः 15-08-2023 रोजी तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता चुकित या अर्थानेच सुटता करा तुमचा वेब www.mahadiscom.in/ConsumerPortal/Quick/Access येथे भेट द्या.

ऑनलाईन भेटदळणीचे युनिट <https://www.mahadiscom.in/wss> किंवा मोबाईल अॅप महावितरणचे युनिट, तुमच्या अॅप ऑनलाईन भेटदळणीचा अडवलेला वेळ आणि 0.25% (एअरटॉम वॉलेट रु.5500) सरवाय मिळावू शकते. नोंदणीत प्रत्येकीत तुमच्या helpdesk@mahadiscom.in वर संपर्क साधा.



विशेष संदेश

* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र. १०XXXXXX१० आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ मोबाईल अॅप वापरा किंवा ११३०३ ११३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०२५११३२२९०.

* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणे करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच रिवकारावी. हस्तालिखित पावती रिवकारू नये. गैरसोयी टाळण्यास ऑनलाईन भरणे सुविधेचा पर्याय वापरावा.

SHRIGAJAN CHARITABLE SANSTHA - NAVI MUMBAI
Societies-Registration/Act-1860
Registration No./MH/463/99/Thane Dt-8.9.1999

2023-2024 ADMISSIONS NOW OPEN

RAJMATA JIJAU SCIENCE & COMMERCE NIGHT COLLEGE OF B.SC (IT) CODE 981
(Affiliated to University of Mumbai)
B.COM , B. SC IT , M.COM
FOR ENQUIRY CALL : 022 -27691947

MOTHER TERESA SECONDARY CONVENT SCHOOL & JUNIOR COLLEGE
Plot. No. 62/64, Sector -9, Diva Gaon, Airoli,
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PRIVATE CENTRE FOR STANDARD 10TH & 12TH | PRIMARY TO JUNIOR COLLEGE (SCIENCE & COMMERCE)

स्थळपत्र विलींग युनिट : 0311	ग्राहक क्रमांक : 028511382060	पी.सी. : 06	दर : 90	या तारखे पर्यंत भरल्यास	31-07-2023	Rs. 1070.00
अंतिम तारीख	09-08-2023	Rs. 1080.00		या तारखे नंतर भरल्यास	09-08-2023	Rs. 1090.00

बँकेची रक्कमत:	खिटिरी क्र. : 4125562	अंतिम तारीख	09-08-2023	Rs. 1080.00	
विलींग युनिट : 0311	ग्राहक क्रमांक : 028511382060	या तारखे पर्यंत भरल्यास	31-07-2023	Rs. 1070.00	
031160285113820609082030000010800010003107230010	पी.सी. : 06	दर : 90	या तारखे नंतर भरल्यास	09-08-2023	Rs. 1090.00



POSSESSION RECEIPT

THIS RECEIPT OF POSSESSION is made at and executed at Panvel on this 20th day of April, 2021.

Flat no. C-409 on the Fourth Floor, in Jindal Residency on S.No.745/1, Kasbe Panvel, Taluka -Panvel, District - Raigad.

BETWEEN

M/S. JINDAL BUILDERS & DEVELOPERS

Having its office at 304, 3rd Floor, Plot no. 88/89, Surat Sadan, Surat Street, Dana Bunder, Chinch Bunder, Mumbai 400 009. Hereinafter called THE PROMOTER of the FIRST PART.

AND

MR. SHIVAJI RAGHUNATH PATIL & MRS. ARCHANA SHIVAJI PATIL
Vardhaman Vihar, Building No.2, Flat No.202, Near Sai Baba Mandir, Bhanvaj Road, Taluka-Khalapur, Dist-Raigad, Maharashtra-410203. Hereinafter called THE ALLOTTEE/S of the SECOND PART.

1. The party of second part has inspected and is fully satisfied himself/herself/themselves with his/her/their residential flat in respect of construction and workmanship of the flat, building, amenities, specifications, carpet area of the flat and overall development of the project, gate, lift, power back etc and the party of the second part has no objection or any complaint against the same and is satisfied that said flat and building is upto the mark as regards construction quality and that all the common areas and facilities provided are in accordance with the agreement. The party of second part does not have any objection regarding said flat, building and project and its construction and development. The party of the second part has no dispute or complaints.
2. The Party of first part has given vacant and peaceful possession of the said flat to the party of the second part. The party of the second part agrees and admits that he /she/they has/have received vacant and peaceful possession of the said flat and has/have no complaint whatsoever. However this possession of the said flat is subject to payment of all dues and realization of all cheques issued to the party of the first part and also subject to all the terms of this receipt of possession and also subject to the terms of the said agreement to sale and other documents executed. This term is the essence of this receipt of possession.
3. The party of the first part has given various undertaking / indemnity bond to the Panvel Municipal Council/ Corporation at the time of sanctioning of layout and building plans and also for obtaining the completion certificate and commencement etc these have been seen and understood by the party of the second part. The party of the second part hereby consents and agrees that all these undertakings and indemnity bonds and all terms of the agreement to sale & Occupancy certificate shall continue to be binding on the party of the second part, its nominees and Association/ Society/ Ultimate Organisation thereof and shall observe and perform and comply with all terms and conditions which has been or which may be imposed by the local authority, state and / or Central Government or any other concerned authorities at any time.
4. The party of the second part has relieved and discharged the party of the first part from all the duties, obligations, and liabilities under the agreement, undertaking, letters and correspondence between them except as expressly agreed upon in the agreement to sale.
5. The Party of the second part shall observe and abide by all the terms and conditions of the agreement for sale, affidavits, letters, undertakings/bond, permissions, and also this receipt of possession, no objection certificate/s if given to Housing Finance Companies/ Banks/ Government, etc for mortgaging the said flat, and of all other documents executed with the party of the first part and the same are binding on the party of the second part. The original title documents of the flat shall be handed over by the Party of the Second Part to the housing finance company/ bank, etc in case the said flat is mortgaged with them.
6. The party of the first part shall not be responsible in case of any addition and/ or alteration to the flat/building, any damage caused to the flat/building, by accident, any tempering with the geometrical section/s of the flat/building for any purpose whatsoever, any

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[Handwritten signature]



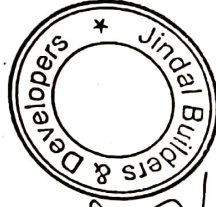
overloading of the flat/building, lack of upkeep and maintenance by the party of the second part / Association/ Society/ Ultimate organisation.

7. After the expiry of the warranty / guarantee issued if by the respective suppliers, the responsibility of repairs and maintenance of all the common facilities, equipment and services shall be solely with the party of the second part and failure to do so will make any defect liability based on such maintenance void.
8. The party of the second part has agreed to pay the electrical bills from the date of installation of the meter for the said flat, whether possession has been taken or not. The party of the first part is not liable for the consequences of non- payment of electricity bills.
9. The party of the second part has satisfied himself with the carpet area of the said flat and acknowledges that the actual carpet area is as agreed between the parties in the agreement for sale in respect of said flat and party of the second part has re-measured the carpet area of the said flat and have no objection whatsoever in relation to the same.
10. The Party of the second part is not allowed by the party of the first part and / or under any law / rule to enclose in any manner the attached sitouts, terrace, dry balconies, top terraces, whether sheds and parking areas, whether allotted for exclusive use or not. Safety Grills shall be installed as per the drawing. The party of the second part agrees for the same. The party of the first part shall not be liable for any consequences arising out of such unauthorized enclosures and shall be demolish the unauthorized enclosures, roof etc. without notice. The party of the second part is aware that the Corporation / Planning Authority is authorized to demolish all unauthorized structures at any time without notice.

11. The party of the second part until conveyance shall not transfer, assign or part with its interest or benefit factor of the agreement to sale or part with the possession of the said flat until the party of the second part has intimated in writing to the party of the first part and obtained written consent of the party of the first part and also written consent of the bank, company, institution with whom mortgaged the said flat. The party of the second part has hereby agreed not to give the said flat on rent, lease, and leave and license basis to anyone except families and only for residential purpose. In case there in any nuisance and disturbance to the neighbours, the party of the second part shall be liable for the consequences thereof. The party of the second part shall give all details of the person/s to whom the flat is being given on rent, lease, etc to the party of the first part, Police, and also the Society/ Ultimate Organisation in writing.

12. The party of the second part shall not carry out any changes in construction, outside elevation, outside colour scheme of the flat and / or building.

13. The party of the second part confirm having received the keys in respect of the said flat.



[Handwritten signature]

PROMOTER

POSSESSION HANDED OVER

[Handwritten signature]

ALLOTTEE/S

POSSESSION TAKEN OVER

Hearty congrats for the New Home and wish Joy and success in future.