

AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this 11TH day of JUNE in the in the Christian year Two Thousand Thirteen (2013).

BETWEEN

MR.ASHISH P. SHETTY PAN NO.CWNPS1816D , Indian Inhabitant, residing at 803,LOURDES TOWERS,CHURCH LINE, OPP. ORLEM CHURCH, MALAD(W), MUMBAI-400064 , hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof to mean and include his heir, executor, administrator and assigns) of the ONE PART;

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e / or

AND

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MR.SURESH PENNADAM JEYAKARAN, PAN NO.AJOPP0667R
& **MRS.BAMA SURESH**, PAN NO.AACPI2838L Indian Inhabitant,
residing at C-602/03, "CLASSIQUE", NEELKANTH PALMS,
G.B.ROAD, THANE(W)-400607 hereinafter referred to as the
"PURCHASER" (which expression shall unless it be repugnant to the
context or meaning thereof to mean and include their heirs, executors,
administrators and assign) of the **OTHER PART**;

WHEREAS

1 By an Agreement for sale dated 18th November, 2010
(Registered with Sub- Registrar of Thane at Doc. No.TNN5/
12047/2010 on dtd. 24/11/2010) executed between M/s. Vijay
Grihanirman Pvt. Ltd., a company incorporated and registered under
the provisions of Companies Act, 1956 having its office at 1, Tarlika,
Ground Floor. 216, Ground Floor, Sir Bhalchandra Road, Matunga,
Mumbai 400 019 (hereinafter referred to as "the said Builders")
therein also referred to as the Builders of one of part and **MR.ASHISH
PRABHAKAR. SHETTY** i.e. the **VENDOR** herein therein referred to
as the **PURCHASER** of other part, the said Builders therein sold and
allotted the flat bearing no. 603 on 6th floor in Building No. "A" in
the project known as "THE RESIDENCY" (hereinafter referred to as
"the said building") admeasuring area 922 sq.ft. Carpet area (hereinafter
referred to as "the said flat") which is inclusive of area of balcony
along Open car parking space no. 6 & 6a, of building type "A"
project known as "The Residency" standing on the property bearing
Survey No. 190 Hissa No.4, Survey No.199, Hissa No.1,
No.217, Village Kavesar, lying, being and situated at Vijay Garden
Road, Off. Ghodbunder Road, Thane (W) within the limit of the
Municipal corporation of the city of Thane, within flat hereinafter
referred to as the "SAID PREMISES", and more particularly described
in the schedule hereunder written.



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2 **AND WHEREAS** after execution of the said Agreement the **VENDOR** could not pay the charges to the builders as mentioned in para 13 of the said agreement and the **VENDOR** have also not taken the possession of the said flat from the Builders.

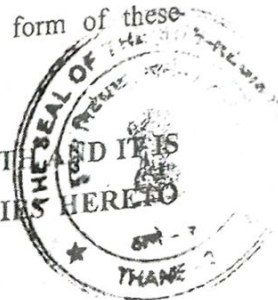
3 **AND WHEREAS** the Co-operative Housing Society of flat purchasers is not yet formed and registered under the provision of the Maharashtra Co-operative Society Act, 1960.

4 **AND WHEREAS** the **VENDOR** is interested to sell and transfer the said flat to the **PURCHASER** hereto and the **PURCHASER** is interested in purchasing and acquiring the same. The parties hereto have agreed upon certain terms and conditions and the price Consideration in that behalf and the same is reduced into writing in the form of these presents.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The **VENDOR** hereby agree to sell, assign and transfer and the **PURCHASERS** hereby agree to purchase and acquire from **VENDOR**, the said premises, bearing Flat no.603, admeasuring 922 Sq.Ft . i.e. 85.63 Sq. Mtrs. (Carpet) area on 6th Floor, of Building No. "A" (which is inclusive of area of balconies) along with Open parking space no. 6 & 6a at "The Residency" Village Kavesar, lying, being and situated at Ghodbunder Road, Kavesar, Thane-(w) - 400607, within the limit of the Thane Municipal Corporation and within the registration District and Sub-District of Thane and more particularly described in the schedule written hereunder **TOGETHER WITH ALL** the rights, titles and interests therein.

2. The **VENDOR** shall sell, and transfer to the **PURCHASER** hereto and the **PURCHASER** shall purchase and acquire from the **VENDOR** the



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said flat i.e. flat bearing no. 603 on 6th floor in building no. "A" in the project known as "THE RESIDENCY" (hereinafter referred to as "the said building") admeasuring area 922 sq.ft. carpet area (hereinafter referred to as "the said flat") which is inclusive of area of balconies along with open car parking space no. 6 & 6a , at "The Residency" constructed on bearing Survey No. 190 Hissa No.4, Survey No.199, Hissa No.1, Survey No.217, schedules thereunder and the same being hereunder written at and for the lump - sum price consideration of Rs. 1,13,56,840/- (Rupees One Crore Thirteen Lakh Fifty Six Thousand Eight Hundred Forty Only).

PURCHASER to the VENDOR in the following manner:

- a. Rs.5,00,000/- (Rupees Five Lakh Only) being the payment been paid by the PURCHASER to the VENDOR by cheque no. 773648, drawn from HDFC Bank Ltd., Lower Parel Br, Mumbai dtd. 04.06.2013 as a token amount.
- b. Rs.12,00,000/- (Rupees Twelve Lakh Only) being the payment been paid by the PURCHASER to the VENDOR by vide cheque no. 521985 dtd. 12.06.2013 drawn from Vijaya Bank, G.B.Road Br., Thane(W)- as part payment.
- c. Rs.1,56,840/- (Rupees One Lakh Fifty Six Thousand Eight Hundred Forty Only) being the payment been paid by the PURCHASER to the VENDOR by vide cheque no. 773648 dtd. 15.06.2013 drawn from HDFC Bank, Lower Parel Br, Mumbai - as part payment.
- Rs.95,00,000/- (Rupees Ninety Five Lakhs only) balance sum to be paid within 15 days from the date of execution hereof.

It is also agreed upon by the parties that apart from the above consideration the purchaser shall also pay a sum of Rs.3,86,650/- (Rupees Three Lakh Eighty Six Thousand Six Hundred Fifty

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Only) directly to the builders as society charges, which was payable by the VENDORS to the builders, for which the VENDORS shall have no objection. Except what is stated in para no.4 hereinabove.

3. On receipt of full and final amount of the consideration in respect of said premises and also upon making the payment and all dues as mentioned in Para 3 hereinabove to the Builder by the Purchaser, the VENDOR shall hand over and put the PURCHASERS in vacant, peaceful, exclusive, physical and legal possession of the said premises without reservation on any rights or claim of whatsoever nature and the absolute property of the PURCHASERS.

4. The VENDOR hereby authorized and give his irrevocable consent to the purchaser to take the possession of the said flat directly from the builders and the VENDOR also agrees to confirm and undertake to sign and execute all the necessary document which shall the required for completing the process of taking possession of the said flat by the purchasers ALWAYS PROVIDED THAT before taking the possession of the said flat the purchaser must pay balance consideration and all the charges and dues as mentioned in Para 3 hereinabove to the Builder. This is being made essence of the contract

5. The VENDOR shall execute and hand over to the PURCHASER all necessary application, Forms, Declarations for getting the said Premises transferred in her name.

6. All taxes, cess, charges, expenses and such outgoings in respect of the said premises due and payable till the date of handing over possession of the said premises, if found, due and payable the same shall be borne and pay by the VENDOR alone and that the VENDOR shall indemnify



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[Signature]

THE SHEDULE ABOVE REFERRED TO

A Residential Flat, flat bearing no. 603 on 6th floor in building no. "A" in the project known as "THE RESIDENCY" (hereinafter referred to as "the said building") admeasuring area 922sq.ft. carpet area along Open carparking space no. 6 & 6a, of building type "A" in project known as "The Residency" standing on the property bearing Survey No. 190 Hissa No.4, Survey No.199, Hissa No.1, Survey.No.217, Village Kavesar, lying, being and situated at Vijay Garden Road, Off. Ghodbunder Road, Thane (W) within the limit of the Municipal corporation of the city of Thane and within the Registration, District and Sub- district of Thane.



IN WITNESS WHERE OF the parties hereto have hereunto set and subscribe d their respective hands to these presents on the day and date herein above mentioned.

SIGNED, SEALED & DELIVERED by

The within named "VENDORS"

1) MR. ASHISH P. SHETTY

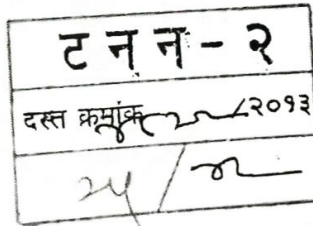


In the presence of .

Witness

1. _____

2. _____



SIGNED, SEALED & DELIVERED by

The within named "PURCHASER"

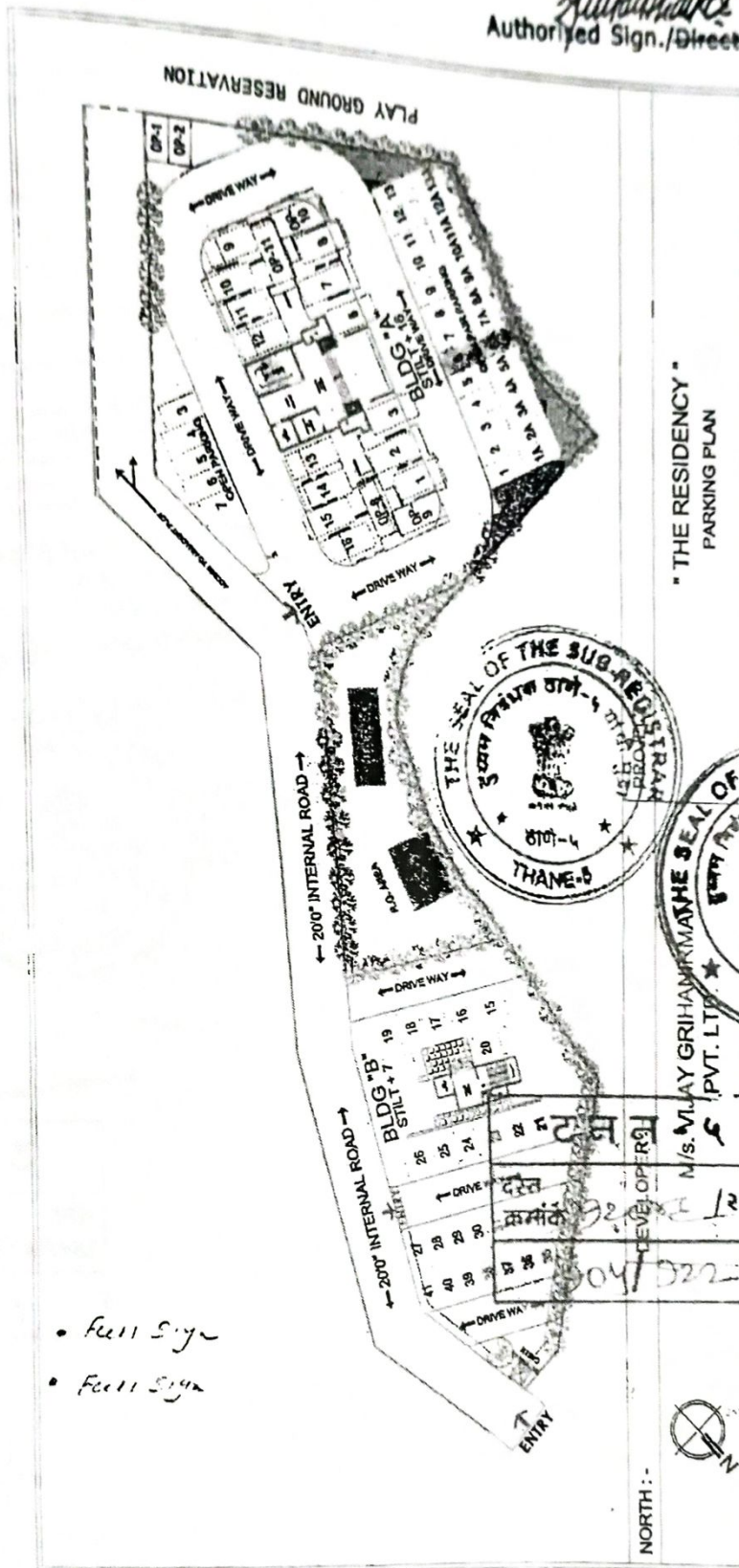
MR.SURESH PENNADAM JEYAKARAN

MRS.BAMA SURESH



For VIJAY GRIHANIRMAN PRIVATE LIMITED

M. Subhakar
Authorized Sign./Director



" THE RESIDENCY "
PARKING PLAN

Space No. 64 GQ, Area = 234 sq.ft. Gully



DEVELOPER	M/s. VIJAY GRIHANIRMAN PVT. LTD.
दस्ता कमांक	22/2093
प्लान नं.	04/22/A
प्लान नं.	N10.6

- Full Sign
- Full Sign

NORTH :-



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दस्ता कमांक 22/2093
22/22

M. Subhakar



THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDMENT PERMISSION / COMMENCEMENT CERTIFICATE

BLDG. TYPE A - ST. + 14 FLOOR
BLDG. TYPE B - ST. + 3 FLOOR

V. P. NO. 700/V/10 TMC / TDD C 96 Date _____
To. Shri Smt. M/s. Scapes (S. Gupta) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
Shri. Mahendrabhai Shah (Owners) (P.O.A.H)
M/S. Vijay Grihanirman Pvt. Ltd. (DEVELOPER)

With reference to your application No. 47518 dated 16/02/10 for development permission / grant of Commencement certificate under section 45 & 69 of Maharashtra Regional and Town Planning Act, 1966 to carry out development work and erect building No. As above in village Kaverar Sector No. VI Situated at Road / G.B. Road S.No. / C.T.S. No. / F.P. No. 190/4, 199/1, 217.

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.

- ५) काम सुरु करण्यापूर्वी भूखंडामध्ये असलेला नाला बांधून पूर्ण झाल्याबाबतचा पूर्णत्वाचा इंग्रज विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- ६) सी.एन पूर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- ७) सी.एन पूर्वी जागवर माहिती फलक दर्शविणे आवश्यक व अंतिम वापर परवानापार्यंत जागेवर कायम ठेवणे आवश्यक.
- ८) जोता व वापरपरवानापूर्वी आर.सी.सी. तज्ञांचे आयुष्य प्रमाणपत्र सादर करणे आवश्यक.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT PERMISSION IS GRANTED SUBJECT TO THE CONVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



Municipal Corporation of

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- १) जात्यापूर्वी भूखंडाच्या हद्दीवर कुंपण रित्त बांधणे आवश्यक.
- १०) वापर परवान्यापूर्वी आरक्षणाखालील क्षेत्र त.प्र.पा.चे नावे ७/१२ उताऱ्यावर दर्शविणे आवश्यक.
- ११) गृह, पाणी व ड्रेनेज विभागाचे नाहरकत प्रमाणपत्रे वापरपरवान्यापूर्वी दाखल करणे आवश्यक.
- १२) रस्त्याचे मालकीबाबत कोणताही वाद झाल्यास त्याची सर्व जाबाबदारी अस्तित्वातील मालक / विकासकर्ता यांची राहिल व त्यास महापालिका जबाबदार राहणार नाही.
- १३) प्रस्तावित भूखंडातील लागून असलेल्या आरक्षण पी.जी. क्षेत्रास भूखंडामधून नकरात दर्शवित्त्वानुसार अॅक्सस देणे आवश्यक राहिल.
- १४) वापर परवान्यापूर्वी सोलार सिस्टीम व रेन वॉटर हार्वेस्टिंगची तरतुद करणे आवश्यक.
- १५) वापर परवान्यापूर्वी उदयान्न यंत्रबाबत संबंधित शासकीय विभागाचा नाहरकत दाखला सादर करावा.
- १६) प्रस्तावित भूखंडास जाणारा अस्तित्वातील २५ फूट रुंदीच्या रस्त्याबाबत/मालकीबाबत कोणताही तक्रार आल्यास त्याचे निराकरण करण्याची जबाबदारी मालक/विकासकर्ता यांची राहिल. त.प्र.पा. त्यास जबाबदार राहणार नाही.
- १७) ताब्यात असलेली सरकारी जमीन कोणत्याही सार्वजनिक प्रयोजनार्थ आवश्यक असल्यास महापालिकेस उपलब्ध करून घ्यावी लागेल.



Yours faithfully

साजिधाज

"महानगरपालिका दुरुदस्त करणे व नवीन तसेच विकसित विद्येचे विकासकारीतुस्तार आवश्यक त्वा उपलब्धता नसताना काय करणे, महाराष्ट्र शेरिद व नगर तसेच अधिनिवृत्तये करतन पर महानगर महानगर न कुतन आहे. त्यासाठी शास्त्रीय ३३ र्ता वरत व ४५०००/- टंक होऊ शकतो."

Town Development & Planning Officer
Municipal Corporation,
The City of Thane.



Copy to:

- 1) Collector to Thane
- 2) Dy. Mun. Commissioner Zone
- 3) E.E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T.O.D. TMC

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८०/१२२

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दस्त क्रमांक ३९ / २०१३

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Certificate No.:- 412

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

BLDG. TYPE A - ST. +16TH FLOOR only

V.P. No. 2003/30 TMC/TDD/ 70 Date 25/6/2012

To,

M/s. Scapes (S. Gupte) (Architect)
Gupte Cottage, Panchpakhadi, Thane (w)

Shri. Mahendrabhai Shah (P.O.A. Holder)
M/s. Vijay Grihanirman Pvt. Ltd. (Developer)

Sub - Occupancy Certificate for Building as above.

Ref. V. P. No. 2003/30

Your Letter No. 49 dated 03/04/2012

Sir,

The part/full development work/correction/re-erection/alteration in / of building / part building no. As Above situated at C.B. Road / Street Ward No. VI Sector No. VI S. No. / C.H. No. / F. No. 190/1, 199/1, 117 Village Kavesar under the supervision of Subhash Gupte Licensed Surveyor or Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/80/5667 may be occupied on the following conditions.

- १) सुधारीत परवानगी / सी.सी. के. टोल्मसी / टीडीडी / ८१७ दि. २४/०६/१० मधील अटी आपणावर बंधनकारक राहतील.
- २) मलनिःस्सारण विभागाकडील नाहरकत दाखला क्र. ठामपा/का.अ/म. नि./इनेज NOC/१०६ दि. ७/०३/२०१२ मधील अटी आपणावर बंधनकारक राहतील.
- ३) विभागाकडील नाहरकत दाखल्यामधील अटी आपणावर बंधनकारक राहतील.

Completed completion plan is returned herewith



Yours faithfully

Municipal Corporation of
the city of Thane.

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

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- ४) सौर उर्जेवर पाणी गरम करण्याची यंत्रणा कार्यन्वीत ठेवणे आवश्यक राहिल.
- ५) वृक्ष विभागाकडील नाहरकत दाखल्यातील अटी बंधनकारक राहतील.
- ६) पुढील इमारत क्र. "B" च्या वापर परवान्यापूर्वी शासनास द्यावयाच्या सधनिका हस्तांतर करून तसा ना हरकत दाखला प्रथम सादर करणे आवश्यक तसेच यु.एल.सी. बाबत विकासकाने दिलेले Affidavit बंधनकारक राहिल.
- ७) इमारत क्र. बी चे वापरपरवान्यापूर्वी पी.जी. (खेळाचे मैदान आरक्षण क्र. ६) आरक्षणाखालील क्षेत्र लालमाती टाकून समतल करणे, तसेच नाल्याचे बाजूस कुंपण भिंत बांधणे आवश्यक राहिल.
- ८) प्रस्तावित भूखंडास जाणारा अस्तित्वातील २५ फुट रुंदीच्या रस्त्याबाबत /मालकीबाबत काही तक्रार आल्यास त्याचे निराकरण करण्याची जबाबदारी मालक/विकासकर्ते यांची राहिल त्यास ठामपा जबाबदार राहणार नाही.
- ९) ताब्यात असलेली सरकारी जमिन कोणत्याही सार्वजनिक प्रयोजनार्थ आवश्यक असल्यास महापालिकेस उपलब्ध करून द्यावी लागेल.
- १०) विशेष दिवाणी दावा क्र. ५७१/२००८ बाबतचे दिलेले दिनांक १९/१२/११ रोजीचे शपथपत्र व बंधपत्र विकासक यांचेवर बंधनकारक राहिल.
- ११) दिवाणी दावा क्र. ४७५/२०१० बाबत मा. न्यायालयाचे आदेश बंधनकारक राहतील, याबाबत ठामपास कोणतीही तोशीष लागणार नाही. सदर बाबतचे दिनांक २३/०२/२०११ अन्वये दिलेले शपथ व बंधपत्र आपणावर बंधनकारक राहिल.
- १२) अग्निशमन विभागाने दिनांक ०२/०५/२०१२ रोजी दिलेल्या अंतिम ना हरकत दाखल्यातील अटी बंधनकारक राहतील.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्यांचे घेणे बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १२ अनुसार धाड्याने बांधकाम करणे, त्यासाठी जायतीत जास्त २ धर्गे रकम व रु ५०००/- दंड होऊ शकतो."

Date _____



Yours faithfully

[Signature]
Executive Engineer
Municipal Corporation of the city
of Thane.

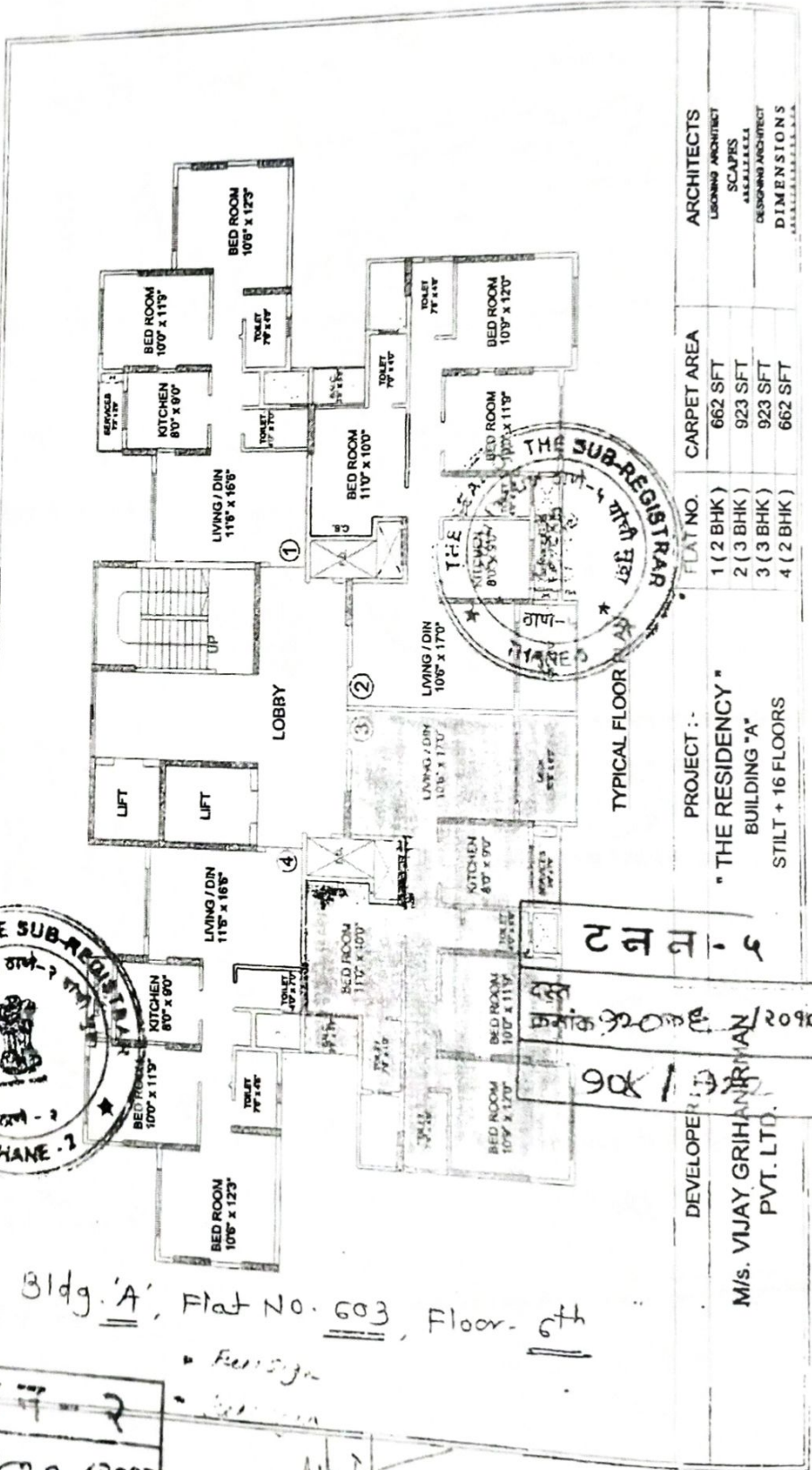
Copy to:

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

ट न न - २	
दस्त क्रमांक	२२/२०१३
३३	<i>[Signature]</i>

For VIJAY GRIHANIRMAN PRIVATE LIMITED

Yankunakke
 Authorised Sign. Director



PROJECT :-	FLAT NO.	CARPET AREA	ARCHITECTS
" THE RESIDENCY " BUILDING "A" STILT + 16 FLOORS	1 (2 BHK)	662 SFT	LEADING ARCHITECT
	2 (3 BHK)	923 SFT	SCAPES
	3 (3 BHK)	923 SFT	AKSAR
	4 (2 BHK)	662 SFT	DESIGNING ARCHITECT
DEVELOPER :-			DIMENSIONS
M/s. VIJAY GRIHANIRMAN PVT. LTD.			AS PER PLAN

Bldg. 'A', Flat No. 603, Floor - 6th

त न न - २
 दस्तावेज क्र. २२०९३
 २०/२

त न न - ५
 क्रमांक ३२०९३/२०१०
 २०/२

Authorised Sign

गावाचे नाव : 1) कावेसर

(1) पालिकेचा प्रकार	करारनामा
(2) नोंददला	11356840
(3) बाजारभाव(भाडेपट्ट्याच्या अंतर्गतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8127243
(4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 603, माळा नं: 6 वा, विलिडग नं A,, इमारतीचे नाव: दि रेसिडेंसी, ब्लॉक नं: कावेसर, रोड नं: ठाणे, इतर माहिती: क्षेत्र 85.68 चौ मी कार्पेट + 21.74 चौ मी गार्डिंग स्पेस नं 6 & 6A मौजे कावेसर ठाणे ((Survey Number : 217, 190/4, 199/1 ;))
(5) क्षेत्रफळ	1) 85.68 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशिष प्रभाकर शेटी वय:-21; पत्ता:-प्लॉट नं: 803, माळा नं: --, इमारतीचे नाव: लोइस टोवर, चर्च लाईन, ब्लॉक नं: मालाड, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400064 पॅन नं:-CWNPS1816D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेश पेझाडम जयकरन वय:-47; पत्ता:-प्लॉट नं: सी-602/03, माळा नं: -, इमारतीचे नाव: क्लासिक, नीलकंठ पाम्स, ब्लॉक नं: जी बी रोड, रोड नं: ठाणे, . . पिन कोड:-400607 पॅन नं:-AJOPP0667R 2): नाव:-बामा सुरेश - वय:-46; पत्ता:-प्लॉट नं: सी-602/03, माळा नं: -, इमारतीचे नाव: क्लासिक, नीलकंठ पाम्स, ब्लॉक नं: जी बी रोड, रोड नं: ठाणे, . . पिन कोड:-400607 पॅन नं:-AACPI2838L
(9) दस्तऐवज करून दिल्याचा दिनांक	11/06/2013
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2013
(11)अनुक्रमांक,खंड व पृष्ठ	4822/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	681500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)वेरा	



सह दुय्यम निबंधक, ठाणे क्र.२

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Maharashtra State Electricity Distribution Co. Ltd.



Website : www.mahadiscom.in
 GSTIN of MSEDCL 27AAECM2933K1ZB
 BILL NO.(GGN): 000002106371718

Bill of Supply For: AUG-2023

HSN code 27160000

Consumer No: 000380034816

MR SURESH P JEYAKARAN & BAMA SURESH

THE RESIDENCY BLDG A'FLAT- 603 NR VIJAY GARDEN G.B RD 400607

Mobile/Email: 99*****25/bam*****@gmail.com

Bill Date: 11-AUG-23
 Bill Amount Rs: 3,930.00

Due Date: 31-AUG-23
 If Paid After Due Date: 3,980.00

Billing Unit: 4541 :KOLSHETH URBAN S/DN.
 Tariff/Category: 092 /LT I Res 3-Phase
 Pole No: 00000000

PC/MR/Route Sequence/DTC: 1 / 01-7003-2665 /4541794

Meter No: 07805245787

Reading Group: F1

Supply Date: 21-Apr-2012
 Sanct. Load: 8 KW
 Security Deposit(Rs): 9,490.00
 Current Reading Date: 06-AUG-23
 Previous Reading Date: 06-JUL-23

Scan this QR Code with BHIM App for UPI Payment

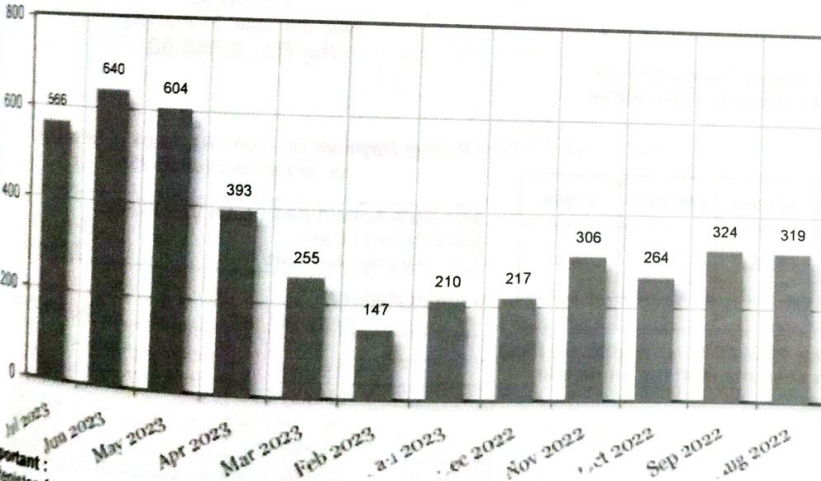


Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
38672	38349	01	323	0	323

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: 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:

- 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.)
- Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
- If your mobile number and email address are incorrect, correct it by visiting-<https://consumerinfo.mahadiscom.in/> about month's reading will mostly take place on 06-09-2023.

Dear Consumer, Your registered mobile number is 99*****25 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 000380034816

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: MSEDCL01000380034816
- IFSC Code: SBIN0008966
- 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.

Billing Unit:	4541	Consumer No:	000380034816	PC:	F1	Tariff:	092	If Paid by this Date:	21-AUG-23
---------------	------	--------------	--------------	-----	----	---------	-----	-----------------------	-----------

MONTHLY MAINTENANCE BILL

THE RESIDENCY CO-OP. HOUSING SOCIETY LTD.

Opp. Vijay Garden, Palm Street, Kavesar, Ghodbunder Road,,Thane ,Maharashtra-400607

Society Reg No : TNA/(TNA)/HSG/25955/2014 | PAN : AAEAT6552F

Bill To : A 0603

Kind Attn. : Suresh Jeyakaran

Invoice No : 7522

Invoice Date: 01-09-2023

Due Date: 20-09-2023

Bill Period : 2023-24

Income Accounts	Rate/Comments	Amount
Service Charges	₹2108.00/month	2,108.00
Surcharge for Unsold Flats (Fixed)	₹466.00/month	466.00
Building Repair Fund	₹409.00/month	409.00
AMC Charges	₹343.00/month	343.00
Taxes	₹300.00/month	300.00
Building Insurance Charges	₹243.00/month	243.00
Administrative Charges	₹232.00/month	232.00
Non Occupancy Charges	0.10xService Charges	211.00
Sinking Fund	₹136.00/month	136.00
Education & Training Fund	₹10.00/month	10.00
		₹4,458.00

Current Bill Total

4,458.00

Payable

Four Thousand Four Hundred and Fifty-Eight Only

01. Members are requested to pay their bill amount on or before 20th of every month, else interest @ 21.00% p.a. will be charged on delayed payment.

02. All cheques should be drawn in the name of 'The Residency Co-op. Housing Society Ltd.'

03. Please write Flat number and Mobile number on reverse of the cheque.

04. Please mention your Flat details while making through IMPS / RTGS / NEFT.

05. For making payments through IMPS / RTGS / NEFT,

Bank name - **State Bank of India,**

Account No - **38809455041,**

IFS Code - **SBIN0016902,**

Branch - **Anand Nagar.**

06. Amount paid though ADDA app will be reflected in your account immediately. Rest payments will be appeared in your account at the time of issue of bills for next month.

To Download Invoices, For complete Account Statement, Queries or Online Payment , please download the **ADDA App**



ठाणे महानगरपालिका, ठाणे

मालमत्ता कराची पावती

मालमत्ता क्रमांक 131001203/00023

पावती क्रमांक : TMC2324OL001467

वर्ष : 2023-2024

पावती दिनांक : 01/04/2023 5:48:13PM

क्र. : TMC232410007342

क. क्र. : 100 घर क्र. : / 100

बिल दिनांक : 01/04/2023, 03/10/2023

प्रभाग कार्यालय :

वाल्याचे नाव : LAND OWNER/ STR OWNER: MAHENDRA SHAH (POAH) M/S VIJAY HANIRMAN PVT. LTD/SURESH JEYAKARAN

नोटीस फी	0	भरणा प्रकार : Online	ध. दिनांक :
व्याज	0	धनादेश क्र.:	
वॉरंट फी	0	बँकेचे नाव :	
जप्ती फी	0	एकूण मालमत्ताकर रक्कम :	9,941
जाहिरात फी	0	भरलेली रक्कम :	9,774
41(1) अन्वयेची शास्ती	0	सूट : EBR : 167 ABR :	0 167
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	4984	4957	0	9941
मागील भरणा	0	0	0	0	0
चालू भरणा	0	4984	4790	0	9774
सूट	0	0	167	0	167
रक्कम	0	0	0	0	0

अक्षरी रुपये :- नऊ हजार सातशे चौर्याहत्तर फक्त

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

R

निवासी / 10,808 / TA

वसुली लिपिक
ठाणे महानगरपालिका

Share Certificate No. :- 23 Member's Register No. :- 23 Flat No. :- A / 603 No. of Shares :- 10

Share Certificate

THE RESIDENCY CO-OP. HOUSING SOCIETY LTD.

(Registered under the M. C. S. Act, 1960)
Registration No. : TNA / (TNA) / HSG / TC / 25955 Dated : 14 / 2 / 2014
Survey No. 190 Hissa No.4, 191 Hissa No. 1 & 217, Ghodbunder Road, Kavesar Village, Thane (W) - 400 615.

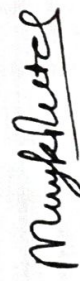
Suresh Pennadan Jayakaran & Mrs. Bama Suresh

This is to certify that _____ **is the Registered Holder of** 10 **fully paid up shares of**
Rupees FIFTY (Rs. 50/-) each numbered from 221 **to** 230 **both inclusive, in THE RESIDENCY CO-OP. HOUSING**

SOCIETY LTD., Survey No. 190 Hissa No. 4, 191 Hissa No. 1 & 217, Ghodbunder Road, Kavesar Village, Thane (W) - 400 615
subject to the Bye- laws of the said society

Given under common seal of the said society at THANE this 14th Feb. **day of** 2014

For THE RESIDENCY CO-OP. HOUSING SOCIETY LIMITED


Authorised M. C. Member


Secretary


Chairman

TERMS AND CONDITION OF SHARE CERTIFICATE

- 1) Bye-Laws:-** This Certificate is issued subject to the provision of the M.C.S. Act, 1960 and Rules, 1961 registered under Bye-Law No.9 and the amendments made thereto from time to time as applicable to **THE RESIDENCY CO-OP. HOUSING SOCIETY LIMITED**
- 2) Occupation of Flat/Premises :-** The holder/s of This share certificate is/are deemed to have been allotted the flat mentioned in This certificate and will occupy and use the flat/premises for the purpose as mentioned in the membership application.
- 3) Transfer/Transmission :-** For the purpose of transfer of share certificate to any person on account of sale/transfer of flat/share or due to death of member/s This certificate has to be submitted to the society for the transfer and after completing all the required formalities as per provisions in the Law & Bye-laws of the said society then shares will be transferred and necessary endorsement will be done by the society with their records.

P. T. O.

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१३

महानगरपालिका :- Thane

दस्तावा प्रकार :- AGREEMENT FOR SALE अनुच्छेद क्रमांक

सादरकर्त्याचे नांव :- Suresh Pennadam Jeyakaran

तालुका :- Thane

गावाचे नांव :- Kavesar

नगरधुमापन क्रमांक/सर्व्हे क्र./अंतिम भुरखंड क्रमांक :- 217, 19014, 19911

मूल्य दरविभाग (झोन) :- 11/43/1311 उपविभाग

मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक

प्रति चौ.मी. दर :- 71500/-

दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 85.68 कारपेट / बिल्ट अप चौ.मीटर / फूट

कारपार्किंग :- यच्ची :- पोटमाळा :-

मजल्य क्रमांक :- 6th उदवाहन सुविधा आहे / नाही

बांधकाम वर्ष :- घसारा :-

बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे

बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- ज्यान्वये दिलेले धर

लिह अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-

निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे :-

३. कालावधी :-

निर्धारित केलेले बाजारमूल्य :-

दस्तामध्ये दर्शविलेली मोबदला :-

देय मुद्रांक शुल्क :- भरलेले मुद्रांक शुल्क :- 6,81,500/-

देय नोंदणी फी :- 3000/-



1135840

लिपीक

ट न न - २
दस्त क्रमांक / २०१३
१ / ०२

सह दुय्यम निबंधक

1-A (PERSONAL DETAILS)

APPLICANT CO-APPLICANT GUARANTOR

Name: **MR AMOL ANIL ABHYANKAR** Gender: M F T* Transgender
 Status: Married Unmarried Other Date of Birth: **20-02-1982**
 Name of Spouse: **KSHITISA AVINASH KALE**
 Name of Father: **ANINASH NARAYAN KALE**
 Category: SC ST OBC General
 Residential Status: Resident NRI / PIO Religion: _____
 Photo Identification (ID): Type: **AADHAR CARD**
 Photo ID: Valid Upto: _____
 Driving Licence Valid Upto: _____
 Qualifying Year: **2006**



Signature: *Amol*
 Please sign here

Present Address: Staying at the present address for the past _____ Years and _____ Months. Type of Residence: Owned Rented Allotted by employer Other
 Flat / Apartment No. or Name: **A1004 THE RESIDENCY**
 Name & No. and Area/Location: **VIJAY GARDEN ROAD NEAR KEVALYA HOSPITAL**
GHODBANDAR ROAD
 District: **THANE** Pin Code: **406615**
 Country: **INDIA**
 Mobile (Primary): **9769437596** Mobile (Secondary): _____
 Personal Email: **abhyankar@amol@gmail.com**

Permanent Address: Is permanent address same as present address? Yes No (To be filled if permanent address is different from present address)
 Flat / Apartment No. or Name: **A1004 THE RESIDENCY**
 Name & No. and Area/Location: **VIJAY GARDEN ROAD NEAR KEVALYA HOSPITAL**
GHODBANDAR ROAD
 District: **THANE** Pin Code: **406615**
 Country: **INDIA**
 Telephone (Landline 2): _____

Office / Business Address:
 Org/Employer, Dept. & Floor: **ESSAR UK SERVICES GIGAPLEX ESTATE PVT LTD**
 Name & No. and Area/Location: **502 AEROL KNOWLEDGE PARK FIT INDUSTRIES**
MIDC AEROLI
 District: **THANE** Pin Code: **400708**
 Country: **INDIA**
 Mobile (Secondary): _____
 Organizational Email: **amol.abhyankar@essarot1.co.uk**

Payment Mode: Check-off ECS (Electronic Clearing System) PDCs (Post Dated Cheques) SI (Standing Instruction) Others
 Relationship with the Bank: Less than 1 year 1-3 years More than 3 years

Referees (Names and addresses of two referees who are not related to you):
 Bank of India: _____
 Referee 1: Name: **ANINASH KALE** Address: **C/602 VIJAY RESIDENCY VIJAY GARDEN ROAD NEAR KEVALYA HOSPITAL** Email: **G.B. ROAD THANE (W)** Mob: **9757282905**
 Referee 2: Name: **AJINKYASINGH R MAROD** Address: **B-202, PRIYANKA CHS AEROLI SEC-9 AEROLI** Email: **NAVIL MUMBAI** Tel: _____ Mob: **400708**

SUBHASH DHANAWADE

SBI HLST CODE - MUM00755

LOS/RLMS Ref.	PAL/Take Over/New/Resale/Topup/LAP
Saving A/C No	CRM/YONO REF. NO.
CIF NO. 1 2 3	Tie up no (if applicable)

Applicant Name **AMOL ABHYANKAR**
 Co-Applicant Name **KSHITIJ KALE**
 Contact No **9769437596** Mobile **8879395322**

Loan Amount **1.25 Cr.** Tenure **-**
 Interest Rate **-** EMI **-**
 SBI LIFE YES / NO Rs. **-**
 Loan Type **MAXGAIN**

Property Location
 Property Cost
 Name of Developer / Vendor

RBO - Zone - Branch **NAUPADA** (Code No.) **05354**
 Contact Person **MANISHA** Mobile No **9930013608**
 HLST / MPST / BM / FS / ALONG WITH Mob No.
 Name of RACPC Co-ordinator along with Mob. No.

	Vendor	Send On	Recd. Date		Done	By	Date
SEARCH - 1				RESIDENCE VERIFICATION			
SEARCH - 2				OFFICE VERIFICATION			
VALUATION - 1				SITE INSPECTION			
VALUATION - 2							

	Dt.	SIGN
Co-ordination		
Processing		
Sanction		
Control		
Documentation		
A/c Opening		
Disbursement		
		A/C NO
		DOC EXECUTIVE NO.
		NOI DONE BY
		EM DONE
		NACH / SI
		TDV

CERSAI NO. : ASSET ID :
 SI ID :
 FILE NO. COMPACTOR NO. :

BRANCH