

वीज पुरवठा देयक माहे: NOV-2023

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002224059647

HSN code 27160000

ग्राहक क्रमांक: 029470327853
MR. RABI NARAYAN NAYAK
FL-G/302 PARTH CHS. PLOT-228 SEC-13 KHARGHAR 410210
मोबाइल/ ईमेल: 98*****33/

देयक दिनांक: 19-NOV-23
देयक रक्कम रु: 5,850.00

देय दिनांक: 11-DEC-23
या तारखे नंतर भरल्यास: 5,890.00

बिलिंग युनिट: 4795 :KHARGHAR S/DN
दर संकेत: 090 /LT I Res 1-Phase
पोल नं: 00000000
पी.सी./चक्र+मार्ग-क्रमा/डि.टी.सी.: 2 / 22-0228-3302 /4795136
मिटर क्रमांक: 06507070973
रिडिंग ग्रुप: N2

पुरवठा दिनांक: 14-Jul-2008
मंजूर भार: 3 KW
सुरक्षा ठेव जमा(रु): 4,196.59
चालू रिडिंग दिनांक: 14-NOV-23
मागील रिडिंग दिनांक: 14-OCT-23

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UPI Payment

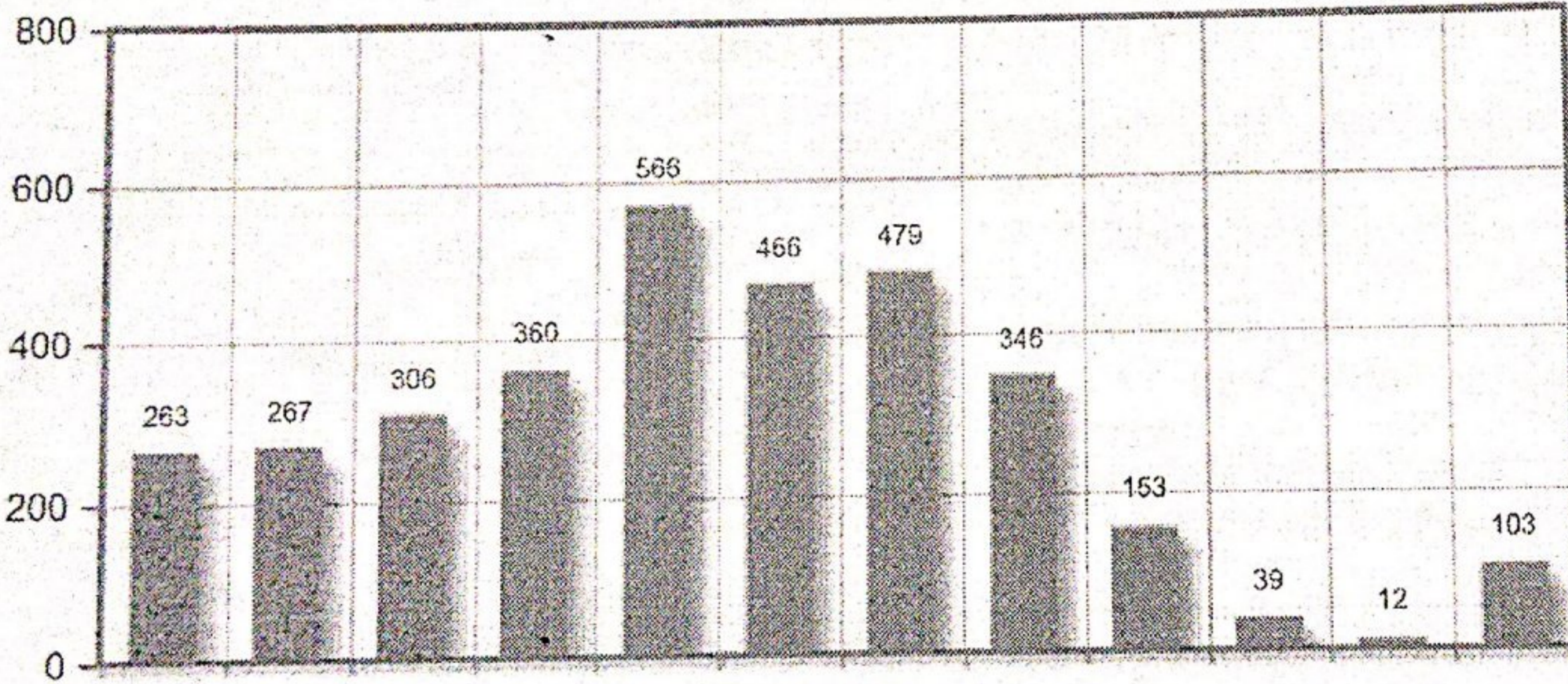


चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
9184	8917	01	267	0	267

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

NORMAL
Bill Period:1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपद्धति महावितरणच्या संकेत स्थळ:-
www.mahadiscom.in >
ConsumerPortal > CGRF
यावर उपलब्ध आहे.

महत्वाचे :

- छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो-ग्रीन डिस्काउंट मिळवा.नोंदणी करण्यासाठी:-<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)
- डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा.(टॅक्सेस व ड्यूटीज वगळून)
- तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp> येथे भेट द्या.
- पुढील महिन्याची रिडिंग साधारणतः 14-12-2023 ह्या तारखेला होईल.

विशेष संदेश :

- * प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.98*****33 आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 029470327853**
- * महावितरणला कोणत्याही प्रकारच्या रक्कामेचा भरणा करतांना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोप टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

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

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number:**MSEDCL01029470327853**
- IFS Code: **SBIN0008965**
- 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.

Belwada

C.B.D

TDBR
C.B.D

AGREEMENT FOR SALE

1) This Agreement for Sale of Flat/shop on ownership basis made and entered into at Kharghar on this 14th day of the month of MARCH 2005 in the christen year Two Thousand Five, between M/s SMIT ENTERPRISES a Partnership firm duly Registered under the Indian Partnership Act 1932 through its Authorised Partner 1) Mr. TULSIDAS KHIMJI SENGHANI 2) Mr. HARILAL KHIMJI SENGHANI having its office at Shop No. 15, Prince Tower, Near Telephone Exchange, Ghatkopar (W), Mumbai - 86 hereinafter called and referred to as the DEVELOPERS (which expressin shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners of the said firm and their respective heirs, executors, administrators and assignees) of the FIRST PART.

And MR. RABI NARAYAN NAYAK.
MRS. IPSITA RABI NAYAK.

Stamp with handwritten numbers: 288, 2005, 27/2/05

residing at, AT- BELA PADA,
PO-ANTARPADA,
VIA- BALLI PADAR,
DIST- GANJAM, PIN- 761117.

Notary Seal: Notary Public, Ganjam District, PIN-761117

Ravitt

hereinafter called and referred to as the purchaser/s (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., is a Government Company within the meaning of the Companies Act, 1956, (hereinafter referred to as "The Corporation") having its registered office at The Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021. The Corporation has been already declared as a New Town Development Authority, under the provisions of sub section (3-A) of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), for New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub section (1) of Section 113 of the said Act.

AND WHEREAS the state Government has acquired lands within the designated area of Kharghar and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113 of the said Act.

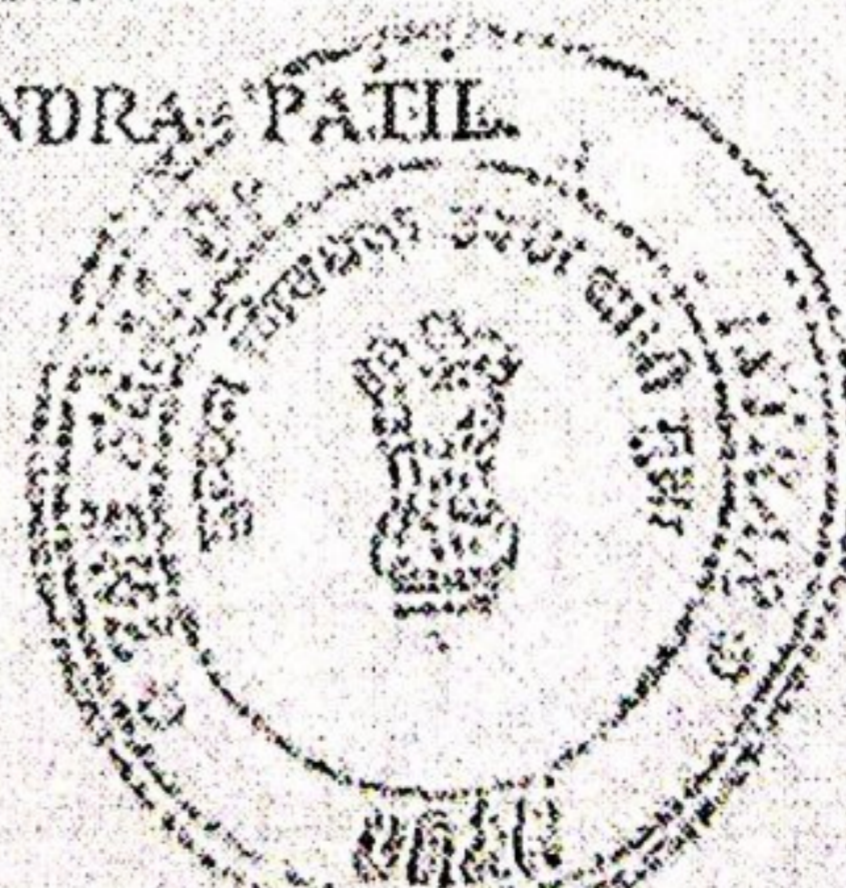
AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the state Government under the said Act.

The CIDCO Ltd., under its Rehabilitation scheme for project affected persons allots (12.5% scheme) Plot to the persons who" lands have been acquired for Navi Mumbai project one such Plot bearing No. 228 in Sector 13 at Kharghar admeasuring about 3549.97 Sq. mtrs has been allotted to

- 1) SHRI. HARISHCHANDRA BABURAO PATIL.
- 2) SHRI. NARESH BABURAO PATIL.
- 3) SHRI. SWAMI BABURAO PATIL.
- 4) SHRI. KUSHA BABURAO PATIL.
- 5) SHRI. VINOD BABURAO PATIL.
- 6) SMT. MANJULA BABURAO PATIL.
- 7) SMT. ANUSUYA HARISHCHANDRA PATIL.

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S. T. 15:



Manjula
Jasda Nayak

by CIDCO Ltd, vide Agreement of Lease dated 21.11.2002 (hereinafter called the Licensees).

AND WHEREAS in pursuance of the understanding reached between the Licensees and the developers an Agreement of Development dated 9th December 2002, executed by and between the said Licensees, and therein referred to as the Party of the First Part of M/S SMIT ENTERPRISES therein referred to as the DEVELOPERS, the Licensees have granted to the Developers all the rights to develop the said property and sale the Flats/shops in the buildings to be constructed by them on the said plot and receive and appropriate consideration for themselves.

The said Agreement of Development has been registered with the sub-Registrars office, Panvel - I under Sr. No. 08851, dated 9-12-2002.

AND WHEREAS in pursuance of the aforesaid agreement of Development, the said Licensees have also executed on Irrevocable power of attorney appointing (1) Mr. TULSIDAS KHIMJI SENGHANI 2) MR. HARILAL KHIMJI SENGHANI the Partners of said M/s SMIT ENTERPRISES as their constituted attorneys to more effectively carry out the development work's.

AND WHEREAS THE DEVELOPMENT herein have decided to construct buildings on the said plot of land to be known, as "PARTH" and to sell the said flats/ shops in the said buildings to the prospective purchaser/s.

The Developers have obtained commencement certificate from the Town Planning Officer, CIDCO Ltd, vide its letter No. CIDCO/EE(BP)/ATPO/ 1172 dated 4-3-2003.

AND WHEREAS the Purchaser/s being interested in purchasing a flat/shop in the said building in the "PARTH" approached the Developers and on perusal of the plans and specifications he/she/they/has/have approved and booked FLAT NO, 302 In WING - "C" on THIRD FLOOR in the said building of 68.87 Sq.mtrs. of carpet Area and having Terrace of 3.71 sq.mtrs or thereabouts. (82.65 Sq. Mtrs. Built Up Area.)



Handwritten signature: Jyoti Nayak

More particularly described in Second Schedule attached hereto for a total (Lumpsum) consideration of RS. 12,07,000/- (RUPEES TWELVE LAKHS SEVEN THOUSAND ONLY.)

AND WHEREAS other terms and conditions agreed between the parties are appearing herein below.

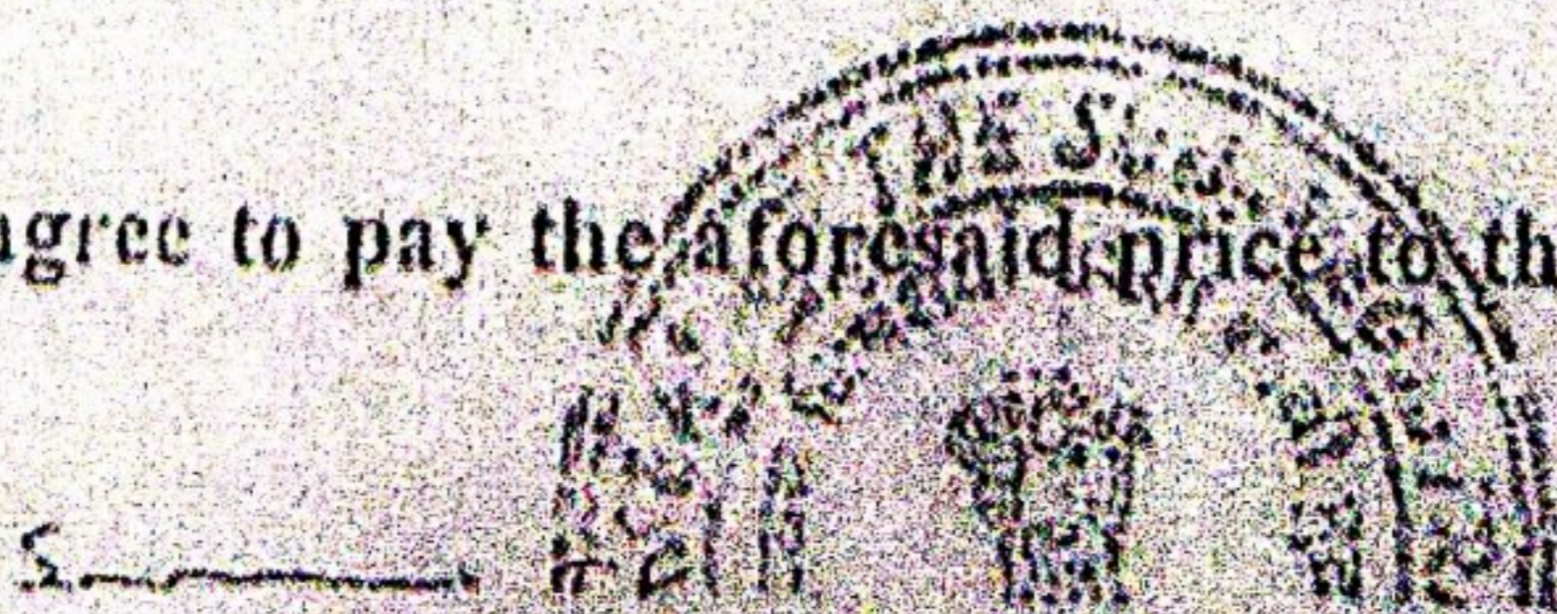
NOW THEREFORE, THIS AGREEMENT FOR SALE OF FLAT/SHOP ON OWNERSHIP BASIS WITHNESETH AS FOLLOWS :-

NOW THESE PRESENTS WITNESSES AND it is hereby agreed by and between the parties hereto as follows :

1. That the Purchaser/s has/ have taken inspection of the documents in respect of the title of the Developers the said land hereditaments and premises described in the First and second Schedule hereunder written and is fully satisfied with it and accept the same as it is and shall not question the Developers as to their title to the said plot of land hereditaments and premises including the said land described in the First and Second Schedule hereunder written and also gone through the list of amenities/specifications written in the Schedule attached hereto.
2. To Developers will construct buildings as per the said permission and plan approved by Town Planning Officer District Raigad, with such variations and modifications thereof acceptable to the Town Planning Officer, CIDCO Ltd, on the said plot of land more particularly described in the First Schedule hereunder written and the Purchaser shall be deemed to have given his/her/their consent in writing to such variation or modification.

That the Purchaser/s both/do hereby agree to acquired the FLAT NO . 302 In WING - "C" on the THIRD FLOOR of the said building known as delineated on the plan in red colored boundary lines hereto annexed and marked Annexure "B" at or for the price as per the said permission ascertained and fixed at RS. 12,07,000 /- (RUPEES TWELVE LAKHS SEVEN THOUSAND ONLY.) and further to pay to the Developers his/her/their share in respect of Local Authority taxes, water, cable connection charges, power connection deposit and other payments of said flat/shop as the case may be.

3. The Purchaser/s hereby agree to pay the aforesaid price to the Developments as under :-



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- (A) (1) 15% of the total amount of consideration to be paid to the promoters by the Purchaser on or before the execution of these presents as Earnest Money or Deposit. (the payment & receipt whereof done hereby admit & acknowledge) (the amount to be paid at the time of Agreement should not exceed 15% of the sale price of the said flat)
- (2) 10% of the total amount of consideration after the work of plinth is completed.
- (3) 10% of the total amount of consideration after the Completion of the 2nd Slab.
- (4) 10% of the total amount of consideration after the Completion of the 4th slab.
- (5) 10% of the total amount of consideration after the Completion of the 6th slab.
- (6) 10% of the total amount of consideration to be paid after the Completion of the 8th slab.
- (7) 15% of the total amount of consideration to be paid after the work of brick masonry is complete.
- (8) 15% of the total amount of consideration to be paid after the work of internal and external plaster of the walls is done.
- (9) 5% a balance amount of consideration to be paid to the Promoter at the time of the flat is given to the Purchaser.

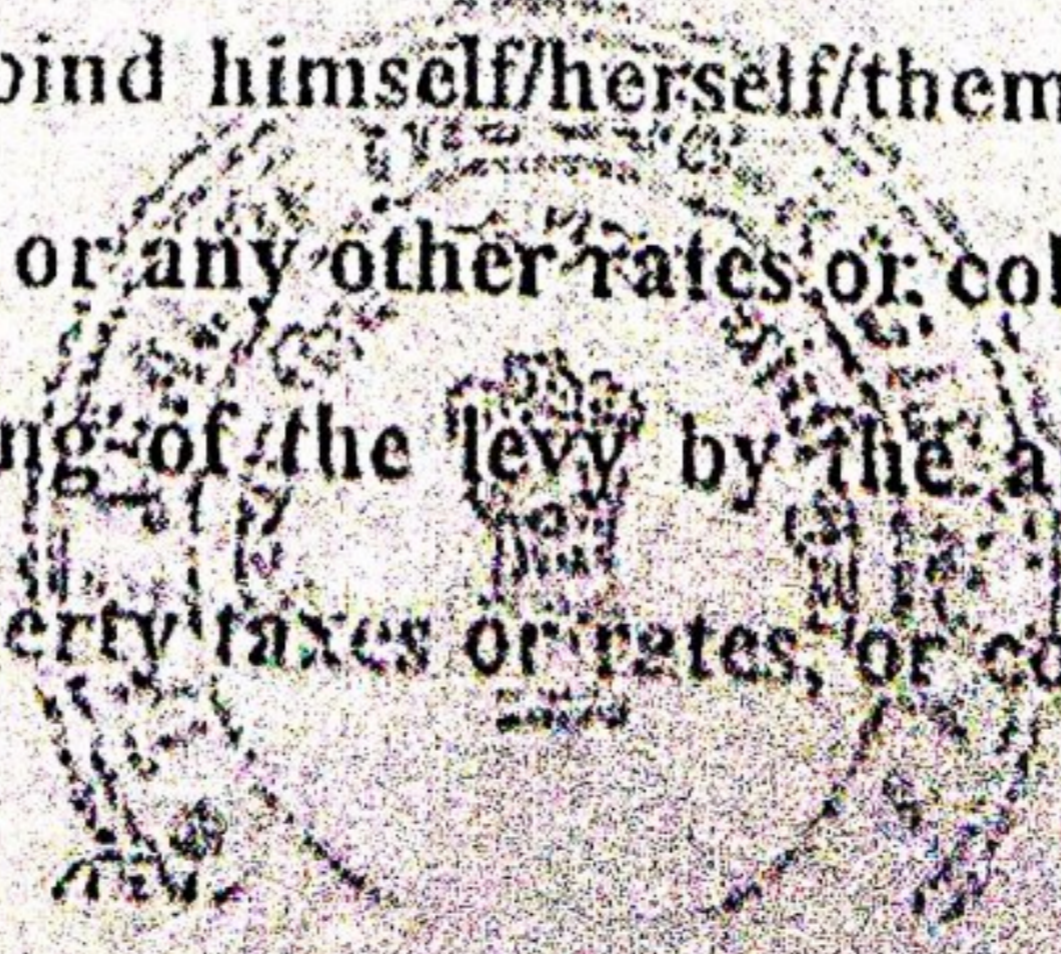
100% Total amount of consideration.

375
2889
2003
200

It is expressly agreed by and between the parties hereto that in respect of the above payments, time is the essence of the contract.

In addition to the above consideration the purchaser shall pay his/her/their proportionate charges of water deposit, MSEB Cable connection and power connection charges, stamp duty, Registration fees for formation of Co-op. Society or premises Ltd. Company and all other taxes as may be applicable.

(11) The purchaser/s agree to and bind himself/herself/themselves to pay his/her/their proportionate share in property taxes or any other rates or collectors bills as determined by the Developers from the beginning of the levy by the appropriate local authority which is empowered to levy such property taxes or rates, or collector bills, etc, in respect



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by him/her/them or to any compensation or damage on this ground whatsoever. The compound walls parapet walls and also blank walls on the external periphery of the building shall remain to be the property of the Developers and this Agreement shall be subject to the said right of the Developers who shall be entitled to use the said terrace and the parapet wall and the blank external walls of the building for any purpose including the display of any mode of advertisement including neon sign advertisements or sign boards. abatement in the price of flat/shop agreed to be acquired by his/her/their or to any other compensation or damages on the grounds of inconvenience or any other ground whatsoever cause to the purchaser/s. For the use of advertisement, the Developers shall pay a compensation of agreed to the Co-operative Society and the Developers shall fix their own separate electric meters indicating the consumption of the electricity power and shall pay the Electric company, and the Developers shall also pay any taxes which may be levied on advertisement. The Assignment in favour of the Co-operative Society shall contain a covenant to the above effect.

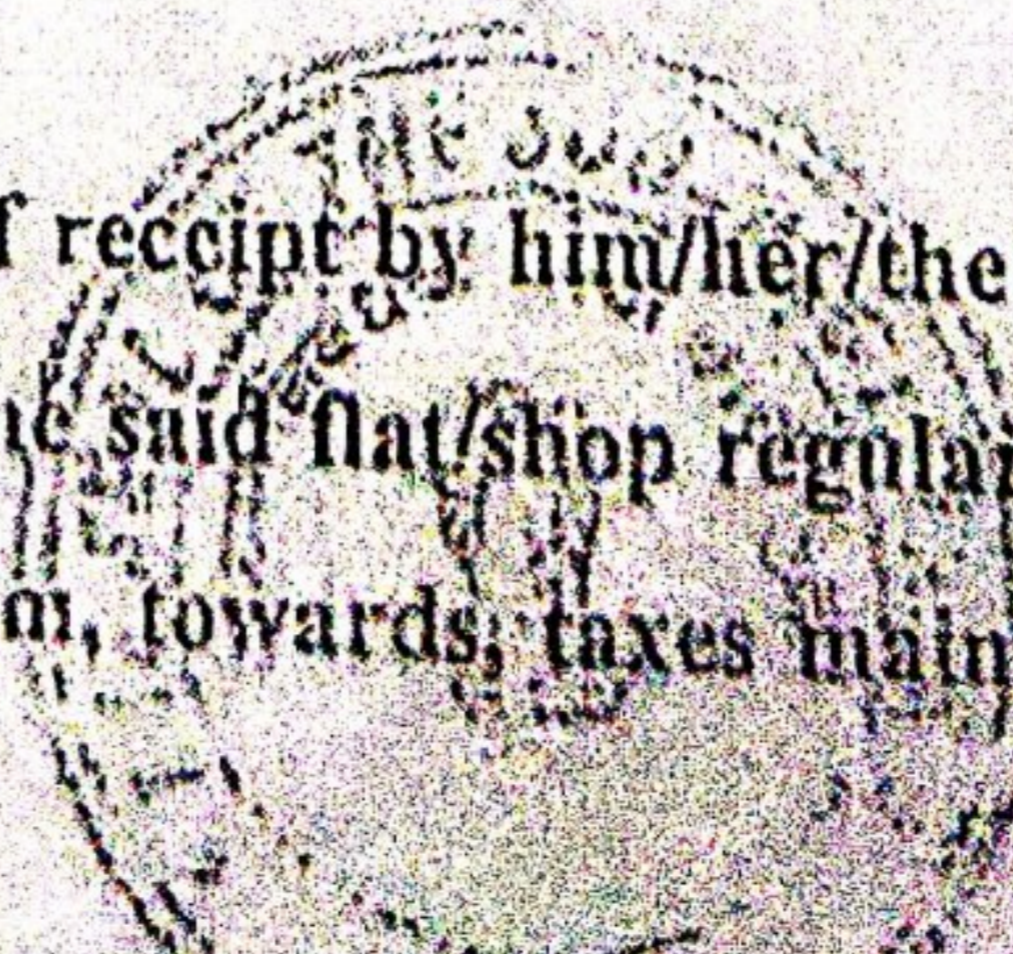
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11 As soon as the building is notified by the Developers as ready for occupation, each of the acquired including the Purchaser/s shall pay their respective arrears of price, if any, due by them within 7 days of the receipt of such notice (time being the essence of the content in this respect) served individually or put up at some prominent place in the said building if any of the purchasers of flat/shop including purchaser/s herein fails to pay the arrears as aforesaid the Developers will be entitled to forfeit the amount previously paid by such defaulting purchaser/s who shall lose all rights to the said flat/shop to be taken by him.

12 Under no circumstances the possession of the flat/shop shall be given by the Developers to the purchaser/s unless and until all payment required to be made under this agreement by the purchaser/s including the interest at the 24% per annum from the due date of the payment shall have been made to the Developers.

13 The Developers shall in respect of any amount paid up by the purchaser/s under the terms and conditions of this Agreement have first lien and charges on the said flat/shop etc. agreed to be acquired by the purchaser/s.

14 The Purchaser/s shall from the date of receipt by him/her/them of the notice from the Developers to take possession of the said flat/shop regularly pay every month the provisional amount payable by him, towards, taxes maintenance charges and



in respect of any such, breach, non-performance or non-observance of any of the conditions, rules or bye-laws.

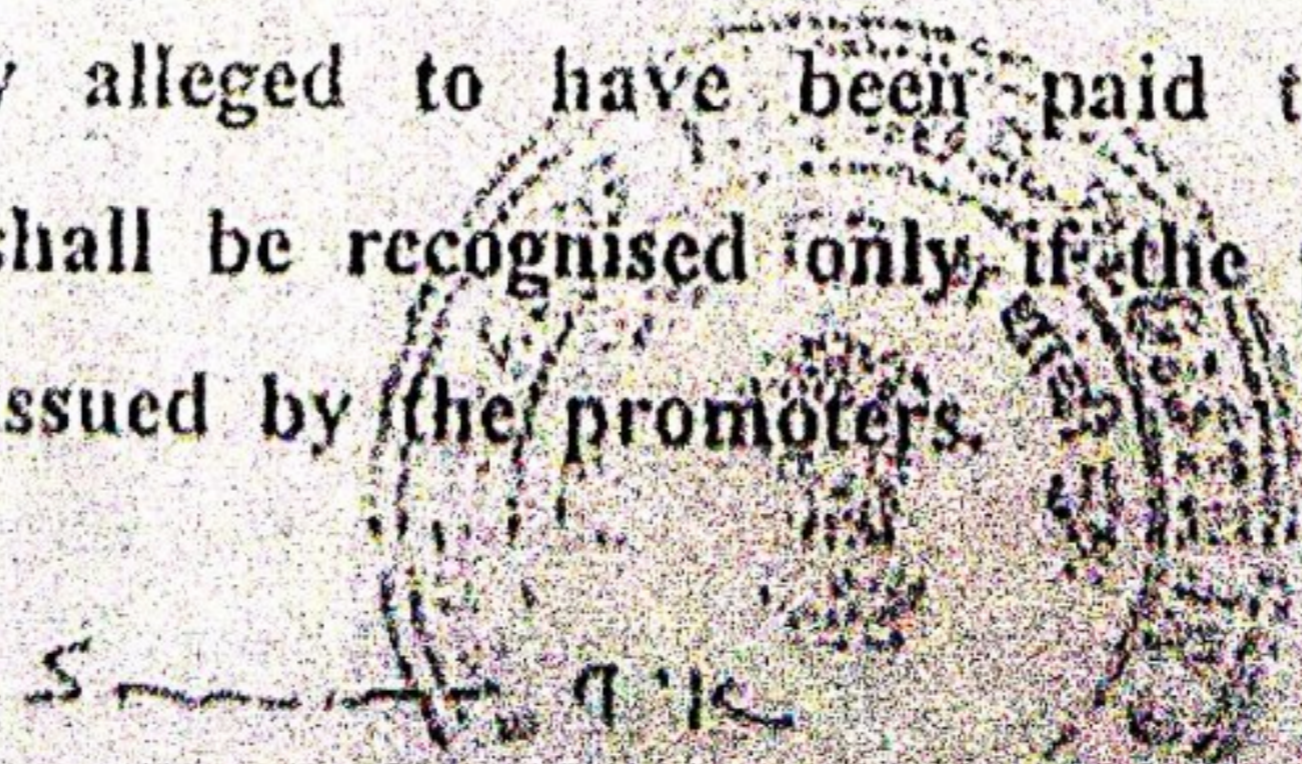
8 That the purchaser/s shall also pay his/her/their proportionate share of insurance premium to keep the building insured against loss or damage by fire and to get an insurance policy in a sum equivalent to the total sale price of all the flats/shops, in the said building with a company to be approved by the Developers. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said building or any part thereof destroyed or damaged for any reasons whatsoever the purchaser/s shall pay his/her/their proportionate share for reinstating or replacing the same and shall nevertheless continue to pay all the payments to be made as per the Agreement as no such destruction of damage has happened. The Purchaser/s shall pay his proportionate share of expenses for keeping the said building in good and substantial repairs and condition to the satisfaction of the Developers.

16 The Purchaser/s hereby agree/s to pay all the amounts payable under the terms of this Agreement as and when become due and payable time in this respect being of the essence of contract. Further the Developers are not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amount of amounts on the respective due dates.

17 The purchaser/s hereby covenant/s with the Developers to pay money liable to be paid his/her/them under this Agreement and to observe and perform the covenant and conditions contained in this Agreement and to keep the Developers indemnified against and in respect of the said payments and observance and performance of the said covenant and conditions.

18 The Purchaser shall not in any manner in future raise dispute about the method of calculation of the built-up and/or carpet area of the said flat and shall go by the dimensions and/or measurements of rooms of the said flat in terms of length and width shown on the booking plan of the flat.

19 The amounts, if any alleged to have been paid to the promoters by the Purchaser in cash shall be recognised only if the purchaser is possessed of the receipt thereof issued by the promoters.



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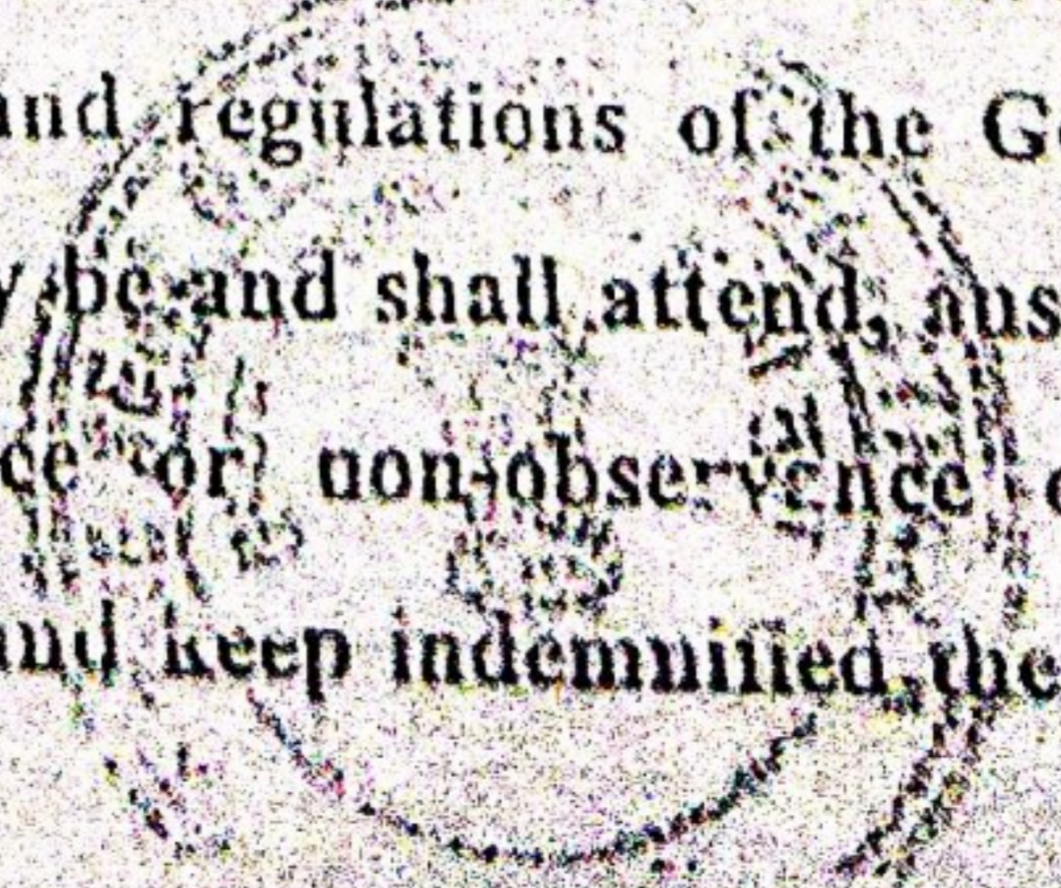
other outgoings as mentioned in clause 4 (B) of this agreement more specifically set out in the Second Schedule hereunder written.

11 The Purchaser/s hereby agree/s to contribute and pay his/her/their proportionate share towards the taxes and other payments outgoings mentioned in the Second Schedule hereto.

12 No long as each flat/shop shall not be separately assessed for taxes, water charges and other taxes the purchaser/s shall pay a proportionate share of the above assessed on the whole building that in case any security deposit is demanded by the water department of the municipal corporation or local authority for the time being in power giving the water and other taxes the purchaser/s shall pay a proportionate share of the above assessed on the whole building that in case any security deposit is demanded by the water department of the Municipal Corporation or local authority for the time being in power giving the water connection of by the electric company before giving Electric supply to the proposed building the same shall be paid by the purchaser in proportion to the share to be decided by the Developers. Further in case the Authorities require matters to be fixed for individual flats/shops, shops etc, or otherwise the proportion etc, charges for the same shall be paid by the Purchaser/s. The Purchaser/s shall forthrightly pay his/her/their share in respect thereof within four days from demand.

13 The Purchaser/s hereby agree/s that in the event of payment of any amount by way of premium to CIDCO Ltd, and the municipality or to the State Government or other authority for betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Developers the same shall be reimbursed by the purchaser/s to the Developers in proportion to the area of flat/shop, agreed be acquired by the purchaser/s and in determining such amount the decision of the Developers shall be conclusive and binding upon the purchaser/s.

14 The purchaser/s shall maintain at his/her/their own costs the flat/shop, acquired by him in the same good conditions, state and order in which it is delivered to him and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO of Electric Company as the case may be and shall attend, answer and be responsible for breach or non-performance or non-observance of any the conditions or bye-laws and shall indemnify and keep indemnified the Developers



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1 The purchaser/s shall not keep or store in the said flats/shop, etc, any goods of hazardous or combustible or obnoxious nature or which are too heavy to effect the construction of the structure of the said building.

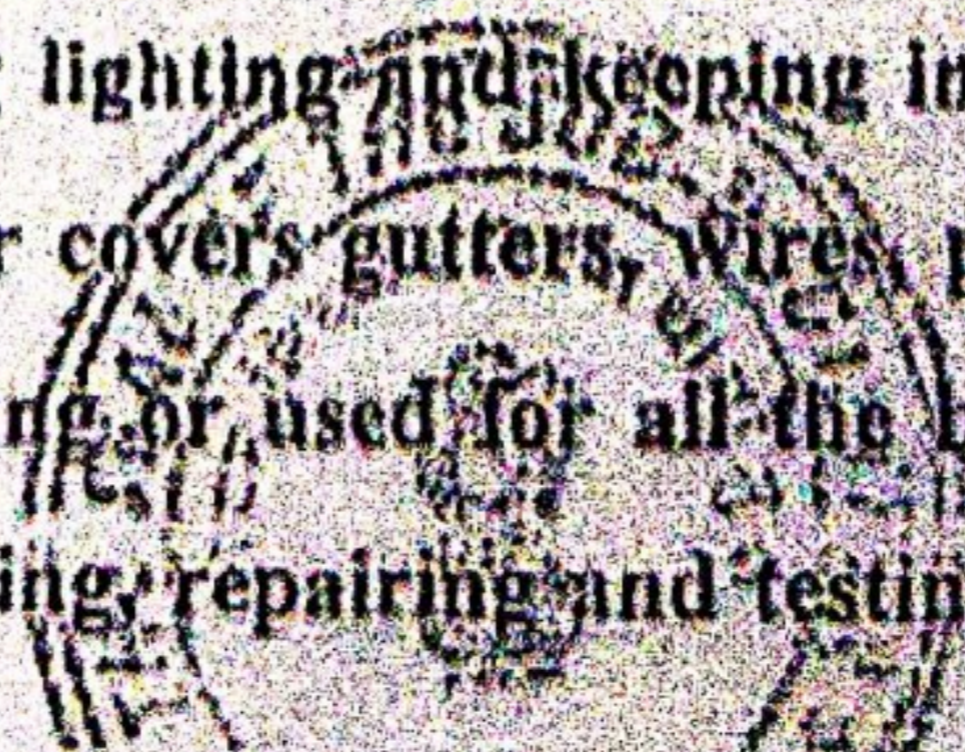
ii The purchaser/s hereby agree and undertake fulfill all the conditions of CIDCO Ltd., to be a member of the Society and also pay the required transferees to be paid to the CIDCO Ltd., and of the Society and on compensation of this shall be made a member of the proposed Society/Company.

iii Purchaser/s hereby covenant to keep the walls of the flats/shops and partition walls, sewerage, drains, pipes, appurtenances there belonging in good tenantable repair and condition and in particular so as to support and protect and parts of the building other than his flats/ shops.

iv The Purchaser/s shall not let, sub-let transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of his/her/their flat/shop nor assigns, underlet or part with his/her/their interest under or the benefit of this Agreement or any part thereof till all his/her/their dues of whatsoever nature owing to the Developers are fully paid up and only if the purchaser/s has not been guilty of breach of or non-compliance with any of terms and conditions of this Agreement, until he/she/they obtain previous consent in writing of the Developers.

v The Purchaser/s shall permit the Developers and their survivors or agents with or without workman and others at all reasonable time to enter into upon his/her/their Flat/shop or any part thereof to view and examine the state and condition thereof and to make good within three months of the giving of such notice, all defects, and want of repairs of which notice in writing shall be given by the Developers to the purchaser/s.

vi The purchaser/s shall permit the Developers and their Survivors and agents with or without workman and others at all reasonable time to enter into and upon the said flat/shop, shop or any part thereof for the purpose of making, repairing, maintaining, rebuilding, cleaning lighting and keeping in order and condition all service drains pipes, cables water covers gutters, wires, party structures or other conveyance belonging to or serving or used for all the building and also for the purpose of laying down maintaining, repairing and testing drainage, water pipes



and electric wires and for similar purposes and also for the purpose of laying down, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting of the supply of water to the flat/shop or any other flats/shops, in the said building in respect whereof the purchaser/s or the occupant such other flats/shops as the case may be shall have made default in paying his share of water tax.

16. The purchaser/s shall not use the flat/shop or permit the same to be used for any purpose whatsoever which may or is likely to cause nuisance or annoyance to the occupant in the neighboring properties nor for any illegal or immoral purposes.

17. The Purchaser/s shall not use the said flat/shop, for any purpose other than for which the said flat/shop is agreed to be acquired by him/her/them except with the written permission of the building. However no permission shall be granted for bar or mutton/chicken shop.

18. The Purchaser/s shall not at anytime demolish or cause to be demolished the said flat/shop or any part thereof agreed to be taken by him or her at any time make or cause to be made any additions or alterations or alterations of whatever nature to the said flat/shop, or any part thereof. The Purchaser/s shall not permit the closing of verandah or balconies or make any alterations in the elevations and outside column scheme of the flat/shop to be acquired by him/her/them.

19. After the possession of the Flat/shop, is handed over to the purchaser/s any additions or alterations in or about to relating to the building are thereafter required to be carried out by the government, Municipal or any statutory authority, the same shall be carried out by the purchaser/s in co-operation with the acquirers of the order flats/shops, in the building/s at his/her/their own costs and the Developers shall not be in any manner liable or responsible for the same.

20. Before taking possession the purchaser shall point out the developer complaint if any, regarding construction work and get the same rectified forthwith. In any event after taking possession the purchaser shall not have any right to make any grievance in respect of the construction.

21. The purchaser/s shall not do or permit to be done any act or thing which any render void or voidable any insurance of any flat/shop, in or any part of the building or cause any increase in premium to be payable in respect thereof.

The purchaser/s shall not decorate exterior at his/her/their flat/shop, otherwise than in a manner agreed with Developers or in the manner as near as may be in which the same was previously decorated.

The purchaser/s shall not throw dirt, rubbish, Tags, or other refuse or permit the same to be thrown from his/her/their flat/shop, in the compound or any portion of the building.

The said building shall always be known as "PARTH" and this name shall not be changed without the written permission of the Developers.

After the building is complete and ready and fit for occupation after all the flats/shops in the building have been sold and disposed off by the Developers and after they have received all dues payable to them under the terms of the agreement with various flats/shops purchasers, the Developers shall arrange for execution of an Assignment in respect of the said land in favour of the said co-operative Society/or premises limited company as the case may be in the manner hereinabove stated.

Any delay or indulgence by the Developers informing the terms of this Agreement or any forbearance of giving of time to the purchaser/s shall not be considered as a waiver on the part of Developers of any breach or non compliance of any of the terms and conditions of the Agreement by the purchaser/s, nor shall the same in any manner prejudice the rights of the Developers.

All letters, receipts and/or notice issued by the Developers and dispatched under certificate of posting to the address known to them, to the purchaser/s shall fully and effectual discharge the Developers.

If the purchaser/s neglect, omit or fail for any reason whatsoever to pay to the Developers any of the amounts due and payable by the purchaser/s under the terms and conditions of the Agreement (whether before or after delivery of possession) within the time specified or if the purchaser/s shall in any way fail to perform or observe any of the covenant and conditions as his part herein contained or referred to the Developers shall be entitled to enter upon and resume possession of the said flats/shop, and everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all

other amounts already paid by the purchaser/s and the purchaser/s shall have no claim for refund or payment of the said earnest money and/or the said other amounts already paid by the purchaser/s or any part thereof and the purchaser/s hereby agrees to forfeit all his/her/their right title and interest in the said flat/shop all amounts already and in such event purchaser/s shall also be liable to immediate effectment as trespassers, but the rights, remedies and claim whatsoever at law or under this Agreement of the Developers against the purchaser/s.

ii. The back wall of the building and external territory of the building shall remain to be property of the Developers and this Agreement shall be subjected to the said rights of the Developers who shall be entitled to use the said blank external walls of the building for any purpose including the display of the advertisements and signboards and the purchaser/s shall not be entitled to any abatement in the price of the tenement in the price of the tenement to be acquire by him/her/them or to any compensation or damages on the ground of inconvenience caused to the Purchaser/s.

iii. All costs, charges and expenses in connection with the formation of the co-operative society as well as the costs of preparing, engrossing, stamping and registering of all the agreement, conveyance, transfer, deeds of any other document or documents required to be executed by the Developers and Purchaser as well as the entire professional costs of the Solicitors of the Developers in preparing and approving all such documents shall be borne by the Society and proportionately by all the purchasers of flats/shops of the buildings. The Developers shall not contribute anything towards such expenses.

iv. This Agreement shall be executed in triplicate, the Original shall be lodged by the Purchaser/s for registration with the Sub-Registrar or Assurance at Panvel.

v. The conveyance in favour of the purchaser and/or the co-operative Housing Society shall not effect the right of the Builder to construct additional flats/shops in the said building as per the additional floor space Index sanctioned by the local authority and the same shall be the exclusive property of the Developers herein forever.



Handwritten signature and date: 28/12/20

SCHEDULE - I

It that piece and parcel of land known as PLOT NO. 228 , SECTOR - 13, VILLAGE KHARGHAR, Scheme containing by measurement 3549.97 Sq.mtrs. In Navi Mumbai, Tq : Panvel, Dist- Raigad or there about and bounded as follows :

ON OR TOWARDS THE NORTH : 35 MTRS WIDE ROAD.
ON OR TOWARDS THE SOUTH : 11 MTRS WIDE ROAD.
ON OR TOWARDS THE EAST : PLOT NO. 225 , 226 , 227.
ON OR TOWARDS THE WEST : CIDCO PLOT.

And delineated on the plan annexed and shown therein red colour boundary line.

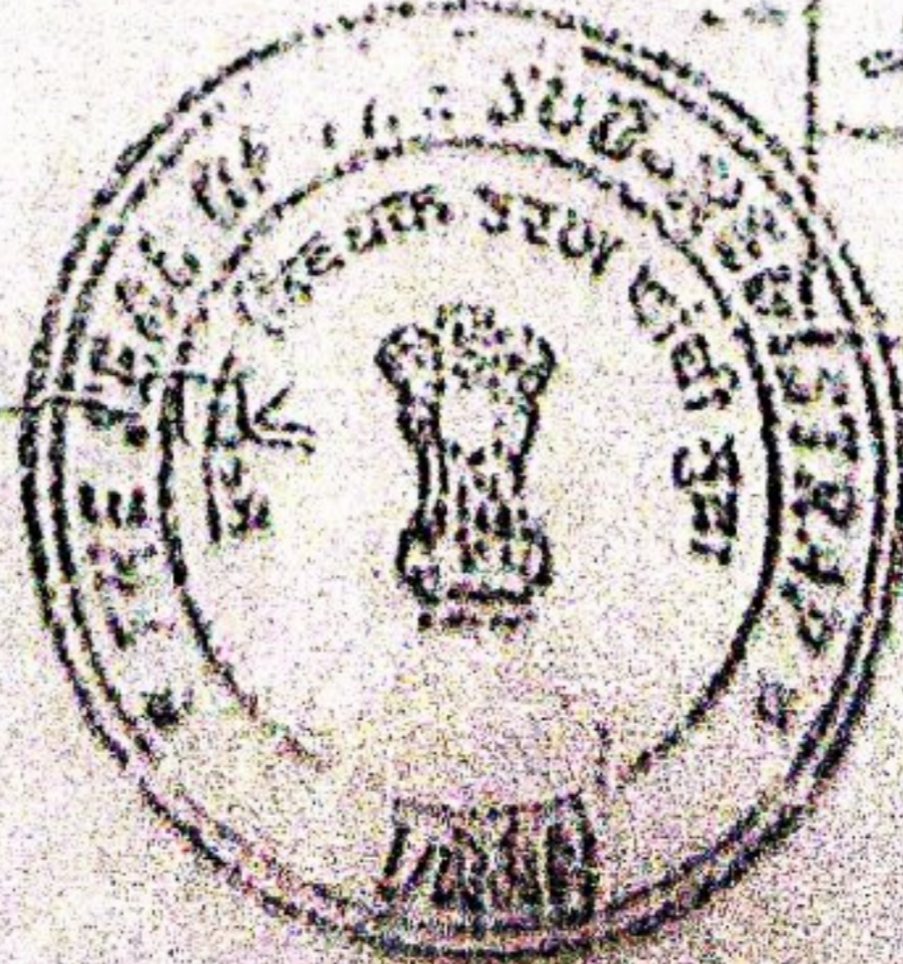
SCHEDULE - II

FLAT NO. 302 in WING - "C" on THIRD FLOOR of in the said building measuring about 68.87 Sq.mtrs. of carpet Area and having Terrace of 1.71 sq.mtrs or thereabouts. (82.65 Sq. Mtrs. Built Up Area.) in the Building known as "PARTH" on PLOT NO. 228 , SECTOR - 13, KHARGHAR, NAVI MUMBAI, TQ. PANVEL, DIST : RAIGAD, NAVI MUMBAI.

And delineated on the plan annexed and bounded there in red colour boundary line.

IN WITNESS WHEREOF the Developers and the Purchaser/s have hereunto set and subscribed his hand and seal on the day and year first hereinabove written.

Stamp: 5701
28/9/2004
9/20
Rajesh
Jyoti Nayak



UNHEATED AND DELIVERED
BY THE WITHINNAMED DEVELOPER

VIA BMLL ENTERPRISES

through its Authorized Partners

SHRI TULSIDAS KHMJI SENGHANI.

S. TK

In the presence of
(Signature)
(Signature)

UNHEATED AND DELIVERED
BY THE WITHINNAMED PURCHASER/S

2889	200
96	20

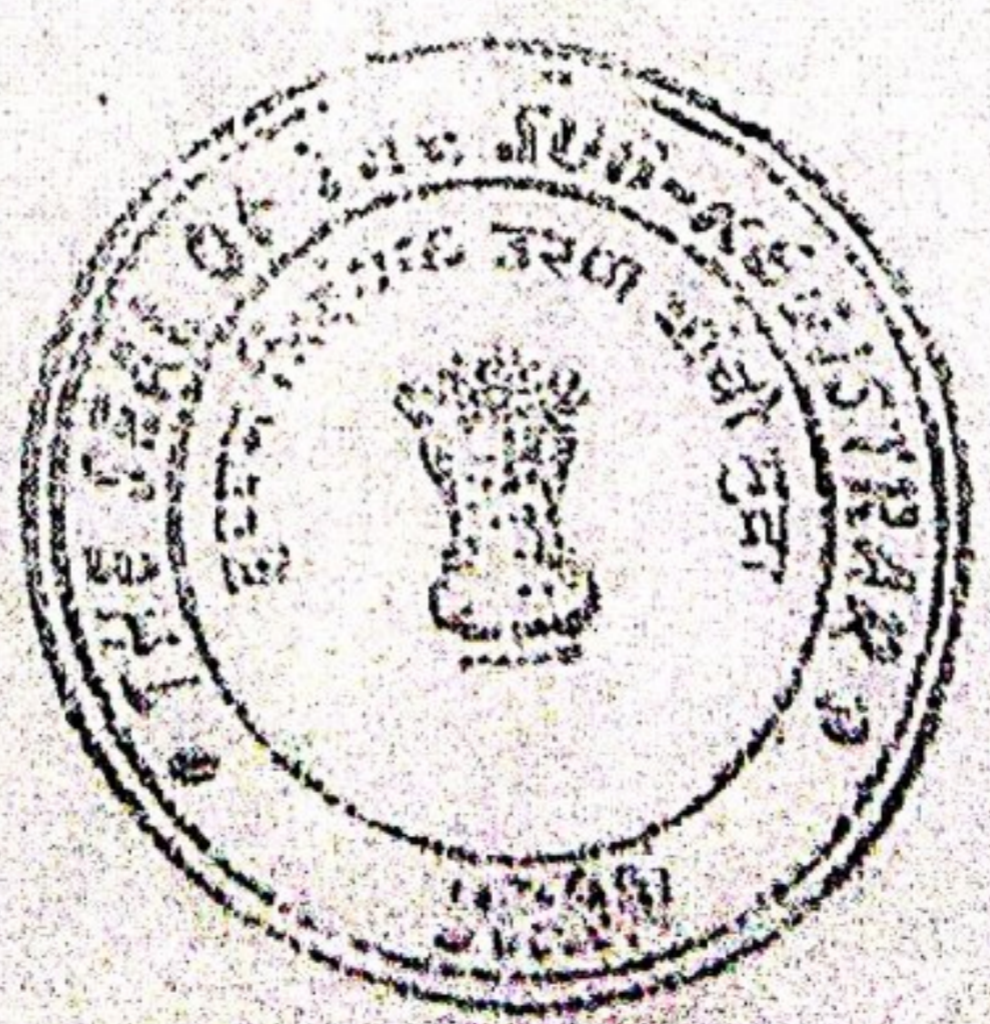
SHRI RABI NARAYAN NAYAK

Ravi

SHRI RABITA RABI NAYAK.

Rabita Nayak

In the presence of
(Signature)
(Signature)



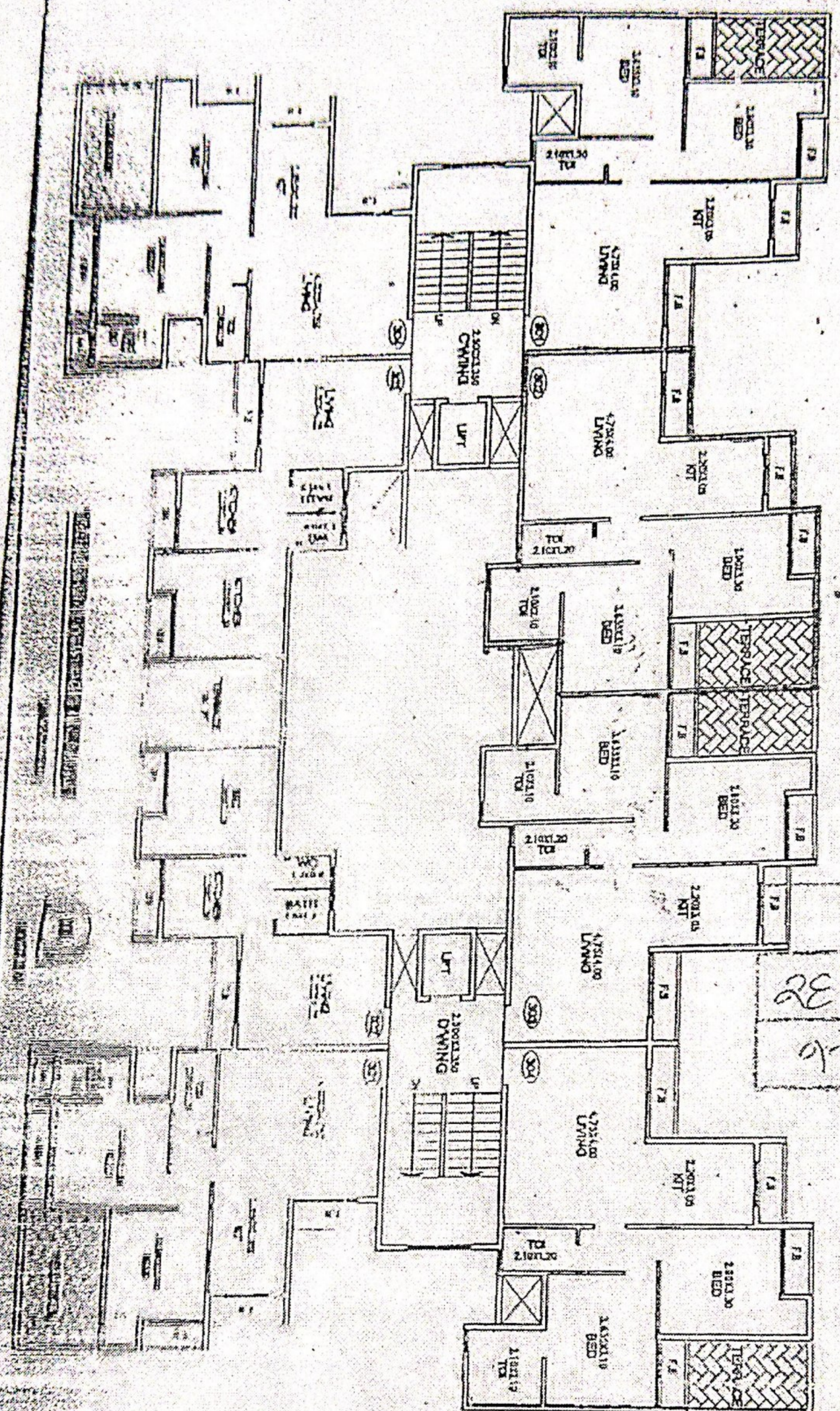
ANNEXURE 'A'

AMENITIES AND SPECIFICATION OF THE FLAT

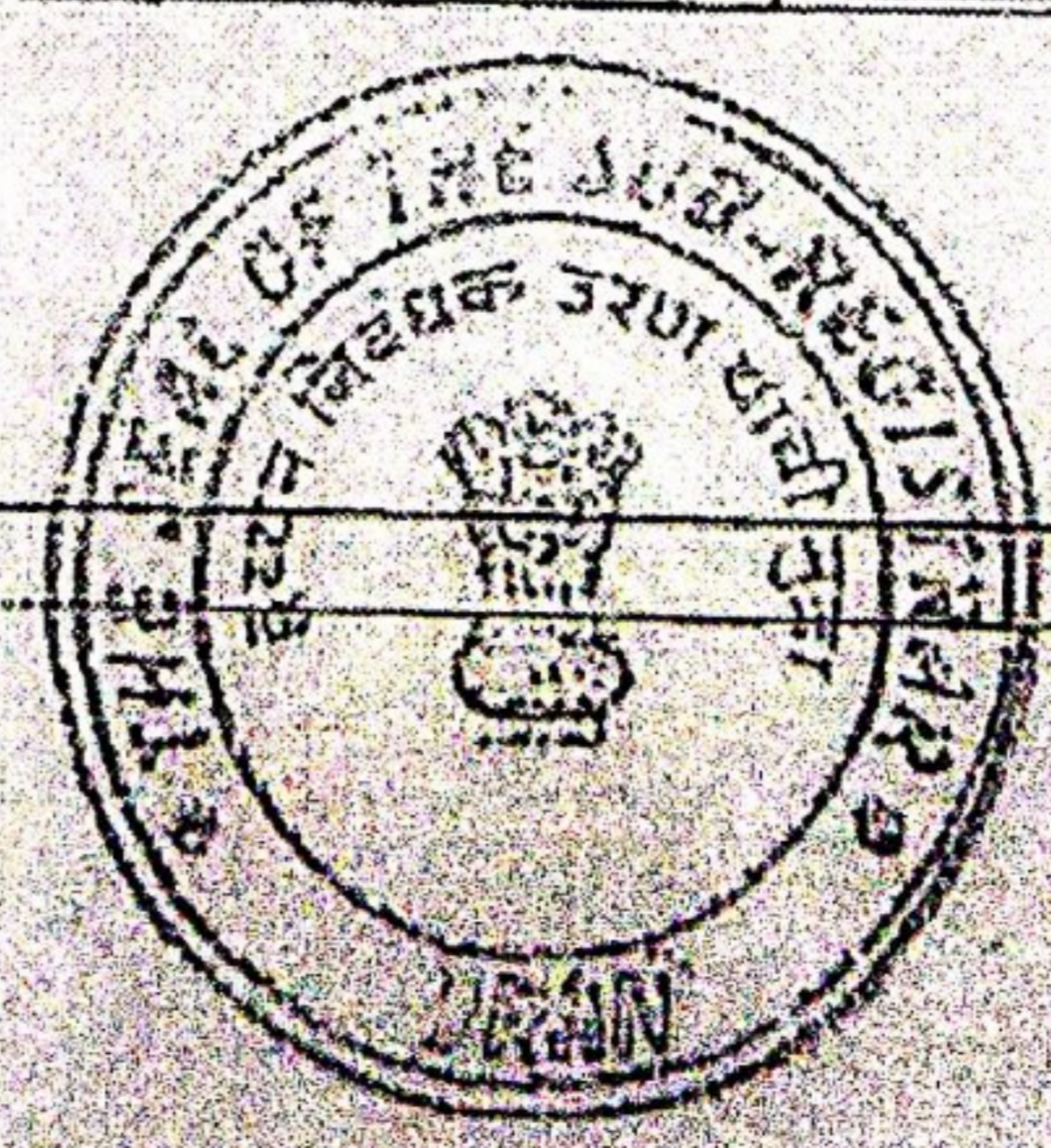
1. Building will be R.C.C. Frame structure.
2. R.C.C. overhead and underground water tank with pump set and pump room.
3. Main Entrance door will be wooden pannel or flush door with French polish on one side with necessary fitting.
4. All rooms internal door will be flush doors. W. C. / Bath doors will be provided with shutters.
5. All windows will be provided aluminium or wooden.
6. R.C.C. loft over bath.
7. Kitchen will be provided with cooking standing platform with black cadappa stone on top and sink and "0" glazed dado above platform.
8. Bath Room will be provided with polish shahabad flooring and a dado of glazed tiles upto 3'-0" height.
9. W. C. will have glazed tiles flooring and dado upto 3'-0" height.
10. One wash basin will be provided for each flat.
11. Grey mosaic tiles flooring in main room and grey mosaic tiles in other rooms.
12. Electricity :
 - Living Room : One light point, one bell point, one fan point, one plug point.
 - Bed Room : One light point, one fan point, one plug point.
 - Kitchen : One light point, one plug point, one fan point, one domestic point.
 - Bath Room : One light point, one domestic point.
 - W. C. : One light point.
 - Panapp : One light point.
 - Balcony : One light point.
13. Building will be painted from outside with cement paint.
14. Compound wall with gate.



*Prasanna
The Noyal*



3004
 2889 3004
 9-2 2.90



REGULATIONS FOR DEVELOPMENT CONTROL OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-15 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Smt. Hanishchandra B. Patil, Smt. - Susamma

Smt. Vinod B. Patil, Smt. Nareesh B. Patil, Smt. Manjula B. Patil, Smt. Anuradha H. Patil

Plot No. 223 Road No. --- Sector 13 Node Kharghar GES of 12.5%

As per the approved plans and subject to the following conditions for the

development work of the proposed Residential Bldg.; Total BUA = 5324.734 Sq. mts.

Res. BUA = 4524.00 Sq. mts. Comm. BUA = 789.693 Sq. mts.

Nos. of Commercial units 43

This certificate is liable to be revoked by the Corporation if:-

(i) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(ii) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.

(iii) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and/or any person deriving benefit therefrom in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

28/7/2003
20/2/03

The applicant shall

(i) Give a notice to the Corporation for completion of development work upto plan level atleast 7 days before the commencement of the further work.

(ii) Give a notice to the Corporation regarding completion of the work.

(iii) Obtain Commencement Certificate from the Corporation.

(iv) Permit authorized officers of the Corporation to enter the building or premises, to check the permission has been granted, at any time for the purpose of enforcing the building control Regulations and conditions of this certificate.

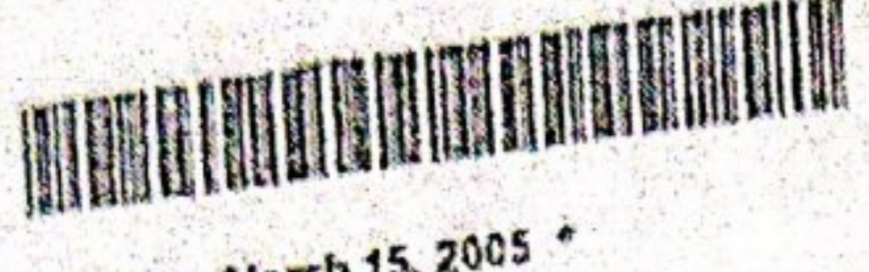
(v) The building materials, installations, electrical installations etc. shall comply with the provision (except for provision in respect of floor area ratio) as contained in the Building Code or and / or GDCRs - 1975 in force.

(vi) The building shall remain valid for period of 1 year from the date of its issue, thereafter the same shall be done in accordance with provision of Section-43 of the Maharashtra Regional and Town Planning Act-1966.

(vii) The building shall comply with clause 1(2) of the GDCRs - 1975.



Manjula B. Patil



Tuesday, March 15, 2005
5:21:28 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2640

दिनांक 15/03/2005

गावाचे नाव खारघर

दस्तऐवजाचा अनुक्रमांक

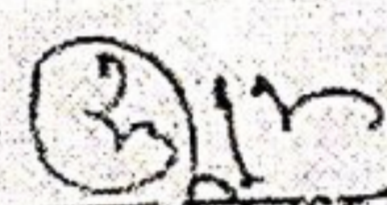
दस्ता ऐवजाचा प्रकार

उर्या 02641 2005
करारनामा

सादर करणाराचे नाव: रवी नारायण नायक

नोंदणी फी	:-	12070.00
नक्कल (अ. 11(1)), पृष्ठांकाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)	:-	540.00
एकूण	रु.	12610.00

आपणास हा दस्त अंदाजे 5:36PM ह्या वेळेस मिळेल


दुय्यम निबंधक
उरण (पानवेल 2)

बाजार मुल्य: 1043000 रु. मोबदला: 1207000 रु.
भरलेले मुद्रांक शुल्क: 56170 रु.

11-2 4/5/2004

REGIONAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII) of 1966 to Sri-Harishchandra B. Patil, Smt - Suman

Smt. Vinod B. Patil, Sri. Namesh B. Patil, Smt. Manjula B. Patil, Smt. Anusaja H. Patil
Plot No. 228 Road No. —, Sector 13 Node Kharjhar GES of 12.5%.

Area of the approved plans and subject to the following conditions for the development work of the proposed Residential Bldg.; Total BUA = 5324.734 Sq. mts.
(a) Res. BUA = 49. mts. Comm. BUA = 789.693 Sq. mts.

(Area of Habitable Unit: 100 Nos. of Commercial units 43)

This certificate is liable to be revoked by the Corporation if :-

- (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plan.
- (b) Any of the conditions subject to which the same is granted or any of the conditions imposed upon by the Corporation is contravened.
- (c) The Managing Director is satisfied that the same is obtained by the applicant by fraud or misrepresentation and the applicant and/or any person deriving benefit therefrom, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.

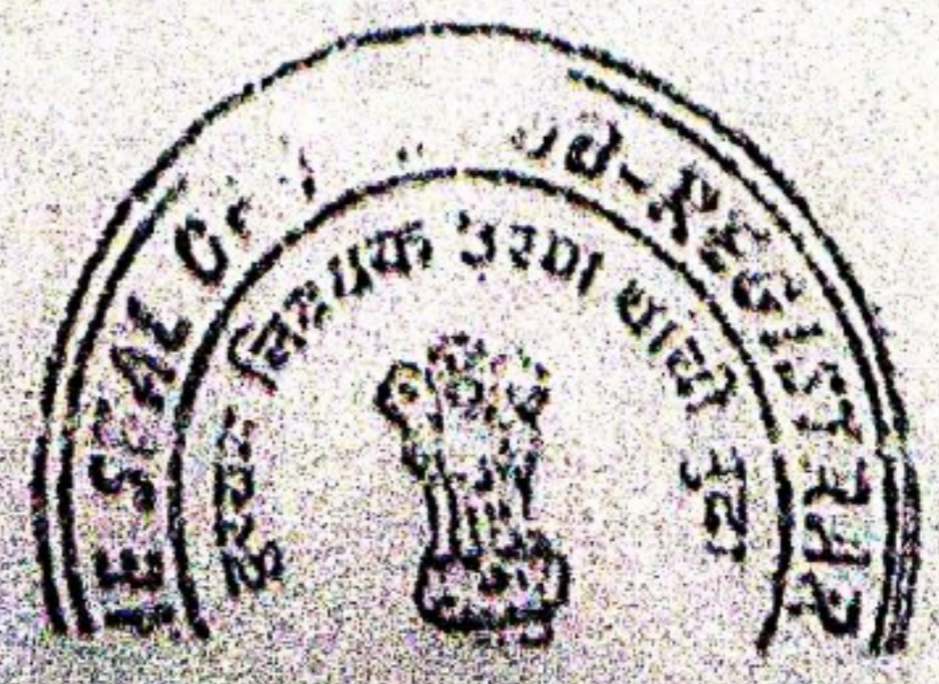
The applicant shall

- (a) Give a notice to the Corporation for completion of development work upto plan level at least 7 days before the commencement of the further work.
- (b) Give a notification to the Corporation regarding completion of the work.
- (c) Obtain occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises, to check the permission has been granted, at any time for the purpose of enforcing the building control Regulations and conditions of this certificate.

The construction of a building, materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as contained in the Municipal Building Code or and / or GDCRs - 1975 in force.

This certificate shall remain valid for period of 1 year from the date of its issue, thereafter all the construction work shall be done in accordance with provision of Section-43 of the Maharashtra Regional and Town Planning Act-1966 and subject to regulation no 1(2) of the GDCRs - 1975.

28/5/2004
20/24



Handwritten signature: Manoj...