

वीज पुरवठा देयक माह: NOV-2023

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2033K1ZB
BILL NO.(GGN): 00000222#062764

HSN code 27160000

ग्राहक क्रमांक: 029470327845
MR. T.R.MATTHEWS
FL-C:301 PARTH CHS. PLOT-228 SEC-13 KHARGHAR 410210
मोबाइल/ ईमेल: 98*****65/mat*****@yahoo.com

देयक दिनांक: 19-NOV-23
देयक रक्कम रु: 5,890.00
देय दिनांक: 11-DEC-23
या तारखे नंतर भरण्यास: 5,970.00

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 / 22-0228-3301 /4795136
मिटर क्रमांक: 07610078577
रिडिंग ग्रुप: N2

पुरवठा दिनांक: 14-Jul-2008
मंजूर भार: 3 KW
सुरक्षा ठेव जमा(रु): 4,691.46
चालु रिडिंग दिनांक: 14-NOV-23
मागील रिडिंग दिनांक: 14-OCT-23

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Code with
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UPI Payment

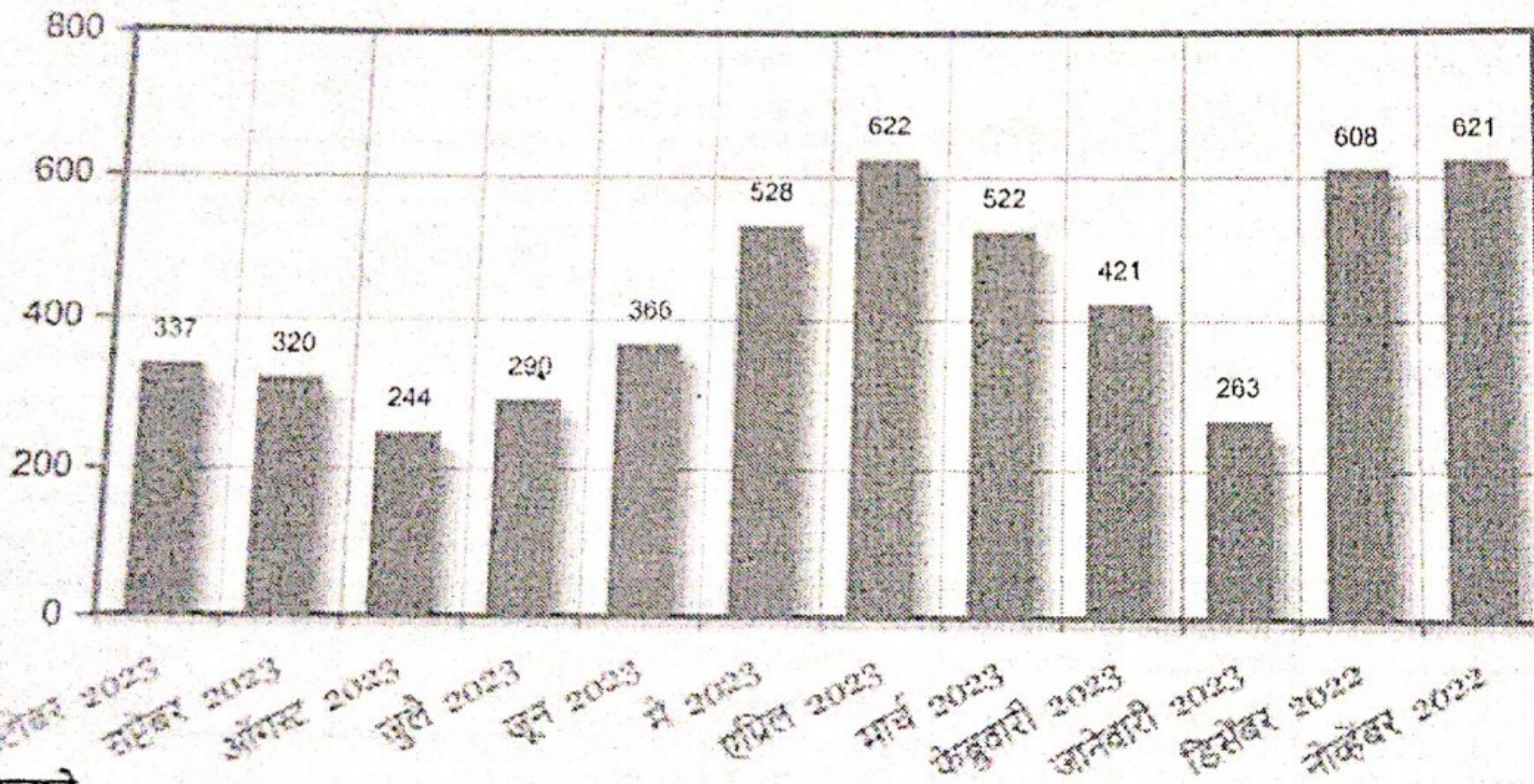


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
71732	71285	01	447	0	447

NORMAL
Bill Period:1.03 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7
MSEDCL Call Center:
18002333435
18002123435
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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 चुकित 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 भ्रमणधनी क्र.98*****65 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 029470327845**
- महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा कराताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीची स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. गैरसोय टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

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

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01029470327845**
- 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.

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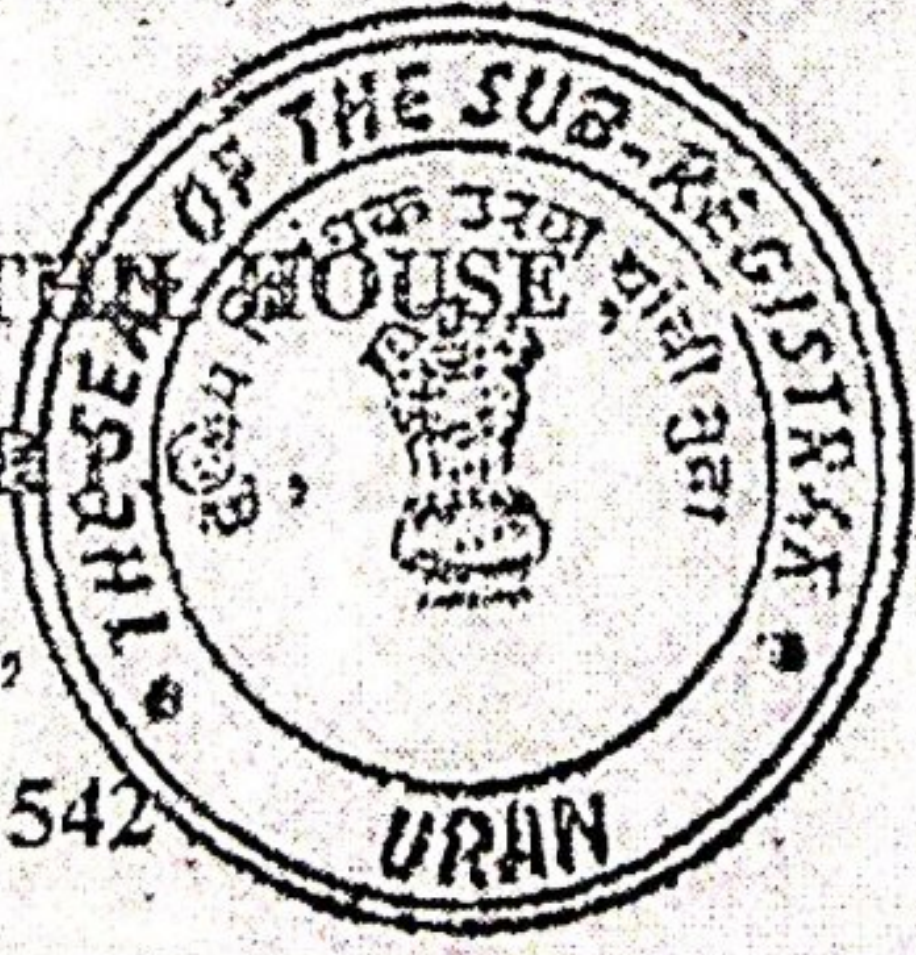
जा. क्र. 9E088 213104
 जेमान्य. च. 213104
 व पत्ता K. E. Jay Mathew
 इन्चे Chellam Pune

AGREEMENT FOR SALE

1) This Agreement for Sale of Flat/shop on ownership basis made and entered into at Kharghar on this 2nd day of the month of MAR, 2005 in the christen year Two Thousand Four, 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. THYKOOTTATHIL RAJAN MATTHEWS.
 MRS. MAYA MARIAM MATTHEWS.

residing at, THYKOOTTATHIL HOUSE
 CRAVIPEROOR,
 THIRUVALLA,
 KERALA - 689 542



U. K. CHAVAN
 PROPER OFFICER
 Sub Registrar Panvel,
 Dist. Raigad.

T.K.

(Signature)

(Signature)

OFFICE OF THE SUB-REGISTRAR
 PANVEL, DIST. RAIGAD
 MAHARASHTRA
 RA/08/YEAR - 2000

INDIA STAMP DUTY MAHARASHTRA
 R. 0056200/08 0006

198716 MAR 02 2005
 SPECIAL HEIRING

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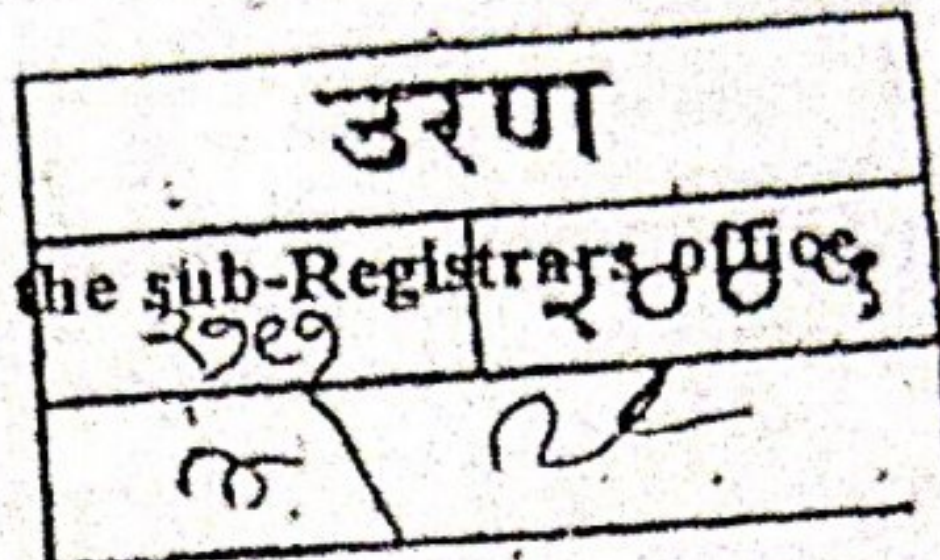
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by CIDCO Ltd, vide Agreement of Lease dated 21.11.2002 (hereinafter called the Licensees).

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 - 1 under Sr. No. 08851, date: 19-12-2002.



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(BF)/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. 301 In WING - "C" on THIRD FLOOR in the said building of 68.87 Sq.mtrs. of carpet Area and having Terrace of 377 Sq.mtrs. or there-about. (82.65 Sq. Mtrs. Built Up Area.)



TK.

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more particularly described in Second Schedule attached hereto for a total (Lumsum) 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.

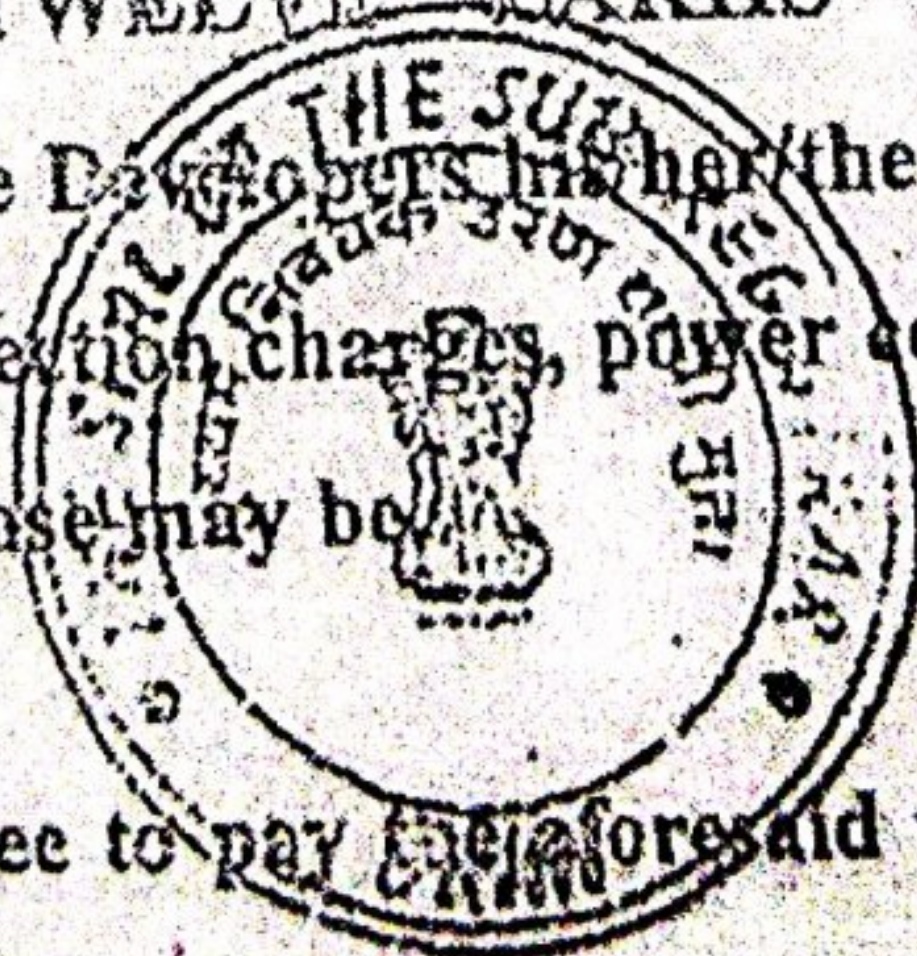
NOW THEREFORE, THIS AGREEMENT FOR SALE OF FLAT/SHOP ON OWNERSHIP BASIS WITHNESETH AS FOLLOWS :-

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 . 301 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 :-



Signature T.K.

Signature

Signature

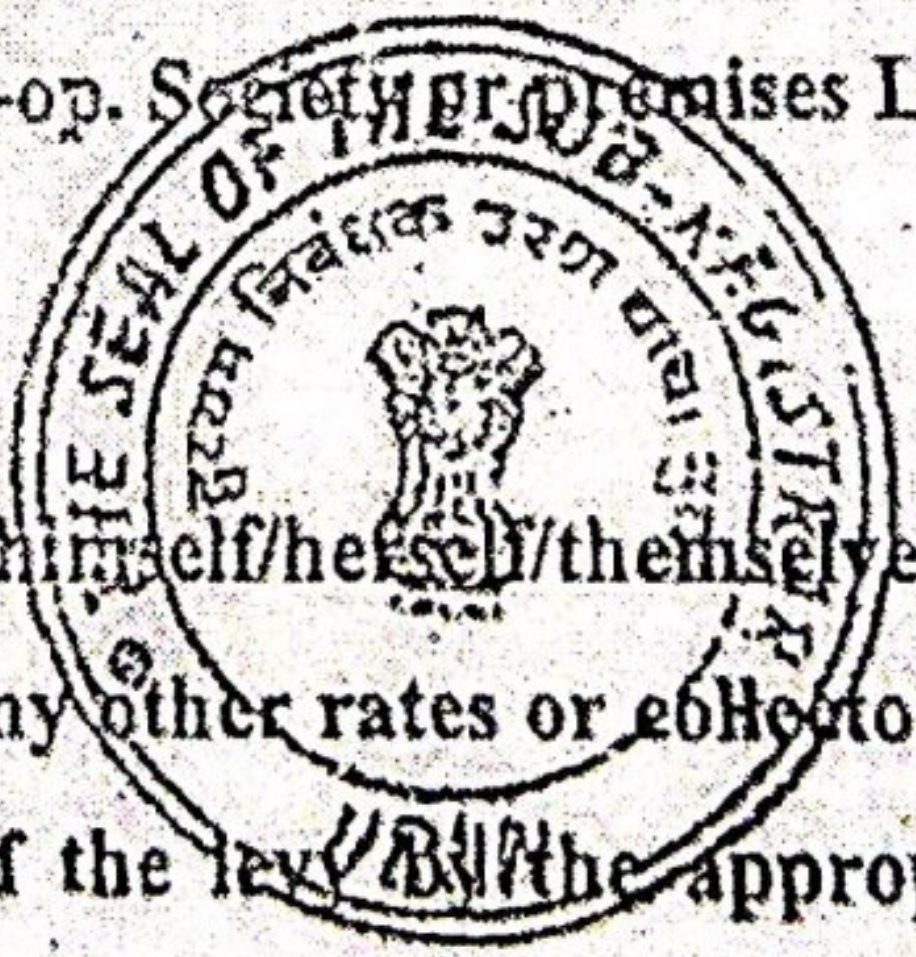
- (A) (1) 15% of the total amount of consideration to be paid to the promoters by the Purchaser on or before the execution of these presents as Earnest Money or Deposit. (the payment & receipt whereof done hereby admit & acknowledge) (the amount to be paid at the time of Agreement should not exceed 15% 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.

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100% Total amount of consideration.

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.



(B) 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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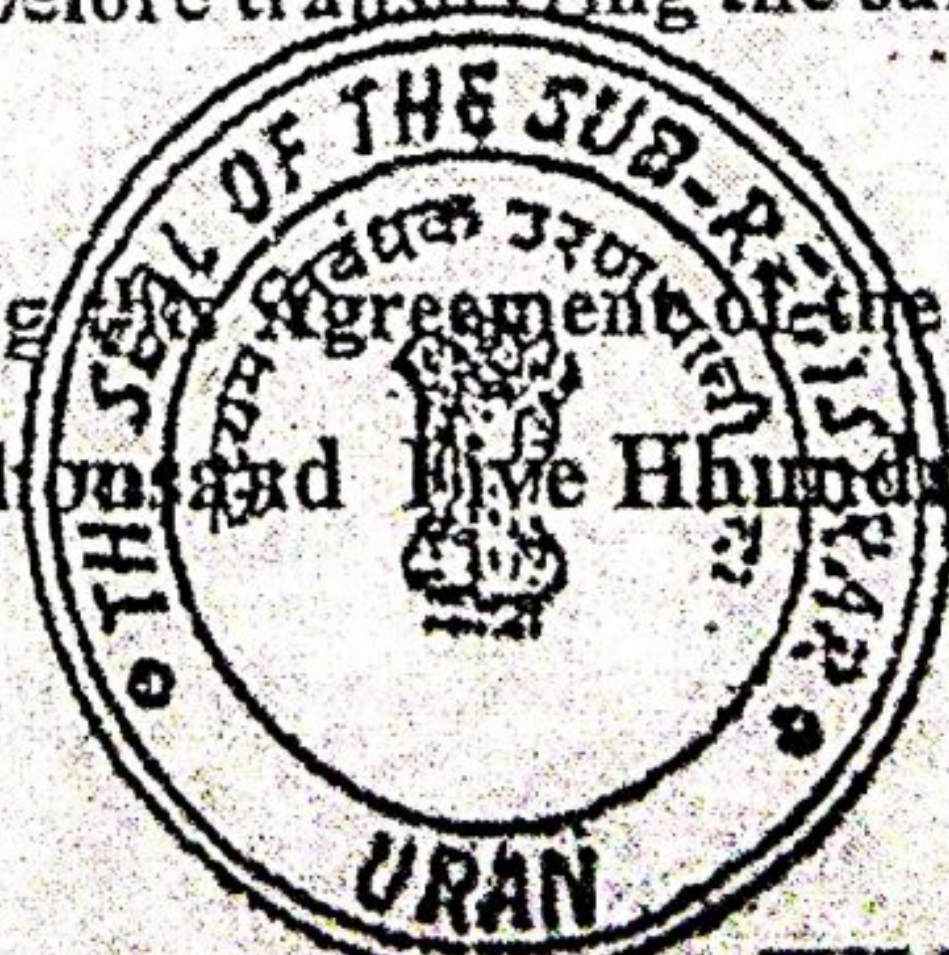
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the entire building proposed to be constructed on the land as described in the first schedule of this agreement including any arrears of such taxes rates as may be determined by the local authority in respect of the said property. As regards Electricity and Water Deposits and charges, insurance charges, common lights, Watchman, sweepers, Sanitation, additions and alterations oil painting, color washing, repairs etc, etc above written and all other outgoings and expenses of and incidental to the management and maintenance of the property the purchaser/s agrees that from the date of delivery of possession to (which date means the date on which the Developers shall give notice to the purchaser or purchasers that the flat/shop is ready to be handed over to his/her/them) pay Rs. 500/- (Rupees Five Hundred only.) every month in advance towards and on account of maintenance charges and expenses as aforesaid to the Developers. The purchaser/s shall indemnify and keep indemnified the Developers against the aforesaid outgoings and taxes and other payments and expenses. If on account of failure on part of the purchaser/s and/or the acquirers or any other flat/shop etc. to pay the proportionate share against the above payments of the outgoings and other taxes remain in arrears and the local authority takes any action for recovery of the same, the Developers shall not be liable or responsible for any loss or damage suffered by the Purchaser/s on account of the said action. Further, Provided that in the case of actual expenses of outgoings and taxes and other expenses as aforesaid comes to more than Rs. 600 /- (Rupees Six Hundred Only.) per month the Purchaser/s shall pay the same forthwith on demand made by the Developers.

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(C) The Purchaser/s shall before taking possession of the said flat/shop keep a deposit of Rs. 5000 /- (Rupees Five Thousand Only.) without interest with the Developers as security for due payments of all the amounts payable by the purchaser/s under this agreement. The said deposit shall be transferred by the Developers only to the Co-operative Society when formed and the conveyance of the said land described in the First Schedule hereunder written with the building thereon in executed as hereon PROVIDED THAT the Developers shall be entitled to deduct their dues out of the said deposit before transferring the same.

(D) That the Purchaser/s shall before executing the Agreement of the said flat/shop pay a sum of Rs. 2500 /- (Rupees Two Thousand Five Hundred Only.) to the Developers as legal cost.



5 That the possession of the said flat/shop shall be delivered by JULY 2004 or any other or further date or dates agreed to by the parties hereto, or their agents, If

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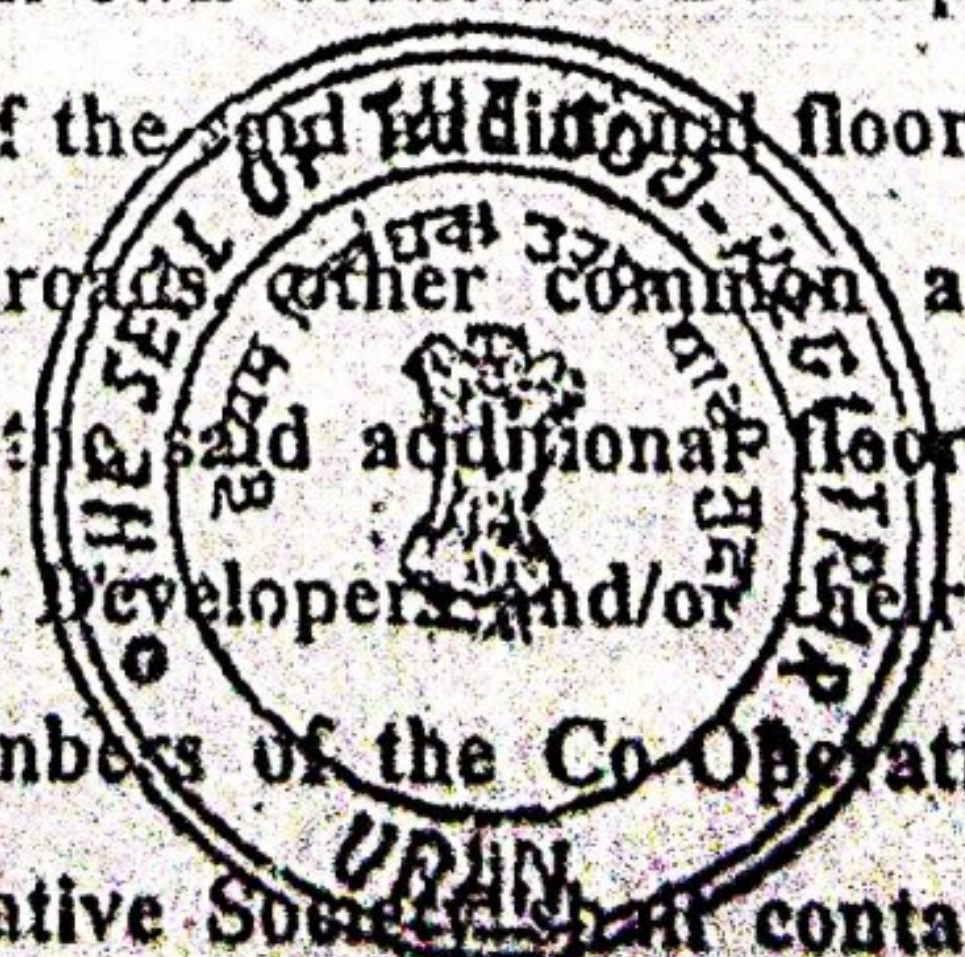
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the completion is delayed by reason beyond the control of the Developers such reason as of non-availability of steel and/or cement or any other building material or by reason of war, commotion, or any act of God or lock outs by workman or as a result of any notices, order, rule, regulation or notification of the Government and/or any other public authority are not able to give possession of the said flat/shop etc, to the purchaser/s, the purchaser/s shall not be entitled to any damage whatsoever.

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Nothing contained in these presents shall be constructed to confer upon the purchaser/s any right title or interest of any kind whatsoever into or over the said land or the building or any part thereof such confirmations to take place only upon the execution of the Assignment by the Developers in favour of the Co-Operative Society the Purchaser/s shall not be entitled to claim partition of his/her/their share in the said land and/or the said building thereof the same shall always remain undivided and imputable of the said Co-Operative Society to attend to the water tanks if any placed on the said terrace without causing any inconvenience to the Developers. The Developers will also be entitled to shift the water tanks to the terrace on the upper floors when so constructed. The Purchaser/s do hereby agree that the Developers shall have full right and absolute authority to construct and/or erect an additional floor or floors as may be permitted by CIDCO Ltd., and the Municipal or local authority for their sole benefit or to use the terrace and the entire parapet wall of the terrace as they deem fit for the purpose of letting them out and/or for advertisement and/or putting up of hoardings of any nature whatsoever and such property and income shall be the absolute property and income of the Developers. In the event of the Developers constructing additional floor or floors on the said building and selling the flats/shops constructed thereon for letting them out, they will be entitled to construct/provide the electric, water sanitary, drainage, fittings on the additional floor or floors with the existing electric water, sanitary and drainage and also to put up lift for the additional floors at their own costs. The Developers and/or their transferees and tenants and occupiers of the said additional floors shall have the right to use the staircase, approach roads other common amenities of the Developers in the same manner as if the said additional floor or floors were constructed before this agreement. The Developers and/or their transferees will have the right to be admitted as members of the Co-Operative Society. The Assignment in favour of the Co-Operative Society shall contain the necessary covenants in favour of the Developers in that behalf and purchaser/s shall not be entitled to object or to any abatement in the price of flat/shop, etc, to be acquired



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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 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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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.

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.

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.

The Purchaser/s shall from the date of receipt of 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



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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.

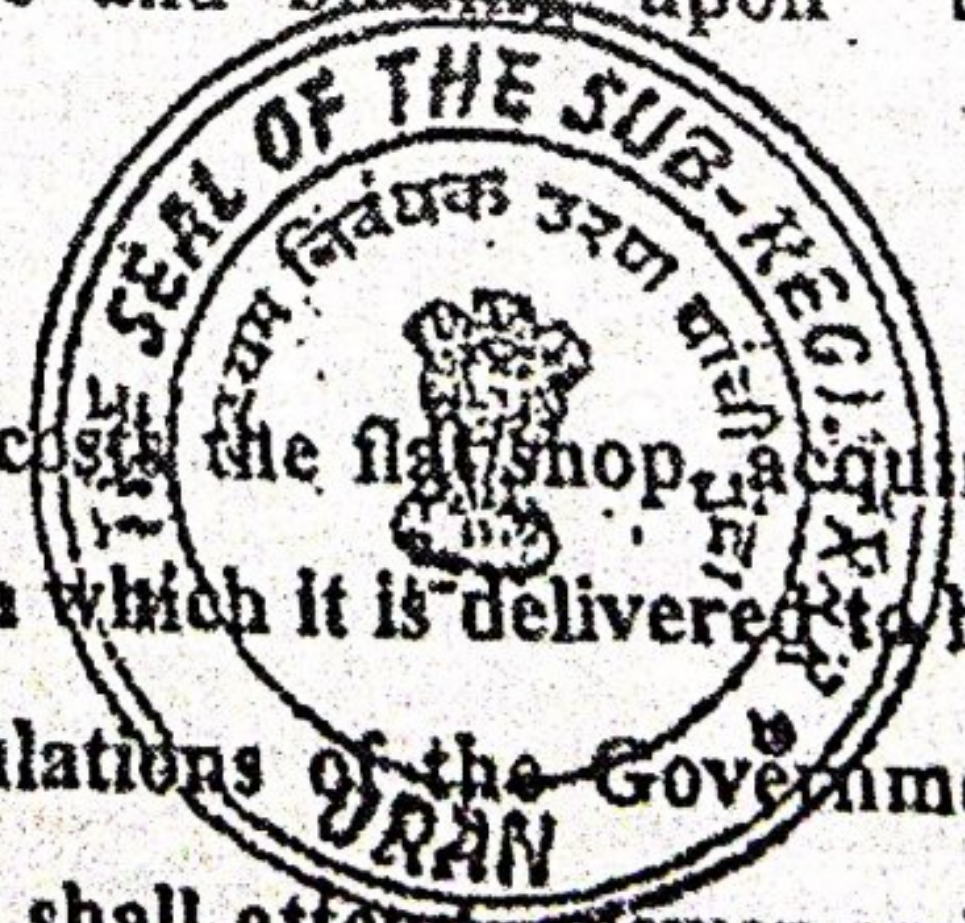
The Purchaser/s hereby agree/s to contribute and pay his/her/their proportionate share towards the taxes and other payments outgoings mentioned in the Second Schedule hereto.

So 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.

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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.

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

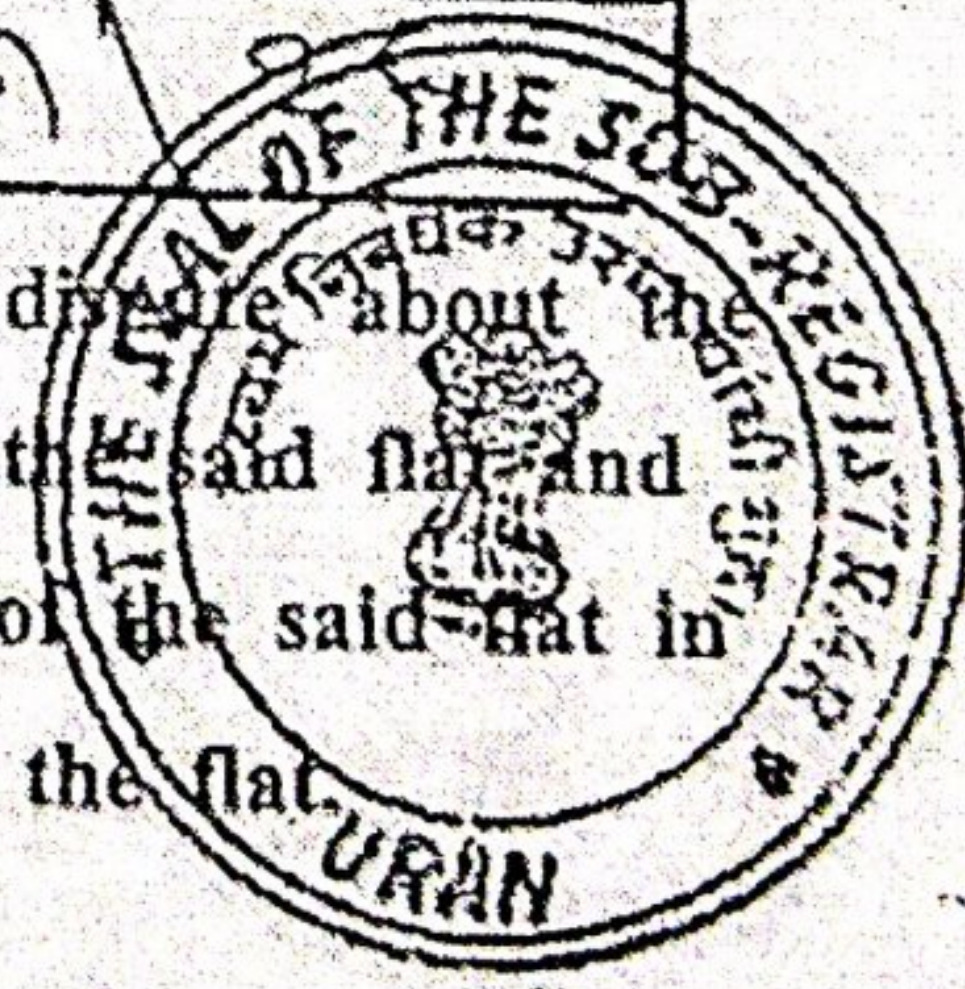
That the purchaser/s shall also pay his/her/their proportionate share of insurance premium to keep the building insured against loss or damage by fire and to get an Insurance policy in a sum equivalent to the total sale price of all the flats/shops, in the said building with a company to be approved 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.

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 compliance and performance of the said covenant and conditions.

29/09/2004	
29/09	2004
9A	

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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[Signature]

[Signature]

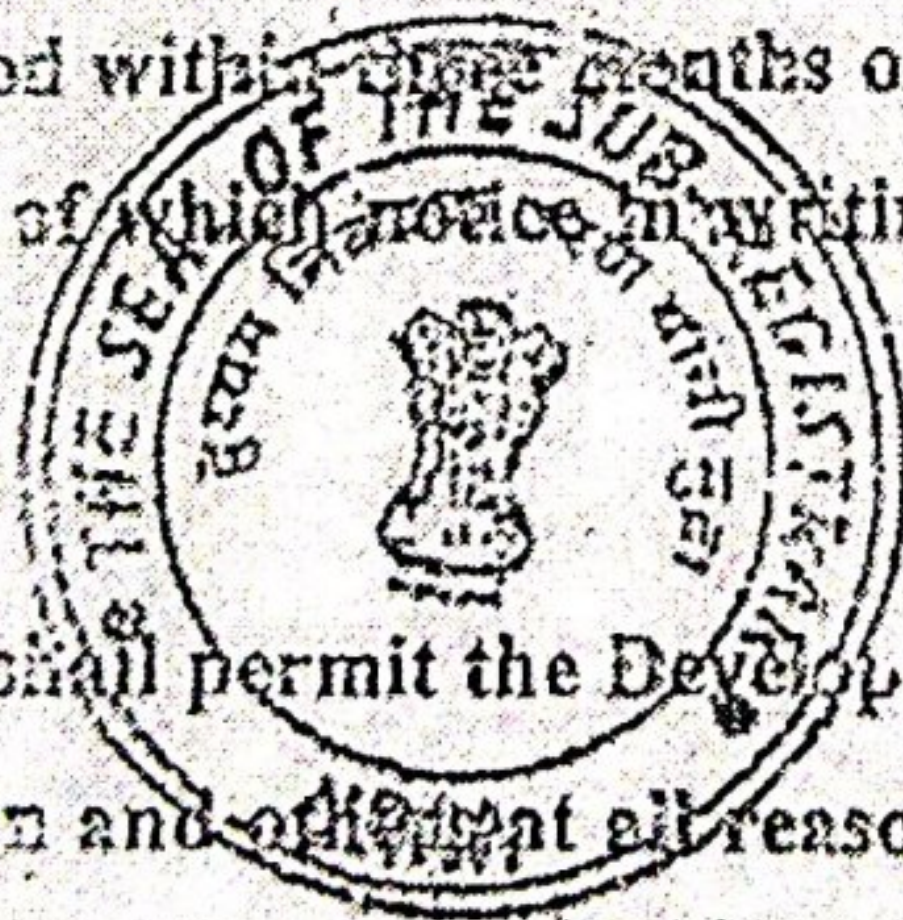
The purchaser/s shall not keep or store in the said flats/shop, etc, any goods of hazardous or combustible or obnoxious nature or which are too heavy to effect the construction of the structure of the said building.

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.

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.

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.

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.



3701	
299	2004
92	2C

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

TK.

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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 occupation such other flats/shops as the case may be shall have made default in paying his share of water tax.

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.

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/their except with the written permission of the building. However no permission shall be granted for bar or mutton/chicken shop.

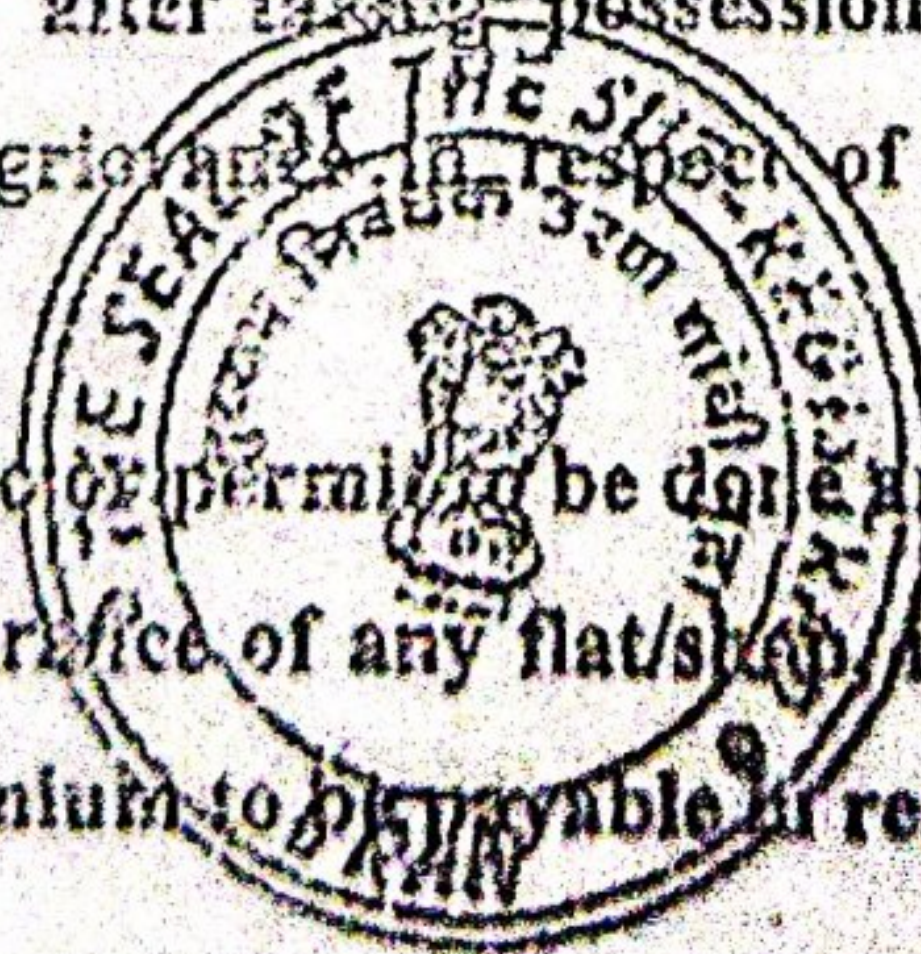
The Purchaser/s shall not at anytime demolish or cause to be demolished the said flat/shop or any part thereof agreed to be taken by him or he at any time make or cause to be made any additions or alterations or alterations of whatever nature to the said flat/shop, or any part thereof. The Purchaser/s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

The building	
2909	2004
93	LC

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.

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 grievances in respect of the construction

The purchaser/s shall not do or permit to be done any act or thing which may 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.



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SCHEDULE-I

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 :

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

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

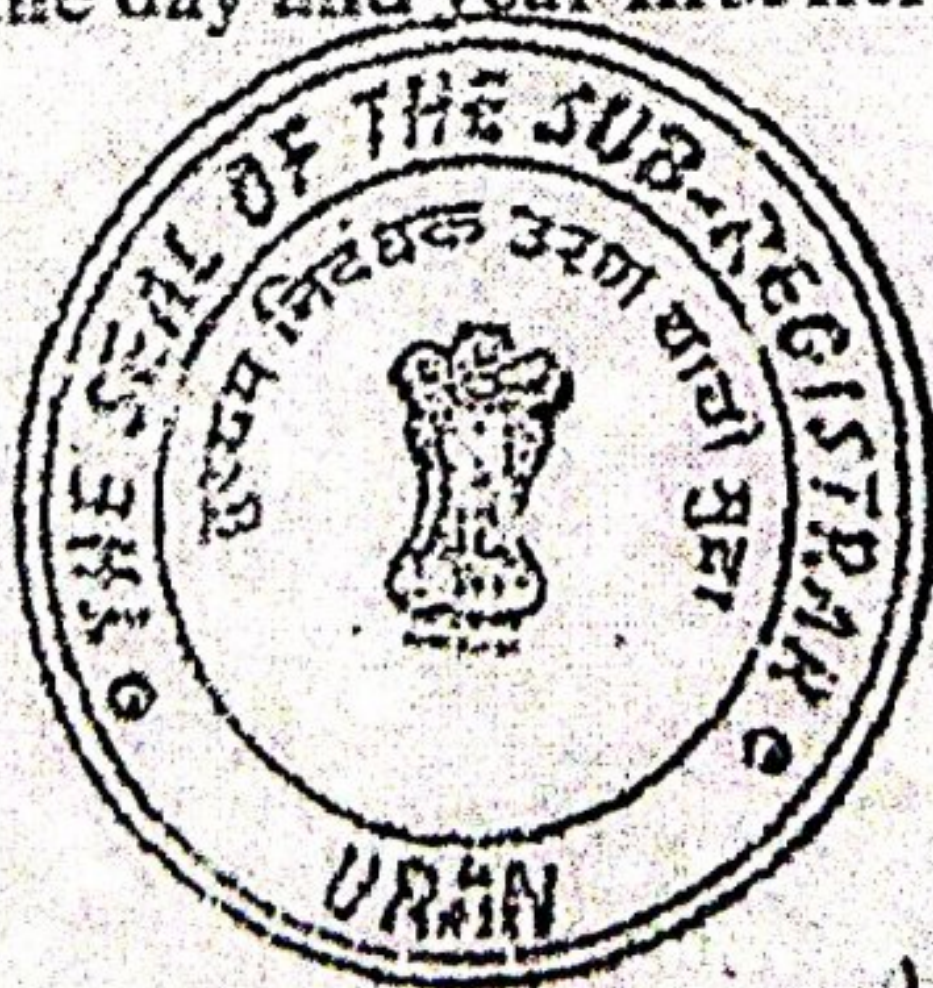
उत्त	
२३९९	२००५
९६	२६

SCHEDULE - II

FLAT NO. 301 in WING - "C" on THIRD FLOOR of in the said building measuring about 68.87 Sq.mtrs. of carpet Area and having area of 3.71 sq.mtrs or thereabouts. (82.65 Sq. Mtrs. Built Up Area.) in Building known as "PARTEH" on PLOT NO. 228 , SECTOR - 13, KHARGHAR, NAVI MUMBAI, TQ. PANVEL, DIST : RAIGAD, NAVI MUMBAI.

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

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.



_____ T.K.

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[Handwritten Signature]

PLANNING AND DEVELOPMENT CORPORATION / 11-2

4/3/2004

CITY & INDUSTRIAL DEVELOPMENT CORPORATION 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 Sri-Harishchandra B. Patil, Sri-Suman Sri-Vinod B. Patil, Sri-Narash B. Patil, Smt-Manjula B. Patil, Smt. Anurag H. Patil
Plot No. 228 Road No. — Sector 13 Node Chandray GES of 12.5%
Navi Mumbai. 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. m.
Resi. BUA = 4535.05 Sq. m. Comm. BUA = 789.693 Sq. m.

(Nos. of Residential Units 100 Nos. of Commercial units 43)

1. 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 plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- (c) 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 title under him, 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.

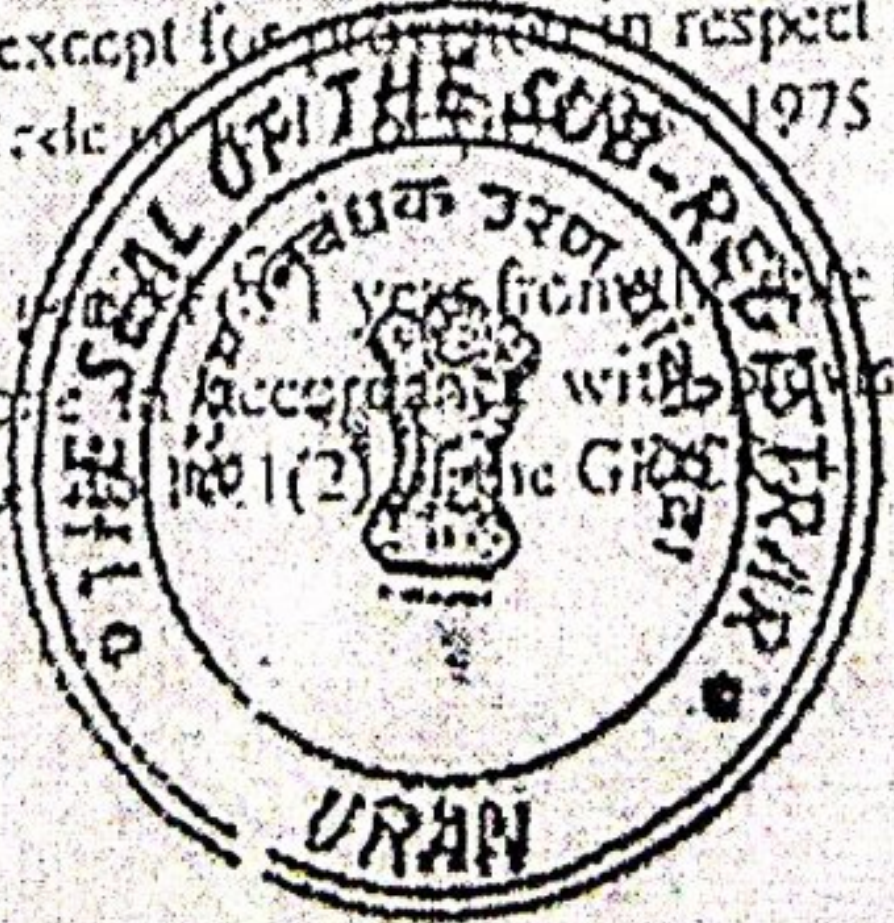
31/12/2004	
299	2004
20	20

The applicant shall:

- (a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.

The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code of India, 1975 in force.

The Certificate shall remain valid for 5 years from the date of its issue, thereafter revalidation of the same shall be done in accordance with the provision of Section-48 of MRTP Act- 1966 and as per regulation 1(2) of the Code of 1975.



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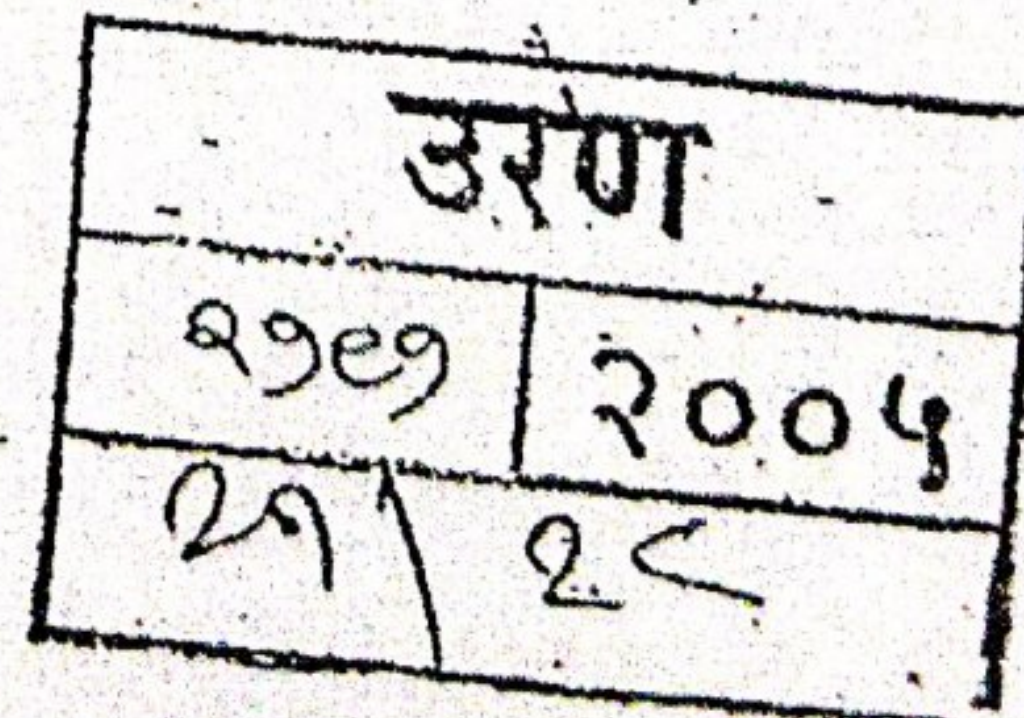
5. The conditions of this certificate shall be binding not only on the applicant but also on his successors and for every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 9000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commercial Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose".
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP Dated 19th July,1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot, Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

EXECUTIVE ENGINEER (BLDG PERMISSION)
ADDL. TOWN PLANNING OFFICER

C.C. TO: ARCHITECT
Vistar

C.C. TO: Separately to :

- M(T/S)
- CCUC
- EE(KH/PNL/KLM)
- EE(V/S)



S. T. K.

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सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-५६५० ०९००

००-९१-२२-५६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

दिनांक :

21/1/2007

संदर्भ क्र.:

CIDCO/BPI/ATPO/236

To,
 Shri Harishchandra Baburao Patil,
 Shri Swami B.Patil, Shri Vinod B.Patil,
 Shri Naresh B.Patil, Smt. Manjula B.Patil,
 Smt. Anusaya Harishchandra Patil,
 Plot No. 15, Sector-13,
 Kharghar, Navi Mumbai.

Sub :- Occupancy Certificate for Residential Building
 on Plot No.228, Sector - 13 at Kharghar (12.5% Scheme),
 Navi Mumbai.

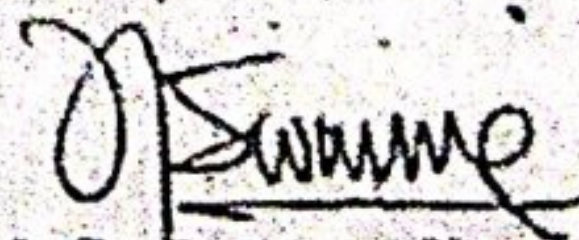
- Ref :- 1) Your architect's letter dated 28/03/2006 & latest
 submission on 22/01/2007
 2) Part O.C. granted by this office vide letter No.1340,
 dtd.14/01/2004
 3) Final Fire NOC issued by Fire Officer vide letter No. 904,
 dtd.14/06/2006
 4) Architect completion letter dtd. 27/03/2006
 5) Structural stability certificate dtd. 15/06/2006
 6) NOC from Chief Health Officer vide letter No. 83,
 dtd.04/04/2006
 7) NOC from CUD Dept. vide letter No. 261; dtd. 15/05/2006

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for
 Residential Building on above mentioned plot alongwith as built drawings duly
 approved.

Thanking you,

Yours faithfully,


 (N.S. Swami) 24/01/07
 Additional Town Planning Officer
 Navi Mumbai & Khotia

B. Swami

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-५६५० ०९००

००-९१-२२-५६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ००-९१-२२-५५९९ ८१००

फॅक्स : ००-९१-२२-५५९९ ८१६६

दिनांक :

२५/१/२००७

संदर्भ क्र.:

CIDCO/BPI/ATPO/236

To,

Shri Harishchandra Baburao Patil,
 Shri Swami B.Patil, Shri Vinod B.Patil,
 Shri Naresh B.Patil, Smt. Manjula B.Patil,
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Dear Sir,

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Thanking you,

Yours faithfully,



(N.S. Swami) 24/01/07

Additional Town Planning Officer
 Navi Mumbai & Khopla

फिंडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल', दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

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फॅक्स : ००-९१-२२-२२०२ २५०९ / ५६५० ०९३३

REF NO: CIDCO/BP/ATPOI/236

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

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फॅक्स : ००-९१-२२-५५९९ ८१६६

दिनांक :

24/11/07

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res.BUA=4532.56 Sq. mtrs, Comm.BUA= 789.693 Sq. mtrs. Total BUA=5322.253 Sq.mtrs.] (No. of Units: R-102, C-43)] on Plot No. 228, Sector-13 at Kharghar (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Vistaar has been inspected on 06/04/2006 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 04/03/2003 and that the development is fit for the use for which it has been carried out.

(N.S. Swami)

Additional Town Planning Officer
Navi Mumbai & Khopta

W/10X