

वीज पुरवठा देयक माहे: NOV-2023

HSN code 27160000

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 00002224061717

ग्राहक क्रमांक: 029470327985
MR. VIJAY KUMAR NAIR
FL-C/603 PARTH CHS. PLOT-228 SEC-13 KHARGHAR 410210
मोबाइल/ ईमेल: 98*****66/

देयक दिनांक: 19-NOV-23
देयक रक्कम रु: 1,130.00

देय दिनांक: 11-DEC-23
या तारखे नंतर भरल्यास: 1,150.00

बिलिंग युनिट: 4795 :KHARGHAR S/DN
दर संकेत: 090 /LT I Res 1-Phase
पोल नं: 00000000
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी.: 2 / 22-0228-3603 /4795136
मिटर क्रमांक: 07540515843
रिडिंग ग्रुप: N2

पुरवठा दिनांक: 14-Jul-2008
मंजूर भार: 4 KW
सुरक्षा ठेव जमा(रु): 6,595.70
चालु रिडिंग दिनांक: 14-NOV-23
मागील रिडिंग दिनांक: 14-OCT-23

Scan this QR
Code with
BHIM App for
UPI Payment

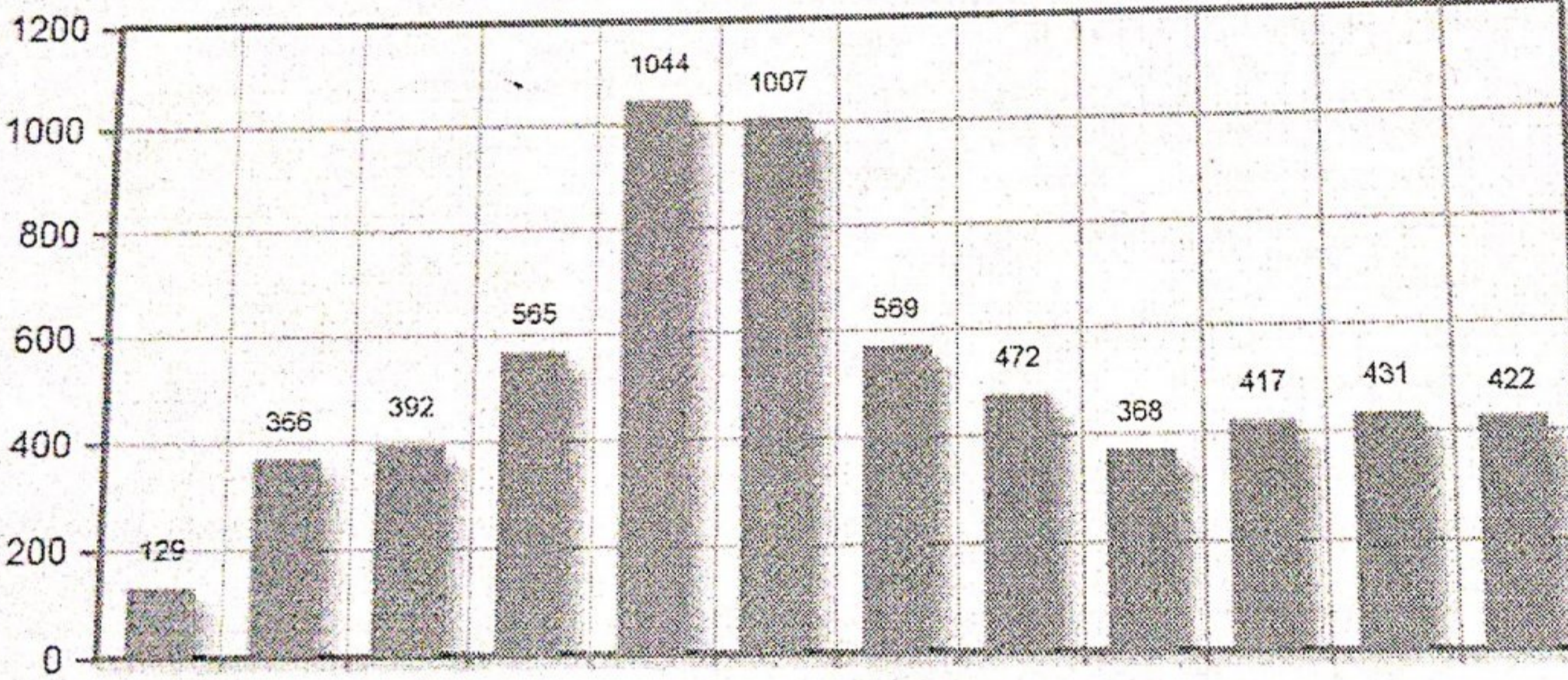


QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

| चालु रिडिंग | मागील रिडिंग | गुणक अवयव | युनिट | समा. युनिट | एकूण |
|-------------|--------------|-----------|-------|------------|------|
| 40517 | 40390 | 01 | 127 | 0 | 127 |

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 भ्रमणधनी क्र.98*****66 आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 029470327985**
- * महावितरणला कोणत्याही प्रकारच्या रक्कामेचा भरणा कराताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच 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: **MSEDCL01029470327985**
- 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.

Rahit Ganga 27-1-10



Tuesday, March 07, 2006

12:45:49 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1605

दिनांक 07/03/2006

गावाचे नाव खारघर

दस्तावेजाचा अनुक्रमांक पवळ 3 - 01601 - 2006

दस्तावेजाचा प्रकार

करारनामा

करारनामा

सादर करणाऱ्याचे नाव: विजय कुमार तायर --

नोंदणी फी :-

26760.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
सजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)

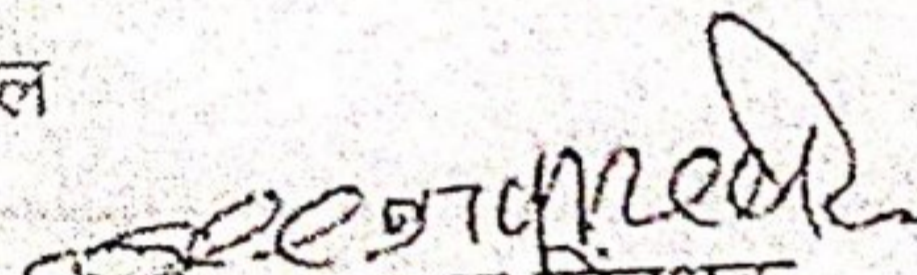
:-

620.00

एकूण रु.

27380.00


आपणास हा दस्त अंदाजे 1:00PM ह्या वेळेस मिळेल

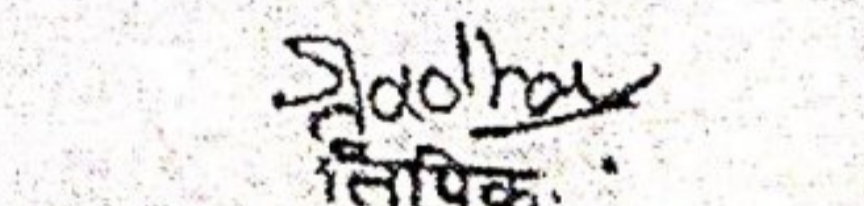

दुय्यम निबंधक
सह दु.नि.पनवेल 3

बाजार मूल्य: 1905000 रु. मोबदला: 2675090 रु.

भरलेले मुद्रांक शुल्क: 144300 रु.

धूळ दस्त परत मिळाला

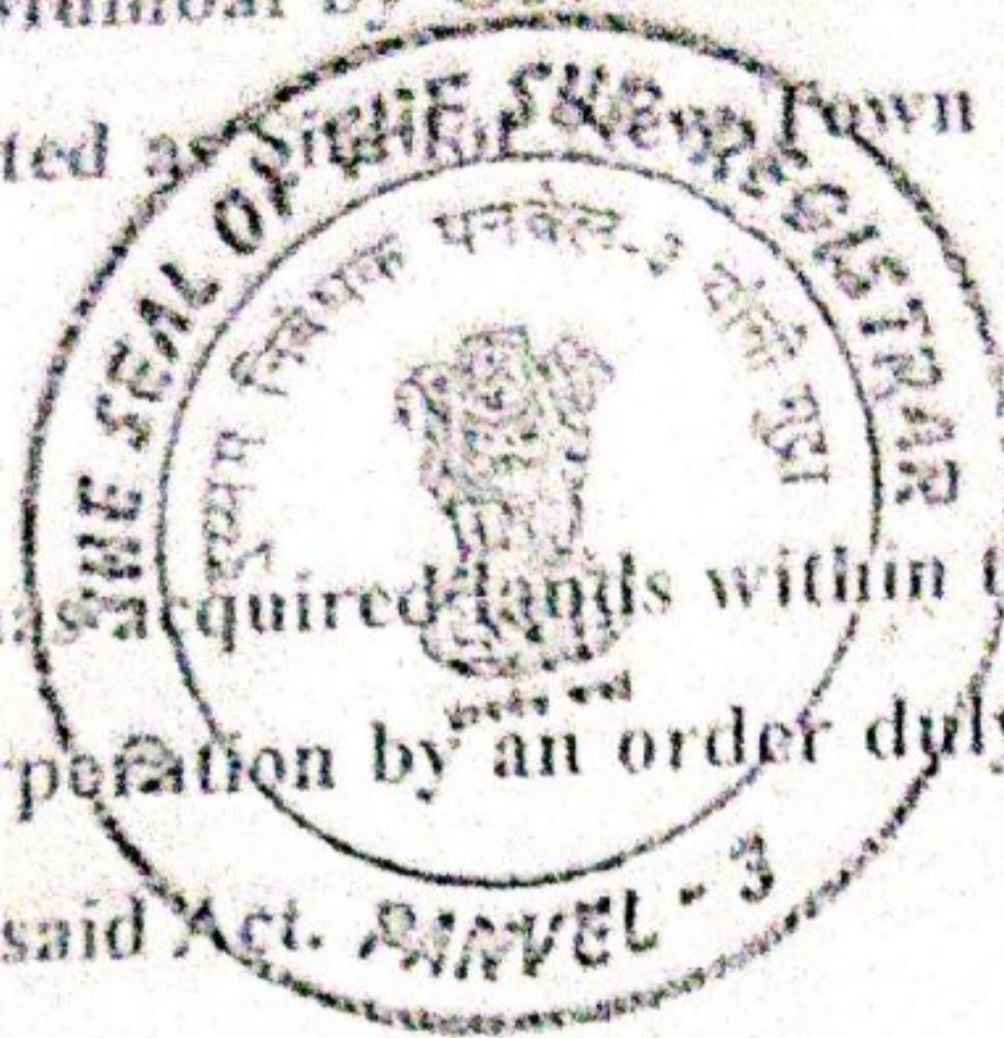

पक्षकारांनी सही
मूळ दस्त परत दिला


लिपिक,
दुय्यम निबंधक, पनवेल-3.

hereinafter called and referred to as the purchaser/ (which expression shall, unless in the repugnance to the context of anything therein 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 - 400 011. 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 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.

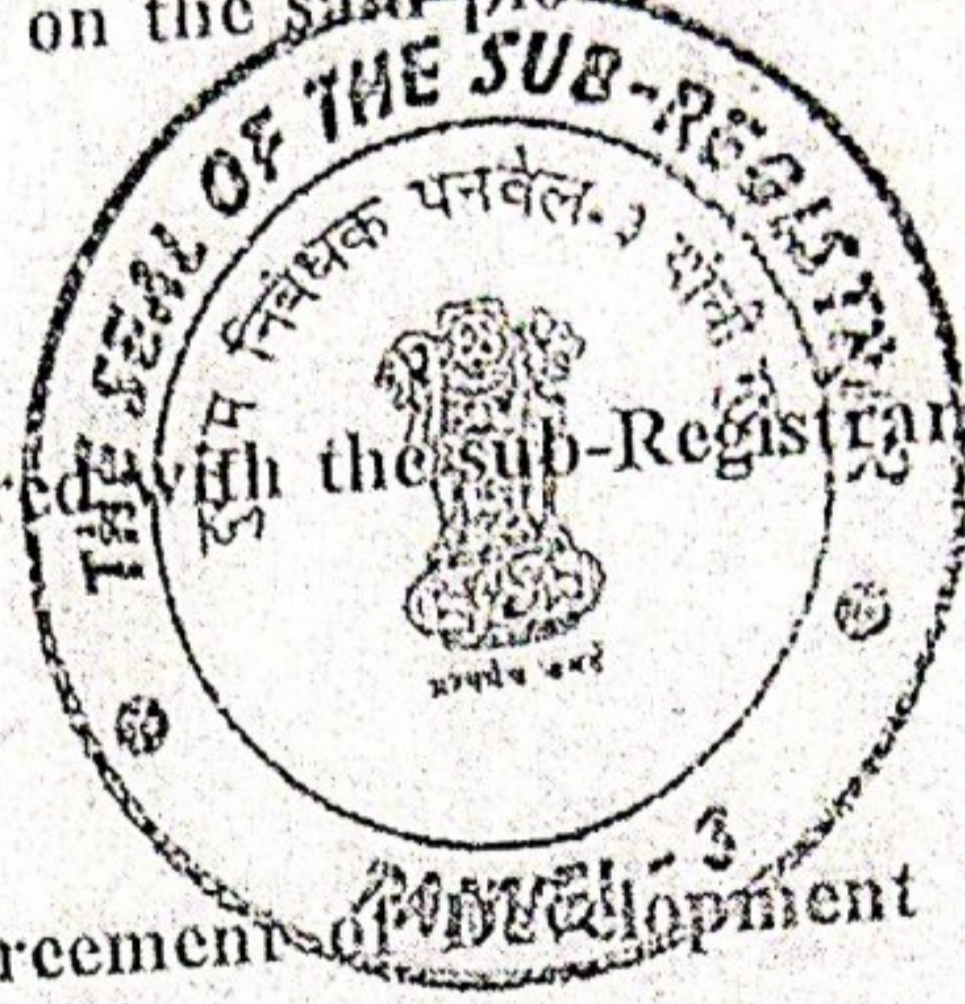
| | |
|-----------|------|
| D B N - 3 | |
| 228 | 2008 |
| 2 | 139 |

[Handwritten signature]

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.

| | |
|---------------------|-------|
| पुणे जिल्हा पनवेल-१ | |
| प्लॉट/शॉप | २/१३९ |
| २/१३९ | |

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 **DUPLEX FLAT NO. 603** In WING - "C" on **SIXTH & SEVENTH FLOOR** in the said building of 88.47 Sq.mtrs. of Carpet Area or having Terrace of 13.29 sq.mtrs or thereabouts. (106.16 Sq. Mtrs. Built Up Area.)

— 14

hmm

More particularly described in Second Schedule attached hereto for a total (Lumsum) consideration of RS. 26,75,090/- (RUPEES TWENTY SIX LAKHS SEVENTY FIVE THOUSAND NINTY ONLY.)

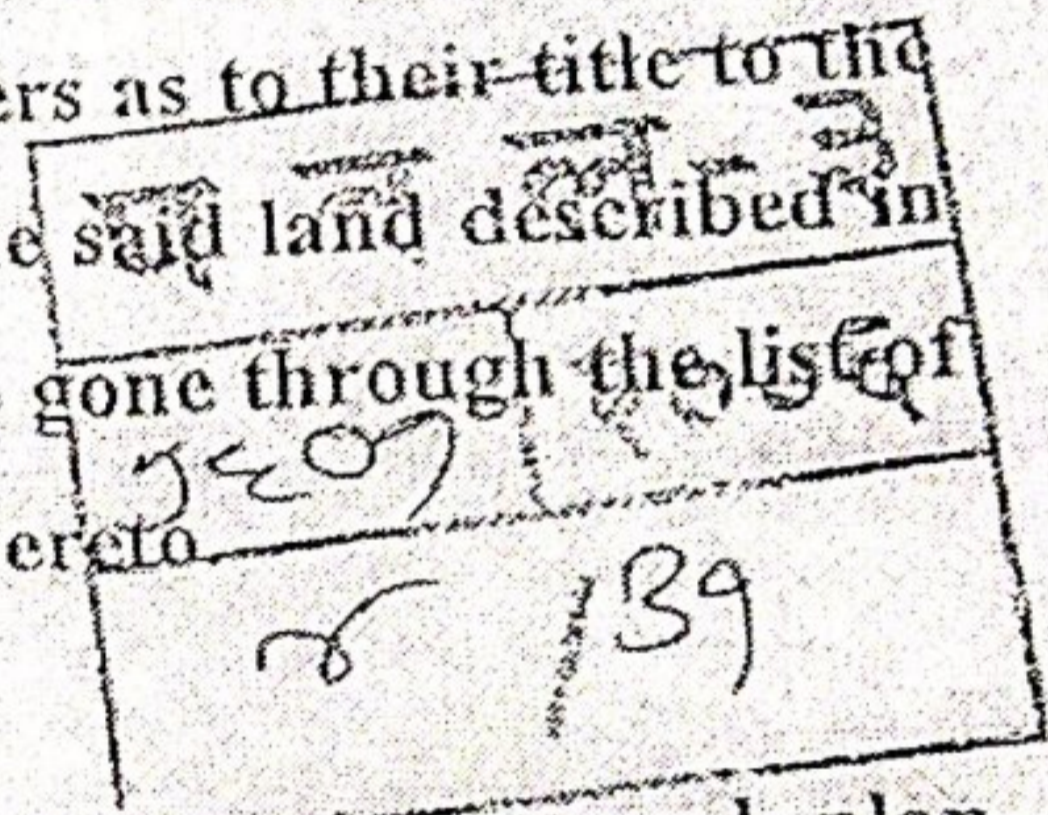
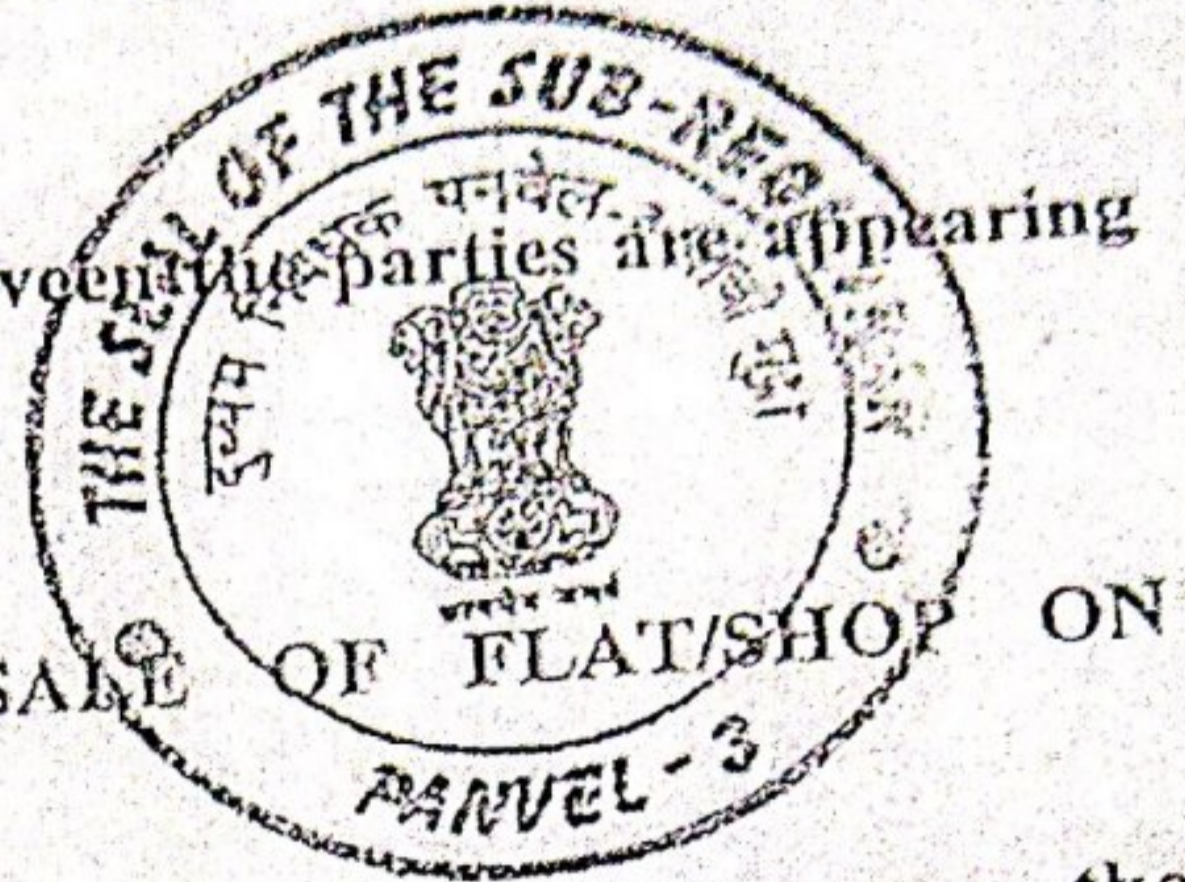
AND WHEREAS other terms and conditions agreed between the parties are appearing herein below.

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 Purchasers/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 wirtten and the Purchaser shall be deemed to have given his/her/their consent in writing to such variation or modification.

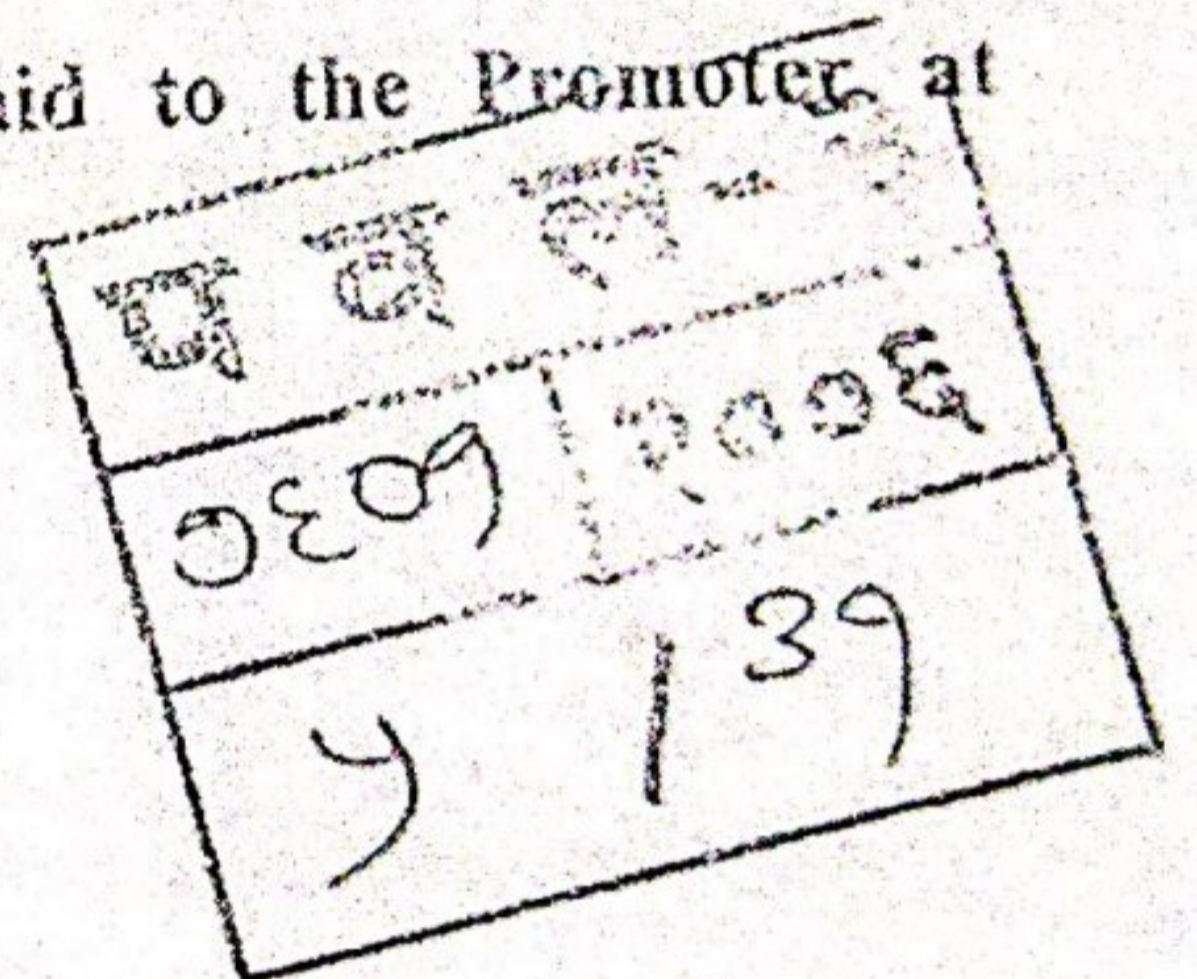
That the Purchaser/s both/do hereby agree to acquired the DUPLEX FLAT NO. 603 In WING - "C" on the SIXTH & SEVENTH FLOOR of the said building known as delineated on the plan in red colored boundary lines hereto annexed and marked Annexure "B" at or for the price as per the said permission ascertained and fixed at RS. 26,75,090/- (RUPEES TWENTY SIX LAKHS SEVENTY FIVE THOUSAND NINTY 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



- (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.



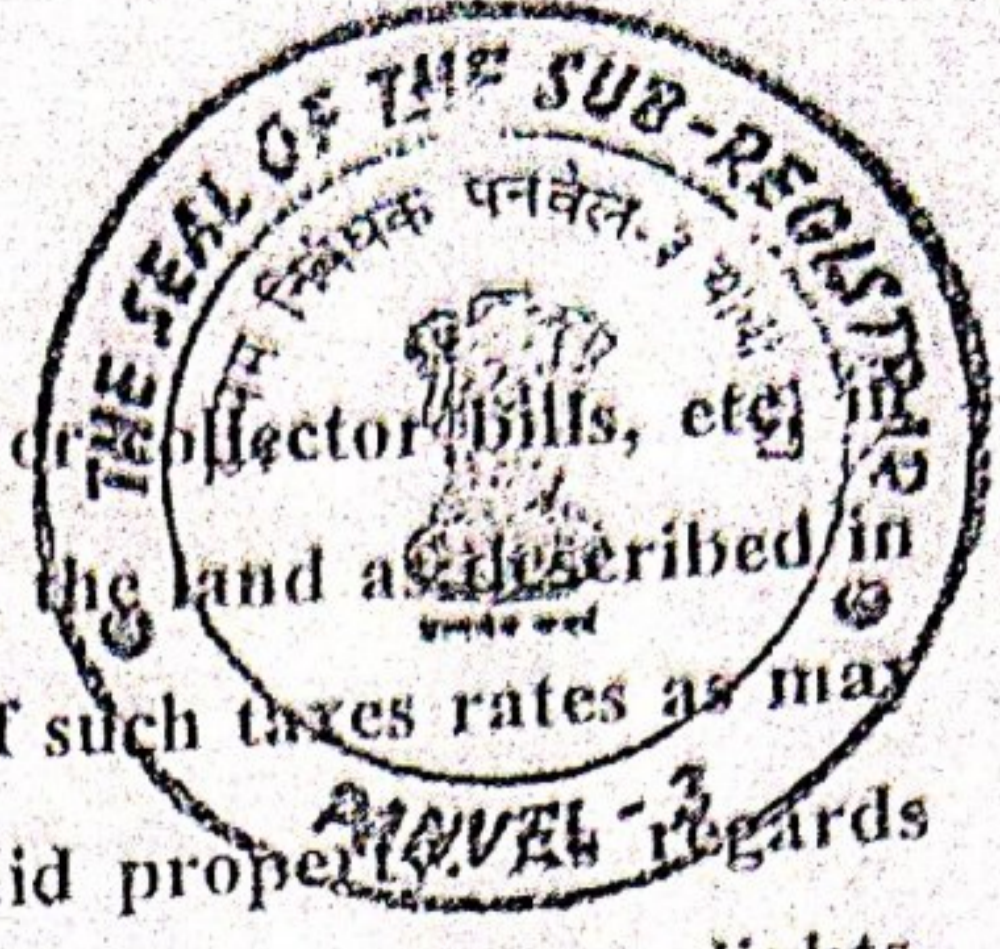
100% Total amount of consideration.



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

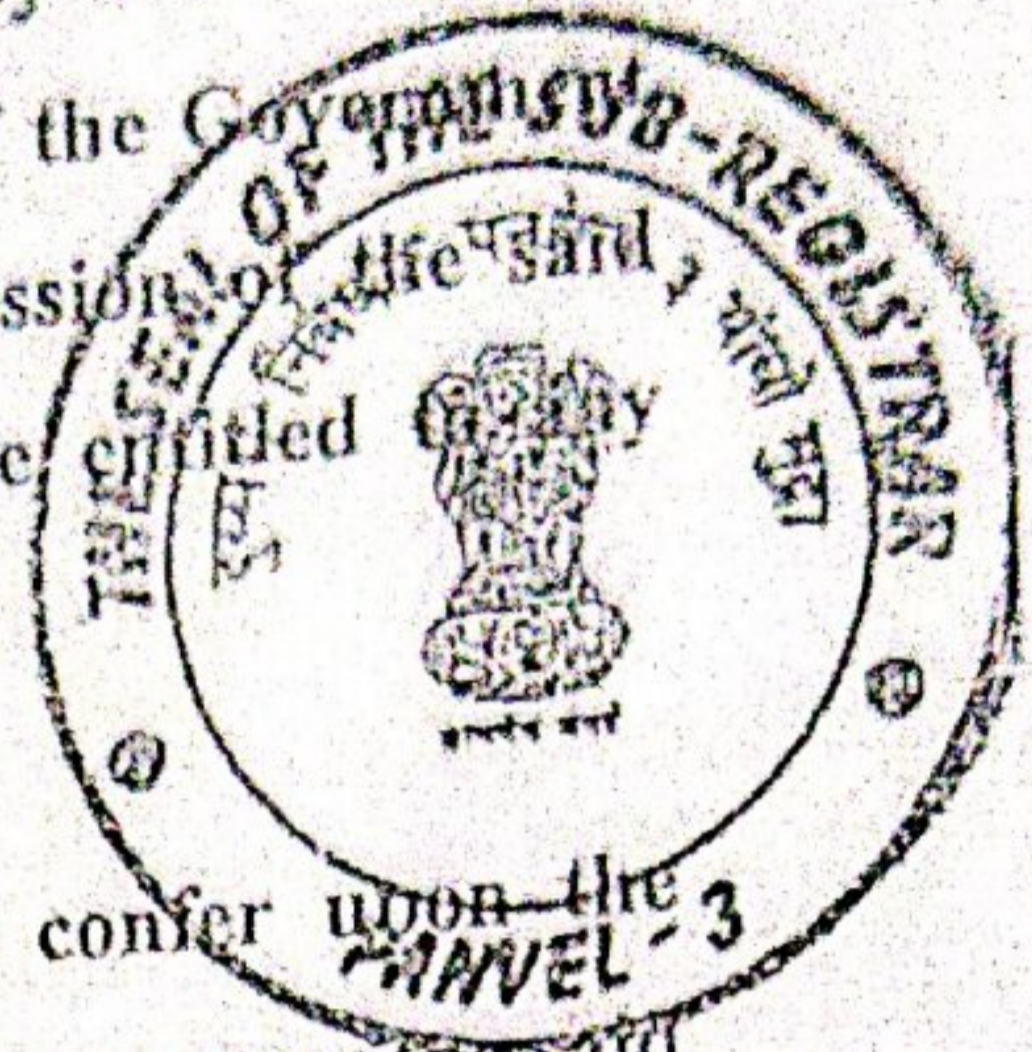


which is empowered to levy such property taxes or rates, or collector bills, etc) in respect of the entire building proposed to be constructed on the land as described in the first schedule of this agreement including any arrears of such taxes rates as may be determined by the local authority in respect of the said property towards Electricity and Water Deposits and charges, insurance charges, common lights, Watchman, Sweepers, Sanitation, additions and alterations oil painting, color washing, repairs etc, here 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.

Rs. 600/- (Rupees Six Hundred Only.)
 E / 39

- (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 herein 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 this Agreement of the said flat/shop pay a sum of Rs. 2500 /- (Rupees Two Thousand Five Hundred Only.) to

5. That the possession of the said flat/shop shall be delivered by APRIL 2006 or any other or further date or dates agreed to by the parties hereto, or their agents. If 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 claim any damage whatsoever.



6. 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

9/07/06
3809
39

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 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 Developer shall pay any taxes which may be levied on advertisement. The Assignment of the Co-operative Society shall contain a covenant to the above effect.

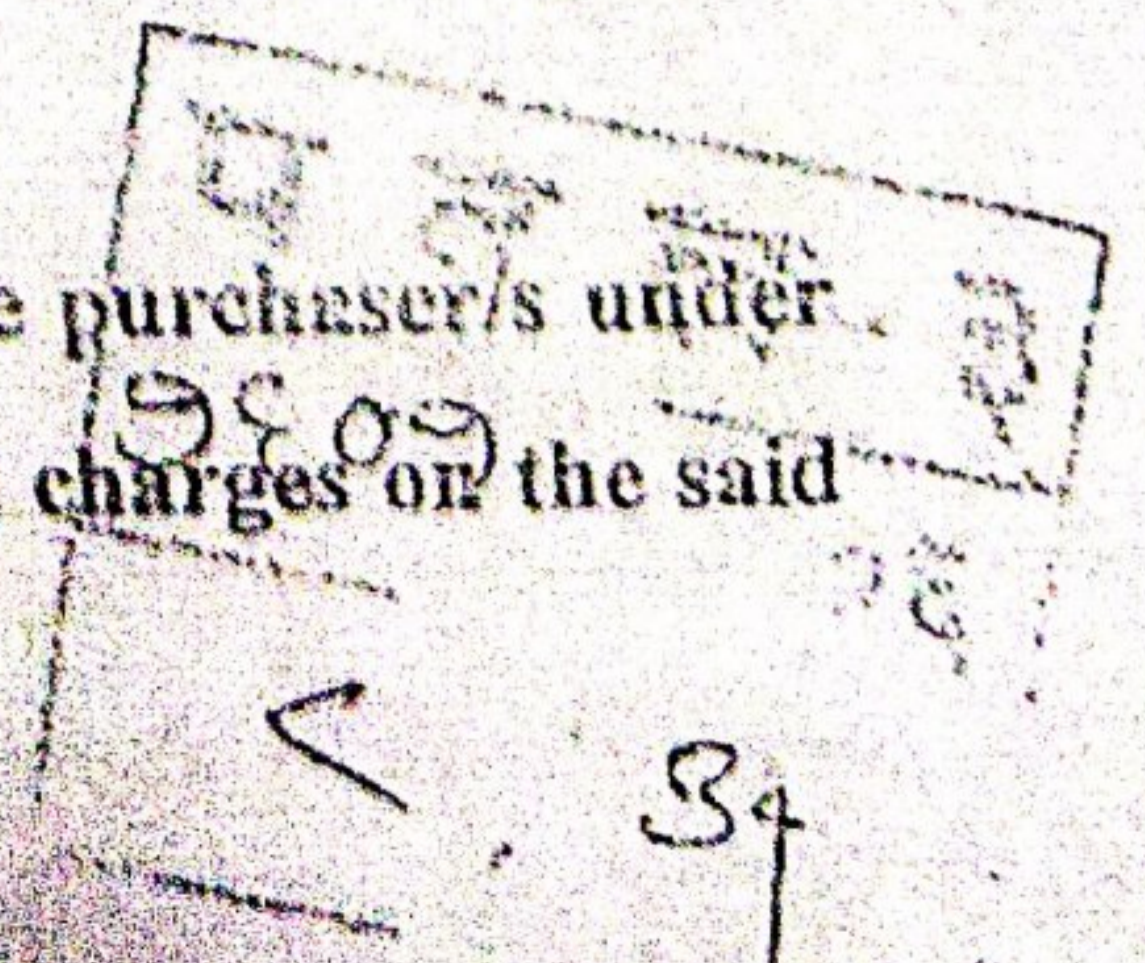


7) As soon as the building is notified by the Developers as ready for occupation, each of the acquired including the Purchaser/s shall pay their respective shares of price, if any, due by them within 7 days of the receipt of such notice (time being the essence of the content in this respect) served individually 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.

8. 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.

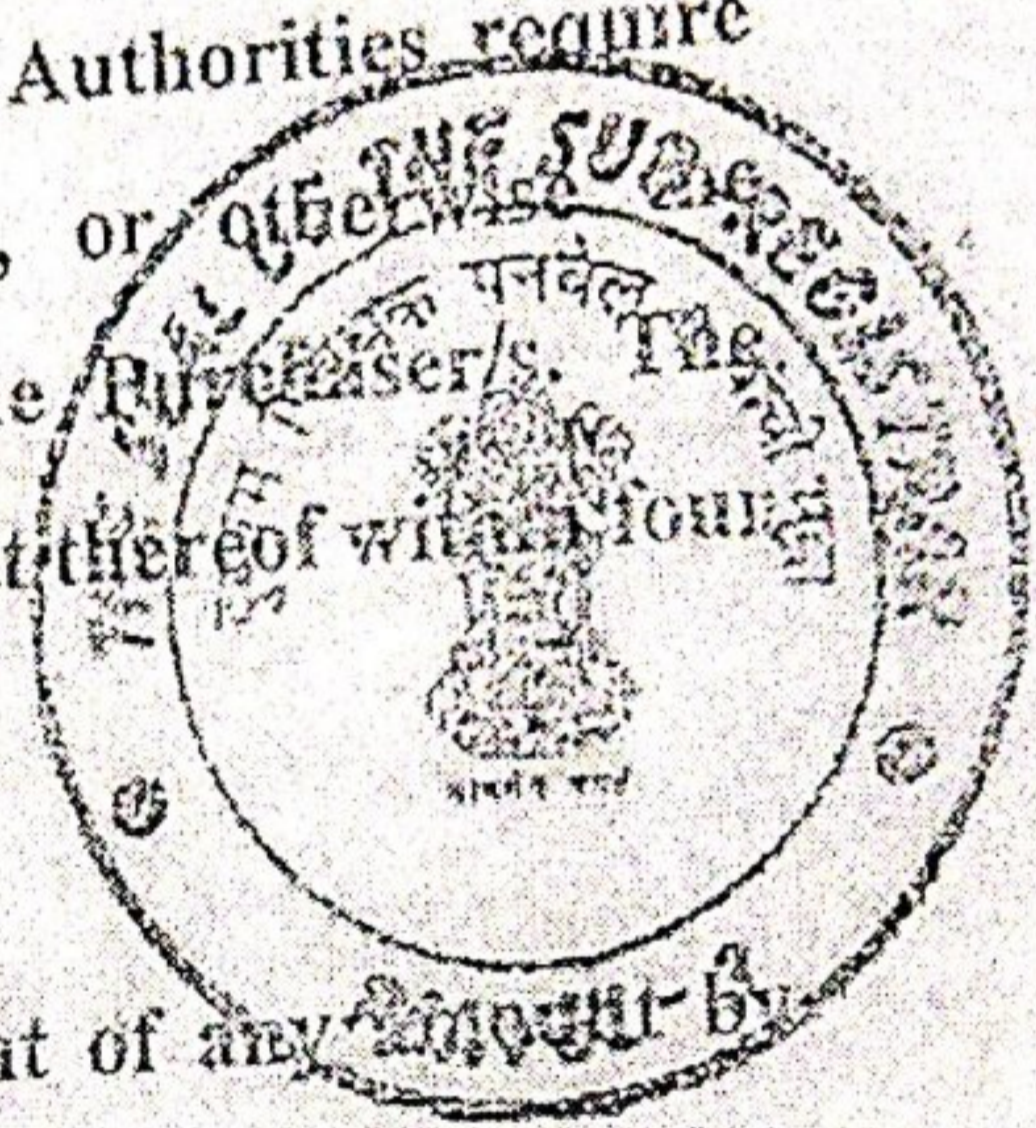
9. The Developers shall in respect of any amount paid up by the purchaser/s under the terms and conditions of this Agreement have first lien and charges on the said flat/shop etc. agreed to be acquired by the purchaser/s

10. The Purchaser/s shall from the date of receipt by him/her/them of the notice from

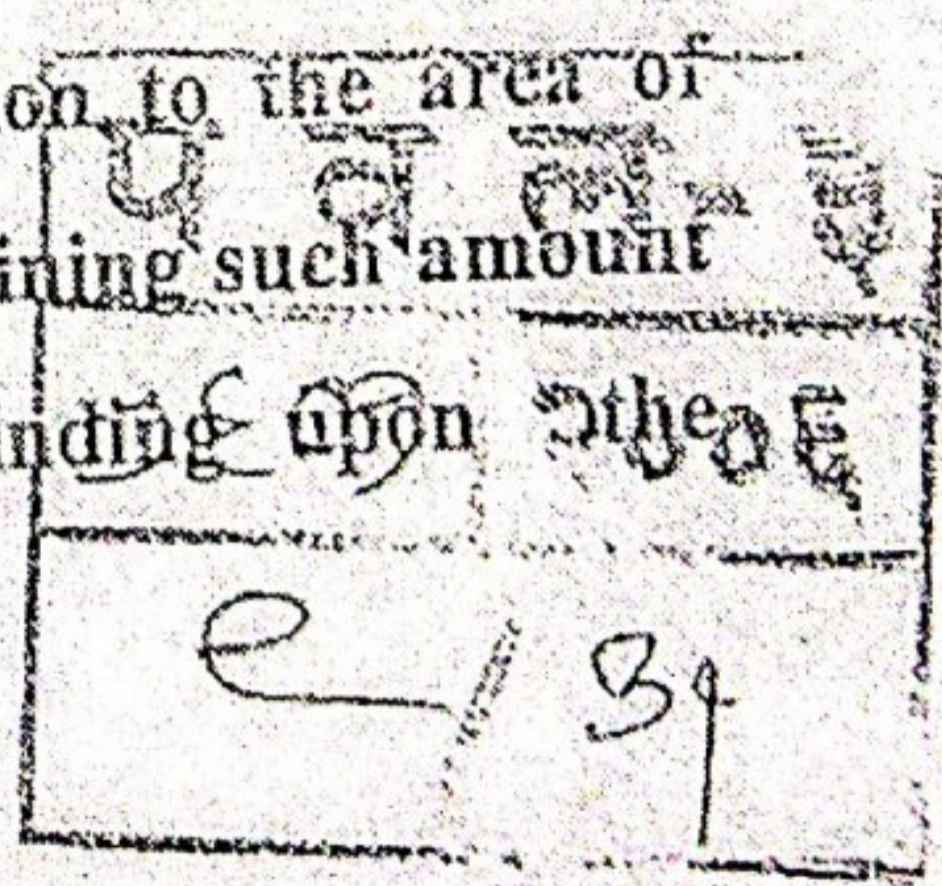


11. The Purchaser/s hereby agree/s to contribute and pay his/her/their proportionate share towards the taxes and other payments outgoings mentioned in the Second Schedule hereto.

12. 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 10 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.



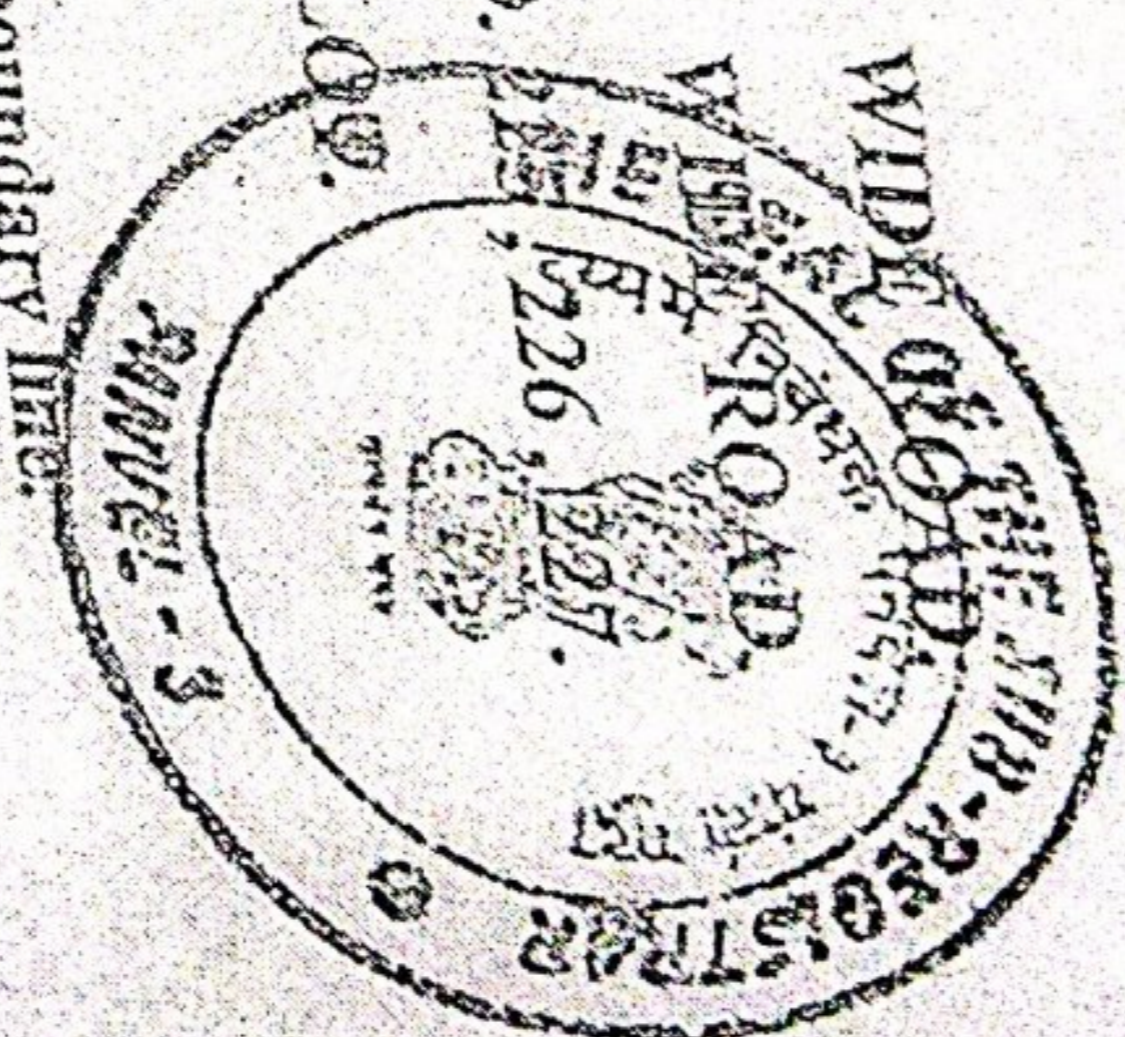
14. The purchaser/s shall maintain at his/her/their own costs the flat/shop, acquired by him in the same good conditions, state and order in which it is delivered to him and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO of Electric Company as the case may be and shall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

SCHEDULE-I

All 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
ON OR TOWARDS THE SOUTH
ON OR TOWARDS THE EAST
ON OR TOWARDS THE WEST

35 MTRS WIDE
11 MTRS
PLOT NO.
CIDCO PLO.



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

SCHEDULE-II

DUPLEX FLAT NO . 603 in WING - "C" on SIXTH & SEVENTH FLOOR of in the said building admeasuring about 88.47 Sq.mtrs. of carpet Area or having Terrace of 13.29 sq.mtrs or thereabouts. (106.16 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.

| | |
|--------|-------|
| अ - ३ | |
| अ २००६ | अ १३९ |
| २३९ | १९९ |

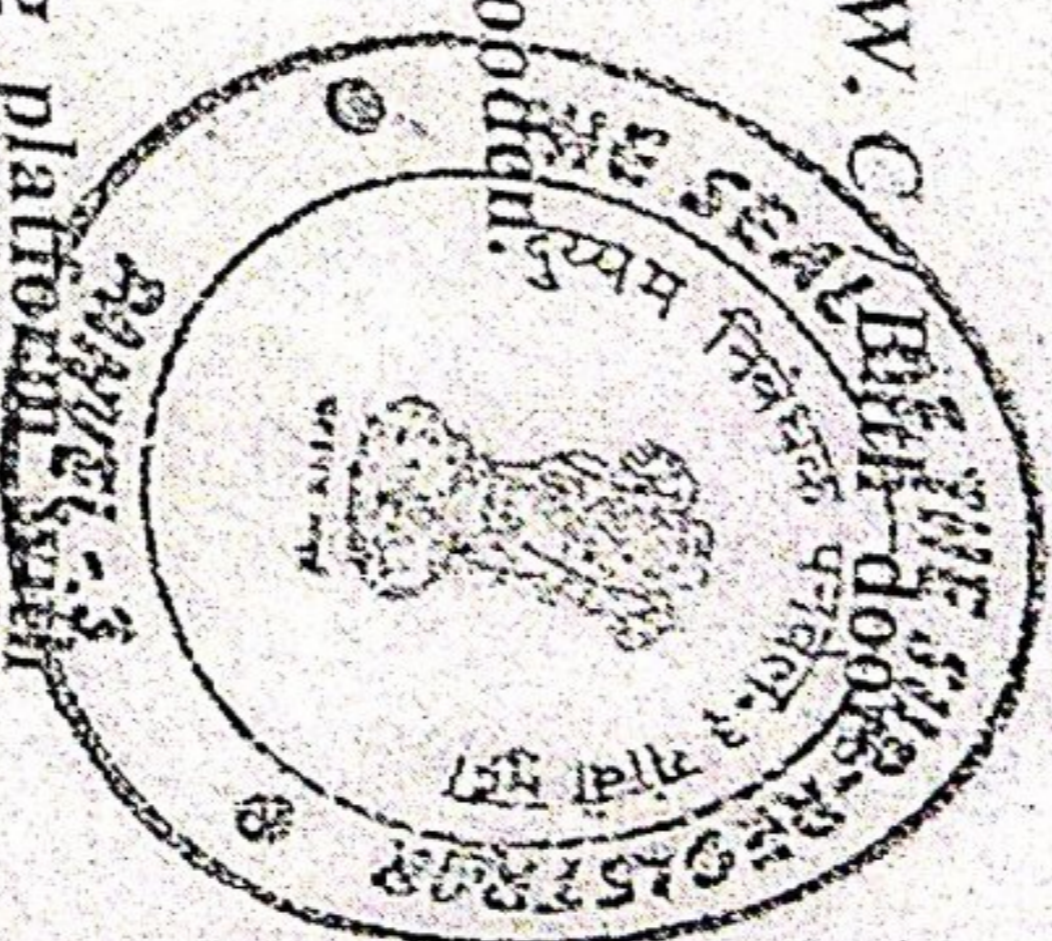
And delineated on the plan annexed and bounded there in red colour boundary line.

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.

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 flash door with French polish on one side with necessary fitting.
4. All rooms internal door will be flush doors W. C. Bath door 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 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.
 - Passage : One light point.
 - Balcony : One light point.
13. Building will be painted from outside with cement paint.



| | |
|-----------|-------|
| W. C. | 1'-6" |
| dado upto | 3'-0" |
| 9209 | 2005 |
| 92139 | |