



PRATIK CHS LTD
 Regd. No. THA(TNA)/HSG/(TC)/6177/1993-94
 Ramchandra Nagar No. 3, Vartak Nagar, Thane (W)

MRS. JESSIE P. PHILLIPS

Bill No. : 00927
 Period : 01/01/2024 To 31/01/2024
 Flat No. : C/202
 Due Date: 25/01/2024

Area : 480 Sq. Ft.

S.No	Particulars	Rate	Months	Amount
1	Sinking Fund	0.100	1	48.00
2	Repairing Fund	0.300	1	144.00
3	N.A. Tax	0.020	1	10.00
4	Insurance Charges	0.100	1	48.00
5	Service Charges	500.000	1	500.00
6	Water Charges	0.000	1	230.00
7	Renovation Fund	0.541	1	260.00
8	Non Occupancy Charges	0.000	1	219.00
9	Other Charges	1.000	1	480.00
10	Social Welfare Fund	50.000	1	50.00
11	Education And Training Fund	10.000	1	10.00
12	Property Tax Below 500 Sq.Ft	0.329	1	158.00
				2157.00

R.No.	Date	Chq. No.	Amount
2300629	15/12/23	NEFT	2157

Current Charges: 0.00
 Old Outstanding: 0.00
 Old Int. Amt: 0.00
 Current Int. Amt: 0.00
 On Rs. 0.00
 Advance: 2157.00
 Total Payable: 2157.00

Rupees Two Thousand One Hundred Fiftyseven Only

E. & O.E.
 1. Please issue cheque in favour of Pratik CHS. LTD. on or before 25th of every month. 2. Kindly mention Flat No. behind the cheque. 3. Interest will be charged 21% p.a. 4. The members can make the payment by NEFT - Bank Name Thane Janata Sahakari Bank Ltd. Br. - Vartak Nagar, Saving Account No. 007110100011804, IFSC Code: TJS000000070n or before 30th of every month.



For PRATIK CHS LTD
 Hon. Secretary / Treasurer



Bill of Supply For: JAN-2024

Website :www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000002300406826

HSN code 27160000

Consumer No: 000026219361
MRS JESSIE PHILIPS
PRATIK APAT PANCHPAKHADI C/202 THANA 400099
Mobile/Email:

97*****96/

Bill Date: **22-JAN-24**
Bill Amount Rs: **1,770.00**
Due Date: **12-FEB-24**
If Paid After Due Date: **1,790.00**

Billing Unit: 4728 :GADKARI S/DN.
Tariff/Category: 090 /LT I Res 1-Phase
Pole No: 00000000
PC/MR/Route Sequence/DTC: 6 / 30-8655-0135 /3553666
Meter No: 07621016906
Reading Group: Q6

Supply Date: 30-Aug-1991
Sanct. Load: 3.1 KW
Security Deposit(Rs): 2,717.25
Current Reading Date: 18-JAN-24
Previous Reading Date: 18-DEC-23

Scan this QR
Code with
BHIM App for
UPI Payment

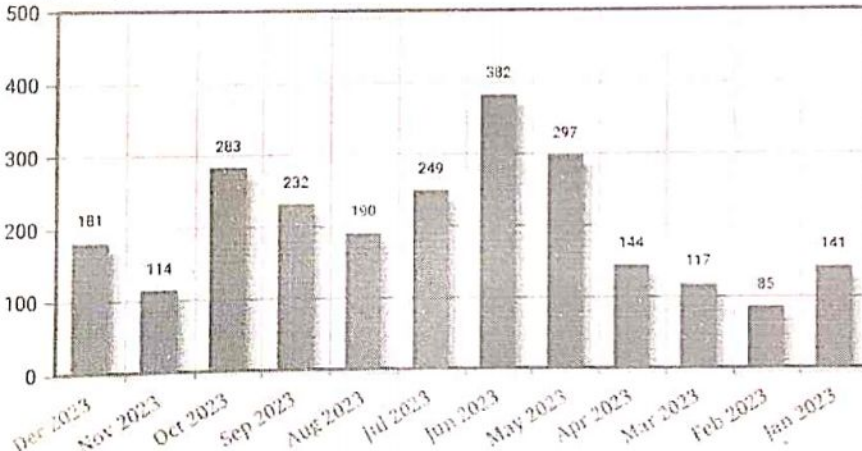


Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
44499	44325	01	174	0	174

In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Meter status: **NORMAL**
Bill Period:1.03 Month(s) /

Billing History:



* For any queries on this bill please contact

MSEDCL Call Center:
18002333435
18002123435
1912

Rules and Regulations of MSEDCL for redressal of customer grievances are available on www.mahadiscom.in > ConsumerPortal > CGRF

Important :

- 1.Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill.For registration:<https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting-<https://pro.mahadiscom.in/ConsumerInfo/consumer.jsp>
- 4.Next month's reading will mostly take place on 18-02-2024 .

विशेष संदेश :

* Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the option of online payment facility to avoid inconvenience.

Billing Unit:	4728	Consumer No:	000026219361	PC:	Q6	Tariff:	090
Due Date:	12-FEB-24			1,770.00			

If Paid by this Date:	31-JAN-24	1,750.00
If Paid After this Date:	12-FEB-24	1,790.00

Bank Copy:	DTC No:	3553666
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Due Date:	12-FEB-24	1,770.00
If Paid by this Date:	31-JAN-24	1,750.00
If Paid After this Date:	12-FEB-24	1,790.00

Billing Unit:	4728	Consumer No:	000026219361	PC:	Q6	Tariff:	090
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Jessie Phillips

**Praful Shah & Associates**B-9, SATYAM SHOPPING CENTRE, 2nd FLOOR
M.G. ROAD, GHATKOPAR (E) BOMBAY-400 07

DATE:

REF NO.:

8th October, 1991

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Shri P.R.S. Philips have taken possession of Flat No. C-202 on 2nd floor of Pratik Apartments on 1-8-1991

The Original Occupation Certificate was issued to us by The Thane Municipal Corporation vide their Certificate No. TMC/TDO/134 VP-87094 dt ~~29.12.1990~~ (16.5.1991). *P. Shah*

Shri P.R.S. Philips has cleared all his dues against the said flat as per the Agreement executed by us on 11.2.90.

For PRAFUL SHAH & ASSOCIATES

P. Shah

Partner



दस्तावेज - १
 दिनांक १०/०२/१९९०
 १/३८

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दस्तावेज संख्या १०२५
 दिनांक १९९० के फरवरी
 के १५ तारखेस १० ७ ९९
 के दरम्यान ठाणे के
 दुय्यम निबंधक यांचे कचेरीत बापूद
 बिला.

की केली ती
 नोंदणी की ₹ २०००-००
 फोटो माने (३०) ₹ ७४-००
 याद्री की ₹
 दफाल की ₹ ९९-००
 एकूण ₹ २०८५-००

Phillips

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 दुय्यम निबंधक ठाणे

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 दुय्यम निबंधक ठाणे

Phillips

11th ARTICLE OF AGREEMENT made at Thane this
 day of February 1990 BETWEEN MESSERS
 FRAFUL SHAH & ASSOCIATES, a Registered Firm having
 its office at B-9, Satyam Shopping Centre, Mahatma
 Gandhi Road, Ghatkopar (East), Bombay 400 077,
 hereinafter referred to as "THE DEVELOPER" (which
 expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and
 include the Partner or Partners for the time being
 of the said firm, the survivors of them and the
 heirs, executors and administrators of such
 survivor) of the ONE PART ; AND MR/MRS. P. R. S.

Phillips

PHILLIPS adult,
 Indian Inhabitant, residing at Thane
 hereinafter referred to as "THE PURCHASERS" (which
 expression shall unless it be repugnant to the
 context or meaning thereof include his/her/their
 heirs, executors, administrators and assigns) of
 the OTHER PART.

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WHEREAS ;

1. (1) Smt. Yamunabai Anant Mankame (2) Shri Dattatraya Anant Mankame (3) Shri Prakash Anant Mankame (4) Shri Ramdas Anant Mankame (5) Shri Kishore Anant Mankame (6) Shri Rajendra Anant Mankame and (7) Kum. Bhavana Anant Mankame (herein referred to as "the First Owners") are entitled to one-half portion admeasuring 2559.845 square metres of property bearing C.T.S. No 485, Survey No. 313-B, Hissa No.1 being Final Plot No. 467 of Village Panchpakhadi Sub-Division, Taluka and District Thane in the Registration District of Thane, within the limits of the Thane Municipal Corporation and which said Final Plot No. 467 admeasuring in the aggregate 5119.69 square meters, is described in the First Schedule hereunder written (herein referred to as "the Said Property".

2. By and under an Agreement for Sale dated 28th January 1987, the First Owners have agreed to sell their said one-half portion in the Said Property to the Developer and pursuant thereto the First Owners have put the Developer in possession of the said one-half portion Said Property as per the terms and conditions of the said Agreement.

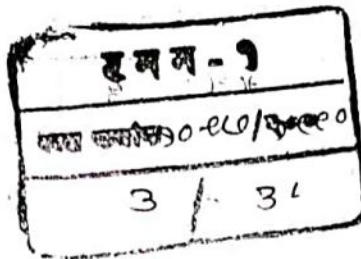
3. (1) Smt. Vasanti Vasant Mankame (2) Ashok Vasant Mankame and (3) Anil Vasant Mankame are the Owners of the remaining one-half portion admeasuring 2559.845 sq. mtrs. of the Said Property (herein referred to as "the Second Owners").

4. By and under an Agreement for Sale dated 28th January, 1987, the Second Owners have agreed to sell to M/s. Shriram Kurdukar & Associates, also a Registered Partnership Firm (herein referred to as "the Second Developer") the said one-half portion of the Said Property belonging to the Second Owners, and the Second Owners have pursuant to the said Agreement for Sale, put the Second Developer in possession of the said one-half portion of the Said Property as per the terms and conditions of the Said Agreement.

5. Thus the Developer is entitled to purchase and develop and is in possession of the one-half portion of the Said Property agreed to be purchased from the First Owners and the Second Developer is

(R)

Phillips



entitled to purchase and develop and is in possession of the remaining one-half portion of the Said Property and belonging to the Second Owners.

6. Since, in view of the provisions of the Building bye-laws of The Municipal Corporation and other relevant provisions of the Town Planning Authority and of the Development Control Rules as in vogue in Thane, it is not possible to sub-divide the Said Property being Final Plot No. 467 of Town Planning Scheme No.1, Panchpakhadi, Thane (West). (being the Said Property described in the First Schedule hereunder written), so as to form separate sub-plots of the property for the Developer and the Second Developer and construct separate Buildings by the Developer and the Second Developer on such respective portions. As the area available for construction to the Developer and the Second Developer on the basis of their respective portions in the Said Property is equal, the Developer and the Second Developer (without intending to form any Partnership or any Association of Persons) have prepared plans for construction of two Buildings being the Building No.1 comprising of 4 wings viz; wings A,B,C and D and the Building No.2 comprising of 7 (seven) Row Houses numbering 1 to 7 with the intention that on the Building Plans being approved by the Municipal Corporation of Thane, the Developer shall construct the Wings C and D in the Building No 1 and the 3 (three) Row Houses numbering 5 to 7 in the Building No. 2 hereinafter known as "B Portion" which herein collectively referred to as "the structures to be constructed by the Developer", and the Second Developer shall construct the Wings A and B in the said Building No 1 and the other 4 (four) Row Houses numbering 1 to 4 in the Building No.2 hereinafter known as "A Portion". The lay out plan of the two Buildings as aforesaid is as shown on the plan hereto annexed and marked Annexure 'D'.

7. The Building plans for the said two Buildings are so prepared that each Wing in the Building No.1 and each Row Houses in the Building No.2 can be separately constructed. The built up area available for construction in the "A Portion" is equal to the built up area available for construction in the "B Portion".

8. By and under a Memorandum of Understanding dated 21st March 1967, the Developer and the Second Developer have inter alia agreed, declared and

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ANNEXURE 'E'

(A) Common areas and facilities of the said Premises in relation to the said Building 1/2.

(a) The portion of the said property on which the plinth of the said Building shall be constructed, and the common service lines such as electricity, water, drainage, common recreation areas and other specific service area in the said property.

(B) The following facilities located throughout the Building.

- (1) Water tank located on the terrace of the Building or in the compound of the Building;
- (2) Plumbing network throughout the Building.
- (3) Electric wiring network throughout the Building.
- (4) Necessary light, telephone and public water connections;
- (5) The foundations and main walls, columns, girders, beams and roofs of the Building.
- (6) And all apparatus and installation existing for common use.

(C) The following facilities located in each one of the upper floors of the said Building are restricted common areas and facilities restricted to the premises of respective floor :-

- (1) A lobby which gives access to the stairway from the said premises.

(D) Percentage of undivided share of the said premises :-

- (i) Common areas and facilities relating to the said property.
- (ii) Common areas and facilities relating to the said Building %.
- (iii) Restricted common areas and facilities on the floor of the said Building No.1 on which the said premises is located %.

N.B. The aforesaid percentages are tentative and are liable to change in the event of there being change in the plans of the said Building.

R. K. Chak