

99/12/2099
19892787812

5424

Oswal Park THANE

AGREEMENT FOR SALE

FLAT/GARAGE/CAR PARKING SPACE

No. 34 on _____ Floor
of Building known as

HIMGIRI

at Oswal Park, Thane

PRAKASH KUCHERIA
KANCHAN KUCHERIA

Oswal & Associates.



Flat No. 17/18, C Block, 2nd Floor,
Jeebharam Baug, Dadar T.T.,
Bombay-400 014 Tel. : 430 73 07

THE OSWAL'S HINGIRI CO-OPERATIVE HOUSING SOCIETY LIMITED
(Registered under M.C.S. Act. 1960) Registration No. _____ and Date _____)

TNA/HSG/T.C./7462 dt 20.7.95

No. 14

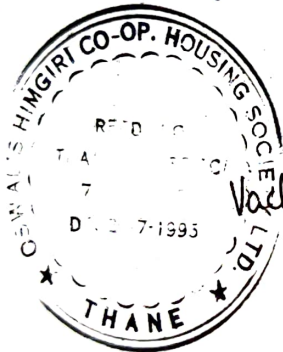
Authorised share Capital Rs. 70,00,000 Divided into 1,40,000 Shares each
of Rs. 50/- only Member's Register No. 14

THIS IS TO CERTIFY that Shri/Smt. PRAKASH BIRDI CHAND
KUCHERIA & KANCHAN PRAKASH KUCHERIA
of Thane is the Registered Holder of (Five) Shares from No. 66
to 70 of Rs. 250/- (Two hundred & Fifty only)
in THE OSWAL'S HINGIRI CO-OPERATIVE HOUSING SOCIETY LTD.

Oswal Park, Thane subject to the Bye-laws of the said Society and
that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Thane this 21st

day of August 1996



Vachhanyani Akshay
Chairman

[Signature]
Hon. Secretary

P. Achary
Hon. Treasurer
or M. C. Member

[P.T.O.]

Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. In the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the of the Transferee is recorded
	2	3	4	5
1				
1	Chairman	Hon. Secretary		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

सहायक संचालक काररचना/कार रचनाका (मुद्रांक व मुल्यांकन) ठाणे याचे समोर

मुंबई मुद्रांक अधिनियम १९५८ कलम १२-अ खाली घाललेल्या प्रकरणात अंतिम आदेश

सहायक संचालक नगर रक्षण

(मुद्रांक व मुल्यांकन) ठाणे यांचे कार्यालय

जिल्हाधिकारी ठाणे कार्यालय इमारत,

४ धा मंजली, एम नं. ४०४,

ठाणे (पश्चिम) - ४०० ६०१.

श्री/श्रीमती. अनामिका सी कुचेरिजा

व सौ. संजया सी कुचेरिजा

(हस्तांतरिती) - १०३००

आदेश क्र. मुल्यांकन/२००८/३१२८३

दिनांक : ७/०१/२००८

श्री/श्रीमती. सौ. जोरबाई मेजर

जयसिद्ध

(हस्तांतरक)

१) संदर्भ :- मुंबई मुद्रांक अधिनियम १९५८ कलम १२-अ व १२ (अ) प्रमाणे अप्पर जिल्हाधिकारी, ठाणे यांनी त्यांच्या आदेश क्र. संसनर/मुमु/अधिकार हस्तांतर ४६६-६२ दिनांक १८/१२/१९८१ नुसार ह्या प्रकरणी बाजारभावाप्रमाणे मूल्य निश्चरिण करण्यासाठी खाली सही करणा-या अधिका-याला सक्षम अधिका-याचे हक्क प्रदान केले आहेत.

२) दस्त ऐकजाचे वर्णन :- दिनांक २४-३-८८ चे दुय्यम निबंधक डोणे यांचेकडे नोंदणी झालेले दस्तऐकजाचे क्लिंख क्र. २५२५/८८ ज्यामध्ये मालमत्तेच्या हस्तांतरणाचा मुद्दबला रमये ३,०७,५००/- दर्शविलेला आहे.

३) हस्तांतरित मालमत्तेचा तपशिल :- सर्व/मह/सि.टी. वस.क्र. ३४, ५४ मोजे/संबंध पांचजवारी तालुका डोणे येथील मिळकतीचे क्षेत्रफळ ८७० चौ. फूट सरनिका जोरबाळ पार्क

४) तात्पुरत्या आदेशाचे वर्णन :- ह्या प्रकरणात दिनांक रोजी तात्पुरता आदेश काढला आहे. कृपया त्याचे करावे.

५) दस्तऐकजात लिहिलेल्या मालमत्तेचे खरे बाजारमूल्य व दंड ठरविणेबाबत :- (मालमत्तेचे खरे बाजारमूल्य निश्चित करणे) :- नियम १९८१ च्या नियम ३ (५) मधील तरतुदीनुसार :-

६) नमुना क्र. ५ मधील नोटीसीप्रमाणे बरोबर दिनांक वा तात्पुरता आदेश संदर्भाधीनपसराराना त्याच दिवशी काढण्यास आलेला होता.

७) नमुना क्र. ५ मधील नोटीसीप्रमाणे दिनांक रोजी सुनावणी ठरल्यात आली होती व हस्तांतरिती दिनांक रोजी सुनावणीसाठी हजर राहून तात्पुरता आदेशाप्रमाणे मुद्रांक शुल्क दंड व नोंदणी फी भरण्यास सहमती दर्शविली.

८) हस्तांतरिती सुनावणीसाठी हजर झाले पण त्यांनी तात्पुरता आदेशास सहमती दर्शविली/

९) हस्तांतरिती सुनावणीसाठी हजर झाले नाहीत. मी खालीप्रमाणे आदेश काढित आहे.

१) अंतिम आदेश :- संदर्भाधीन मात्मल्लेते दिनांक 28-2-2022
 १) अंतिम आदेश :- संदर्भाधीन मात्मल्लेते दिनांक 28-2-2022
 २) अंतिम आदेश :- संदर्भाधीन मात्मल्लेते दिनांक 28-2-2022

१) कमी भरलेले मुद्रांक शुल्क	रुपये १०००/-
२) दंड	रुपये २५०/-
३) नोंदणी फी	रुपये ५००/-
	<hr/>
	रुपये १७५०/-

वकील प्रमाणे दर्शविलेल्या रकमेचा भरणा त्वरीत करावा.

ठपणे /
 दिनांक :- ७-११-२०२२

३-११-२०२२
 भयंकर रथभाकार
 मुद्रांक व मुल्यांकन ठाणे

वरील रक्कम वजली व जप्त तपसिल

वरील आदेशाप्रमाणे खालीलप्रमाणे रक्कम वजली करण्यांत आली आहे.

१) अपुरे मुद्रांक शुल्क	रुपये १०००/-	क्लन क्र.	२४	दिनांक -
२) अपुरी नोंदणी फी	रुपये ५००/-	क्लन क्र.	२५	७-११-२२
३) दंड	रुपये २५०/-	क्लन क्र.	२३	
	<hr/>			
	एकूण रकमे		१७५०/-	

मुळ दस्तावेज वरील प्रमाणे नोंद घेऊन दुय्यम निबंधक यांनी पुढील प्र कार्यवाही करावी.

- १) दुय्यम निबंधक, ठाणे.
- २) श्री प्रकाश जी कुचेरिया, ठाणे.

३-११-२०२२
 भयंकर रथभाकार
 मुद्रांक व मुल्यांकन ठाणे

या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन

भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

<p>भरणा करणाऱ्याने भरावयाचे</p> <p>विव्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ती श्री प्रकाश बी कुचेरिया ओरंगाळ पार्क, ठाणे</p> <p>रुपये <u>२५०१-</u></p> <p>दोलाजे पन्नाम फात आणि</p>	<p>विभागीय अधिकार्याने किंवा कोषागाराचे पदाधिकारी</p> <p>लेखाचे वर्गीकरण</p> <p>विवरण बजेट व का</p> <p>प्रधानशीर्ष ००१-पुर्ण व शीर्ष</p> <p>उपप्रधानशीर्ष ०१-पुर्ण व शीर्ष</p> <p>गोणशीर्ष १०१ (४)</p> <p>संगणक संकेतांक</p> <p>बरोबर आहे, पैसे स्वीकारावे व पावती द्यावी</p> <p>दिनांक ३१/१०</p> <p>स्वाक्षरी आणि</p>	<p>कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/भारतीय स्टेट बँकेने/हैद्राबाद स्टेट बँकेने भरावयाचे</p> <p>रक्कम मिळाली</p> <p>रुपये (आकड्यात) Rs 2501- Two hundred fifty one/-</p> <p>कोषपाल</p> <p>कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक</p> <p>दिनांक</p>
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[कृ. मागे पहा]

ये का म. (२०,००,०००)-११-८७ पीजे५* एच १७५
शा.प., वित्त विभाग, क. संकीर्ण-१०८७/प्रक्र ८६/कोपा-४,
दिनांक २२ सप्टेंबर १९८७.

नमुना म. को. नि. ६

सर्वसा. २६-म

[नियम ११२ पहा]

Gen. 26-M

चलन क्रमांक

या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन

भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

<p>भरणा करणाऱ्याने भरावयाचे</p> <p>विव्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ती श्री प्रकाश बी कुचेरिया ओरंगाळ पार्क, ठाणे</p> <p>रुपये <u>५००१-</u></p> <p>दोलाजे पन्नाम फात आणि</p>	<p>विभागीय अधिकार्याने किंवा कोषागाराचे पदाधिकारी</p> <p>लेखाचे वर्गीकरण</p> <p>विवरण</p> <p>प्रधानशीर्ष</p> <p>उपप्रधानशीर्ष</p> <p>गोणशीर्ष</p> <p>संगणक संकेतांक</p> <p>बरोबर आहे, पैसे स्वीकारावे व पावती द्यावी</p> <p>दिनांक ३१/१०</p> <p>स्वाक्षरी आणि</p>	<p>कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/भारतीय स्टेट बँकेने/हैद्राबाद स्टेट बँकेने भरावयाचे</p> <p>रक्कम मिळाली</p> <p>रुपये (आकड्यात) Rs 5701- Five hundred seventy one/-</p> <p>कोषपाल</p> <p>कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक</p> <p>दिनांक</p>
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[कृ. मागे पहा]

बहुना च को वि ६

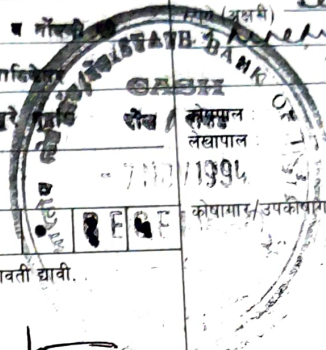
[नियम ११२ परत]

चलन करवाक

या ठिकाणाच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेने चलन
भागीय स्टेट बँकेमध्ये/भागीय रिझर्व बँकेमध्ये

प्रकटा नं. १६, २३

भरणा करणाऱ्याचे पत्तासंकेत	विभागीय अधिकार्याने किंवा कोषागाराने भरवण्याचे	कोषागाराने/उपकोषागाराने/भागीय रिझर्व बँकेने/ भागीय स्टेट बँकेने/ट्रिस्टाबाद स्टेट बँकेने भरवण्याचे
प्रिन्सिपलने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव/पत्तासंकेत आणि पत्ता प्रकटा डी. कुचेरिया डोयस्थान पार्क, ठाणे	लेखापत्रे वर्गीकरण विभाग प्रधानशीर्ष उपप्रधानशीर्ष गीणशीर्ष संगणक संकेतांक	रकम मिळाली रुपये (आकड्यात) B70901- Seven thousand only
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश ठाणे/११७८०	१०१ (१) न्युने मुद्रा ०२ मुद्रांक पत्रांकित ०२ मुद्रांक पत्रांकित ०२ मुद्रांक पत्रांकित	कोषागार/उपकोषागार अधिकारी/बँकेचा व्यवस्थापक
भरणा केलेली रकम रुपये ७०९०१-	वरोबर आहे, पैसे स्वीकारावे व पावती द्यावी.	
(अक्षरी) रुपये सात हजार नव्वीस	दिनांक ३०/११/१९७८ स्वाक्षरी बजर रचनाकार	दिनांक
भरणा करणाराची स्वाक्षरी दिनांक	मुद्रांक व मुद्रांकान ठाणे	



* येथे कोषागारात/बँकेत रकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्याचा रबरी शिक्का ठरवावा.

[क. मागे परत]

Osward Flax २२/११/७८

Gibudya

नांदणी ३९ म
Bdgn. 39 m.
दस्तावेज/अर्जाचा अनुक्रमांक **१५२५/८२**
दिनांक **२४-३-७८** - सन १९७८

दस्तावेजाचा प्रकार — **३५११३ ३०६५००५**

सादर करणाराचे नाव — **श्री. व्ही. व्ही. कुचेरिया**

नांदणी प्रमाणणे की मिळाली. **३०६५००**

नांदणी की	३०६५००
नक्कल की (फॉलिओ)	२२२२
पळटाकनाची नक्कल की	२२२२
उपलब्ध	२२२२
नव्या किंवा जापने (कलम ६४ ते ६७)	२२२२
प्रांथ किंवा निरीक्षण	२२२२
दड — कलम ९१ अन्वये	२२२२
कलम ३६ अन्वये	२२२२
प्रमाणित नवला (कलम ५७) (फॉलिओ)	२२२२
दुसरे की (भागील पानाबरोल) बाब क्र.	२२२२

३०६५

नांदणीकृत डाकने पाठवली जाईल.
पंजी नथार हॉटेल व त्या कार्यालयात देण्यात येईल.
दुसऱ्या निबंधक

ए.एम. शिंदे
हवालदार

सादर कर्ता

मूळ दस्त परत मिळाला
Osward Flax

11796. PER ANNUM (BANK GUARANTEE)
100% (BANK GUARANTEE) (BANK GUARANTEE) (BANK GUARANTEE)
SPEC. NO. 10. (BANK GUARANTEE) (BANK GUARANTEE) (BANK GUARANTEE)
Tel: 20-20202020 (BANK GUARANTEE) (BANK GUARANTEE)

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PAY ~~XXX~~

हजारों RUPEES

शे वा इन्के वॉरेंट वा **ON ORDER**

अ. नं.
अ. नं. 10885107351

VALID UP TO ₹ 10 LAKH AT NON-HQMS BRANCH

अथ वा ₹ ~~XXX~~

DB ACCOUNT
PREFIX
042000000

~~XXX~~
PRAKASH KUCHERIA & KANCHAN KUCHERIA

MULTI-CITY CHEQUE Payable at Payee All Branches of SBI

Payee sign above

*Cancelled Cheque for Bank Flat
Sale to Prayaga Jain.*

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अनुक्रम नंबर १५२५
 तन १९८८ के माध्य २४
 तारखेत २ व ३ के दरम्यान
 ठानि के दृष्यम निबंधक बंधि
 जचेरीत प्राणत हिला.

मालिक प्रभाषी
 श्री श्रीमती - ३००० -००
 श्रीमती श्री. १ -००
 श्री श्री. १ -००
 श्री श्री. ६ -००
 श्री श्री. १ -००
 श्री श्री. १० -००
 श्री श्री. ३०२२ -००

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दृष्यम निबंधक ठाने

ARTICLES OF AGREEMENT made at Bombay this
 23 day of FEBRUARY 1988 BETWEEN MESSRS. OSWAL
 AND ASSOCIATES, a Partnership firm, carrying on business
 at C/17-18, Jeshtaram Baug, Dadar, Bombay 400 014, herein-
 after called "the Promoters" (which expression shall, unless
 repugnant to the context or meaning thereof, mean and include
 the Partners from time to time of the said firm, the last
 surviving partner, heirs, executors and administrators of the
 last surviving partner and its assigns) of the ONE PART
 AND

MR. KUCHERIA PRAKASH BIRDICHAND.
 MRS. KUCHERIA KANCHAN PRAKASH.
 hereinafter called "the Flat Purchaser"

(which expression shall unless repugnant to the context or
 meaning thereof mean and include his/her/their respective
 heirs, executors, administrators and permitted assigns) of
 the Other Part:

WHEREAS:

(A) (1) Vasant Shridhar Vaidya, (2) Shankar Krishna Mundale
 and (3) Anant Trimbak Pathak, the partners of Messrs.
 P.M. Enterprises are the owners of property situate
 at Village Panchpakhadi, Thane and more particularly
 described in the First Schedule hereunder written and

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hereinafter referred to as 'the said property'.

- (B) By an Indenture of Lease dated 18th October, 1962 the said Messrs. P.M. Enterprises demised the said property to Messrs. V. Pamlays Pvt. Ltd. for a period of thirty years commencing from the 18th day of October, 1962 at the monthly rent of Rs. 1,500/- and upon the terms and conditions mentioned therein.
- (C) Messrs. Hiralal and Co. filed a Company Petition No. 1 of 1972 in the Bombay High Court in Its Appellate Jurisdiction for winding up of the said V.Pamlays Pvt. Ltd. sometime in October, 1972.
- (D) By an Order dated 11th October 1972 passed by the Bombay High Court in the said Company Petition No.1 of 1972, the said V. Pamlays Pvt. Ltd. was ordered to be wound up and the Official Liquidator was appointed the Liquidator thereof.
- (E) The said property was ordered to be sold under the directions of the Bombay High Court.



Handwritten initials and signature: K.P.K.

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- (F) One Gujarat Machinery Manufacturers Limited, a Company having its registered office at Vithal Udyog Nagar, Karamsad, District Kalra in the State of Gujarat and its Administrative Office at Churchgate House, Veer Nariman Road, Fort, Bombay 400 023, by their letter dated 22nd September 1975 made an offer of Rs. 30,00,000/- to the Official Liquidator and Liquidator of the said V. Pamlays Pvt. Ltd. (in liquidation) for purchasing the said property as also other properties with the structures standing thereon and also plant and machinery etc. on the terms and conditions mentioned therein.
- (G) On or about 20th October 1975, the sale of the properties of the said V. Pamlays Pvt. Ltd. (in liquidation) including the property described in the First Schedule hereunder written as also the plant and machinery was confirmed by the Hon'ble High Court of Judicature at Bombay at Bombay for aggregate consideration of Rs. 30,00,000/- in favour of the said Gujarat Machinery Manufacturers Limited, and the said Purchaser was directed to pay the amount of Rs. 22,75,000/- then outstanding.
- (H) The said Gujarat Machinery Manufacturers Ltd., by their letter dated 18th November 1975 intimated to the Official Liquidator and Liquidator of Messrs. V. Pamlays Pvt. Ltd. that they have nominated Messrs. Millers Machinery Co. Ltd. as their nominees for taking possession of the assets of V. Pamlays Pvt . Ltd. (in Liquidation) and purchased by them from the Official Liquidator.
- (I) The said Millers Machinery Co. Ltd. paid to the Official Liquidator Rs. 22,75,000/- being the balance of the purchase price on or about 25th November 1975.
- (J) By an Order dated 26th November 1975, on the report of the Official Liquidator and Liquidator of the said V. Pamlays Pvt. Ltd., the said Official Liquidator was directed to handover the possession of the properties of the said V. Pamlays Pvt.Ltd. (in liquidation) inclusive of the



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property more particularly described in the First Schedule hereunder written as also the plant, machinery, stock-in-trade etc. to Millars Machinery Co. and also directed the Official Liquidator to execute the Sale Deed in favour of the said Millars Machinery Co.

(K) The Official Liquidator and Liquidator of the said V. Pamlays Pvt. Ltd. on or about 25th November, 1975, delivered possession of the said properties including the property described in the First Schedule hereunder written to the said Millars Machinery Co. as also delivered the plant, machineries, stock-in-trade etc. to the said Millars Machinery Co. in pursuance of the said Order of the High Court.

(L) By an Agreement dated 30th April 1981 made between Millars Machinery Company Limited - therein called "the Vendor" of the First Part Gujarat Machinery Manufacturers Ltd., therein called "the Confirming Party" of the Second Part and Messrs. Shri Gurukrupa Builders - therein called "the Purchasers" of the Third Part, the said Millars Machinery Company Limited, agreed to sell to the said Gurukrupa Builders inter alia:-

(i) All and singular the said piece or parcel of land or ground, situate, lying and being at Second Pokhran Road, Panchpakhadi, Thane, together with the messuages, hereditaments and structures standing thereon and more particularly described in the First Schedule thereunder written, together with the fixtures, installations, appurtenances in fee simple or an estate equivalent to fee simple in possession; and

(ii) all and singular the said pieces or parcels of leasehold land or ground situate, lying and being at Pokhran Road, Panchpakhade, Thane together with the structures, fixtures and installations standing thereon and more particularly described in the First Schedule hereunder written for the residue of the term and on terms and conditions contained in the said Indenture



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of Lease dated 18th October 1962 at or for the price and on the terms and conditions mentioned in the said agreement dated 30th April, 1981.

- (M) On the same date i.e. on 30th April, 1981 Messrs. Millars Machinery Company Limited, handed over vacant and peaceful possession of the properties mentioned in sub-clauses (a) and (b) of clause 1 of the said agreement dated 30th April 1981, more particularly described in the First and Second Schedules thereunder written, to the said Shree Gurukrupa Builders. The property described in the Second Schedule thereunder written is the same as the property described in the First Schedule hereunder written.
- (N) The said Shree Gurukrupa Builders paid to Messrs. Millars Machinery Company Ltd., the full consideration money payable by them to the said Millers Machinery Co. under the said Agreement dated 30th April, 1981.
- (O) By an Agreement dated 19th March 1982 made between the said Vasant Shridhar Vaidya, Shankar Krishna Mundale and Anant Trimbak Pathak as partners of Messrs. P.M. Enterprises on the one hand and the said Shree Gurukrupa Builders on the other hand, the said Vasant Shridhar Vaidya and others agreed to sell to the said Shree Gurukrupa Builders the reversion of the said leasehold property under the Indenture of Lease dated 18th October 1962, to the intent that the said Vasant Vaidya, the said Shankar Mundale and the said Anant Pathak would execute a Conveyance of the said property described in the First Schedule hereunder written subject to the said Lease dated 18th October 1962 and would assign the benefit of the said Lease dated 18th October 1962 on the terms and conditions as mentioned in the said Agreement dated 19th March, 1982.
- (P) The said Shree Gurukrupa Builders paid to the said Vasant Vaidya, Shankar Mundale and Anant Pathak Rs.15,00,000/- being the full consideration money payable under the said Agreement dated 19th March, 1982.



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- (Q) The said Shree Gurukrupa Builders by an Agreement for Sale dated 20th May, 1987, agreed to sell to the Promoters herein, amongst others, the said property including the right of reversion - agreed to be purchased by them for the said property and other property, for a total consideration of Rs. 65,00,000/- which amount has been paid by the Promoter to the said Gurukrupa Builders. The said Agreement is lodged for registration with the Sub-Registrar of Assurances at Thane, under Serial No. 3845/87 on 22nd July, 1987.
- (R) The said Shree Gurukrupa Builders have put the Promoters herein in possession of the said property.
- (S) The Additional Collector and Competent Authority, Thane Urban Agglomeration by his Order under Section 8 (4) of the Urban Land (Ceiling and Regulation) Act, 1976 dated 23rd February 1983 declared that the land-holding of the said Vasant Shridhar Vaidya, Shankar Krishna Mundale and Anant Trimbak Pathak is within the ceiling limit and they are not surplus land-holders.
- (T) Thane Municipal Corporation has granted Commencement Certificate bearing No. V.P. 84002 dated 28th November 1986 for construction of buildings on the said property.
- (U) Thane Municipal Corporation has passed and sanctioned plan for construction of about total 20 buildings on the said property as also a property in between the said property i.e. in addition to the property more particularly described in the First Schedule hereunder written. Other property is also included in the sanctioned plan for construction of 20 buildings.
- (V) The Promoters are constructing many buildings out of the said 20 buildings, which are to be constructed on the property more particularly described in the First Schedule hereunder written. This Agreement is being entered into for Building No. 17 being constructed by the Promoters



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on the said property. The said Building No. 17 is hereinafter referred to as "the said building".

- (W) The Promoters are offering flats on ownership basis in the said Building.
- (X) The Flat Purchaser has inspected the site and seen the building under constructions and has taken inspection of all the documents as required under the Maharashtra Ownership Flats Act, 1963, including:
- (i) Commencement certificate;
 - (ii) Sanctioned plans for buildings;
 - (iii) Xerox copy of the Agreement dated 20th July, 1987 between the said Shree Gurukrupa Builders and the Promoters herein; and
 - (iv) Xerox copy of the Order of the Deputy Collector and Competent Authority, Thane Urban Agglomeration dated 23rd February, 1983.
- (Y) The Flat Purchaser has agreed to acquire from the Promoters a Flat being Flat/~~Shop/Car Parking Space / Garage~~ No. 34 on the 3 floor of the said Building No. 17 being constructed on the said plot of land described in the first Schedule hereunder written, on the terms and conditions hereinafter set forth:

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The Promoters shall sell to the Flat Purchaser and the Flat Purchaser shall purchase from the Promoters on "Ownership Basis", a Flat being Flat / ~~Shop / Car Parking Space / Garage~~ No. 34 on the 3 floor of the building No. 17 being constructed on the plot of land more particularly described in the First Schedule hereunder written. The said Flat/Shop / Car Parking Space/Garage for the sake of brevity shall hereinafter be referred to as "the said Flat". The Flat Purchaser shall pay

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Area	sq. ft.	39
544	sq. ft.	

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to the Promoters, a sum of Rs. 3,07,500/- (Rupees three lakhs seven thousand five hundred only) being the purchase price to purchase the said Flat. The said price of Rs. 3,07,500/- (which includes Rs. 5,000/- being the proportionate price of the common areas and facilities and limited common area and facilities appurtenant to the said Flat is payable as follows:

- (a) Rs. 6,1500. (20%) paid on or before the execution of these presents as earnest
- (b) Rs. 30750 (10%) on completion of plinth;
- (c) Rs. 15375 (5%) on completion of 1st slab;
- (d) Rs. 15375 (5%) on completion of 2nd slab;
- (e) Rs. 15375 (5%) on completion of 3rd slab;
- (f) Rs. 15375 (5%) on completion of 4th slab
- (g) Rs. 15375 (5%) on completion of 5th slab
- (h) Rs. 15375 (5%) on completion of 6th slab
- (i) Rs. 30750 (10%) on completion in only brick walls
- (j) Rs. 30750 (10%) on preparing doors and windows frame-work for the said Flat but not fitting of the same to the said flat;
- (k) Rs. 15375 (5%) on fitting of tiles on the floors of the flat;
- (l) Rs. 30750 (10%) On completion of plastering (internal and external)
- (m) Rs. 15375 (5%) at the time of occupation of the flat by the Flat Purchaser.



2. This Agreement shall be subject to the terms and conditions mentioned in Annexure 1 hereto and the said terms and conditions shall be deemed to have been duly incorporated herein and forming part hereof.

3. The following expressions used herein and in the Annexure 'I' hereto shall mean the following, viz:-

The said Flat: shall mean ~~Flat/Gar~~ Parking Space/Open Garage
 No. 34 on 3 floor of the said
 Building No. 17, called Himgiri.

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Possession Date: December 1989

Building Name: Himayiki

Monthly Contribution: Rs. 500/- per month

Address of the Flat Purchaser: 16, Advani Apart., near Deep Mandir,
Lal Bahadur Shastri Marg, Mulund (W) Bombay-400080

4. The carpet area of the said Flat is 640 sq. ft. and the carpet area of the balcony/ies attached to the said Flat is 35 sq.ft.

5. The Flat Purchaser shall have 0.36 % undivided share in the common areas and facilities of the whole plot and 4.21 % undivided share in the limited common areas and facilities.

6. The said Flat shall be used for the purpose of residence/commercial/car parking only.

7. The common facilities for the whole of the plot are as under:-

- (i) Paving around the building as per Thane Municipal Corporation Rules;
- (ii) Compound lights;
- (iii) Common Garden;
- (iv) Roads within the whole of the said property.

8. The Limited Common facilities for the said Flat are as under:-

- (i) R.C.C. underground and overhead tanks with two pumps of approved capacity and make;
- (ii) R.C.C. staircase with Kadappa tread, R.C.C. pardi with wooden hand rail;
- (iii) One light point per landing; and
- (iv) Passages on the ground floor as well as each floor of the building.



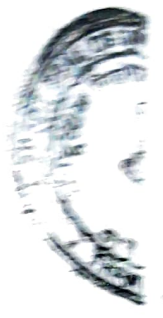
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The plan which has been sanctioned by the Municipal Corporation is being changed and is proposed to be changed as follows:

- (i) Reorientation of Buildings Nos. 7, 8, 9 and 10.
- (ii) The staircase portion of the Building Nos. 1, 2, 3 and 4 will be changed.
- (iii) There is also going to be a change in the entry to the said plot from the public road. The same will be shifted to North-West side from the present position.
- (iv) There is also going to be a change in the length of Building No. 19 which will be reduced in view of shifting of the entrance and internal road from present position to the direction of North-West side, whereas the length of Building No. 20 will be increased.
- (v) In view of the change in the position of roads and entrance, there may be a change in location of Buildings No. 12 and 13 and/or Garden adjacent to the same. The said buildings or anyone of them may be constructed on the area at present shown as garden on the East-South side of the 30' wide road at present shown in the plan.
- (vi) There is also going to be a change in the location of area shown as garden.



The Flat Purchaser hereby gives his consent and permission to the Promoters to make all or any of the changes hereinafter such time as the Promoters may deem fit and proper. The Promoters are also hereby authorised by the Flat-Purchaser to make any other change to the said plan as may be required of and incidental to the aforesaid changes proposed to be made by the Promoters. These permissions and consents are granted under the Provisions of Section 7 of the Maharashtra Ownership Flats (Regulation of the promotion and construction, sale, management and Transfer) Act, 1963.

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10. The Flat Purchaser is aware that there may be a school building on the said plot having construction of over 3000 sq.ft.

11. The Flat Purchaser is also aware that the present building plans are sanctioned for the said property as also the other property. In case sub-division is not possible or ultimately no commencement certificate is granted for the other plot then the Promoters will be entitled to make necessary changes in the present plan. The Flat purchaser hereby gives his consent and permission to the same and the same shall be treated as permission given under section 7 of the said Act.

12. The Flat Purchaser is also aware that the plans are sanctioned for the whole of the land and there is no sub-division or sub-divided plots on which the said Building is being constructed. The Purchaser is aware that there will be a cooperative housing society or common organisation of the Flat Purchasers of all the buildings to be constructed on the said land. However, if it is possible or feasible and permitted under the provisions of law to execute separate conveyance in respect of each and every building and the necessary land required to be kept open surrounding the same, then only there will be separate society or common organisation of each of the building and in that case there will be a separate conveyance for each of the building and necessary area is kept open surrounding and beneath the said building but not otherwise. However, in such case each society will be entitled to use the common facilities like garden, common road, common drainage line, common water pipe line, electric sub-station, if any, common electricity line, etc.

13. Each of the Flat Purchaser and/or a common organisation or a cooperative society to be formed by the Flat Purchasers in this building and/or various buildings to be constructed on the said property, shall be liable to maintain, repair, renovate, reconstruct, re-build on the said property, the gardens, internal roads, electric sub-station, if any, drainage line, electric cables, common water pipe line, lights on the street or any other common facilities to be used and enjoyed by the occupants of the various



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buildings. The liability shall arise to do so from the date the Flat Purchaser is put in possession of his flat or execution of the conveyance/s in favour of Co-operative Society/Common organisation of which he may become member, whichever is earlier. Thereafter the Promoters will not be liable to repair, maintain, renovate, reconstruct or re-build the said common facilities. Necessary covenants to that effect shall be made in the conveyance/s to be executed in favour of the co-operative society or common organisation to be formed by the various Flat Purchasers.

14. The Purchaser shall pay Rs. 300/- to Shri Bankimchandra P. Khona, Advocate and Solicitor, as his fees for preparing this Agreement on or before the execution of this Agreement for sale.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

FIRSTLY: ALL THAT piece or parcel of land together with structures standing thereon situate, lying and being at Panchpakhadi, Thane, on the South side of Pokhran Road No.2, in the Registration Sub-District and District Thane and bearing Survey No. 54, Hissa No. 2 (part) and Survey No. 34, Hissa No. 1, and bounded as follows: That is to say:

On or towards the East partly by Survey No. 34, Hissa No.2 and partly by Survey No. 35.

On or towards the West by the factory premises formerly belonging to V.Pamlays Private Limited.

On or towards the South by Survey No. 53.

On or towards the North by Pokhran Road No.2.

SECONDLY: ALL THAT piece or parcel of land together with structure standing thereon situate, lying and being at Panchpakhadi, Thane on the South side of the Pokhran Road No.2 in the Registration Sub-District and District Thane, bearing Survey No.54, Hissa No. 2 (part) and bounded as follows: That is to say:-

On or towards the East by factory premises formerly belonging to Messrs. V.Pamlays Pvt. Ltd.



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- On or towards the West by Survey No. 55,
On or towards the South by Survey No. 53 and
On or towards the North by the Pokhran Road No. 2.

N.B. : The area of the aforesaid two pieces or parcels of lands is 22,492 square yards equivalent to 18,805.5 square metres and assessed at Rs. 9.57 for land revenue.

THE SECOND SCHEDULE ABOVE REFERRED TO

LIST OF AMENITIES

1. All structure shall be R.C.C. framed structure.
2. All external wall shall be of B.M. or concrete block with water proof sand faced plaster from outside and Neeru finished cement plaster from inside.
3. All internal walls shall be 4 1/2" B.M. with Neeru finished cement plaster.
4. Flooring: For all rooms, kitchen, passage size:
 - (a) Marble mosaic tiles 10" x 10" in white cement, machine, polished on lime mortar bedding.
 - (b) Living room, bedroom, kitchen and passage shall have 5" skirting of Marble mosaic tiles of approved colour.
 - (c) W.C. flooring shall be 6" x 6" white glazed tiles with 2'-6" dado in 6" x 6" white glazed tiles.
 - (d) Terrace shall be finished to required slopes with water proofing and Indian Patent stone.
 - (e) Bath room flooring shall be polish ladi with 6" x 6" white glazed tiles full dado and concealed plumbing.
 - (f) Above kitchen platform there will be a dado of 1'-0" height in 6" x 6" white glazed tile.



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Doors:

- (a) All frames for door shall be made out of good quality seasoned wood with cover moulding for all doors.
- (b) Frontmain door will be flush door with Teak veneer on both sides and polished.
- (c) Internal doors shall be commercial ply flush type and oil painted.
- (d) Bathroom, W.C. doors shall be Novapan panel type with one glass panel at top and oil painted.
- (e) All hinges shall be oxidised iron and aluminium fittings.

6. Windows: Window shall be good quality seasoned wood with glass. Windows in bath and W.C. shall be venetian type with glass. All windows shall be oil painted.

7. Kitchen Platform: Black kadappa finish kitchen platform with kadappa sink. Length of platform including sink shall be 7'-0".

8. B.C.C Lott over bath, smooth finished.

9. Fan hooks in all rooms including kitchen.

10. Electrical : P.V.C. non ISI copper concealed wiring.

Living room : 1 Light point, 1 Fan point, 1 Plug point.

Bed room : 1 Light Point, 1 Fan point, 1 Plug point

W.C. : 1 Light point

Bathroom : 1 Light point, 1 Power point

Kitchen : 1 Light Point, 1 Fan point, 1 Power Point.

Staircase : 1 Light point per landing

Passage : 1 Light point

Balcony : 1 Light point

T.V. Antenna: 1 Caramon point at the entrance per flat.



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11. Plumbing: Plumbing and drainage work shall be as per Thane Municipal Corporation Rules and approved quality.

- (a) W.C. pan white - 25" Indian style.
- (b) Flushing tank of approved make
- (c) 1 No. wash basin 18" x 12" of approved make.
- (d) Soil pipes and downtank rain water pipes will be of A.C.
- (e) Anti syphonage piping for W.C
- (f) Water connections through overhead water tank and as per Thane Municipal Corporation rules.

Bath room : 1 No. cold water tap

1 No. shower with C.P. shower rose
1 No. Geyser connection (with Geyser).

W. C. : 1 No. cold water tap.

Kitchen: 1 No. cold water tap

- (g) R.C.C Suction tank water proofed of approved capacity 2 Nos. 3 H.P. pumps with pump house.
- (h) R.C.C. overhead water storage tank, water proofed with manholes, ladder, etc. as per Thane Municipal Corporation Rules.

12. Around building there will be a 4'-0" wide compound pavement.

13. All internal walls shall be treated with 3 coats of lime wash., External walls with cement paint and of approved colour scheme.

14. Automatic Lift.

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ANNEXURE 'A'

(Being the terms and conditions for sale Flats/Shops/Garages/Car Parking Spaces forming part of the main Agreement)

1. The Flat Purchaser shall pay to the Promoters the instalments of price mentioned in Clause 1 of the Main Agreement on the respective due dated without demand, time being of the essence of the contract. On breach of this or any other condition, the Promoter will forfeit the earnest money paid by him and the Promoter may terminate this Agreement and dispose of the Flat to any other person. The Flat Purchaser shall in any event pay to the Promoters interest on the delayed payments at the rate of 15% per annum

2. Under no circumstances, shall the Flat Purchaser get possession of the said flat without first paying to the Promoters all the amounts due under the main agreement and this Annexures, / The Promoters shall give possession of the said flat to the Flat Purchaser on or before the possession date mentioned in the main Agreement on receipt of occupation certificate in respect of the said flat; subject to the normal trade circumstances and availability of building materials and other relevant factors, if any, beyond the control of the Promoter. It is clearly agreed that clause 33 hereof will prevail over this clause and possession in no circumstances will be given till the Conveyance is executed as stated therein.

3. The stamp duty and registration charges, including penalty, if any, payable in respect of this Agreement shall be borne and paid by the Flat Purchaser alone. The Promoter shall not be liable to contribute any amount towards the same.

4. The Flat Purchaser shall, in addition, pay the stamp duty, registration charges and all other costs, charges and expenses relating to all other documents to be executed by the Flat Purchaser and/or the Promoter or the common organisation of Flat Purchasers before/ ^{or after} transfer of the property in favour of the common organisation. The Flat Purchaser shall also pay



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to the Municipal Corporation, Government or other public body or authority development or betterment charges or any other cess, tax, levy or payment hereafter charged, levied or sought to be recovered in respect of the said plot of land, the said building and other structures standing thereon or any part thereof. The sale price of the said flat is calculated on the aforesaid basis and the Promoter is not liable to contribute any amount towards any of the above costs, charges and expenses and outgoings.

5. In the event of any stamp duty, registration charges or any other levy, cess, tax or payment becoming due or payable at any time before the transfer and conveyance of the said property to a common organisation, the Flat Purchaser shall deposit with the Promoter the amount proportionately or actually due in respect of the flat on taking possession of the said flat.

6. Nothing contained in these presents is intended, nor shall be construed to be a grant, demise or assignment in law of the said Flat or of any part of the said Building or the said plot of land to the Flat Purchaser.

7. During the course of construction, the Flat Purchaser may instruct the Promoter to make any addition or alteration in the said flat at extra cost provided the same does not involve any structural change and is permitted by the Municipal Corporation of Thane and the extra cost in respect thereof is paid in advance.

8. The Promoter may complete any wing, part, portion or floor of the said building and obtain part occupation certificate and give possession of flat/s therein to the Purchasers of such flats and the Flat Purchaser herein shall not be entitled to object thereto. If the Flat Purchaser takes possession of the flat in such partly completed wing, part or portion or floor and the Promoter or his agents or contractors carry on the remaining work with the Flat Purchaser occupying his flat, the Flat Purchaser shall not object to, protest to or obstruct



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in the execution of such work, even though the same cause any nuisance or annoyance to him.

9. The Promoter may sell, transfer or assign all its right, title and interest in the said property (subject to the rights and interests granted herein to the Flat Purchaser) including in respect of the unsold flats in the said building but without in any manner affecting the rights of the Flat Purchaser.

10. The Flat Purchaser has already inspected the site and acquainted himself with the nature of the Promoter's title to the said property and its right to sell the said flat on 'Ownership basis' and shall not raise any requisition or objection thereto hereafter.

11. The Flat Purchaser shall from the date of taking possession of his flat:

- 
- (a) maintain the said flat at his own costs as a prudent person in good and tenable condition;
 - (b) not use the same in violation of any provision of law applicable thereto;
 - (c) not use or permit the same to be used for any purpose other than permissible under any law for the time being in force;
 - (d) not cause any nuisance or annoyance to his neighbours;
 - (e) not throw any dirt, rubbish or other refuse or permit the same to be thrown in the said flat or in the compound or in any portion of the said building;
 - (f) not do or suffer to be done anything in or about or to the said building or the said apartment or in the staircase and/or the common passages which

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may be against the rules or regulations and bye-laws of the Municipal Corporation and/or of any other competent authority;

- (g) not do or cause to be done any act or thing which may render void or voidable any insurance of the said building or any part thereof or cause any increased premium to be paid in respect thereof;
- (h) not demolish or cause to be demolished the said flat or any part thereof or make or cause to be made any change, addition or alteration whatsoever thereto or therein;
- (i) not refuse or neglect to carry out any work directed to the executed in the said building or in the said flat after he has taken possession thereof, by a competent authority, or not require or hold the promoter liable for execution of such works;
- (j) not encroach upon or make use of any portion of the said building not agreed to be acquired by him;
- (k) not restrain the Promoter or its servants and agents from entering upon the said flat for inspecting the same at any reasonable time or from carrying out any construction or repair work on any part of the said building or flat for the proper maintenance or continuation of the facilities and amenities provided therein including making, repairing, maintaining, cleaning and keeping clean and in good condition all surface, drains, pipes, cables, wires, gutters and other conveniences belonging to or serving or used for the said building and also for laying down, maintaining, repairing and testing drainage and water pipes and electric wires or similar purposes;
- (l) within one month of demand by the Promoter rectify any defect or want or repairs pointed out by the Promoter in the said apartment;



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- (m) become a member of the proposed Co-operative Housing Society, adopt the Model Bye-laws as recommended by the Registrar of Co-operative Societies, Maharashtra State by actively assisting and co-operating in the formation of such common organisation and for that purpose from time to time sign all letters, writings, applications and documents and do all other acts, deeds, things and matters as the Promoter and/or such Co-operative Society shall reasonably require him to do. If for any reason, such a Co-operative Society cannot be formed, the Flat Purchaser shall actively assist in the formation of a common organisation as may be decided by the majority of the then Flat Purchasers and become and be a member thereof, and incur and pay all expenses of and incidental thereto proportionately;
- (n) observe, perform and comply with all the bye-laws, rules and regulations of the common organisation of the Flat Purchasers in the said building; and
- (o) not sell, transfer, assign, let, grant leave and licence, dispose of or in any other manner deal with, dispose of or part with physical possession of the said flat or any portion thereof or his right, title and interest thereto or therein or under this Agreement to any other person before paying to the Promoter all the amounts due to it hereunder and without first obtaining its prior written consent.

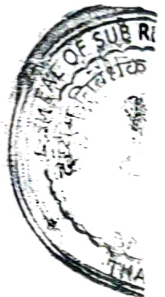
12. The Flat Purchaser shall pay to the Promoter the 'Monthly contribution' due for the period commencing from 7 days after the said flat is offered for occupation to the Flat Purchaser, regularly on or before the 5th day of each and every month towards his provisional proportionate share of outgoings and expenses due in respect of the said flat on account of the following, viz:-

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- (a) maintenance, repairs of the building, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.;
- (b) cost of keeping the property clean and lighted;
- (c) decorating and/or painting the exterior of the building and passages and staircases;
- (d) municipal and other taxes, cesses, lease rent, levies and premium in respect of the insurance of the building, land revenue, etc.;
- (e) salaries and wages of persons employed for watching and/or cleaning the property, maintaining records, etc., and
- (f) all other outgoings due in respect of the said property including those incurred for the exclusive benefit of a Flat Purchaser or his tenement.



The amounts of deposits and outgoings payable by different Flat Purchasers have been fixed provisionally by the Promoter and the Flat Purchaser shall be bound by the same. After registration of the common organisation, such common organisation may revise and re-fix the amounts payable for different apartments. The excess of collections, if any, by the Promoter over the outgoings shall be paid over by the Promoter to the common organisation on transfer of the property to it as if it constituted a part of the deposit collected under clause 12 mentioned above, subject to adjustment and treatment in the same manner as therein mentioned. If the amount of monthly contribution fixed by the Promoter is found to be short, the Flat Purchaser shall pay to the Promoter such revised amount as may be fixed by the Promoter.

13. If all the flats are not sold by the Promoter before the common organisation is registered or even after the said property is transferred to the common organisation, the Promoter shall hold such unsold flat/s in its name not as member/s of

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such common organisation but as absolute owners thereof, and it shall not be subject to or governed by the bye-laws, rules or regulations including the tenancy regulations of such common organisation and the Promoter shall have the unqualified and unrestricted right and authority to sell and dispose of such unsold flat/s to any person of the promoter's choice and the common organisation and/or its members being the Flat Purchasers of the flats in the said building, shall not object to any such sale or disposal by the Promoter nor shall it or they refuse to enrol the purchasers of such unsold flat/s from the Promoter, as members thereof. In the event of the Promoter not being able to sell and dispose of any flats remaining unsold on the date of registration of the common organisation or on the date of Conveyance of the property in favour of the common organisation on 'Ownership basis' on terms and conditions similar hereto, the Promoter shall be at liberty and entitled to allow such premises to be used temporarily by any person of their choice on a non-permanent basis pending disposal thereof on ownership basis without obtaining the approval, sanction or consent of the common organisation and neither the Flat Purchaser nor the common organisation shall be entitled to object to the same. For the period of such use and occupation of such unsold Flat/s by the Promoter through such persons, the Promoter shall pay to the common organisation only the actual outgoings due in respect thereof and shall not be liable to contribute any amount towards sinking fund, repairs, etc. or for any other fund provided for under the Bye-laws, rules and regulations or resolutions of such common organisation. The Conveyance to be executed in favour of the common organisation shall contain appropriate covenants to these effects.



14. If the Promoter is unable or fails to give possession of the said Flat to the Flat Purchaser within six months of the 'Possession date' mentioned in the Main Agreement, or such further extended date, as may be mutually agreed upon between the parties hereto, the Flat Purchaser may by a notice in writing, terminate this Agreement, and in such event, the Promoter shall within thirty days of such notice, refund to the Flat Purchaser the earnest and all other amounts received

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from him together with interest thereon at the rate of 9% per annum from the date of receipt till payment and thereafter neither party shall have any claim against the other in respect of this transaction and/or the said Flat and the Promoter shall be entitled to sell and dispose of the said Flat to any other person of their choice.

15. The name of the proposed common organisation shall include the name of the building. The name of the building and of the common organisation shall not be changed without the written consent of the Promoter.

16. The Advocate for the Promoter shall prepare and/or approve, as the case may be, the Deed of Conveyance and all other documents to be executed in pursuance of this Agreement as also the By-laws or Memorandum and Articles of Association - for the formation, reistration and/or incorporation of the common organisation.

17. The delay or indulgence on the part of the Promoter in enforcing any of the terms hereof, or any forbearance or giving of time shall not be construed as waiver on their part of any breach or non-compliance of any of the terms and conditions hereof by the Flat Purchaser. Nor shall the same in any manner prejudice any of their rights hereunder.

18. All letters, receipts and/or notices despatched by the Promoter under Certificate of Posting to the Flat Purchaser at his address given in the agreement shall be deemed to have been properly delivered to him.

19. The term 'Flat Purchaser' herein may include the female gender and in that event, the derivatives, terms used herein with reference to the said expression shall be construed accordingly. If the Flat Purchaser be a partnership firm, the said term shall unless repugnant to the context or meaning thereof mean and include the partners for the time being of the said firm, the survivors or survivor of them and his, her or their assigns and his heirs, executors and administrators. If the Flat Purchaser be a Company or Society, the said term



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shall, wherever appropriate, mean and include its successors and assigns. In other cases, the said term shall - wherever appropriate - mean and include all persons claiming right, title and interest through such Flat Purchaser including their successors in interest.

20. The Promoter shall be entitled to sell flats for being used as Bank, dispensary, consulting room, nursing home, coaching classes, restaurants, hotels and such other purpose or purposes permitted under the law for the time being in force. The Flat Purchaser shall not object to the use of flat/s for such purposes.

21. The Flat Purchaser shall lodge the original hereof for registration with the Sub-Registrar of Assurances at Bombay within one month from the date hereof and intimate to the Promoter the serial number under which it is lodged and thereupon, the Promoter shall admit execution thereof.

22. The Conveyance to be executed in favour of the a Co-operative Society or The Common Organisation shall provide that the Promoter will not hand-over possession of the said flat to the Flat Purchaser or the Society unless and until all the amounts which are due and payable by the Flat Purchaser to the Promoter under these present are paid along with interest, if any, payable. The Promoter shall have lien for the unpaid price along with interest, if any, payable to them under the said Conveyance and the Flat Purchaser and/or the Society in no circumstances will be entitled to possession even after the Conveyance is executed unless the Flat Purchaser shall have paid in full the amount along with interest, if any, to the Promoter.

23. The Flat Purchaser shall on or before delivery of possession of the said flat, keep deposited with the Promoter the following amounts:

(i) Rs. 260/- for share money, application, entrance fee of the Society or Limited Company;

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- (ii) Rs. 1,000/- towards costs for formation and registration of the Society or Limited Company;
and
- (iii) Rs. 5000/- towards proportionate share of taxes and other charges.

Rs. 6260/- Total
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24. The Promoter hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the plans or thereafter and shall before handing over possession of the Flat to the Flat Purchaser obtain from the concerned local authority occupation and/or completion certificate in respect thereof.

25. The Promoter hereby declares that the Floor Space Index available in respect of the land has not been utilised by the Promoter elsewhere for any purpose whatsoever. The residual F.A.R. (F.S.I.) in the plot or the layout not consumed will be available to the Promoter till the Conveyance of the property in favour of the Society is executed and thereafter the same will be available to the Society.

26. The Promoter shall utilise the sum of Rs. 1,000/- paid by the Flat Purchaser to the Promoter under clause 23 (ii) hereof for meeting all legal costs, charges and expenses, including provisional costs of the Advocates of the Promoter in connection with formation of the Society, or as the case may be, Limited Company, preparing its rules, regulations and bye-laws or Memorandum and Articles of Association (as the case may be) and the cost of preparing and engrossing the Conveyance.

27. A Co-operative Society of the Purchasers of the Flats in the saaid building will be formed and the Conveyance of the plot will be executed in favour of such Society.

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28. The Promoter shall enter into separate agreements with Purchasers of different flats in the said building for sale to them on ownership basis - on the terms and conditions substantially similar hereto and the benefit of this and such other agreements shall enure for the benefit of all flat-purchasers in the said building and shall be available for enforcement not only against the respective Flat Purchasers thereunder but also against all flats-purchasers thereunder but also against all flats-purchasers in the said building and the provisions of such agreements shall bind to the extent applicable, transferees of flats from the original Flat Purchasers also.

29. The Promoter has furnished to the Flat Purchaser the Particulars of estimated outgoings of the Flat proposed to be bought by the Flat Purchaser.

30. A copy of the Certificate of Title of the Promoter to the plot of land issued by Messrs. Khona and Kayser, Advocates, Solicitors and Notaries is hereto annexed and marked Annexure 'B'.

31. So long as the flat in the building shall not be separately assessed by the Thane Municipal Corporation, - - - - the Flat Purchaser shall pay proportionate share of water-tax to the Thane Municipal Corporation assessed on the whole building PROVIDED HOWEVER that if any special taxes and/or rates are demanded by the Municipal Corporation or any other authority by reason of any permitted use other than residence/commercial/ car parking of the said apartment, the Flat Purchaser alone shall bear and pay such special taxes and rates.

Annex. 'C' 32. Hereto annexed and marked Annexure 'C' is a copy of the plan of the said flat which has been approved by the Thane Municipal Corporation. Hereto annexed and marked

Annex. 'D' Annexure 'D' is a copy of the Extract from City Survey Record of the said property.

33. It has been clearly agreed and understood by and between the parties hereto that irrespective of date of possession or any other terms and conditions of the Main Agreement



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or of this Annexure, the Promoter will not give possession of the Flat to the Flat Purchaser unless and until the Conveyance of the whole of the property is executed in favour of a Co-operative Society to be formed of all flat-purchasers. This condition is of the essence of the contract. If there is any other condition or term in the main Agreement or in this Annexure which is inconsistent with this term, then this term shall prevail and to that extent, other terms and conditions shall not be binding on the parties. This condition is incorporated at the instance of the Flat Purchaser.

34. On the Flat Purchaser committing default in payment of any of the amounts due and payable on their respective due dates under the main Agreement (including his proportionate share of taxes levied by the concerned local authorities and other outgoings) or the Flat Purchaser committing breach of any of the terms and conditions of this Agreement, notwithstanding his other rights and remedies under this Agreement or under the law, the Promoter shall be entitled to terminate this Agreement:



PROVIDED ALWAYS that the power of termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Flat-Purchaser fifteen days' prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions for which it is intended to terminate the agreement and default shall have been made by the Flat Purchaser in remedying such breach or breaches within fifteen days after the receipt of such notice by the Flat Purchaser:

PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Flat Purchaser the instalments of sale price of the Flat which may till then have been paid by the Flat Purchaser to the Promoter but the promoter shall not be liable to pay to the Flat Purchaser any interest on the amount so refunded and upon termination

of this Agreement and refund of the aforesaid amount by the Promoter, the Promoter shall be at liberty to dispose of and sell the said Flat to such person and at such price as the Promoter may in their absolute discretion think fit.

35. The Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects. The Promoter has appointed a structural engineer for preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of the said building.

36. The Promoter hereby agrees that on the Co-operative Society being formed by the Flats-Purchasers, they will get the Conveyance from the owners in favour of such Co-operative Society executed and shall make absolute, clear and marketable title to the said property of such owners and shall remove encumbrances, mortgages or charges on the said property, if any, before execution of such Conveyance.

37. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively to the respective purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat-purchasers. The said terrace shall not be enclosed by the Flat Purchaser till the permission in writing is obtained from the concerned local authority and the Promoter of the Society, as the case may be.

38. At the time of taking possession of flat, the flat purchasers shall pay to the Promoter such amount as they in their turn might have paid to the Maharashtra State Electricity Board as deposit for an Electric Meter to be fitted to the said flat.

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K.P. Kucheria
K.P. Kucheria

[Signature]

Flat Purchaser

Promotor

KHONA & KAYSER (Regd)
Advocates, High Court, Bombay
Solicitors and Notaries
45, Tamarine St, Fort,
Bombay 400 023. Phone: 272903

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Padamsi D. Khona
Notary, Union of India

Bankimchandra P. Khona
Notary, Maharashtra State

Our Ref: No: B/1970A/2, 116/87

Date:

CERTIFICATE

THIS IS CERTIFY that we have investigated the Title of (1) Vasant Shridhar Vaidya, (2) Shankar Krishna Mundale and (3) Anant Trimbak Pathak to the property more particularly described in the Schedule hereunder written and have perused the Title Deeds and certify that in our opinion the title of the said (1) Vasant Shridhar Vaidya, (2) Shankar Krishna Mundale and (3) Anant Trimbak Pathak is clear, marketable and free from encumbrances, charges, and/or claims.

- (A) By an Indenture of Lease dated 18th October, 1962, the said Messrs. P.M. Enterprises demised the said property to Messrs. V. Pamlays Pvt. Ltd., for a period of thirty years commencing from the 18th day of October 1962 at the monthly rent of Rs.1,500/- and upon the terms and conditions mentioned therein.
- (B) Messrs. Hiralal and Co., filed a Company Petition No. 1 of 1972 in the Bombay High Court in its Appellate Jurisdiction for winding up of the said V.Pamlays Pvt. Ltd. sometime in October, 1972.
- (C) By an Order dated 11th October 1972 passed by the Bombay High Court in the said Company Petition No. 1 of 1972, the said V. Pamlays Pvt. Ltd., was ordered to be wound up and the Official Liquidator was appointed the Liquidator thereof.
- (D) The said property was ordered to be sold under the directions of the Bombay High Court.

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- (E) One Gujarat Machinery Manufacturers Limited, a company having its registered office at Vithal Udyog Nagar, Karamsad, District Kaira in the State of Gujarat and its Administrative Office at Churchgate House, Veer Narman Road, Fort, Bombay 400 023, by their letter dated 22nd September 1975 made an offer of Rs. 30,00,000/- to the Official Liquidator and Liquidator of the said V. Pamlays Pvt. Ltd. (in liquidation) for purchasing the said property as also other properties with the structures standing thereon and also plant and machinery etc. on the terms and conditions mentioned therein.
- (F) On or about 20th October 1975, the sale of the properties of the said V. Pamlays Pvt. Ltd. (in liquidation) including the property described in the Schedule hereunder written as also the plant and machinery was confirmed by the Hon'ble High Court of Judicature at Bombay for aggregate consideration of Rs.30,00,000/- in favour of the said Gujarat Machinery Manufacturers Ltd., and the said purchaser was directed to pay the amount of Rs. 22,75,000/- then outstanding.
- (G) The said Gujarat Machinery Manufacturers Ltd., by their letter dated 18th November 1975 intimated to the Official Liquidator and Liquidator of Messrs. V. Pamlays Pvt. Ltd. that they have nominated Messrs. Millers Machinery Co. Ltd. as their nominees for taking possession of the assets of V. Pamlays Pvt. Ltd. (In Liquidation) and purchased by them from the Official Liquidator.
- (H) The said Millers Machinery Co. Ltd., paid to the Official Liquidator Rs. 22,75,000/- being the balance of the purchase price on or about 25th November 1975.
- (I) By an Order dated 26th November 1975, on the report of the Official Liquidator and Liquidator of the said

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V. Pamlays Pvt. Ltd., the said Official Liquidator was directed to hand over the possession of the properties of the said V. Pamlays Pvt.Ltd. (in liquidation) inclusive of the property more particularly described in the Schedule hereunder written as also the plant, machinery, stock-in-trade, etc. to Millers Machinery Co. Ltd. and also directed the Official Liquidator to execute the Sale Deed in favour of the said Millers Machinery Co.

(J)

The Official Liquidator and Liquidator of the said V. Pamlays Pvt. Ltd. on or about 25th November 1975, delivered possession of the said properties including the property described in the Schedule hereunder written to the said Millers Machinery Co. as also delivered the plant, machineries, stock-in-trade, etc. to the said Millers Machinery Co. in pursuance of the said Order of the High Court.

(K)

By an Agreement dated 30th April 1981 made between Millers Machinery Company Ltd. - therein called the Vendor of the First Part, Gujarat Machinery Manufacturers Ltd., therein called the Confirming Party of the Second Part; and Messrs. Shree Gurukrupa Builders therein called the Purchasers of the Third Part, the said Millars Machinery Company Limited, agreed to sell to the said Shree Gurukrupa Builders inter alia:-

- (i) All and singular the said piece or parcel of land or ground, situate, lying and being at Second Pokhran Road, Panchpakhadi, Thane, together with the messuages, hereditaments and structures standing thereon and more particularly described in the First Schedule thereunder written, together with the fixtures, installations, appurtenances in fee simple or an estate equivalent to fee simple in possession and

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(ii) All and singular the said pieces or parcels of leasehold land or ground situate, lying and being at Pokhran Road, Panchapakhadi, Thane together with the structures, fixtures and installations standing thereon and more particularly described in the Schedule hereunder written for the residue of the term and on the terms and conditions contained in the said Indenture of Lease dated 18th October 1962 at or for the price and on the terms and conditions mentioned in the said Agreement dated 30th April, 1981.

(L) On the same date i.e. on 30th April 1981 Messrs. Millars Machinery Company Ltd., handed over vacant and peaceful possession of the properties mentioned in sub-clauses (a) and (b) of clause 1 of the said agreement dated 30th April 1981 more particularly described in the First and Second Schedules thereunder written to the said Shree Gurukrupa Builders. The property described in the Second Schedule thereunder written is the same as the property described in the Schedule hereunder written.

(M) The said Shree Gurukrupa Builders paid to Messrs. Millers Machinery Company Limited, the full consideration money payable by them to the said Millers Machinery Co. under the said Agreement dated 30th April, 1981.

(N) By an Agreement dated 19th March 1982 made between the said Vasant Shridhar Vaidya, Shankar Krishna Mundale and Anant Tribak Pathak as partners of Messrs. P.M. Enterprises on the one hand and the said Shree Gurukrupa Builders on the other hand, the said Vasant Shridhar Vaidya and others agreed to sell to the said Shree Gurukrupa Builders the reversion of the said leasehold property under the Indenture of Lease dated 18th October 1962 to the

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intent that the said Vasant Vaidya, the said Shankar Mundale and the said Anant Pathak would execute a Conveyance of the said property described in the Schedule hereunder written subject to the said Lease dated 18th October 1962 and would assign the benefit of the said Lease dated 18th October 1962 on the terms and conditions as mentioned in the said Agreement dated 19th March 1982.

(O) The said Shree Gurukrupa Builders paid to the said Vasant Vaidya, Shankar Mundale and Anant Pathak is Rs. 15,00,000/- being the full consideration money payable under the said Agreement dated 19th March, 1982.

(F) The said Shree Gurukrupa Builders by an Agreement for Sale dated 20th July, 1987, agreed to sell to the Promoters herein, amongs others, the said property including the right of reversion agreed to be purchased by them for the said property and other property, for total consideration of Rs. 65,00,000/- which amount has been paid by the Promoters to the said Gurukrupa Builders. The said Agreement is lodged for registration with the Sub Registrar of Assurances at Thane under Serial No. 3845/87 on 22nd July, 1987.

(Q) The said Shree Gurukrupa Builders have put the Promoters herein in possession of the said property.

(R) The Additional Collector and Competent Authority, Thane Urban Agglomeration by his ORder under Section 8 (4) of the Urban Land (Ceiling and Regulation) Act, 1976 dated 23rd February 1983 declared that the land-holding of the said Vasant Shridhar Vaidya, Shankar Krishna Mundale and Anant Trimbak Pathak is within the ceiling limit and they are not surplus land-holders.

THE SCHEDULE ABOVE REFERRED TO

FIRSTLY: ALL THAT piece or parcel of land together with



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structures standing thereon situate, lying and being at Panchpakhadi Thane on the South side of Pokhran Road No.2 in the Registration Sub-District and District Thane and bearing Survey No. 54, Hissa No. 2, (part) and Survey No. 34, Hissa No.1 and bounded as follows: that is to say -

On or towards the East partly by Survey No.34, Hissa No.2 , and partly by SurveyNo.35;

On or towards the West by the factory premises formerly belonging to V. Pamlays Pvt.Ltd.

On or towards the South by Survey No.53;

On or towards the North by Pokhran Road No.2.

SECONDLY : ALL THAT piece or parcel of land together with structure standing thereon situate, lying and being at Panchpakhadi, Thane on the South side of Pokhran Road No.2 in the Registration Sub-District and District Thane, bearing Survey No.54, Hissa No.2 (part) and bounded as follows: that is to say:

On or towards the East by factory premises formerly belonging to M/s. V. Pamlays Pvt.Ltd.

On or towards the West by Survey No. 55;

On or towards the South by Survey No.53; and

On or towards the North by the Pokhran Road No.2

Bombay,

Dated this 7th day of August, 1987

FOR KHONA & KAYSER

Sd/-

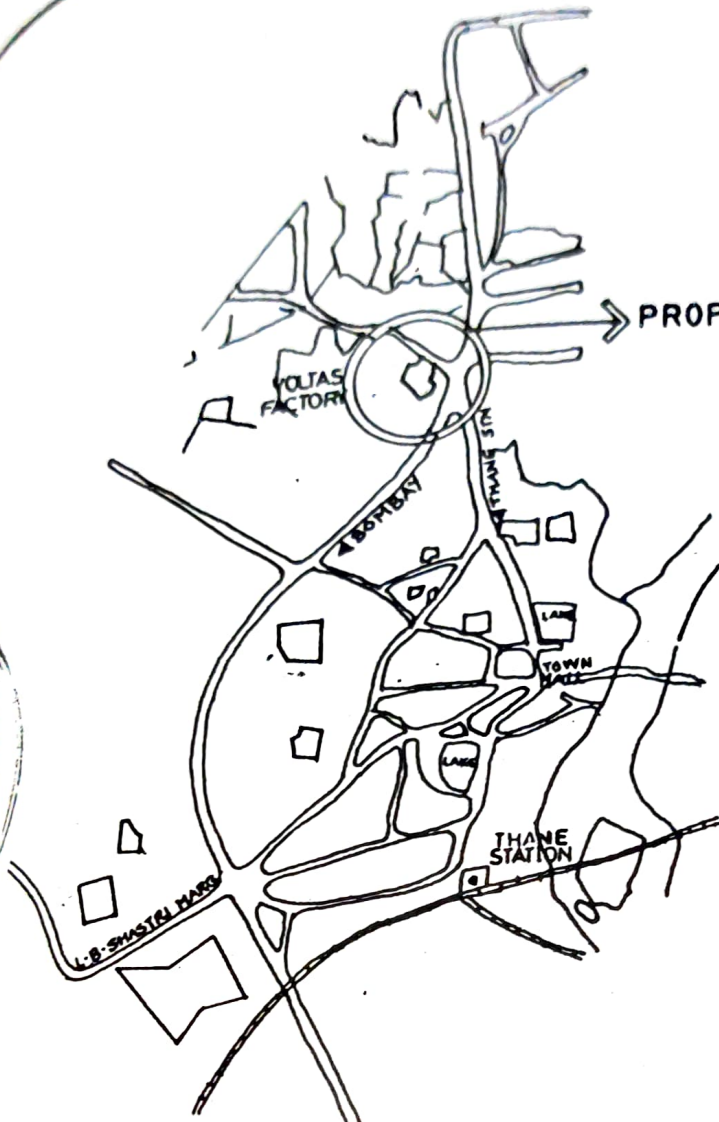
Partner

UP

K.P.K.



9424



[Handwritten signature]

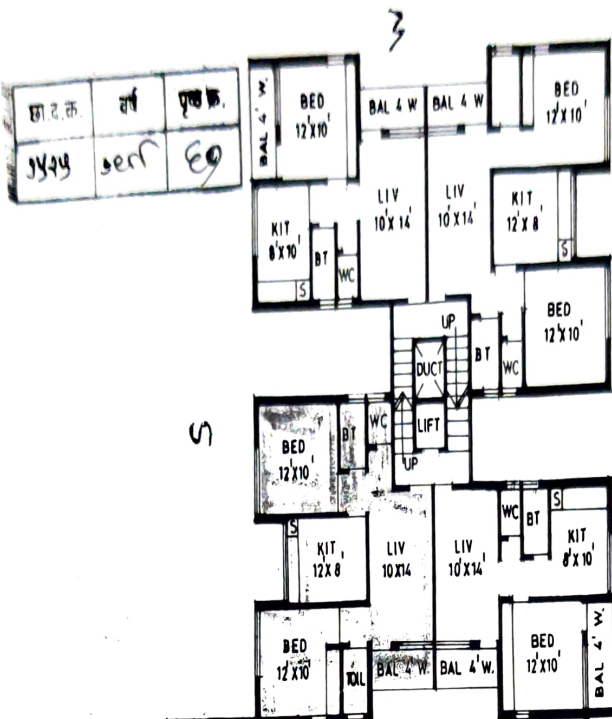


[Handwritten signature]
K.P. Kucheria

PATTEKAR AND PATTEKAR
 ARCHITECTS & INT. DESIGNERS
 'Hem Apartments', 3rd Floor,
 Gokhale Road, THANE - 2.
 Phone : 304310.

THE PLAN OF PROPOSED RESIDENTIAL COMPLEX ON PLOT BEARING S NO 54
 NO 2 SNO 34 HNO 1 AT PANCHPAKHADI THANE

[Handwritten signature]
 K.P. Kucheria

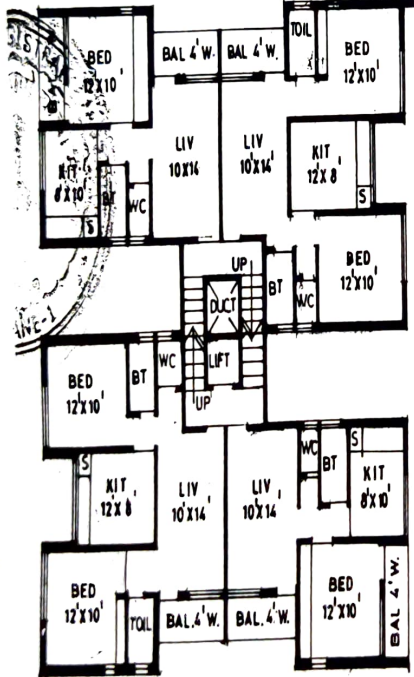


9424 9955

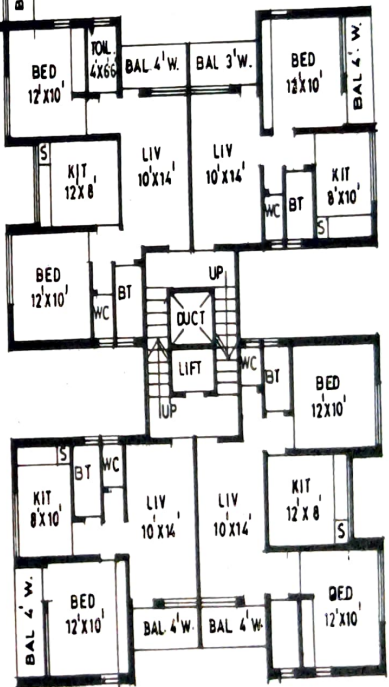
BLDG NO: 17 - Himgiri

FLAT NO: 34

FLOOR: 3



K.P. Kucheria
K.P. Kucheria



TYPICAL FLOOR PLAN.
(1st TO 6th.)

PROPOSED 'C' TYPE BLDG. ON PLOT BEARING S.NO.54,
H. NO. 2, S. NO. 34, H. NO. 1, AT PANCHPAKHADI, THANE.

PATTEKAR & PATTEKAR
ARCHITECTS & INT DESIGNERS
130 B KARNIK HOUSE
GOKHALE ROAD
THANE (W).

१]

श्री. एच. व्ही. वाडगावकर
ज्येष्ठ अधिवक्ता
१९५५
१९८८
६०

क्र. सं. क्र.	वर्ष	पृष्ठ सं.
१९५५	१९८८	६०

- २५ - एम प्रकडा लखिचंद कुचेरीया
- ३५ - श्रीमती कांचन प्रकडा कुचेरीया
- दोषे खडाक हाण पुष्ठेउ.

श्री. डी. व्ही. वाडगावकर
हाण ठाणे

पुस्तक क्रमांक
०१९९/१६
पुस्तक क्रमांक
०१९९/१६
पुस्तक क्रमांक

पुस्तक क्रमांक
०१९९/१६
पुस्तक क्रमांक
०१९९/१६



Handwritten signature

Handwritten signature

K.P. Kucheria

Handwritten signature
C.D. V. DAMD

दिनांक २४ माहे ३ १९८८
दुर्यम निबंधक ठाणे

पुस्तक क्रमांक ०१९९/१६
पुस्तक क्रमांक ०१९९/१६
पुस्तक क्रमांक ०१९९/१६

पुस्तक क्रमांक १
४२,९७०
पुस्तक क्रमांक ३३२
दिनांक १५/१२/२०११

दुर्यम निबंधक ठाणे

१९८८
मुद्रांक वे मुद्रांक ठाणे



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

Occupancy Certificate

FOR BUILDING NO. :- 2, 3, 4, 5 (TYPE :- A - G + 4), 11, 12, 13 (TYPE :- B - G + 4)
16, 17, 18 (TYPE :- C - STILT + 6) 19 - ROW HOUSE (TYPE - 2 - G + 2)

V. P. No. 84/002 _____ TMC/TDD _____ 19 _____ Date 09/04/08

To
M/S. PATTEKAR & PATTEKAR
ARCHITECTS AND INT. DESIGNERS,
THANE

FOR :- M/S. P.M. ENTERPRISES
& V. PAMLAYS PVT. LTD.

Sub :- PROPOSED DEVELOPMENT ON PLOT BEARING
S.NO. 54/ B (PT), 34/1 (PT) AT PANCHPAKHADI, THANE

Ref :- V.P. NO. 84/ 002

Your letter No. :- 8981 / Dt. 28.05.2007

Sir,

The Part / full development work / erection / re-erection or alteration in / of building / part building Nos. 2, 3, 4, 5 (TYPE :- A - G + 4), 11, 12, 13 (TYPE :- B - G + 4) 16, 17, 18 (TYPE :- C - STILT + 6) 19 - ROW HOUSE (TYPE - 2 - G + 2) Situated at :- PANCHPAKHADI, Road / Street :- POKHARAN ROAD NO. 2, WARD NO. _____ SECTOR NO. IV, S.NO. / C.T.S. NO. / F.P. NO. 54/B(PT), 34/1(PT) Village / T.P.S. NO. PANCHPAKHADI, under the supervision of SHRI PRASHANT PATTEKAR, Licensed / Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/ 84/08688 may be occupied on the following Conditions.

- 1) THE THANE MUNICIPAL CORPORATION WILL SUPPLY THE WATER FOR THE DRINKING PURPOSE AS PER AVAILABILITY.

A Set of certified completion plan is returned herewith.

साथघात

Office No. _____
Office Stamp. _____
Date: _____
Issued by: _____



Yours faithfully,

[Signature]
Executive Engineer
Town Planning Department
Municipal Corporation of the
Thane City.

Copy to :-

- 1) Collector of Thane
- 2) Dy. Municipal Commissioner Zone _____ T.M.C.
- 3) E.E. (Water Works), T.M.C.
- 4) Assessor, Tax Dept. T.M.C.
- 5) Vigilance Dept. T.D.D. T.M.C.

OSWAL HIMGIRI CO-OPERATIVE HSG LTD
REGN NO. REGD. NO. TNA/(TNA)/HSG/TC/7662/95-96DT-20.7.1995

MAINTENANCE BILL

BILL FOR THE PERIOD OF 1-Apr-2024 To 30-Jun-2024

P.B.KUCHERIA

BILL NO. : 14/24-25

FLAT NO.: 34

DUE DATE : 15-May-2024

BILL DATE: 1-4-2024

Sr.	PARTICULARS	AMOUNT
1	ASSOCIATION CHARGES	2,025.00
2	PROPERTY TAX	1,014.00
3	WATER CHARGES	690.00
4	ELECTRICITY CHARGES	1,590.00
5	SINKING FUND	318.00
6	MOTOR CYCLE PARKING	30.00
7	NON- OCCUPANCY CHARGES	466.00
8	MISCELLANEOUS CHARGES	1,044.00
9	MAJOR REPAIR FUND	5,000.00
TOTAL		12,177.00
PRINCIPAL ARREARS:		ADD: INTEREST
INTEREST ARREARS:		ARREARS
		Less: ADVANCE
		GRAND TOTAL
		₹ 12,177.00

Amount in Words : Rs. Twelve Thousand One Hundred Seventy Seven Only

NOTE:

E.& O.E.

1. Please pay your Bill on or Before Due Date because henceforth late payment will attracts interest @21% on entire bill
2. Write Flat No & Members name on the reverse side of the Cheque.
3. Rs 5000/- per Flat as per decision in AGM 30.09.2023

FOR OSWAL HIMGIRI CO-OPERATIVE HSG LTD

HON. SECRETARY / TREASURER

OSWAL HIMGIRI CO-OPERATIVE HSG LTD

RECEIPT

RECEIVED WITH THANKS FROM P.B.KUCHERIA [34]

SUM OF RS. TWELVE THOUSAND ONE HUNDRED SEVENTY SEVEN ONLY, AGAINST BILL No. 92/23-24 DATED 1-1-2024

₹ 12,177.00

(Subject to Realization of Cheque)

Rcpt.No.	Date	Chq.No.	Chq.Dt.	Bank Name	Mode	Amount
88	1-Feb-2024	UPI	1-Feb-2024		Cheque/DD	12,177.00
Receipt Total:						12,177.00

This is a Computer Generated Invoice no signature required.



भारत सरकार

Government of India



प्रकाश बिरदिचंद कुचेरिया
Prakash Birdichand Kucheria

जन्म तारीख / DOB : 13/06/1948

पुरुष / Male



9634 5122 4971

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India

पत्ता 17/34, हिमगिरी, ओस्वाल
पार्क, पोखरण रोड-2, ठाणे, ठाणे,
महाराष्ट्र, 400601

Address: 17/34, Hingiri, Oswal Park,
Pokharan Road-2, Thane, Thane,
Maharashtra, 400601

9634 5122 4971



1947

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACPPK7393F



नाम /NAME

PRAKASH BIRDICHAND KUCHERIA

पिता का नाम /FATHER'S NAME

BIRDICHAND KUCHERIA

जन्म तिथि /DATE OF BIRTH

13-06-1948

हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे

Commissioner of Income-tax I, Pune

BILL NO.(GGN) 000002425765748

ग्राहक क्रमांक : 000022291840 मोबाईल/ईमेल : 94xxxxxx80

PRAKASH B KUCHERIA
17/34 HIMGIRI OSWAL PARKPOKHARAN RD NO 2 THANA 400099

प्रकाश बी कुचेरिया

17/34 हिमगिरी ओसवाल पार्क पोखरण रोड नं 2 थाणा 400099

बिलिंग युनिट : 4726/VIKAS COMPLEX S/DN./THANE
दर संकेत : 90/LT I Res 1-Phase
पोल क्रमांक :
पी.सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 2/20/6223/0145/4726305
मिटर क्रमांक : 05804845274
रिडींग ग्रुप : B2

पुरवठा दिनांक : 07-11-1990
मंजूर भार : 4.00 KW
सुरक्षा ठेव जमा (रु) : 3880.00
चालू रिडींग दिनांक : 02-05-2024
मागील रिडींग दिनांक : 02-04-2024

GSTIN 27AAECM2933K1ZB

देयक दिनांक : 07-05-2024
देयक रक्कम रु : 6450 00

वैद्य दिनांक : 27-05-2024
या तारखे नंतर : 6530 00
भरल्यास

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.

मध्यवर्ती तक्रार निवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

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

आम्ही येथेही उपलब्ध आहोत



चालू रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
11950	11508	1.00	442	0	442

Meter Status: Normal
Bill Period: 1.00/



वीज वापर	मूल्य
मे - 2023	353
मे - 2024	442

महत्वाचे

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूपायांचा गो-ग्रीन डिफरंट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर बर्याच बाजूला खऱ्या कोपऱ्या मध्ये उपलब्ध आहे.)

एट्रिल महिन्याचे रिडींग साधारणतः 02-06-2024 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता युनिटच्या असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे गेट द्या.

ऑनलाइन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल अॅप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पॅमेंट सुविधेचा अवलंब करा आणि 0.25%(वास्तविक जास्त रु.500)समयान्त मिळवा संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.

For making Energy Bill payment through RTGS/NEFT mode, use following details
o Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000022291840
o IFS Code: SBIN0008965, Name of Bank : STATE BANK OF INDIA, Name of Branch: IFB BKC
o Bill Amount: <As per bill> .

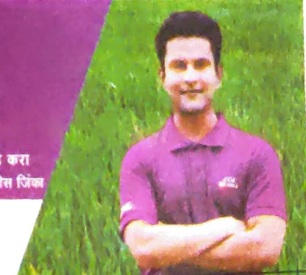
Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

तुमची पसंती आम्हाला सांगा

ब्रँड, सामाजिक विषय तसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे?
आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.
9326508274 वर 'OPINION' व्हाट्सअप करा किंवा अॅप डाऊनलोड करा



QR कोड स्कॅन करा अॅप डाऊनलोड करा
App मध्ये सर्व भर आणि आकर्षक बक्षीस जिंक



DELIVERING TRUST
SINCE 1998

India's No. 1 Consumer Data Intelligence Company.

www.axismyindia.org

स्थळप्रत	बिलिंग युनिट : 4726	ग्राहक क्रमांक : 000022291840	पी.सी. : B2	दर : 90
अंतिम तारीख	27-05-2024	Rs. 6450.00		

या तारखे पर्यंत भरल्यास	16-05-2024	Rs. 6390.00
या तारखे नंतर भरल्यास	27-05-2024	Rs. 6530.00

बँकेची स्थळप्रत:
बिलिंग युनिट : 4726 ग्राहक क्रमांक : 000022291840
47262000022291840270520240000064500080001605240060

डिजिटल क्र. : 4726305
पी.सी. B2 दर : 90

अंतिम तारीख	27-05-2024	Rs. 6450.00
या तारखे पर्यंत भरल्यास	16-05-2024	Rs. 6390.00
या तारखे नंतर भरल्यास	27-05-2024	Rs. 6530.00



This Electricity Bill neither is to be used as a proof of ownership of any property or premises

For Advt. sales@axismyindia.org

axis MY INDIA