

ARTICLES OF AGREEMENT made at Mumbai this 20<sup>th</sup>  
 day of ~~February~~ January 1998 in the Christian Year One Thousand Nine Hundred  
 Ninety ~~Seven~~ eight Between MESSRS. RELIANCE LAND DEVELOPERS  
 registered Partnership Firm carrying on business at Bachubai Building  
 187, Dadabhoy Naoroji Road, Mumbai 400 001 hereinafter called 'the  
**BUILDERS'** (which expression shall unless otherwise repugnant to the  
 context or meaning thereof be deemed to include the partner or partners  
 for the time being of the said firm, the survivors or survivor of them and  
 the heirs, executors and administrators of such last survivor and their or  
 his assigns) of the One Part **AND SHRI ANIRUDHA ARUN SHETH**  
**& SHRI MAHESH ARUN SHETH** both of Mumbai Indian inhabitant,  
 hereinafter called 'the **PURCHASER'** (which expression shall unless  
 otherwise repugnant to the context or meaning thereof be deemed to  
 include their respective heirs, executors and administrators of the Other  
**Part;**

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GENERAL STAMP OFFICE  
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*S. V. Tembekar*  
 Proper Officer,  
 General Stamp Office, Mumbai

**WHEREAS** prior to 8th April 1996 (1) **MALI RAJARAM DHURU**, (2) **SUDHAKAR RAJARAM DHURU**, (3) **ANILKUMAR RAJARAM DHURU AND OTHERS**. (hereinafter called 'the Owners') were absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land hereditaments and premises situated, lying and being at Veer Savarlar Road, Dadar being Final Plot Nos. 1174 and 1175 of Town Planning Scheme No. IV, Mahim Area admeasuring 481 sq. yards and sq. yards respectively and more particularly first and secondly described in the First schedule hereunder written;

**AND WHEREAS** by a Deed of Conveyance dated 8th April 1996 made between the said Owners as Vendors and the Builders herein as Purchasers and registered with the Sub-Registrar of Assurances at Mumbai under No. 1903 of 1996. the said Owners granted and conveyed to the Builders 30% undivided share right title and interest in or to the said piece or parcel of land more particularly described in the First Schedule hereunder written together with exclusive right to use and occupy as owner thereof the portion of the above property admeasuring 488 sq. yards and structures that may be constructed thereon and more particularly described in

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the Second Schedule hereunder written for the consideration therein mentioned:

**AND WHEREAS** by an Indenture of Lease dated the 8th April 1996 made between the said Owners as Lessors and the Builders herein as lessees and registered with the sub-Registrar of Assurances at Mumbai under No. 2388 of 1996, the said owners demised unto the Builders herein said portion admeasuring 488 sq. yards and more particularly described in the Second Schedule hereunder written for a period of 998 years at the annual rent of Rs. ~~10~~ <sup>100</sup>/- and on the terms and conditions therein contained:

**AND WHEREAS** the Builders at the request and by the direction of the said Owners constructed a building having 3 Wings viz. A, B and C on the said property more particularly described in the First Schedule hereunder written:

**AND WHEREAS** the Builders became entitled to consume and/or utilise the balance Floor Space Index (FSI) by constructing an additional wing to the said building on the said portion of the property more particularly described in the Second Schedule hereunder written :

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AND WHEREAS the Building plans in respect of the said additional Wing 'D' proposed to be constructed on the said property more particularly described in the Second Schedule hereunder written have been duly approved by the Municipal Corporation of Greater Mumbai under No. EB/2211 dated 11th day of May 1992 and the requisite commencement certificates bearing No. EB/2211 dated 30th Oct 1992 has been issued:

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AND WHEREAS the titles of the said Mrs. Malti Balram Dhuru and Others to the property more particularly described in the Schedule hereunder written as on 8th April 1965 is clear and marketable as is evidenced by the Certificate of Title to Messrs Phadke & Co. a copy whereof is hereto annexed and marked Ex. 'A'.



AND WHEREAS the Purchaser has taken inspection of the prior title deeds and has satisfied himself/herself about the title of the Builders to the said property and shall not be entitled to further investigate the title of the Builders or to make any requisition or raise any objection with regards to any other matter relating thereto :

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**AND WHEREAS** the Purchaser has also taken inspection of the approved building plans, commencement certificate, specifications sanctioned by the Municipal Corporation and other such relevant documents or contract with the Architect, Contractors etc. mentioned in the Rules of the Maharashtra Ownership Flats Act of 1964 and particularly items covered by (a) to (k) of Sub-section 2 of Section 3 of the said Act and items of (a) to (g) of Rules 4 of the said Rules:

**AND WHEREAS** the Builders agree to construct the said building as per the sanctioned building plans and will be selling residential flats and shops and the open Car-parking spaces, garages in the compound of the said building, on what is known as Ownership basis with a view ultimately that the owners of all the flats, shops open parking spaces (and garages if permitted) and other spaces in the said building and in the compound should form themselves into a Co-operative Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (or ultimately become members of such society) and upon the owners of all flats and other spaces, the open car parking spaces (and garages if permitted) in the compound paying in full all their

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respective dues payable to the Builders and strictly complying with all the terms and conditions of their respective agreements with the Builders ( in a form similar to this Agreements) the Builders shall execute the necessary Deed of Conveyance / Transfer in favour of such Co-operative Society :

**AND WHEREAS** the Purchaser has agreed to acquire from the Builders Flat No. 501 on the 5<sup>th</sup> Floor of the said building and open car-parking space at Still floor level / ~~garage Nos.~~ as shown on the attached plan (hereinafter referred to as the "said premises") with full notice of the terms and conditions and provisions contained in the documents referred to hereinabove and subject to the terms and conditions hereinafter contained :

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-**

1. The Builders shall under normal conditions, construct and complete the said building comprising of Eight flat / tenaments as per the sanctioned building plans. The Builders agree that it shall be the liability of the Builders to construct the said building according to the plans and specification approved by the Mumbai Municipal Corporation. As

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recited above, the said building as sanctioned at present, is to consist of ground floor stilt and 7 upper floors, if F.S.I. in the locality is increased or the Builders procure, Transferable Development Rights before the said development project is completed and the completion certificate is issued by BMC and /or if the Builders decide to vary/amend the said sanctioned building plans, than and in such event the Builders shall be entitled to and shall construct such building as per such revised building plans. The Purchaser hereby expressly consents to the same, so long as the total area of the said flat and the specifications, amenities, fixtures and fittings therein are not reduced. This consent shall be considered to the Purchaser's consent contemplate by Sec. 7 (i) (ii) of the said Act.

**AND WHEREAS** on an about the 5<sup>th</sup> day of May.

—1987 the Purchaser approached the builders with a request to book on residential flat in the building then proposed to be constructed on the said piece on parcel of land more particularly described in the schedule hereunder written and deposited with the Builders a sum of Rs. 50,000/- (Rupees Fifty Thousand only.) in that behalf.

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2. The Builders hereby agree to sell and the Purchaser hereby agrees to acquire the said premises, being Flat No. 501 on the 5<sup>th</sup> floor shown on the plan thereof hereto annexed and marked Ex. 'B' (which is as per the sanctioned building plans) at or for the price of Rs. 38,00,050/- (Rupees Thirty eight Lakhs only). 1173.95 sq.ft. carpet area Approx (i.e. 109.06 sq.mtr.) (inclusive of the area of the balcony.) The aforesaid price of the said premises is inclusive of a sum of Rs. 380000/- as the proportionate share of the common areas and facilities.

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3. The Purchaser hereby agrees to pay the consideration for the acquisition of the said flat being Flat No. 501 on the 5<sup>th</sup> floor in Wing 'D' as under :-

(1) Rs. 22,50,000/-

On execution of these presents,  
Vide Cheque No. 445850 ~~445834~~  
Dated 17/02/1998. BANK OF BARODA, PBD

(2) Rs. 14,00,000/-

On execution of these presents,  
Vide Cheque No. 005563  
Dated 17/02/1998. SARASWAT CO-OP BANK, PBD

(3) Rs. 1,00,000/-

Within 30 days from date of Occupation. Certificate from Mumbai Municipal Corpn.

Rs. 38,00,000/-





The time for payment of the purchase price as provided in clause No. 3 herein above shall be of the essence of this contract. The certificate of the Architects of the Builders / Promoters shall be conclusive proof that the plinth or the respective slabs are completed and within seven days from the receipt of the notice from Builders to the Purchasers. The purchaser shall make the payment as herein provided. The Purchaser shall not be entitle to raise any objection as regards completion of plinth or casting of the respective slabs or in regard to certificate of Builders 'Architect. In the event of any portion of the said property being acquired by the BEST for putting electric sub-station the Builders shall be entitled to give such portion to the BEST or any other body for such purpose on such terms and condition as the Builders shall think fit.

4. If the Purchaser commits default in payment of any of the installments aforesaid on their respective due dates (time being the essence of the contract and/or observing and performing any of the terms and conditions of this Agreements), the Builders shall be at liberty to terminate this Agreement. In which event the said earnest money paid by the Purchaser to the

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Builders shall stand forfeited. The Builders shall, however, on such termination refund to the Purchaser the installments of part-payment, if any, which may have till then been paid by the Purchaser to the Builders but without any further amount by way of interest or otherwise, on the Builders terminating this Agreement under this clause the Builders shall be at liberty to sell and dispose off the said flat to any other person as the Builders deem fit, at such price as the Builders may determine and the Purchaser shall not be entitled to object to such sale or to claim any amount from the Builders.

5. Without prejudice to the aforesaid, the Builders shall be entitled to charge 24% interest on the amount of installments in respect whereof a default has been committed by the Purchaser.

6. The Builders agree to hand over possession of the said flat to the Purchaser immediately upon the execution of the Deed of Conveyance in respect of the said plot of land more particularly described on the Schedule hereunder written together with the building to be constructed thereon in favour of a Co-operative



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Society to be formed by the several purchasers of flats in the said building. Subject to the above and also subject to the easy availability of cement, steel and other building materials and also subject to any act of God such as earthquake, floods or any other natural calamity act of enemy or war or any other cause beyond the control of the Builders, the Builders shall hand over possession of the said flat to the Purchaser on or before the 20<sup>th</sup> day of January ~~1997~~ 1998

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PROVIDED THAT THE Builders shall be entitled to a reasonable extension of time for giving delivery of the flat on the aforesaid date, if the completion of the building in which the flat is situated is delayed on account of:

- a. Non-availability of Steel, Cement, other Building materials, Water or Electric Supply.
- b. War, Civil commotion or Act of God.
- c. Any notice rule notification of the Government and/or other public or Competent Authority.

It is expressly agreed that upon delivery of possession of the said flat to the Purchaser, the Purchaser shall have no claim whatsoever against the Builders in respect of Items of construction work herein.

7. If for any reason the Builders are unable or fail to give possession of the said premises to the Purchaser within date specified above, or within any further date or dates agreed to by and between the parties, hereto, then and in such case, the Purchaser shall be entitled to give notice to the Builders terminating the Agreement, in which event the Builders shall within two weeks from the receipt of such notice refund to the Purchaser the aforesaid amount of earnest and the further amounts if any, that may have been received by the Builders from the Purchaser in respect of the said premises, as well as simple interest on such amount at the rate of 9% per annum from the date of receipt till repayment. The Builders shall also pay to the Purchaser a sum of Rs. 5,000/- (Rupees Five Thousand only.) as liquidated damages in respect of such termination. Neither party shall have any claim against each other in respect of the said premises or

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arising out of this Agreement and the Builders shall be at liberty to sell and dispose off the said flat to any other person at such price and upon such terms and conditions as the Builders may deem fit. If as a result of any legislative order or regulation or direction of the Government or Public authorities, the Builders are unable to complete the aforesaid building and/or to give possession of the said premises to the Purchaser, the only responsibility and liability of the Builders will be pay over to the Purchaser and several other persons who have agreed to purchase or may purchase flats and other portions in the said building, the proportionate amount that may be received by the Builders in pursuance of such order or legislation and save as aforesaid neither party shall have any right or claim against the other under or in relation on this agreement or otherwise howsoever.

8. The nature, extent and description of the common areas and facilities and of the limited common areas and facilities shall be as under :-

(a) Common area and facilities :-

(i) entrance lobby of the building :

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- (ii) Compound of the building i.e. the open areas (out of the said land) described in the second schedule hereunder written) appurtenant to the built-up area of the building, but excluding the open car-parking space & open ground space in the compound allotted/to be allotted to the respective purchaser and garages, if permitted and constructed.

Four feet wide staircase of the building including main landing, for the purpose of ingress and egress but not for the purpose of storing or for recreation or for residence or for sleeping.

(b) Limited common areas and facilities :-

- (i) Landing in front of the stair on the floor on which the particular flat is located, as a means of access to the flat but not for the purpose of storing or as a

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recreation area, or for residence or for sleeping.

- (ii) This landing is limited for use of the residence of the flats located in that particular floor and for visitors, thereto; but is subject to means of access for reaching the other floors available to all residents and visitors.

9. Nothing contained in these presents is intended to bear not shall be construed to be a grant, demise or assignment in law of the said premises or the land, hereditaments and premises or any part thereof. Nothing contained herein shall deprive the builders of their rights to let to 'Hoardings' for advertisement from the compound / terrace of the building. It is expressly agreed that the Builders shall be entitled to sell to any person/s hoarding rights (including right to put up hoarding in the compound and on the terrace).



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10. The parties hereto specifically declare and confirm that :-

- (a) the Purchaser has inspected the property and has ascertained for himself/hereself/themselves that the work of completing the said building is still in progress and the said premises are not yet fir/ready for use and occupation ;

The Purchaser shall have no claim save and except in respect of the particular flat hereby agreed to be acquired, that is, all open spaces, parking place, lobbies, staircase, lifts, terraces etc. will remain the property of the Builders until the whole property is transferred to the proposed Limited Company, a Co-operative Society or Incorporated Body as hereinafter stated.

12. The Builders, shall have a right to make addition, alterations, raise storey or put additional structures as any time as may be permitted by the Municipal or other competent authorities, such additions, alterations structures and storeys will be the sole property of the Builders who will be entitled to dispose it off in any way they choose and the



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Purchaser hereby consents to the same.

**IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES** hereto that the terrace space in front of or adjacent to the terrace flat in the said building if any shall belong exclusively to the respective purchaser of the terrace flat and such terrace space intended for the exclusive use of the respective flat purchaser. 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 Builders or the Society.

13. **PROVIDED** that the Builders do not in any way affect or cause prejudice to the right hereby granted in favour of the Purchaser in respect of the flat/shop parking space, common area agreed to be purchased by the purchaser, the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title and interest in the said land, hereditaments and premises and the building constructed and hereafter to be constructed thereon.

14. As soon as the building is notified by the Builders as complete, each of the flat/shop purchasers



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(including the Purchasers) shall pay the respective balance of price payable by them within 15 (Fifteen) days of such notice served individually or put at some prominent place in the said building. If any of the Purchaser fails to pay the arrears as aforesaid the Builders will be entitled to forfeit the amounts previously paid by such defaulting flat Purchasers who will lose all rights in the flat agreed to be taken by him.

Under no circumstances the Purchaser shall be entitled to take possession of the said flat unless and until all payments required to be made under this agreement by the Purchaser have been made to the Builders.

16. The Builders shall in respect of any amount payable by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said flat/shop agreed to be acquired by the Purchasers.

17. The Purchaser shall from the date of receipt by him of the notice from the Builders to take possession of the flat regularly pay every month a provisional amount of Rs. 3500/- <sup>per month</sup> towards proportionate taxes, ground

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rent and all outgoing, expenses, maintenance charges, etc. The Purchaser hereby agrees to deposit a sum of Rs. 25000/- (Rupees Twenty-five thousand only) towards the approximate share of the deposit of ground rent and maintenance charges with Builders and also a sum of Rs. 251/- (Rupees Two hundred fifty one only.) towards the Share Capital of the Co-operative Society or a Limited Company as the case may be. The balance of such deposit will be transferred to the Co-operative Society or a Limited Company as the case may be when formed and registered and after the execution of Deed Conveyance or other documents in its favour.

18 In case any security or other deposit is demanded either by the Municipal corporation, Bombay Electric Supply & Transport or any other authority for the purpose of giving water and/or electric connection to the said building or any other deposit demanded by any other local body or authority, the Purchaser shall contribute proportionately as may be determined by the Builders immediately on notice being given by the Builders to the Purchaser calling upon him to contribute towards the security deposit as stated above.

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19. So long as each flat in the said Building shall not be separately assessed for Municipal Taxes and Water Charges, all the flat Purchasers shall pay the property taxes assessed on the whole building, such proportion to be determined by the Builders on the basis of the area of each flat in the said building. The Purchasers shall also bear and pay any increase in local taxes, water charges, insurances and such other levy, levies if any, which are imposed by the concerned local authority and/or Government and/or Public Authority on account of change of user of the flat by the flat purchaser i.e. if the flat is used for any purpose other than residential purpose.

20. The Purchaser hereby agrees that in the event of any amount becoming payable by way of premium to the Municipal Corporation or to the State Government or betterment charges or development tax or any other or payment of a similar nature becoming payable by the Builders the Purchaser shall pay the same in proportion to the area of the flat agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be conclusive and binding upon the Purchaser.

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21. The Purchaser shall maintain at his own cost the flat agreed to be acquired by him in the same good condition, state and order in which it is delivered to him and shall abide by all bye-laws, rules and regulations of the Government, Municipal Corporation and BEST, or any other authorities and local bodies and shall also observe and perform the covenants / conditions of the Indenture of Conveyance to be executed in favour of the Society and shall attend, answer and be responsible for all actions, omissions, violations of any of the conditions or rules or bye-laws and shall observe and abide by all the terms and conditions contained in this Agreement.

22. The Purchaser hereby covenants with the Builders to pay all the amounts required to be paid by the purchaser under this Agreement and observe and perform the covenants and conditions in this Agreement and the Conveyance to be executed in favour of the Co-operative housing society / incorporated body in respect of the said piece or parcel of land more particularly described in the Second Schedule hereunder written and the Building thereon and to keep the Builders indemnified against the said covenants and

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conditions except so far as the same ought to be observed by the Builders.

23. The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society, Limited Company, or Incorporated Body to be formed in the manner hereinafter appearing and also from time to time to sign and execute the application for registration and other papers and documents necessary for the formation and registration of the Society and duly fill in complete, sign and return within 10 days of the same being forwarded by the Builders to the Purchaser. No objection shall be taken by the Purchaser if changes or modification are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authority. The Purchaser shall be bound from time to time to sign all papers and documents and to do all other things as the Builders may require him to do from time to time for safeguarding the interest of the Builders and other Purchasers of flats in the said building. Failure to comply with the provisions of this clause will render this Agreement in fact to come to an end and the earnest money and other moneys paid by the Purchaser shall stand forfeited by the Builders.

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24. The Co-operative Society or Limited Company or other Incorporated Body of the several flat purchasers when formed shall join in the application to be made by the Owners for requisite permission to transfer under the provisions of Urban Land (Ceiling and Regulations) Act, 1976, such Society or Company shall give such co-operation and assistance as may be necessary for obtaining the said permission. The Builders shall obtain a Coveyance in respect of the said property as agreed after obtaining the necessary permission of the Competent Authority under Section 27 of the Urban Land Ceiling and Retulations Act, 1976.) If for any reason, the Competent Authority shall exercise the option to purchase the said property on behalf of the State Government as provided in the said Section then and in that event, the right of the Purchaser for refund of the Purchaser price shall extent only to the amount received on the purchase and/or acquisition of the said property and the Purchaser shall receive from the Builders compensation and/or amount in the same proportion in which the purchase price paid by the Purchaser herein shall bear to the aggregate of the purchase price and by all the Purchasers of flats in the said building and the same shall be accepted by the



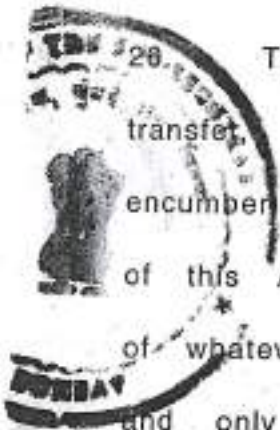
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Purchaser in full satisfaction of his/her claim for refund of the purchase price from the Builders.

25. The Purchaser hereby covenants to keep the flat partition, walls, sewers, drains, pipes and appurtenances thereto belonging in good and tenable condition and in particular so as to support shelter and protect all the parts of the Building.

The Purchaser shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with his interest under or the benefit of this Agreement or any part thereof till all the dues of whatever nature owing to the Builders are fully paid and only if Purchaser has not been guilty of breach or non-compliance with any of the terms and conditions of this Agreement and until he obtains previous consent in writing of the Builders.

27. The Purchaser shall permit the Builders and their surveyors or agents with or without workmen and others at all reasonable time to enter into and upon the said flat or any part thereof to view and examine the state and condition thereof and to make good within three months of giving of such notice in writing by the Builders to the Purchaser any breach or repair required



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to be effected therein.

28. The Purchaser shall permit the Builders and their surveyors and agents with or without workmen and others at all reasonable time to enter into and upon the said flat or any part thereof for the purpose of repairing any part of the building and for the purpose of making repairing, maintenance, rebuilding, clearing, and keeping in order and good condition all services, drains, pipes, cables, water course, gutters, wires, party structures and other covenants belonging to or serving or used for the said building and also for the purpose of laying down gas, water electric line, maintaining, repairing or testing drainage, gas and water pipes and electric wires and for similar purpose and also for the purpose of cutting off the supply of water of flat premises of the building in respect where of the Purchaser or the occupier of any other flat shall have made default in paying his share of the water tax.

29. The Purchaser shall not use the flat or permit the same to be used for any purpose whatsoever other than for the purpose for which it is sold nor any purpose which may be likely to cause nuisance or



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annoyance to occupiers of the neighbouring properties nor for illegal or immoral purposes.

30. The Purchaser will not demolish or cause to be demolished the flat or any part thereof not at any time make or cause to be made any addition or alteration of whatsoever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the sewers, drains, pipes in tenable repairs and conditions and in particular, so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in other manner do damage to column, beams, walls, slabs or R.C.C. Parapet or other structural members in the flat without the prior written consent or the Builders and/or the Society.

31. After the possession of the flat is handed over to the Purchaser, if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipal Corporation or any statutory authority, the same shall be carried out by the Purchaser, in co-operation with the Purchaser, of the flats in the said building at

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their own costs and the Builders shall not be in any manner liable or responsible for the same.

32. The Purchaser Shall not do or permit to be done any act or thing which may render void or voidable any insurance of any flat in or any part of the said building or cause any increased premium to be payable in respect thereof.

33. The Purchaser shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown in said flat or in the compound or any portion of the building.

34. The said building shall always be known as 'PADMA PRABHU' Apartments and the name of the Co-operative society or Limited Company or Incorporated Body to be formed shall bear the same name and this name shall not be changed without the written permission of the builders.

35. After the building is complete, ready and fit for occupation and after the Society or Limited Company or Incorporated Body is registered and only after all the flats in the said building have been sold and disposed of and all dues payable to them under the

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terms of the Agreement with various flat holders are paid the Builders will execute and/or cause to be executed a Deed of Conveyance and/or other document in favour of Co-operative Society, Limited Company or an Incorporated Body.

36. In the event of the Society or Limited Company or Incorporated Body being formed and registered before the sale and disposal by the Builders of all the flats in said building, the powers and authority of the Society so formed or of the Purchaser herein and other Purchasers of flats in the said building, shall be subject to the overall control of the Builders in respect of any of the matters concerning the said building, the construction and completion thereof and all matters appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold flats or the flats of which the agreements are cancelled at any stage for one reason or other and the Builders have absolute authority regarding sale disposal thereof.

37. The Purchaser of shop in the building shall also be admitted as a member along with the other flat Purchaser even if a Co-operative Society is formed and



he/she or they shall be bound by all the rules and regulations and bye-laws of the said Society.

38. **IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES** hereto that the terrace space in front of or adjacent to the terrace flat in the said building if any shall belong exclusively to the respective purchaser of the terrace flat and such terrace space are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be enclosed by the flat purchase till the permission in writing is obtained from the concerned local authority and the Promoters or the Society.

39. Until the execution of the Deed of Conveyance in favour of the proposed society or Ltd. Company, it is hereby expressly agreed that the terrace or terraces in the said building shall always belong to the Builder and they shall be entitled to deal with and dispose off the same in such manner as they may deem fit. In the event of the Builder obtaining permission from the Municipal Corporation for construction of flat/tenament/pent house and/or any other premises constructed on the terrace and the terrace shall then be in exclusive possession of the Purchaser of such

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flat/tenament/pent house and/or other structure constructed thereon. The Society and/or other Limited Company that may be formed by the Purchasers of flat/tenament/pent house and/or other premises that may be constructed on the terrace as aforesaid shall admit as its member and shall allot to such Purchaser of flat/tenament/pent house and/or other structure as may have been constructed on the terrace alongwith the terrace. In the event of any water storage tank for the building being constructed on the terrace, then the society and/or Limited Company, as the case may be shall be entitled to depute its representative to the terrace for repairing tank during such time as may be mutually agreed upon by the Purchaser of flat on the terrace, and the Society and/or Limited Company as the case may be. 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 exclusive to the respective purchaser of the terrace flat and such terrace spaces are intended for the terrace flat Purchaser after conveyance of the property in favour of the proposed co-operative Housing Society in its registration/formation of Limited Company as case may

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be. The said terrace shall not be enclosed by the flat purchaser till the permission in writing is obtained from the concerned Municipal Authority and the Builder or the Society or as the case may be, the Limited Company. PROVIDED however, always that nothing contained shall be construed as waiver of the contract/ conditions to those of rights contained in the Clause No. 9 hereinabove.

40. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Builders or any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser shall not in any manner prejudice the rights of the Builders.

41. All letters, receipts and/or notice issued by the Builders despatched under Certificate of Posting to the address known to them of the Purchaser will be sufficient proof of receipt of the same by the Purchaser and effectually discharge the Builders and for this purpose the Purchaser has given the following

K. J. M.  
10/11

address **SHIR. ANIRUDH ARUN SHETH.** Kamana Co-op. Housing Society Ltd., 7th Floor, Prabhadevi, Dadar, Mumbai 400 028

If the Purchaser neglects, omits or fails for any reason whatsoever to pay to the Builders any of the amounts due and payable by the Purchaser under the terms and conditions of this Agreement whether before or after the delivery of possession within the time herein specified or if any of the Purchaser shall in any way fail to perform or observe any of the covenants and stipulations on his part herein contained then in the event, the Builders shall be entitled to re-enter and resume possession of the said flat and every thing whatsoever, therein contained, and this Agreement shall cease and stand terminated and the earnest and all other monies already paid by the Purchaser to the Builders shall stand forfeited to the Builders and the Purchaser shall have no claim for refund or repayment of the said earnest money and/or the said other amounts already paid and in such event the Purchaser shall be liable to immediate ejection as a trespasser and the right given by this clause to the Builders shall be without prejudice to any other rights, remedies and claim whatsoever at law or under this Agreement of the Builders against the Purchaser,

Kji  
OR  
Sh



without Prejudice to the aforesaid, the Builders shall be entitled to charge 24% interest on the amount of instalments in respect whereof a default has been committed by Purchasers.

3  
42. This Agreement shall be registered with the Sub-Registrar of Assurance at Bombay under the provisions of the Indian Registration Act, 1908 and the costs, charges and expenses in respect thereof shall be borne and paid by the Purchaser alone. The Purchaser shall lodge the said Agreement for registration with the Sub-Registrar and shall inform the Builders the serial number under which it has been lodged for registration to enable the Builders to admit the execution thereof.

3  
43. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1964 and Rules made thereunder or any other provisions of law applicable thereto.

44. All costs, charges and expenses in connection with the formation of the Co-operative Society or Limited Company or Incorporated Body as well as the costs of preparing, engrossing, stamping and registering all the agreements, conveyance, deeds or

King  
COR  
Sh

any other documents or documents required to be executed by the Builders or by the Purchaser as well as the entire professional costs of the Advocates of the Builders in preparing and approving all such documents shall be borne and paid by the Society or Limited Company or Incorporated Body or proportionately by all the holders of the flats in the said building. The Builders shall not contribute anything towards such expenses. The proportionate share of such costs, charges and expenses payable by the Purchaser shall be paid by him immediately on demand.

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

: THE FIRST SCHEDULE ABOVE REFERRED TO :

FIRSTLY : ALL THAT piece or parcel of land situated lying and being at Veer Savarkar Marg, Dadar, being final Plot No. 1174 of Town Planning Scheme No. IV, Mahim Area, admeasuring 481 Square yards together with structure standing thereon bearing cadastral survey No. 86 of Mahim Division in the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows :

that is to say :

*[Handwritten signature]*

On or towards the EAST : Veer Savarkar Marg  
On or towards the WEST : Final Plot No. 1173  
On or towards the NORTH : College Lane  
On or towards the SOUTH : Final Plot No. 1175

**SECONDLY :** ALL THAT piece or parcel of land situated lying and being at Veer Savarkar Marg, Dadar, being Final Plot No. 1175 of town Planning Scheme No. IV Mahim Area, admeasuring 1358 square yards together with the structure standing thereon, bearing cadastral Survey No.3/86 of Mahim Division in the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows :

that is to say :

On or towards the WEST : 15 Feet wide access Road  
On or towards the EAST : Veer Savarkar Marg  
On or towards the NORTH : Final Plot No. 1173 & 1174  
On or towards the SOUTH : Final Plot No. 1176

**: THE SECOND SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece of parcel of land hereditaments and premises situate lying and being at Veer Savarkar Marg, Dadar, forming part of Final Plot No. 1174 and 1175 of Town Planning Scheme No. IV Mahim Area bearing

OR  
KJm  
Sh

Part of Cadastral Survey No. 86 and 3/06 of Mahim Division admeasuring 481 sq. yards i.e. 408.03 sq. metres in the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows :

- On or towards the EAST : Final Plot No. 1175
- On or towards the WEST : 15 Feet wide access Road
- On or towards the NORTH : Final Plot No. 1173
- On or towards the SOUTH : Final Plot No. 1176



SIGNED SEALED AND DELIVERED BY )  
 the withinnamed Builders : )  
**MESSRS RELIANCE LAND DEVELOPERS.** )  
 by the hand of its partner )  
**SHRI. RAJENDRA HIRALAL GANDHI** )  
**KIRIT J. MEHTA** )  
 in the presence of )

- 1. [Signature]
- 2. [Signature]

*For Reliance Land Developers*  
**K. J. Mehta**  
*Partner.*

SIGNED SEALED AND DELIVERED BY )  
 THE WITHIN NAMED PURCHASER : )  
 1. SHRI ANIRUDHA ARUN SHETH ) [Signature]  
 2. SHRI MAHESH ARUN SHETH ) [Signature]

in the presence of ..... )

RECEIVED the day year )  
 first hereinabove written of and )  
 from the withinnamed Purchaser a )  
 sum of Rs. 36,500 0/ + Rs. Thirty Six )  
 (h fifty thousand.) being the amount of )  
 earnest money to be paid by him )

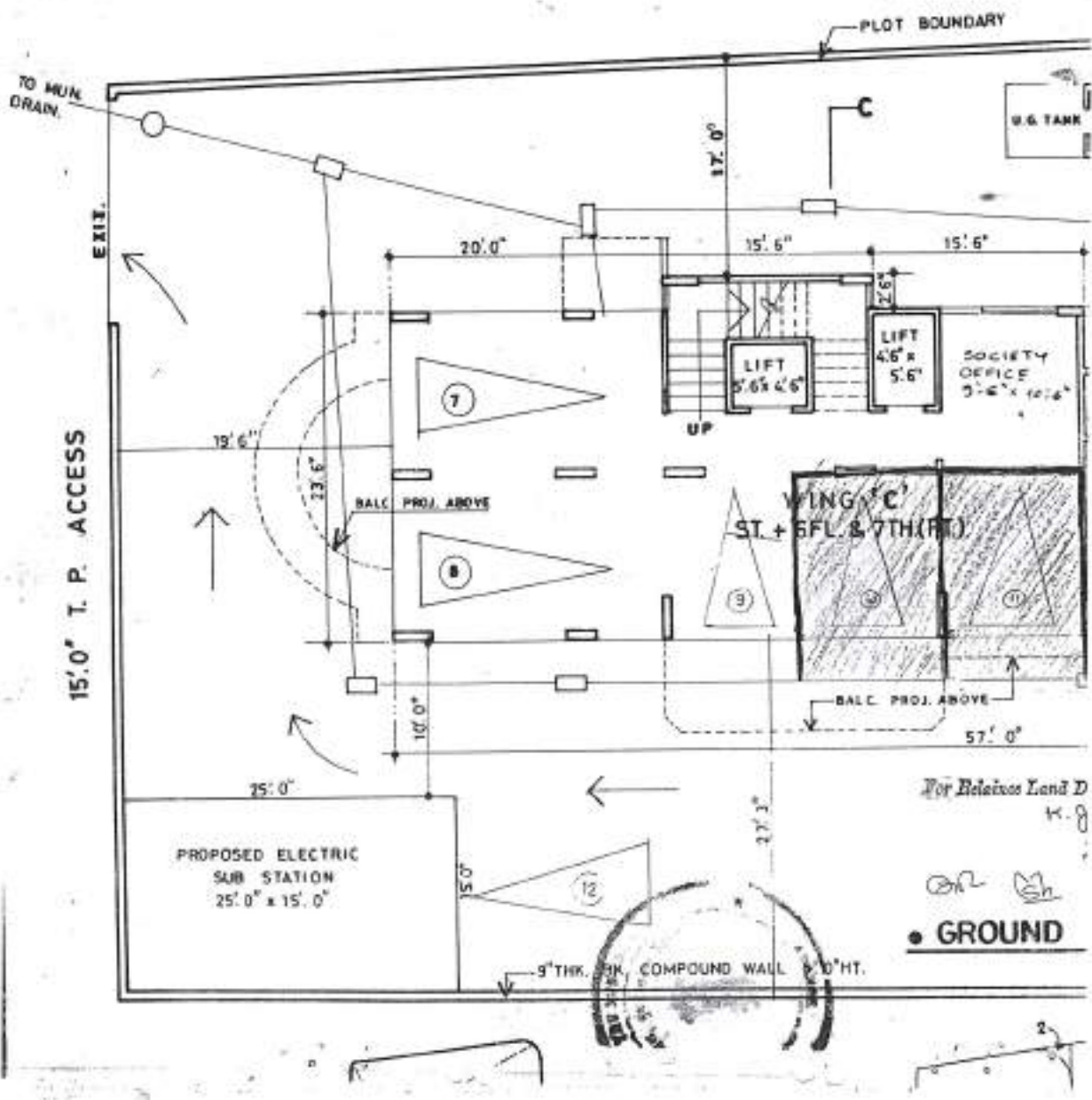
to us. ) Rs. 36,500 00/-

WITNESSES :

- 1. [Signature]
- 2. [Signature]

WE SAY RECEIVED :  
FOR MESSRS RELIANCE LAND DEVELOPERS

[Signature]  
 K. J. Mehta  
 PARTNER.



कुल मूल्य ५१२

वस्तु	मूल्य
सोपान	२०,०००
सोपान की (पाने)	२००
सोपान	१००
<b>कुल</b>	<b>२०,३००</b>

१) अभिषेक  
Sheth

इमान निबंधक, हुबर्दी

सत्य निबंधक, हुबर्दी

१) श्री अनिकुण्ड अरुण शेट  
वय ३० वर्ष, व्यवसाय व्यापार

२) श्री मेहरा अरुण शेट  
वय २८ वर्ष, व्यवसाय व्यापार

दोनों ही पं० ५०९ पं० प्रमू. वीर सावरकर मंडी,  
हवेली मुंबई ४०००२८.



३) श्री विरार जगनादस मेहता  
वय ६० वर्ष, व्यापार सी० १००३ विमानवाहक एडव. के. सी. के. शेट  
हवेली मुंबई ४०००२८. श्री विरार जगनादस मेहता उद्देश्य के लिए  
आभिषेक

सत्य निबंधक द्वारा  
अभिषेक पर सत्य  
सत्यापित  
सत्य निबंधक द्वारा

१) अभिषेक

२) Sheth

३) K. J. Mehta

१) श्री दिपक आयु लाखवाणी -  
 जावरी न/ जोगीनाथ हापाठे. गांवकर वारी, धक्के  
 बाकेरीड ६५२ (दिवा २६)

२) श्री दिशोक लुम. कांझिया जावरी वी जेन सेवा.  
 ६ वाव वरुड २२५५५५ २२६ २५५५५५ को-हॉप.टी: सवि,  
 पानवार कोठार वरुवापे बांका २५५५५५ (५ दिवा २०००२२  
 ६ वावी वीज वित्त.

१) Salwani Deepa

२) Amalika

Amalika  
 मुम्बई निबंधक, मुंबई

दि १५/५/२०२२

१११७८७

१) कांझिया दिशोक श्री एम (उत्तर)  
 हाकर के कर १९२० च्या मुदराने  
 पडणाऱ्या नोंदपत्रात वी भावेकराना  
 वी भावेकराना केराने.

१११७८७

Amalika  
 मुम्बई निबंधक

कल ५२२२२  
 मुम्बई निबंधक, मुंबई

दीवडा.

मारीच: १५/५/२०२२

Amalika

मुम्बई निबंधक, मुंबई



8 year

~~PHADKE~~  
~~PHADKE~~

DATED THIS 20<sup>TH</sup> DAY OF Jan. 1998.

MESSRS RELIANCE LAND DEVELOPERS.

AND

Anirudha Arun Sheth & Mahesh A. Sheth.

CS 86

20/9/98

gdr/er

CS. 86

Mahesh

Am  
38 lakhs

: AGREEMENT :

H. A. PHADKE.  
ADVOCATE & SOLICITOR

40  
20000  
200  
100  
20300

1173

1407.60

6899200



# V. A. PHADKE & Co.

ADVOCATES, SOLICITORS & NOTARY

4441629

chetan shah

sandhi/patwa

REF. No. .... 142/94

KRISHNA MAHAL, 4TH FLOOR,  
D-ROAD, MARINE DRIVE,  
BOMBAY 400 020.

TEL.: 201 43 04  
201 46 92  
203 88 22

2621492/6182525

DATE .. APRIL 29, 1994

Messrs Reliance Land-Developers

Dear Sirs,

Sale of property at Veer Savarkar  
Marg, Dadar  
Rajaram Dhuru & Others  
Messrs Reliance Land Developers

We have investigated the title of Smt. Malati  
Rajaram Dhuru & Others to the above property agreed to be  
purchased by you.

We hereby certify the title of (1) Smt. Malati  
Rajaram Dhuru (2) Sudhakar Rajaram Dhuru and (3) & Anll  
Rajaram Dhuru to the property more particularly described in  
the first Schedule hereunder written as clear, marketable  
and free from encumbrances.

We hereby also certify the title of (1) Smt. Malati  
Rajaram Dhuru (2) Sudhakar Rajaram Dhuru for self and as Karta  
of his HUF (3) Anll Rajaram Dhuru for self and as Karta of his  
HUF (4) Mrs. Latika Manohar Vaidya and (5) Mrs. Sheela Manohar  
Patil to the property more particularly described in the Second  
Schedule hereunder written as clear, marketable free from  
encumbrances.

**.CO & EXHAIR.A.V**

VARUM & BROTHINGS, SETACOVGA

OM 45R

CS 1174. 31AG

2.

POUR HTA JAMAM  
BYING BRAM  
050 004 V

50 04 10  
50 04 11  
50 04 12

**\* THE FIRST SCHEDULE ABOVE REFERRED TO \***

ALL THAT piece or parcel of land situate lying and being at Veer Savarkar Marg, Dadar, being Final Plot No.1175 of Town Planning Scheme No. IV, Mahim Area, admeasuring 1,358 square yards together with the structure standing thereon in the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows : that is to say :

- On or towards EAST : Final Plot No.1174;
- On or towards WEST : Final Plot No.1176;
- On or towards NORTH : Final Plot No.1173;
- On or towards SOUTH : Veer Savarkar Marg;

**\* THE SECOND SCHEDULE ABOVE REFERRED TO \***

ALL THAT PIECE OR parcel of land situate lying and being at Veer Savarkar Marg, Dadar, being Final Plot No.1174 of Town Planning Scheme No. IV, Mahim Area, admeasuring 487 square yards together with structure standing thereon in the Registration District and Sub-District of Bombay City and +Bombay Suburban and bounded as follows :- that is to say ,

- On or towards the EAST : College Lane ;
- On or towards the WEST : Final Plot No.1175;
- On or towards the NORTH: 1173
- On or towards the SOUTH: Veer Savarkar Marg;

Bombay, dated this 29<sup>th</sup> day of April, 1994

*W. D. K.*

ADVOCATES & SOLICITORS

P:

Dated: 30/10/92  
THE MUNICIPAL CORPORATION OF GREATER BOMBAY

LOCAL AUTHORITY

COMMENCEMENT CERTIFICATE

(Valid for 12 months from the date of issue)

Permission is hereby granted under section 69 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVII of 1966) to SHRI. RAJENDRA H. GANDHI Proposed Residential Bldg with convenience shopping on Final Plot No. 1174/MS Cadestrial Survey No. \_\_\_\_\_ of Mahim/ Lower Parel Division, situated at TPS IV Mahim on the following conditions viz.

(1) The Municipal Commissioner for Greater Bombay, at any time direct the building or work, in respect of which permission is granted by this certificate, or any portion thereof to be pulled down or removed and every such direction shall be complied with by the Applicant and every person deriving title through or under him. If any such direction may specify, the Municipal Commissioner may cause the building or work of portion thereof, mentioned in the direction, to be pulled down or removed.

(2) No compensation shall be claimable or payable to the Applicant or any person interested in the said premises, in respect of any building or work carried out by virtue of the permission hereby granted and the said premises shall for the purposes of any claim for compensation, whether under the Land Acquisition Act, 1894 or the Maharashtra Regional & Town Planning Act, 1966, be treated if the building or work, in respect of which permission is granted by the certificate had not been erected or carried out remained in the same stage and condition in 15.8.63 (being the date of publication in the official Gazette of the Local Authority declaration intention to make a Town Planning Scheme).

NO EB/2211/A B 2579/92

*This c.c. is further extended for entire work of phase I (i.e. up to 6th floor)*

*from 25/10/92  
FERRELLI*

(3) The applicant shall, before commencing the erection of the building or the execution of the work, for which permission is granted by this certificate deposit with the Municipal Commissioner for Greater Bombay in cash such sum as the said Commissioner may, in his discretion require, and the sum so deposited may, in the event of any direction given under condition (I) not being complied with, be applied towards the cost of legal proceedings and of pulling down or removing any building or work in respect of which such directions were given. No interest will be allowed on any cash so deposited. In the event of the cost of pulling down or removing such building or work exceeding the sum so deposited, the applicant shall pay to the Local Authority, the amount of such excess, as a liability due by him to the Local Authority under the Maharashtra Regional & Town Planning Act, 1966 within 7 (seven) days from the receipt of a demand therefor. Every amount so deposited with the said Commissioner shall be retained by him till all the provisions of the Town Planning Schemes affecting the said premises have been complied with.

(4) The conditions of the certificate shall bind not only the applicant but also his heirs, executors, administrators and assigns and every person deriving title through or under him.

*This C.C. is issued for the work upto plinth level only for PHASE I ONLY.*

THIS COMMENCEMENT CERTIFICATE IS ISSUED SUBJECT TO THE PROVISIONS OF URBAN LAND (CEILING & REGULATION) ACT, 1976.

For and on behalf of the Local Authority,  
The Municipal Corporation of Greater Bombay

*Handwritten signature*  
Executive Engineer  
Building Proposals - (City)

*NO EB/2211/A of 30/5/74*

*This C.C. is further extended for the work upto plinth for part wing B & upto remaining plinth for wing 'A' only.*

⑤ No. EB/2211/A of 25-3-96

*This C.C. is further extended upto 4th floor of wing A (Part) & wing B (Part) only.*

*Handwritten signature*  
Chief Engineer  
(Building Proposals) (City)

*Ex. Engineer 18.10.74  
Municipal Corporation (City)*

*Ex. Engineer 18.10.74*

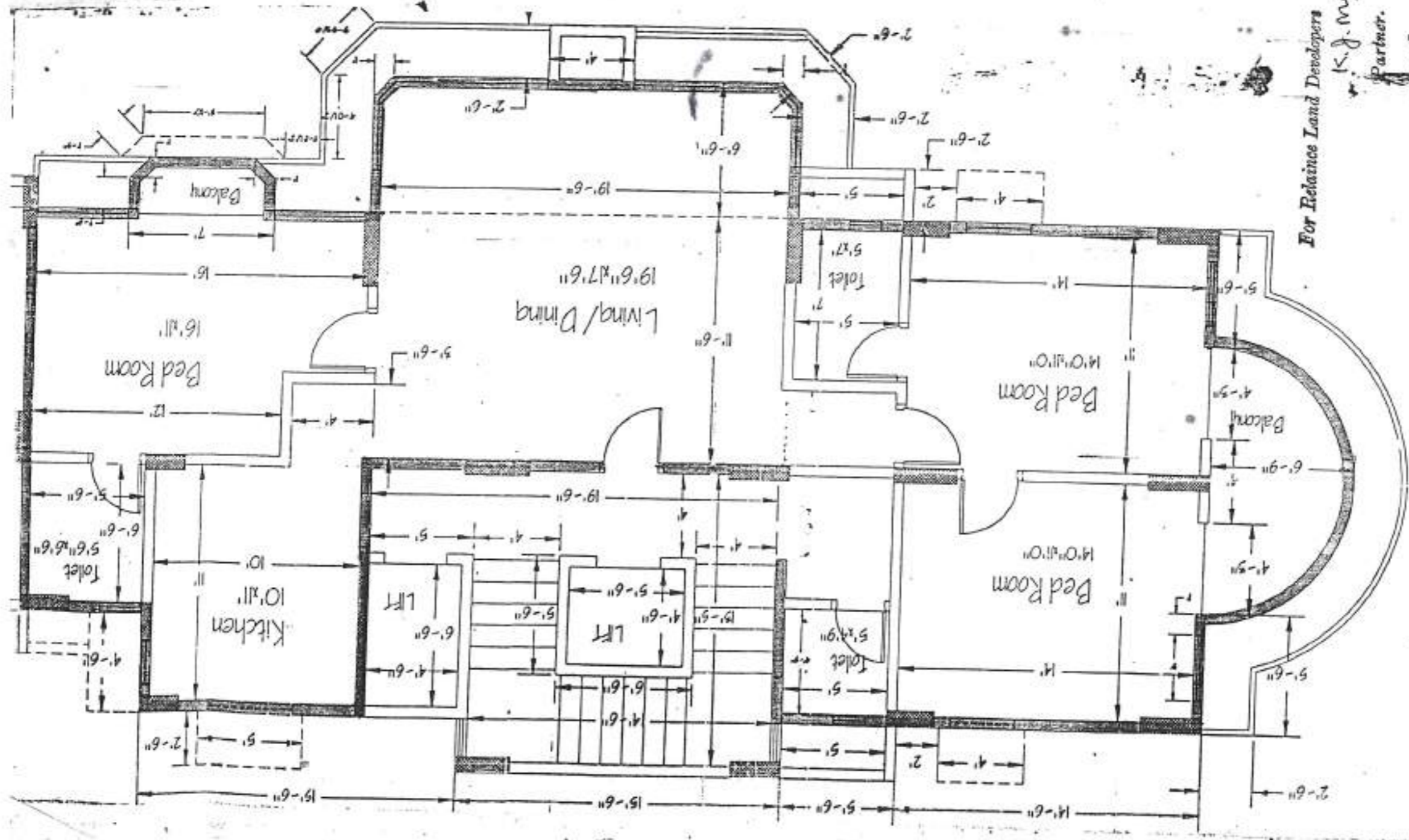
*EB/2211/A of 29.10.74  
This C.C. is further extended for the work of 5th + 4th floor of wing 'C' only.  
Handwritten signature  
Asst. Engineer  
Asst. by C.C. Engineer  
This C.C. is further extended for the work of 4th & 3rd floors & plinth C.C. for wing C is still valid.*

*EB/2211/A*

*This C.C. is further extended for the work of 5th + 4th floor of wing 'C' only.*

*Asst. Engineer  
Asst. by C.C. Engineer*

*Handwritten signature*



For Reliance Land Developers

K. J. Mehta  
Partner.



# PADMA PRABHU Co-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. MUM/WGN/HSG/TC/9256/2014-15/Yr.14

Plot No. 1174/1175, Veer Savarkar Marg, Dadar, Mumbai-400 028.

## Share Certificate

Share Certificate No. 06 Member Regm.No. 06 No. of Shares 10  
(TEN)

This is to Certify That Shri / Smt. / M/s. AA SHETH & MA SHETH

Flat No. 501 A

is/are the registered Holder/Holders of 10 fully paid up shares of Rs. Fifty each numbered  
from 51 to 60 both inclusive in Padma Prabhu Co-Operative Housing Society Ltd.

Situated at Plot No. 1174/1175, Veer Savarkar Marg, Dadar, Mumbai - 400 028.

Given Under the Common Seal of the said Society at Mumbai on

This 15<sup>th</sup> day of AUGUST 20 15



PADMA PRABHU CO-OP. HOUSING SOCIETY LTD

Hon. Chairman

Hon. Secretary

Authorised  
M.C. Member

**MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES**

Sr. No. of Transfer	Date of Transfer	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 Name of the Transferee is Recorded
1	2	3	4	5
1	Hon. Chairman	Hon. Secretary		Authorized M.C. Member
2	Hon. Chairman	Hon. Secretary		Authorized M.C. Member
3	Hon. Chairman	Hon. Secretary		Authorized M.C. Member
4	Hon. Chairman	Hon. Secretary		Authorized M.C. Member
5	Hon. Chairman	Hon. Secretary		Authorized M.C. Member





# PADMA PRABHU CO-OPERATIVE HOUSING SOCIETY LTD.

Regd. No. MUM/WGN/HSG/TC/9256/2014-15/Yr.14

Plot No. 1174/1175, Veer Savarkar Marg, Dadar, Mumbai-400 028.

## Share Certificate

Share Certificate No. 07 Member Regn.No. 07 No. of Shares 10

(TEN)

This is to Certify That Shri / Smt. / M/s. A A SHETH f M A SHETH

Flat No. 501 B

is/are the registered Holder/Holders of 10 fully paid up shares of Rs. Fifty each numbered from 61 to 70 both inclusive in Padma Prabhu Co-Operative Housing Society Ltd.

Situated at Plot No. 1174/1175, Veer Savarkar Marg, Dadar, Mumbai - 400 028.

Given Under the Common Seal of the said Society at Mumbai on

This 15<sup>th</sup> day of AUGUST 20 15



PADMA PRABHU CO-OP. HOUSING SOCIETY LTD

  
Hon. Chairman

  
Hon. Secretary

  
Authorised  
M.C. Member

**MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES**

Sr. No. of Transfer	Date of Transfer	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 Name of the Transferee is Recorded
1	2	3	4	5
1	Hon. Chairman	Hon. Secretary		Authorised M.C. Member
2	Hon. Chairman	Hon. Secretary		Authorised M.C. Member
3	Hon. Chairman	Hon. Secretary		Authorised M.C. Member
4	Hon. Chairman	Hon. Secretary		Authorised M.C. Member
5	Hon. Chairman	Hon. Secretary		Authorised M.C. Member



RECEIPT NO. 23 / 0978546



# BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

Assessment and Collection **WARD G/N**

Received with Thanks from :-

Billing Name : The Chairman / Secretary

Date : 10/06/2024 16:34:15  
Receipt No : 2024ACR04799644  
Tax : Property  
Account No : GND402710190000

Assessee's Name : MALTIBAI W/O RAJARAM MADHUSUDA N DHURU SUDHAKAR RAJARAM,  
DHURU & ANILKUMAR RAJARAM DHU RU THE LAST TWO MINORS B. Y

State Code	PAN No.	GST No.	UIN No.	Placs of Supply	Registered

Bill No.	Bill Dt.	Amount	ND+W.Eee+M.Prnty+G.Prnty+ Dischg.F.-Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chg Amt
202310BIL20095877	26/02/2024	5032	0+0+98+5+0+0+0	5133	0	5133	5133
2023209BIL20095878	26/02/2024	5032	-0+0+96+5+0+0+0	5133	0	5133	5133

Inst.No. Instrument type : 10266  
 Date : 10/06/2024 / 071991 / 40006001 / MAHARASHTRA STATE CO OP BANK LTD /  
 MCR No. : Bank Status Amount : 10266  
 Remark : 10266 Cheque

Net Amount	10266	CGST	0	SGST	0	IGST	0
Total In Words:	Ten Thousand Two Hundred Sixty Six Only						

Advance Payment : Full Payment  
 Remark : HSN/SAC NO. : 999111  
 MCGM PAN NO. : AAALM0042L  
 MCGM GST NO. : 27AAALM0042L324  
 Type of Collection : Cheque Received Subject to Realisation  
 Note - Nil amount in Rupees  
 Gross Value : 10266  
 Digitized by : Bhakti Jitendra  
 Printed On : 10/06/2024 16:34



BRIHANMUMBAI MUNICIPAL CORPORATION  
ASSESSMENT & COLLECTION DEPARTMENT  
BILLWISE OUTSTANDING REPORT

Ward:	GN
SAC No:	GN0402710190000
Billing Name : & Address	The Chairman / Secretary , , Padma Prabhu CHS Ltd., F.P. No. 1174,1175, Veer Savarkar Marg, Near Kirti College, Dadar (West), Mumbai-400028

Bill No.	Period	Tax Amount	N.D.+W.C.+M.Pen.+G.Pen.+ Disch.Fee+Unlaw Pen+Admin.Fee	Out Standing Amt.	Refund Adjst Status	OSM Status	Pen. W-af Status
202310BIL.20095877	202310	5032	0+0+96+5+0+0+0	5133	Not In Process		
202320BIL.20095878	202320	5032	0+0+96+5+0+0+0	5133	Not In Process		

Total: 10268

Note : Bills which are in refund adjustment process will not be shown on "Department Selection" in Application.

Date - 6/6/24  
Chg. No - 071991  
Amt - 10,266/-

This is system generated report & there is no need of signature

Printed By Parineeta Pankaj Sakpal

Page 1 of 1

BillwiseOutstandingRep

Printed on: 06/06/2024 17:10:01

**PADMA PRABHU CO-OPERATIVE HOUSING SOCIETY LTD.**

Reg. No. MUM/WGN/HSG/TC/9256/2014-15/Yr.14  
Plot No. 1174/1175, Veer Savarkar Marg, Dadar, Mumbai-400 028.

Bill No.

166

Date: 01/04/2024

Mr./Mrs.

Aniruddha A Sheth

Flat No.

501 A & B

For the Month

1<sup>st</sup> April 2024 to 30<sup>th</sup> June 2024

Sr. No.	PARTICULARS	Amount
1.	Municipal Tax	
2.	Water Charges	
3.	Service Charges	
4.	Maintenance Charges	
5.	Sinking Fund	30,000/-
6.	Insurance Charges & Others	
7.	Monthly Salary	
8.	Postage	
9.	Interest on outstanding dues	
10.	Education Fund	
11.	Audit Fees	
12.	Penalty	
13.	Non occupancy charges 1000 P.M	3000/-
	<b>TOTAL</b>	<b>33000/-</b>
	Arrears	
	<b>Grand Total</b>	<b>33000/-</b>

1. In their own interest members are advised to make all payments by crossed and order cheques or bank drafts.
2. The only evidence of payment recognised by the society will be the society's printed receipt signed by the Secretary / Chairman / Treasurer.
3. Please include Bank Commission Charges, if your cheque is drawn on an upcountry Bank.

For Padma Prabhu Co-operative Housing Society Ltd.

Receiver's Signature

Secretary

Treasurer





# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ.नं.१९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care Unit, Ward Transformation Department, K. S. Jadhav Plaza, 1st Floor, 100, Colaba, Mumbai - 400028

Name : ANIRUDDHA ARLIN SHETH Mobile No:9800000701 Email ID:X000vip@vsnl.com		Bill For : Jun-2024	Date of Bill : 18/06/2024	Invoice No. : 406741925011
Billing Address : 501,FLOOR-5,PLOT-1174/75,PADMAPRABHU APARTMENTS,SWATANTRYA VEER SAVARKAR MARG,NR KIRTI COLLEGE,DADAR (W),MUMBAI-400028		Book Folio No. : 741925	Consumer No. : 741-925-011*4	
Power Supply Address : 501,FLOOR-5,PLOT-1174/75,PADMAPRABHU APARTMENTS,SWATANTRYA VEER SAVARKAR MARG,NR KIRTI COLLEGE,DADAR (W),MUMBAI-400028		Cycle : 10	C.A.No. : 1759711	
		Type of Supply : 30	Bill Period : 10/05/2024 - 07/06/2024	
		Service No : 862955-X-X	Tariff : LT I B	
		Installation No. : 0699564	Category : RESIDENTIAL	
		Sanctioned Load : 6.990 KW	Ward : GN	
		Security Deposit : 4200.00		
		Last Payment Received ₹ 4970.00	Last Payment Received Date 02/06/2024	

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
6302.38	8.14	11/07/2024	6310.00	6390

\* Due date valid only for current bill amount \*\* Interest will be levied on arrears as applicable

<b>Street Light Contact Details</b> Fuse Control/Off Supply 24444242/24314242/90 28134242/8920654242 8628871657	<b>Billing Complaints</b> 24194515/24194515	<b>Electricity Theft/ Unauthorised use</b> North-24194578	<b>Fault Control</b> 8557448050/80975854 85243268118/12/9029 1088119820438611	<b>For Street Lighting Complaints</b> 7208835803/24101517
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<b>Internal Complaint Redressal Cell</b> Assistant Admin. Manager, Customer Care 'G/N' Ward, Transportation Engineering Bldg, 2nd Floor, Tilak Road, Dadar, Mumbai-400014. TelNo-24194530/8657906871. Email : igccc@ward@bestundertaking.com	<b>Consumer Grievances Redressal Forum</b> Ground Floor, Multistoried Annex Bldg, Accomodation Road, Colaba, Mumbai - 400001 Visit : www.cgrbest.org.in Email : dcgrf@bestundertaking.com	<b>"IMPORTANT MESSAGE"</b> <b>NEFT/RTGS Electricity Bill Payment (BFC First Bank)</b> Name of Beneficiary : BEST Undertaking Beneficiary Account Number : BEST Consumer Right Consumer No. Bank Name and Branch : BFC First Bank Ltd, Central PK Road IFSC Code : SBFC0001111	<b>For Street Lighting Complaints</b> Meter No - M203424 <table border="1"> <thead> <tr> <th>Bar Graph</th> <th>Unit</th> <th>KWH</th> <th>Month</th> </tr> </thead> <tbody> <tr><td>█</td><td>490</td><td>490</td><td>May-24</td></tr> <tr><td>█</td><td>451</td><td>451</td><td>Apr-24</td></tr> <tr><td>█</td><td>400</td><td>400</td><td>Mar-24</td></tr> <tr><td>█</td><td>372</td><td>372</td><td>Feb-24</td></tr> <tr><td>█</td><td>361</td><td>361</td><td>Jan-24</td></tr> <tr><td>█</td><td>447</td><td>447</td><td>Dec-23</td></tr> <tr><td>█</td><td>489</td><td>489</td><td>Nov-23</td></tr> <tr><td>█</td><td>511</td><td>511</td><td>Oct-23</td></tr> <tr><td>█</td><td>475</td><td>475</td><td>Sep-23</td></tr> <tr><td>█</td><td>413</td><td>413</td><td>Aug-23</td></tr> <tr><td>█</td><td>481</td><td>481</td><td>Jul-23</td></tr> </tbody> </table>	Bar Graph	Unit	KWH	Month	█	490	490	May-24	█	451	451	Apr-24	█	400	400	Mar-24	█	372	372	Feb-24	█	361	361	Jan-24	█	447	447	Dec-23	█	489	489	Nov-23	█	511	511	Oct-23	█	475	475	Sep-23	█	413	413	Aug-23	█	481	481	Jul-23
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<b>Bill Collection Centers in your area</b> Mahin : Mahin Bus Station, Mumbai-490 018. Golnake Rd : Mahin Sangrohi Centre, Anar Hind Mandal, Portuguese Church, Mumbai-400 008	<b>NEFT/RTGS Electricity Bill Payment (SBI)</b> Name of Beneficiary : Best Undertaking Beneficiary Account Number : BEST Consumer Right Consumer No. Bank Name and Branch : STATE BANK OF INDIA, BAN BRANCH IFSC Code : SBIN0001111	<b>Units Consumed</b> <table border="1"> <thead> <tr> <th>Month</th> <th>KWH</th> </tr> </thead> <tbody> <tr><td>Jun-24</td><td>572</td></tr> <tr><td>Jun-23</td><td>490</td></tr> </tbody> </table>	Month	KWH	Jun-24	572	Jun-23	490
Month	KWH							
Jun-24	572							
Jun-23	490							

This Electric Bill is issued for electricity used and may not be treated as proof for other

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**(Girish G. Chandankar)**  
Chief Engineer Customer Care

"This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises."

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Consolidated Stamp Duty paid to General Stamp Office, Mumbai vide Order No. MDRANK/SHULK NUMBER/CSD/20/2023 (Validity Period from dttd.29.11.2023 to dttd.31.01.2026)/4845, dttd.30.11.2023.

BEST Undertaking Payment Slip

Crossed Cheque \*\* / D.D. Should be in Favour of \* BEST Consumer 741925011\*4 \*

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
N/GN/10	741-925-011*4	18/06/2024	11/07/2024	6310.00

If you have paid Arrears of , Please bring the paid bill and Pay  
\*\* Payment by made cheque is subject to realization.



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