

3

AGREEMENT FOR SALE

MAJITHIA INDUSTRIAL ESTATE

**WADALA BORLA ROAD,
CHEMBUR, BOMBAY 71.**

UNIT No.

ON

FLOOR

Serial No PS 730/75

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 1 P M
and 2 P M. on the 11th Aug.
1975



P. Nadarajan
Sub-Registrar,
Bombay.

THIS AGREEMENT made and entered at Bombay this 11th

day of April in the Christian Year one thousand nine hundred
and seventy-three BETWEEN THE SPACE BUILDERS PRIVATE LIMITED,
a Private Limited Company registered under the Companies Act, 1956 and
having its office at 17 Marzban Road, Elphinstone Cricket Club, buildings
Bombay 1 hereinafter called "the Party of the First Part" (which expression shall
include unless such inclusion is inconsistent to the context its successors and

assigns) of the One Part And Shri/Smt/Kumari P. Nadarajan
Proprietor of Vel Electronics
of Bombay Inhabitant whose address is 14/49 Ashirovad
Sion (East)
Bombay-22

hereinafter called "the Party of the Second Part" (which expression shall unless
it be repugnant to the context or meaning thereof mean and include his/her/their
legal heirs, executors, administrators) of the Other Part :

WHEREBY Agreement for Sale bearing date the 17th day of September 1973
made between Tulsiani Builders Private Limited of the one part and the Party
of the First Part of the other part the said Tulsiani Builders Private Limited
agreed to sell to the Party of the First Part and the Party of the First Part agreed
to purchase from the said Tulsiani Builders Private Limited the piece of vacant
land situate at Borla Village in Greater Bombay and more particularly described
in the Schedule thereunder written being the same premises as the describ-
ed in the Schedule hereunder written for the price of Rs. 3,76,662/- And whereas
on the execution of the said Agreement the Party of the First Part has paid to
the said Tulsiani Builders Private Limited, a sum of Rs. 1,76,662/- and the
balance of the purchase price is to be paid to the said Tulsiani Builders Private
Limited within 3 months And Whereas on the execution of this agreement the
said Tulsiani Builders Pvt. Ltd. has put the Party of the First Part in possession
of the said piece of land described in the said Schedule hereunder written

AND WHEREAS the Party of the Second Part has taken inspection of the

said Agreement for Sale and made himself/herself/themselves fully acquainted with the contents and terms and conditions of the said Agreement for Sale and the Party of the Second Part has been satisfied as to the title to the said piece of land described in the said Schedule hereunder written and the right of the Party of the First Part to take Conveyance of the said property AND WHEREAS the copy of Certificate of title to the said piece of land described in the said Schedule hereunder written issued by M/s. Bhatt & Co. Solicitors is hereto annexed and marked with the letter 'A'

AND WHEREAS the Party of the First Part is constructing on a portion of the said piece of land a building of an Industrial Estate having partly North-light sheds and partly R.C.C. framed structure

AND WHEREAS Industries Commissioner of the Department of Industries, Bombay, by his letter dated 5th July 1973 No. NOC/PIE/S-1920/5965/LID/5781 has intimated that the said Directorate has no objection to construction of our Industrial Estate on the said piece of land subject to the rules and regulations of the Bombay Municipal Corporation in force from time to time and subject to the condition that 25% of the area to be constructed should be reserved for shifting industrial units located in non-conforming zones of the Bombay City and Suburban

AND WHEREAS the Party of the Second Part has taken inspection of the said letter dated 5.7.1973

WHEREAS the Party of the First Part is making separate agreements with several other persons and parties in respect of the other Units in the said Premises

WHEREAS the Party of the Second Part has agreed to purchase Unit No. *FOUR - A* on *FIRST* floor admeasuring about *640 (Ruilt up)* sq. ft. of the said building known as Majithia Industrial Estate to be constructed on the aforesaid piece of land hereinafter referred to as the said Unit Upon the terms and conditions hereinafter mentioned and this Agreement for sale shall be registered under the Indian Registration Act, 1908 and/or the Maharashtra Ownership Flats Act, 1963 at the exclusive cost of the Party of the Second Part :

AND WHEREAS the Party of the First Part has agreed to provide the amenities in the said building more particularly mentioned in the List of Ameni-



am
mm

am

ties hereto attached and marked with the letter B

NOW THIS AGREEMENT WITNESSETH AS UNDER :—

1. The Party of the First Part shall construct building as per plans approved by the Municipal Corporation of Greater Bombay of the design seen and approved by the Party of the Second Part the party of the Second Part hereby authorises the Party of the First Part to make such variations and modifications as the Party of the First part may consider necessary and desirable hereafter. The said building shall be constructed on the piece or parcel of land described in the Schedule hereunder written and shall consist of partly ground floor structure and partly of ground and two upper floors.

2. The Party of the Second Part shall pay proportionate share of the non-agricultural assessment payable in respect of the said property described in the Schedule hereunder written.

3. The Party of the Second Part doth agree to purchase the Unit No. 4-A admeasuring about 640 (Built up) sq. ft on the first floor of the said property known as MAJITHIA INDUSTRIAL ESTATES as shown on the plan seen and approved by the Party of the Second Part for the price of Rs. thirty two thousand (Rupees 32,000 = 00). The said Unit is shown on the plan hereto annexed and marked with the letter C and thereon shown in red colour boundary line.

4. The Party of the Second Part agrees to discharge the consideration for the purchase of the aforesaid unit to be purchased by him/her/them as under :—

a) By the payment of 20 per cent of the purchase price as an earnest money on execution of this agreement; + - - - - - Rs 32,000 = 00

b) The balance of the purchase price in the manner indicated below (within 7 days of the Party of the Second Part receiving intimation from the Party of the First Part calling upon him/her/them to make payment of the said moneys, namely)

20% on or before 30th November, 1973

Nil

20% on or before 31st January, 1974

Nil

mm
mm

20% on or before the 31st March, 1974

Nil

20% at the time of possession of the Unit being

Nil

delivered to the Party of the Second Part.

5. The Party of the Second Part doth hereby covenant with the Party of the First Part to pay the above instalments on the due dates time being the essence of the contract. On failure of payment of any instalment as above said or on any breach being committed of the terms and conditions herein contained or for non-observance thereof by the Party of the Second Part, the Party of the First Part shall have the option to terminate this agreement, in which event the earnest money and all the amounts paid by the Party of the Second Part shall stand forfeited to the Party of the First Part and the Party of the Second Part shall have no claim against the Party of the First Part and the Party of the First Part shall be entitled to resell the said Unit.

6. The Party of the Second Part agrees and binds himself/herself/themselves to pay after receipt of occupation Certificate of the said building to the Party of the First Part his/her/their proportionate share as determined by the Party of the First Part of the outgoings in respect of the said property viz., water charges, electric charges, Municipal taxes, or any other taxes or outgoings in connection with the said property insurance, common lights, chowkidar, sweepers, sanitation and other necessary expenses incidental to the management and maintenance of the said property. The Party of the Second Part shall indemnify and keep indemnified the Party of the First Part and shall before taking the possession of the said premises keep a deposit of Rs. 2 per sq. foot as security for the due payment of the said outgoings with the Party of the First Part. The deposit shall be transferred by the Party of the First Part only to a limited company or incorporated body or a Co-operative Society for Industrial Estate to be formed as herein mentioned. From the said deposit, the party of the First Part shall be entitled to deduct the amount, if any, for the time being due by the Party of the Second Part and the balance shall be transferred to the said Limited Company or Incorporated Body or Co-operative Society or Industrial Estate as aforesaid.

7. The possession of the said Unit shall be delivered to the Party of the Second Part after receipt of Occupation Certificate in respect of the said building from the Bombay Municipal Corporation Provided All the amounts due under this Agreement are paid by the Party of the Second Part to the Party of the First



mm
mm

Part and all necessary papers for the Unit are signed by the Party of the Second Part. The Party of the Second Part shall have no claim whatsoever against the Party of the First Part as to any item of work or construction or otherwise in respect of the said Premises after the date of handing over the possession thereof to the Party of the Second Part.

8. The Party of the First Part hereby agrees to give the possession of the said Unit on or before ~~30th June, 1974~~ ^{30th April 1975}, except for unforeseen and unavoidable and inevitable circumstances and it is agreed that the time limit shall stand extended, till such circumstances have abated.

9. The Party of the Second Part shall maintain his/her/their said Unit to be purchased by him/her/them in the same condition and order in which it is delivered to him/her/them at his/her/their own cost and the party of the Second Part shall observe all the terms and conditions under which the said property and the said building is held by the Party of the First Part and he/she/they shall not do or suffer to be done anything in the said building or the said Unit which may be against the Rules and bye-laws of the Bombay Municipal Corporation or any other authorities and he/she/they shall be responsible to the Bombay Municipal Corporation or any other authority for anything in connectin with any such breach or violation committed by him/her/them.

10. The Party of the Second Part shall not let sub-let transfer assign or part with possession of the Unit till he/she/they has/have paid all the amounts due and payable by him/her/them to the Party of the First Part.

11. No such transfer or assignment as is mentioned in the preceding clause hereto, shall be made by the Party of the Second Part unless it is of the entire Unit as a whole.

12. The Party of the Second Part shall use the premises for factory purpose and/or Godown only as per the Rules and Regulations of the Bombay Municipal Corporation.

13. The Party of the First Part shall be entitled to lien and charge on the said Unit purchased by the Party of the Second Part in respect of any amount due and payable by the Party of the Second Part under this Agreement. Till all the amounts due and payable under this Agreement are paid by the Party of the

Second Part he/she/they shall have no right whatsoever in respect of the said unit.

14. The Party of the Second Part shall not be entitled to claim partition of his/her/their share in the said Unit or the said property and/or the said building thereon and the same shall always remain undivided and impartible.

15. The Party of the First Part hereby covenants with the Party of the Second Part that subject to the Party of the Second Part paying the dues under this agreement and on the part of the Party of the Second Part to be observed, performed and carried out, the Party of the Second Part shall peaceably hold and enjoy the said Unit without any interruption by the Party of the First Part or any person lawfully claiming by through under or in trust for the party of the First Part.

16. If the Party of the First Part is not able to give possession of the said Unit to the Party of the Second Part owing to unavoidable circumstances within the extended time as aforesaid the party of the Second Part shall be entitled to receive back the moneys paid by him/her/them to the party of the First Part towards the price of the said Unit with simple interest at six per cent per annum.

17. The Party of the Second Part shall take the necessary shares in the Limited Company or incorporated Body Industrial Cooperative Estate to be formed as aforesaid and this agreement shall be treated as an irrevocable application and consent to become a member of a Limited Company or Incorporated Body or Industrial Cooperative Estate as aforesaid by the Party of the Second Part for allotment of shares or the said Limited Company or Incorporated Body or Cooperative Industrial Estate to him/her/them.

18. All notices to be served as per terms of this Agreement on the Party of the Second Part shall be deemed to have been duly served if they are sent to the Party of the Second Part by Registered post at his/her/their said address.

19. It is expressly agreed and consented by the Party of the Second Part that under no circumstances whatsoever possession of the Unit to be purchased by the Party of the Second Part shall be given to the Party of the Second Part unless and until the Party of the Second Part has made all payment to be made by him/her/them under this Agreement.

20. The Party of the Second Part along with the rest of the purchasers of all



the Units in the said building will form and join a Limited Company or Incorporated Body or Industrial Cooperative Estate. After completion of the building and on receipt by the Party of the First Part of the full price of all the tenements which it shall have received and shall be entitled to receive as the case may be in terms of this Agreement and similar agreements with the other Unit holders, the Party of the First Part shall transfer and assign all his right title and interest in the piece of land described in the Schedule hereunder written and in the Building to be constructed thereon to the said Company or Society as the case may be. The necessary documents of transfer of the said property shall be prepared by the Attorneys or Advocate of the Party of the First Part. All costs, charges and expenses in connection with the formation of a Limited Company or Incorporated Body or Industrial Cooperative Estate as well as the costs of preparing stamping and registering this agreement and of the document of transfer of the property to the Limited Company or Incorporated Body or Industrial Co-operative Estate and of all other documents to be executed by the Party of the First Part as well as the professional costs paid by the Party of the First Part in preparing or approving such documents shall be borne by all the Unit owners in the said building and/or the members of such Limited Company or Incorporated Body or Industrial Cooperative Estate as the case may be. The Party of the Second Part shall at the time of occupation of the Unit keep deposit of Rs. 500/- (five hundred) with the Party of the First Part towards the above expenses and shall also deposit with the Party of the First Part before taking possession the amount of stamp duty payable on the document of transfer of the said property as may be chargeable in respect of the Unit purchased by him herein.

21. The Deed of Assignment and/or Conveyance of the said piece of the land and the building thereon and other documents shall be prepared by the Attorneys and/or Advocate of the Party of the First Part.

22. Any delay indulgence or negligence on the part of the Party of the First Part in enforcing the terms and conditions of these presents or any forbearance or the grant of the time to the Party of the Second Part shall not be construed as waiver on the Party of the First Part of any terms and conditions of these presents, nor shall such waiver in any way prejudice the right of the Party of the First Part.

23. In case any security deposit is demanded by Water Department of the Municipal Corporation and/or the B.E.S. & T. Undertaking before giving the

water connection and power connection to the proposed building or other deposit is required to be made, the Party of the Second Part shall contribute proportionately as determined by the Party of the First Part immediately after the notice sent by the Party of the First Part to the Party of the Second Part calling upon him/her/them to contribute towards the security deposit as stated above.

24. The Party of the Second Part shall on or before the execution of these presents deposit with the party of the First Part a sum calculated at the rate of Rs. 2/- (Rupees two) per square foot of the area of the Unit agreed to be purchased by him/her/them herein, towards the expenses for electric power connections cable charges, electric Substation and equipment thereof in the said Industrial Estate.

25. The Party of the Second Part hereby undertakes to pay the monthly Municipal taxes, water charges, electric charges, insurance, Chowkidar, sanitation common lights charges and other outgoings in respect of his/her/their unit etc., as determined by the Party of the First Part within 3 days from the date of notice received by the Party of the Second Part from the Party of the First Part.

26. It is hereby agreed without prejudice to the rights of the Party hereto of the other part set out under this Agreement, that in the event of the Party of the Second Part committing default in payment of any sum payable hereunder, the party of the Second Part shall pay to the Party of the First Part, interest thereon at the rate of 12% per annum from the due date of payment, till actual payment.

27. The Party of the First Part has agreed with the Purchaser of Units being Galas Nos. 20, 21, 30, 31, 32, 33 and 34, that as appurtenant to the purchase of the said Units the said Purchaser of the said Units has been given the right to use open space being portions on the two sides of the said Units namely on East and South of the said Units and subject to the Rules and Regulations of Bombay Municipal Corporation and of Directorate of Industries, Bombay. The said purchaser has agreed to pay all the taxes including Municipal taxes payable in respect of the said portions of open space in addition to the taxes payable by him in respect of the said Units being Galas Nos. 20, 21, 30, 31, 32, 33 and 34. The Party of the Second Part has been informed of the said free Space given as aforesaid by the Party of the First Part to the said Purchaser and the Party of the Second Part has been given inspection of the plan showing the said open space. The party of the second part and other purchasers of other units shall not be entitled to take any objection to the use by the said Purchaser

of the said open space.

28. On the execution of this Agreement, the Party of the Second Part shall pay to Subhash Enterprises,

who has brought this transaction, brokerage at the rate of Rs. 2% on the purchase price herein mentioned in respect of the said premises.

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 SCHEDULE OF THE PIECE OF LAND
HEREINABOVE REFERRED TO:—**

All that piece or parcel of agricultural land situate lying and being at Borla Village, Bombay Suburban District, being part of a large piece of land bearing survey Nos. 57 (part) and 58 (part) of Borla Village, Chembur in the Registration Sub-District of Bandra, Bombay Suburban District admeasuring 6277. 7 square yards i.e., 5248.16 sq. metres, or thereabouts and bounded as follows; that is to say, on or towards the East by the remaining land belonging to the Vendors, bearing Survey No. 57 (part) and 58 (part) on or towards the West by the proposed 100 Ft. Wadala Borla Road, on or towards the South by the 30 Ft. Strip of land belonging to the Vendors.

S. No. 851 and 852 of Borla Village, Chembur, Bombay. In the Regn. Dist and Sub-Dist of Bombay City and Bombay Suburban

CERTIFICATE OF TITLE TO THE SAID PIECE OF LAND:

Re: Sale of property at Borla Village in Greater Bombay bearing Survey No. 57 (part) and No. 58 (part) and only Survey Nos. 851 and 852 of Borla Village

Tulsiani Builders Pvt. Ltd.

To

Space Builders Pvt. Ltd.


On behalf of our clients M/s. Space Builders Private Limited, we have examined the title to the above property and in our opinion the title is marketable and free from reasonable doubts and incumbrances.

Dated this 21st day of September, 1973.

M/s. Bhatt and Co.
Attorneys-at-law.

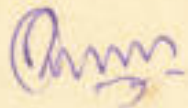
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LIST OF AMENITIES

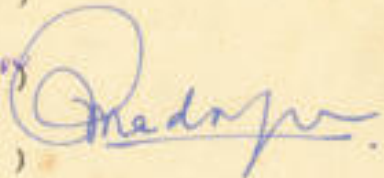
- a) Main entrance door to each unit will be of steel Rolling shutter along with the necessary fittings and fixtures, as per the design provided by the Architect.
 - b) All windows except W.C. shall be steel as per the Architects design.
 - c) The flooring of all galas and passages shall be rendered with 1½" thick Indian Patent Stone with ironite topping.
 - d) Toilet will be attached to Galas and provided with White Glazed tiles.
 - e) Each Toilet will be provided with one push cock of brass. One downtake connection will be provided to each wash basin.
 - f) Two light point per gala shall be provided.
 - g) One fan point per Gala shall be provided.
 - h) One Light point in each W.C., Stair-landing middle landing of each floor.
 - i) Necessary light points in the passages.
 - j) One plug point in each unit.
 - k) Separate meter for each unit will be provided.
 - l) Necessary iron hooks for the fans will be provided.
 - m) Number plate on the main entrance of each unit.
 - n) Necessary overhead and underground water tank of the required sizes and approved by the Bombay Municipal Corporation will be provided with adequate fittings.
 - o) Adequate capacity water pumps will be provided as required under the Bombay Municipal Corporation Rules.
 - p) Means of access from the Municipal Road to property shall be asphalted drained and levelled to serve the building.
- 


Signed Sealed and Delivered)
by the withinnamed Messrs)
Space Builders Pvt. Ltd. in the)
presence of)

For Space Builders Private Limited,
M/s. Rajitha
Managing Director.


(M. D. Tamma)

Signed Sealed and Delivered)
by the withinnamed Shri/Smt.)
M/s. P. Nadarajan Proprietor)
of Vel Electronics)
the Party of the Second Part)
in the presence of.)



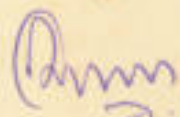

(M. D. Tamma)

Received of and from the withinnamed)
Party of the Second Part the sum of Rs. 32000/-)
(Rupees thirty two thousand)

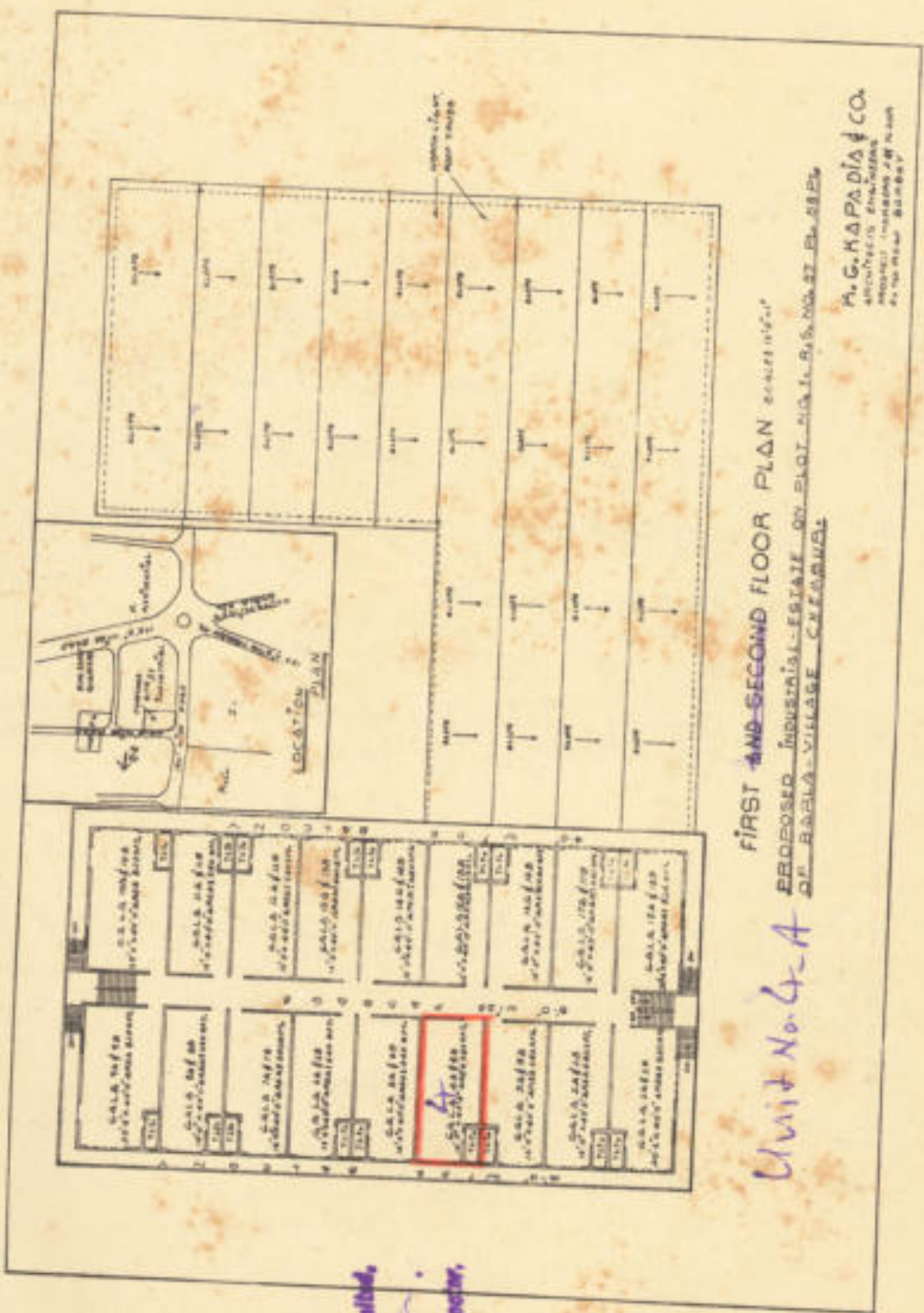
only Rs.  Rs. 32,000/-

being the earnest money withinmentioned to)
be paid by him/her/them to us by a cheque)
no. 199343 dated 16-4-75)
on Indian Bank, King's Circle)
Witness :-

We say received :-
For Space Builders Private Limited,
M/s. Rajitha
Managing Director.


(M. D. Tamma)





P. G. KAPADIA & CO.
 ARCHITECTS & ENGINEERS
 PROJECT: INDUSTRIAL ESTATE
 2, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

FIRST AND SECOND FLOOR PLAN
 PROPOSED INDUSTRIAL ESTATE ON PLOT NO. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Unit No. 4-A

For Space Builders Private Limited,
andrajit
 Managing Director.

Shadny

received for:-

Registration	Rs. 10-
Copy ing (folios 2)	" 0-8
Do. endorsements	" 0-8
Comparing (folios 30)	" 1-9
Filing	" 1-
Postage	" 3-9
	"
	"
	"
	"
	"
Total Rs.	18-

[Signature]
Sub-Registrar,

1) Shri P. Nalorajan, 38, Service,
residing at 14/49 Ashirwad, Sim East,
By 22. executing party admits execution of
so called Agreement to sale deed.

X *[Signature]*
S. M. Gandhi-Service
10, Mohan Nivas, Manjarekar Chawli,
Tembe Padda Road, Bhandup East-78
and known to the Sub-Registrar States that he
knows the above execut and identifies him
Dated 11th Aug 1975 * S. M. Gandhi
[Signature]
Sub-Registrar

2) Mr. Shashikant Manohar Gandhi
(Constituted Attorney of The Space Builders Pvt. Ltd.
executing party by General Power of Attorney Copy filed
No 2133/1974) age 28; 10, Mohan Nivas, Manjarekar Chawli,
Tembe Padda Road, Bhandup East, Bombay, 400078) admits, Execution of
Agreement to Sale
of the above property, who is personally known to Under signed S.R
X S. M. Gandhi

[Signature]
Sub-Registrar,
Bombay



Registered No. PS 330 125 at pages 18570192
Volume 81 B's nos of Additional Book
No. 1.
Date 1-4-1978

Sub-Registrar of Bombay

UNITY INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED
 Majithia Industrial Estate,
 Waman Tukaram Patil Marg, Deonar, Mumbai-400088
 BOM / GEN / 902 dt.05/05/76

GST NO. 27AAAAL1524C12X

TAX INVOICE

STATE CODE: 27

Name : N. PONRATHNAM & OTHERS Bill No. : 148
 Unit No. : 019 Wing : 1 Area : 1329.00 Sq.ft
 Bill for the Month of June 2019 Bill Date : 16/06/2019
 Due Date : 30/06/2019

Sr.No.	Particulars	Amount ₹
1	Municipal Tax (NO GST - "COLLECTED UNDER STATUTE FROM) (INDIVIDUAL FLAT OWNER*)	1314.00
2	Water Charges (NO GST - "COLLECTED UNDER STATUTE FROM) (INDIVIDUAL FLAT OWNER*)	757.00
3	Sinking Fund* (SAC CODE 999599 GST 18%)	40.00
4	Sinking Fund Arrears* (SAC CODE 999599 GST 18%)	665.00
5	Maintenance Charges* (SAC CODE 999599 GST 18%)	3455.00
6	Parking Charges* (SAC CODE 999599 GST 18%)	150.00
7	Others* (SAC CODE 999599 GST 18%)	100.00
8	C G S T 9%	415.00
9	S G S T 9%	415.00
Total ₹		7551.00
Add : Previous Dues		0.00
Add : Interest on Dues*		0.00
Grand Total ₹		7551.00

(Rupees : Seven Thousand Five Hundred Fifty One Only.)

1. This bill is prepared without prejudice. Any errors and/or omissions should be brought to notice in writing within 15 days of receipt of this bill, and would be accounted subsequently.
2. Payment should be made by A/C payee's cheque only.
3. Int. @21%p.a. will be charged if not paid before end of billing month.
4. This is computer generated bill, members are requested to confirm name spelling and inform the manager in case of any change.
4. To claim GST Input Tax credit Provide your GSTIN In Society Office Within 15 Days From This Bill.

** keep society premises clean **** do not waste water **

For UNITY INDUSTRIAL PREMISES CO-OP. SOCIETY LIMITED

E. & O. E.

Secretary/Manager

VERIFIED WITH ORIGINALS
 For State Bank of India

UNITY INDUSTRIAL PREMISES CO-OP.SOCIETY LIMITED
 Majithia Industrial Estate,
 Waman Tukaram Patil Marg, Deonar, Mumbai-400088
 BOM / GEN / 902 dt.05/05/76

GST NO. 27AAAAU1524C122

TAX INVOICE

STATE CODE: 27

Name : S. PORKODI & OTHERS
 Unit No. : 04A Wing : 2 Area : 640.00 Sq.ft.
 Bill for the Month of June 2019 Bill Date : 16/06/2019
 Due Date : 30/06/2019

Sr.No.	Particulars	Amount ₹
1	Municipal Tax (NO GST - "COLLECTED UNDER STATUTE FROM) (INDIVIDUAL FLAT OWNER)	580.00
2	Water Charges (NO GST - "COLLECTED UNDER STATUTE FROM) (INDIVIDUAL FLAT OWNER)	384.00
3	Sinking Fund* (SAC CODE 999599 GST 18%)	20.00
4	Sinking Fund Arrears* (SAC CODE 999599 GST 18%)	320.00
5	Maintenance Charges* (SAC CODE 999599 GST 18%)	1664.00
6	C G S T 9%	180.00
7	S G S T 9%	180.00
Total ₹		3328.00
Add : Previous Dues		0.00
Add : Interest on Dues*		0.00
Grand Total ₹		3328.00

(Rupees : Three Thousand Three Hundred Twenty Eight Only.)

- This bill is prepared without prejudice. Any errors and/or omissions should be brought to notice in writing within 15 days of receipt of this bill, and would be accounted subsequently.
- Payment should be made by A/C payee's cheque only.
- Int. @21%p.a. will be charged if not paid before end of billing month
- This is computer generated bill, members are requested to confirm name spelling and inform the manager in case of any change.
- To Claim GST Input Tax credit Provide your GSTIN In Society Office Within 15 Days From This Bill.

** keep society premises clean **** do not waste water **

For UNITY INDUSTRIAL PREMISES CO-OP.SOCIETY LIMITED

E. & O. E.

VERIFIED WITH ORIGINALS
 For State Bank of India

Responsible
 Secretary/Manager

S. P. J.
 Chairman
 Diamond Jewels Dr. Chaudhary

Name: **VEL Induction Heaters**
 Address: **Majitha Ind Estate Gata No 18/W-7 Palm Stage 02/F3
 Dwarak Mumbai 400088**

Final Bill	
Current Bill Amount (Net Total of ₹)	2,625.00
Net other charges (Net Total of ₹)	-225.00
Paid dues (Net Total of ₹)	-32,448.00
Total Amount Payable (Net Total of ₹)	-30,048.00
Pending Security Deposit (Net Total of ₹)	0.00

Consumer Number: 9000 0010 0857	Bill No: 9000009719	Tariff: LT (R) 17 (Domestic) 20W Load Cat.
Bill Date: 06.06.2019	Bill Period: 01.05.2019 To 08.05.2019	Net Mtr Rtg D: WESU
Bill Month: MAY 2019	Meter No: 10194374	Consumer: Welcome
Metered Units: 154	Units Billed: 150	Type of Supply: 3PHASE
		Supply Zone: East Suburb (Z01)
		Dispatch Zone: East Suburb (Z01)

Bill Amount On or Before Disc Date - 13.06.2019 Rs. 0.00 Discount availed last month: Rs. 88	Bill Amount On or Before Due Date - 27.06.2019 Rs. 0.00 *Due Date applicable for current bill amount only Paid dues payable immediately	Bill Amount After Due Date - 27.06.2019 Rs. 0.00
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For making bill payment through cheque, please ensure to extend cheque by working days in advance, so that payment will be received on account 1 day before.

Tata Power Customer Relations Centre - MON TO SAT: 9:00 TO 17:00 HRS & SUN: 10:00 TO 14:00 HRS; 2ND & 4TH SATURDAY: 9:30 TO 13:00 HRS
 Shop No. 13, Vani Building, Opposite Boria Society, Next to Bazaar Theatre, Dr. C. Gowari Rd, Chembur Mumbai 400071

Tata Power Customer Relations Centre Shop no. 1 & 2, Market Street Bldg, Narsingi Lane Nr. Trilokan Dairy, Nr. Parson Keshav Bldg, Chhatrapati (W) Mumbai 400008
 Electronic Drop Box

SONPURA HALVA POOL Kurba (W) Mumbai 400024
 Cheque Kiosk

Tata Power Customer Relations Centre, Shop No 13, Vani Building, Opposite Boria Society Chembur Mumbai 400071
 Tata Power Customer Relations Centre, Shop no. 1 & 2, Market Street Bldg, Narsingi Lane Nr. Trilokan Dairy, Nr. Parson Keshav Bldg, Chhatrapati (W) Mumbai 400008
 Tata Power Drop Box

Shri. Tejendra Bhai Temple, Thak Road Chhatrapati (E) Mumbai 400008
 Shantapuri CHS Ltd., Kalyan, Bhamburda, Chhatrapati (W) Mumbai 400096

Cash payments are also accepted at all Cash World Outlets, SUNDHAA Outlets & ICICI Bank Branches (Over the counter Cash payments and Cheque payments are also accepted at ICICI Bank Branches) over the counter Cheque payments only & at SKYPAR Cheque Drop Boxes.

For online payment & for a complete list of offline bill payment options, log on to tatapower.com
 National Automated Clearing House (NACH) - for Recurring Free Bill Payment. Please register your name to avail this facility.
 For schedule of planned outage, please visit "Power Interruptions" on tatapower.com or check with your respective Society / Facility Manager or Neighbour Board.

TATA POWER

Pay - Scratch - Win

UP TO

₹1000 CASHBACK*

On bills of ₹200 & above

Update the app to get scratch cards



Download Now

Visit the website: www.phonepe.com | QR Code: 

*TAC Apply. Cashback will be delivered in the form of scratch card reward in the PhonePe app - Offer valid from 1st to 31st May on payment via PhonePe app - For detailed offer, refer to the PhonePe app

EXAMGZ01L74/0000

MESSAGE TO THE CONSUMER

VERIFIED with original
 For State Bank of India
Sandeep
 Cash Manager
 Planning, Governance, Credit

Tip to Save Electricity

- Switch off the lights and fans when not in use
- Switch off the mains when the appliances are not in use

Vishal K. Bhatnagar
 Chief, Distribution Supply Management Group

₹		UPI	
THE TATA POWER COMPANY LIMITED			
Consumer Name: VEL Induction Heaters			
Consumer No: 9000 0010 0857	Bill Date: 06.06.2019	Bill Amount: 30,048.00	
Bill No: 9000009719	Discount Date: 13.06.2019	Discount Amount: 0.00	
Cheque Date:	Due Date: 27.06.2019	Cheque No:	

Payment should be made by crossed cheque/DD in favour of
 "Tata Power CA NO. 9000 0010 0857"
 For multiple payments, write CA No & break-up of amount on back of the cheque
 (Please don't issue postdated or stalemate cheques. P/s attach payment slip.)



This power supply bill is subject to be treated as a bill of membership of the premises.

TATA POWER
YOUR POWER BILL

BILL OF SUPPLY

Name: **VEL Electronics**
Address: **Majithia Ind Estate, Gala No 4A, W.T Plot Marghwar Dukes Company Deonar Mumbai-400088**

EBPP		Consumer Number: 9000 0010 0834	
Current Bill Amount (Amount Due) ₹	32,420.00	FIRE / ACCIDENT 25774399	Bill No. 89500748000
Net other charges (incl. Tax) ₹	0.00	CALL : 1-800-209-5161 / 19123 (24 X 7 Toll Free No.)	Bill Date 22.05.2019
Fixed Dues (Basic charge) ₹	0.00	WhatsApp 7045-11-6237	Bill Period 21.04.2019 To 18.05.2019
Total Amount Payable (Amount Due) ₹	32,420.00	For further communication, please write to support@tatapower.com	Bill Month MAY 2019
Penalty Security Deposit (If applicable) ₹	0.00		Meter No. 9295124
			Metered Units 2,880
			Units Billed 3,111
			Tariff LT12(A) 111-Industry (incl. 20% VAT)
			Net Mtr Reg Dt 17.06.2019
			MRU W1818408
			Consumer Welcome
			Type of Supply 3PHASE
			Supply Zone East Suburb E201
			Dispatch Zone East Suburb E201

Bill Amount On or Before Disc Date - 05.2019 Rs. 32,133.00 <small>Amount waived last month: Rs. 250</small>	Bill Amount On or Before Due Date* - 12.06.2019 Rs. 32,420.00 <small>*Due Date applicable for current bill amount only. Fixed dues payable immediately.</small>	Bill Amount After Due Date* - 12.06.2019 Rs. 32,825.00
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For making bill payment through cheque, please submit to submit cheque two working days in advance, so that payment will be received on account / due date.

Tata Power Customer Relations Center (CRC) / Cash & Cheque Counter - MON TO SAT, 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS. 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS

- Shop No.13, Vashi Building, Connaught Place Station, Next to Beaus Towers, Dr.C. Gowad Rd, Chembur Mumbai-400071
- Tata Power Customer Relations Centre Shop no.1 & 2, Harbour Sports Bldg, Navi Mumbai, Thiruvananthapuram, 1st Floor, Vastha Road, Chhatrapati Shivaji Maharaj Terminal, Mumbai

Electronic Drop Box

- SEAPURVA HALYA POCC - Bldg. W/ Mumbai-400024

Cheque Kiosk

- Tata Power Customer Relations Centre (Shop no.1 & 2, Harbour Sports Bldg, Navi Mumbai, Thiruvananthapuram, 1st Floor, Vastha Road, Chhatrapati Shivaji Maharaj Terminal, Mumbai)
- Tata Power Customer Relations Centre, Shop No.13, Vashi Building, Connaught Place Station, Next to Beaus Towers, Dr.C. Gowad Rd, Chembur Mumbai-400071

Tata Power Drop Box

- SVI Thripur (S&A) Terminal, Tilt Road, Chhatrapati (E) Mumbai-400005
- Rishabhani CPE Ltd - Kapsad, Thane West - Chhatrapati (W) Mumbai-400064

VERIFIED WITH ORIGINALS For State Bank of India

VERIFIED WITH ORIGINALS For State Bank of India

- For online payment & for a complete list of offline bill payment options, Log on to cp.tatapower.com
- National Automated Clearing House (NACH) - for hassle free bill payment. Please register one time to avail this facility.
- For schedule of planned outages, please visit "Power Interruptions" on cp.tatapower.com or check with your respective Society / Facility Manager or Notice Board

TATA POWER

Pay - Scratch - Win

UP TO

₹1000 CASHBACK*

On bills of ₹200 & above

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Download Now

VISIT THE WEBSITE: www.phonepe.com | CALL ANDROID APP: **8088880000**

*T&C Apply. Cashback will be delivered in the form of scratch card reward in the PhonePe app. Offer valid from 1st to 31st May on payment via PhonePe app. For detailed offer, refer to the PhonePe app

<p>MESSAGE TO THE CONSUMER</p> <p>Dear Consumer, Pay your Tata Power monthly electricity bills online using RuPay Card and avail 5% cashback. T&C Apply. Get 10% discount on entry fees at Excel World or Water Kingdom exclusively for Tata power consumers. Produce copy of latest Tata Power bill (Hard/soft copy). Book online using promo code "TATAP". Offer valid till 30-06-2019. *Conditions Apply</p>	<p style="text-align: center;">Tips to Save Electricity</p> <ol style="list-style-type: none"> Switch off the lights and fans when not in use. Switch off the mains when the appliances are not in use. <div style="text-align: right;"> <p>Virendra B Birkhanda Chief - Distribution Supply Management Dept</p> </div>
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