

13,020/-

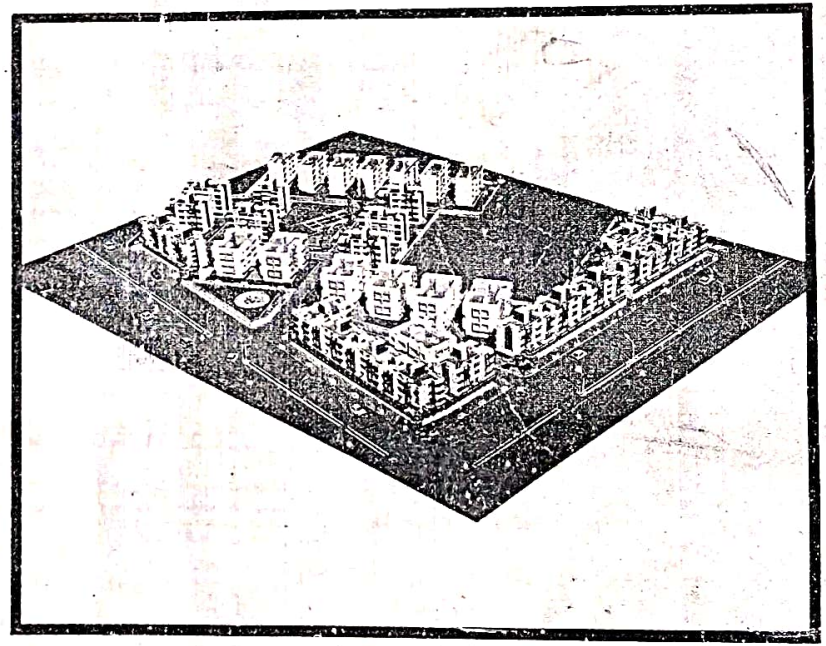
CHANDRESH ACCORD

MIRA ROAD (E)

AGREEMENT FOR SALE



स्व. चंदेश गुमानपत लोढा



M/s LODHA & SANGHVI PREMISES PVT. LTD.

BOMBAY OFFICE:

GR. FLOOR, VARDHAMAN CHAMBERS, 17, CAWASJI PATEL STREET, FORT,
BOMBAY-400 001. PHONE: 226124, 2851615, 2044562

WORLI OFFICE:

216, SHAH & NAHAR ESTATE, DR. E. MOSES ROAD, WORLI,
BOMBAY-400 018. PHONE: 4925015, 4937302, 4947677

BORIVLI OFFICE:

SHOP NO. 9, SUMER NAGAR, OPP. KORA KENDRA, S.V. ROAD,
BORIVLI (WEST), BOMBAY-400 092. PHONE: 6055614, 6058957

TRUE COPY

[Signature]

M. Value: 5,25,100/-
CHANDRESH ACCORD
AGREEMENT FOR SALE

Joint District Registrar
Class-2
(Record)
Mumbai District

ARTICLES OF AGREEMENT made at Bombay this 27th day of JANUARY 1998 BETWEEN M/S. LODHA & SANGHVI PREMISES PVT. LTD., a company Incorporated under the Companies Act, 1956 and carrying on business at Ground Floor, Vardhman Chambers, Cawasji Patel Street, Fort, Bombay-400 001, hereinafter referred to as "the Promoters" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART and Shri/Smt./M/s. RAMCHANDRA. GANPATI

KHUTALE
an Indian inhabitant residing at L-162, INDIAN OIL NAGAR
J.P. ROAD, ANDHERI (W) MUMBAI-400 053

hereinafter referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART :

W H E R E A S :

1. By a deed of conveyance dated 5-7-62 and Registered dated 31-7-62 M/s. Mistry Iron Steel Works by its partners Narsinbhai Hirji Mistry, Babubhai Rawji Mistry and Virendral Bhagwandas Mistry has purchased the property bearing old S.No. 471 (Part), New S.No. 116 (Part) admeasuring 25410 sq.yds. old S.No. 474, Hissa No. 5, New S.No. 115 Hissa No. 5, admeasuring 2934 sq.yds and old S.No. 475 Hissa No. 1 New S.No. 118 Hissa No. 1 admeasuring 29365 sq.mtr situate lying and being at Mira Road (E), Village - Bhaynder Taluka and Dist. Thane from Shri. NARAYAN SHINGIA KINIA.
2. M/s. Mistry Iron Steel Works sold the said property to YUSUFALLI MULLA FIDAHUSSEIN AND OTHERS by the deed of conveyance dated 28-2-63 and Registered dated 19-6-63 for consideration their in mentioned.

[Signature]
R. Khutale

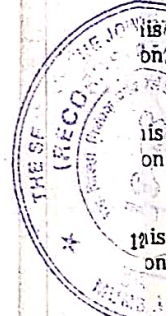
GENERAL STAMP OFFICE
TOWN HALL, FORT
MUMBAI - 400 023.
MAH/GSO/005

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SPECIAL ADHESIVE
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[Signature]

3. That YUSUFALLI FIDAHUSEIN & OTHERS have sold the said property to M/s. Pravin Kumar and Co., Chimanlal Kantilal Gandhi, Mahendra Kantilal Gandhi and Pravin Kumar Kantilal Gandhi vide the deed of conveyance dated 4th day of Sept., 1971. That Mr. Jitendra K Gandhi, Mr. Pravin K. Gandhi, Mr. Laxmidas K. Gandhi, Mr. Mahendra K. Gandhi became the joint owners of the said property each having full right title and interest over 1/6th share of the aforesaid plots of land.
4. a) That on 15.3.1988 Mr. Jitendra K. Gandhi sold his 1/6th share of the property to Jay Vijay Construction Co.
- b) That on 12-2-1988 Mr. Pravin K. Gandhi sold his 1/6th share of the Property to Jay Vijay Construction Co.
- c) That on 5-3-1988 Mr. Laxmidas K. Gandhi sold his 1/6th share of the property to Jay Vijay Construction Co.
- d) That on 10-3-1988 Mr. Vinod K. Gandhi sold his 1/6th share of the property to Jay Vijay Construction Co.
- e) That on 21-1-1988 Mr. Chiman K. Gandhi sold his 1/6th share of the property to Jay Vijay Construction Co.
- f) That on 12-2-1988 Mr. Mahendra K. Gandhi sold his 1/6th share of the property to Jay Vijay Construction Co.
5. By virtue of the above agreements M/s. Jay Vijay Construction Co. was absolutely seized and possessed of otherwise well and sufficiently entitled to piece or parcel of the aforesaid land.
6. M/s. JAY VIJAY CONSTRUCTION CO. have sold granted and transferred the requisite portion of land equivalent to 253639 sq.ft. F.S.I. out of the total F.S.I. of the aforesaid property to M/s. LODHA & SANGHVI PREMISES PVT. LTD. by agreement for sale dated 21st Jan., 1991. By virtue of the said Agreement for sale M/s LODHA & SANGHVI PREMISES PVT. LTD., have become absolute owner and are entitled to right title and interest in or upon the said land more particularly described in the first schedule hereunder written and hereinafter referred to as the "said land"
7. a) The promoter have proposed to construct on the said land new multistoried building having ground floor and three upper floors (hereinafter referred to as "the said building").
- b) By virtue of the hereinbefore recited Agreement, the promoters alone have the sole and exclusive right to sell the shops/flats in the said building to be constructed by the promoters on the said land and to enter into agreement with Purchaser/s and to receive the sale price in respect thereof.

Raj Khatwale



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8. The Purchaser demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said land, the plans, designs and specifications prepared by the Promoters, Architect and of such other documents as the specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act, 1962 (hereinafter referred to as "the Said Act") and the rules made thereunder.
9. The copies of Report on Title, issued by M/s. Vyas & Bhalwal, Attorney-at-law of the Promoters and the copies of the Plans and specifications of the flat agreed to be purchased by the Purchaser and approved by the concerned local authority have been annexed hereto and marked Annexure 'A' and 'B' respectively.
10. The Promoters have got approved the plan from Assistant Director of Town Planning, Thane, stating the plans, the specifications, elevations and details of the said building.
11. While sanctioning the said plans Additional Collector of Thane, the concerned authority, has laid down certain terms and conditions, stipulations and restrictions which are to be observed and performed by the promoters while developing the said land and the said buildings and upon due observance and performance of which only the completion and occupations certificates in respect of the said buildings shall be granted by the concerned local authority.
12. The Promoters have got the Non-Agricultural permission from the Additional Collector, Thane. vide No. REV. DESK/I/NAP/VII/WS/622 dated 20-08-1983 and also got the Urban land Ceiling order under section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976, Vide No. ULC/TA/Bhaynder/SR - 773 + 774 + 782 + 790 + 791.
13. The Promoters have accordingly commenced construction of the said building on the said land in accordance with the said plans.
14. The Purchaser applied to the Promoters for allotment of the Flat in the building "CHANDRESH ACCORD" situated on the said land at village Bhayander Mira Road (E), Dist. Thane.
15. Prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976, the Purchaser has made a declaration to effect firstly, that neither the purchaser nor any member of the family of the Purchaser own a tenement, house or building within the limits of Bhayander.



R. G. Khurde



16. Relying upon the said application, declaration and agreement, the Promoters agreed to sell the Purchaser the said Flat/Shop (hereinafter referred to as "the said premises") at the price and on the terms and conditions hereinafter appearing.

17. Prior to the execution of these presents, the Purchaser has paid the Promoters a sum of Rs. 10,000/- (Rupees

Ten thousand only
_____ only)

being part payment of the sale price of the said premises agreed to be sold by the Promoters to the Purchaser as advance payment of deposit (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) which is not exceeding fifteen per cent of the sale price of the said premises agreed to sold to the Purchaser, and the purchaser has agreed to pay to the Promoters balance of the sale price in the manner hereinafter appearing.

18. Under Section 4 of the said Act, the Promoters are required to execute a written agreement for sale of the said premises to the Purchaser, being in fact these presents and also to register the said agreement under the Registration Act.

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

1. The Promoters shall construct the said building consisting of ground floor and three upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoter may consider or as may be required by the concerned local authority/the Government to be made in them or any of them : PROVIDED that Promoters shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the said premises of the Purchaser.

2. The Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser the said premises being Flat No. 23/001 of super built-up area admeasuring 485 sq.ft. (which is inclusive of the area of balconies) on GR floor, as shown in the Floor Plan thereof hereto annexed, and marked Annexure 'B', in the "CHANDRESHI ACCORD" Building (hereinafter referred to as "said premises") for the price of Rs. 4,00,125/- (Rupees Four Lacs & One Hundred twenty five Only) which is inclusive of the proportionate price of the common

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areas and facilities appurtenant to the said premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the Second Schedule hereunder written. The Purchaser hereby agrees to pay to the Promoters the said amount of purchase price in the following manner.

- i) Rs. 58,021/- (Rupees Twenty eight thousand
& Twenty one Only)
paid on; or before execution of this Agreement.
- ii) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
on completion of Footing.
- iii) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
on completion of Plinth.
- iv) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
On completion of 1st slab.
- v) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
On completion of 2nd slab.
- vi) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
On completion of 3rd slab.
- vii) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
On completion of 4th Slab.
- viii) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
On completion of Brick Work.
- ix) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
On completion of Plastering (Int.)
- x) Rs. 28,010/- (Rupees Twenty eight thousand
& Ten Only)
On completion of Plastering (Ext.)



R. G. Khosla

xi) Rs. 28010/- (Rupees Twenty Eight Thousand
8 700 Only)
On completion of Tiling Work.

xii) Rs. 28010/- (Rupees Twenty Eight Thousand
8 700 Only)
On completion of Plumbing Work.)

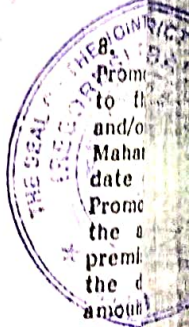
xiii) Rs. 23990/- (Rupees Twenty Three Thousand
Nine Hundred Ninety Only)
On handing over possession of the
Flat.

3. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the Purchaser obtain from the concerned authority occupation and/or completion certificate in respect of the said premises in the building.

4. The Promoters hereby declare that the Floor Space Index available in respect of the said land is _____ sq.ft. only and that no part of the said Floor Space Index has been utilised by the Promoters elsewhere for any purpose whatsoever. In case the said Floor Space Index has been utilised by the Promoters elsewhere, then the Promoters shall furnish to the Purchaser all the detailed particulars in respect of such utilisation of said Floor Space Index by them. In case while developing the said land the Promoters have utilised Floor Space Index of any other land or property by way of floating floor spaces index then the particulars of such floor space index shall be disclosed by the Promoters to the Purchaser. The Residual F.A.R. (F.S.I.) in the Plot or layout not consumed will be available to the Promoters till the registration of the Society. Whereas after the registration of the Society, the residual F.A.R. (F.S.I.) shall be available to the Society.

5. The Purchaser agrees to pay to the Promoters interest @ 24% p.a. on the amounts which become due and payable by the Purchaser to the Promoters under the terms of this agreement from the date the said amount is payable by the Purchaser to the Promoters.

6. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoters under this Agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoters shall be entitled to their own option to terminate this Agreement : PROVIDED always that the power of termination hereinbefore contained shall not be exercised by the Promoters



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unless and until the Promoters shall have given to the Purchaser fifteen days' prior notice in writing of their breach or breaches of terms and conditions in respect of which it is intended to terminate this agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving of such notice : PROVIDED further that upon termination of the agreement as aforesaid, the Promoters shall refund to the Purchaser the instalments of sale price of the premises, which may till then have been paid by the purchaser to the Promoters but the Promoters shall not be liable to pay to the Purchaser any interest and/or compensation on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Promoters, the Promoters shall be at liberty to dispose off and sell the said premises to such person and at such price as the Promoters may in their absolute discretion think fit.

7. The fixtures, fittings and amenities to be provided by the Promoters in the said building and in the said premises are those that are set out in Annexure 'C' hereto.

8. The Promoters shall give 31st day of June, 1993. If the Promoters fail or neglect to give possession of the said premises to the Purchaser on account of reasons beyond their control and/or their agents as per the provisions of Section 8 of Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in Section 8 of the said Act, then the Promoters shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the said premises with simple interest at nine per cent per annum from the date the Promoters received the sum till the date the amounts and interest thereon is repaid PROVIDED that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Promoters to the Purchaser, there shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction of the building in which the said premises are situated or were to be situated : PROVIDED that the Promoters shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of building in which the said premises is to be situated is delayed on account of :

- i) non-availability of steel, cement, other building material, water or electric supply;
- ii) war, civil commotion or act of God;
- iii) any notice, rule, notification of the Government and/or other public or competent authority.
- iv) delay in granting occupation certificate and/or completion certificate from the concerned municipal and/or Government authority.

R.L. Khetelle

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground bearing S. No. 471 Hissa No. (Part), S. No. 474 Hissa No. 5 and S. No. 475 Hissa No. 1 situated, being and lying at, Village Bhaynder District Thane, and surrounded North by Mira Ghodbunder Road South by S. NO. 475 (part). West by 474 (part) East by S. No. 170 .

The nature, extet and description of the "common areas and facilities" and of the "limited common areas and facilities" shall be as under :

a

a) Common areas and facilities :

- i) Entrance lobby and foyer of the building.
- ii) Compound of the building i.e. the open area (out of the said plot of land described in the Second Schedule hereinabove written) appurtenant to the built-up area of the building excluding the garden space.
- iii) The staircase of the building, including main landing, for the purpose of ingress and egress of the Purchaser and visitors to such building but not for the purpose of storing or for recreation or for residence or for sleeping.
- iv) Terrace above the top floor of the building for being in the above in such percentage that shall be computed by taking as a basis the value of the Flat in relation to the value of the property.

The Purchaser shall be entitled to an undivided interest in the above in such percentage that shall be computed by taking as a basis the value of the Flat in relation to the value of the property.

b) Limited common areas and facilities :

- i) Landing in front of the stairs on the floors on which the particular flat is located, as a means of acces to the flat but not for the purpose of storing or as a recreation area or for residence or for sleeping.
- ii) This landing is limited for the use of the residents of the flats located on 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.

The Purchaser shall be entitled to an undivided interest in the above in such percentage that shall be computed by taking as a basis the value of the Flat in relation to the value of the property.

R. G. Khayrulla



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

SIGNED, SEALED AND DELIVERED) For LODHA & SANGHVI
By the withinnamed "PROMOTERS",) PREMISES PVT. LTD.,
M/s. LODHA & SANGHVI PREMISES)
PVT. LTD.)
by one of its Directors.)

[Signature]

MIR RAMESH SANGHVI
in the presence of)

Director

SIGNED SEALED AND DELIVERED)
By the withinnamed "PURCHASER")
Shri/Smt./M/s. RAMCHANDRA)
GANPATI KHUTALE)
_____)

R. G. Khutale

in the presence of)

RECEIVED the day and year first)
hereinabove written of and from)
the withinnamed Purchaser the)
sum of Rs. 10,000/-)
(Rupees Ten Thousand)
_____ only))
being the amount of earnest money)
or deposit to be paid by him to us)
by Cash/Cheque No. 001892)
dated on 20-01-98)
drawn on Punjab & Maharashtra)
Co-op Bank Ltd. Bank.)

WE SAY RECEIVED

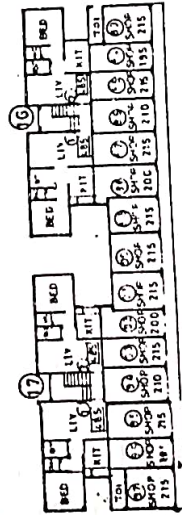
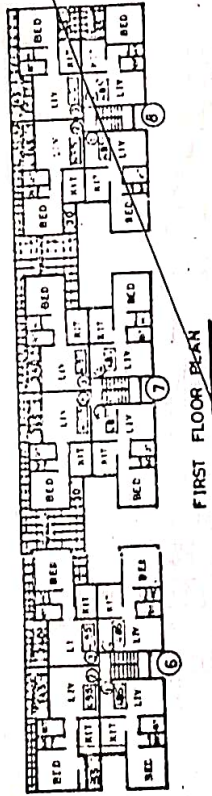
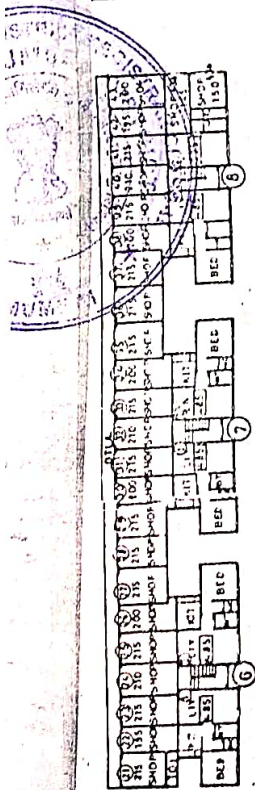
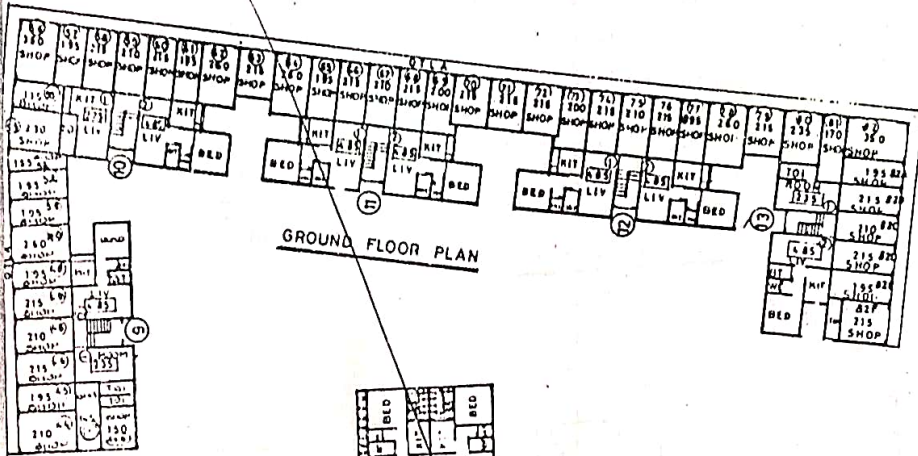
WITNESS

M/s. LODHA & SANGHVI PREMISES PVT. LTD.

[Signature]

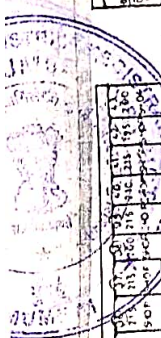
Director

RECEIVED



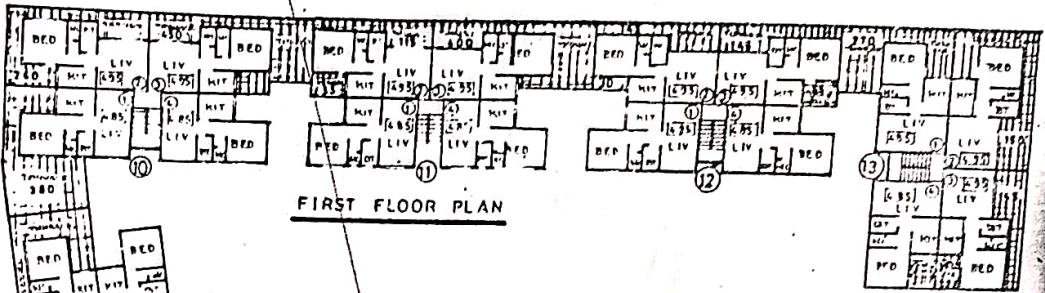
FLOOR IN BUILDING NO. _____

FLAT/SHOP NO. ON _____

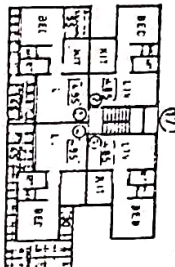
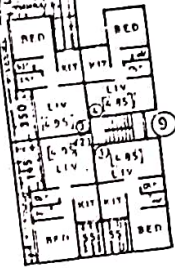


FLAT/SHOP NO. ON

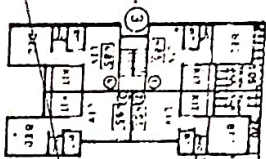
FLOOR IN BUILDING NO.



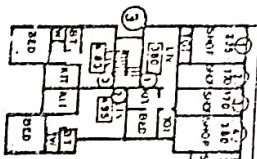
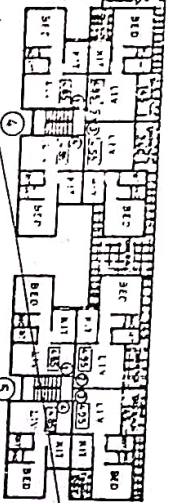
FIRST FLOOR PLAN



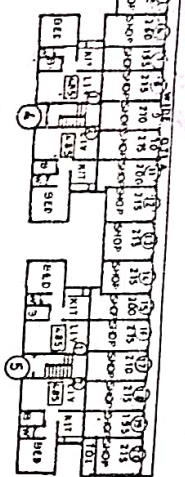
FIRST FLOOR PLAN



FIRST FLOOR PLAN



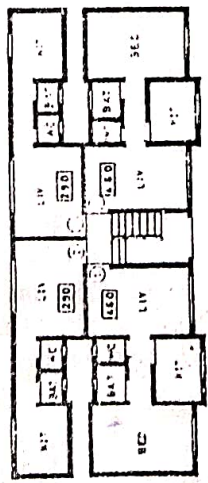
GROUND FLOOR PLAN



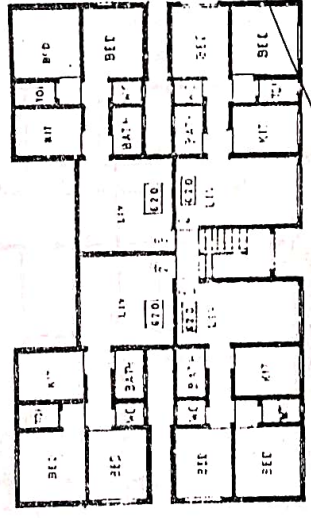


CHANDRESH ACCORD

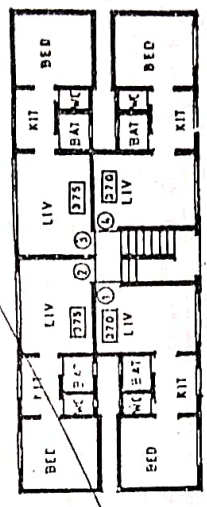
MIRA BHAYANDER ROAD
MIRA ROAD (east)



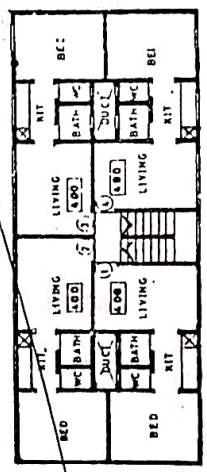
GROUND FLOOR PLAN TYPE D



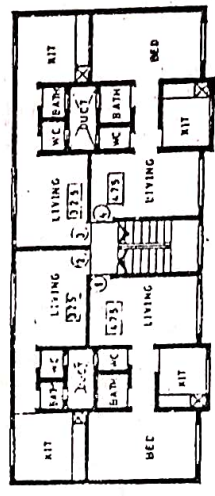
GROUND FLOOR PLAN TYPE B



GROUND FLOOR PLAN TYPE C



TYPICAL FLOOR PLAN
1ST TO 3RD FLOOR
TYPE C



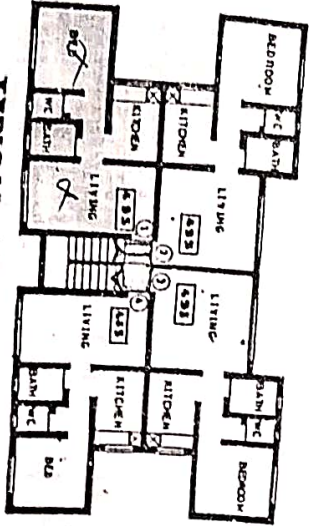
TYPICAL FLOOR PLAN
1ST TO 3RD FLOOR
TYPE D

FLAT/SHOP NO., ON

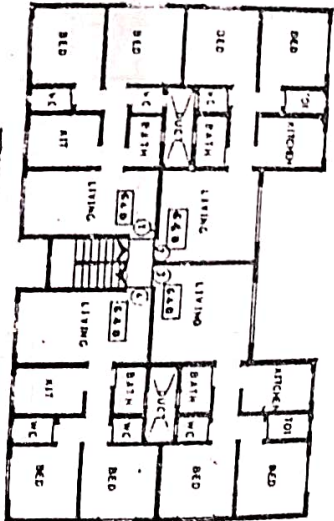
FLOOR IN BUILDING NO.



CHANDRESH ACCORD
MUNA BHAWANER ROAD
MUMBAI (WEST)



TYPICAL FLOOR PLAN
GROUND TO 3RD FLOOR
TYPE A

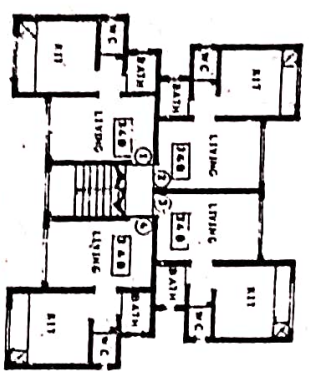


TYPICAL FLOOR PLAN
1ST TO 3RD FLOOR
TYPE B

For Ledia & Sanghvi Premises Pvt. Ltd.

Sanghvi
Director/Manager

R. K. Khare



TYPICAL FLOOR PLAN
GROUND FLOOR TO 3RD FL.
TYPE E

FLAT/SHOP NO. 2A 001 ON GR. FLOOR IN BUILDING NO. 23

28

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0043 1473

Name : R G KHUTALE .

Address : FLT NO - 1, BLDG 23, CHANDRESH ACCORD
CHS LTD, MIRA BHANDER ROAD, OPP SILVER
PARK, Mira Road (E), Mumbai, 401107

Dis. Seq.: NZ/W1327319/13/311/0000

Mobile No. : 9*****67

Email Id : kh*****17@g**il.com

PAN No : AG*****4E

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: customerportal.tatapower.com



TATA POWER

Lighting up Lives!

The Tata Power Company Ltd., Commercial Department,
Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill

Bill Month: JAN 2025

Bill Period : 27.12.2024 to 27.01.2025

Bill Date: 29.01.2025

EBILL

Bill No. : 92378554160

Meter No. : G1044674

Meter Status : OK

Metered Units : 102

Billed Units : 100

Supply Zone : North NZ01

Dispatch Zone : North NZ01

Nxr.Mtr.Rdg.Dt.: 26.02.2025(Tent.)

Discount Date : 05.02.2025

Due Date : 20.02.2025

Supply Date : 05.01.2013

Tariff Category : LT I (B)

:LT-RESIDENTIAL

MRU : W1327319

Consumer : Welcome

Type Of Supply : 1 PHASE LT

Current Bill
Amount
₹ 803.00

+

Net Other
Charges
₹ -2.00

+

Past
Dues
₹ 665.00

=

Total Amount
Before Due Date*
₹ 1,466.00*Amount By
Discount Date
₹ 1,459.00Amount After
Due Date
₹ 1,476.00Security Deposit
Available
₹ 1,850.00Security Deposit
Due
₹ 0.00

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. This bill is printed on 100% recycled paper.

*Due date is applicable for current bill only. Past dues are payable immediately

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महाराष्ट्र प्रदूषण नियंत्रण मंडळ



पर्यावरण व वातावरणीय बदल विभाग



नूतन वर्षाच्या शुभेच्छा

२०२५ : संकल्प नववर्षाचा,

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- प्लास्टिक पिशवीचा वापर बंद करा, कापडी पिशवीचा वापर करा.
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- पाणी अनमोल आहे, त्याच्या प्रत्येक थेंबाची बचत करा, पाणी वापराचे नियोजन करा.
- नैसर्गिक संसाधनांचा कमीत कमी वापर करा.
- रिड्यूस-रिड्यूस-रिसायकल या त्रिसूत्रीचा वापर करा.
- निसर्ग संवर्धनाची वर्तमानात काळजी घ्या व समृद्ध पर्यावरणाचे रक्षण करण्यासाठी घटनबद्ध रहा.

Your nearest offline payment centres :Customer Relations Centre (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)

Borivall Housing Colony, Dutta Pada Road Near Magathane Bus Depot, Borivall (E) Mumbai 400066.

MESSAGE TO CONSUMER

Tata Power-D has filed a Multi Year Tariff Petition in Case No. 210 of 2024 for FY 2025-26 to FY 2029-30. The Detailed petition will be available on www.tatapower.com. The Public hearing for this is scheduled on 18th February 2025 and comments on this petition can be submitted till 10th February 2025 on the Emails provided in the Public Notice available on the Website.

Nileshe Kane
Chief - Distribution
(Mumbai Operations)RTGS/NEFT Details: Kotak Mahindra Bank Limited, Account No: TPCLEXXXXXXXXXX
(Here XXXXXXXXXX denotes 12 digit consumer no), IFSC Code: KKBK0000958, A/c Type: Current Account

1,855



THE TATA POWER COMPANY LIMITED

Consumer Name: R G KHUTALE .

Consumer No: 9000 0043 1473

Bill No : 92378554160

Bill Date : 29.01.2025

Bill Amount ₹ 1,466.00

Cheque No.

Discount Date : 05.02.2025

Amt by Disc Dt. ₹ 1,459.00

Cheque Date

Due Date : 20.02.2025

Amt After Due Dt. ₹ 1,476.00

Payment should be made by crossed cheque/DD in favour of "Tata Power
CA NO 9000 0043 1473" For multiple payments, write CA no & break-up of amount on
back side of cheque Please don't issue postdated or outstation cheques. Pls attach
payment slip(s)

CHANDRESH ACCORD BLDG NO.23 CHS LTD

TNA/(TNA)/HSG/(TC)9808/YEAR 1998 DATED 05/02/1998
SILVER PARK, MIRA ROAD [EAST], THANE 401 107.

BILL

Name [001] KHUTALE RAMCHANDRA G

Bill No. 97

Date 20/02/2025

Particulars BILL FOR JANUARY & FEBRUARY 2025

Sr. No.	Nature of Charges	Amount
1.	MAINTENANCE CHARGES	1300.00
2.	WATER CHARGES	500.00
3.	SINKING FUND	120.00
4.	REPAIRS & MAINT FUND	120.00
Total		2040.00
Arrears		1020.00 CR
Amount Due		1020.00



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INTEREST @21% WILL BE LEVIED ON DELAYED PAYMENT.

E. & O. E.

For CHANDRESH ACCORD BLDG NO.23 CHS LTD

PROCESSED BY HIGH GROWTH ENT.

E & O. E.

SECRETARY/TREASURER/CHAIRMAN

RECEIPT

Received with thanks from [001] KHUTALE RAMCHANDRA G

Receipt No. 112

Date 15/01/2025

Sum of Rupees Two thousand forty only
Rs. 1020.00

Rs. 1020.00

For CHANDRESH ACCORD BLDG NO.23 CHS LTD

Rs. 2040.00

Subject to Realization of Cheque

SECRETARY/TREASURER/CHAIRMAN



मिरा भाईदर महानगरपालिका

01 - Apr - 2024 To 31 - Mar - 2025

कृपया पावती (Original)

06/01/2025 10:31:09AM Coll.Center

नामवत्तावारक : RAMCHANDRA G KHUTALE

मालवता क्रमांक : E190031799001/1

मालवतावारकचे नाव :

द्वारातीचे नाव : CHANDRESH ACCORD BLDG. NO. 23, MIRA ROAD, DIST. THANE. (OLD SR. NO. E24323)

पावती क्र. : 6012025-0-274429

पावती बुक क्र. : OL

दरमा क्र. : E8

दरमा दिनांक : 06/01/2025

पेमेंट मोड : Online

पेमेंट (रु.) : 8298.00

बँक

बँक/बिबि क्र. :

पेमेंट (रु.) : आठ हजार दोनशे अहाणव फक्त

Sr.No	Ref./B/M No.	Date	Description	Amount	Current		Total
					Part-I	Part-II	
		01/04/2024					
1	MBMC242502116692		सामान्य कर	1330.00	665.00	665.00	2660.00
2		बुध कर	44.00	22.00	22.00	88.00	
3		शिक्षण कर	222.00	111.00	111.00	444.00	
4		शिक्षण कर (मनपा)	88.00	44.00	44.00	176.00	
5		अग्नीशमन कर (मनपा)	44.00	22.00	22.00	88.00	
6		मलप्रवाह सुविधा लाभ	0.00	177.00	177.00	354.00	
8		घनकचरा शुल्क	730.00	383.00	383.00	1496.00	
10		रस्ता कर	444.00	222.00	222.00	888.00	
11		पाणी पुरवठा लाभ कर	0.00	222.00	222.00	444.00	
13		२% रँड	1041.00	226.00	37.00	1304.00	
21		बसलाभ कर	354.00	0.00	0.00	354.00	
			Advance Amount	0.00	0.00	0.00	0.00
			Total	4287.00	2094.00	1905.00	8298.00

"मतदार यादीत नाव नोंदवून मतदान करा व सोकराही बळकट करा" www.nvsp.in

Seal & Signature

मिरा भाईंदर महानगरपालिका

- 3

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता.जि. ठाणे - ४०१ १०१, दुरध्वनी : २८१९ २८२८ / २८१८ १३५३
(महाराष्ट्र महानगरपालिका अभिनियमाचे अनुसूचित प्रकरण ८ नियम ३९, ४० अन्वये)



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मालमत्ता कराचे बिल वर्ष : २०२४ - २०२५
(दिनांक ०१/०४/२०२४ - ३१/०३/२०२५)

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मालमत्ता क्र. : E190031799001
बिल क्र. : MBMC242502116692
खोली / सदनिका क्र. : 1
सर्वे क्र. / टिका क्र. :
दिनांक : 01/04/2024
एकुण क्षेत्रफळ (चौ.फुट) : 373.00
वार्षिक कारयोग्य मुल्य रु. : 4431.24
वापराचा प्रकार : निवासी



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जमिन मालकाचे नाव : RAMCHANDRA G KHUTALE
भोगवटादाराचे नाव :
पत्ता : CHANDRESH ACCORD BLDG. NO. 23, MIRA ROAD, DIST. THANE. (OLD SR. NO. E24323)

कराचे तपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रकम		एकुण रकम = (3) + (4) + (5)
			(4)	(5)	
			भाग - १	भाग - २	
House Tax / सामान्य कर	910	1,330.00	665.00	665.00	2,660.00
Tree Tax / वृक्ष कर	948	44.00	22.00	22.00	88.00
Education Cess Residential / शिक्षण कर	981	222.00	111.00	111.00	444.00
Shikshan Kar Mahanagar Palika / शिक्षण कर (मनपा)	947	88.00	44.00	44.00	176.00
Agnishaman Kar Mahanagar Palika / अग्निशमन कर (मनपा)	916	44.00	22.00	22.00	88.00
Sewage Facility Tax / मलप्रवाह सुविधा लाभ	950	354.00	177.00	177.00	708.00
Solid waste Fee / घनकचरा शुल्क	1519	730.00	383.00	383.00	1,496.00
Street Tax / रस्ता कर	10000	444.00	222.00	222.00	888.00
Water benefit tax / पाणी पुरवठा लाभ कर	1218	0.00	222.00	222.00	444.00
2% Fine / २% दंड		389.00	0.00	0.00	389.00
एकुण		3,645.00	1,868.00	1,868.00	7,381.00
Excess / Advance Amount					0.00
Adjustment Entry					0
Shasti Removed Amount					0
एकुण देयक रकम					7,381.00
०१ मे २०२४ पर्यंत ५ टक्के सूट दिल्यानंतर भरावयाची रकम					7246
३० जून २०२४ पर्यंत ५ टक्के सूट दिल्यानंतर भरावयाची रकम					7246
३१ जुलै २०२४ पर्यंत ३ टक्के सूट दिल्यानंतर भरावयाची रकम					7302

- दिनांक ३०/०६/२०२४ पर्यंत संपूर्ण रकमेचा भरणा केल्यास ५% सुट
- दिनांक ३१/०७/२०२४ पर्यंत संपूर्ण रकमेचा भरणा केल्यास ३% सुट

चेदकांत बोरसे
सहाय्यक आयुक्त (कर)

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