

करल- ५

To

Shri. M.L. Gupta, C.A. (owner)
Vikas Centre, 2nd floor
Santacruz (W),
Mumbai -400 054.

906ey	2	38
5 MAR 2012		
2011		

Sub: ~~For~~ permission to the building No. 2 (i.e. Wing C having Gr. + 7 upper floors) on plot bearing CTS No. 96, 96/1 to 21, 97, 97/1 to 9, 101 & 101/1 to 55 of village Wadhawali at C.G. Road, Chembur.

Sir

The full development work to the building No.2 (i.e. Wing C having Gr. + 7 upper floors) on plot bearing CTS No. 96, 96/1 to 21, 97, 97/1 to 9, 101 & 101/1 to 55 of village Wadhawali at C.Gidv and Road, Chembur, completed under the supervision of Architect, Shri R.G. Kapadia of M/s. Kapadia Consultants having Licence No. CA/78/4792 & and Licensed Structural Engineer Shri Suresh Sanghvi having Licence No. STR/ S / 193, may be occupied on the following conditions.

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act shall be submitted before applying for B.C.C. or within 3-months whichever is earlier.
2. That the balance I.O.E. / Amended plan conditions shall be complied with.

A set of certificate completion plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under section 270-A of Mumbai Municipal Corporation Act.

Yours faithfully

M. K. ...
Executive Engineer
(Building Proposal)

बदर - 3
3500
46
2093



Document (Nature of Document)	Agreement for sale
Registration (Registrable / Non Registrable)	Registrable
Document Name of S.M.O.	UW-01
Document Number (Mandatory)	46755
Document Description in brief	401 YANI BLDG, 4th floor, number 14
Consideration of Amount	300000/-
Purchaser's Name	Sanjeeva Culture
Seller's Name	Madanlal Gupta
Stamp Duty Paid	132600/-
Stamp Duty / Stamp Paper / Stamp / Stamp / Stamp	
Stamp / Stamp / Stamp / Stamp / Stamp	
Stamp / Stamp / Stamp / Stamp / Stamp	



बतर - 3
 72/102 2
 2097

5
 5.11.11

उमट मुद्रांक फ्रेंकिंग अल्हा क्वायलेट लॅम्प खाली तपासले व एस.एम.एस. मेळ बरोबर आढळून आला.

महाराष्ट्र
 मह दुय्यम निबंधक
 कुर्ला - १ (वर्ग-२)

(Ranking)
 Bank Ltd
 Thane Bharat Sahakar Bank Ltd
 Chhatkopar Branch, Saffire Arcade
 Behind Senai Sagar Jewellers
 M.G. Road, Railway Colliery (Chhatkopar)
 Mumbai-400
 District Thane. P. 1009000/07362256

Madanlal

AGREEMENT FOR SALE

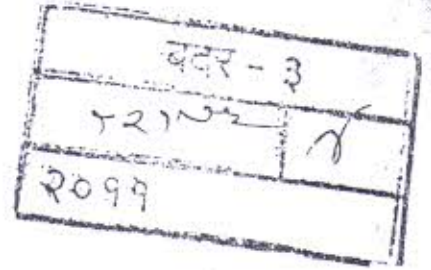
ARTICLES OF AGREEMENT made at Mumbai, this 5th day of Nov., 2011.

BETWEEN:

MESSRS BASANT VIKAS DEVELOPERS through its proprietor Shri Madanlal Gupta, of Mumbai, having address at Vikas Centre, 106 S. V. Road, Santacruz (West), Mumbai 400 054, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns)

INDIA
 R.07326401
 180200
 NOV

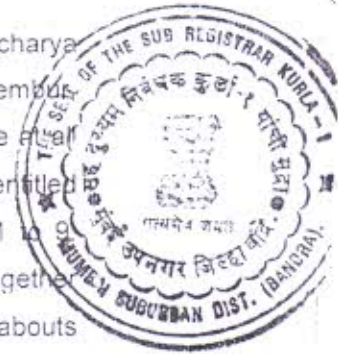
AND



(1) MR. HARISH PANDURANG LABRE, AND (2) MS. SANGEETA HARISH LABRE (NEE GULARE) of Mumbai, Indian Inhabitant/s, having their address at Flat No:101B, Vani, Wadavali Village, Dr. C. G. Road, Chembur, Mumbai-400074, hereinafter referred to as "THE PURCHASER(S)" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART** :

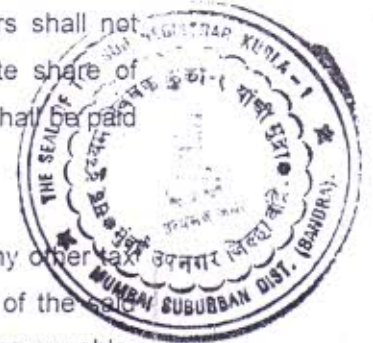
WHEREAS :

- a) Mr. Vidyadhar Gopinath Acharya and Mr. Manohar Gopinath Acharya residing at Ganesh Baug, Vadhavali Village, Dr. C. G. Road, Chembur, Mumbai - 400 074 hereinafter referred to as "THE OWNERS", were at all material times the Owners of or were otherwise well and sufficiently entitled to all those pieces or parcels of land bearing C.T.S. No. 97, 97/1 to C.T.S. No.101, 101/1 to 55 and C.T.S. No.96, 96/1 to 21 together admeasuring 7766.80 sq. metres (i.e. 9289.09 sq. yards) or thereabouts situate, lying and being at Village Vadhavali, Chembur, Mumbai - 400 074, within the registration District and Sub-District of Bombay City and Bombay Suburban and which is more particularly described in the FIRST, SECOND and THIRD SCHEDULES hereunder written. The said Plots of land are hereinafter referred to as "The said property" for the sake of brevity.
- b) The Owners have acquired the said property in the following manner :
- i. Prior to 1945, Mr. Gopinath Harishchandra Acharya and Mr. Vasant Harishchandra Acharya were absolutely, seized of and possessed of and well and sufficiently entitled to the said property.
 - ii. The said Mr. Gopinath Harishchandra Acharya died intestate on or about 29th September, 1945 leaving behind him his wife Mrs Shashikala G. Acharya as his widow and Kum. Jayanti, Kum Vimal, Kum. Hemlata as his successor.
 - iii. The said Mr. Vasant Harishchandra Acharya died intested on or about 3rd October, 1967. The said Mr. Vasant Harishchandra Acharya had no issue and was survived by his wife Mrs. Laxmi V. Acharya.



पत्र - ३	
DR. NE	W
2099	

Ownership Act, 1970 as the case may be as well as the costs of preparation, engrossing stamping and registering this agreement, conveyance and any other document required to be executed by the developers or by the purchaser, stamp and registration charges in respect of such documents transferring land and building in favour of such society or a limited company or of an association of apartment purchasers in respect of premises as well as the entire professional cost of the attorneys of the Developers in preparing and approving all such documents shall be borne by the Society or the Limited Company or Association of Apartment Purchasers proportionately by the members of such society or the limited company or such apartment owners alone and the developers shall not contribute anything towards such expenses. The proportionate share of such costs, charges and expenses payable by the purchaser/s shall be paid by him/her immediately on demand.



- 48) In the event any service tax, works contract tax, sales tax or any other tax levied and/or payable, by any authority, on the sale / transfer of the premises and/or any portion thereof is payable and / or becomes payable, at any time hereafter, shall be, in addition to the purchase price, borne, paid and / or reimbursed by the purchaser/s to such authority and / or the Vendor.
- 49) The Income tax PAN/GIR Number of the parties are as follows:

The Developers	M/S BASANT VIKAS DEVELOPERS	AAEPG9768K
The Purchasers:	MR. HARISH PANDURANG LABRE	AGAPL1441C
	MS. SANGEETA HARISH LABRE (NEE GULARE)	AAEPG1343C

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL that piece or parcel of land, together with structures standing thereon situate lying and being at Village Vadhavali, Chembur, Bombay Suburban District bearing CTS No.101, 101/1 to 55 admeasuring 1830-Sq.metres or there about in the Registration District and Sub-District of Bombay City and Bombay Suburban bounded as follows:

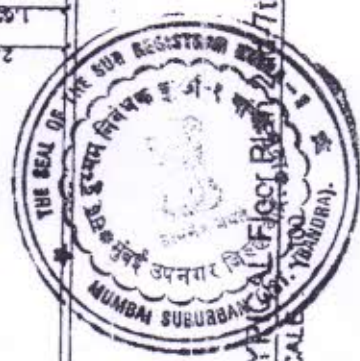
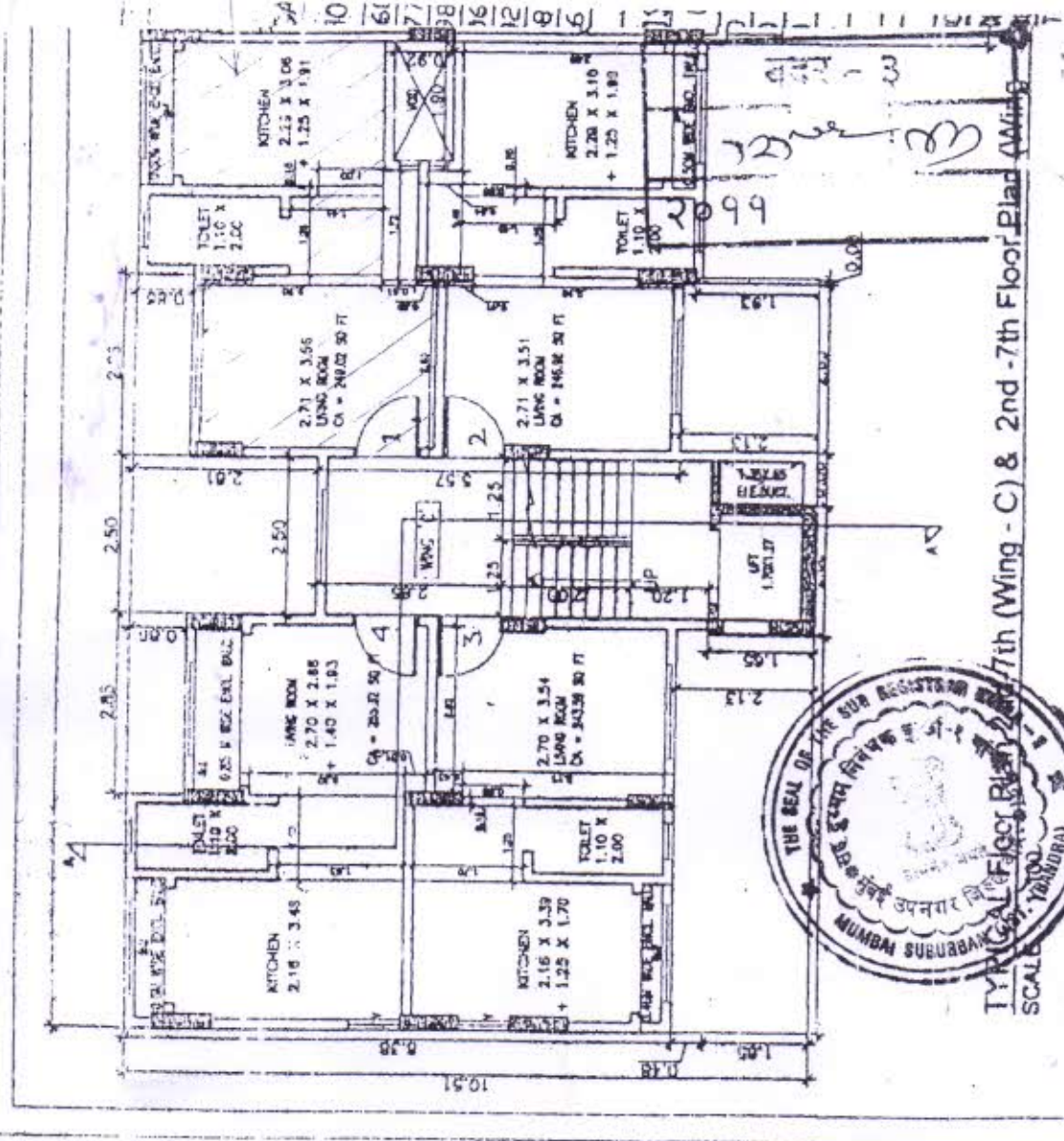
On or towards the East by the lands bearing CTS Nos. 95 and 96;

On or towards the North by the Road known as Dr.C. Gidwani Road.

THE SECOND SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of land together with structures standing thereon situate, lying and being at Village Vadhavli, Chembur, Bombay Suburban District bearing CTS No.96, 96/1 to 21 admeasuring 640.80 sq.metres of thereabouts in the Registration District and Sub

Handwritten signatures and initials:
 10/1
 10/1
 10/1



2nd & 7th Floor Plan (Wing - C)