



CHALLAN
MTR Form Number-6

करल-३		
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GRN	MH00125984201500	AMOUNT	1350000.00	Date	30/05/2015	Form ID	25.2
DEFACED FOR RS:1350000.00							
Department	Inspector General Of Registration	Deface Number	0000818243201516	Payer Details			
Type of Payment	Stamp Duty	(Amt.in words:Thirteen Lakh Fifty Thousand Rupees Only)		TAX ID (If Any)			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3	Full Name	KANISHKA CHAUDHARY AND JAYATRI DASGUPTA				
Location	MUMBAI	Flat/Block No.	FLAT NO.601 A-WING LAKE PRIMROSE A				
Year	2015-2016 One Time	Premises/Building	BC CHS LTD.				
Account Head Details		Amount In Rs.	Road/Street	LAKE HOMES, OFF A.S. MARG NEAR GOP.			
0030045501	Sale of NonJudicial Stamp	1350000.00	Area/Locality	FORMAL MUMBAI			
			Town/City/District	MUMBAI			
			PIN	400 076			
			Remarks (If Any)	PAN2=ABGPR056A-SecondPartyName=RUK KUNJAN RATH AND MANMATH RATH-CA=27000 000			
			Amount In	Thirteen Lakh Fifty Thousand Rupees Only			
Total		1350000.00	Words	Thirteen Lakh Fifty Thousand Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	REF No.	00040572015053064484 IK80132488		
Cheque-DD Details			Date	30/05/2015-15:01:20			
Cheque/DD No			Bank-Branch	STATE BANK OF INDIA			
Name of Bank			Scroll No. , Date	Not Verified with Scroll			
Name of Branch							

Mobile No. : Not Available



CHALLAN
MTR Form Number-6

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GRN	MH001259349201516E	BARCODE			Date	30/05/2015-14:57:49	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (if Any)				
	Stamp Duty			PAN No. (if Applicable)	ADXPC6975A			
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	KANISHKA CHAUDHARY AND JAYATRI			
Location	MUMBAI				DASGUPTA			
Year	2015-2016 One Time			Flat/Block No.	FLAT NO.601 A-WING LAKE PRIMROSE A			
Account Head Details			Amount In Rs.	Premises/Building	BC CHS LTD.			
0030045501	Sale of NonJudicial Stamp		1350000.00	Road/Street	LAKE HOMES. OFF A.S. MARG NEAR GOPAL			
				Area/Locality	MUMBAI			
				Town/City/District	MUMBAI			
				PIN	7		6	
				Remarks	 PAN2=ADXP6975A Second PartyName=RUK RUKMINI RATH AND LUMBA RATH-CA=27000			
				Amount In	Thirteen Lakh Fifty Thousand Rupees Only			
Total			1350000.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	REF No.	00040572015053664484	IR80132488	
Cheque/DD No				Date	30/05/2015-15:01:20			
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scrill No. , Date	Not Verified with Scrill			

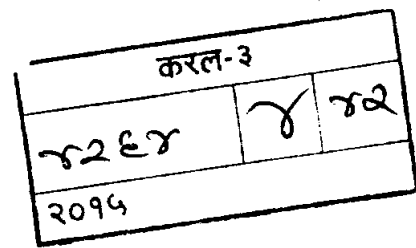
Mobile No. : Not Available

Rukmini Rath

Jayati Dasgupta



CHALLAN
MTR Form Number-6



GRN	MH001259647201516E	BARCODE			Date	30/05/2015-15:05:48	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee			TAX ID (If Any)			
	Ordinary Collections IGR			PAN No. (if Applicable)	ADXPC6975A		
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3			Full Name	KANISHKA CHAUDHARY AND JAYATRI		
Location	MUMBAI				DASGUPTA		
Year	2015-2016 One Time			Flat/Block No.	FLAT NO.601 A-WING LAKE PRIMROSE A		
Account Head Details		Amount In Rs.		Premises/Building	BC CHS LTD.		
0030063301 Amount of Tax		30000.00		Road/Street	LAKE HOMES, OFF A.S. MARG NEAR GOPAL		
				Area/Locality	POWAI MUMBAI		
				Town/City/District			
				PIN	6		
				Remarks (If Any)	 PAN=ABGPR6975A Second Party Name=RUK RUKMATHI AND UMAMATHI RUPH CA=27000 000		
				Amount In	Thirty Thousand Rupees Only		
Total			30000.00	Words			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	00040572015053064636	IK80133698
Cheque/DD No				Date	30/05/2015-15:08:04		
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

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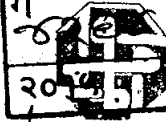
Rukmini Rath
Rukmini Rath

Jayati Dasgupta

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुख्यकन अहवाल सन २०१५

करल-३



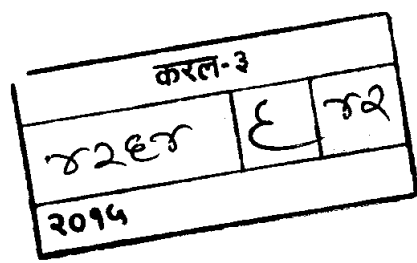
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१. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक २८६
२. सादरकत्याचे नाव :- कनिष्का चौधरी
३. तालूका :- मुंबई / अंधेरी / बोरीवली / कुर्ला - ३
४. गावाचे नाव :- चांदिवली
५. नगरभूमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक ११३/१४
६. मूल्य दरविभाग(झोन) :- ११५ उपविभाग ५४२
७. मिळकतीचा प्रकार :- खुली जमीन (निवासी) कार्यालय दुकान औदयोगिक प्रति चौ.मी. दर १५७१००
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- ७८'१३ (कारपेट) बिल्ट अप चौ.मी.
९. कारपाकिंग :- १ गच्ची :- पोटाळा :-
१०. मजला क्रमांक :- ६ उदवाहन सुविधा आहे/नाही
११. बांधकाम वर्ष :- घसारा :-
१२. बांधकामाचा प्रकार :- आरसीसी/ इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र :- ज्यान्वये दिलेली घट/वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास : १ त्याच्या ताब्यातील क्षेत्र (जूने क्षेत्र) :-
 $157100 * 5\% \times 93.76 = 15466187$ इमारतीत दिलेले क्षेत्र :-
 $157100 \times 25\% \times 13.75 = 540081$ भाड्याची रक्कम :-
१५. लिट्ट अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-
 निवासी/अनिवासी २. अनामत रक्कम/अगावू भाडे :-
 ३. कालावधी :-
१६. निर्धारित केलेले बाजारमूल्य :- १,६०,०६,२११/-
१७. दस्तामध्ये दर्शाविलेली मोबदला :- २,७०,००,०००/-
१८. वेग मुद्रांक शुल्क :- १३,५०,०००/- भाड्याचे मुद्रांक शुल्क १३,५०,०००/-
१९. देय नोंदणी फी ३०,०००/-



सह. दुय्यम निबंधक
कुर्ला - ३ (वर्ग-२)



AGREEMENT FOR SALE

THIS AGREEMENT is made at Mumbai 30th day on the May of [2015]

BETWEEN

MRS. RUKMINI RATH aged 72 years (PAN No. ABGPR0575A) & **MR. UMANATH RATH** aged 72 years (PAN No. ABGPR0741N) both Indian inhabitant having their address at Flat No. 703, 7th Floor, In the building known as Devgiri, situated at IIT Bombay staff C.H.S Ltd., near S.M Shetty School, Powai, Mumbai-400076 hereinafter called "The TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors and administrators) of the **One Part**

AND

MR. KANISHKA CHAUDHARY aged 40 years (PAN No. ADXPC6975A) & **MRS. JAYATRI DASGUPTA** aged 39 years (PAN No. AFVPG6829H) both Indian inhabitant having their address at 302, Brighton Building situated at Mulund East, Mumbai 400081 hereinafter called "The TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns) of the **Other Part**;

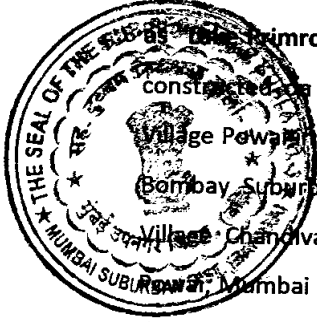
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WHEREAS:

- A. By an Agreement for Sale dated the 31st of December 2009, entered into with EKTA SUPREME HOUSING, a Partnership Firm registered under the Indian Partnership Act, 1932 having its office at Lake Homes , Off Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai- 400076, therein and hereinafter referred to as "THE DEVELOPERS", Mrs. Rukmini Rath & Mr. Umanath Rath (the Transferors in this Agreement for Sale). had purchased Flat No 601 on the 6th Floor of "A" Wing of the Building known as "Lake Primrose" of the Lake Primrose ABC Co-op Housing Society Ltd constructed on the pieces or parcels of land situated, lying and being at Village Powai in the registration district and sub-district of Bombay City and Bombay Suburban and bearing C.T.S. Nos. 11B/1A,11B/4(part)&11B/8 of Village Chandivali, Taluka Kurla , situated at Adi Shankaracharya Marg , Mumbai 400076 more particularly described in the First Schedule of the Agreement for Sale hereinafter referred to as "THE SAID FLAT". Appropriate stamp duties were paid on the said Agreement for Sale and the same was registered 16th February 2010, vide Registration Nos.BDR-13-01676- 2010.
- B. The TRANSFERORS Mrs. Rukmini Rath & Mr. Umanath Rath are the members of the LAKE PRIMROSE ABC CO-OPERATIVE HOUSING SOCIETY LIMITED being a Society duly formed and registered under the Maharashtra Co-operative Societies Act, 1961, under Registration No.MUM-2/WL/HSG/TC/10627/2013-2014 Dated 26/09/2013, having its Registered Office at Lake home Complex, powai, Mumbai – 400076, hereinafter for the sake of brevity referred to as "the Said Society").
- C. Furthermore, the TRANSFERORS are the of the Flat bearing No. 601 admeasuring total 78.13 Sq. mtr. Carpet area on the 6th Floor in the "A" Wing of the building Lake Primrose known as "LAKE PRIMROSE ABC CO-OPERATIVE HOUSING SOCIETY LTD."Phase 4, situated at Adi Shankaracharya Marg , Near Gopal Sharma School , Powai, Mumbai 400076 and belonging to the said Society (hereinafter referred to as "THE SAID PREMISES ").



Rath *Umanath*

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AND WHEREAS the TRANSFEREES have approached the TRANSFERORS and expressed their wish to purchase and acquire the SAID PREMISES in the Said Society, whereupon the TRANSFERORS have agreed to sell the said Premises and transfer the Said flat to the TRANSFEREES on the terms and conditions mentioned hereunder.

AND WHEREAS the TRANSFEREES relying on the representations, warranties, covenants, undertakings and indemnities of the TRANSFERORS have agreed to buy the Said Premise/Flat in the manner described herein.

AND WHEREAS the Parties are desirous of recording hereunder the terms and conditions of the Agreement for Sale.



NOW THIS AGREEMENT WITNESSETH THAT:-

1. In Consideration of the Sum of Rs. 2,70,00,000/- (**Rupees Two Crores Seventy Lakhs Only**) to be paid by the TRANSFEREES in the manner and time stated hereunder, the TRANSFERORS agree to hand over vacant, peaceful possession of the Said Premises to the TRANSFEREES in the Said Society on receipt of full consideration.
2. The said consideration is paid /to be paid by the TRANSFEREE to the TRANSFERORS is as under:
 - a) Rs. 15, 00,000 (**Rs. Fifteen Lakhs Only**) paid vide cheque no 061999 drawn from the Axis Bank on 4th May 2015.
 - b) Rs.12, 00,000 (**Rs. Twelve Lakhs Only**) paid vide cheque no 062000 drawn from the Axis Bank on 4th May 2015.
 - c) Rs.14,55,000(**Rs. Fourteen Lakhs Fifty Five Thousand Only**) paid vide cheque no 101992 drawn from the Axis Bank on 16th May 2015
 - d) Rs. 5, 00,000 (**Rs. Five Lakhs Only**) paid vide cheque no 101991 drawn from the Axis Bank on 16th May 2015.
 - e) Rs.6,75,000 (**Rs. Six Lakh Seventy Five Thousand Only**) paid vide cheque no drawn from the HDFC Bank on 16th May 2015.
 - f) 1% TDS paid by the TRANSFEREES on 15th May 2015. The TRANSFEREES shall present the 2challan to the TRANSFERORS who can claim a refund of this TDS in his individual return of income.
 - g) The Transferees also confirm to make the balance payment of Rs.2,14,00,000/- (**Rupees Two Crores Fourteen Lakhs Only**) from the total sale consideration amount of Rs.2,70,00,000(**Rupees Two Crores Seventy Lakhs Only**) on or before 19th june 2015 to the Transferor through the HDFC bank, as the Transferees have already applied for a housing loan through the HDFC bank and having a sanction letter (dated ___ having File

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) of Rs.2,14,00,000/- (Rupees Two Crores Fourteen Lakhs

3. The TRANSFERORS do hereby grant, release, convey, transfer and assure and assign unto the TRANSFEREES the said Premises, which is more particularly described in the schedule hereunder and incidental thereto the exclusive right to use, occupy and possess and enjoy the said Premises therein ALSO TOGETHER, with the rights, liberties, privileges, easements and appurtenances whatsoever to the said Premises or any part thereof belonging or in anyway appertaining to usually held or occupied therewith or reported to belong or to be appurtenant thereto and all the estate, right, title and interests claims and demands whatsoever at law and in equity of the TRANSFERORS or in and to the said Premises and every part thereof and in the **Lake Primrose ABC Co-op Housing Society Limited, Mumbai**. TO HAVE AND TO HOLD all and singular the said Premises hereby granted, released, conveyed, transferred and assured or expressed so as to be with its appurtenances, forever, absolutely subject to the payments of all charges, rates, tax assessment, dues, duties hereinafter to become payable to the said **Lake Primrose ABC Co-op Housing Society Ltd., Mumbai** in respect thereof.
4. The TRANSFERORS agree to transfer in the name of the TRANSFEREES the said deposits and other deposits made for the said Flat.
5. It is hereby declared that simultaneously with the completion of the transaction as hereinabove said, the TRANSFERORS shall handover peaceful possession of the said Premises and shall also handover to the TRANSFEREES all original documents and writings of and relating to the said Premises subject to the TRANSFEREES making the Full and Final Payment to the TRANSFERORS.
6. The TRANSFERORS hereby confirm and declare that TRANSFERORS hereby transfer to the TRANSFEREES all their rights, title and interest in the said Society including the said Premises as hereinabove mentioned subject to the TRANSFEREES making the Full and Final Payment to the TRANSFERORS.
7. The TRANSFERORS shall pay to the Said Society the monthly outgoing, and other dues in respect of the said Flat upto the date of possession and further agree and undertake to give a full and complete discharge for the same and thereafter the TRANSFEREES will be liable to pay to the said Society the monthly outgoings in the respect of the said Premises and they hereby undertake to pay the said charges regularly to the said Society.

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8. The TRANSFERORS hereby further declare and represent to the TRANSFEREES as hereunder:

- (a) The TRANSFERORS **Mrs. Rukmini Rath & Mr. Umanath Rath** are the Owners of the said Premises and as such are absolutely entitled to hold use and occupy the said Premises and no other party have any right, interest, property claim or demand into over or upon the said Premises or any part thereof.
- (b) The TRANSFERORS have good right, full power and absolute authority to sell and transfer the said Premises and they nor anyone on their behalf has done committed or omitted any act deed matter or thing whereby the said Premises and right to hold, use and occupy the said Premises is or can be forfeited extinguished or rendered void or voidable.
- (c) The TRANSFERORS have not been issued the share certificates from the **Lake Primrose Co-op Housing Society Ltd.**, in their names & shall apply to the Society for transfer of shares in the name of the TRANSFEREES.
- (d) The TRANSFERORS state that they are in full dominion, ownership and have full rights in respect of the said Flats and incidental thereto they are the owners of the said Flats and they are now irrevocably conveying in favour of the TRANSFEREES the said Flats, rights, claims & demands from whatsoever and whomsoever and the TRANSFERORS shall keep indemnified the TRANSFEREES of & from the same at all times. The TRANSFERORS hereby undertake that the TRANSFERORS shall not at any time in the future have any right, title or interest in the said flat after the receipt of the full consideration.
- (e) That the TRANSFERORS shall execute and cause to be executed all such documents and writings as may be necessary or required by the TRANSFEREES including the cancellation of any nomination in the Society by the TRANSFERORS and the Transfer Form prescribed under the Bye-laws of the Society for the purpose of vesting in the TRANSFEREES all their right, title and interest in the said Society as well as the TRANSFEREE'S right to hold use

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Rukmini Rath

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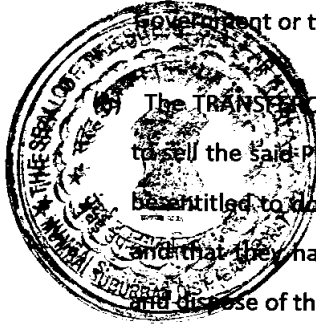


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the said Premises on payment of the full consideration hereinabove stated.

(f) That the TRANSFERORS hereby indemnify and keep indemnified the TRANSFEREES from against any claim, demand or proceeding that may be taken by anyone whatsoever in respect of any payment in respect of any transaction hereto before of and relating to the said Premises

(g) The TRANSFERORS hereby confirm and declare that there are no arrears of any rent, rates, taxes or Cess payable by him under Central or State Government or to any body or person or persons.



The TRANSFERORS hereby state and declare that they have not contracted to sell the said Premises to anybody or person or persons and neither shall be entitled to do so with any person other than the present TRANSFERORS and that they have full powers, authority and right to sell, transfer, assign and dispose of the same.

9. TRANSFERORS shall severally defend and indemnify and further agree at all times to defend and indemnify TRANSFEREES including its present as well as the successors and assigns of TRANSFEREES against all costs, losses, damages, claims, suits, actions, demands, and penalties arising from any breach of any of TRANSFERORS warranties, representations, covenants and undertaking forming part of this Agreement.
10. The TRANSFERORS hereby further declare and confirm that on and from the date of execution hereof, but after the receipt of the full consideration, the TRANSFEREES shall be seized with all the right, title and interest in respect of the said Premises and the said Parking and shall be entitled to deal with the same.
11. The TRANSFEREES herein covenant that they will abide by the Rules and By-laws of the said Society and that they further undertake to pay and discharge all calls and demands which the said Society may make from the date of taking over possession of the Said Premises.
12. Both the TRANSFEREE confirms with the TRANSFERORS that they have paid 1% TDS on said Premises. The TRANSFEREE confirms to present the challan to the TRANSFERORS who can claim a refund of this TDS in his individual return of income.

Platt *del* 15/11/15

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13. The TRANSFERORS shall hand over to the TRANSFEREES all documents relating to the title of the said Premises in their possession such as (1) Original Chain of Agreements along with original Stamp Duty and Registration Receipt (2) Original Payment Receipts made to the Builder/Developer (3) Original NOC issued by the said Society recording it's No objection for the Transfer of the said Premises in favour of the TRANSFEREES. (4) Original Parking Allotment Letter of the Parking (5) All the Forms duly signed and endorsed by the TRANSFERORS in respect of transfer of the Premises. The TRANSFERORS further undertake that from time to time and all times hereafter on the Request of the TRANSFEREES or their heirs, executors, administrators and assigns they shall do and execute and or procure all documents in law for better and more perfectly assuring and transferring their right, title and interest in the said Society and the benefits in the said Premises and every part thereof unto and to the TRANSFEREES as aforesaid.



14. The Premium that may be payable to the said society for transferring the right, title and interest of the TRANSFERORS in the said Society and the said Premises in the name of the TRANSFEREES, shall be borne by the TRANSFEREES and TRANSFERORS equally. The TRANSFERORS hereby agrees to sign necessary letters to the said Society and the Electricity Company for transferring all deposits in the name of the TRANSFEREES and also the Electricity meter in their name.
15. The Stamp duty and Registration charges payable on this indenture shall be borne and paid by the TRANSFEREES alone.

THE SCHEDULE OF THE PREMISES

- | | | | |
|-----|-------------------------|---|---|
| (1) | Description of Premises | : | Premises No. 601 in the A Wing , on the 6th Floor, Admeasuring 78.13 Sq.mtr. Carpet area in Building known as "Lake Primrose ABC Co-operative Housing Society Limited, situated at Lake Homes , Off Adi Shankaracharya Mar , Near Gopal Sharma School , Powai , Mumbai 400076 |
| (2) | Village | : | Chandivali |
| (3) | C.T.S No. | : | 11B/1A,11B/4(part)&11B/8 |
| (4) | No. of Floors | : | Ground plus 21 Storey's with 2 Lifts. |
| (5) | Year of Completion | : | 2013 |

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IN WITNESS WHEREOF the parties hereinabove have hereunto set their		
2096 respective hands, the day and the year hereinabove written.		

SIGNED AND DELIVERED BY THE WITHIN NAMED TRANSFERORS

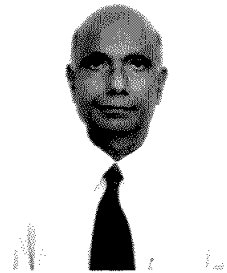
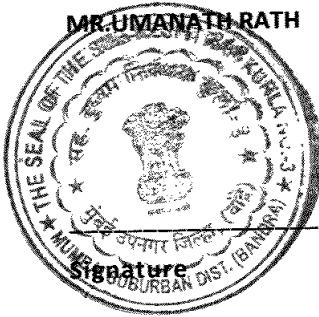
MRS. RUKMINI RATH



Rukmini Rath

Signature

MR. UMANATH RATH



Umanath Rath

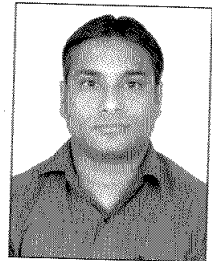
Signature

In the presence of

Ankur

SIGNED AND DELIVERED BY THE WITHIN NAMED TRANSFEREES

(1) MR. KANISHKA CHAUDHARY



Kanishka Chaudhary

Signature

(2) MRS. JAYATRI DASGUPTA



Jayatri Dasgupta

Signature

In the presence of

WITNESSES :

1. Ankur Bhergava. Ankur
2. Sunil Kadam Sunil

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RECEIPT

Received of and from the within named TRANSFEREES **MR.KANISHKA CHAUDHARY & MRS. JAYATRI DASGUPTA** a sum of **Rs. 15,00,000 (Rs. Fifteen Lakhs Only)** paid vide cheque no 061999 drawn from the Axis Bank on 4th May 2015 in the following manner as and by way of part payment towards the sale of Premises No. 601 admeasuring total 78.13 Sq mtr Carpet area on the 6th Floor in the "A" Wing of the building Lake Primrose known as "**LAKE PRIMROSE ABC CO-OPERATIVE HOUSING SOCIETY LTD.**" situated at Adi Shankaracharya Marg , Near Gopal Sharma School , Powai, Mumbai 400076

WE SAY RECEIVED Rs.15, 00, 000/-



Rukmini Rathi Umanath Rathi
MRS.RUKMINI RATH & MR.UMANATH RATH

RECEIPT

करल-३		
४२६४	१५	०२
२०१५		

Received of and from the within named TRANSFEREES **MR.KANISHKA CHAUDHARY & MRS. JAYATRI DASGUPTA** a sum of **Rs.12,00,000/- (Rs. Twelve Lakhs Only)** paid vide cheque no 062000 drawn from the Axis Bank on 4th May 2015 in the following manner as and by way of part payment towards the sale of Premises No. 601 admeasuring total 78.13 Sq mtr Carpet area on the 6th Floor in the "A" Wing of the building Lake Primrose known as "**LAKE PRIMROSE ABC CO-OPERATIVE HOUSING SOCIETY LTD.**" situated at Adi Shankaracharya Marg , Near Gopal Sharma School , Powai, Mumbai 400076

WE SAY RECEIVED Rs.12,00,000



Rukmini Rath
MRS.RUKMINI RATH & MR.UMANATH RATH

RECEIPT

करल-3		
४२६४	१६४२	
२०१५		

Received of and from the within named TRANSFEREES **MR.KANISHKA CHAUDHARY & MRS. JAYATRI DASGUPTA** a sum of Rs.14,55,000 (Rs Fourteen Lakhs Fifty Five Thousand Only) paid vide cheque no 101992 drawn from the Axis Bank on 16th May 2015 in the following manner as and by way of part payment towards the sale of Premises No. 601 admeasuring total 78.13 Sq mtr Carpet area on the 6th Floor in the "A" Wing of the building Lake Primrose known as "**LAKE PRIMROSE ABC CO-OPERATIVE HOUSING SOCIETY LTD.**" situated at Adi Shankaracharya Marg , Near Gopal Sharma School , Powai, Mumbai 400076

WE SAY RECEIVED Rs.14, 55,000/-

Rukmini Rath - Umanath Rath
MRS.RUKMINI RATH & MR.UMANATH RATH



करल-3		
8288	96	82
2094		

RECEIPT

Received of and from the within named TRANSFEREES **MR.KANISHKA CHAUDHARY & MRS JAYATRI DASGUPTA** a sum of Rs.5,00,000 (Rs Five Lakhs Only) paid vide cheque no 101991 drawn from the Axis Bank on 16th May 2015 in the following manner as and by way of part payment towards the sale of Premises No. 601 admeasuring total 78.13 Sq mtr Carpet area on the 6th Floor in the "A" Wing of the building Lake Primrose known as "**LAKE PRIMROSE ABC CO-OPERATIVE HOUSING SOCIETY LTD.**" situated at Adi Shankaracharya Marg , Near Gopal Sharma School , Powai, Mumbai 400076

WE SAY RECEIVED Rs5,00,000



Rukmini Ratha *Umanath Ratha*
MRS.RUKMINI RATH & MR.UMANATH RATH

RECEIPT

करल-३		
४२६४	१५	४२
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Received of and from the within named TRANSFEREES **MR.KANISHKA CHAUDHARY & MRS JAYATRI DASGUPTA** a sum of Rs.6,75,000 (Rs Six Lakhs Seventy Five Thousand Only) paid vide cheque no 000002 drawn from the HDFC Bank on 16th May 2015 in the following manner as and by way of part payment towards the sale of Premises No. 601 admeasuring total 78.13 Sq mtr Carpet area on the 6th Floor in the "A" Wing of the building Lake Primrose known as "LAKE PRIMROSE ABC CO-OPERATIVE HOUSING SOCIETY LTD." situated at Adi Shankaracharya Marg , Near Gopal Sharma School , Powai, Mumbai 400076

WE SAY RECEIVED Rs6, 75,000/-

Rukmini Rath *Umanath Rath*
MRS.RUKMINI RATH & MR.UMANATH RATH



ANNEXURE 'C'

मालमत्ता पत्रक

36

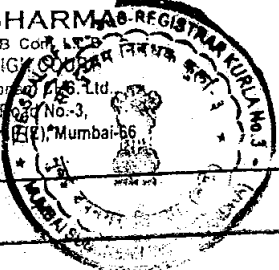
जिल्हा/जिल्हा -- चांदीवली
 गाव/गाव -- न.भू.अ.घाटकोपर
 गाव/गाव -- न.भू.अ.घाटकोपर

जिल्हा -- करल-३
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 क्षेत्र कमी
 ७३६६२.१

SATISH SHARMA, B. Com, L.T.
 ADVOCATE HIGH COURT
 18 Gr. Floor, Poo... Ltd.
 Daulat Nagar No-3,
 Nr. Post Office Borivli, Mumbai-66



पुस्तक/पुस्तक
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१	११५६३	मा.वि.वि.५ अ.र.का.क्यूआर क.७ मुलुद याचा वि. २६.८.१४ चा आलेला.	मा.वि.६६३चा न.भू.अ.घाटकोपर जिल्हा याचे कर्तव्य पेट्रोलियम क्षेत्र क.रा.रा. कार्या ७ पेट्रोलियम क्षेत्र ११७६ वि. ८.१२.९३ जिल्हा-क्यूआर.१२५९ जो २४७,०६०.३ को.अ. क्षेत्राची सकल नविन विक्रयता पत्तिका उपस्थली व मुद्रा मिळवता पुस्तक/पुस्तक व धारकाची नावे वाचवता येतील. धारक -- १) सहाय्यीय अ.मुद्रापाल रोज २) सहाय्यी अ.मुद्रापाल रोज ३) सहाय्यी अ.मुद्रापाल रोज ४) सहाय्यी अ.मुद्रापाल रोज



(सं. १)

वास्तुतः पत्रक

संख्या ४५३३

संख्या १५५५५५५५

दिनांक २०/०५/१९६७

पत्रक संख्या

दिनांक

पत्रक संख्या

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पत्रक संख्या

वास्तुतः पत्रक संख्या १५५५५५५५
दिनांक २०/०५/१९६७

पत्रक संख्या	०५६७
दिनांक	२०/०५
पत्रक संख्या	०२६७
दिनांक	२०/०५

पत्रक संख्या

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पत्रक संख्या

पत्रक संख्या (१)

पत्रक संख्या (२)

वास्तुतः पत्रक संख्या १५५५५५५५
दिनांक २०/०५/१९६७

वास्तुतः पत्रक संख्या १५५५५५५५
दिनांक २०/०५/१९६७

वास्तुतः पत्रक संख्या १५५५५५५५
दिनांक २०/०५/१९६७



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SATISH SHARMA
B Com L.L.B.
ADVOCATE HIGH COURT
1 B Gr. Floor, Poonam CHS. Ltd.,
Daulgt Nagar Road No.-3,
Nr. Post Office Borivali (E), Mumbai-66

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Bldg no. 1
EC/148

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SATISH SHARMA
 ADVOCATE B.L.B.
 HIGH COURT
 B. C. Floor, Poonam Chambers,
 209, B. C. Road No. 3,
 Post Office Borivali (E) Mumbai-66
 Municipal Office,
 Bombay - 199

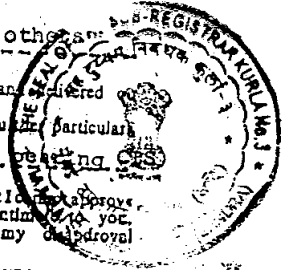
Intimation of Disapproval under Section 346 of the Bombay
 Municipal Corporation Act, as amended up to date.
 CE/3625/BPES/AL 12.2 NOV 2004
 No. E. B./CE/ BS/A of 199-199

MEMORANDUM

M/s. Ekta Supreme Housing C.A. to Shri. J.A. Sheth & others

With reference to your Notice, letter No. 4719 dated 26.10.04 199 and

and the plans, Sections, Specifications and Description and further particulars
 and details of your building at Prop. Commercial bldg. no.1 on plot bearing No. 11B/1A of village Chandivli.
 furnished to me under your letter dated 199. I have to inform you that I do not approve
 building or work proposed to be started or executed, and I therefore hereby formally intimate to you
 for Section 346 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval
 by thereof reasons:



A. CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE
PLINCH C.O.

1. That the commencement certificate under Sec.45/69(1)(a) of the M.R. & T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of road widening with foundation below the bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C. Regulation No.38(27).
3. That the specification for layout/D.P./or access roads/development of setback land will not be obtained from Executive Engineer (Road Construction) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D., the completion certificate will not be obtained from Executive Engineer (P.C.)/Executive Engineer (S.W.D.) E.S. before submitting building completion certificate.
4. That the Licensed Structural Engineer will not be appointed, supervision memo as per appendix XI Regulation 5(3)(ix) will not be submitted by him.
5. That the structural design and calculations for the proposed work considering seismic forces as per I.S. Code Nos.1893 and 4326 and for existing building showing adequacy thereof to take up additional load will not be submitted by him.
6. That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Ward Officer and the ownership of the setback land will not be transferred in the name of M.C.G.M.
7. That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C./starting the work.
8. That the requirements of N.O.C. of B.S.E.S. Ltd. will not be obtained and the requisitions, if any, will not be complied with before occupation certificate/B.C.C.
9. That the qualified registered site supervisor through architect/structural engineer will not be appointed before applying for C.C. his name and licence no. duly revalidated will not be submitted.

() That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

() That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at any time before the day 21 NOV 2005 99, but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

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Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

Executive Engineer, Building Proposals
Zone, C. E. Wadia

SPECIAL INSTRUCTIONS.

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels
Every person who shall erect as new domestic building shall cause the same to be built, so that every part of the plinth shall be—

(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street and nearest point at which the drain from such building can be connected with the sewer than existing or to be laid in such street.

(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (1.60 cms.) of such building.

(c) Not less than 92 ft. () metres above Town Hall Datum.

Your attention is invited to the provisions of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion, or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate, with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (a) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

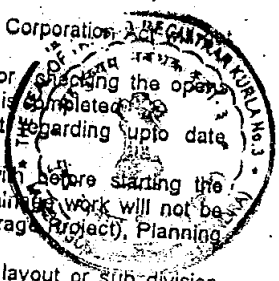
Attention is drawn to the notes accompanying this Intimation of Disapproval.



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SATISH SHARMA
B Com L.L.B
ADVOCATE HIGH COURT
1 B, Gt. Floor, Poonam CHS. Ltd.,
Daulat Nagar Road No-3,
Nr. Post Office Borivali (E), Mumbai-66

10. That the extra water and sewerage charges will not be paid to Asst.Engineer, Water Works. ~~to be taken before C.C.~~
1. That the true copy of sanctioned layout sub-division /amalgamation approved under No CE/389/BPES/LOD of 11.7.04 alongwith the terms and conditions will not be submitted before C.C. and compliance thereof will not be done before submission of B.C.C.
1. That adequate care in planning assigning and carrying out construction will not be taken in the proposed building to provide for the consequence of settlement of floors and plinth filling etc.
13. That adequate care will not be taken to safeguard the trees existing on the plot while carrying out construction work & remarks from S.G./NOC from Tree Authority shall not be submitted.
14. That the notice under Sec.347 (1)(a) of the Mumbai Municipal Corporation be sent for intimating the date of commencement of the work.
15. That this office will not be intimated in prescribed proforma for checking the open spaces and building dimensions as soon as the work upto plinth is completed.
16. That the clearance certificate from assessment Department regarding upto date payment of Municipal taxes etc.will not be submitted.
17. That the requirement of bye law 40 will not be complied with before starting the drainage work and in case Municipal sewer is not laid, the drainage work will not be carried on as per the requirement of Executive Engineer (Sewerage Project), Planning & completion certificate from them will not be submitted.
18. That the copy of intimation of approval conditions & other layout or sub-division conditions imposed by the Corporation in connection with the development at site shall not be given to the purchaser and also displayed at site.
19. That the permission from the Collector of Bombay shall not be submitted.
20. That the Fire Insurance Policy or policy to cover the compensation claims arising out of Workmen's Compensation Act 1948 will not be taken out before starting the work and will not be renewed during the construction.
21. That the development charges as per M.R.T.P.(amendment) Act 1992 will not be paid.
22. That the charges for electricity will not be provided before starting the work.
23. That the adequate temporary sanitary accommodation will not be provided for construction workers on site before starting the work.
24. That the documentary evidence regarding ownership, area and boundaries of holding is not produced by way of abstracts form the District Inspector of Land Records, extracts from City Survey Record and conveyance deed etc.
25. That the debris will not be removed before submitting the building completion certificate and requisite deposit will not be paid before starting the work towards faithful compliance thereof.
26. That the No Objection Certificate from Hydraulic Engineer for the proposed development will not be obtained and his requirements will not be complied with
27. That the proposal will contravene the section 251 (A)(A) of the Mumbai Municipal Corporation Act.
28. That the remarks from Asst.Engineer, Water Works regarding location, size capacity of the suction tank, overhead storage tank for proposed and existing work will not be submitted before starting the work and his requirements will not be complied with.



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AW 22/11/04
Executive Engineer Building Projects
(Eastern suburbs.)

SATISH SHARMA
B Com LLB
ADVOCATE HIGH COURT
1 B. Gr. Floor, Poojam CHS. Ltd.,
Daulat Nagar Road No.-3,
Nr. Post Office Borivali (E), Mumbai-66

Brihanmumbai Mahanagarपालिका

CE/ 3625 /BPES/AL 22 NOV 2004

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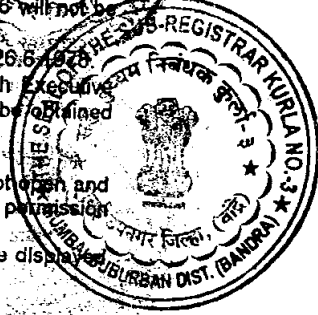
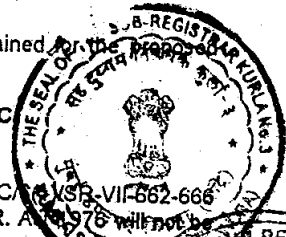
- 29. That the capacity of overhead tank will not be provided as per Form issued by department of Hydraulic Engineer and structural design to that effect submitted before requesting to grant commencement certificate.
- 30. That the N.O.C. from Pest Control Officer L' Ward MCGM shall not be obtained.
- 31. That the board mentioning the name of Architect/Owner shall not be displayed on site.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

- 1. That the N.O.C. from Civil Aviation Department will not be obtained for the height of the building.

C) GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C.

- 1. That some of the drains will not be laid internally with C.I.pipes.
- 2. That the conditions mentioned in the clearance under No.C/ULC/ dt.7.1.1999 obtained from the competent authority under U.L.C.& R. A. will not be complied with
- 3. That the dust bin will not be provided as per C.E.'s circular No.CE/9296/11 of 26.6.1978
- 4. That the surface drainage arrangement will not be made in consultation with Engineer (S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate /B.C.C.
- 5. That 10 ft.wide paved pathway upto staircase will not be provided.
- 6. That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon and will not be levelled and developed before requesting to grant permission to occupy the building or submitting the B.C.C.whichever is earlier.
- 7. That the name plate/board showing plot No.name of the building etc.will not be displayed at a prominent place before O.C.C./B.C.C.
- 8. That the parking spaces shall not be provided as per D.C.Regulation No.36.
- 9. That B.C.C. will not be obtained and I.O.D.and debris deposit etc.will not be claimed for refund within a period of 6 years from the date of its payment.
- 10. That the provision will not be made for making available water for flushing and other non-potable purposes through a system of borewell and pumping that water through a separate overhead tank which will be connected to the drainage system and will not have any chances of mixing with the normal water supply of the Corporation.
- 11. That the certificate to the effect that the licensed surveyor has effectively supervised the work and has carried out tests for checking leakages through sanitary blocks, termites, fixtures, joints in drainage pipes etc.and that the workmanship is found very satisfactory shall not be submitted.
- 12. That three sets of plans mounted on canvas will not be submitted.
- 13. That the certificate from Lift Inspector regarding satisfactory installation and operation of lift will not be submitted.
- 14. That the federation of flat owners of the sub-division layout for construction and maintenance of the infrastructure will not be formed
- 15. That adequate provision for post mail boxes shall not be made at suitable location on ground floor / still



COPIE
SATISH SHARMA
 B.Com LL.B
 ADVOCATE HIGH COURT
 4 B. Gr. Floor, Poonam CHS. Ltd.,
 Daulai Nagar Road No.-3,
 Nr. Post Office Borivali (E), Mumbai-66

11/11/04
 Associate Engineer Building Proposals
 (Eastern Suburbs.)

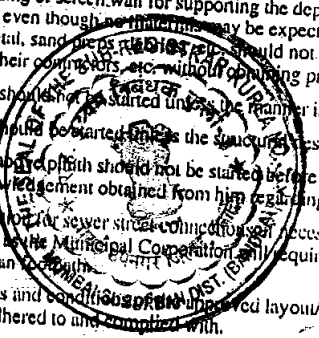
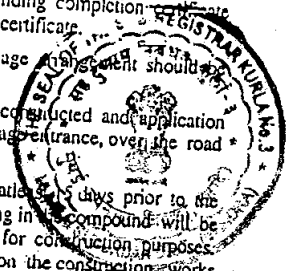
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करल-३		
(1)	The work should not be started unless objections are complied with	
(2)	A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.	
(3)	Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.	

NOTES

- (1) The work should not be started unless objections are complied with
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for storing constructional material shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site workers, before starting the work.
- (5) Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards atleast 7 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks, metal, sand bags, etc. should not be deposited over footpaths or public street by the owner/ architect/their contractors, etc. without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the plan in obviating all the objection is approved by this department.
- (9) No work should be started unless the surrounding design is approved.
- (10) The work about pit/ish should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimension.
- (11) The application for sewer street connection necessary, should be made simultaneously with commencement of the work by the Municipal Corporation and require time to consider alternative site to avoid the excavation of the said an to the
- (12) All the terms and conditions of approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in Concrete having broke glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.



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SATISH SHARMA

B.Com LL.B

ADVOCATE HIGH COURT

1 B Cr. Floor, Poonam CHS. Ltd.,

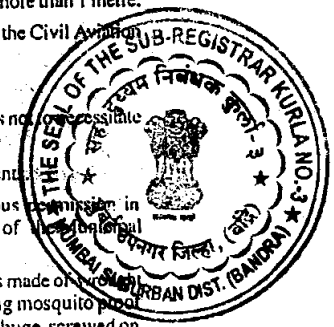
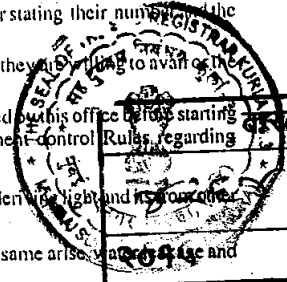
Daulat Nagar Road No.-3,

Nr. Post Office Borivali (E), Mumbai-66

(20) This intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13 (7) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation of Disapproval or commencing the work under Section 347 (1) (aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanctioned will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will be withdrawn.

(21) If it is proposed to demolish the existing structures by negotiations with the tenants under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-

- (i) Specific plans in respect of evicting or rehousing the existing tenants on hour stating their number in the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules, regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms demising on the sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will same arise water damage and consequent nuisance to the tenants staying on the floor below.
- (24) the bottom of the over hand storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Authorities, where necessary is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the nathanis and other appurtenances in the building should be so arranged as not to be possible the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirement.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and huge screwed on highly serving the purpose of a lock and the warning pipes of the ribbet pretessed with screw or dome shape pieces (like a garden man rose) with copper pipes with perfections each not exceeding 1.5 mm. in diameter. the cistern shall be made easily, safely and permanently a ceasible by providing a firmly fixed iron ladder, the upper ends of the ladder should be earmarked and extended 40 cms. above the top where they are to be fixed an its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles to not to the use of plane glass for coping over compound wall.
- (32) (a) Louvries should be provided as required by Bye-law No. 5 (b).
 (b) Lintels or Arches should be provided over Door and Window opening.
 (c) The drains should be laid as require under Section 234-1 (ii).
 (d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed additional is intended to be carried out on old foundations and structures, you will do so at your own risk.



Executive Engineer, Building Proposals
 Zones Wards.

TRUE COPY
SATISH SHARMA
 B Com L.L.B
 ADVOCATE HIGH COURT
 1 B Gr. Floor, Poonam CHS. Ltd.,
 Daulat Nagar Road No.-3,
 Nr. Post Office Borivali (E), Mumbai-66

418
Gen. No. - 1000 - 2

28 NOV 2005
बदर-९३

MUNICIPAL CORPORATION OF GREATER MUMBAI कॉरपोरेशन-३		FORM "A"	
2094	2172	3090	3625
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966		No. CE/ 3625 /BPESIAL	

COMMENCEMENT CERTIFICATE

M/s. J.P. & Co. Supreme Housing
CA to S.B. Sheth & others



Sir,

With reference to your application No. 2829
for Development Permission and grant of Commencement Certificate under Section 45
and 69 of the Maharashtra Regional & Town Planning Act, 1966, to carry out
development and building permission under section 346 of the Mumbai Municipal
Corporation Act, 1988 to erect a building in Building No. 1 on plot No. 1
C.T.S.No. 112/1A Davn/Village/Town Planning Scheme No. 2 Ward 2
situated at Road/Street Chandivali

- The Commencement Certificate/Building permit is granted on the following conditions :-
1. The land varied in consequence of the endorsement of the set back line/road widening line shall be in part of the public street.
 2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
 3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
 4. This permission does not entitle you to develop land which does not vest in you.
 5. This Commencement Certificate is renewable every year but such extended period shall be in no case more than three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
 6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

TRUE COPY

...2/-

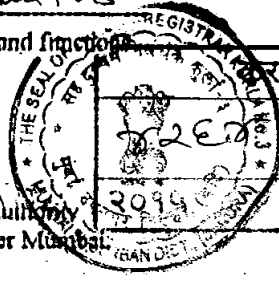
SATISH SHARMA
B Com L.L.B
ADVOCATE HIGH COURT
1 B Gr. Floor, Pooam CHS. Ltd.,
Gauhat Nagar Road No-3,
Nr. Post Office Borivali (E), Mumbai-66

(c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri P. N. Wate Asst. Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

The C.C. is valid upto 28 NOV 2005
 Full e.c.



REGISTRATION NO. 93	
220	2004

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai

NW 23/11/04
 Assistant Engineer Building Provisions
 Eastern Suburbs (E & N Ward)
 Executive Engineer, Building Provisions
 (Eastern Suburbs)
 FOR



MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

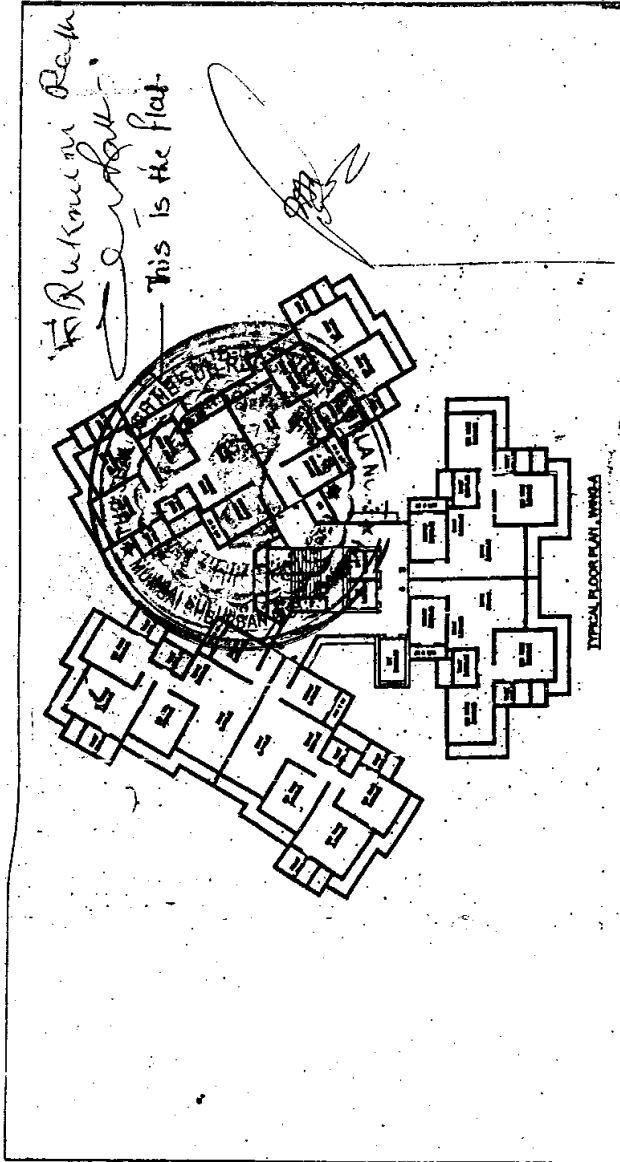
TRUE COPY

SATISH SHARMA
 B. Com. LL.B
 ADVOCATE HIGH COURT
 1B, 6th Floor, Poonam CHS. Ltd.,
 Deulat Nagar Road No.-3,
 Nr. Post Office Borivali (E), Mumbai-66

करल-3		
82E8	30	82
2094		

बदर-93	
1EUE	00
2090	

TYPICAL FLOOR PLAN
LAKE PRIMROSE
(SUB FLOOR-1)



TYPICAL FLOOR PLAN, WING A

Proposed floor plan of Flat no. 601 on 6th Floors in Wing 'A' in Sub Plot 1 at LAKE PRIMROSE agreed to be acquired by the purchaser.



BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/3625/BPES/AL

14 NOV 2010
करल-3

82E8	B	82
2094		

Ms. Ekta Supreme Housing C.A. to owner
Off. Ad-Shankaracharya Marg,
Near Gopal School Sharma,
Powai Mumbai.76

Sub:- Part occupation i.e. full occupation for proposed residential building No.1 having Wings 'A' & 'B' comprising of basement + lower stilt + upper stilt (podium) + 1st to 21st upper floors on plot bearing C.T.S. No.11B/1A, 11/D(Pt) & 11/E(Pt) of village Chandvalli.

Sir,

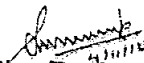
The part development work of residential building No.1 i.e. full development work of Wings 'A' & 'B' comprising of basement + lower stilt + upper stilt (podium) + 1st to 21st upper floors on plot bearing C.T.S. No.11B/1A, 11/D(Pt) & 11/E(Pt) of village Chandvalli is completed under the supervision of Licensed Surveyor Shri. Tarun Mehta having License No. M/163/L.S. and Licensed Structural Engineer Shri. Umesh Joshi, having license No. STR/J/26 and Site Supervisor Shri. Amit Kamble having license No. K/328/SS-I 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 the B.C.C. or within 3-months whichever is earlier.
2. That the Balance I.O.D. and amended plan conditions shall be complied with.

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

Note:- This permission is issued without prejudice to actions under sections 305, 353-A of Mumbai Municipal Corporation Act.

Yours faithfully,


Executive Engineer
(Building Proposals)(E.S.).-1

करल-३
२६४ १२४२
२०१५



सत्यमेव जयते

महाराष्ट्र शासन



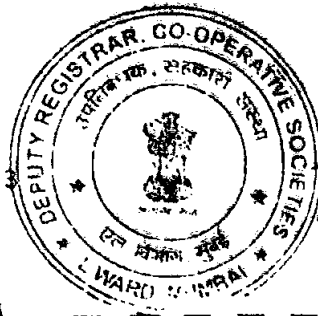
नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक : एम.ए.सो. २/डब्ल्युएल/एचएसजी/टीसी/१०६२७/२०१३-२०१४/सन २०१३

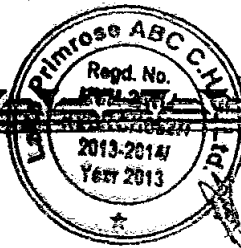
या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,
लेक प्रिमरोज अेबीसी को-ऑपरेटिव्ह हीसिंग सोसायटी लि., सब प्लॉट नं.१,
सर्क नं.६ (पार्ट), सीटीएस नं.११ (पार्ट), ११बी/१ए, ११बी/४ (पार्ट), ११बी/८,
चांदियली, कुर्ला (पश्चिम), मुंबई-४०० ०७२ ही संस्था महाराष्ट्र सहकारी संस्था
अधिनियम १९६० चे कलम ९ (१) व महाराष्ट्र सहकारी संस्था नियम १९६१ चे
नियम ५ अन्वये नोंदविण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र
सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे वर्गीकरण
गृहनिर्माण संस्था असून उपवर्गीकरण भाडेकरू सहभागीदारी गृहनिर्माण संस्था
आहे.

स्थळ :- नवी मुंबई
दिनांक :- २६/९/२०१३



(Signature)
(गौतम वर्धन)
उपनिबंधक,
सहकारी संस्था, 'एल' विभाग
मुंबई.



TRUE COPY
For Lake Primrose ABC Co-op. Hsg. Soc. Ltd.

(Signature)
Hon. Chairman Hon. Secretary Hon. Treasurer

करल-३		
४२६४	१३	४२
२०१५		

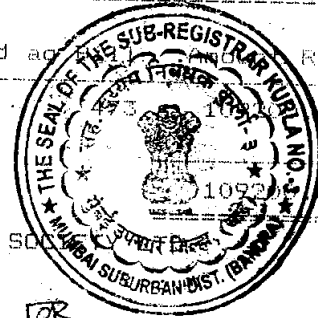
LAKE PRIMROSE ABC CO-OP HSG SOCIETY LTD.
 REG.No: MUM-2/WL/HSG/TC/10627/2013-2014 Dated..26/09/2013.
 LAKE HOME COMPLEX, POWAI, NUMBAI - 400076 Tel: 022 41202920

RECEIPT


Receipt No: BR/0179
 Date : 22/12/2014
 FLAT/SHOP:: A0601

RECEIVED WITH THANKS FROM RUKMINI RATH & UMANATH RATH, the Sum
 of Rs.109200/- (Rupees One Lac Nine Thousand Two Hundred
 Only)

You.No & Date	Cheque No. & Date	Drawn on	Recd at	Rs.
0179 22/12/2014	452014 15/12/2014	YES BK POWAI		109200.00



For LAKE PRIMROSE ABC CO-OP HSG SOC

HON. SECRETARY / HON. TREASURER /  MANAGER

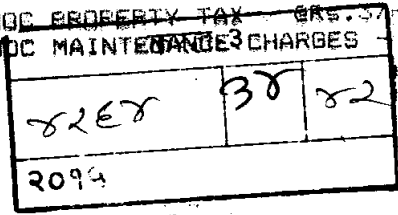
Receipt valid subject to realisation of cheque.
 E. & O.E.

LAKE PRIMROSE ABC CO-OP HSG SOCIETY LTD.
 Reg.No: MUM-2/WL/HSG/TC/10627/2013-2014 Dated.26/09/2013.
 LAKE HOME COMPLEX, POWAI, MUMBAI - 400076 Tel: 022 41202920

RUKMINI RATH
 UMANATH RATH
 Flat : **20601**
 Period: FOR JANUARY TO MARCH 2015

Bill No.: 0916
 Date : 24/02/2015
 Area : 1300

ADHOC PROPERTY TAX @Rs.37/- per sqft pm	11700.00
ADHOC MAINTENANCE CHARGES @Rs.1/- per sqft pm	3900.00
Total :	15600.00
Earlier Due :	0.00
Net Payable :	15600.00



DUE DATE : 24/03/2015
 Payment beyond due Date will attract penal charges @ 18% p.a.

Kindly mention your Flat no, Name & contact details on the reverse of the cheque.

Members can also make payment of maintenance charges online through net banking. The details for making online payment are as follows:

BANK NAME : The Saraswat Co op Bank Ltd
BRANCH : Hirarandani Powai
IFSC CODE : SRC0000091
ACCOUNT NO. : 191200100028458
ACCOUNT TYPE : SAVINGS A/C
ACCOUNT NAME : LAKE PRIMROSE ABC CHS LTD.


*Paid by cheque
 on 14/3/15*

After making online payment, please e-mail details to <newlookpowai@yahoo.co.in> and <manager@lakeprimrose.in> mentioning the Flat No, Amount and Date of Transfer. In absense of an email, the amount will be kept in suspense account.

Non Occupancy Charges as applicable will be charged from Nov.14 onwards.

Contribution Sinking Fund, Repair & Maint Fund will be charged from November 2014 onwards in the next quarter bill.

For LAKE PRIMROSE ABC CO-OP HSG SOCIETY LTD.

E.& O.E. HON.SECRETARY / HON.TREASURER /  MANAGER

July 10, 2010

CONFIRMATION LETTER FOR STILT CAR PARKING IN LAKE PRIMROSE

Mrs. Rujmini Rath &
Mr. Anand Rath
Flat No. 601, 6th Floor,
Lake Homes,
Adi Shankaracharya Marg,
Near Gopal Sharma School,
Powai, Mumbai-400076

Dear Sir,

It is hereby confirmed that your request for Stilt Car Parking
at S/A/Plot bearing G.H.S.
No. 11B, Adi Shankaracharya Marg, Powai (West) Mumbai-400

kindly mentioning the same and the amount of Rs. 600/- per month
on 6th floor of Adishankar 'A' Wing Phase - IV in building Lake Primrose

Thanking you,

Yours faithfully,
For **EKTA SUPREME HOUSING**



Authorized Signatory

We Confirm.

(_____)

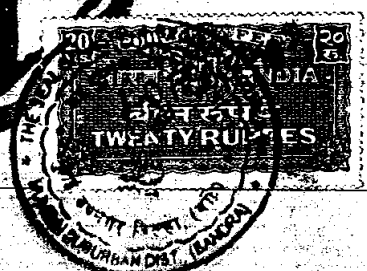
EKTA SUPREME HOUSING

Off: Adi Shankaracharya Marg, Near Gopal Sharma High School, Powai, Mumbai-400076 Tel No.: 28572525

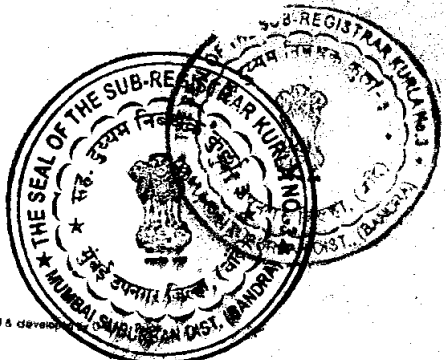
Fax: 91-22-28576565 E-mail: sales@lakehomespowai.com • www.lakehomespowai.com

गावाचे नाव : चांदिवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,951,300.00
अ.भा. रु. 6,399,500.00
- (2) भू-भापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटीएस क्र.: 11/ब वर्णन: फ्लॅट नं 601, 6 वा मजला, ए विंग, लेक प्रिमरोज, फेज-4, सब प्लॉट नं 1, लेक होम्स, ऑफ आदी शंकराचार्य मार्ग, गोपाळ शर्मा स्कूल जवळ, पवई नुं 76. स्टील्ट अधिक 21 मजल्यांची इमारत. सिटीएस नं 11बी/1अ, 11बी/8. (1)78.13 चौ मी कोपेट
- (3) क्षेत्रफल
- (4) आकारणी किंवा जुळी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स गजानन मणिकान्त भागीदार श्री. विशाल जुमानी व विवेक मोहनानी या दोघांचे पत्ता: आंध्र प्रदेश राज्याचे कोळी - AABEF7069G - ; घर/प्लॉट नं: लेक होम्स, ऑफ आदी शंकराचार्य मार्ग, गोपाळ शर्मा स्कूल जवळ, पवई नुं 76.; गल्ली/रस्ता: -; इमारतीचे नं: -; प्लॉट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रु. 10000000000 आय आय टी बोम्बे स्टाफ को ऑप हाऊ सोसा, पवई नुं 76.; गल्ली/रस्ता: -; इमारतीचे नाव: -; प्लॉट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -; (2) प. दिवाण रज. - /प्लॉट नं: -; गाणे: -; रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; प्लॉट/वसाहत: -; पिन: -; पॅन नंबर: ABGPR0741N.
- (7) दिनांक करून देण्याची तारीख
- (8) नोंदणीचा दिनांक 16/02/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 76-72010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 7500
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00




(12) शेरा	करल-3
8288	3882
2094	



खरी प्रत
 1. मुंबई निलंबक, फुर्ला-१.
 मुंबई उपनगर निश्चल.

करल-3		
82E8	319	82
2014		

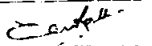
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABGPR0741N



नाम /NAME
UMANATH RATH

पिता का नाम /FATHER'S NAME
BUDHINATH RATH


जन्म तिथि /DATE OF BIRTH
02-08-1943

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, भुवनेश्वर
COMMISSIONER OF INCOME-TAX, BHUBANESWAR



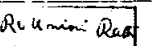
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABGPR0575A



नाम /NAME
RUKMINI RATH

पिता का नाम /FATHER'S NAME
GOPINATH MISHRA

जन्म तिथि /DATE OF BIRTH
14-06-1943

हस्ताक्षर /SIGNATURE


आयकर आयुक्त, भुवनेश्वर
COMMISSIONER OF INCOME-TAX, BHUBANESWAR

करल-3
 82E8 9/482
 2099

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

JAYATRI DASGUPTA

DILIP DASS GUPTA

24/09/1976

Permanent Account Number
 AFVPG6829H

Signature



2012/2010

आयकर विभाग
 INCOME TAX DEPARTMENT



भारत सरकार
 GOVT. OF INDIA

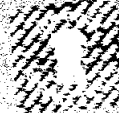
KANISHKA CHAUDHARY

SUBHENDU CHAUDHURI

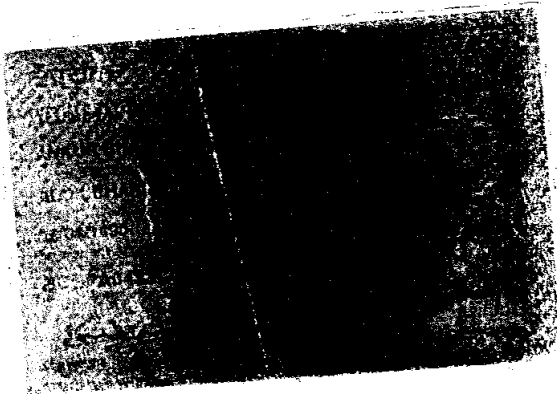
22/04/1975

Permanent Account Number
 ADXRC6975A

Signature



2012/2010



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH03 19970008824 DOI: 05-03-1997
 Valid Till: 04-03-2017 (NT)

AED 20-06-2012
 AUTHORIZATION TO DRIVE FOLLOWING CLASS
 OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	05-03-1997
LMV	26-04-2012

DOB: 02-04-1975 BG:

Name: RAMCHANDRA CHIVLKA
 S/DW of BALIRAM CHIVLKA
 Add: 20, BHAI MASTER CHAWL, GANESH CHOWK,
 V.B FADKE MARG, ALTAJ NAGAR,
 GHATKOPAR (W), MUMBAI
 PIN: 400085

Signature & ID of Issuing Authority: MH03 2012322

FORM 7
 RULE 16 (2)

Signature/Thumb Impression of Holder

करल-३		
४२६४	३६४	
२०१५		



शनिवार, 30 मे 2015 4:56 म.नं.

दस्त गोषवारा भाग-1

करल3

दस्त क्रमांक: 4264/2015

दस्त क्रमांक: करल3 /4264/2015

बाजार मूल्य: रु. 1,60,06,211/- मोबदला: रु. 2,70,00,000/-

भरलेले मुद्रांक शुल्क: रु. 13,50,000/-

करल-3		
४२६४	४०	४२
२०१५		

दु. नि. सह. दु. नि. करल3 यांचे कार्यालयात

अ. क्र. 4264 वर दि. 30-05-2015

रोजी 4:54 म.नं. वा. हजर केला.

पावती: 4908

पावती दिनांक: 30/05/2015

सादरकरणाराचे नाव: कनिष्का चौधरी

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 840.00
पृष्ठांची संख्या: 42	

दस्त हजर करणाऱ्याची सही:

एकुण: 30840.00

सह. दुय्यम निबंधक
कुर्ला - ३ (वर्ग-२)

दस्ताचा प्रकार: करारनामा

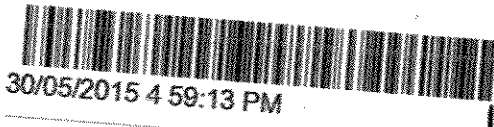
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 30 / 05 / 2015 04 : 47 : 36 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 30 / 05 / 2015 04 : 48 : 22 PM ची वेळ: (फी)

सह. दुय्यम निबंधक कुर्ला - 3
सह. दुय्यम निबंधक
कुर्ला - ३ (वर्ग-२)





30/05/2015 4 59:13 PM

दस्त क्रमांक : करल3/4264/2015
दस्ताचा प्रकार :- करारनामा

दस्त गोषवारा भाग-2	करल3
करल-3	दस्त क्रमांक:4264/2015
४२६४	४९४२
२०१५	

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: रुक्मिणी . रथ
पत्ता: फ्लॉट नं: फ्लॉट नं. 703, देवगिरी, माळा नं: 7,
इमारतीचे नाव: आयआयटी बॉम्बे स्टाफ सी.एच.एस
लिमिटेड, ब्लॉक नं: पवई, रोड नं: एस.एम शेटी
शाळेच्या जवळ, महाराष्ट्र, मुंबई.
पॅन नंबर: ABGPR0575A

पक्षकाराचा प्रकार

लिहून देणार
वय :-72
स्वाक्षरी:-

छायाचित्र

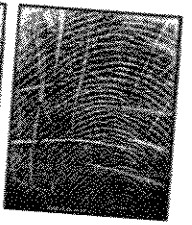
अंगठ्याचा ठसा



Rukmini Rath

2 नाव: उमानाथ . रथ
पत्ता: फ्लॉट नं: फ्लॉट नं. 703, देवगिरी, माळा नं: 7,
इमारतीचे नाव: आयआयटी बॉम्बे स्टाफ सी.एच.एस
लिमिटेड, ब्लॉक नं: पवई, रोड नं: एस.एम शेटी
शाळेच्या जवळ, महाराष्ट्र, मुंबई.
पॅन नंबर: ABGPR0741N

लिहून देणार
वय :-72
स्वाक्षरी:-



Umanath Rath

3 नाव: कनिष्का . चौधरी
पत्ता: फ्लॉट नं. 302, 3, ब्राईटन बिल्डिंग , मुलुंड पूर्व,
मुंबई, म्हाडा कॉलनी, MAHARASHTRA,
MUMBAI, Non-Government.
पॅन नंबर: ADXPC6975A

लिहून घेणार
वय :-40
स्वाक्षरी:-



Kanishka Chaudhari

4 नाव: जयवी . दासगुप्ता
पत्ता: फ्लॉट नं: फ्लॉट नं. 302, माळा नं: 3, इमारतीचे
नाव: ब्राईटन बिल्डिंग , ब्लॉक नं: मुलुंड पूर्व, रोड नं:
मुंबई, महाराष्ट्र, मुंबई.
पॅन नंबर: AFVPG6829H

लिहून घेणार
वय :-39
स्वाक्षरी:-



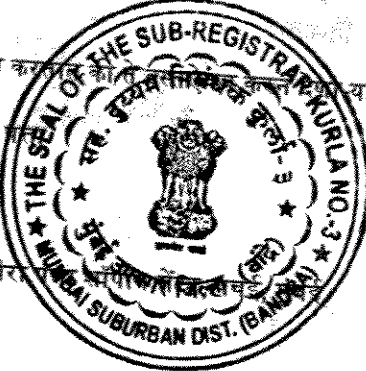
Jayati Dasgupta

वरील दस्तऐवज करून देणार तथाकथीत करारनामा या दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 30 / 05 / 2015 04 : 50 : 06 PM

ओळख:-

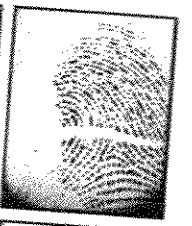
खालील इसम असे निवेदीत करणारा कोणत्याही व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव: अंकुश . भार्गव
वय: 25
पत्ता: शांभू नं. 72, हीरा
पिन कोड: 400072



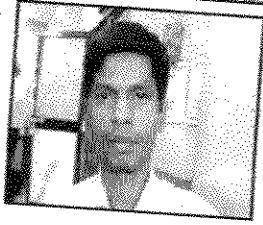
छायाचित्र

अंगठ्याचा ठसा



2 नाव: आर. बी. चिचिलकर
वय: 38
पत्ता: 20, भाऊ मास्तर चाळ, गणेश चौक, गोलीबार रोड,
घाटकोपर पश्चिम, मुंबई
पिन कोड: 400086

Ar. B. Chichilkar
स्वाक्षरी



शिवका क्र.4 ची वेळ:30 / 05 / 2015 04 : 50 : 54 PM

शिवका क्र.5 ची वेळ:30 / 05 / 2015 04 : 51 : 12 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक

कुर्ला - ३ (वर्ग-३) Payment Details.

sr.	Epayment Number
1	MH001259647201516E
2	MH001259349201516E

Defacement Number
0000818244201516
0000818243201516

4264 /2015

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करल-३		
४२६४	४२६४	४२६४
२०१५		



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण ... ३ ... पाने आहेत.
करल-३/ ४२६४ २०१५
पुस्तक क्रमांक १ कमाकावर
नोंदला ३०/५/१५
दिनांक

सह. दुय्यम निबंधक कुर्ला-३
मुंबई उपनगर जिल्हा