

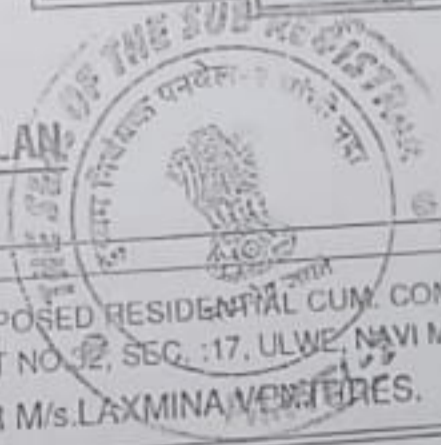
10TH FLOOR PLAN

FLAT NO	
FLOOR	

10TH FLOOR PLAN

SIGNATURE OF PURCHASER
 SIGNATURE OF VENDOR
Prima K. Patil

PROPOSED RESIDENTIAL CUM. COMMERCIAL BUILDING ON PLOT NO. 32, SEC. :17, ULWE, NAVI MUMBAI FOR M/s. LAXMINA VENTURES.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:
 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD-Belapur,
 Navi Mumbai - 400 614.
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8166

Ref. No. **CIDCO/ATPO(BP)/2012/ 2070--**

Date **7 FEB 2012**

To,
 M/s. Laxmina Ventures,
 Through Partner Shri Harish Laxmandas Vaswani & Other One,
 103, Vardhaman Market, Opp. Andhra Bank, Sector-17,
 Vashi, Navi Mumbai.

ASSESSMENT ORDER NO.865/2011-12/REGISTER NO.03 PAGE NO.865
 SUB:- Payment of development charges for Residential Building on Plot No.32, Sector-17, at Ulwe, (12.5% scheme) Navi Mumbai

- REF:-
- 1) Your architect's letter dated 17/11/2011 & 13/01/2012
 - 2) Final transfer order issued by M(TS-II) vide letter dtd.03/11/2011
 - 3) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.07/12/2011
 - 4) 50% IDC paid of Rs.8,00,000/- vide Receipt No.7482, dtd.16/01/2012

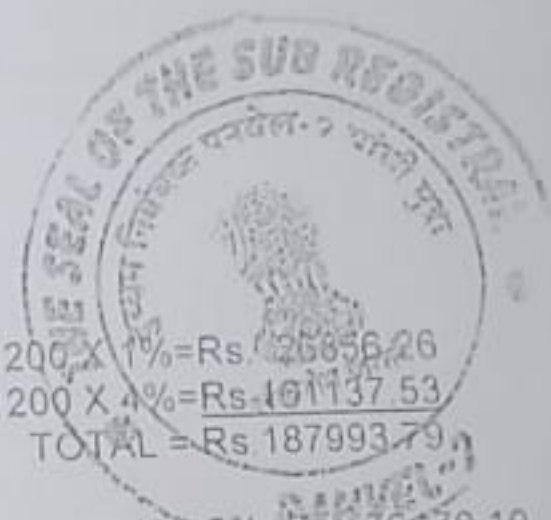
ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.

(AS PER MAHARASHTRA REGIONAL & TOWN PLANNING (AMENDED) ACT 2010)

- | | | |
|-----|---|--|
| 1. | Name of Assessee | :- M/s. Laxmina Ventures, Through Partner Shri Harish Laxmandas Vaswani & Other One, |
| 2. | Location | :- Plot No.32, Sector-17, at Ulwe, (12.5% scheme) Navi Mumbai |
| 3. | Land use | :- Residential |
| 4. | Plot area | :- 1599.97 Sq. mtrs |
| 5. | Permissible FSI | :- 1.5 |
| 6. | Rates as per Stamp Duty Ready Reckoner, for Sec-17, Ulwe | :-Rs.11200/- |
| 7. | AREA FOR ASSESSEMENT | :- |
| A) | FOR COMMERCIAL | :- |
| i) | Plot area @ 1% of (6) above | :- 239.788 Sq.mtrs. |
| ii) | Built up area @ 4% of (6) above | :- 359.682 Sq.mtrs. |
| B) | FOR RESIDENTIAL | :- |
| i) | Plot area @ 0.5% of (6) above | :- 1360.182 Sq.mtrs. |
| ii) | Built up area @ 2% of (6) above | :- 2040.150 Sq.mtrs |
| 8 | DEVELOPMENT CHARGES | :- |
| A) | FOR COMMERCIAL | :- |
| i) | On plot area | :- 239.788 Sq.mtrs. X 11200 X 1% = Rs. 26856.26 |
| ii) | On built up area | :- 359.682 Sq.mtrs. X 11200 X 4% = Rs. 161137.53 |
| | | TOTAL = Rs. 187993.79 |
| B) | FOR RESIDENTIAL | :- |
| i) | On plot area | :- 1360.182 Sq.mtrs. X 11200 X 0.5% = Rs. 76170.19 |
| ii) | On built up area | :- 2040.150 Sq.mtrs X 11200 X 2% = Rs. 456993.60 |
| | | TOTAL = Rs. 533163.79 |
| 9. | Total Assessed development Charges | :- 8(A)+8(B)=Rs.721157.58, Say Rs.721158/- |
| 10. | Date of Assessment | :- 18/01/2012 |
| 11. | Due date of completion | :- 25/10/2011 to 24/10/2015 |
| 12. | Development charges paid of Rs.7,21,500/- Vide receipt No.7482, dtd. 16/01/2012 | |

Unique Code No. 2011 03 021 02 1334 01 is for this Development Permission on Plot No.32, Sector-17, at Ulwe, (12.5% scheme) Navi Mumbai

C290 2012
 22/03



Yours faithfully,
 (R. B. Patil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
 "NORMAL" 2nd Floor, Nariman Point,
 Mumbai - 400 021
 PHONE : (Reception) +91-22-6650 0900 / 6650 0928
 FAX : +91-22-2202 2509 / 6650 0933

HEAD OFFICE:
 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614
 PHONE : +91-22-6791 8100
 FAX : +91-22-6791 8156

Ref. No. CIDCO/ATPO(BP)/2012 **2071 --**

Date: **7 FEB 2012**

Unique Code No.	2	0	1	1	0	3	0	2	1	0	2	1	3	3	4	0	1
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To,
 M/s. Laxmina Ventures,
 Through Partner Shri Harish Laxmandas Vaswani & Other One,
 103, Vardhaman Market, Opp. Andhra Bank, Sector-17,
 Vashi, Navi Mumbai.

Sub:-Development Permission for Residential Building on Plot No.32, Sector-17, at Ulwe, (12.5% scheme) Navi Mumbai

- REF:-**
- 1) Your architect's letter dated 17/11/2011 & 13/01/2012
 - 2) Final transfer order issued by M(TS-II) vide letter dtd.03/11/2011
 - 3) Fire NOC issued by Fire Officer, CIDCO vide letter dtd.07/12/2011
 - 4) 50% IDC paid of Rs.8,00,000/- vide Receipt No.7482, dtd.16/01/2012

Sir,
 Please refer to your application for development permission for Residential Building on Plot No.32, Sector-17, at Ulwe, (12.5% scheme) Navi Mumbai

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having stilt, the finished stilt level to be minimum 300 mm. above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Ulwe, CIDCO prior to the commencement of the construction work.

You will ensure that the building materials will not be stacked on the road during the construction period.

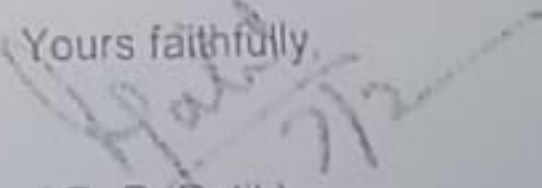
The Developers / Builders shall take all precautionary measure for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health-Department CIDCO for orientation program and pest control at project site to avoid epidemic.

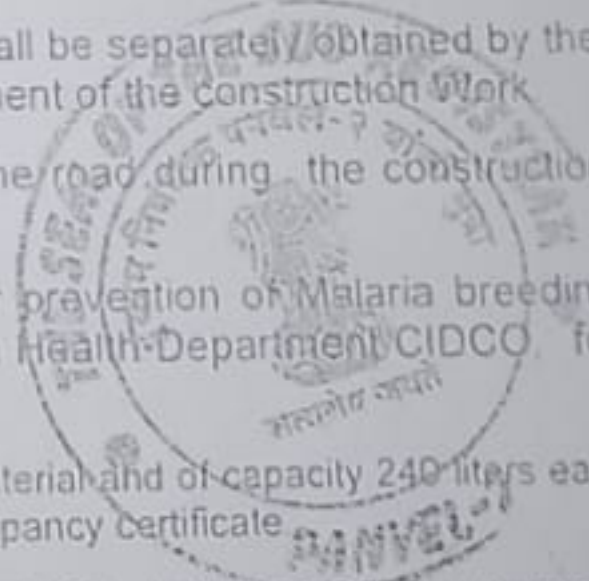
You will ensure that for every 50 no. of flats, two wheeled bins of HDPE material and of capacity 240 liters each (1 no. for Dry and 1 No. for Wet Garbage) will be provided at site before seeking occupancy certificate.

Since, you have paid 50% IDC paid of Rs.8,00,000/- vide Receipt No.7482, dtd.16/01/2012, you may approach to the Office of Executive Engineer (Ulwe) to get the sewerage connection to your plot.

Thanking you,

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 C290 2082
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Yours faithfully,

 (R. B. Patil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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Ref. No. CIDCO/ATPO(BP)/2012/2070--

Date 7 FEB 2012

To,
 M/s. Laxmina Ventures,
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 103, Vardhaman Market, Opp. Andhra Bank, Sector-17,
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ASSESSMENT ORDER NO.865/2011-12/REGISTER NO.03 PAGE NO.865

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SUB - Payment of Construction & Other Workers Welfare Cess charges for Residential Building on Plot No.32, Sector-17, at Ulwe, (12.5% scheme) Navi Mumbai

REF:- 1) Your architect's letter dated 17/11/2011 & 13/01/2012

**ORDER OF ASSESSMENT OF CONSTRUCTION & OTHER WORKERS WELFARE CESS
 (AS PER BUILDING & OTHER CONSTRUCTION WORKERS WELFARE CESS ACT-1996)**

- | | | |
|----|--|--|
| 1. | Name of Assessee | :- M/s. Laxmina Ventures, Through Partner Shri Harish Laxmandas Vaswani & Other One, |
| 2. | Location | :- Plot No.32, Sector-17, at Ulwe, (12.5% scheme) Navi Mumbai |
| 3. | Land use | :- Residential |
| 4. | Plot area | :- 1599.97 Sq. mtrs |
| 5. | Permissible FSI | :-1.5 |
| 6. | GROSS BUA FOR ASSESSEMENT | :- 5545.000 Sq.mtrs. |
| A) | ESTIMATED COST OF CONSTN. | :- 5545.000 Sq.mtrs. X 12000.00= Rs.66540000/- |
| B) | AMOUNT OF CESS | :- Rs.66540000/- X 1%= Rs.665400.00 |
| 7) | Construction & Other Workers Welfare Cess charges paid | Rs.665500/- vide Receipt No.7482, dtd.16/01/2012 |

Yours faithfully,

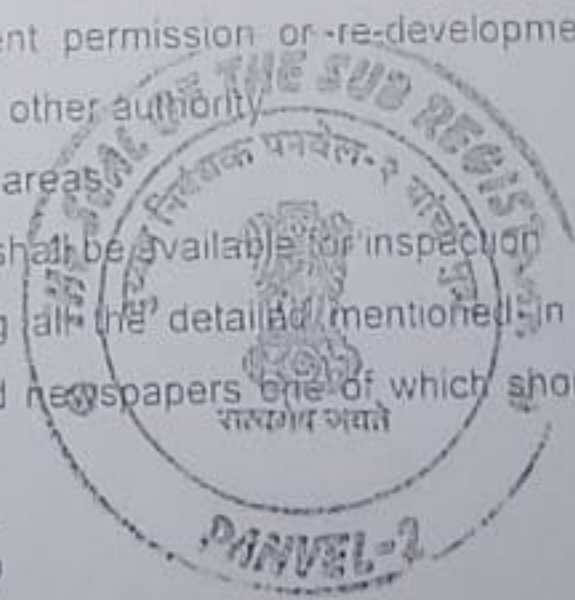
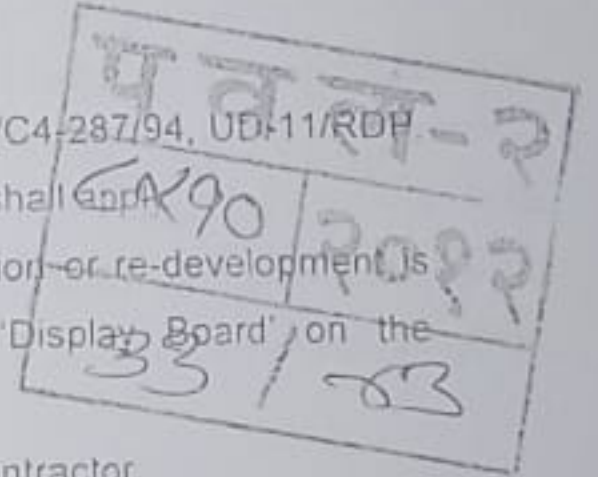
(R. B. Patil)
 Addl. Town Planning Officer(BP)
 (Navi Mumbai & Khopta)

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4. The Certificate shall remain valid for period of 1 year from the date of its issue thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTTP Act- 1966 and as per regulations no. 16.1(2) of the GDCRs - 1975.
5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs 8000/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. "Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE (Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall seek approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fire fighting purpose"
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP Dated 19th July, 1994 for all buildings following additional conditions shall apply
 - i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority
 - d) Number of Residential flats/Commercial Units with areas
 - e) Address where copies of detailed approved plans shall be available for inspection
 - ii) A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.



M. Mah
AE (SP)

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARSHTRA LTD
COMMENCEMENT CERTIFICATE

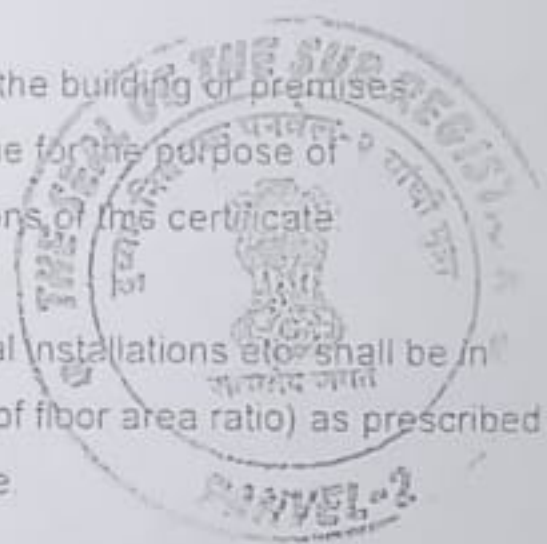
Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXIV) of 1966 to M/s. Laxmina Ventures Through Partner Shri Harish Laxmandas Vaswani & Other One for Plot No. 32, Sector- 17, Node- Ulwe (12.5% Scheme) of Navi Mumbai as per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+13 Floors) Total BUA = 2399.832 Sq.mt. (Residential BUA = 2040.150 Sq.mt. & Commercial BUA = 359.682 Sq.mt.) Nos. of Residential Units -59, Nos. of Commercial units -12.

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth Completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(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.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title 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 and Town Planning Act- 1966.

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2. The applicant shall:-
 - 2(a) Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - 2(b) Give written notice to the Corporation regarding completion of the work.
 - 2(c) Obtain Occupancy Certificate from the Corporation.
 - 2(d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or GDCRs- 1975 in force.

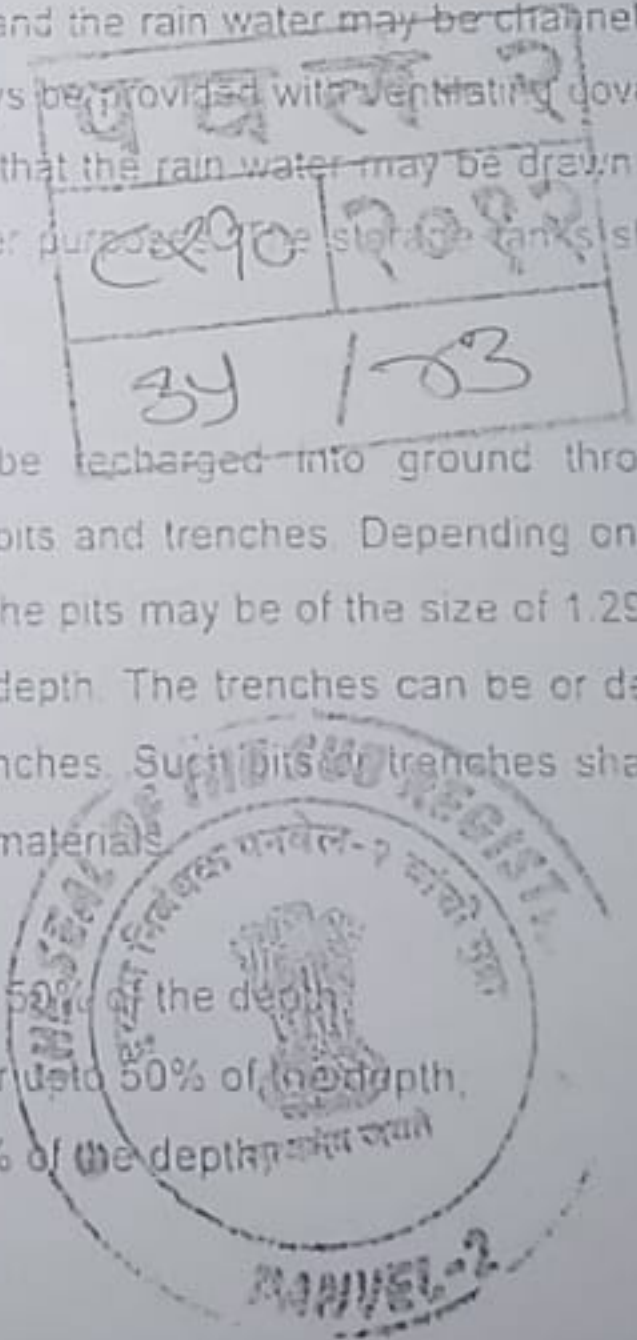


M. Vaswani
AE (BP)

SCHEDULE
RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface
- (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
 - (ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell
 - (iii) An impervious surface/ underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - (iii) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.29 mt. width X 1.20 mt. length X 2.00 mt. to 2.50. mt. depth. The trenches can be of depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following. materials
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth
 - b) 20 mm stone aggregate as lower middle layer upto 50% of the depth,
 - c) Coarse sand as upper middle payer upto 20% of the depth
 - d) A thin layer of fine sand as top layer,



11 As per the notification dtd 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No FAR/102004/160/P No 27/UD-20 dtd 27/02/2004, for all Buildings following additional condition shall apply
 The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12 As directed by the Urban Development Deptt. Government of Maharashtra, under Section - 154 of MR & TP Act- 1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.

a) All the layout open spaces/amenities spaces of Housing Society and new construction /reconstruction / additions on plots having area not less than 300.00 Sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).

Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

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b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.

c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws

[Handwritten Signature]
 ADDL. TOWN PLANNING OFFICER
 Navi Mumbai & Khopda
 DE (CP)
 नवमवे जयते
 BYEL-2

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL



क्र. 99 दिनांक 31/10/08
शुबी रानी किरा किशोरी पुत्र 1191
कानपुरी मीठानपुरा शहर मुझफरपुर

D 390206

POWER OF ATTORNEY

Serial No... 16 ...
Date... 31/10/08

Known to all this POWER OF ATTORNEY dated 31.10.2008 executed by Dr. Ruby Rani daughter of Dr. K. P. Thakur by caste Thumihar Brahman, resident of club Road, Mithanpura, P. S.

Certified, Authenticated
Attested by me
PRABHAKAR JHA
ADVOCATE & NOTARY No. 89100
MUZAFFARPUR (BIHAR)

IN FAVOUR OF

Dr. Mukul Thakur son of Sri Kishori Prasad Thakur, by appointing Attorney, for the following purposes:-

- A. I hereby appointing my Attorney to my brother namely Dr. Mukul Thakur resident of flat No. 1101, Neelam Apartment, plot -54, sector-29, Vashi (Navi Mumbai) by vesting my all powers to act in my behalf and his all works done will be considered done by me.
- B. That my aforesaid Attorney will also have right to purchase any sorts of movable and immovable property

ATTESTED
NOTARY
MUZAFFARPUR

in my name any where in India and can execute any type

Mukul Thakur 31-10-2008

Ruby Rani 31.10.2008

of agreement with the builder or developer in order to purchase the property.

C. That my Attorney will collect the rent from my plot or buildings on my behalf and pay vari us Govt and Municipal Taxes on my behalf.

D. That my aforesaid or Power of Attorney will submit the Account of Income and expenses whatever it may be every six month and will utilise according to my wishes on my sanction.

E. That I am executing the Power of Attorney which will be used every where and in presence of two witnesses.

Muzaffarpur
31 OCT 2008

WITNESS:-

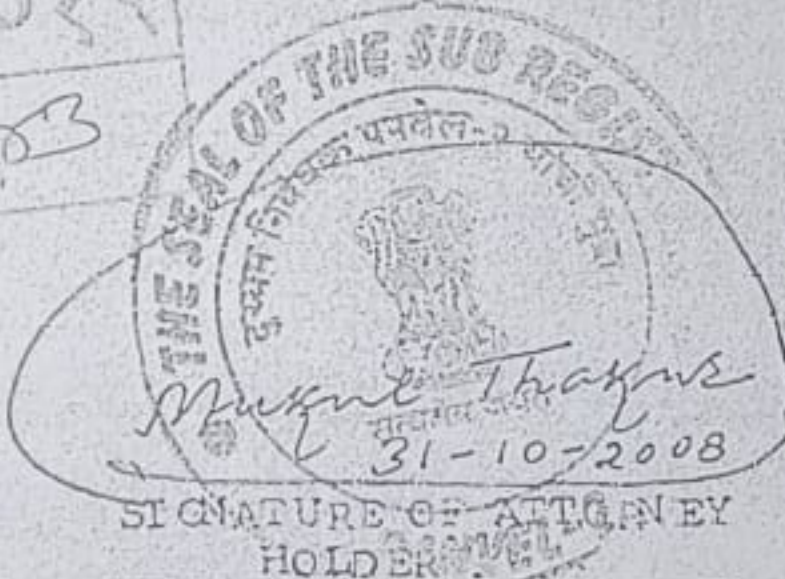
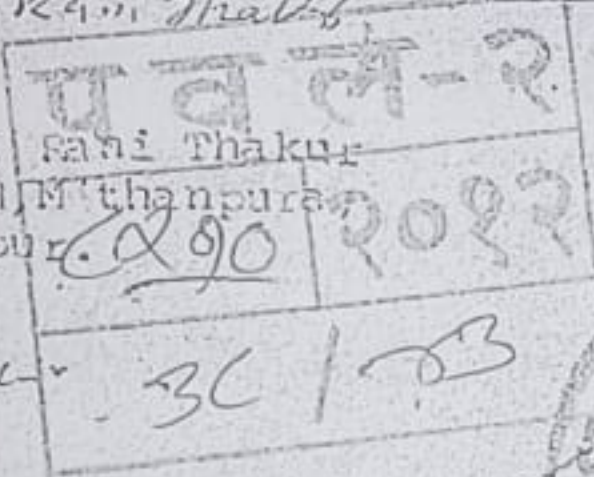
1. Veena Rani Thakur

Mrs. Veena Rani Thakur
Club Road, Mithanpura
Muzaffarpur

2. K. P. Thakur

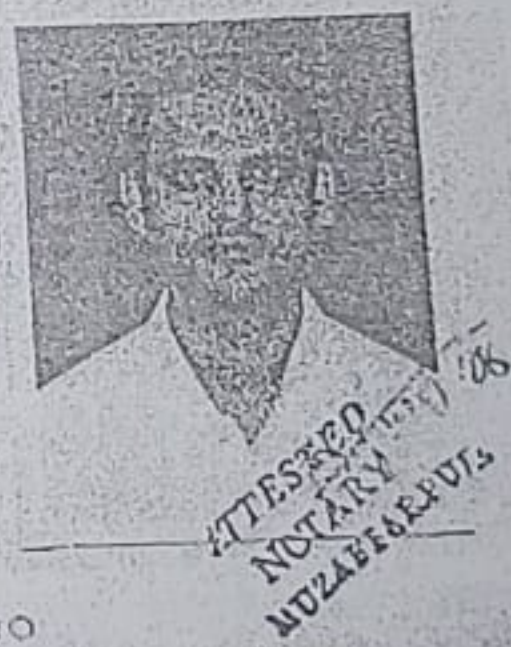
K. P. Thakur
Club Road, Mithanpura
Muzaffarpur.

Ruby Rani
31.10.2008
SIGNATURE OF EXECUTANT
POWER OF ATTORNEY



SIGNATURE OF ATTORNEY
HOLDER

(Specimen Singh)



I know and identify the executants who have signed in my presence.

Certified, Authenticated
Attested by me M. M. Jha
SRI PRABHAKAR JHA
ADVOCATE & NOTARY L. No. 891/06
MUZAFFARPUR (BIHAR)

Vinod Kumar
Advocate.
31.10.2008

Both Signatures
ATTESTED
M
31/10/08

SRI PRABHAKAR JHA
Notary, Muzaffarpur (Bihar)

e) Top 10% of the pits/ trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad

f) Brick masonry wall is to be constructed on the exposed surface of pits/ trenches and the cement mortar plastered.

The depth of wall bellow ground shall be such that the wall prevents lose soil entering info pits/ trenches. The projection of the wall above ground shall atleast be 15 cms.

g) Perforated concrete slabs shall be provided on the pits/trenches.

(v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground

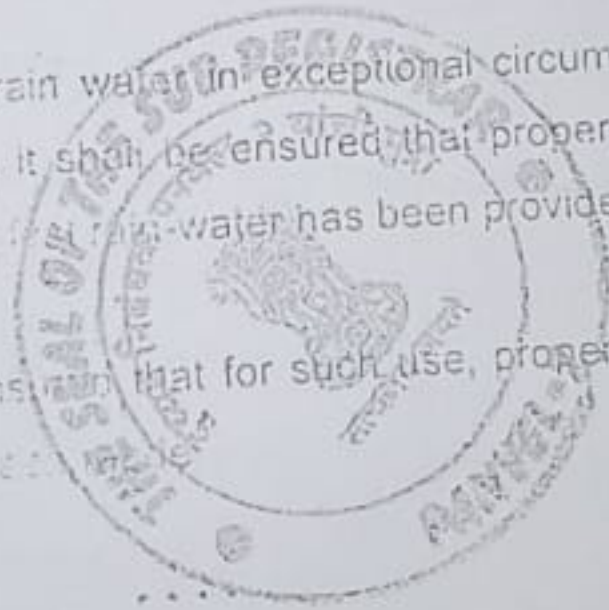
2. The terrace shall be connected to the open well/borewell/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt

3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building

4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the filtered water has been provided

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangement have been provided



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रथाई लेखा सारखा

PERMANENT ACCOUNT NUMBER

ACOPR8013L



नाम

RUBY RANI

पिता का नाम

FATHER'S NAME
KISHORI PRASAD THKAUR

जन्म तिथि

DATE OF BIRTH

26-04-1967



FATHER SIGNATURE

Ruby Rani

प व ल-२	
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४०/४७	

M.L. U

अधिकार आयुक्त, पटना

COMMISSIONER OF INCOME TAX PATNA

घोषणापत्र

मी श्री० मुकुल ठाकूर याद्वारे

घोषित करतो की दुय्यम निबंधक पणवेल यांचे कार्यालयात

करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात

आला आहे. श्री/श्रीमती/मेसर्स रुची राणी -

व इ. यांनी दिनांक

३१/१०/०८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी

सादर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबूली

जबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून

देणार व्यक्तीपैकी कोणीही मयत झालेला नाही किंवा अन्य कोणत्याही

कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सादरचा

कुलमुखत्यारपत्र पूर्णपणे वैध अखून उपरोक्त कृती करण्यास मी पूर्णतः

सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी

अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची

मला जाणीव आहे.

Mukul Thakur

कुलमुखत्यारपत्र धारकाचे नाव व सही

८२१०	२०११
त्याची सत्यता	
३१/१०	

मी/ आम्ही मूळ अखत्यारपत्र वाचलेले आहे आणि पडताळून पाहिलेली आहे.

Johnny K. Patil

05/09/2012

दुय्यम निबंधकः

2:01:37 pm

सह दु.नि.पनवेल 2

दस्त गोषवारा भाग-1

उरण

दस्त क्र 8210/2012

82/83

दस्त क्रमांक : 8210/2012

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: रुबी राणी याचे वतीने अख. म्हणुन मुकुल ठाकुर -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: 1603, सी व्हीन हॅरीटेज सेक्टर 18,
 सानपाडा
 शहर/गाव:-
 तालुका: -

लिहून घेणार

वय 42

सही

Mukul
Thakur



2 नाव: मे. लक्ष्मीना वेंचर्स तर्फे भागीदार वालजी के. सांडा -
 पत्ता: घर/फ्लॅट नं: -
 गल्ली/रस्ता: -
 ईमारतीचे नाव: -
 ईमारत नं: -
 पेठ/वसाहत: 103, वर्धमान मार्केट से 17, वाशी
 शहर/गाव:-
 तालुका: -
 पिन: -
 प

लिहून देणार

वय 42

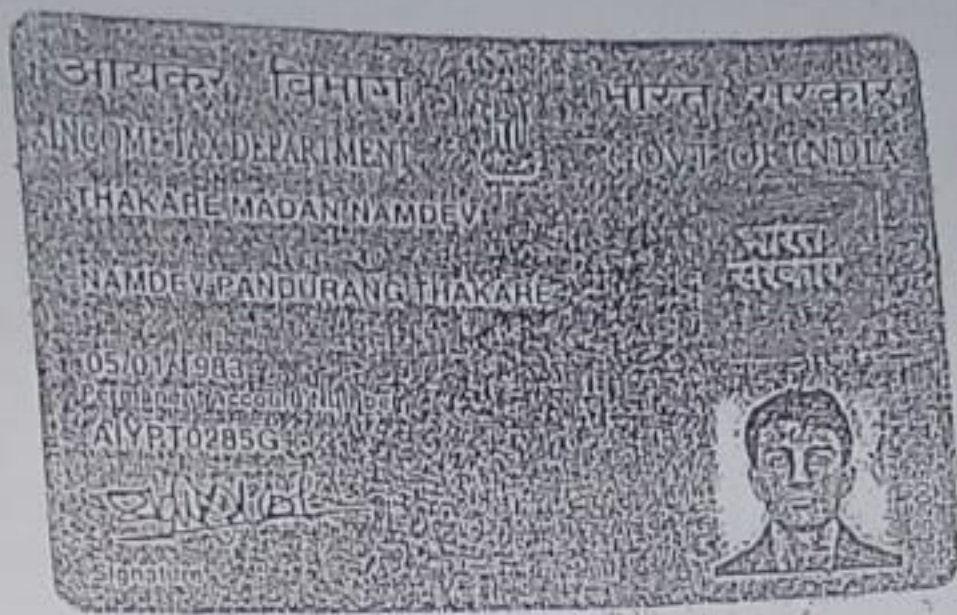
सही

Boman K. Sande



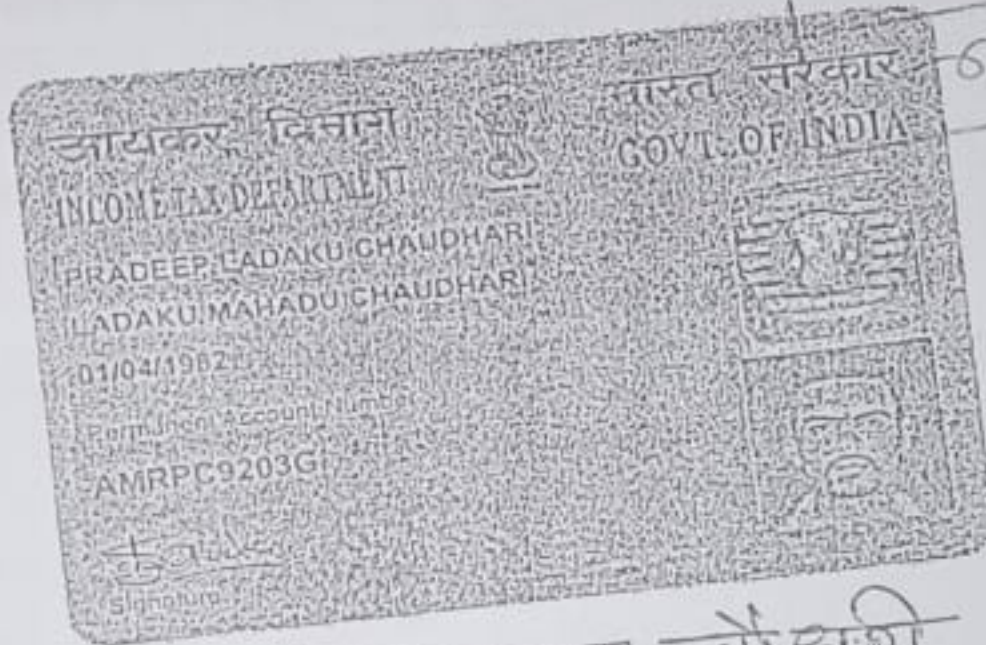
दस्तऐवजासोबत जोडलेली कागदपत्रे
 कुळमुख्यारपत्रे, व्यक्ती इत्यादी वनावट
 आदळून आल्यास याची संपूर्ण जबाबदारी
 दस्त निष्पादकाची राहिल.





03 योगिता सदन सेक्टर: 26
 वाशी नवी मुंबई
 9221336958

पत्रक-2
 290 2012
 69/83



श्री प्रद्वि लडकु चौधरी
 रा. 6/3/03, सेक्टर 6
 धनसोली नवी मुंबई

922072802



10/09/2011
 AAFFL3415G
 आयकर विभाग
 INCOME TAX DEPARTMENT
 LAXMINA VENTURES

भारत सरकार
 GOVT. OF INDIA



LAXMINA VENTURES

321, Vashi Plaza, 'C' Wing, 1st Floor, Sector 17, Vashi, Navi Mumbai - 400 705.
Tel.: +91-22-2766 0501 | E: info@laxminaventures.com | W : www.laxminaventures.com

DATED- 01.03.2018

TO

DR.RUBY RANI

C/O. DR.MUKUL THAKUR

FLAT NO: 1603,SEA QUEEN HERITAGE,

PLOT NO: 06, SEC-18,SANPADA, NAVI MUMBAI.

SUB:- Possession Letter against your request for FLAT NO-1002, and Building known as "LAXMINA AURUM", Plot No-32, Sector-17, Ulwe, Navi Mumbai.

Dear Sirs,

In pursuance to your request we have today handed over the keys to you and you have accepted the keys of the above referred FLAT in building known as "LAXMINA AURUM", PLOT NO-32, SECTOR-17, ULWE, NAVI MUMBAI, subject to the following terms and conditions:-

1. Before taking the keys of the said premises as above you have inspected the said premises and you have satisfied yourself about the plan, specification, design and amenities provided in the said premises. You also confirm that now you have no claim against as in respect of our premises.
2. Your shall not make any additions of alterations of any permanent nature which adversely affects the FLAT and the building.
3. In case of any damage in the said FLAT if occurs due to your carrying our furniture work or any additions/alterations you shall rectify the same at your costs and we shall not be responsible for the same.
4. Maintenance Charges effect from 3rd Nov 2017.

Ruby Rani
Mukul Thakur

दस्त गोपवारा भाग - 2

उरण

दस्त क्रमांक (8210/2012)

83/83

दस्त क्र. [उरण-8210-2012] चा गोपवारा
बाजार मूल्य : 2498000 मोबदला 2900000 भरलेले मुद्रांक शुल्क : 145000

दस्त हजर केल्याचा दिनांक : 05/09/2012 01:56 PM
निष्पादनाचा दिनांक : 05/09/2012

दस्त हजर करणा-याची सही :

Mukund Thakur

पावती क्र.: 8328 दिनांक: 05/09/2012
पावतीचे वर्णन
नाव: रुबी राणी यांचे वतीने अख. म्हणून मुकुल
ठाकुर - -

29000 : नोंदणी फी
860 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

29860: एकूण

दु. निबंधकाची सही, सह दु.नि.पनवेल 2

दस्ताचा प्रकार : 25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 05/09/2012 01:56 PM
शिक्षा क्र. 2 ची वेळ : (फी) 05/09/2012 02:01 PM
शिक्षा क्र. 3 ची वेळ : (कबुली) 05/09/2012 02:01 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 05/09/2012 02:01 PM

दस्त नोंद केल्याचा दिनांक : 05/09/2012 02:01 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) मदन ठाकरे - - , घर/फ्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: योगीता सदन , फ्लॉट नं. 3, से 26, वाशी

शहर/गाव:-

तालुका: -

पिन: -

2) प्रदिप घोघरी - - , घर/फ्लॉट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: एफ-3/03, से 7 घणसोली

शहर/गाव:-

तालुका: -

पिन: -

Mukund Thakur



दु. निबंधकाची सही
सह दु.नि.पनवेल 2

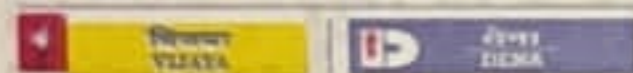
प्रमाणित करणेत येते की सदर दस्तास एकूण
पाने आहेत. पुस्तक क्र. 9
क्रमांक 2290 चा नोंदला



सह. दुख्यम निबंधक, वर्ग २, पनवेल-२
दिनांक ५ मार्च २०१२



बैंक ऑफ़ बड़ौदा
Bank of Baroda



सानपाडा, सानपाडा ४००७०५
SANPADA, Sanpada-400705
RTGS / NEFT IFSC CODE: **BARB0SANPAD**

जारी की गई तारीख से तीन माह के लिए वैध/ VALID FOR THREE MONTHS FROM THE DATE OF ISSUE

CBS
सेविंग खाता / SAVINGS ACCOUNT

D	D	M	M	Y	Y	Y	Y

Pay

Or Bearer

या धारक को

Rupees रुपये

अदा करें

₹

खा. सं.
A/c No.

32980100003064

Cancelled

SPD

RUBY RANI

भारत की सभी शाखाओं में सममूल्यपर देय
Payable at par at all branches in India

Please sign above

161177

29/07/2021

SESHASAI (M) / CTS - 2010



LAXMINA VENTURES

321, Vashi Plaza, 'C' Wing, 1st Floor, Sector 17, Vashi, Navi Mumbai - 400 705.
Tel.: +91-22-2766 0501 | E: info@laxminaventures.com | W : www.laxminaventures.com

5. You shall pay per month on or before 5th day of every month the maintenance charge and taxes in respect of the said premises regularly. you shall regularly pay the electricity and water charges in respect of the said premises. you shall not make any change in the elevation or outside colour scheme of the building on the above property. You shall not make any external change in your allotted FLAT including changing/erecting the position/design of the MS Grill, which affects the external common elevation of the building. You shall not put any flower posts on chhajjas of the FLAT. You shall not erect any well or any other type of enclosure with any material on the said premises, which shall remain in the same conditions as it is allotted to you.
6. You confirm that all the services, amenities and common facilities as mentioned in the agreement for sale dated 05.09.2012, are provided and you are satisfied about the same and shall not complain regarding the quality of such amenities and facilities.
7. You shall use the said premises for only residential purpose and shall not carry immoral activity not permissible under the law.
8. You shall be liable to pay Non Occupancy Charges, if the said premises is let out/rented as per the rules and regulation and bye laws of the Society Formed by all the premises purchaser of the building. You shall take the permission, NOC from such society prior to letting out/renting the said premises.
9. You further confirm that, if any further F.S.I. and/or T.D.R. is available in respect of the said property as of today or as a result of change in future I/we alone shall be entitled to utilize such further/additional F.S.I. /stair case F.S.I.T.D.R. on the said property by constructing further there on either horizontally or vertically or otherwise after necessary plans are sanctioned. You give me Co-operation and all facilities in all possible manners. A covenant to this affect will be included in the ultimate conveyance.

Ruby Roni
Anugne Thalgur



LAXMINA VENTURES

321, Vashi Plaza, 'C' Wing, 1st Floor, Sector 17, Vashi, Navi Mumbai - 400 705.
Tel.: +91-22-2766 0501 | E: info@laxminaventures.com | W: www.laxminaventures.com

10. You agree to regularly pay the maintenance charges taxes and other outgoings like water charges, electricity etc. in the respect of the said FLAT.
11. I/We shall bear and pay increase in local taxes, water charges, insurance CIDCO charges etc. and such other levies if any which are imposed by the concerned authorities.
12. We have allotted to you Stilt Car Parking against purchased of FLAT NO-1002.
13. NO OBJECTION CERTIFICATE from builder is required at the time of selling of the FLAT.

Your confirm that we have received key number 856759 with duplicate key.

Thanking you and have your 'DREAM HOME'

Kindly confirm the above

Yours truly,

FOR M/S. LAXMINA VENTURES

PARTNERS



I/WE CONFIRM

Ruby Rani

DR. RUBI RANI

C/O. DR. MUKUL THAKUR