

List of documents attached as per your requirements.

1. Agreement 1st 5 Pages (Flat 803/804)

2. Schedule Page of Property (Flat 803/804)

3. Agreement Sale Plan- Not Available

4. Occupancy Certificate (common for both flats)

5. Commencement Certificate (common for both flats)

6. Approved Plan Copy if available-attached

7. Index II.

8. Maintenance Bill - Oct 2023 (common for both flats)

9. Share Certificate (common for both flats)

10. Electricity bill (common for both flats)

AGREEMENT FOR SALE

Varun Gupta

THIS AGREEMENT FOR SALE made at Mumbai this 01st day of October September Two Thousand Fourteen between **MR. ALOK RASTOGI (PAN NO AAGPR1473E)** aged about 44 years, adult, Indian Inhabitant, having residential address at - Flat No. C/1603, Oberoi Woods, Oberoi Garden City, Mohan Gokhale Marg, Near Western Express Highway, Goregaon (East), Mumbai 400 063, hereinafter called "**THE TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the First Part.

AND

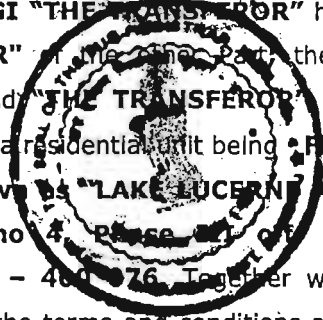
Neetu Gupta

MR. VARUN GUPTA (PAN No AHZPG7388M) aged 40 years and **MRS. NEETU GUPTA (PAN No ADTPS9369J)** aged 39 years, both Adult of Indian Inhabitants of Mumbai, residing at - C/601 Lake Lucerne ABCD Co-operative Housing Society Ltd., Lake Homes, Off. Adi - Shankaracharya Marg, Powai, Mumbai - 400 076., hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning, thereof mean and include their legal heirs, successors, executors, administrators and permitted assigns) the Party of the **Other Part**;

WHEREAS by an Agreement for Sale dated **22nd day of December 2005** made and entered **BETWEEN : M/S. EKTA SUPREME HOUSING**, a Partnership Firm registered under the Indian Partnership Act, 1932 and having its principal place of business at Lake Homes, Adi Shankaracharya Marg, Powai, Mumbai- 400 076, therein referred to as "**THE DEVELOPERS**" of the One Part; **AND; MR. ALOK RASTOGI "THE TRANSFEROR"** herein, therein referred to as "**THE PURCHASER**" of the Other Part, the said **M/S. EKTA SUPREME HOUSING** sold and "**THE TRANSFEROR**" herein purchased and acquired on Ownership Basis a residential unit being **Flat No B/803 on 8th Floor in the Building known as "LAKE LUCERNE ABCD"** situated at Lake Homes, Sub Plot no. 4, Phase II, of Adi - Shankaracharya Marg, Powai, Mumbai - 400 076, Together with all rights, title, interests, benefits etc. and on the terms and conditions and for the consideration mentioned therein. The aforesaid Agreement for Sale dated **22nd day of December 2005** is duly stamped and registered with the Sub-Registrar of Assurances, M.S.D. under Document Serial No. **BDR13 - 10153 - 2005** vide Receipt No.10206, dated **30/12/2005**. **AND WHEREAS** by the virtue of above purchase "**THE TRANSFEROR**" have been absolutely seized and possessed of and otherwise well and sufficiently entitled to **Flat No. B/ 803 on the 8th Floor in the building named and known as LAKE LUCERNE ABCD CO-OPERATIVE HOUSING SOCIETY LTD. situated at Lake Homes, Off. Adi-Shankaracharya Marg, Powai,**

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Mumbai - 400 076. Hereinafter referred to as "**the said Flat**" more particularly described in the First Schedule hereto.

AND WHEREAS Lake Lucerne ABCD Co-operative Housing Society Ltd. hereinafter for convenience referred to as "**the said Society**") a Co-operative Housing Society incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. **MUM/W-L/HSG/(TC)/9958/2009-2010 of 2010 dated 03-03-2010** is seized, possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or Ground bearing C.T.S.No.11 (pt) now bearing CTS Nos. 11B/1-A,11-B/4 (part) and 11B-8 of Chandivali Village, Taluka Kurla, Mumbai Suburban District together with the building known as "**LAKE LUCERNE**" ABCD CHS LTD., consisting of Stilt and Twenty Two upper Floors with Lift Facility (hereinafter referred to as "**the said Building**") standing thereon situate, lying and being situate at Village : Chandivali, Taluka : Kurla within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "**the said Property**" and more particularly described in the Second Schedule hereunder written.

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AND WHEREAS the TRANSFEROR is the registered and bonafide member of Lake Lucerne ABCD Co-operative Housing Society Limited and is holding 5 (five) fully paid-up Shares of the face value of Rs.50/- (Rupees Fifty Only) each bearing dist.nos. from 00431 to 00435 (both inclusive) under Share Certificate No. 087 dated 31st Day of August 2011 (herein referred to as the "said shares") issued by the said society. (The said flat and the said shares are hereinafter collectively referred to as the said premises). The **TRANSFEROR** has clear and marketable title in respect of the said premises and thus the **TRANSFEROR** is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the said premises on **OWNERSHIP BASIS**.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the **TRANSFEROR** whereupon the **TRANSFEROR** represented to the **TRANSFEREES** that :

- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the **TRANSFEROR** personally affecting the said premises.

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- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) That the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi - Government, Society or the Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said premises.
- E) The TRANSFEROR, at present, has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or dispose of the said premises in any manner whatsoever.
- F) Neither the TRANSFEROR nor any of his predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- G) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions stated herein in favor of the TRANSFEREES except as stated herein above and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

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AND WHEREAS believing the aforesaid representations the TRANSFEREES have offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, in the said shares of the said society, at and for **Lump-sum Price / Consideration of Rs. 2,50,00,000/- (Rupees Two Crore Fifty Lakhs Only).**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

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

1. The TRANSFEROR hereby agree to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 803**, admeasuring **67.63 Sq. Meters (Carpet)** area on 8th Floor, In the "Lake Lucerne ABCD Co-Operative Housing Society Ltd.", of the standing on the plot of land SUB PLOT 4, SURVEY NO. 6 (PART) bearing C.T.S. No.11 (part) and now bearing CTS Nos. 11B/1-A, 11-B/4 (part) and 11B-8, SUB PLOT 4, SURVEY NO. 6 (PART), of Chandivali Village, Taluka Kurla, Mumbai Suburban District, as and for a Lump-sum Price of **Rs. 2, 50, 00,000/- (Rupees Two Crore Fifty Lakhs)** Only). Along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly, described in the SCHEDULE hereunder written.

2. The TRANSFEREES shall pay the sale consideration in the sum of **Rs. 2,50,00,000/- (Rupees Two Crores Fifty Lakhs only)** to the TRANSFERORS in the following manner:

(a) "THE TRANSFEREES" have paid an amount of **Rs. 11,00,000/- (RUPEES ELEVEN LAKHS ONLY)** Cheque No. 227091, Bank - Axis Bank, Dated 06 August, 2014, in the name of - MR. ALOK RASTOGI and by way of non-refundable Earnest Money as more particular described in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR hereby admit and acknowledge.

(b) "THE TRANSFEREES" shall pay a sum of **Rs.36, 50,000/- (RUPEES Thirty Six Lakhsfifty Thousand Only)** being the further part consideration simultaneously on or before execution of this Sale Agreement, vide Demand Draft/ RTGS No. KIKIKH 23300785752, Bank - STATE BANK OF INDIA Bank, Dated 30th, September 2014, in the name of MR. ALOK RASTOGI, being part consideration amount for the sale of the said Flat, the payment and receipt whereof the TRANSFEROR hereby admits and acknowledges as per the particulars mentioned in the receipt appearing hereunder.

(c) "THE TRANSFEREES shall pay a sum of **Rs. 2, 50,000/- (RUPEES Two hundred fifty thousand only)** being 1% TDS on the entire sale consideration which shall be deducted by the TRANSFEREES and paid to the Income Tax authorities within two (2) days of registration of this Agreement for Sale and shall immediately furnish copy of Challan of such payment to the TRANSFEROR.

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- (d) "THE TRANSFEREES" further agree and undertake to pay to "THE TRANSFEROR" the Balance Amount of Consideration of **Rs. 2, 00, 00,000/- (Rupees Two Crore Only)** good / clear funds, within three (3) calendar days from the date of registration of this agreement, or October 3, 2014 whichever is earlier either through own sources, or by obtaining loan / financial assistance from any bank / financial institution.

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Time being the essence of the contract. In respect of the payment of Balance Amount of Consideration. If the Transferees make any delay or default in making payment or any other amount as mentioned herein in that event, without prejudice to the Transferors right of termination, the Transferors also shall be entitled to charge interest at the rate of eighteen (18) percent per annum, on the defaulted amount from the date of default, till the date of the actual payment. In case the TRANSFEREES are availing of a loan from any bank or financial institution, and the registration is taking place before the payment of the Balance Amount of Consideration, the TRANSFEREES shall simultaneously, on or before the registration date provide to the TRANSFEROR a duly certified copy of sanction letter issued by bank/financial institution whereby the bank/financial institution have agreed to sanction the loan/financial assistance to the TRANSFEREES for the purchase of said Property and a copy of the demand draft which shall be handed over by the bank to the TRANSFEROR as Balance Payment of Consideration.

- After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES free from all the encumbrances' charges, equity, etc.
- In the event that the TRANSFEREES and/or its financial institution fails to make payment of the balance consideration or any part thereof as per clause 2(c) and 2(d) above then at the option of the TRANSFEROR the TRANSFEREES shall be under an absolute obligation to execute and register a Deed of Cancellation recording the cancellation of sale of the said premises and the TRANSFEROR shall after forfeiting a sum of Rs. 11 lakhs (Rs Eleven lakhs only) from the Part sale consideration received by the TRANSFEROR refund the balance amount if any, to the TRANSFEREES simultaneously with the registration of Deed of Cancellation, which registration shall be done at the cost of the TRANSFEREES. After cancelation deed is executed, The TRANSFEREE, shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises and shall indemnify against

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the said premises and various deposits paid by the TRANSFEROR to the said society.

22. The TRANSFEREES are bound to get the said premises legally transferred in their own name / favor after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said premises in favor of the TRANSFEREES and further undertakes not to charge any extra consideration and / or charges etc. for the same.

23. Subject to the terms of this Agreement for Sale The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favor of the TRANSFEREES.

24. The charges of stamp duty, registration fees, society transfer fee and charges (or known by which ever name) and the charges of this agreements, application, deeds, legal charges, etc., shall be borne and paid by TRANSFEREES ALONE.

25. "THE TRANSFEREES" shall pay the applicable TAX DEDUCTION AT SOURCE (T.D.S.) as per the New CBDT circular directly to the Taxation Authorities, the amount such paid shall be treated as amount paid to the TRANSFEROR out of the consideration amount as agreed above.

26. This Agreement shall be governed by the laws of India and courts of Mumbai India shall have exclusive jurisdiction over the matter arising out of this Agreement

THE FIRST SCHEDULE ABOVE REFERRED TO:

- a. **Flat No. B/803** admeasuring **67.63sq. Meters Carpet area** on the 8th Floor of the said Building known as LAKE LUCERENE ABCD CO-OPERATIVE HOUSING SOCIETY LTD. having address at Bldg.No. 06, Lake Homes, Off. Adi Shankaracharya Marg, Powai, Mumbai - 400 076.
- b. Five (5) fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 00431 to 00435 (both inclusive) vide Share Certificate No.087 issued by LAKE LUCERENE ABCD CO-OPERATIVE HOUSING SOCIETY LTD
- c. All rights, benefits and advantages available to the TRANSFEROR is entitled to as a member and shareholder of the said society.

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THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land Admeasuring 8,603 Sq. Meters or thereabouts designated as and being SUB PLOT 4, SURVEY NO. 6 (PART) bearing C.T.S. No.11 (part) and now bearing CTS Nos. 11B/1-A, 11-B/4 (part) and 11B-3, SUB PLOT 4, SURVEY NO. 6 (PART), of Chandivali Village, Taluka Kurla, Mumbai Suburban District together with the building known as LAKE LUCERENE ABCD CO-OPERATIVE HOUSING SOCIETY LTD., standing thereon and situate lying and being situate at Village Chandivali, Taluka : Kurla and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The Building consists of Stilt plus 22 upper floors with Lift Facility and the year of construction of Building is 2009.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.
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SIGNED, SEALED AND DELIVERED by
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The within named **THE TRANSFEROR**

MR. ALOK RASTOGI

[Handwritten signature of Mr. Alok Rastogi]

In the presence of

1. *[Signature of Ajit Malhotra]* (Ajit Malhotra)

2. *[Signature of Amit Rai]*



SIGNED, SEALED AND DELIVERED by
The within named **THE TRANSFEREES**

MR. VARUN GUPTA

[Handwritten signature of Mr. Varun Gupta]

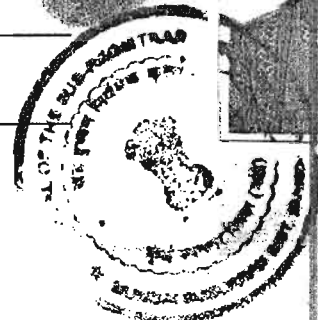
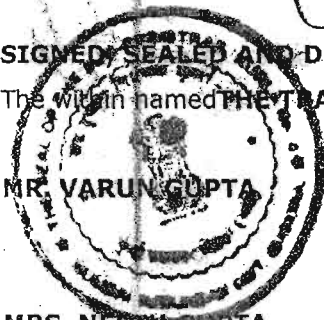
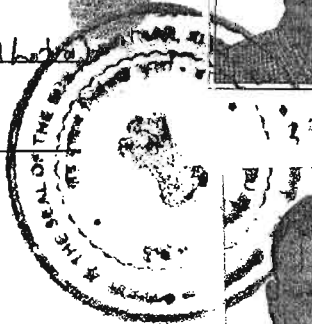
MRS. NEETU GUPTA

[Handwritten signature of Mrs. Neetu Gupta]

In the presence of

1. *[Signature of Ajit Malhotra]*

2. *[Signature of Amit Rai]*



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 01st day of ~~September~~ ^{October} Two Thousand Fourteen between **MR. ALOK RASTOGI (PAN NO AAGPR1473E)** aged about 44 years, adult, Indian Inhabitant, having residential address at - Flat No. C/1603, Oberoi Woods, Oberoi Garden City, Mohan Gokhale Marg, Near Western Express Highway, Goregaon (East), Mumbai 400 063, hereinafter called "**THE TRANSFEROR**" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, mean and include his heirs, executors, administrators and assigns) of the First Part.

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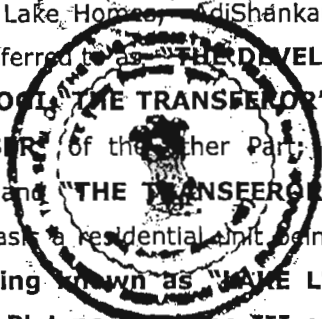
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AND

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MR. VARUN GUPTA (PAN No AHZPG7388M) aged 40 years and **MRS. NEETU GUPTA (PAN No ADTPS9369J)** aged 39 years, both Adult of Indian Inhabitants of Mumbai, residing at - C/601 Lake Lucerne ABCD Co-operative Housing Society Ltd., Lake Homes, Off. Adi - Shankaracharya Marg, Powai, Mumbai - 400 076., hereinafter called "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning, thereof mean and include their legal heirs, successors, executors, administrators and permitted assigns) the Party of the **Other Part**;

WHEREAS by an Agreement for Sale dated **26th day of December 2005** made and entered **BETWEEN : M/S. EKTA SUPREME HOUSING**, a Partnership Firm registered under the Indian Partnership Act, 1932 and having its principal place of business at Lake Homes, Adi Shankaracharya Marg, Powai, Mumbai- 400 076, therein referred to as "**THE DEVELOPERS**" of the One Part; **AND; MR. ALOK RASTOGI, THE TRANSFEROR**" herein, therein referred to as "**THE PURCHASER**" of the Other Part; the said **M/S. EKTA SUPREME HOUSING** sold and "**THE TRANSFEROR**" herein purchased and acquired on Ownership Basis a residential unit being **Flat No. B/804 on 8th Floor in the Building known as "LAKE LUCERNE ABCD" situated at Lake Homes, Sub Plot no 4, Phase III off. Adi - Shankaracharya Marg, Powai, Mumbai - 400 076.** Together with all rights, title, interests, benefits etc. and on the terms and conditions and for the consideration mentioned therein. The aforesaid Agreement for Sale dated **26th day of December 2005** is duly stamped and registered with the Sub-Registrar of Assurances, M.S.D. under Document Serial No. **BDR13 - 10154 - 2005** vide Receipt No.10207, dated **30/12/2005.** **AND WHEREAS** by the virtue of above purchase "**THE TRANSFEROR**" have been absolutely seized and possessed of and otherwise well and sufficiently entitled to **Flat No. B/ 804 on the 8th Floor in the building named and known as**



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LAKE LUCERNE ABCD CO-OPERATIVE HOUSING SOCIETY LTD. situated at Lake Homes, Off. Adi-Shankaracharya Marg, Powai, Mumbai - 400 076. Hereinafter referred to as "the said Flat" more particularly described in the First Schedule hereto.

AND WHEREAS Lake Lucerne ABCD Co-operative Housing Society Ltd. hereinafter for convenience referred to as "the said Society") a Co-operative Housing Society incorporated and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Registration No. **MUM/W-L/HSG/(TC)/9958/2009-2010 of 2010 dated 03-03-2010** is seized, possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or Ground bearing C.T.S.No.11 (pt) now bearing CTS Nos. 11B/1-A,11-B/4 (part) and 11B-8 of Chandivali Village, Taluka Kurla, Mumbai Suburban District together with the building known as "LAKE LUCERNE" ABCD CHS LTD., consisting of Stilt and Twenty Two upper Floors with Lift Facility (hereinafter referred to as "the said Building") standing thereon situate, lying and being situate at Village : Chandivali, Taluka : Kurla, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "the said Property" and more particularly described in the Second Schedule hereunder written

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AND WHEREAS the TRANSFEROR is the registered and bonafide member of Lake Lucerne ABCD Co-operative Housing Society Limited and is holding 5 (five) fully paid-up Shares of the face value of Rs.50/- (Rupees Fifty Only) each bearing dist.nos. from 00431 to 00435 (both inclusive) under Share Certificate No. 087 dated 31st Day of August 2011 (herein referred to as the "said shares") issued by the said society. (The said flat and the said shares are herein collectively referred to as the said premises). The **TRANSFEROR** has clear and marketable title in respect of the said premises and thus the **TRANSFEROR** is well and sufficiently entitled to the said premises and have absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the said premises on **OWNERSHIP BASIS**.

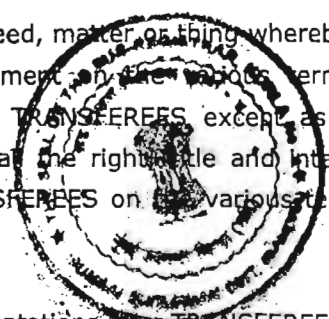
AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the **TRANSFEROR** whereupon the **TRANSFEROR** represented to the **TRANSFEREES** that :

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- A) There are no suits, litigations, civil or criminal or any other proceeding pending as against the TRANSFEROR personally affecting the said premises.
- B) There are no attachments or prohibitory order as against or affecting the said premises.
- C) That the said premises is free from all encumbrances or charges and / or is not the subject matter to any lispendens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi - Government, Society or the Municipal Corporation regarding any of the proceedings in respect of the said premises.
- D) The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever in respect of the said premises.
- E) The TRANSFEROR, at present, has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy or any other rights of the like nature in the said premises and has not dealt with or disposed of the said premises in any manner whatsoever.
- F) Neither the TRANSFEROR nor any of his predecessors in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.
- G) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the above terms and conditions stated herein in favor of the TRANSFEREES, except as stated herein above and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

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AND WHEREAS believing the aforesaid representations the TRANSFEREES have offered to purchase the said premises and right, title and interest in and upon the said premises and also along with the benefits of the membership, in the said shares of the said society, at and for **Lump-sum Price / Consideration of Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakhs Only).**

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

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

1. The TRANSFEROR hereby agree to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. 804**, admeasuring **76.83 Sq. Meters (Carpet)** area on 8th Floor, in the "Lake Lucerne ABCD Co-Operative Housing Society Ltd.", of the standing on the plot of land SUB PLOT 4, SURVEY NO. 6 (PART) bearing C.T.S. No.11 (part) and now bearing CTS Nos. 11B/1-A, 11-B/4 (part) and 11B-8, SUB PLOT 4, SURVEY NO. 6 (PART), of Chandivali Village, Taluka Kurla, Mumbai Subarban District, as and for a Lump-sum Price of **Rs. 2, 80, 00,000/- (Rupees Two Crore Eighty Lakhs Only)**. Along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the SCHEDULE hereunder written.

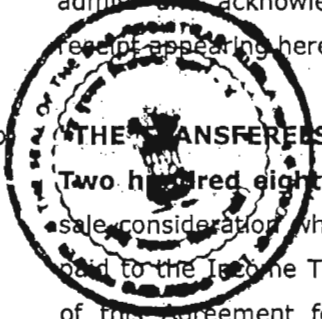
2. The TRANSFEREES shall pay the sale consideration in the sum of **Rs. 2,80,00,000/- (Rupees Two Crores Eighty Lakhs only)** to the TRANSFERORS in the following manner:

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(a) "THE TRANSFEREES" shall pay a sum of **Rs. 80,20,000/- (RUPEES 2028 Eighty lacs twenty thousand only)** being the further part

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consideration simultaneously on or before execution of this Sale Agreement, vide Demand Draft/ RTGS No. KRKH2330070175, Bank - KOTAK MAHABHARAT Bank, Dated 30th September 2014, in the name of MR. ALOK RASTOGI, being part consideration amount for the sale of the said Flat, the payment and receipt whereof the TRANSFEROR hereby admits and acknowledges as per the particulars mentioned in the receipt appearing hereunder.

(b) "THE TRANSFEREES" shall pay a sum of **Rs. 2,80,000/- (RUPEES Two hundred eighty thousand only)** being 1% TDS on the entire sale consideration which shall be deducted by the TRANSFEREES and paid to the Income Tax authorities within two (2) days of registration of this Agreement for Sale and shall immediately furnish copy of Challan of such payment to the TRANSFEROR.



(c) "THE TRANSFEREES" further agree and undertake to pay to "THE TRANSFEROR" the Balance Amount of Consideration of **Rs. 1, 97, 00,000/- (Rupees One Crore Ninety seven lacs Only)** good / clear funds, within three (3) calendar days from the date of registration of this agreement or October 3, 2014 whichever is earlier, through own sources, or by obtaining loan / financial assistance from any bank / financial institution.

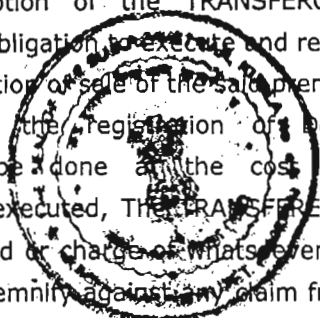
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Time being the essence of the contract, in respect of the payment of Balance Amount of Consideration. If the Transferees make any delay or default in making payment or any other amount as mentioned herein in that event, without prejudice to the Transferors right of termination, the Transferors also shall be entitled to charge interest at the rate of eighteen (18) percent per annum, on the defaulted amount from the date of default, till the date of the actual payment. In case the TRANSFEREES are availing of a loan from any bank or financial institution, and the registration is taking place before the payment of the Balance Amount of Consideration, the TRANSFEREES shall simultaneously, on or before the registration date provide to the TRANSFEROR a duly certified copy of sanction letter issued by bank/financial institution whereby the bank/financial institution have agreed to sanction the loan/financial assistance to the TRANSFEREES for the purchase of said Property and a copy of the demand draft which shall be handed over by the bank to the TRANSFEROR as Balance Payment of Consideration.

1729 5 80		
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3. After realization of receipt of an amount of the full and final payment of consideration of the said premises, the TRANSFEROR shall put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREES free from all the encumbrances' charges, equity, etc.
4. In the event that the TRANSFEREES and/or its financial institution fails to make payment of the balance consideration or any part thereof as per clause 2(a) and 2(c) above then at the option of the TRANSFEROR the TRANSFEREES shall be under an absolute obligation to execute and register a Deed of Cancellation recording the cancellation of sale of the said premises to the TRANSFEREES simultaneously with the registration of Deed of Cancellation, which registration shall be done at the cost of the TRANSFEREES. After cancelation deed is executed, The TRANSFEREE, shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said premises and shall indemnify against any claim from the financial institution fee, interest claim etc. from which the TRANSFEREE may have taken loan etc.
5. The TRANSFEROR, after realization of receipt of full and final amount of consideration shall have no claim, right, title, interest, demand or charge of whatsoever nature In or upon the said premises through themselves or through their predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said premises to secure their title to the said premises and the TRANSFERORS shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises. TRANSFEREES shall indemnify the TRANSFEROR for all future obligations from the date of the registration of the agreement.



[Handwritten signature]

[Handwritten signature] 5

and declaration as and when necessary for effective transfer of the said premises in favor of the TRANSFEREES.

24. The charges of stamp duty, registration fees, society transfer fee and charges (or known by which ever name) and the charges of this agreements, application, deeds, legal charges, etc., shall be borne and paid by TRANSFEREES ALONE.
25. "THE TRANSFEREES" shall pay the applicable TAX DEDUCTION AT SOURCE (T.D.S.) as per the New CBDT circular directly to the Taxation Authorities, the amount such paid shall be treated as amount paid to the TRANSFEROR out of the consideration amount as agreed above.
26. This Agreement shall be governed by the laws of India and courts of Mumbai India shall have exclusive jurisdiction over the matter arising out of this Agreement

1729	92	00
2008		

THE FIRST SCHEDULE ABOVE REFERRED TO:

- a. Flat No. B/804 admeasuring 76.83 sq. meters. Carpet area on the 8th Floor of the said Building known as LAKE LUCERENE ABCD CO-OPERATIVE HOUSING SOCIETY LTD. having address at Bldg.No. 06, Lake Homes, Off. Adi Shankaracharya Marg, Powai, Mumbai - 400-076.
- b. Five (5) fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 00431 to 00435 (both inclusive) vide Share Certificate No.087 Issued by LAKE LUCERENE ABCD CO-OPERATIVE HOUSING SOCIETY LTD
- c. All rights, benefits and advantages available to the TRANSFEROR is entitled to as a member and shareholder of the said society.

THE SECOND SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land Admeasuring 8,603 sq. Meters or thereabouts designated as and being SUB PLOT 4, SURVEY NO. 6 (PART) bearing C.T.S. No.11 (part) and now bearing CTS Nos. 11B/1-A, 11-B/4 (part) and 11B-8, SUB PLOT 4, SURVEY NO. 6 (PART), of Chandivali Village, Taluka Kurla, Mumbai Suburban District together with the building known as LAKE LUCERENE ABCD CO-OPERATIVE HOUSING SOCIETY LTD., standing thereon and situate lying and being situate at Village Chandivali, Taluka : Kurla and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The Building consists of Stilt plus 22 upper floors with Lift Facility and the year of construction of Building is 2009.

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9

BRIHANMUMBAI MAHANAGARPALIKA.

No. CE/3730/BPESIAL E 9 JAN. 2009

To,

M/s. Ekta Supreme Housing
C.A. to J.A. Sheth
Off Adi. Shankaracharya Marg,
Near Gopal Sharma School,
Powai
Mumbai-400 076

Subj: Full Occupation permission for proposed building No.6 comprising of Wing
A, B, C & D Lower stilt + Upper stilt + podium + 1st to 22nd upper floor
situated on plot bearing C.T.S. No.11B/1A of village Chandivali at Kurta
(W)

Sir,

The full development work of building No.6 comprising of Wing A, B, C & D Lower
stilt + Upper stilt + podium + 1st to 22nd upper floor situated on plot bearing C.T.S. No.11B/1A
of village Chandivali at Kurta (W) completed under the supervision of Licensed
Surveyor Shri. Tarun Mota having Licence No. M/163/LS & Licensed Structural
Engineer Shri. Umesh Joshi Licence No.STR/J/26 and site supervisor Shri. Anil
Kamble having licence No. K/328/SSI may be occupied on the following conditions :

1. That Certificate under Section 270-A of the Mumbai Municipal Corporation Act
shall be submitted before applying for B.C.C. or within 3-months whichever is
earlier.
2. That balance terms and conditions of approved layout shall be complied with
before requesting for B.C.C.

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

Yours faithfully,


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

Gen-116-2000-(2)

77/130
15 FEB 2006

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO CE/ 3430 /BPES/A L
COMMENCEMENT CERTIFICATE

बदर-१३
१३
२००५

To, M/s Ekta Supreme Housing Co. Ltd.
Shri. Jitendra Sheth & Co. Pvt. Ltd.

Sir,

With reference to your application No 2952 dtd 12/02/05 for Development Permission and grant of Commencement Certificate under Section 45 and 49 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No 5 on plot No. 1 C.T.S. No 11 B/1(A) Divn /Village / Town Planning Scheme No Kandivali situated at Road /Street Kandivali Ward 1 the Commencement Certificate /Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line/ road widening line shall form 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 exceed 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.
 - 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 even 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.



Gen-116 .

- 2 -

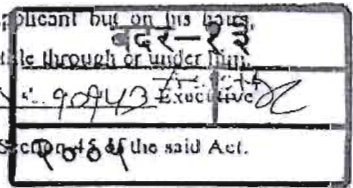
7] The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under them.

The Municipal Commissioner has appointed Shri P. N. Wagh Executive

Engineer to exercise his powers and functions of the planning Authority under Section 48 of the said Act.

The C.C. is valid upto 15 FEB 2006

C.C. up to still height.



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



Handwritten: NW 12/3/05
Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)
Executive Engineer [Building Proposals]
Eastern Subs
FOR

CERTIFIED TRUE COPY
Handwritten signature
FOR
T/FEAR/CH
J/14
Stone Colony
I C Colony, Borivli (W).
Mumbai-400 103.

10153390

24/09/2014

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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-कुर्ला 3

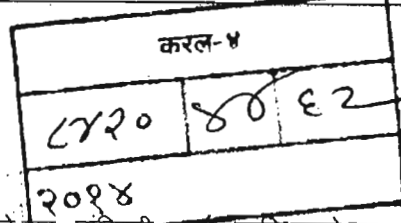
दस्त क्रमांक : 10153/2005

नोंदणी :

Regn:63m

गावाचे नाव : चांदिवली

- | | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | रु.3427270 |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | रु. 2333235 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - चांदिवली - कुर्ला , उपविभागाचे नाव - 115/542 - भुभाग: चांदिवली गावातील सर्व मिळकती. सदर मिळकत सि.टी.एस. नंबर - 11 मध्ये आहे. - फ्लॉट नं 803. 8 वा मजला,बी विंग, लेक लुसेन , फेस-3, सब प्लॉट नं 4, लेक होम्स, ऑफ आदी शंकराचार्य मार्ग, गोपाळ शर्मा स्कूल जवळ, पवई मुं 76. सिटीएस नं 11 बी/1अ,11बी/8.स्टील्ट अधिक 22 मजल्यांची इमारत. |
| (5) क्षेत्रफळ | बांधीव मिळकतीचे क्षेत्रफळ 81.156 चौ.मी. आहे. |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | नाव:-मेसर्स एकता सुप्रिम हाऊसिंग तर्फे भागीदार श्री.विवेक मोहनानी व सुरेश जुमानी या दोघांच्यावतीने कु मुं म्हणून श्री. हर्षवर्धन कोळी एएफ 70169 |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | नाव:-अलोक रस्तोगी - - |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 22/12/2005 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 30/12/2005 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 10153/2005 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 155200 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |



TRUE COPY,



श्री. भारत महन्था सिंह

S.E.O.

तंजव निवास, रूम नं. ८, आय.आय.डी. मार्केट,
पवई, मुंबई-४०० ०७६.

10154390

24/09/2014

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contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-कुर्ला 3

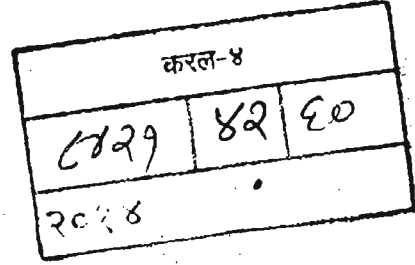
दस्त क्रमांक : 10154/2005

नोंदणी :

Regn:63m

गावाचे नाव : चांदिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.3870615
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2650635
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - चांदिवली - कुर्ला , उपविभागाचे नाव - 115/542 - भुभाग: चांदिवली गावातील सर्व मिळकती. सदर मिळकत सि.टी.एस. नंबर - 11 मध्ये आहे. --- -----फ्लॉट नं 804, 8 वा मजला, बी विंग, लेक लुसेन , फेस-3, सब प्लॉट नं 4, लेक होम्स, ऑफ आदी शंकराचार्य मार्ग, गोपाळ शर्मा स्कूल जवळ, पवई मुं 76. सिटीएस नं 11 बी/1अ, 11बी/8. स्टील्ट अधिक 22 मजल्यांची इमारत.
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 92.196 चौ.मी. आहे.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	नाव:- मेसर्स एकता सुप्रिम हाऊसिंग तर्फे भागीदार श्री. विवेक मोहनानी व सुरेश जुमानी या दोघांच्यावतीने कु मुं म्हणून श्री. हर्षवर्धन कोळी एएबीईएफ 7069 जी - - .
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	नाव:- अलोक रस्तोगी - - .
(9) दस्तऐवज करून दिल्याचा दिनांक	26/12/2005
(10) दस्त नोंदणी केल्याचा दिनांक	30/12/2005
(11) अनुक्रमांक, खंड व पृष्ठ	10154/2005
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	177300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000



RECEIPT

Lake Lucerne ABCD Co-Hsg. Society Ltd.

Off, Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai, Mumbai, Maharashtra-400076
Phone : 28576669
Regn No : MUM-2/ W - L/ HSG/ TC/ 9958/ 2009 - 2010/ Year 2010

Receipt No : 20837
Date: 09-10-2023

Received (₹ Twelve Thousand, Two Hundred And Fifty One only) from Varun & Neetu Gupta of Unit B 0803/04

ACCOUNT APPLIED	#BILL NO & Date	AMOUNT
Property Tax	29808 05-10-2023	₹3,293.28
Sinking Fund	29808 05-10-2023	₹498.20
Repair & Maintenance Fund	29808 05-10-2023	₹1,494.60
Insurance	29808 05-10-2023	₹257.52
Maintenance Fee	29808 05-10-2023	₹445.70
Activity Fund	29808 05-10-2023	₹99.05
Lift Maintenance Charges	29808 05-10-2023	₹534.85
Parking Charges	29808 05-10-2023	₹198.09
Lake Homes- Common Area Maintenance Charges (Reimbursement)	29808 05-10-2023	₹584.37
ELECTRICITY CHARGES	29808 05-10-2023	₹1,143.98
SECURITY CHARGES	29808 05-10-2023	₹1,956.16
HOUSE KEEPING CHARGES	29808 05-10-2023	₹1,559.97
Garbage Disposal Charges	29808 05-10-2023	₹59.43
CGST @ 9%	29808 05-10-2023	₹23.28
SGST @ 9%	29808 05-10-2023	₹23.28
Common area Prop. tax	29808 05-10-2023	₹79.24
Total		₹12,251.00

Payment Instrument : Bank Transfer
Instrument Bank : NEFT
Reference No. : 328217945793

Electronically Generated, does not require Signature.

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File Attachments

Share Certificate No.: 087
No. of Shares: 5

Member's Reg No.: B-803/04
Distinctive No.: From 00431 to 00435



Share Certificate

LAKE LUCERNE A, B, C, D Co-op. Housing Soc. Ltd.

PHASE III, LAKE HOMES, POWAI, MUMBAI - 400 076.
Reg. No.: MUM-2 / W-L / HSG / TC / 9958 / 2009-2010 Year 2010 dated: 3/3/2010

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital of Rs. 2,00,000/- Divided into 4,000/- Shares of Rs. FIFTY each .

This is to Certify that Shri. / Smt. / M/s. Alok Rastogi

is / are the Registered Holder / s of FIVE fully paid up shares of Rs. FIFTY each numbered

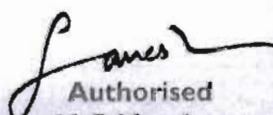
from 00431 to 00435 both inclusive, in LAKE LUCERNE A, B, C, D

COOPERATIVE Housing SOCIETY LTD.

Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at POWAI, MUMBAI

this 1st ~~31st~~ day of JUNE 2011
AUGUST


Authorised
M.C. Member


Secretary

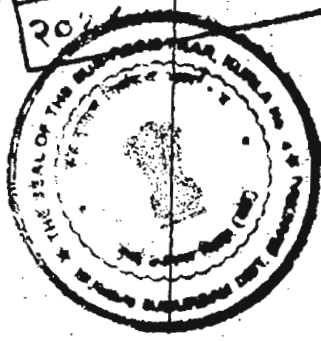

Chairmam

P.T.O.

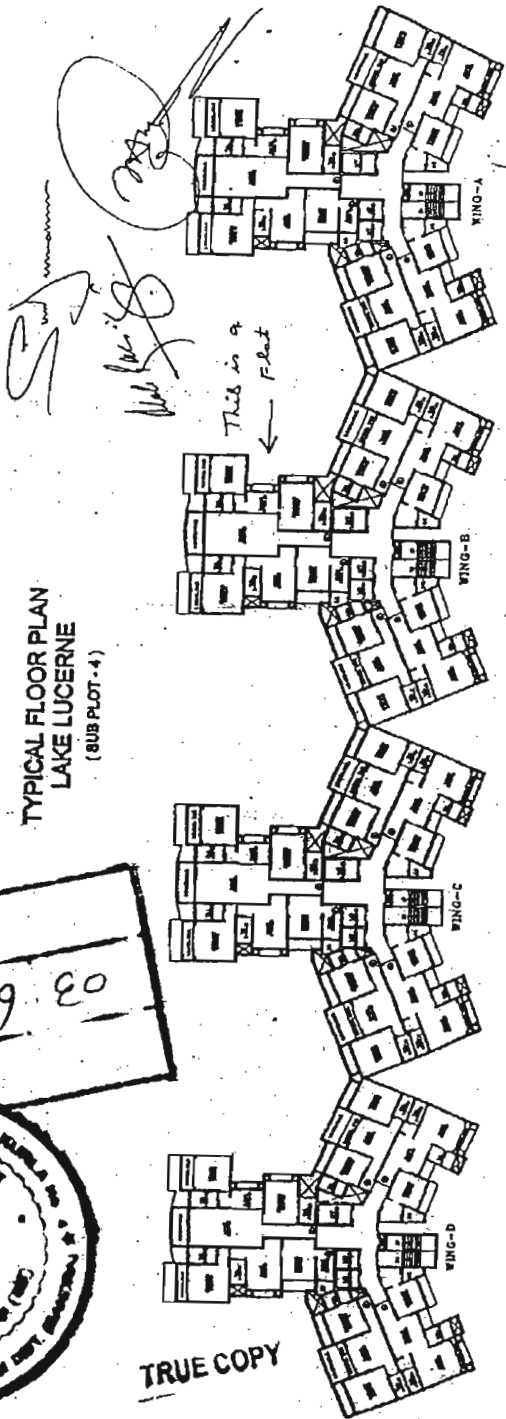
MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred		Regn. No. of Transferee
01.10.2014	MH0030180 762014155 MH0030180 412014155	B-803/04	Mr. Varun Gupta Mrs. Neetu Gupta <i>Signature</i> Authorized M.C. Member		B-803/04(ONE) <i>Signature</i> Secretary
			Authorized M.C. Member	Chairman	Secretary
			Authorized M.C. Member	Chairman	Secretary
			Authorized M.C. Member	Chairman	Secretary
			Authorized M.C. Member	Chairman	Secretary

करत-४
 ८४२१ ४१ ९०
 २०१६



TYPICAL FLOOR PLAN
 LAKE LUCERNE
 (SUB PLOT-4)



TRUE COPY



बदर-१३
 १०१५४ ५९
 २०१६



Proposed floor plan on Flat No. ३०५ on ६th Floor in Wing - D at LAKE LUCERNE agreed to be acquired by the Purchaser.

[Signature]

श्री. भारत महन्था सिंह
 S.E.O.

तंजव निवाक, रूप नं. ८, आय.अय.के. बाकेट,
 बर्द, मुंबई-४०० ०९६.

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0004 1345

Name: Varun Gupta

Address : 803/804-EKTA SUPEREME-LAKE LUCERNE-WINGB,
EKTA SUPEREME HOUSING LAKE LUCERNE - B,
BLDG NO 6, WING B, LAKE LUCERNE, LAKE
HOMES - NEAR GOPAL SHARMA SCHOOL, POWAI,
MUMBAI, 400076

Mobile No. : 9*****82

Email Id : ne*****75@y**oo.com

PAN No : AH*****8M

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: customerportal.tatapower.com



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

Regular Bill	Bill Month: AUG-2023	Bill Period: 25.07.2023 to 25.08.2023	Bill Date: 28.08.2023
EBILL : EBPP	Metered Units : 990	Discount Date : 04.09.2023	Tari Category : LT I (B)
Bill No. : 98626900238	Billed Units : 990	Due Date : 18.09.2023	LT-RESIDENTIAL
Meter No. : LSW060840	Supply Zone : East EZ01	Supply Date : 16.02.2009	MRU : D1525121
Meter status : OK	Dispatch Zone : East EZ01		Consumer : Direct
	Nxt. Mtr. Rdg. Dt. : 25.09.2023 (Tent.)		Type Of Supply : 3 PHASE LT

Current Bill Amount
Rs. 10,245.00

+

Net Other Charges
Rs. 86.00

+

Past Dues
Rs. -96.00

=

Total Amount Before
Due Date*
Rs. 10,235.00*

Amount By
Discount Date
Rs. 10,149.00

Amount After Due
Date
Rs. 10,363.00

Security Deposit
Available
Rs. 16,092.00

Security Deposit Due
Rs. 4,700.00

*Due date is applicable for current bill only.

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com

www.zynergy.littlemalabar.com

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SURFACE PARKING ON EACH FLOOR INTERCONNECTED WITH RESIDENTIAL WING

ULTRA LUXURIOUS 2 BHK HOMES

RS. 1.69 CR* ONWARDS

MAHARERA NO. PE1000007546 | <https://maharera.maharashtra.gov.in>

Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)

Shop No 07, 7A Shri Hari Co-op Society, RTO Road, Lokhandwala Complex, Landmark-Nxt to Ambedkar Hall, Andheri (W) Mumbai 400053.

MESSAGE TO CONSUMER

On July 13, 2023, Honourable Appellate Tribunal for Electricity issued an interim stay on Tariff Schedule of MERC MTR Order of Case No. 225 of 2022, dated 31 March 2023. New tariff as per MYT order of Case No. 326, dated 30 March 2020 will be effective. For tariff details, kindly refer the tariff schedule section in the bill.

Nilesh Kane
Nilesh Kane
Chief - Distribution
(Mumbai Operations)

RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,
Account No: TPCLEXXXXXXXXXXXX (here xxxxxxxxxx denotes 72 digit consumer no),
IFSC Code: KKBK0000958, Account Type: Current Account

P1,12:27,28.08.2023

EZ/D1525121/48/0000



THE TATA POWER COMPANY LIMITED			
Consumer Name: Varun Gupta		Consumer No: 9000 0004 1345	
Bill No. : 98626900238	Bill Date : 28.08.2023	Bill Amount : Rs.10,235.00	
Cheque No. :	Discount Date : 04.09.2023	Amt by Disc Dt. : Rs.10,149.00	
Cheque Date :	Due Date : 18.09.2023	Amt After Due Dt. : Rs.10,363.00	



Payment should be made by crossed cheque/DD in favour of "Tata Power
CA.NO. 9000 0004 1345"
For multiple payments, write CA no & break-up of amount on back side of cheque.
Please don't issue postdated or outstation cheques. Pls attach payment slip(s).



This bill is printed on 100% recycled paper.

This power supply bill is neither to be treated nor utilized as a proof of ownership of the premises.

Update your GST Regn number by calling on 18002095161

Use Any Jan Aasha - Scan QR code

UPI - UNIFIED PAYMENT INTERFACE

Meter No. LSW060840

Closing Rdg.(a) 405.41

Opening Rdg.(b) 0.00

Difference(c = a-b) 405.41

Multiplication factor (MF) 1.00

Adjustment(d)

Units[(c*MF) + d] 405

Further meter reading cont.on next page.

Sr. No.	Your Bill Details	Rs.
1	Energy Charges	6,626.50
2	Fixed Charges	310.00
3	Fuel Adjustment Charges*	0.00
4	Regulatory Asset Charges	0.00
5	Wheeling Charges TPC-D @ Rs. 1.69 /kWh	1,673.10
6	Green Power Tariff	0.00
7	Electricity Duty @ 16 %	1,377.54
8	Tax on Sale of Electricity @ Rs. 0.2604	257.80
9	Adjustments	0.06
10	Total (1 to 8)	10,245.00
11	Delayed Payment Charges	96.00
12	Interest on Arrears	0.00
13	Outstanding Amount (Pay immediately)	(cr) 96.00
14	Advance Payment Available	0.00
15	Other Charges	(cr) 10.00
16	Additional charges for Consumer Funded Job	0.00
17	Moratorium Amount	0.00
18	Discount for digital payment	0.00
19	Tax collection at source	0.00
20	Net Bill Amount (9 to 19)	10,235.00
21	Discount (if paid on / before (04.09.2023)	(cr) 86.00
22	Bill Amount by Discount Date	10,149.00
23	Security Deposit (SD) Due (Invoice no.: 5520143252)	4,700.00
	E. & O.E.	

Sanctioned load (kW)	: 13.00
Connected Load (kW)	: 13.00
Last Bill amt.	: Rs.7,492.00
Last payment received	: Rs.7,588.00
Payment received on	: 21.08.2023
Payment received mode	: Credit Card

FAC : 0*0.0000, 0*0.0000

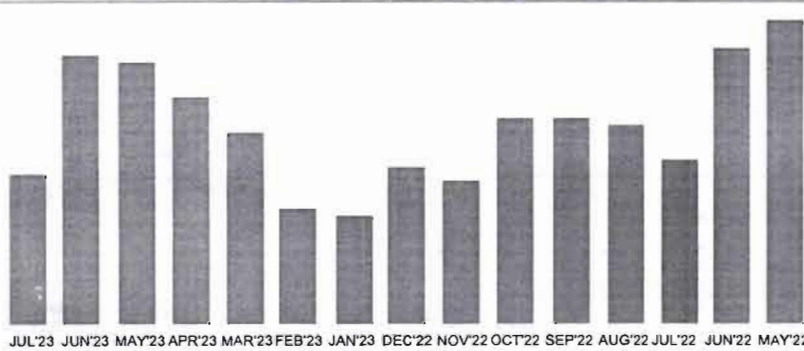
ELECTRICITY TARIFF SCHEDULE

LT I (B) :LT-RESIDENTIAL	Energy Charges (₹ /kwh)	RA Charges (₹ /kwh)	CSS Charges (₹ /kwh)	Wheeling Charges (₹ /kwh)	Fixed/ Demand Charges(₹)	ED %	TOSE (₹ /kwh)
000-100 Units	1.65	0.00	0.00	1.69	155.00	16.00	0.2604
101-300 Units	4.20	0.00	0.00	1.69	155.00	16.00	0.2604
301-500 Units	7.65	0.00	0.00	1.69	155.00	16.00	0.2604
Above 500	8.35	0.00	0.00	1.69	155.00	16.00	0.2604

1) Residential (3 Phase) : Add. Fixed charges of 155/70 kWh or part thereof above 10kW shall be payable. 2) Electricity Duty as per G.O.M Notification No. ELD 2016 CR 252/ENERGY-1 of 31.10.16. 3) Tax on Sale of electricity as per G.O.M Notification No. VVK-2018/CR-161/ENERGY-1 of 26-12-18.

For making bill payment through cheque, please ensure to submit cheque two working days in advance, so that payment will be realized on discount/ due date. Cash Payment can be accepted limited to 5,000/-

CONSUMPTION PATTERN: UNITS - KWH



Month	Total Metered Units	Total Billed Units
JUL 2023	711	711
JUN 2023	1,295	1,295
MAY 2023	1,251	1,251
APR 2023	1,083	1,083
MAR 2023	906	906
FEB 2023	559	559
JAN 2023	527	527
DEC 2022	758	758
NOV 2022	668	668
OCT 2022	992	992
SEP 2022	989	989
AUG 2022	945	945
JUL 2022	766	766
JUN 2022	1,307	1,307
MAY 2022	1,462	1,462

IMPORTANT NOTICE

1) In all your correspondence, please mention Consumer No. & Bill No.(s). 2) All Bills, even if disputed, have to be paid fully. Adjustments if any, will be made in the subsequent bills. 3) Bill amount has been rounded off to the nearest Rupee. 4) If bills are short paid / paid after the due date, a one-time Delay Payment Charge (DPC) will be levied @ 1.25% of the total amount of the bill. 5) The interest will be payable from 2nd month after due date, on the amount of the bill plus the one-time DPC. Interest on arrears is chargeable upto 3 months: 12% p.a., beyond 3 months: 15% p.a. 6) Cash discount of 1% will be allowed on the monthly bill (excluding duty and taxes) if payment is received by the discount date indicated in the bill which is 7 days. 7) Kindly note that theft of electricity in any manner whatsoever will attract penal action under the Electricity Act 2003. 8) Using your electricity connection for purposes other than that provided for is a tariff violation & may lead to disconnection/penal action. 9) To know more about the guaranteed standard of performance and compensation structure, kindly refer Electricity Supply Code and SOP Regulations displayed on our Customer Portal.

Cash Payment can be accepted limited to Rs. 5,000/- 1) In case of any complaints, please reach out to us at our Toll free No., WhatsApp or Email. 2) In case complaint is not resolved, you may also approach us through web based Internal Consumer Redressal System (ICRS) available at Customer portal - <https://customerportal.tatapower.com> 3) Further, in case of unresolved complaints, you may approach Consumer Grievance Redressal Forum (CGRF) online under grievances section at Customer portal. Every grievance must be submitted in writing to the forum in the format set out in Schedule A as per MERC. 4) Customer Grievance Redressal Forum & Electricity Ombudsman Regulations, 2020 downloadable from customer portal. 5) Electricity Ombudsman office address: 107, 108 Arcadia, NCPA Marg, Naamman Heer, Mumbale 400027, Maharashtra. Email: electricityombudsmanmumbai@gmail.com. Web Site: www.mercombudsman.org.in. **Cash Payment not accepted on Bank Holidays.**
Head Office: Tatapower Co., Ltd., 24 Horns Mody Street, Mumbai-400001. CIN: L28920MH1919PLC000567 PAN No: AAAC 10054A/C&V No: 27AAAC 10054A1 Z1 HSN Code: 27160000

TATA POWER

Bill No. : 98626900238
Consumer Number (CA no.) : 900000041345
Name : Varun Gupta

Meter Reading Meter No. 2

Meter Reading	Meter No. 2					
Closing Rdg.(a):	92,327.00	LWR00802				
Opening Rdg.(b):	91,742.07					
Difference(c = a-b):	584.93					
Multiplication factor (MF):	1.00					
Adjustment(d):						
Units[(c*MF) + d]:	585					

Total Metered Units : 990

Total Billed Units : 990