

3102

Agreement to Sale

Friday, June 05, 2015

1:16 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6507 दिनांक: 05/06/2015

गावाचे नाव: लोडर परेल  
दस्तऐवजाचा अनुक्रमांक: वचन: 5581-2015  
दस्तऐवजाचा प्रकार: अंग्रीमेंट टू सेल  
सादर करणाऱ्याचे नाव: कनका एल पोद्दार

नोंदणी फी  
दस्त हाताळणी फी  
पृथांची संख्या: 48

₹. 30000.00  
₹. 960.00

एकूण:

₹. 30960.00

आपणास मूळ दस्त, शंभनेन प्रिंट, सूची-२ व सीडी अंदाजे  
1:26 PM ह्या वेळीस मिळेल.

सह दुय्यम निबंधक, मुंबई-२

वाजार मुल्य: ₹. 72171000/-  
भरलेले मुद्रांक शुल्क: ₹. 4675000/-


मोबदला: ₹. 93500000/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 30000/-  
अेडी/धनादेश/पे ऑर्डर क्रमांक: MH001381114201516R दिनांक: 05/06/2015  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 960/-

Payment Successful. Your Payment Confirmation Number is 64807302

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH001381049201516R	BARCODE	Form ID :	Date: 05-06-2015
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR183-BOM2_JT SUB REGISTRA MUMBAI CITY 2	Location	PPN-L3055311	
	Period: From : 05/06/2015 To : 31/03/2099		PAN No. (If Applicable)	
Year			Full Name	KANAKA L PODDAR
Object	Amount in Rs.	Flat/Block Premises/ Bldg	No.	
	0030045501-75	4675000.00	FLAT NO 3102 31st FLOOR RNA MIRAGE SUDAM KALU	
0030063301-70	0.00	Road/Street, Area /Locality	AHIRE MARG WORLI MUMBAI Maharashtra	
	0.00	Town/ City/ District	MUMBAI Maharashtra	
	0.00	PIN	4 0 0 0 2 5	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	4675000.00	Amount in words	Rupees Forty Six Lakhs, Seventy Five Thousand Only	
Payment Details: IDBI NetBanking Payment ID : 64807302		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332015060550308		
Cheque- DD No.		Date	05-06-2015	
Name of Bank	IDBI BANK	Bank-Branch	579 Prabhadevi	
Name of Branch		Scroll No.		


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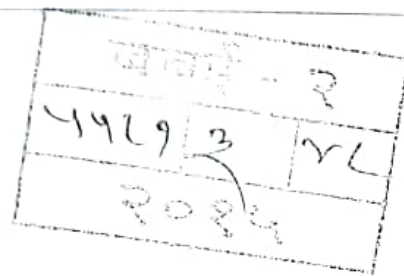
वर्ष - २  
५५०९१२८  
२०१५

Hot Payment Successful. Your Payment Confirmation Number is 64807452

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH001381114201516R	BARCODE	Form ID : Date: 05-06-2015
Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR183-BOM2_JT SUB REGISTRA MUMBAI CITY 2	Location	PPN-L3055311
Year	Period: From : 05/06/2015 To : 31/03/2099	Full Name KANJIKA L PODDAR	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 3102 31st FLOOR
0030045501-75	0.00	Road/Street, Area /Locality	RNA MIRAGE SUDAM KALU AHIRE
0030063301-70	30000.00	Town/ City/ District	MARG WORLI MUMBAI Maharashtra
	0.00	PIN	4 0 0 0 2 5
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	30000.00	Amount in words	Rupees, Thirty Thousand Only
Payment Details:IDBI NetBanking Payment ID : 64807452		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332015060550313	
Cheque- DD No.		Date	05-06-2015
Name of Bank	IDBI BANK	Bank-Branch	579 Prabhadevi
Name of Branch		Scroll No.	

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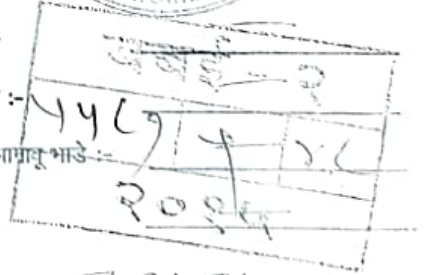




महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१०

१. दस्ताचा प्रकार :- अभिलेख-३-२००८ अनुच्छेद क्रमांक २.५१८
२. सादरकर्त्याचे नाव :- महाराष्ट्र शासन
३. तालुका :- मुंबई / अंधेरी / बोरीवली / कुर्ला
४. गावाचे नाव :- कोरगाव - ५२०८
५. नगरभूमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- १६२९ (Part)
६. मूल्य दर विभाग (झोन) :- १२ उपविभाग ८२
७. मिळकतीचा प्रकार :- खुली जमीन      निवारी      कार्यालय      दुकान      औद्योगिक  
प्रति चौ. मी. दर :- ४,२३,१००
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- १३७.५० कारपेट / विल्ट अप चौ. मीटर / फूट
९. कारपाकिंग :- २ २२.३० गुच्ची :- — पोटमाळा :- —  
*Sarmler*
१०. मजला क्रमांक :- ३१
११. बांधकाम वर्ष :- २०११ घसारा :- —
१२. बांधकामाचा प्रकार :- आरआरजी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. :- ज्यान्वये दिलेली घट / वाढ
१४. भाडेकरू व्याप्त मिळकत असल्यास :- १. त्याच्या ताब्यातील क्षेत्र (सुने क्षेत्र) :-  
२. नवीन इमारतीत दिलेले क्षेत्र  
३. भाड्याची रक्कम :-
१५. लिह अॅन्ड लायसन्साचा दस्त :- १. प्रतिमाह भाडे रक्कम :- ४५६९१५२६  
निवारी / अनिवारी २. अनामत रक्कम / आग्रानु भाडे :- २०९५  
३. कालावधी :-
१६. निर्धारित केलेले बाजारमूल्य :- ७,२१,७१,०००/-
१७. दस्तामध्ये दर्शविलेली गोबदला :- १,३५,००,०००/-
१८. देय मुद्रांक शुल्क :- ४६,७५,०००/- भरलेले मुद्रांक शुल्क :- ४६,७५,०००/-
१९. देय नोंदणी फी :- ३०,०००/-



**AGREEMENT TO SELL**

This AGREEMENT to SELL is made at Mumbai on this 05<sup>th</sup> day of June, 2015.

**BETWEEN**

**Mr. Mukesh Luthra**, aged 57 years Indian inhabitants and having his address at **C-42, Anand Niketan, New Delhi - 110021**, hereinafter referred to as "**The Vendor**" (which expression shall, unless contrary to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**;

**AND**

**Mrs. Kanaka L Poddaar**, aged 49 years an Indian currently residing at **FLAT NO. 1503, 15<sup>th</sup> FLOOR, A WING, SHUBHADA BUILDING, SIR POCHKHANWALA MARG, WORLI, MUMBAI-400030** AND Permanently residing at **2602, Al Muhanad Tower, Al Majaz 3, Buhaira Corniche, Sharjah - UAE**, hereinafter referred as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS a company viz; Chamber Construction Pvt. Ltd (hereinafter referred to as the said "Company") had at material times acquired legal right to redevelop the Municipal Property bearing C.S. No. 1629 (part) admeasuring 1233 square feet Carpet Area of Lower Parel Division on Sudam Kalu Ahire Marg, Worli Mumbai 400 025 along with the structures thereon. (Hereinafter referred to as the said "Property");

AND WHEREAS the said Company in pursuance of its right to redevelop the said Property decided to construct two buildings comprising of ground floor plus seven upper floors in one building for rehabilitation and basement plus ground plus thirty nine upper floors in the second building as free sale building respectively;



*K. Poddaar*

*M. Luthra*

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५५६	७	४८
२०२५		



by mortgaging the said flat with HDFC for which the said Company gave permission to mortgage the said Flat to HDFC by letter of confirmation dated 15th October 2007;

AND WHEREAS the Vendor herein cleared and paid all the dues including the interest to HDFC towards the Housing Loan availed and HDFC was pleased to place on record the same and also released all claims, rights and/or interest in the said Flat by letter dated 12th May 2015 addressed to the Vendor herein. The said Letter dated 12th May 2015 addressed by HDFC is annexed hereto as **Annexure "A"**;

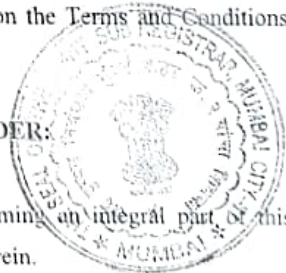
ANDWHEREAS the Purchaser express its interest to purchase the said Flat and the Vendor herein is also interested to convey, assign and transfer the said Flat along with the two parking spaces to the Purchaser herein; The copy of the plans of the said flat and the two parking spaces are annexed hereto as **Annexure "B & C"** respectively;

AND WHEREAS the Purchaser has seen and inspected the said Flat and is fully satisfied about the state and condition thereof.

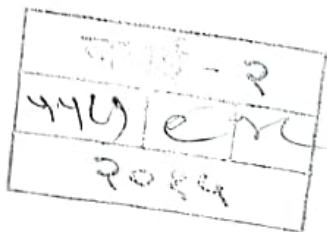
ANDWHEREAS the Purchaser has agreed to purchase and acquire the said Flat from the Vendor and all his right, title and interest therein, free from all encumbrances and reasonable doubts of whatsoever nature to which the Vendor has agreed and therefore the Vendor herein and the Purchaser herein have agreed to execute this Agreement to Sell on the Terms and Conditions specifically mentioned hereunder:-

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The recitals recited hereinabove shall be treated as forming an integral part of this Agreement to Sell as if the same are specifically set out herein.
2. The Vendor herein do hereby agrees to, sell, transfer and assign unto the Purchaser herein the said Flat along with two parking space for a total lump sum consideration amount of Rs. 9,35,00,000.00/- (Rupees Nine Crore Thirty Five Lakh only) ("Total Sale



*K. P. Das*  
*M. C. D. 11*



Consideration") free from all encumbrances, charges and/or lien of any nature whatsoever. It is clarified that Total Sale Consideration is exclusive of any transfer fees required to be paid to the Company with respect to the transfer of said Flat to the Purchaser, which shall be borne by the Purchaser alone. A sum of Rs. 9,35,000/- (Rupees Nine lakh thirty five thousand only) being 1% TDS will be deducted from the Total sale Consideration, as per the provisions of Section 194-IA of the Income Tax Act, 1961, shall be deposited by the Purchaser, with the Income Tax Authorities, and the Purchaser shall produce to the Vendor a Challan issued in that regard.

3. The Purchaser hereto agrees and undertakes that out of the Total Sale Consideration, an amount of Rs. 1,00,00,000/- (Rupees One Crore only) shall be paid to the Vendor on or before execution of this Agreement to Sell ("Earnest Money").

4. The Purchaser on execution of this AGREEMENT TO SELL has paid a sum of Rs. 1,00,00,000/- (Rupees One Crore only) to the Vendor herein vide Demand Draft No. 250622 dated 05<sup>th</sup> June, 2015, Drawn On Syndicate Bank, New Marine Line Branch Mumbai AND vide Demand Draft No. 250623 dated 05<sup>th</sup> June, 2015, Drawn On Syndicate Bank, New Marine Line Branch Mumbai which the Vendor herein doth hereby admits and acknowledges.

5. The Purchaser, within seven days of execution of this Agreement to Sell, shall publish public notice in two (2) News Papers (for which the Vendor herein agrees) and invite claims and/or encumbrances in respect of the said Flat of whatsoever nature, if any, from the public at large by providing a maximum of fifteen (15) days time in this regard ("Public Notice Period") and upon not receiving any claim, the Vendor shall be entitled to receive the balance consideration of Rs. 8,25,65,000/- (Rupees Eight Crore Twenty Five Lakh sixty five thousand Only) ("Balance Consideration") against the said Flat from



Handwritten signature and date: 22/06/2015

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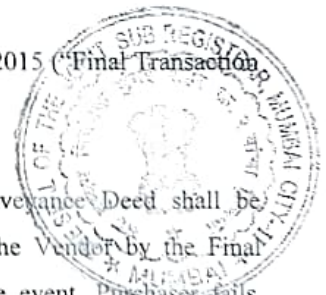


the Purchaser herein latest by 10<sup>th</sup> July 2015 and also provide challan for 1 % TDS as defined in clause 1. It is clarified and agreed between the parties that in the event of receiving of any claim by the Purchaser with respect to the title of said Flat during the Public Notice Period the same shall be informed to the Vendor and shall be rectified/cured by the Vendor within 30 days of receipt of information from the Purchaser in this regard, failing which Vendor shall repay the Earnest Money to the Purchaser and this Agreement to Sell shall automatically be stand terminated and thereafter vendor shall be free to deal with the said Premises in any manner whatsoever in its sole discretion.

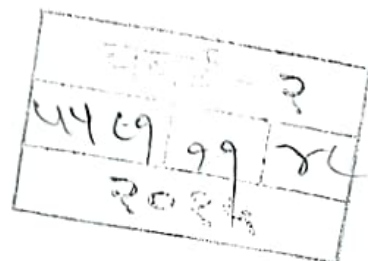
6. The Purchaser has informed the Vendor that the Purchaser will be obtaining a housing loan from Bank for acquiring the said Flat.
7. The Purchaser agrees and undertakes that after publishing Public Notice in the News Papers as mentioned in clause 5 above and upon not receiving any claim from anyone in respect of the title of said Flat within Public Notice Period shall pay to the Vendor

the Balance Consideration of the said Flat on or before 10<sup>th</sup> July 2015 ("Final Transaction Date").

8. Purchaser agrees and acknowledges that the Sale Deed/Conveyance Deed shall be executed only upon receipt of Total Sale Consideration by the Vendor by the Final Transaction Date. Purchaser further acknowledges that in the event, Purchaser fails, neglect, defaults and/or breaches for any reason whatsoever in making the payment of Total Sale Consideration on or before the Final Transaction Date, the Earnest Money paid by Purchaser shall be refunded after deducting a sum of Rs. 150,000/- (One Lakh Fifty Thousand only) and all its rights including without limitation right of specific performance of this Agreement to Sell shall be waived off and this Agreement to Sell shall automatically be stand terminated without any further communication /notice to the Purchaser & thereafter Seller shall be free to deal with the said Premises in any manner whatsoever in its sole discretion.



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9. The Vendor declares and Covenant to the Purchaser as under:-

- a) That the Vendor is the sole and absolute owner of the said Flat and has the absolute and sole right to hold, use, occupy and possess the same as owner.
- b) Save and except the Vendor no one else has any claim, share, right, title interest in the same and the Vendor is competent and entitled to sell and transfer the same as provided in these presents.
- c) That the Vendor has not entered into any other agreement in respect of the said flat with anyone save and except the Purchaser herein.
- d) That the said flat is free from all claims, encumbrances, liens, mortgage, attachments, charges of any nature, tenancy, and that there is no court order of acquisition in respect of the said Flat. The Vendor has not given any undertakings to the taxation authority/ies or any authority/ies so as not to deal with or dispose of the right, title and interest in the said Flat.
- e) That all the rights and benefits of the Vendor under agreement dated 20th July 2007 in respect of the said Flat hereafter shall belong to the Purchaser only after the Total Sale Consideration in respect of the said Flat is received by the Vendor from the Purchaser. The said AOA is valid and subsisting and the Vendor has not assigned the benefit of the said AOA to anybody else by way of security or otherwise.

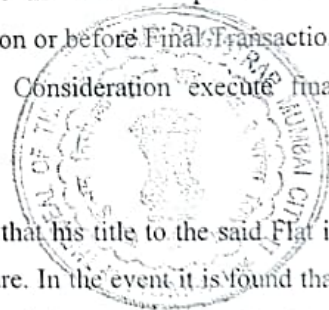
That there are no legal impediments or any other obstructions that may deter or may affect the right of the Purchaser in purchasing the said Flat.

The Vendor is legally entitled to execute this AGREEMENT TO SELL and the Vendor further covenants that the Vendor is not barred by any law in executing this AGREEMENT TO SELL in respect of the said Flat.

- h) That the Vendor has not made any structural changes in the said Flat till date and will not do so in the future until handover of the said Flat.

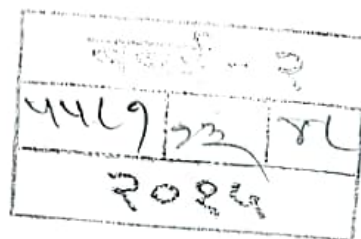
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- 10) The Purchaser declares and Covenant to the Vendor:-
- a) That the Purchaser is capable to enter into this AGREEMENT TO SELL and the Purchaser is not barred by any law in executing this AGREEMENT TO SELL and/ or is not barred by purchasing the said Flat.
  - b) That the Purchaser will not to breach any law of the land to comply with the requisitions of this AGREEMENT TO SELL.
  - c) That the Purchaser shall abide by the terms of this Agreement to Sell including the payment terms and shall make timely payment to the Vendor.
  - d) That the Purchaser shall make good the entire payment due and payable hereunder to the Vendor on or before the Final Transaction Date.
- 11) After the Final Transaction Date, the Purchaser shall have the right to create any mortgage, charge, lien of any nature whatsoever from any financial institution/bank which will be granting loan to the Purchaser to acquire the said Flat provided the Purchaser pays the Total Sale Consideration to the Vendor on or before Final Transaction Date. The Vendor shall on receipt of the Total Sale Consideration execute final conveyance /sale deed in favour of the Purchaser.
- 12) The Vendor has represented and assured to the Purchaser that his title to the said Flat is free from all encumbrances and claims of whatsoever nature. In the event it is found that that the Vendor's title to the said Flat is defective or any claim is made on the title of the said Flat or the Purchaser suffers any loss or damages by the statements, declarations, representations and/or assurances made by the Vendor with respect to title of the said Flat or any claim whether directly or indirectly is made on the title of said Flat in that case the Vendor agrees to indemnify the Purchaser and hereby indemnifies the Purchaser, his nominee/s and her successor/s in title to the said Flat against all loss, damages costs and expenses which actually suffered by the Purchase/ her nominee/s her successor/s in title



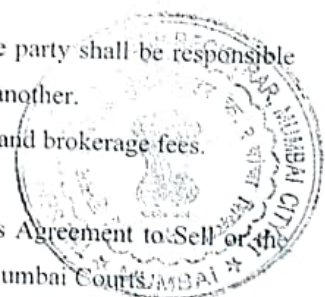
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handover to the Purchaser all the Original title deeds and original plans of the said Flat and the two parking spaces along with all related documents in respect of the said Flat.

- 19) The Parties agree that all transfer charges for transfer of the said Flat payable to the said Company shall be borne only by the Purchaser.
- 20) The Parties agree that the stamp duty and registration charges will be borne by the Purchaser alone.
- 21) The Vendor herein agrees that in the event any claim of any nature whatsoever and/or howsoever is made by anyone with respect to the title of the said Flat in response to the publication of the Public Notice by the Purchaser, the Vendor shall take all steps to discharge the said claim and remove the defects in the title of the said Flat and if the Vendor is unable to do so, the Vendor shall reimburse the stamp duty, registration charges, transfer charges along with 12% interest per annum thereon paid by the Purchaser within 15 business days of such claim being intimated to the Vendor herein by the Purchaser.
- 22) It is further agreed that in case of the Vendor failing to reimburse the amounts mentioned in the above clause within 15 business days the Vendor shall be liable to pay interest at the rate of 12% per annum on monthly rests to the Purchaser.
- 23) It is specifically agreed by and between the parties that any breach or misrepresentations made by any of the Parties hereto will render the party committing the said breach or making the misrepresentations, liable to prosecution for cheating, breach of trust and offences under the Indian Penal Code.
- 24) It is agreed by and between the Parties hereto that each of the party shall be responsible and/or liable to pay their own incidence of taxes without recourse to another.
- 25) Each Party shall bear and pay their respective Advocates Fees and brokerage fees.
- 26) That any disputes or differences arising out of relating to this Agreement to Sell or the matters herein shall be referred to the sole jurisdiction of the Mumbai Courts.



Beloddaal

[Signature]

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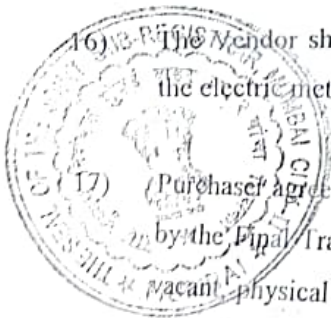
on account of the same and the Vendor shall reimburse the Purchaser and/or her nominee/s and/or successor/s in title for the same.

- 13) The Vendor has paid all the dues and outgoings including the maintenance charges in respect of the said Flat till date hereof and thereafter the Purchaser shall be liable to pay the same and will provide a copy of the receipt prior to receiving full payment from the Purchaser & will furnish a copy of the same within 14 days of signing this Agreement to Sell.
- 14) Subject to the successful compliance of the terms and conditions of this Agreement to Sell by the Purchaser, the Vendor shall hereinafter as and when required by the Purchaser sign and execute in favor of the Purchaser all such further documents as may be required for effective conveyance and complete transfer of the said Flat in favor of the Purchaser and enable the Purchaser to become member of Society, Condominium etc. which may be formed by the other flat Purchasers in the said Building RNA Mirage.
- 15) The Vendor has paid the latest electric bill and the cable charges and henceforth the electric and cable charges shall be borne by the Purchaser. The Vendor shall provide the purchaser with the latest electricity bill prior to receipt of Balance Consideration.

16) The Vendor shall execute any such writing as may be required for the Purchaser to get the electric meter in respect of the said Flat transferred in the name of the Purchaser.

17) Purchaser agrees and acknowledges that only upon receipt of the Total Sale Consideration by the Final Transaction Date and execution of Sale Deed, Vendor shall hand over the vacant physical and peaceful possession of the said Flat to the Purchaser who shall be entitled to own use and occupy the same as true and lawful owner thereof.

18) Purchaser agrees and acknowledges that only after receipt of Total Sale Consideration by the Final Transaction Date and execution of the Sale Deed, Vendor shall furnish and



*K. P. Dadao*

*[Signature]*



Photograph

Photograph

**THE SCHEDULE ABOVE REFERRED TO.**

Flat bearing No 3102 admeasuring 1233 square feet Carpet Area on the 31st Floor of the building known as RNA MIRAGE along with two car parking spaces on the Municipal Lands bearing C.S.No 1629(part) of Lower Parel Division on Sudam Kalu Ahire Marg Worli Mumbai 4000 25. Along with two car parking spaces bearing number 35 and 36.

IN WITNESS WHEREOF the parties hereto have executed this Memorandum of Agreement at Mumbai the day and the year first hereinabove written.

**SIGNED AND DELIVERED** by )  
The within named VENDORS )


**Mr. Mukesh Luthra**  
in the presence of

*Mukesh Luthra*  




**SIGNED AND DELIVERED** by )  
The within named PURCHASER )

**Mrs. Kanaka Lallit Poddaar.**  
in the presence of

*K. Poddaar*  




WITNESS:-

1. Gaurav Sharma *Gaurav Sharma*
2. Shalika Khat Mishra *Shalika Khat Mishra*

4469		
19E	20	21

MUNICIPAL CORPORATION OF GREATER MUMBAI

Serial No. 1011

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1988.

NO. EEBPC/ 9611 / Gs 1A of 25/5/2009

COMMENCEMENT CERTIFICATE

To.

Shri. Anil. Agrawal

Director of Chamber Construction

C.A TO Gunisonpa Co-op. Hsg. Soc

Mumbai -

Ex. Eng. Bldg. Proposal (City)  
E' Ward Municipal Office, 3rd Floor,  
10 S.K. Hafizuddin Marg, Byculla,  
Mumbai - 400 008.

Su.

With reference to your application No. 4745 dated 20/1/2009

for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1988, to carry out development for Proposed sale Bldg on Mun. Acquired Property

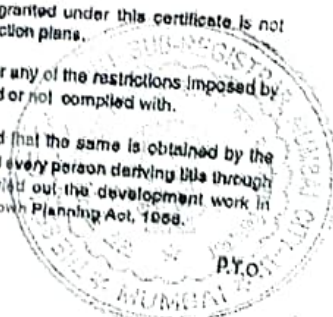
C.S.No. 1629 (P) of Lower Panel Div. Env 16400

and building permission under section 348 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. - on Plot No. C.S.No. 1629 (P) Division/

Village/Town Planning Scheme No. - Situated at Road / Street Lower Panel Division Ward 9S the Commencement

Certificate/ Building permit is granted on the following conditions:-

- 1) The land vacated in consequence of the endorsement of the setback 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 occupancy 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 bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1988.
- 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 sanction 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 misrepresenting 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 Sec 43 & 45 of the Maharashtra Regional and Town Planning Act, 1988.



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2009

- 7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successor and every person deriving title through or under him.
- 8) The Municipal Commissioner has appointed Shri. N.R. KHANOLKAR Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 46 of the said Act.
- 9) This c.c. is issued up to Top of Podium slab. This Commencement Certificate is valid upto 24/5/2005

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

Sd/.  
Assistant Engineer II  
Building Proposals (City)/R&P

For MUNICIPAL COMMISSIONER FOR GREATER MUMBAI.

EB/9611/95/A 25/5/2004

c. to 1) ARCHITECT  
ABR 25/5/04  
AEBPCO II  
EB/9611/95/A 18/1/2005

This c.c. is issued up to 10th floor of the said building

ABR 18/1/05  
AEBPCO II  
EB/9611/95/A

This c.c. is further extended up to 25th floor

ABR 25/7/06  
AEBPCO II  
EB/9611/95/A dt. 25/7/06

This c.c. is further issued up to 31st floor (full) c.c.

ABR 13/2/07  
AEBPCO II

EB/9611/95/A dt. 13/2/07

This c.c. is further issued up to 38th (P+8) floor as per amended proposal letter dt. 28/7/07

ABR 28/7/07  
AEBPCO II



FROM: S. U. THINKER & ASSOCIATES  
446/29/86  
20/2/07



**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**No. EB/9611/GS/A** 17/2/2011

To

Shri Anil Agarwal  
C.A. to Gurukripa C.H.S. Ltd.  
3<sup>rd</sup> Floor, R.N.A. House  
50, Veer Nariman Road  
Fort, Mumbai 400 023

By Eng. S. K. Hafizuddin  
10, S. K. Hafizuddin  
Mumbai - 400

Sub.: Full Occupation for Building No. 1  
redevelopment of Municipal Acq.  
property known as Asphalt chawl, on  
bearing C.S.No. 1628 (part) of L.  
Parel Divn. of Sudam Kalu Ahire  
Worli, Mumbai.

Ref : Your Architect's letter dated 02.07.20

**WITHOUT PREJUDICE**

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy the Bldg. under reference for Basement + Ground + 2 Podium + upper floors, which is constructed under supervision of Architect Shri H. Thakker (Regn. No.T/107/LS) and Regd. Structural Engineer Shri H. Mahimtura (Regn.No.STR/M/63) subject to following conditions :-

1. That the Certificate under section 270-A of M.M.C.Act will be obtained from H.E. Department regarding adequacy of water supply.

This occupation permission is granted without prejudice to rights M.C.G.M. to take action under Section 353-A of M.M.C.Act Act, if for necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

सं. - 2
4469/23 YL
2011

Yours faithfully,

  
Dy. Chief Engineer  
Building Department

# Architect: Chetan Panchal & Asso.

4/2 B, Shantivan, Raheja Township, Malad (E), Mumbai-400097.

Tel: 28777771/28777248

Mobile: 9820065681, Email: c'etan\_asso@yahoo.co.in

Website: www.chamhouse.in

Date: - 05-06-2015

Mrs. Kanakal L. Poddaar,  
RNA Mirage,  
S.K., 3102, 31<sup>st</sup> Floor,  
Ahire Marg,  
Parallel to Dr. Annie Beasant Road,  
Behind Mayfair Room,  
Worli,  
Mumbai-400030

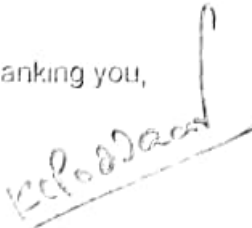
Subject: - Area Calculation of Flat No. 3102, 31<sup>st</sup> Floor

Respected Ma'am,

Here we enclosed Carpet Area Plan (1233 Sqft.) of Flat no. 3102, 31<sup>st</sup> Floor

After Tacking Actual measurement at Site.

Thanking you,

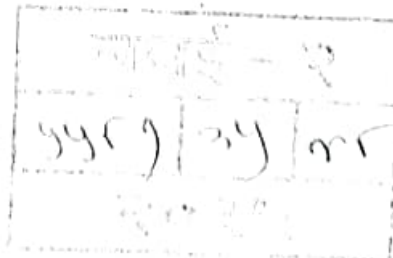


Client's Signature,

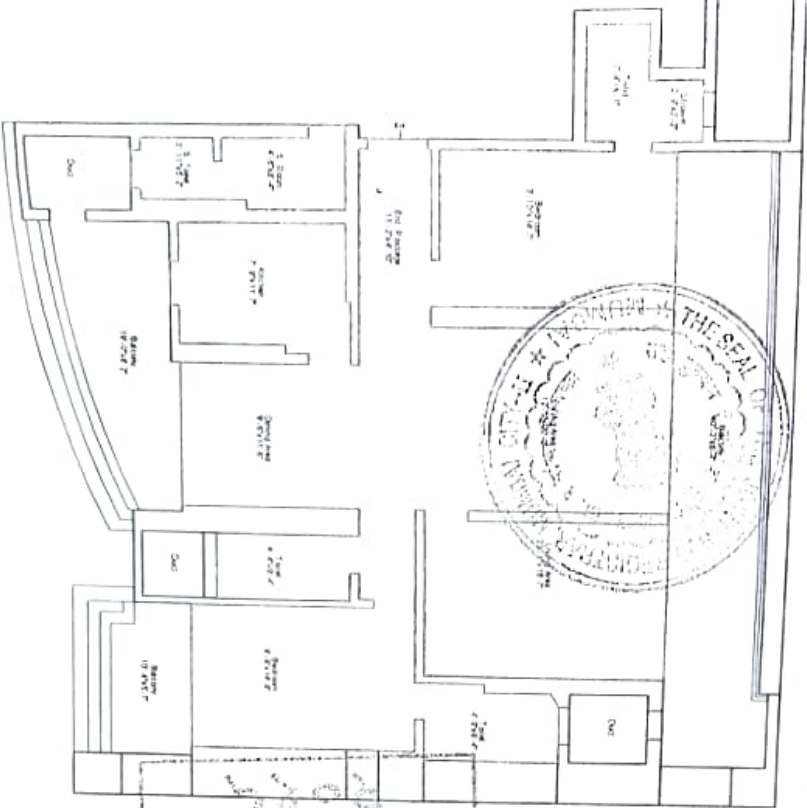
Mrs. Kanakal L. Poddaar



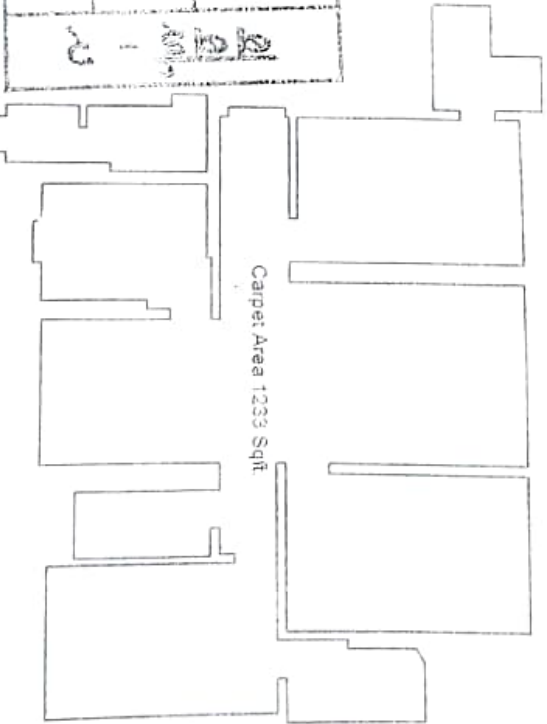
Ar. Chetan Panchal



Existing Layout  
31st Floor



Area Calculation Layout  
31st Floor



Carpet Area Layout  
31st Floor

Carpet Area 1233 Sqft.

*Handwritten signature*

ct - Mrs Kanakal L Poddar || Resi. at Rna, Worli

W  
S → N  
E

Title - Area Calculation Layout of 31st Floor Flat No 3102

Prj. No./slr. No.	Scale	Date	Drawn	Asst. Engr.
J/114/010	N/A	05-26-15	Workn	
Engr. Name/Registration No.	Engr. No.	Engr. No.	Engr. No.	Engr. No.
Engr. Name/Registration No.	Engr. No.	Engr. No.	Engr. No.	Engr. No.
Engr. Name/Registration No.	Engr. No.	Engr. No.	Engr. No.	Engr. No.

AR. CHETAN PANCHAL &  
AR. HARDIK PANCHAL

4/2 B, Shanti - 2a, Rungla Tower, Malad (E), Mumbai - 400097



Ref : Acct No: 584015352

Date : 12-MAY-2010

TO WHOMSOEVER IT MAY CONCERN

This is to put on record that MR LUTHRA MUKESH AND MRS LUTHRA VANDANA to whom Housing Development Finance Corporation Ltd.(HDFC) has granted a HOUSING LOAN of Rs. 34100000 in terms of the Loan Agreement dated 24-OCT-2007 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in respect of the property being FLAT# 3102, 31ST FL, RNA MIRAGE, CTS NO 1629(PT), SUDAM KALU AHIRE MARG, PARALLEL TO ANTE BESANT RD, WORLI, MUMBAI. Pin : 400021 .

Yours faithfully,  
Housing Development Finance Corporation Ltd.



Authorised Signatory



4469 - 2		
4469	2020	4469
2024		



## Chamber Constructions Pvt. Ltd.

[ RNA Builders (A.A.) Group Company ]

15<sup>th</sup> October, 2007

To,  
**H.D.F.C.LTD.**  
The Capital Court, Munirka,  
Outer Ring Road, Olof Palme Marg,  
NEW DELHI - 110 067.

Sub. Permission to Mortgage.

Dear Sir / Madam,

This is to confirm that we have sold Flat No. 3102 on the 31<sup>st</sup> Floor, in the building called "RNA MIRAGE" situated at Worli, to **MR. MUKESH LUTHRA** for total consideration of Rs. 3,41,88,400/- (Rupees Three Crore Forty One Lac Eighty Eight Thousand Four Hundred Only) under an Agreement for Sale dated 20<sup>th</sup> July, 2007.

We confirm that we have obtained necessary permission/approvals / sanctions for construction of the said building from all the concerned competent authorities and the construction of the Building as well as of the flat is in accordance with the approved plans. We assure you that the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable we have a clear legal and marketable title to the said property and every part thereof.

We have no objection to your giving a loan to the above buyers and his/her/their mortgaging the said flat with you by way of security for repayment notwithstanding anything to the contrary contained in the said Agreement.

We also undertake to inform and give proper notice to the Co-operative Housing Society as and when formed about the flat being as mortgaged, subject to our knowledge.

Thanking you,  
Yours faithfully,  
**For CHAMBER CONSTRUCTIONS PVT. LTD.**

Constituted Attorney

Note : Kindly issue P. O. in favour of "CHAMBER CONSTRUCTIONS PVT. LTD.,  
Account No. 6001118, Punjab National Bank, Bombay Samachar Marg, Fort, Mumbai