

**AGREEMENT FOR SALE/TRANSFER OF SHARES AND FLAT  
BY EXISTING MEMBER TO NEW INCOMING MEMBERS OF A  
REGISTERED CO-OPERATIVE HOUSING SOCIETY.**

**THIS AGREEMENT IS** made and entered into at Panvel, Navi Mumbai, on \_\_\_day of **February, 2023**, BETWEEN **MR. ASHISH NAMDEO DEO**, Age 47years, adult, of Mumbai, Indian inhabitant, residing at A/404, Advance Galaxy CHS, Plot No. 47, Sector – 20, Kharghar, Navi Mumbai - 410210, hereinafter referred to as "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns] of the One Part.

AND



**MRS. KARISHMA NARENDRA GIRASE**, Age 31 years, PAN NO. BACPG6176N of Mumbai, Indian inhabitant, residing at 5, Near Nartan Apartment, 272, Walkeshwar Road, Rajbhavan Compound, Walkeshwar, Mumbai, Maharashtra - 400035, hereinafter jointly referred to as **"THE TRANSFERREES"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns] of the Other Part.

**WHEREAS:-**

The Transferor is member of **"ADVANCE GALAXYCO-OPERATIVE HOUSING SOCIETY LTD"**, a Society registered under the Maharashtra Co-operative Societies Act, 1960, under its Registration No. NBOM/CIDCO/HSG(OH)/2028/JTR/2005-2006, dated 31/03/2008, having its Registered Office at **Plot No. 47, GES, Sector No. 20, Kharghar, Navi Mumbai, Taluka Panvel & District Raigad, Maharashtra - 410210** hereinafter for brevity's sake referred to as **"the said Society"** and are holding **Ten** shares of Rs.50/- each bearing distinctive numbers from **000911 to 00095**, under **Share Certificate No.019**, issued in his favour by the said Society.

AND WHEREAS because of the membership of the said Society through the ownership of the aforesaid **Share Certificate No.019**, the Transferor is well and sufficiently entitled to Residential Premises, bearing **Flat No. 404**, on the **Fourth Floor**, admeasuring about **356 Sq. Ft. Carpet area + 35 Sq. ft. Flower Bed Ara = 391 Sq. ft. equivalent to 469 Sq. ft. Built-**

**up area,** in the Building (comprising of **Ground plus Sevenupper Floors**) known as **"ADVANCE GALAXY"** of the Society's Building known as **"ADVANCE GALAXYCO-OPERATIVE HOUSING SOCIETY LTD"**, situated on **Plot No.47, under Gaothan Expansion Scheme, in Sector No.20,** at **Kharghar, Navi Mumbai, Taluka Panvel & District Raigad** [hereinafter referred to as **"the said Premises"**]).

AND WHEREAS the said premises are in occupation and possession of the Transferor, subject to the Bye-Laws, Rules and Regulations of the said Society.

AND WHEREAS the Transferor is desirous of transferring the shares of the said Society together with the occupancy and other rights, title and interest and incidental rights, benefits in the said premises in the said Society to the Transferees, free from all encumbrances and liabilities, on the basis of 'AS IS WHERE IS' along with the amounts standing to the credit of the Transferor on this day in the books of the said Society towards the deposits, stocks, bonds, sinking fund, dividends and any other amounts to which the Transferor is legitimately entitled to in his capacity as a member of the said Society.

AND WHEREAS the Transferees are desirous and agreeable to purchase the said shares and occupancy and other rights, title, interest and incidental rights and benefits in the said premises in the Society, free from all encumbrances and liabilities on the basis of 'AS IS WHERE IS' along with the amounts standing to the credit of the Transferor in the said Society, on the terms and conditions agreed between the parties hereto.

AND WHEREAS the transfer of the aforesaid shares together with the occupancy and other rights, title and interest in the said premises, are subject to the consent of the said Society as represented by the Transferor.

AND WHEREAS the parties hereto are desirous of recording and reducing into writing the terms and conditions of the agreement for transfer of shares together with the rights, title and interest in the said premises in the said Society.



**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
AGREED BY & BETWEEN THE PARTIES HERETO  
AS FOLLOWS:-**

1.(a). The Transferor has already applied to the Society for transferring the said **Flat No. 404**, on the **Forth Floor** and the said **Share Certificate No.019**, and other documents, such as;

i). No Objection Certificate  
in the name of the Transferees.

b). The said Society has also granted No Objection Certificate for transferring the said Flat and the said Share Certificate in the name of the Transferees.

2. The Transferor agrees to convey and transfer and the Transferees agree to purchase the aforesaid Flat and **Five** shares of Rs.50/- each bearing distinctive numbers from **00091 to 00095**, under **Share Certificate No.019**, issued by the Society in favour of the Transferor TOGETHER WITH his occupancy and other rights, title and interest in the said Premises in the said Society and other incidental rights and benefits, free from all encumbrances and liabilities, for a consideration of **Rs.48,75,000/- (Rupees Forty Eight Lakhs Seventy Five Thousand Only)** payable by the Transferees to the Transferor.

3. The Transferees shall pay to the Transferor the said sum of **Rs. 48,75,000/- (Rupees Forty Eight Lakhs Seventy Five Thousand Only)** in the manner and at the time as hereinafter stated;-

a). The Transferees have already paid to the Transferor, the sum of **Rs.75,000/- (Rupees Seventy Five ThousandOnly)** being the **part payment** amount of consideration, towards the sale price of the aforesaid Flat, on or before the execution of these presents,(the receipt and payment whereof the Transferor doth hereby admits & acknowledges).

b). The Transferees shall pay to the Transferor, the balance sum of **Rs.48,00,000/- (Rupees Forty Eight LakhsOnly)** on receipt of **Housing Loan** amount from any Financial Institution/s and/or in any case, within **60 days** from the date of Registration of Agreement for sale.

c). On receipt of full and final consideration of the sale price, the Transferor shall hand over all Original Documents in respect of the premises to the Transferees.

4. The Transferor shall hand over vacant and peaceful Possession of the said Flat to the Transferees, on receipt of full and final consideration of the sale price.

**5. Upon the receipt of the consideration moneys referred to hereinabove the Transferor:-**

a). Shall hand over to the Transferees the original Share Certificate No.019, comprising of Ten shares of Rs.50/- each bearing distinctive numbers from 00091 to 00095.

b). Shall hand over to the Transferees the transfer forms duly signed by the Transferor as regards the transfer of the said Ten shares of Rs.50/- each bearing distinctive numbers from 00091

to 00095, under Share Certificate No.019, and all other necessary papers, letters and documents required for effectively transferring the said Ten Shares by the Transferor to the Transferees.

c). Shall surrender his occupancy rights, in respect of the said Flat in favour of the Transferees.

d). Shall cause the said Society to allow to occupy the said Flat by the Transferees in place and stead of the Transferor.

e). Shall tender his resignation as a member of the said Society.

f). Shall cause the said Society to enroll the Transferees as members of the said Society in place and stead of the Transferor.

g). Shall cause the said Society to transfer all the deposits lying with the said Society in the name of the Transferor to and in favour of the Transferees in the records of the said Society.

6. As incidental to the transfer of the said shares, the Transferor shall also transfer to the Transferees, his occupancy rights, in respect of the said Premises and other incidental rights and benefits in respect thereof. Upon payment of full consideration moneys the Transferees will have absolute right to rights and benefits in respect thereof.

7. It has been agreed by and between the parties hereto that the Transferor shall bear and pay all the outgoings to the said Society including Property Tax to NMMC, payable in respect of the said Flat for and upto the month in which the Transferor

shall hand over vacant and peaceful possession of the said Flat to the Transferees and the Transferees shall bear and pay all such outgoings to the said Society including the Property Tax to NMMC, from the month immediately following the month in which the Transferees shall take over vacant and peaceful possession of the said Flat from the Transferor. However, any obligation / obligations which accrue / s or arise / s after handing over of peaceful possession of the said Flat by the Transferor to the Transferees, the same shall be borne and paid by the Transferees and the Transferor shall not be liable for any such obligation / s.

8. It has been agreed by and between the parties hereto that the **Transfer Fee, Donation**, etc., if any payable to the said Society, for such transfer, the same shall be paid by both the parties in equal shares, i.e, 50% each. However, the **CIDCO Transfer Charges**, if any, shall be borne and paid by the Transferees alone.

9. It has been agreed that the Transferor shall comply with all such legal and other formalities including No Objection Certificate from the Society, as may be deemed necessary for effecting the transfer of the aforesaid shares together with the rights, title and interest in the said Premises and also transfer of all the amounts standing to the credit of the Transferor in the books of the said Society in the name of the Transferees.

10. Upon receipt of full and final amount of consideration moneys as stated hereinabove, the Transferees will be entitled to get the Electricity Bill in respect of the Electric Meter for supply of electricity to the said premises transferred to the name of the Transferees in the records of the MSEB.



11. The Transferor declares and confirms that upon payment of consideration moneys the Transferees and their heirs, executors, administrators and assigns shall and will at all times be entitled to use, occupy, possess the said premises being the Premises, as also the said five shares, issued by the Society without interruption claim or demand of whatsoever nature either from the Transferor or any other person or persons lawfully or equitably claiming by, from, through, under or in trust for the Transferor.

12. The Transferor declares that the said five shares and his occupancy rights in respect of the said Premises, are free from all encumbrances, charges, mortgages, litigations and attachments either before or after these presents.

13. The Transferor further agrees and undertakes that he shall indemnify & keep indemnified the Transferees against all claims, including Stamp Duty, Registration Fees, arrears, dues, charges, penalties, suits, legal proceedings or any proceedings before any judicial, quasi-judicial, statutory, municipal, local or other authority in respect of the said Premises brought commenced, filed or instituted by any person whatsoever as relating to the said Premises or the said shares.

14. The Transferees agree to abide by and observe all the Rules, Regulations and Bye-laws of the said Society.

### SCHEDULE - I

ALL THAT PIECE OR PARCEL OF LAND known as **Plot No.47**, containing by admeasurement **1599.98Sq.Mtrs** or thereabouts, under **Gaothan Expansion Scheme**, in **Sector**

**No.20**, lying and being at **Kharghar, Navi Mumbai**, Taluka **Panvel &** District Raigad, Registration District Raigad & Registration Sub-District Panvel/Raigad, and bounded as follows, that is to say;

ON OR TOWARDS THE NORTH BY : Plot No. 48

ON OR TOWARDS THE SOUTH BY : Plot No. 46

ON OR TOWARDS THE EAST BY : 35 Mtr. Wide Road

ON OR TOWARDS THE WEST BY : 11.00 Mtr. Wide Road

**SCHEDULE - II**

Flat No. 404, on the **Fourth Floor**, admeasuring about **356 Sq.Ft Carpet area + 35 Sq.ft. Flower Bed Area = 391 Sq.ft. equivalent to 469 Sq.ft. Built-up area**, on the **Fourth Floor**, in the Building (comprising of **Ground plus Sevenupper Floors**) known as "**ADVANCE GALAXY**" of the Society's Building known as "**ADVANCE GALAXY CO-OPERATIVE HOUSING SOCIETY LTD**", situated on **Plot No.47**, under Gaothan Expansion Scheme, in **Sector No.20**, at **Kharghar, Navi Mumbai**, Taluka **Panvel & District Raigad**, Registration District Panvel & Registration Sub-District Panvel/ Raigad.

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN:**

SIGNED, SEALED AND DELIVERED BY THE X

withinnamed, "**THE TRANSFEROR**" X

**MR. ASHISH NAMDEO DEO** X

in the presence of..... X

1..... X

2..... X

SIGNED, SEALED AND DELIVERED BY THE X  
withinnamed, "THE TRANSFEREE" X

**MRS. KARISHMA NARENDRA GIRASE**

in the presence of..... X

1..... X

2..... X

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

वसाहत विभाग, पहिला मजला  
सिडको भवन, गी. वी. डी. वेलापूर  
नवी मुंबई - ४०० ६१४.

दिनांक : २२/११/२०१३

सिडको/वसाहत/साटयो/खारघर/ ४२०/२०१३

प्रती,

श्री. आशिष नामदेव देव

रा. ए - ४०४, अँडव्हान्स गॅलेक्सी, प्लॉट नं. ४७,  
सेक्टर - २०, खारघर, नवी मुंबई.

विषय : साडेवारा टक्के योजनेनुसार मौजे खारघर येथे वाटप करण्यात आलेला भूखंड  
क्र. ४७, सेक्टर - २० वर बांधण्यात आलेल्या इमारतीमधील सदनिका क्र.  
ए - ४०४ च्या हस्तांतरणाबाबत.

संदर्भ : आमच्या कार्यालयाचे पत्र क्र. सिडको/वसाहत/साटयो/खारघर /४२०/२०१३  
दिनांक -

महोदय,

साडेवाराटक्के योजनेनुसार मौजे खारघर येथे वाटप करण्यात आलेल्या आणि मे. अँडव्हान्स गॅलेक्सी  
को. ऑप. हौ. सो. लि. यांनी धारण भूखंड क्र. ४७, सेक्टर - २० मधील क्षेत्र १५९९.९८ चौ.मी.  
वर बांधण्यात आलेल्या इमारती मधील सदनिका क्र. ए - ४०४, क्षेत्र ३४.८६ चौ.मी. ही श्री. आनंद  
जल्लप्पा हे धारण करीत आहेत. सदर सदनिका श्री. आशिष नामदेव देव यांचे नावे हस्तांतरीत करण्यास वरील  
संदर्भीत पत्रांन्वये परवानगी देण्यात आली आहे.

उपरोक्त सदनिकेचा अभिहस्तांकन दिनांक ०२.०८.२०१३ रोजी श्री. आनंद जल्लप्पा आणि  
श्री. आशिष नामदेव देव यांच्या मध्ये करण्यात आलेला असून या अभिहस्तांकनाच्या लेखाची दुय्यम निबंधक  
पनवेल यांच्या कडे नोंदणी क्रमांक पवल - ४ - ७३९१/२०१३, दिनांक ०८.०८.२०१३ अन्वये करण्यात  
आलेली असल्याने व सदर विलेखाची सत्यप्रत आपण आमच्याकडे सादर केलेली असल्यामुळे उपरोक्त  
सदनिकाधारक म्हणून श्री. आशिष नामदेव देव यांचे नाव सिडकोच्या दप्तरी नोंदविण्यात आले असून त्यांना  
मे. अँडव्हान्स गॅलेक्सी को. ऑप. हौ. सो. लि. सोसायटीचे सभासद होण्यास परवानगी देण्यात येत आहे.

कळावे.

आपला विश्वासु



वसाहत विभाग (साटयो)  
CIDCO Ltd., CIDCO Bhavan,  
Navi Mumbai - 400 614.

Share Certificate No. 019

Member's Register No. \_\_\_\_\_

# ADVANCE GALAXY CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 47, Sector - 20, Kharghar, Navi Mumbai - 410210, (Maharashtra)  
(Reg. No. NBOM / CIDCO / HSG (OH) / 2028 / JTR / 05-06.

AUTHORISED SHARE CAPITAL RS. 1,00,000/-  
DIVIDED INTO 2000 SHARES OF RS. 50/- EACH

## Share Certificate

This is to certify that Shri / Smt. / M/s. ANAND JALLAPPA

Of Flat / Row House No. 404 REGISTERED HOLDER Of 5 (Five)

fully Paid up Shares bearing distinctive No. 00091 to 00095 (both

inclusive) of Rs. 50 /- (Fifty) each in the above Society subject to the Bye-Laws thereof.

Given under the Common seal of the said Society at Navi Mumbai this 31

day of MARCH 2008.



[Signature]  
COMMITTEE MEMBER

[Signature]  
SECRETARY

[Signature]  
CHAIRMAN

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**SCHEDULE OF THE ABOVE REFERRED PROPERTY**

Residential Unit Flat No.404 on the Fourth floor, admeasuring about 469 sq. ft.  
Built-up Area in the building known as "Advance Galaxy" standing on Plot No.47,  
Sector-20, in Kharghar (G.E.S.), Navi Mumbai, Tal. Panvel & Dist. Raigad and  
the said plot bounded as follow :-

ON THE NORTH BY : PLOT NO. 48.  
ON THE SOUTH BY : PLOT NO. 46  
ON THE EAST BY : 34 MTR. WIDE ROAD.  
ON THE WEST BY : 11.00 MTR. WIDE ROAD

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their  
hands this day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED )  
by the withimamed 'THE DEVELOPERS' )  
M/S. B. C. C. CONSTRUCTIONS )  
through its Partner )  
MR. BHAGWANJI M. TANK )  
in the presence of..... )

For B.C.C. CONSTRUCTIONS )  
Partner )

*[Handwritten Signature]*

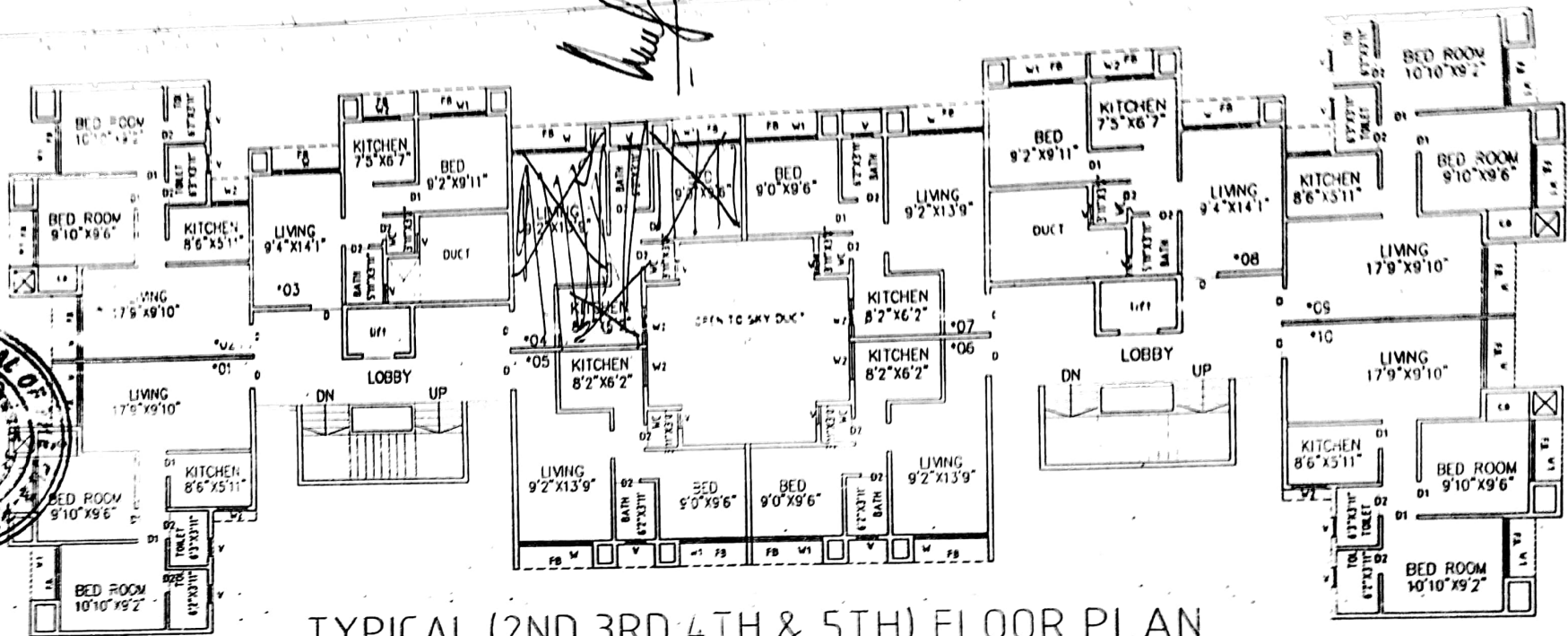
SIGNED, SEALED AND DELIVERED )  
by the withimamed 'PURCHASER' )  
MR. ANAND JALLAPPA )  
in the presence of..... )

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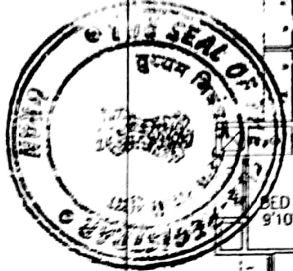
*[Handwritten Signature]*



*Handwritten signature*



TYPICAL (2ND, 3RD, 4TH, & 5TH) FLOOR PLAN



20139  
3002  
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DEVELOPERS

CCC CONSTRUCTIONS,  
PLOT NO - 47  
SECTOR 20  
KHARGHAR  
PHONE: 31032588

ADVANCE HOME MAKERS GROUP  
C-220, BIG SPLASH,  
SECTOR :17, VASHI.  
PHONE: 5591 2656/7  
M-9820148743

ADVANCE GALAXY  
PLOT NO: 47, SEC: 20,  
KHARGHAR



TECHNARCH CONSULTANTS  
214, VARDHAMAN CHAMBERS,  
SECTOR 17, VASHI.  
PHONE 27891657

REF. NO. CIDCO E&I/PVAT/12/11

28/5/2013

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town

Planning Act, 1966 (Maharashtra XXVIII) of 1966 to \_\_\_\_\_

Shri Venkdeo Bhagwan Patil & others

Unit/Plot No. 47 Road No. \_\_\_\_\_ Sector 20 Node Chakur (S12) of

Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed Residential B1 7640K-80A = 23,94.781 sqm

Resi 80A - 8168.946 sqm (own area = 235.835 sqm)

(Nos. of Residential Units 68 Nos. of Commercial units 12)

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 denying 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.

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 IS and / or GDCRs - 1975 in force.

4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter renewal of the same shall be done in accordance with provision of Section -48 of MHTP Act 1966 and as per regulation no. 16. (2) of the GDCRs - 1975.



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The cost of drawing of the certificate shall be borne by the applicant and not by the Corporation and it may be recovered through or under this

8. A copy of the approved plan shall be retained on site.

9. The amount of the ₹ 1000/- deposited with CDDO as security before the execution of the certificate shall be part of the absolute liability of the Corporation for return of any of the certificates issued by the permission covered by the Corporation. Such liability shall be without prejudice to any other remedy or right of Corporation.

10. Every Building shall be provided with under ground and over head water tank. The capacity of the tank shall be as per norms fixed by CDDO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CDDO. The applicant shall seek approval of the Fire Water Supply of CDDO in respect of capacity of domestic water tanks. The applicant shall approve of the Fire Officer of CDDO in respect of capacity of water tanks for the fighting purpose.

11. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.

12. As per Gov. of Maharashtra memorandum vide No. T22/4339/154-C-20/94, D.D. 11/8/94 Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply:

- 1) As soon as the development permission for new construction or re-development is obtained by the Owner/Developer, he shall install a "Display Board" on the conspicuous place on the site indicating following details:
  - a) Name and address of the owner/developer, Architect and Contractor.
  - b) Survey Number, City survey Number, Plot Number/Block & No. of Lots within reference along with description of its boundaries.
  - c) Grid 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/Non-Commercial Units with areas.
  - e) Address where copies of detailed approved plans shall be available for inspection.

A notice in the form of an advertisement, giving all the details mentioned in (1) above, shall be published in two widely circulated newspapers one of which should be in regional language.

EXECUTIVE ENGINEER (H.O.C. & EMISSION)  
ADDITIONAL TOWN PLANNING OFFICER

CC: TO: ARCHITECT

CC: TO: Surveyors to:

1. M(TNS)
2. CCUC
3. EKSHIBHONIKAM
4. WPM/3



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16. This Sale Deed shall always be subject to the provisions contained in the Maharashtra Ownership Flat Act, 1963, and Rule 1964 or any other provisions of law applicable hereto.

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**SCHEDULE OF PROPERTY - FLAT**

**Flat No. 404, on Fourth Floor, admeasuring about 356 Sq.Ft.**

**Carpet Area + 35 Sq.Ft. Flower Bed Area = 391 Sq.Ft.**

**equivalent to 469 Sq.Ft. Built Up Area, in the Building &**

**Registered Society known as "ADVANCE GALAXY Co-operative**

**Housing Society Ltd.", constructed in Plot No. 47, Sector No.**

**20, being situated and lying at Kharghar (12.5% Erstwhile**

**Gaothan Expansion Scheme), Navi Mumbai, Tal. Panvel, Dist.**

**Raigad, within the limits of CIDCO Ltd., in the Jurisdiction of**

**Registration Sub District of Panvel, District Raigad and the said**

**Plot is bounded as follows :-**

On or towards the North by :-	Plot No. 48
On or towards the South by :-	Plot No. 46
On or towards the East by :-	34.00 Mtrs. Wide Road
On or towards the West by :-	11.00 Mtrs. Wide Road



*[Handwritten signature]*

*[Handwritten mark]*

मुंबई नगरपालिका (Municipal Corporation of Mumbai) अधीन  
 नगरपालिका, विस्तार प्रभाग-६ (वर्धवा) मधील

प्रा. सं. ४०००३३

वर्ग : ४०००३३

४०००३३	४०००३३	४०००३३	४०००३३
४०००३३	४०००३३	४०००३३	४०००३३

प्लॉट नं. ४७, सेक्टर-२०, खारघर (वर्धवा) भाग, नवी मुंबई.  
 प्लॉट नं. ४७, सेक्टर-२०, खारघर (वर्धवा) भाग, नवी मुंबई.  
 प्लॉट नं. ४७, सेक्टर-२०, खारघर (वर्धवा) भाग, नवी मुंबई.

दिनांक : ६/२/२०१५

१०२९

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA= 2169.738 Sq.mtrs. Comm. BUA=230.045 Sq.mtrs. Total BUA=2399.783 Sq.mtrs. No. of Units R-66. C-12]] on Plot no. 47, Sector-20, at Kharghar (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s. Techno Arch has been inspected on 15/06/2005 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 28/05/2003 and that the development is fit for the use for which it has been carried out.

Additional Town Planning Officer  
 Navi Mumbai & Khopla

NKH

*(Signature)*  
 (N.S. Swami) १०७१०५

