



Saturday, February 05, 2005

1:12:17 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1276

गावाचे नाव कामोटे

दिनांक 05/02/2005

दस्तावेजाचा अनुक्रमांक

उरण - 01277 - 2005

दस्ता वेजाचा प्रकार

करारनामा

सादर करणाराचे नाव: शेषना आशापोयु - -

नोंदणी फी

:- 5700.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 520.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

एकूण रु. 6220.00

आपणास हा दस्त अंदाजे 1:26PM ह्या वेळेस मिळेल

प. दुय्यम निबंधक
उरण (पनवेल 2)

बाजार मुल्य: 570000 रु. मोबदला: 416805 रु.

भरलेले मुद्रांक शुल्क: 18000 रु.

उपमंडळ अभियंता (सिविल)

भारत संचार निगम लिमिटेड (सिविल) उपमंडळ

न्या पनवेल, जिला रायगड पिन-४१० २०६.

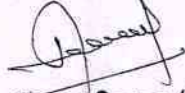
मुळ दस्तऐवज परत दिला.


लिपिक

दुय्यम निबंधक, उरण
मुळ दस्तऐवज परत मिळाला

A. व्ही. व्ही. व्ही.

पत्रकाराची सही



उपमंडळ अभियंता (वि.विल)

भारत संचार निगम लिमिटेड (वि.विल) उपमंडळ
नवा पनवेल, जिला रावगड पिन-४१० २०६.

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नोंदणी व मुद्रांक विभाग
 मुख्य निबंधक कार्यालय, पनवेल
 शासनास कोषागार, पनवेल
 पावती क्र.: १३३०२
 पावती क्र.: १०१९१५
 श्री श्री. अशोक पी. शेषना पत्नी श्री. अशोक पी. शेषना
 मंचिका: १८०००८
 अशरी: अशरी
 फ्रेंकिंग करिता: अशरी
 अर्ज क्र.: ४०८
 चलन क्र.: २
 दिनांक: १०/१२/०५

[Signature]
 PROPER OFFICER
 Sub Registrar Panvel,
 Dist Raigad.

[Signature]
 उपमंडल कमिश्नर (सिविल)
 भारत संचार निगम लिमिटेड (सिविल) उपमंडल
 नवा पनवेल, जिला रायगड पिन-४१० २०६.

AGREEMENT FOR SALE

This Agreement for Sale of flat/shop/office on Ownership basis made and entered into at New Panvel, Navi Mumbai on this 18th day of the month of January 2005 between M/S. OMKAR KRUPA ASSOCIATES a Partnership firm, duly registered under the Indian Partnership Act, 1932, through its Partner & Power of Attorney Holder **MR. SHASHIKANT KRISHNAJI.PATIL** having its office at 001, Saffron Plot No. 11, Sector No. 1, SCM Marg, Panvel Matheran Road, New Panvel (E), Navi Mumbai, Dist - Raigad hereinafter called and referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its heirs, executors, administrators and assignees) of the FIRST PART and **Mr./M/s./M/s. ASHAPOGU SHESHANNA & MRS.SAROJA ASHAPOGU SHESHANNA & MR. ANAND ASHAPOGU SHESHANNA** age 50, 49 & 26 years, Occupation Housewife residing at E-1/2, Post & Telegraph Office, Santacruz (E), Nehru Road, Vakola, Mumbai - 400029. hereinafter called as ASHAPOGU, Saroja & Anand



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 व पत्ता मुंबई
 वस्तु मा. अ. रणधारे

[Signature]
 U.K. CHAVAN
 PROPER OFFICER
 Sub Registrar Panvel,
 Dist Raigad.

OFFICE OF THE SUB-REGISTRAR
 PANVEL, DIST. RAIGAD
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and referred to as the "PURCHASER/S" (which expression shall, unless it be repugnant to be context or meaning thereof be deemed to mean and include his/her/their heirs, ex-ecutors, administrators and assigns) of the **SECOND PART**.

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WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., is a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as "The Corporation") having its registered office at the Nirmal, 2nd Floor, Nariman Point, Mumbai – 400 021. The Corporation has been already declared as a New Town Development Authority, under the provisions of Sub section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966 (hereinafter referred to as the said Act") for the New Town of Navi Mumbai by Government of Maharashtra in the exercise of its powers of the area designated as Site for New Town under sub section (1) of Section 113 of the said Act.

AND WHEREAS the State Government has acquired lands within the designated area of Kamothe, Panvel and vested the same in the Corporation by an Order duly made in that behalf as per the provisions of Section 113 of the said Act.

AND WHEREAS by virtue of being the Development Authority the Corporation has been empowered under Section 118 of the said Act to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS the Corporation (CIDCO) by an Agreement to Lease made at CBD, Belapur on 28/04/2003 agreed to grant a Lease to the Original Licensee Shri Kazi Abdul Rehman Kazi Kamaluddin, Indian Inhabitant residing at - Kamothe, Taluka – Panvel, Dist – Raigad, in the State of Maharashtra hereinafter referred to as "ORIGINAL LICENSEE" (which express shall unless it be repugnant the context or meaning thereof include his/her/its successor/successors and assign & assignees) and the Original Licensee agreed to accept the 'Lease of Plot No. 5, area 2150 Sq.Meters situated at Sector No. 11, Village Kamothe, Taluka – Panvel, Dist - Raigad within Kamothe 12.5% Scheme on the terms and condition specified therein.

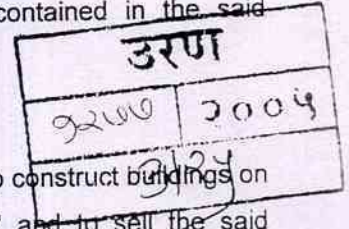
AND WHEREAS the said Original Licensee has paid to the corporation a premium of Rs. 61,275/- (Rupees Sixty One Thousand Two Hundred Seventy Five Only) and the said corporation delivered the possession of the said plot to the Original Licensee in pursuance of the Agreement to Lease.

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AND WHEREAS by Agreement of Development dated 28/04/2003 and Power of Attorney dated 27/05/2003 both executed by the said **Shri Kazi Abdul Rehman Kazi Kamaluddin** in favour of the Developers **M/S. OMKAR KRUPA ASSOCIATES**. The said **Shri Kazi Abdul Rehman Kazi Kamaluddin** thereby agreed to assign and transfer the rights title and interest in the said plots and Development Rights pertaining thereto and the benefits under the said Agreement and Power of Attorney in favour of the Developers, **M/S. OMKAR KRUPA ASSOCIATES**, subject to the terms and conditions as contained in the said Agreement and Power of Attorney.



AND WHEREAS THE DEVELOPERS herein have decided to construct buildings on the said Plot of land to be known as "**BASANTBAHAR**" and to sell the said flat/shop/office in the said buildings to the prospective purchaser/s and have obtained commencement certificate and building permission vide CIDCO letter No. **CIDCO/EE (BP)/ATPO/148 dated - 11/07/2003**

AND WHEREAS the Purchaser/s hereby agree/s to acquire the said Flat/Shop/office bearing No. 202 Wing A on the second floor, having a carpet area of 389 Sq.Ft. (i.e Built-up Area = 467 Sq.Ft. = 43.40 Sq. Mtr.) and chargeable Loft Area /open Terrace having carpet area - Sq. Ft. (i.e. Built-up Area of Loft/ Terrace = - Sq. Ft. = - Sq. Mtr.), So total Built Up Area is 467 Sq. Ft. (43.40 Sq. Mtr. Including Loft/Terrace Area) including undivided proportionate share in the common area, such as common passages, staircases, lift well, machine room, terrace area, meter area, recessed space below window sills, extra space provided by way of lofts, overhead tank, stilt area, and common facilities provided to the said building which work out to 533 Sq. Ft. of super covered area at or the price of Rs. 4,16,805- (Rupees Four Lac sixteen Thousand Eight Hundred Five only.

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Only)

AND WHEREAS other terms and conditions as agreed between the parties are appearing herein below.

NOW THEREFORE, THIS AGREEMENT FOR SALE OF FLAT/SHOP/OFFICE ON OWNERSHIP BASIS WITNESSETH AS FOLLOWS:

NOW THESE PRESENTS WITNESSETH and is hereby agreed by and between the parties hereto as follows



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1. That the Purchaser/s has/have taken inspection of the documents in respect the title of the Developer/s the said land hereditaments and premises described in the First and Second Schedule hereunder written and is fully satisfied with it and accept the same as it is and shall not question the Developer as to their title to the said plot of land hereditaments and premises including the said land described in the First and Second Schedule hereunder written and also gone through the list of amenities / specifications written in Annexure (I) attached hereto. A copy of the certificated to Title issued by the Advocate is hereby annexed and marked as **ANNEXURE(II)**.
2. The Developers will construct buildings as per the permission and plan approved by Town Planning Officer CIDCO Ltd., with such variations and modifications thereof acceptable to the Town Planning Officer CIDCO Ltd., on the said plot of land more particularly described in the First Schedule hereunder written and the Purchasers shall be deemed to have given his/her/their consent in writing to such variation or modification.
3. The Purchaser/s hereby agree/s to purchase from the Developers and the Developers have agreed to sell to the Purchaser/s flat/shop/office bearing No. 202 Wing A on the second floor, having a carpet area of 389 Sq.Ft. (i.e Built-up Area = 467 Sq.Ft. = 43.40 Sq. Mtr.) and chargeable Loft Area /open Terrace having carpet area — Sq. Ft. (i.e. Built-up Area of Loft/ Terrace = — Sq. Ft. = — Sq. Mtr.), So total Built Up Area is 467 Sq. Ft. (43.40 Sq. Mtr. Including Loft/Terrace Area) statutorily chargeable area and also undivided Interest in the common area and facilities as mentioned in clause (4) hereunder written as shown in the Floor Plan hereto attached & marked Annexure (III) surrounded by red coloured boundary line at or for the price of Rs. 4,16,805— (Rupees Four Lac sixteen Thousand Eight Hundred Five only. Only) which includes the proportionate price for undivided interest in the common area and facilities of the building in clause (5) herein below. And further also agrees to pay to the Developers his/her/their share in respect of (1) M.S.E.B. Cable connection and power connection charges/Deposits. (2) Water Connection and Deposits charges, (3) Stamp Duty and registration charges of his/her/their individual flat/shop/office and also for conveyance of the Plot, (4) Transfer fee to be paid to CIDCO Ltd., for transfer of the said Plot in the name of the Purchasers (5) Development charges/service charges as may be applicable. The Developers do not have the responsibility of providing MSEB/Connection and it will entirely depend upon the Policy and infrastructure available with the MSEB to the plot.
4. The Purchaser/s has/have certified and has/has accepted that the super covered area (i.e. carpet area plus proportionate share in common passages, staircase, walls, lift wall, terrace area and recessed space below windowsills and extra space provided by way of lofts works out to 565 Sq. Ft. area.

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5. The Premises under purchase include the right to use common area and facilities available in the building and also the purchaser's undivided interest in the restricted common area and facilities for the use or the said premises.
6. (A) The Purchaser/s agree to pay to the Developer the purchase price of Rs. 4,16,805/- (Rupees Four Lac sixteen Thousand Eight Hundred Five only) as per the schedule set out in hereunder written.

- 1) Rs. 41,681/- being (10%) Earnest Money Deposit / On Booking.
- 2) Rs. 41,681/- being (10%) on Execution of Agreement.
- 3) Rs. 62,521/- being (15%) on completion of Plinth.
- 4) Rs. 20,841/- being (5.0%) on completion of 1st slab.
- 5) Rs. 20,841/- being (5.0%) on completion of 2nd slab.
- 6) Rs. 20,841/- being (5.0%) on completion of 3rd slab.
- 7) Rs. 20,841/- being (5.0%) on completion of 4th slab.
- 8) Rs. 20,841/- being (5.0%) on completion of 5th Slab.
- 9) Rs. 20,841/- being (5.0%) on completion of 6th Slab.
- 10) Rs. 20,841/- being (5.0%) on completion of 7th Slab.
- 11) Rs. 20,841/- being (5.0%) on completion of 8th Slab.
- 12) Rs. 20,841/- being (5.0%) on completion of Brick Work.
- 13) Rs. 20,841/- being (5.0%) on completion of Plaster.
- 14) Rs. 20,841/- being (5.0%) on completion of Tiling/ Flooring.
- 15) Rs. 20,841/- being (5.0%) on completion of Electrification/ Plumbing.
- 16) Rs. 20,841/- being (5.0%) on Possession.

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It is expressly agreed by and between the parties hereto that in respect of the above payments, time is the essence of the contract.

In addition to the above consideration, the Purchaser/s has agree to deposit and shall deposit with the Developers as and when demanded by the Developers the actual sum made up of the different amounts mentioned herein and more particularly set out hereinbelow. The following are the charges excluding the aggregate price of the unit :

Stamp Duty as applicable, Registration Charges as applicable.

Transfer charges of CIDCO as applicable for Society formation For Lease Deed execution and for Conveyance Deed in favour of society.

Drainage connection charges, if any, Society formation charges, share money of society membership.



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Lease Deed, Lease Deed Registration, Lease Rent and any other charges from the Government concern/CIDCO.

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If the Purchaser/s commit default in payment of any of the installments aforesaid on their respective due date (time being essence of the Contract), the Developers shall be at liberty to terminate this Agreement in which event, 20% of the purchase price of flat/shop/office shall stand forfeited. On the Developers terminating this Agreement under this Clause, they shall be at liberty to sell the said Flat/shop/office to any other person as the Developers may deem fit at such price as Developers may determine and the flat/shop/office Purchaser/s shall not be entitled to question such sale or to claim any amount whatsoever from the Developers. The balance amount after deducting 20% of the amount as aforesaid may be refunded without interest by the Developers to the Purchaser/s only after the Developers have disposed off/sold the said flat/shop/office to any other Purchaser/s.

(B) Without prejudice to the Developer's right under this Agreement and/or in law the flat/shop/office Purchaser/s shall be liable to pay interest at 24% per annum on all amounts due and payable by the flat/shop/office Purchaser/s under this Agreement, if such amount remains unpaid for seven days or more after its due date.

(C) The Purchaser/s agree to and bind himself/herself/themselves to pay his/her/their proportionate share in property taxes or any other rates or collectors bills as determined by the Developers right from the beginning of the levy by the appropriate local authority which is empowered to levy such property taxes or rates, or collectors bills, etc., in respect of the entire building proposed to be constructed on the land as described in the first schedule of this agreement including any arrears of such taxes rates as may be determined by the local authority in respect of the said property. As regards Electricity and Water Deposits and charges, insurance charges, common lights, Watchman, Sweepers, Sanitation, additions and alternations oil painting, color washing, repairs etc., all other outgoings and expenses of and incidental to the management and maintenance of the property the Purchaser/s agrees that from the dated of delivery of possession to (which date means the date on which the Developers shall give notice to the Purchaser or Purchasers that the flat / shop / office is ready to be handed over to him / her / them) pay Rs. 500- (Rupees Five Hundred only).

Only) every month in advance towards and on account of maintenance charges and expenses as aforesaid to the Developers. The Purchaser/s shall indemnify and keep indemnified the Developers against the aforesaid outgoings and taxes other payments and expenses. If on account of failure on apart of the Purchaser/s and/or the acquirers or any flat/shop/office etc. to pay the proportionate share against the above payments of the outgoings and other taxes in arrears and the local authority



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takes any action for recovery of the same, the Developers shall not be liable or responsible for any loss or damage suffered by the Purchaser/s on account of the said action. Further, provided that in the case of actual expenses of outgoings and taxes and other expenses as aforesaid comes to more than Rs. 500/- (Rupees Five Hundred Only) per month the Purchaser/s shall pay the same forthwith on demand made by the Developers.

(D) The Purchaser/s shall before taking possession of the said flat/shop/office keep a deposit of Rs. 5000/- (Rupees Five Thousand Only) without interest with the Developers as security for due payments of all the amounts payable by the Purchaser/s under this agreement. The said deposit shall be transferred by the Developers only to the co-operative Society or company when Formed and the conveyance of the said land described in the First Schedule hereunder written with the building thereon is executed as herein PROVIDED THAT the Developers shall be entitled to deduct their dues out of the said deposit before transferring the same.

(E) That the Purchaser/s shall before taking possession of the flat/shop pay a sum of Rs. 4,16,805/- (Rupees Four Lac sixteen Thousand Eight Hundred Five only. Only) to the Developers as legal cost of and incidental to this Agreement.

7. That the possession of the said flat/shop/office shall be within 18 months of execution of this Agreement or any other or further date of dates agreed to by the Parties hereto, of their agents. If the completion is delayed by reason beyond the contract of the Developers such reason as of non-availability of steel and/or cement or any other building material or by reason of war, commotion, or any act of God or lock outs by workmen or as a result of any notice, order, rule, regulation or notification of the Government and/or any other public authority are not able to give possession of the said flat/shop/office etc. to the Purchaser/s, the Purchaser/s shall not be entitled to any damage whatsoever.

8. Nothing contained in these presents shall not be constructed to confer upon the Purchaser/s any right title or interest of any kind whatsoever into or over the said land or the building or any part thereof such confirmations to take place only upon the execution of the Assignment by the Developers in favour of the Co-operative Society or premises limited company the Purchaser/s shall not be entitled to claim partition of his/her/their share in the said land and/or the said building thereof the same shall always remain undivided and imputable of the said Co-operative Society or company to attend to the water tank in any place on the said terrace without causing any inconvenience to the Developers. The Developers will also be entitled to shift the water tanks to the terrace on the upper floors when so constructed. The



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9. As soon as the building is notified by the Developers as ready for occupation, each of the acquirers including the Purchaser/s shall pay their respective arrears of price, if any, due by them within 7 days of the receipt of such notice (time being the essence of the content in this respect) served individually or put up at some prominent place in the said building if any of the Purchasers of flat/shop/office including Purchaser/s herein falls to pay the arrears as aforesaid the Developers will be entitled to forfeit the amount previously paid by such defaulting Purchaser/s who shall lose all rights to the said flat/shop/office to be taken by him.
10. Under no circumstances the possession of the flat/shop/office shall be given by the Developers to the Purchaser/s unless and until all payments required to be made under this Agreement by the Purchaser/s shall have been made to the Developers.
11. The Developers shall in respect of any amount paid up by the Purchaser/s under the terms and conditions of this Agreement have first lien and charge on the said flat/ shop/office etc., agreed to be acquired by the Purchaser/s.
12. The Purchaser/s shall from the date of receipt by him of the notice from the Developers to take possession of the said flat/shop/office regularly pay every month the provisional amount payable by him, towards, taxes, maintenance charges and other outgoings as mentioned in clause 6(B) of this agreement.
13. The Purchaser/s hereby agree/s to contribute and pay his/her/their proportionate share towards the taxes and other payments outgoings.
14. So long as each flat/shop/office, shall not be separately assessed for taxes, water charges and other taxes the Purchaser/s shall pay a proportionate share of the above assessed on the whole building that in case any security deposit is demanded by the water department of the Municipal Corporation or local authority for the time being in power giving the water and other taxes the Purchaser/s shall pay a proportionate share of the above assessed on the whole building that in case any security deposit is demanded by the water department of the Municipal Corporation or local authority for the time being in power giving the water connection of by the electric company before giving Electric supply to the proposed building the same shall be paid by the Purchaser in proportion to the share to be decided by the Developer. Further in case the Authorities require matters to be fixed for individual flat/shop/office etc., or otherwise the proportion etc. charges for the same shall be paid by the Purchaser/s. The Purchaser/s shall forthrightly pay his/her/their share in respect thereof within four days from demand.

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15. The Purchaser/s hereby agree/s that in the event of payment of any amount by way of premium to CIDCO Ltd., and the Municipality or to the State Government or other authority for betterment charges or development tax or any other tax of payment of a similar nature becoming payable by the Developers the same shall be reimbursed by the Purchaser/s to the Developer in proportion to the area of flat/shop/office, agreed be acquired by the Purchaser/s and in determining such amount the decision of the Developers shall be conclusive and binding upon the Purchaser/s.

16. The Purchaser/s shall maintain at his/her/their own costs the flat/shop/office, acquired by him in the same good conditions, state and order in which it is delivered to him and shall abide by all the bye-laws, rules and regulations of the Government, CIDCO of Electric Company as the case may be and shall attend, answer and be responsible for breach or non-performance or non-observance of any the conditions or bye-laws and shall indemnify and keep indemnified the Developers in respect of any such breach, non-performance or non-observance of any of the conditions, rules or bye-laws.

17. That the Purchaser/s shall also pay his/her/their proportionate share of insurance premium to keep the building insured against loss or damage by fire and to get an Insurance Policy in a sum equivalent to the total sale price of all the flat/shop/offices, in the said building with a company to be approved by the Developers. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said building or any part thereof be destroyed or damaged for any reasons whatsoever the Purchaser/s shall pay his/her/their proportionate share for reinstating or replacing the same and shall nevertheless continue to pay all the payments to be made as per the Agreements as no such destruction of damage has happened. The Purchaser/s shall pay his proportionate share of expenses for keeping the said building in good and substantial repairs and conditions to the satisfaction of the Developers.

18. The Purchaser/s hereby agree/s to pay all the amounts payable under the terms of this Agreement as and when become due and payable time in this respect being of the essence of contract. Further the Developers are not bound to give notice requiring such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amounts on the respective due dates.

19. The Purchaser/s hereby covenant/s with the Developers to pay money liable to be paid him/her/them under this Agreement and to observe and perform the covenant and conditions contained in this agreement and to keep the Developers indemnified against and in respect of the said payments and observance and performance of the said covenant and conditions.

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20. The Purchaser/s shall not keep or store in the said flat/shop/offices, etc. any goods of hazardous or combustible or obnoxious nature or which are too heavy to effect the construction of the structure of the said building.

21. The Purchaser/s hereby agree and undertake fulfill all the conditions of CIDCO Ltd., to be a member of the Society or company and also pay the required transfer-ees to be paid to the CIDCO Ltd., and stamp duty and Registration fee.

22. Purchaser/s hereby covenant to keep the walls of the flat/shop/offices and parti-tion walls, sewerage, drains, pipes, appurtenances thereto belonging in good ten-antable repair and condition and in particular so as to support and protect the parts of the building other than his flat/shop/office.

23. The Purchaser/s shall not let, sub-let, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of his/her/their flat/shop/office nor assigns, underlet or part with his/her/their interest under or the benefit of this Agreement or any part thereof till all his/her/their dues of whatsoever nature owing to the Devel-opers are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-compliance with any of terms and conditions of this Agreement. The/ she/they obtain previous consent in writing of the Developers.

24. The Purchaser/s shall permit the Developers and their survivors or agents with or without workman and other at all reasonable time to enter into upon his/her/their flat/shop/office or any part thereof to view and examine and state and condition thereof and to make good within three months of the giving such notice, all defects, and want of repairs of which notice in writing shall be given by the Developers to the Purchaser/s.

25. The Purchaser/s shall permit the Developers and their Survivors and agents with or without workman and others at all reasonable time to enter into and upon the said flat/shop/office, shop or any part thereof for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service drain pipes, cables water covers gutters, wires, party structures or other conveyance belonging to or serving or used for all the building and also for the purpose of laying down, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting of the supply of water to the flat/shop/office or any other flat/shop/offices, in the said building in respect whereof the Purchaser/s or the occupation such other flat/shop/ offices as the case may be shall have made default in paying his share of water tax.

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various flat/shop/offices purchasers, the Developers shall arrange for execution of an Assignment in respect of the said land in favour of the said co-operative Society or company/Company to be instituted for the said buildings as the case may be in the manner hereinabove stated.

35. Any delay in indulgence by the Developers informing the terms of this Agreement or any forbearance of giving of time to the Purchaser/s shall not be considered as a Waiver on the part of Developers of any breach or non compliance of any of the terms and conditions of the Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Developers.

36. All letters, receipts and/or notices issued by the Developers and dispatched under certificated of posting to the address known to them, to the Purchaser/s shall fully and effectually discharge the Developers.

37. If the Purchaser/s neglect, omit or fail any for reason whatsoever to pay to the Developers any of the amounts due and payable by the Purchaser/s under the terms and conditions of the Agreement (whether before or after delivery of possession) within the time specified or if the Purchaser/s shall in any way fail to perform or observe any of the covenant and conditions as his part herein contained or referred to the Developers shall be entitled to enter upon and resume possession of the said flat/shop/offices, and everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amounts already paid by the Purchaser/s and the Purchaser/s shall have no claim for refund or payment of the said earnest money and/or the said other amounts already paid by the Purchaser/s or any part thereof and the Purchaser/s hereby agrees to forfeit all his/her/their right title and interest in the said flat/shop/office all amounts already and in such event Purchaser/s shall also be liable to immediate ejection as trespassers, but the rights, remedies and claims whatsoever at law or under this Agreement of the Developer against the Purchaser/s.

38. The back wall of the building and external territory of the buildings shall remain to be property of the Developers and this Agreement shall be subjected to the said rights of the Developers who shall be entitled to use the said blank external walls of the building for any purpose including the display of the advertisements and signboards and the Purchaser/s shall not be entitled to any abatement in the price of the tenement in the price of the tenement to be acquired by him/her/them or to any compensation or damages on the ground of inconvenience to the Purchaser/s.

39. All costs, charges and expenses in connection with the formation of the co-operative society as well as the costs for preparing, engrossing, stamping and register-

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Handwritten signature/initials.



Handwritten signature/initials.

Cont. 14

ing of all the agreement, conveyance, transfer, deeds of any other document or documents required to be executed by the Developers and Purchaser as well as the entire professional costs of the Solicitors of the Developers in preparing and approving all such documents shall be borne by the Society or company and proportionately by all the Purchasers of flat/shop/offices of the buildings. The Developers shall not contribute anything towards such expenses.

40. This Agreement shall be executed in duplicate, the Original shall be lodged by the Purchaser/s for registration with the Sub-Registrar of Assurance.

41. The conveyance in favour of the purchaser and/or the co-operative Housing society shall not affect the right of the Developers to construct additional flat/shop/offices in the said building as per the additional floor space Index sanctioned by the local authority and the same shall be the exclusive property of the Developers herein forever.

42. In addition to the total cost the Purchaser/s have to pay the following charges.

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98124	

- A) 1) Rs. 4,440 = 00 towards development charges for approval of project plan..
- 2) Rs. 3,000 = 00 towards advance for legal and other expenses.
- 3) Rs. 26,000 = 00 towards MSEB connection Meter deposit / reimbursement of expenses for procuring electric supply.
- 4) Rs. 3,500 = 00 towards formation of Co.op Housing Society.
- 5) Rs. 3,500 = 00 towards advance payment for service charges and maintenance expenses for six months.

40,440 = 00

B) Contribution towards Infrastructure development charges and transfer charges of CIDCO as per applicable before occupancy.

उपमंडल अभियन्ता (सिविल)
भारत संचार निगम लिमिटेड (सिविल) उपमंडल
तथा पतवेल, जिला रावगड पिन-४१० २०६.



Cont. 15

THE FIRST SCHEDULE REFERRED TO ABOVE

All that piece and parcel of land Plot Nos. 05 admeasuring about 2150 Sq.Mtrs, and being situated at Sector No. 11, at Kamothe, Taluka – Panvel, Navi Mumbai District and Division of Raigad, Sub-Division and Taluka Panvel, within the limits of Panvel and within the jurisdiction of Sub-Registrar of Panvel and within the limits of Panvel Municipal council which are described in the Revenue Record as under: -

(A) Plot No. 05 admeasuring 2150 Sq. Meters.

On or towards the EAST - 11.0 Mtr. Wide Road
On or towards the WEST – 32.0 Mtr Wide Road
On or towards the SOUTH – Plot No. 5A
On or towards the NORTH – College Plot.

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THE SECOND SCHEDULE REFERRED TO ABOVE

All that piece and parcel of Flat/shop/office No. 202/A admeasuring about 555 Sq. Ft. of super built-up area — in wing A on second floor in the building "BASANTBAHAR" on Plot No. 05, Sector No. 11, at Kamothe, Taluka – Panvel, Navi Mumbai, Dist – Raigad within the jurisdiction of Sub-Registrar of Panvel and bounded as follows:

On or towards the EAST : 11.0Mtr. Wide Road
On or towards the WEST : 32.0 Mtr Wide Road
On or towards the SOUTH : Plot No. 5A
On or towards the NORTH : College Plot.

अतः अंश २०२/अ आनंद

₹ 50

उपमंडळ अभियंता (सिविल)
भारत संचार निगम लिमिटेड (सिविल) उपमंडळ
नया पनवेल, जिला रायगड पिन-४१० २०६.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hand and seal the day and the year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED BY

The Withinnamed DEVELOPERS

M/S. OMKAR KRUPA ASSOCIATES

OMKAR KRUPA ASSOCIATES

Through its Partner

Authorised Signatory

MR. SHASHIKANT KRISHNAJI PATIL

in the presence of

(1) Sagar S. Patil (New Panvel)

(2) R. A. Randhira (New Panvel)

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३१/१५	

SIGNED SEALED AND DELIVERED BY

The within named PURCHASER'S

Mr/M/s/M/s. Ashapogu Sheshanna

& MRS. Saroja Ashapogu Sheshanna
& Mr. Anand Ashapogu Sheshanna

आशपोगु

श्री श्री श्री
Anand

in the Presence of

(1) Sagar S. Patil (New Panvel)

(2) R. A. Randhira (New Panvel)

उपमंडल अभियन्ता (सिविल)
भारत संचार निगम लिमिटेड (सिविल) उपमंडल
नया पनवेल, जिला रायगड पिन-४१० २०६.

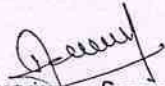


ANNEXURE (I)

LIST OF AMENITIES

1. Entrance gates with decorative lamps.
2. Decorative entrance lobby.
3. R.C.C. Framework i.e. Slabs, Columns, and Beams.
4. R.C.C. Underground tank.
5. R.C.C. Overhead tank.
6. Compound wall height to be of 5' height with decorative grills.
7. **WALL**
 - a. Entrance wall to be of 6" thick brick work with 2 coat of plaster on the outside and 1 coat on the inside.
 - b. Internal partition wall to be of 4.6" bricks work with 1 coat of plaster on each side.
8. **FLOORING**
 - a. Flooring in all Living, Bedroom to be of Spartek tiles.
 - b. Flooring in Kitchen to be of Kotah.
 - c. Bathrooms to be Kotah / Ceramic tiles.
 - d. WC to be of Ceramic Tiles.
 - e. Staircase to be finished in Kotah/Cuddapah Mosaic tiles.
9. **DOORS**
 - a. Main : Flush doors 35mm thick, with one side Teak sunmica/decorative finish and oil painted on the other side, in wooden frame, with Staircase Steel fittings.
 - b. Bed Room : Flush door 30-mm thickness both sides oil painted in wooden frames with handle and kadis.
 - c. Toilet / Bathroom : Syntex Door or Backlite Door with Aluminium fitting or Wood/Ply Board panel shuttered wooden door in Sal wood frames.
10. **WINDOWS**
 - a. Windows of rooms to be of Aluminium sliding windows of 3/4" thick Aluminium Sections fixed with plain 4mm thick glass panels.
 - b. Toilet windows to be louvered type.
11. **WIRING**
 - a. Concealed copper wiring in PVC with Adequate light, fan and power point.
12. **PLUMBING**
 - a. Concealed G. I. plumbing with C. P. fitting and all sanitary-ware to be of light coloured ceramic type.
13. **BATHROOM AND W.C.**
 - a. Tiling on walls for bathroom to be full height.
 - b. Tiling on walls for toilets to be of 4'0" height glazed tiles.
14. **KITCHEN**
 - a. Kitchen platform to be of Superfine Granite with Cuddapah shelves below with Steel Sink.
 - b. Glazed tiles to be provided only above Kitchen platform up to 2'0" height.
 - c. Lofts to be provided in Kitchens of 1'6" depth.

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उपमंडल अभियन्ता (सिविल)
भारत संचार निगम लिमिटेड (सिविल) उपमंडल
नया पतवैड, जिला रायगड पिन-४१० २०६.



RECEIPT

Received a sum of Rs. 20,000/- (Rupees Twenty Thousand
only. Only) vide our Receipt

Number/s 20 of and from the within named Purchaser/s as and by way
of Earnest Money/Part Payment [Details of the Payment mentioned in above said receipt
numbers]

Rs. 20,000/-

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We Say Received.

For M/S. OMKAR KRUPA ASSOCIATES



Authorised Signatory

Jewell
उपमंडल अभियन्ता (सिविल)
भारत संचार निगम लिमिटेड (सिविल) उपमंडल
नया पन्वेल, जिला रायगड पिन-४१० २०६.

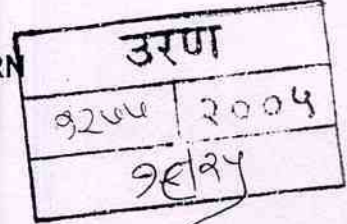


ANNEXURE (II)

C. FERNANDES
B.A.L.L.B.
ADVOCATE HIGH COURT

OFFICE:
E - 8 / 0 : 4
OPP. APNA BAZAR
NEAR SAIBABA MANDIR
SECTOR NO. 1, VASHI
NAVI MUMBAI - 400 703
TEL : (O) 782 61 73
(R) 782 38 23
Date : 03.12.2003

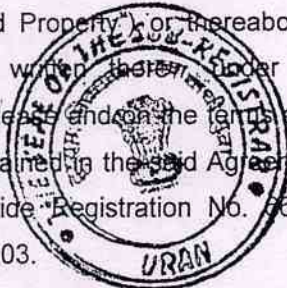
TO WHOMSOEVER IT MAY CONCERN
TITLE CLEARANCE CERTIFICATE



Sub : Plot No. 5, Sector No. 11, Kamothe, Navi Mumbai, Taluka Panvel,
District Raigad.

This is to certify that I have investigated the Title of **M/S. OMKAR KRUPA ASSOCIATES**, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, having their place of business at 001, Saffron, Plot No. 11, Panvel - Matheran Road, Sector 1, Panvel, Navi Mumbai, in respect of their Plot No. 5, Sector 11, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad.

1. The City and Industrial Development Corporation of Maharashtra (hereinafter called "the Corporation") agreed to lease to Shri. Kazi Abdul Rehman Kazi Kamaluddin, therein referred to as the Licensee of other Part, the Corporation has agreed to lease to the said Licensee, a land under Gaothan expansion scheme of 12.5% scheme bearing Plot No. 5, Sector 11, Kamothe, Navi Mumbai, Taluka Panvel, District Raigad, admeasuring 2150 sq. mtrs. vide Agreement to Lease dated 28.4.2003 (hereinafter for brevity sake referred to as "the said Property") of thereabouts more particularly described in the schedule written in the order for residential-cum-commercial use on 60 years lease and on the terms and conditions and at or for a consideration as contained in the said Agreement to lease and the same was duly registered vide Registration No. 6618 dated 27.8.2003 Document No. Uran-06619-2003.




2. The said Shri. Kazi Abdul Rehaman Kazi Kamaluddin, granted and assigned the development rights, title and interest in the said plot and benefits under the said Agreement to Lease, to **M/S. OMKAR KRUPA ASSOCIATES**, vide Agreement of Development dated 28.4.2003 and Power of Attorney dated 27.5.2003.
3. The Corporation by its letter under reference No. CIDCO/EE(BP)/ATPO/148 dated 11.7.2003, granted its permission to construct the said plot for residential-cum-commercial purpose, subject to the terms and condition as contained therein.
4. In pursuance of the said Agreement and permission, **M/S. OMKAR KRUPA ASSOCIATES**, is fully entitled to develop the said Plot and to construct building/buildings thereon for residential-cum-commercial purpose in accordance with the said Agreement and to sell the units thereon to the prospective buyers.

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I have gone through all the documents of title to the said plot and it is hereby certify that the title of **M/S. OMKAR KRUPA ASSOCIATES** in respect of the said plot, is clear, marketable and free from all encumbrances of any nature whatsoever.

Dated this 2nd day of December, 2003.

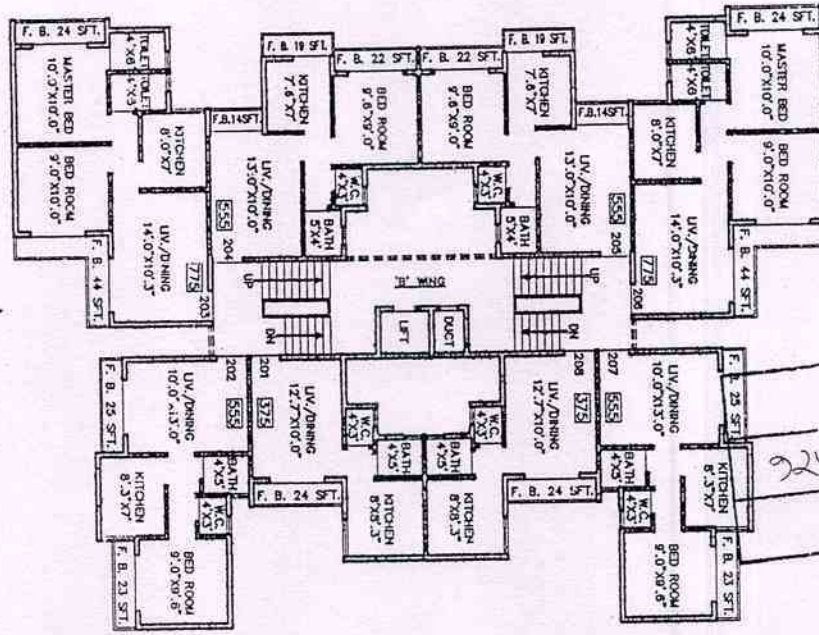
Sd -
C.FERNANDES
B.A.L.L.B
Advocate High Court


उपमंडळ अभियंता (निविल)
भारत संचार निगम लिमिटेड (निविल) उपमंडळ
नया पनवेल, जिला रायगड पिन-४१०२०६.



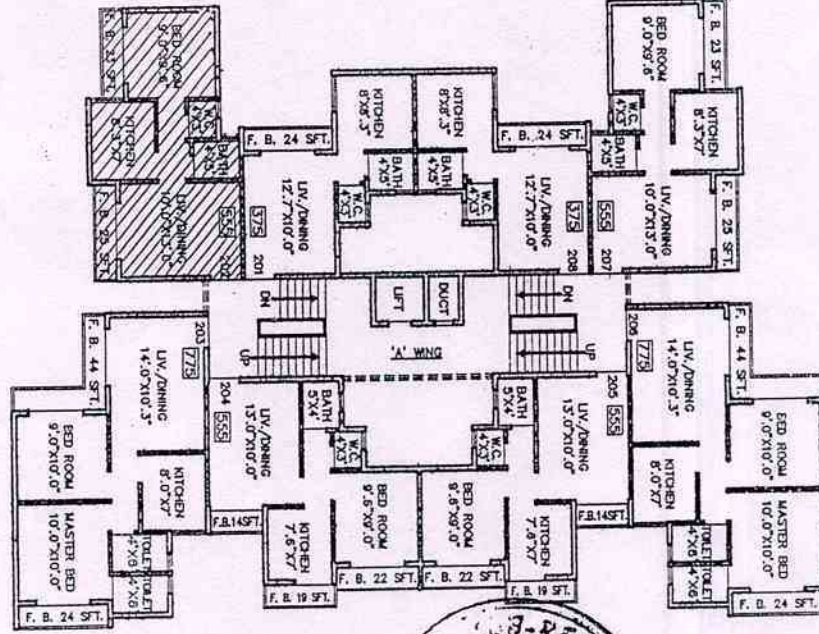
11.00 M. WIDE ROAD SIDE

PATHWAY & COLLEGE SIDE



उत्तर
2200 2000
29/94

Flat No. 202/A



उपमंडल अभियंता (सिविल)
भारत संचार निगम लिमिटेड (सिविल) उपमंडल
नया पनवेल, जिला रायगड पिन-४१० २०६.

FLAT NO. - 202
WING - A
FLOOR - second
PURCHASER'S SIGNATURE - *A. K. Patil*
SELLER'S SIGNATURE - *A. K. Patil*

34.00 M. WIDE ROAD SIDE
SECOND FLOOR PLAN

BASANT BAHAR
PLOT NO.-05, SECTOR-11, KAMOTHE,
MANSAROVAR, NAVI MUMBAI.
DEVELOPERS
OMKAR KRUPA ASSOCIATES

REF.NO.CIDCO,EE(BPVATPO)/148

11/2/74

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 XX(VII) of 1966 to MR. KAZI ABDULREHMAN

KAZI KAMALUDDIN

Unit/Plot No. 5 Road No. _____, Sector 11 Node YES KAMOTHE of Navi Mumbai. As per the approved plans and subject to the following conditions for the

development work of the proposed RESIDENTIAL BUILDING (G+7 UPPER)

RESI. BUA = 2750.980 m², COMM. BUA = 473.26 sqm.

TOTAL BUA = 3224.24 m²

(Nos. of Residential Units 104 Nos. of Commercial units 34)

3204	
2200	2004
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1. This Certificate is liable to be revoked by the Corporation if :-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966.
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 authorised officers of the Corporation to enter the building or premises, for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GDCRs - 1975 in force.
4. The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with the provision of Section-48 of MRTD Act- 1966 and as per regulation no.16 of the Maharashtra Regional and Town Planning Act-1975.



5. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.
6. A certified copy of the approved plan shall be exhibited on site.
7. The amount of Rs. 46091/- deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. *Every Building shall be provided with under ground and over head water tank. The capacity of the tanks shall be as per norms fixed by CIDCO. In case of high rise buildings under ground and over head water tank shall be provided as per the fire fighting requirements of CIDCO. The applicant shall seek approval of the EE(Water Supply) of CIDCO in respect of capacity of domestic water tanks. The applicant shall approval of the Fire Officer of CIDCO in respect of capacity of water tanks for the fighting purpose*.
9. You shall approach Executive Engineer, M.S.E.B. for the power requirements, location of transformer, if any, etc.
10. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94, UD-11/RDP Dated 19th July,1994 for all buildings following additional conditions shall apply.

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- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference alongwith description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.

EXECUTIVE ENGINEER (BLOG PERMISSION)
ADDL. TOWN PLANNING OFFICER

C.C. TO: ARCHITECT
Sheshwath C. Subramanian

C.C. TO: Separately to :

1. M(T/S)
2. CCUC
3. EE(KHR/PNL/KLMDRON)
4. EE(V/S)



Sheshwath

उपमंडल अभियंता (सिविल)

भारत संचार निगम लिमिटेड (सिविल) उपमंडल

नया पन्वेल, जिळा रायगड पिन-४१० २०६.



05/02/2005

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

उरण

दस्त क्र 1277/2005

1:14:50 pm

उरण (पनवेल 2)

२४/२५

दस्त क्रमांक : 1277/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: शेषना आशापोगु - - पत्ता: घर/फ्लॅट नं: ई-1/2, सांताक्रुझ पू. नेहरु रोड, वकोला, मुंबई गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AFH	लिहून घेणार वय 50 सही A. V. Patil		
2	नाव: सरोजा शेषना आशापोगु - - पत्ता: घर/फ्लॅट नं: II गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: घोपत्र	लिहून घेणार वय 49 सही S. S. Patil		
3	नाव: आनंद शेषना आशापोगु - - पत्ता: घर/फ्लॅट नं: II गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: II	लिहून घेणार वय 26 सही Anand		
4	नाव: मे. ओम्कार कृपा असोशिएट्स तर्फे भागीदार शाशिकांत कृष्णाजी पाटील - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: 001, सॅक्रॉन, प्लॉट 11, सेक्टर 1, एससीएम मा	लिहून घेणार वय 48 सही K. K. Patil		



उपमंडल अभियंता (सिविल)
भारत संचार निगम लिमिटेड (सिविल) उपमंडल
नया पनवेल, जिला रायगड पिन-४१० २०६.



दस्त गोषवारा भाग - 2

उरण

दस्त क्रमांक (1277/2005)

25125

दस्त क्र. [उरण-1277-2005] चा गोषवारा
बाजार मूल्य :570000 मोबदला 416805 भरलेले मुद्रांक शुल्क : 18000

पावती क्र.:1276 दिनांक:05/02/2005
पावतीचे वर्णन
नाव: शेषना आशापोगु - -

दस्त हजर केल्याचा दिनांक :05/02/2005 01:08 PM
निष्पादनाचा दिनांक : 18/01/2005
दस्त हजर करणा-याची सही : A. S. P. R.

5700 : नोंदणी फी
520 : नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

6220: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 05/02/2005 01:08 PM
शिकका क्र. 2 ची वेळ : (फी) 05/02/2005 01:13 PM
शिकका क्र. 3 ची वेळ : (कबुली) 05/02/2005 01:13 PM
शिकका क्र. 4 ची वेळ : (ओळख) 05/02/2005 01:14 PM

Drunday

प्र. दु. निबंधकाची सही, उरण (पनवेल 2)

दस्त नोंद केल्याचा दिनांक : 05/02/2005 01:14 PM

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

- 1) आर अे रणधारे- - ,घर/प्लॉट नं:-
गल्ली/रस्ता:-
ईमारतीचे नाव:-
ईमारत नं:-
पेट/बसाहत: बी/10/6/3,से 13,नविन पनवेल
शहर/गाव:-
तालुका:-
पिन:-
- 2) निलेश अे कदम- - ,घर/प्लॉट नं:-
गल्ली/रस्ता:-
ईमारतीचे नाव:-
ईमारत नं:-
पेट/बसाहत:-
शहर/गाव:के एल-4/88/2, सेक्टर 4 ई, कळंबोली
तालुका:-
पिन:-

गमाणत करणेत येत की, या दस्त

चा 25 पाने आहेत

प्र. दु. निबंधक
उरण

प्र. दु. निबंधकाची सही
उरण (पनवेल 2)

नंबराचे बुकाचे 92006 नंबरा

नोंदला.



Drunday

प्र. दु. निबंधक, उरण.

तारीख

05 माहे 02 सन 2005

उपमंडळ अधिकता (सिविल)

भारत संचार निगम लिमिटेड (सिविल) उपमंडळ
नया पनवेल, जिला रायगड पिन-410 206.



Omkar Krupa Associates

001, 'Saffron', Plot No. 11, Panvel - Matheran Road, Sector No.1, New Panvel (E), Navi Mumbai.
Tel.: 2745 5501 / 2746 4192, Tele fax. 2745 0585 Resi.: 2745 8992 Mobile : 98201 33843
E - mail.: omkarkrupa@rediffmail.com

Date 28/02/2008

POSSESSION LETTER

To,
Mr. Ashapogu Sheshanna, Mrs. Saroja Sheshanna & Mr. Anand Sheshanna
E-1/2, Nehru Road, P& T Colony,
Vakola (E), Mumbai - 400029.

Dear Sir/Madam,

We are pleased today to handover the keys of your new Flat. We know it is the happiest moment of your life. After receipt of full and final amount, we have handed over to you a vacant and peaceful possession of your Flat No. **202/A** on the **Second** floor in the building (**OMKAR KRUPA'S "BASANT BAHAR"**) at Plot No. **05**, Sector No. **11**, Kamothe, Navi Mumbai in tenantable conditions.

Now that you have personally inspected the Flat before taking possession and have communicated to us that you are fully satisfied with the construction including wood work, sanitary fittings, plumbing work, electric fittings, aluminum sliding, painting and other fixtures, fittings and amenities provided to you as per agreement in your aforesaid Flat, you can occupy the Flat. You have also personally verified that there is no leakage from any portion of your Flat and that you are put in possession of the Flat in perfect order and condition.

Kindly note that after taking the possession we will not be in position to address and attend your complaints.

You are also aware that you shall be solely responsible for any modifications, alterations or addition in your Flat after this possession and own the responsibility for any such alteration or addition, which may or may not endanger the safety of the building or its occupants and which may be permissible/authorised by CIDCO or any Local Governing Body. You shall abide by all prevailing rules and regulations by CIDCO as per their GDCR & or any Local Governing Body in this regard.

Thank you for your co-operation and wish you a very happy living in your dream Flat.

Yours faithfully,
Handed Over
For OMKAR KRUPA ASSOCIATES

PARTNER
Date: 28/02/2008

Taken Over
I/We confirm

Signature of Purchaser

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

"NIRMAL", 2nd Floor, Nariman Point,
Mumbai - 400 021.
PHONE : (Reception) 00-91-22-6650 0900
00-91-22-6650 0928
FAX : 00-91-22-2202 2509 / 6650 0933

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Ref. No.

REF NO: CIDCO/BPI/ATPO/1633

Date : 26/10/07

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [Res. BUA=2750.98 Sq.mtrs., Comm. BUA= 473.76 Sq.mtrs. Total BUA=3224.74 Sq.mtrs. (No. of Units R-104, C-34)] on Plot no.05, Sector-11 at Kamothe (12.5% Scheme) of Navi Mumbai completed under the supervision of M/s Sheshnath & Associates has been inspected on 26/07/2007 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 11/07/2003 and that the development is fit for the use for which it has been carried out.

V. Venu Gopal
26/10/07

(V. Venu Gopal)
ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopta

CIDCO

WE MAKE CITIES

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**REGD. OFFICE :**

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FAX : 00-91-22-6791 8166

Ref. No.

Date : 26/10/2007

CIDCO/BPI/ATPO/1633

To

✓ Mr. Kazi Abdul Rehman Kazi Kamaluddin
At. Kamothe, Tal. Panvel,
Dist. Raigad

- Sub:-** Occupancy Certificate for Residential Building on
Plot no.05, Sector-11 at Kamothe (12.5% Scheme)
- Ref:-** 1) Your architect's letter dtd. 19/07/2007 & 18/10/2007
2) Architects completion certificate dtd. 19/07/2007
3) Structural stability certificate dtd. 16/07/2007
4) Fire NOC vide CIDCO/Fire/ KLM/101/2007, dtd.17/10/2007
5) DCC vide CIDCO/EE(KMT-I)/536, dtd.13/08/2007
6) Health NOC vide CIDCO/PHS/2007/276, dtd. 10/08/2007
7) Estate NOC vide CIDCO/Estate/12.5% scheme/Kamothe
/300/07, dtd. 30/08/2007

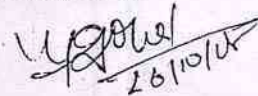
Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings duly approved.

You shall have to carry out Structural Audit of this development from Structural Engineer after every 5 years from the date of occupancy certificate granted and submit the copy of structural audit to Estate Section, CIDCO for their record. However, if the said premises is to be transferred to the register society, the above terms & conditions shall be incorporated in the conveyance deed and the society members shall be made aware of the said terms & conditions at the time of execution of conveyance deed.

Thanking you.

Yours faithfully,



(V. Venu Gopal)

ADDL.TOWN PLANNING OFFICER
Navi Mumbai & Khopta