



HLST - NAVI MUMBAI

Saving A/C No	RLMS REF NO
CIF NO	Tie up no (if applicable)
LOS Reference No	PAL / Take Over / New / REsale/ Top up / LAP

Applicant Name	Mr. Birendra Nath Swargiary		
Co-Applicant Name	Mrs. Padmaja Swargiary		
Co-Applicant Name			
Co-Applicant Name	9167692965		
Contract (Resi)	Mobile	9322144271	
Loan Amount	Tenure		
Interest Rate	EMI		
Loan Type	LAP	SBI LIFE	No
Moratorium Require	Yes/No	Moratorium Period	

Property Location	Karve
Property Cost	
Name of Developer / Vendor	Satlaj Residency

RBO - NAVI MUMBAI ZONE - THANE	Branch	Swastik Park Karve	(Code No.)	70984
Contact Person	Vedya G	7280793	Mobile No.	8850557384
Name of RACPC Co-ordinator along with Mob No.				

	DATE		DATE
SEARCH - 1		ITR VERIFICATION	
SEARCH - 2		RESIDENCE VERIFICATION	} Sameer 21/8/2
VALUATION - 1		OFFICE VERIFICATION	
VALUATION - 2		SITE INSPECTION	

HLST / BST / BM / ALOMG WITH Mob No.

A/C NO :
SBI LIFE A/C NO.
NAME : 1.
2.
3.



Thursday, September 08, 2005
11:54:12 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 537

गावाचे नाव कागोटे

दिनांक 08/09/2005

दस्ताऐवजाचा अनुक्रमांक

उरण - 06721 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: बीरेन्द्रनाथ रवर्गीयारी

नोंदणी फी

:-

9630.00

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

:-

940.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (47)

एकूण

रु.

10570.00

आपणास हा दस्त अंदाजे 12:09PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 962178 रु. मोबदला: 927113रु.
भरलेले मुद्रांक शुल्क: 46200 रु.

मुळ दस्ताऐवज परत दिला.

लिधीक

दुय्यम निबंधक, उरण

मुळ दस्ताऐवज परत मिळाला

पक्षकाराची सही





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१/६०	

AGREEMENT TO SALE

THIS ARTICLES OF AGREEMENT made at C.B.D.-Belapur this 05 day of Sept, 2005, between **M/S. MAHALAXMI HOME LAND PRIVATE LIMITED**, a private limited company, duly incorporated under the Companies Act, 1956, having its registered office at 112, Maker Chamber-III, Nariman Point, Mumbai-400 021, hereinafter called "**THE BUILDERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns) OF THE ONE PART

G.P.M.

24/03/05 (and; 22/11/05)
SBI पत्रवेल चलन क्र. १५. २२/११/०५
व पत्ता BI E PAND E UNCAH SURVAGIADY
नं. Number.
रत W.K. Singh

U.K. Chavan
U.K. CHAVAN
PROPER OFFICER
Sub Registrar Panvel.
Dist. Raigad

MAHARASHTRA GOVERNMENT
REGISTRATION DEPARTMENT
MUMBAI
STAMP DUTY MAHARASHTRA
R-0046205

SHRI/RMT / MRS / M/S

residing/carrying on the business at

hereinafter called "THE PURCHASER(S)" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) OF THE OTHER PART.

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6929	2304
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WHEREAS CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, is a company incorporated under the Companies Act, 1956 (I of 1956) (hereinafter referred to as "THE CORPORATION") and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai 400 021. The Corporation has been declared as New Town Development Authority, under the provision of Sub Section (3A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.-XXXVII of 1966) (hereinafter referred to as "THE SAID ACT") for the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section Section 113 of the said Act;



AND WHEREAS the state Government has acquired land within the delineated area of Navi Mumbai 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;

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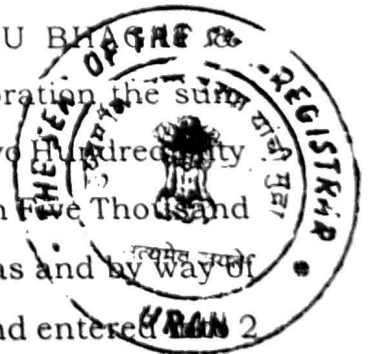
*Mumbai
P. J. Sawga*

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 SMT. SHARDA PADU GOVARI & SIX OTHERS and SHRI BALKRISHNA BABU BHAGAT & THIRTY EIGHT OTHERS (hereinafter referred to as "THE ORIGINAL LICENSEES") had been allotted the Plots of Land by the said Corporation bearing numbers 8 & 8-B under 12.5% erstwhile Gaothan Expansion Scheme of CIDCO admeasuring 1433.97 Sq. Mts. and 3550.03 Sq. Mts. respectively, both situated at Sector No.-35, Village-Kamothe, Phase-II, Tal.-Panvel, Dist.-Raigad and more particularly described in the first schedule hereunder written (hereinafter referred to as "THE SAID PROPERTY") on the terms and conditions including the conditions of lease of the said Property as set out therein.

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AND WHEREAS SMT. SHARDA PADU GOVARI & SIX OTHERS and SHRI BALKRISHNA BABU BHAGAT & THIRTY EIGHT OTHERS paid to the Corporation the sum of Rs.16,250/- (Rupees Sixteen Thousand Two Hundred Only) and Rs.1,05,550/- (Rupees One Lakh Five Thousand Five Hundred and Fifty Only) respectively as and by way of full and final payment of Lease Premium and entered (Two) Agreements to Lease dated 05/08/2003 and 05/09/2003 respectively and after construction of the building(s) on the said plots, the Corporation shall execute the Lease Deed in favour of the Licensees granting the lease of the said plots to the Licensees for a period of 60 (sixty) years from the date of said Agreements to Lease;



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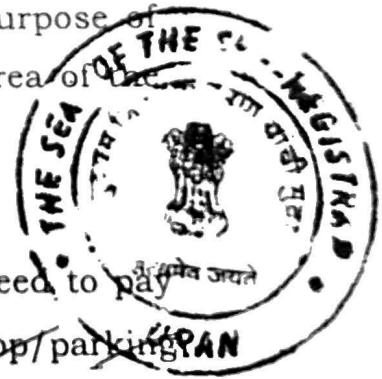
AND WHEREAS the Builders expressed their intention to dispose off the Flats/Shops/Other Units in the proposed new building project to be known as "SUTLEJ RESIDENCY/ MAHALAXMI MALL" consisting of 7 Wings in the building out of which A & B Wings are 7 Storied residential buildings, C, D and E Wings are 4 Storied residential buildings, F and G are residential cum shopping mall, comprising shops on the ground and First Floor as the Shopping Mall and three upper floors as the residential flats on OWNERSHIP BASIS to the prospective buyers.

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AND WHEREAS at the request of the Purchaser(s) the Builders have agreed to sell to the Purchaser(s) the Flat/Shop/ parking space bearing number 605 on the Sixth floor in A Wing of the building project known as 'SUTLEJ RESIDENCY/MAHALAXMI MALL' being constructed on the portion of the said land having approximate Carpet area of 662.9 Sq. Ft. including the area of balcony and or loft and or terrace in the said building on ownership basis as agreed to by and between them which is hereinafter referred to as "THE SAID PREMISES" as per the floor plan annexed hereto and marked as 'Annexure-A '. However, for the purpose of calculation of stamp duty the total built up area of premises is 795.48 Sq. Ft.

61.53
59 sq. ft.

73.90 sq. ft.



AND WHEREAS the Purchaser(s) has/have agreed to pay price/consideration in respect of the said flat/ shop/ parking space and other premises in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said building;

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Original Title Certificate of the Advocate SHRI SUNIL GARG
at 'Annexure A' hereto and has/have satisfied himself/
herself/themselves in respect of the contents thereof

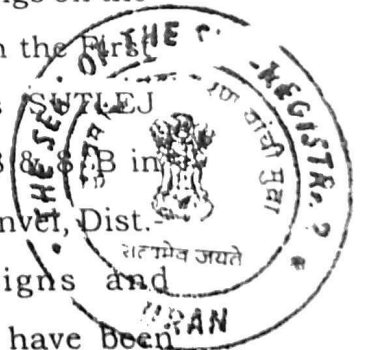
AND WHEREAS the Builders are entering into separate
Agreements with several persons and parties for the sale of
flat/shop/parking space in the said Building.

AND WHEREAS the Purchaser(s) agree and declare that the
representations and assurances made on his/her/their
part in the recitals of this Agreement in the manner
foregoing shall form a part and parcel of the terms and
conditions of this Agreement and that the Purchaser(s)
has/have consented to the same.

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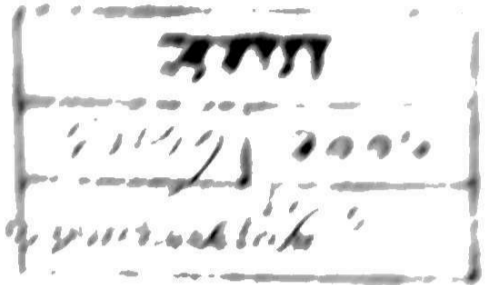
Now this Indenture witnesseth and it is hereby agreed
by and between the Parties hereto as follows:

- 1) The Builders shall under normal conditions
construct the residential-cum-commercial buildings on the
said Plots of land (more particularly described in the First
schedule here under written) to be known as 'RESIDENCY/MAHALAXMI MALL' on Plot Nos.-8
Sector No.-35, Village-Kamothe, Phase-II, Tal.-Panvel, Dist.
Raigad, in accordance with plans, designs and
specifications approved by CIDCO and which have been
seen and approved by the Purchaser(s) with only such
variations and modifications as the Builders may consider
necessary or as may be required by CIDCO or any other
Concerned Public Authority to be made in any of the
flats/shops. The Purchaser(s) shall not in any manner



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subject to such variations, modifications and additional
provisions as may be necessary to carry out the
plans approved by the owner.

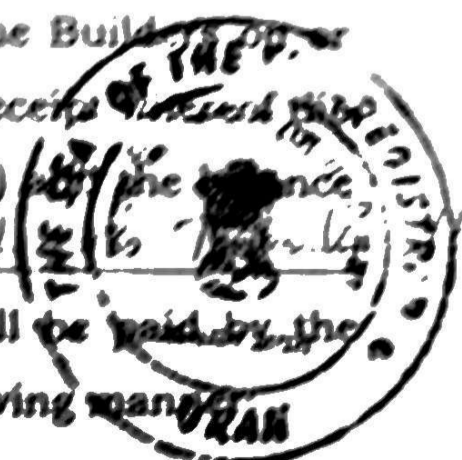


The Purchaser(s) hereby agree to purchase
the Builders and the Builders hereby agree to sell to the
Purchaser(s) in the building project known as 'WISDOM
PROJECT' / 'MAHARAJA MALL' the flat/Shop/Parking
space bearing No. 501 on the 5th floor in the

Building having carpet area of 650 Sq. Ft. or
thereabouts and

Sq. Ft. of terrace area in case of
terrace flats as shown in the floor plan annexed hereto and
marked as 'Terrace B' hereinafter referred to as "THE
SAYI PLAT/SHOP/PARKING SPACE" for a lump sum price
of Rs. 9,20,000/- (Rupees Nine Lacs Only)

inclusive of
amounts more particularly described in the Second
Schedule hereunder written. The Purchaser(s) hereby agree
to pay to the Builders Rs. 9,20,000/- (Rupees Nine Lacs
Only) as the lump sum price for the Flat/Shop/Parking Space out
of which a sum of Rs. 1,00,000/- (Rupees One Hundred
Only) has been paid by the Purchaser(s) to the Builders prior to
before execution of these presents (the receipts of the
Builders hereby admit and acknowledge) and the balance
of Rs. 8,20,000/- (Rupees Eight Lacs Only) will be paid by the
Purchaser(s) to the Builders in the following manner:



object to such variations, modifications and additional construction if any and hereby expressly accords his/her/ their consent to the same.

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2) The Purchaser(s) hereby agree to purchase from the Builders and the Builders hereby agree to sell to the Purchaser(s) in the buildings project known as 'SUTLEJ RESIDENCY/MAHALAXMI MALL' the flats/shop/parking space bearing No. 605 on the Sixth floor in the 'A' Wing, having carpet area of 662.9 Sq. Ft. or thereabouts and Sq. Ft. of terrace area in case of terrace flats as shown in the floor plan annexed hereto and marked as 'Annexure-B' hereinafter referred to as "THE SAID FLAT/SHOP/PARKING SPACE" for a lump sum price

61.58 Sq. units

of Rs. 9,27,113/- (Rupees Nine Lacs Twenty Seven Thousand One Hundred Thirteen Only) inclusive of amenities more particularly described in the Second Schedule hereunder written. The Purchaser(s) hereby agree to pay to the Builders Rs. 9,27,113/- (Rupees Nine Lacs Twenty Seven Thousand One Hundred Thirteen Only)

as the lumpsum price for the Flat/Shop/Parking Space out of which a sum of Rs. 7000/- (Rupees Seven Thousand only Only)

has been paid by the Purchaser(s) to the Builders on or before execution of these presents (the receipt whereof the Builders hereby admit and acknowledge) and the balance Rs. 9,20,113/- (Rupees Nine Lacs Twenty Thousand One Hundred Thirteen Only) will be paid by the Purchaser(s) to the Builders in the following manner



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PAYMENT SCHEDULE

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Particulars	Amount (Rs.)
Booking Amount	7000/-
On Completion of Footing	92711/-
On Completion of Filling Work	92711/-
On Completion of Plinth Work	231778/-
On Completion of 1 st Slab	64897/-
On Completion of 2 nd Slab	64897/-
On Completion of 3 rd Slab	46353/-
On Completion of 4 th Slab	46353/-
On Completion of 5 th Slab	37084/-
On Completion of 6 th Slab	27813/-
On Completion of 7 th Slab	27813/-
On Completion of 8 th Slab	27813/-
On Completion of Brick Work	27813/-
On Completion of Internal Plaster	27813/-
On Completion of External Plaster	27813/-
On Completion of Plumbing & Electric except Fitting	27813/-
On Completion of Flooring & Tiling	27813/-
On Receipt of Occupation Certificate with plumbing, electric, hardware fittings fully completed	20,821/-
Total Consideration :	9,27,113/-
Total Amount Paid :	7000/-
Balance Amount :	9,20,113/-

In addition to the abovementioned price, the Purchaser(s) will also be liable to bear and pay the following charges.



pl

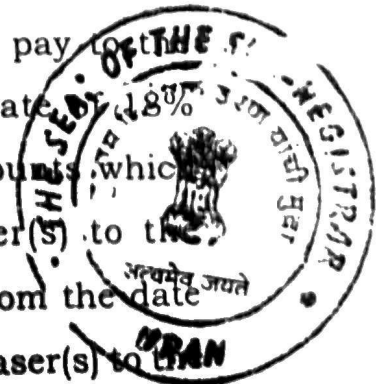
Swamy

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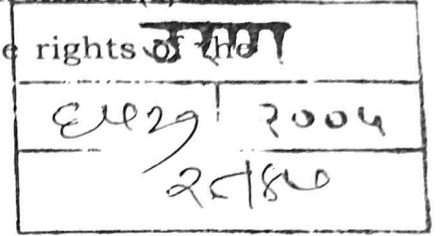
the time of sanctioning the plans or thereafter and shall before handing over possession of the flat/shop/parking space to the Purchaser(s) and shall obtain from CIDCO the Occupation and/or Completion Certificate in respect of the said flats/shop/parking space.

4) The Builders will endeavor to utilize the entire FSI (Floor space index) available on the said Plots of land. In case the Builders are unable for any reason whatsoever to utilize the entire FSI, the balance unused, unutilized and residual FSI shall always belong to the Builders. It is hereby agreed between the Parties that any additional FSI available in the future as a result of change in the Building Regulations or availability of Transfer of Development Rights (TDRs) or due to other reasons, shall exclusively belong to the Builders and the Builders shall utilize the same by constructing additional floors on the building or stilts for commercial or residential use or in other manner and the Purchaser(s) hereby expressly consent to the same and shall not raise any objection or claim in that regard at any time whatsoever notwithstanding the Builders having handed over the charge of the Building to the Co-operative Society to be formed by the flat Purchaser(s).

5) The Purchaser(s) hereby agree to pay to the Builders delayed payment charges at the rate of 18% (Eighteen Percent) per annum on all the amounts which become due and payable by the Purchaser(s) to the Builders under the term of this Agreement from the date the said amount become payable by the Purchaser(s) to the Builders.

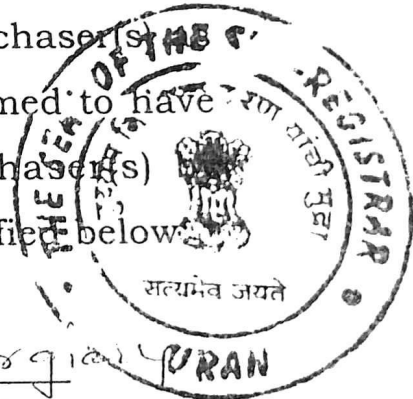


Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser(s) by the Builders shall not be construed as a waiver on the part of the Builders of any breach of non-compliance of the terms and conditions of this Agreement by the Purchaser(s) nor shall the same in any manner prejudice the rights of the Builders.



28) The Purchaser(s) and/or the Builders shall present this Agreement as well as the Lease Deed at the proper registration office for registration within the time limit prescribed by the Registration Act and the Builders will attend such office and admit execution thereof.

29) All notice to be served on the Purchaser(s) contemplated by this Agreement shall be deemed to have been duly served if sent to the said Purchaser(s) registered post at his/her/their address specified below



Birendranath Swargial
JPS staff qtrs, flat no. 11,
Sector - 15, Nehru.

30) It is also understood and agreed by and between the parties hereto that the terrace space in front of adjacent

FIRST SCHEDULE

DESCRIPTION OF THE PLOTS

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Plot No.-8

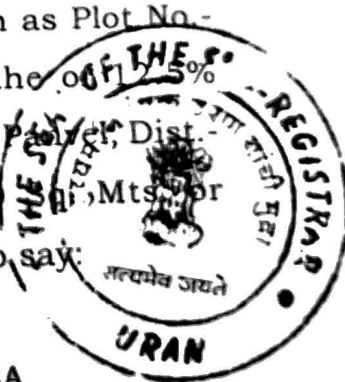
ALL THAT PIECE OR PARCEL of land known as Plot No.-8 at Sector No.-35, Village/Site-Kamothe of 12.5% (Erstwhile Gaothan Expansion Scheme), Tal.-Panvel, Dist.-Raigad, containing by measurement 1433.70 Sq. Mts. or thereabout and bounded as follows that is to say:

On or towards the North by : Plot No.-18
On or towards the South by : 3 Mts. Path Way
On or towards the East by : Plot No.-8B
On or towards the West by : 15 Mts. Wide Road

Plot No.-8B

ALL THAT PIECE OR PARCEL of land known as Plot No.-8/B at Sector No.-35, Village/Site-Kamothe of 12.5% (Erstwhile Gaothan Expansion Scheme), Tal.-Panvel, Dist.-Raigad, containing by measurement 3550 Sq. Mts. or thereabout and bounded as follows that is to say:

On or towards the North by : Plot No.-8A
On or towards the South by : 3 Mts. Path Way
On or towards the East by : 32 Mts. wide Road
On or towards the West by : Plot No.-18 and 8



REGISTRATION NO. 1271

12/1/1975

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 43 of the Maharashtra Regional and Town Planning Act, 1975 (Maharashtra Act No. 17 of 1975).

M/S. [Name] Home Land Pvt. Ltd.
Plot No. B & BB Road No. [Number] [Area] [Details]
As per the approved plan and subject to the following conditions:-
1. [Condition 1]
2. [Condition 2]
3. [Condition 3]
4. [Condition 4]

Stamp box containing registration number 1271, date 12/1/1975, and other details.

- 1. This Certificate is liable to be revoked by the Corporation if:-
(a) The development work in respect of which permission is granted under this certificate is not carried out or is not carried out in accordance with the approved plan.
(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed here by the Corporation is contravened.
(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 fact or in law, is deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1975.
2. The applicant shall:
(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.
(b) Give written notice to the Corporation regarding completion of the work.
(c) Obtain Occupancy Certificate from the Corporation.
(d) Permit authorised officers of the Corporation to enter the building or premises, in which, the permission has been granted, at any time for the purpose of ensuring the compliance with the Regulations and conditions of this certificate.

- 3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provisions (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and / or GLCRs - 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 43 of the Maharashtra Regional and Town Planning Act, 1975 and as per regulation no 16.1(2) of the GLCRs - 1975.



REF NO. CHD/CO/AT/PO/

1271

22/2/145

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

M/s Motherlaxmi Home Land Pvt. Ldo.
Unit Plot No. B & BB Road No. - Sector 35 Node G.E.S. Kamalheer

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

development work of the proposed Residential Building (A, B, C, F & G wing & D, E wing G-7th floor) Resi. B.U.A. = 6333.120 m² Net total B.U.A. (Comm. B.V.A. = 1099.182 m²) = 7432.302 m²

(Nos. of Residential Units 181 Nos. of Commercial units 115)

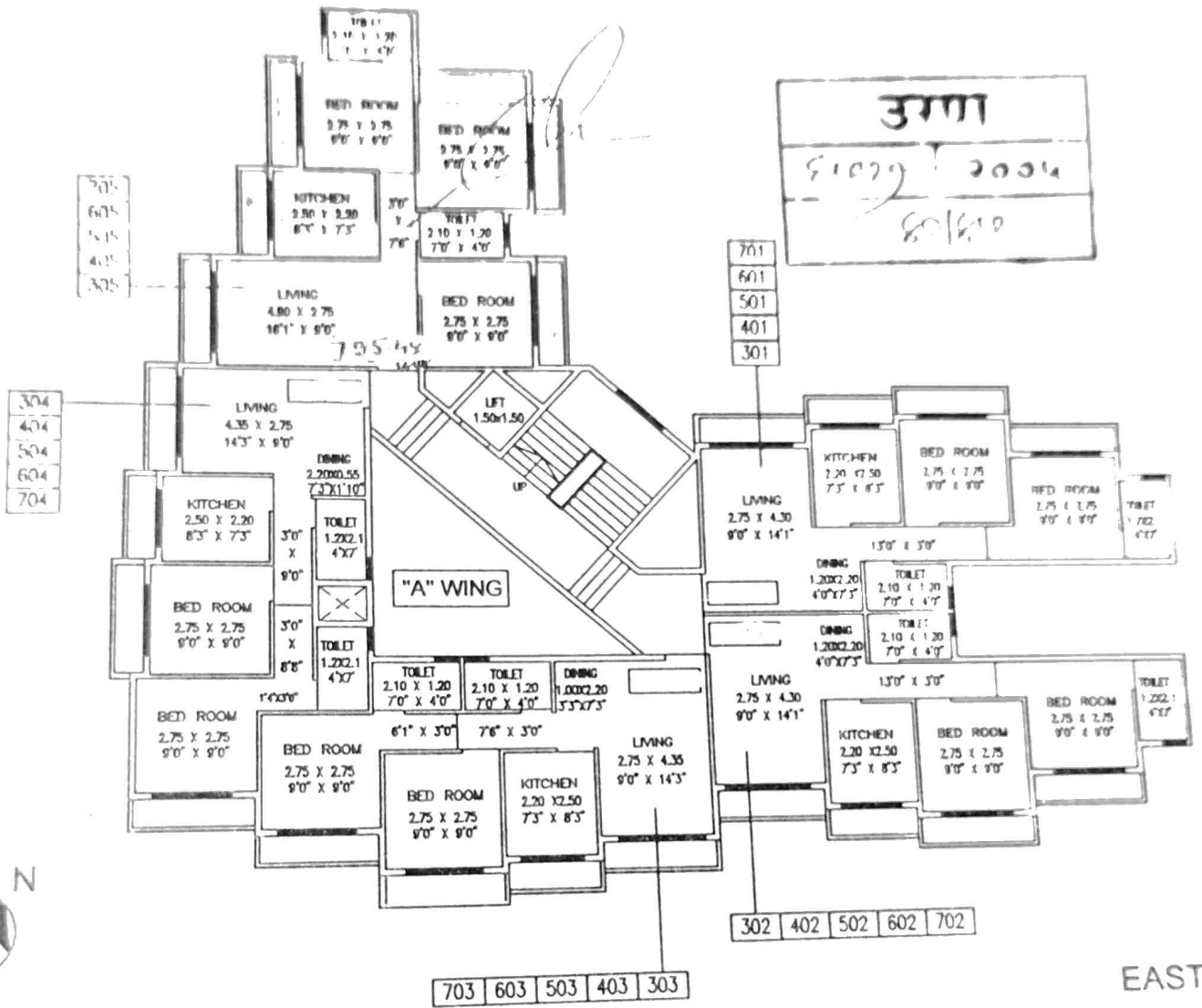
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E0029 2004
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- This Certificate is liable to be revoked by the Corporation if :-
 - The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
 - 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.
- The applicant shall :
 - Give a notice to the Corporation for completion of development work upto plinth level, atleast 7 days before the commencement of the further work.
 - Give written notice to the Corporation regarding completion of the work.
 - Obtain Occupancy Certificate from the Corporation.
 - 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.
- 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.
- The Certificate shall remain valid for period of 1 year from the date of its issue, thereafter revalidation of the same shall be done in accordance with provision of Section 45 of MRTP Act- 1966 and as per regulation no. 16.1(2) of the GDCRs - 1975.



WEST

NORTH



EAST

SOUTH

TYPICAL FLOOR PLAN	<h2>" SATLEJ "</h2> <p>PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON PLOT NO-8 & 8B, SECTOR-35, KAMOTHE.</p> <p>DEVELOPERS: MAHALAXMI HOME LAND PVT. LTD. MONARCH PLAZA PLOT NO 56, SECTOR - 11, C.B.U. BELAPUR, PH. NO) 2157 9172, 2156 1991/98, 2156 3228, 2156 1563.</p>	ARCHITECT
DRAWN BY: A/B		ANIL DOSHI & ASSOCIATES (ARCHITECTS, ENGINEERS & PLANNERS)
SCALE : M. S.		226, CENTRAL FACILITY BLDG, A.P.M.C MARKET PHASE 4, VASHI, NAVI MUMBAI PH. NO) 27664380, 27654638
DATE : 26/10/04		



WHEREAS we are the Developers of the following projects under construction situated on the piece and parcel of the plots of land described below:-

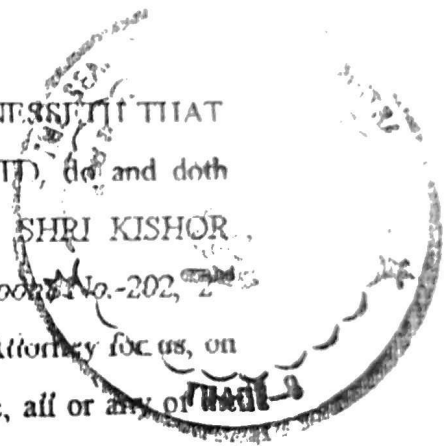
MAHALAXMI MALL & SATLEJ RESIDENCY

Plot No.- 8&8B, Sector No.-35, Kamothe, admeasuring about 4984 Sq. Mts, Tal Panvel, Dist. Raigad.

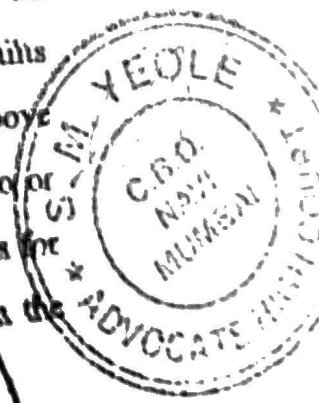
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AND WHEREAS being personally unable to attend to our affairs, we are desirous of appointing some fit and proper person to represent us for the purposes hereinafter set forth.

NOW KNOW WE AND THESE PRESENTS WITNESS THAT we M/S MAHALAXMI HOMELAND PRIVATE LTD, do and doth hereby Nominate, Constitute and Appoint the said SHRI KISHOR KUMAR SINGH, residing at Building No.-SP-6, Room No.-202, Floor, Sai Nagar, Panvel, to be our true and Lawful Attorney for us, on our behalf and in our name to do or cause to be done, all or any of the following acts, deeds, matters and things that is to say:



1 TO PRESENT and lodge in the office of the Concerned Sub-Registrar of Assurance, at Panvel or elsewhere and to admit execution of various agreements for sale executed by us or to be executed by us with various purchasers of flats/ offices/ shops/ stalls/ parking spaces in the proposed building project as mentioned above and to admit ~~if necessary the receipt of consideration~~ and to do or expedient to complete the registration of the various agreements for sale in respect of flats, offices, shops, stalls/ parking spaces in the aforesaid building projects in the manner ~~as required by the Registrar~~



Handwritten signature or initials at the bottom of the page.

Head Office
CIDCO Bhamburda, 6 RD, Andhera W
Mumbai - 400 053
Phone : (022) 22 477 8100
Fax : (022) 22 477 9125

HEAD OFFICE
CIDCO Bhamburda, 6 RD, Andhera W
Mumbai - 400 053
Phone : (022) 22 477 8100
Fax : (022) 22 477 9125

FILE NO CIDCO/BP/ATPO/3 5 3 8 ==

Date: 26 DEC 2008

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (A & B Wing) (288 Res BUA= 3146.737 Sq.mtrs., (No. of Res. Units R-72 Nos)) on Plot no.8 & 8B, Sector-35 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Anil Doshi & Associates has been inspected on 26/12/2008 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 28/07/2008 and that the development is fit for use for which it has been carried out.

प व ल - ५	
७५०६	२०१३
१७ / २५	

V. Venu Gopal
26/12/08

(V. Venu Gopal)
Sr. Planner (BP)
Navi Mumbai & Khopda



Saving A/C No.

RESIDENTIAL - NAVI MUMBAI

CIDCO
WE MAKE CITIES

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE :
CIDCO Bhavan, CBD-Belapur,
Navi Mumbai - 400 614.
PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8165

21, Nariman Point,
Mumbai - 400 025.
PHONE : 00-91-22-6650 0900
00-91-22-6650 0928
00-91-22-2609 / 6650 0933

REF NO: CIDCO/BP/ATPO/3 5 3 8

Date: 26 DEC 2008

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building (A & B Wing) [Total Res. BUA= 3146.737 Sq.mtrs., (No. of Res. Units R-72 Nos.)] on Plot no.8 & 8B, Sector-35 at Kamothe (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Anil Doshi & Associates has been inspected on 21/11/2008 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 28/07/2008 and that the development is fit for the use for which it has been carried out.

प व ल - ५	
७५०६	२०२३
१६ / २५	

V. Venu Gopal
26/12/08

(V. Venu Gopal)
Sr. Planner (BP)
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CIDCO
WE MAKE CITIES

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Office: Nariman Point,
Mumbai - 400 025

HEAD OFFICE :
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PHONE : 00-91-22-6791 8100
FAX : 00-91-22-6791 8166

Telephone : 00-91-22-6650 0900
00-91-22-6650 0928
00-22-2509 / 6650 0933

REF NO: CIDCO/BP/ATPO/3538

Date: 26 DEC 2008

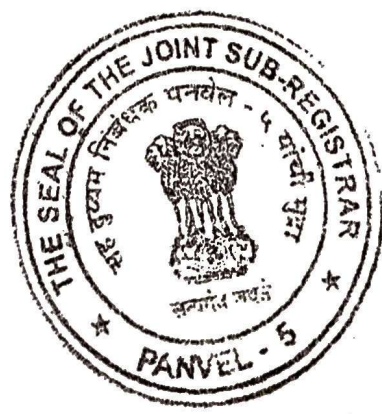
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V. Venu Gopal
26/12/08

(V. Venu Gopal)
Sr. Planner (BP)
Navi Mumbai & Khopda



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:
C-10/101, 2nd Floor, Maharashtra
Government, 400 021
MUMBAI - 400 021 (Dist. Mumbai) (C-10/101 2nd Floor, 101/1)
(C-10/101 2nd Floor, 101/1)
FAX: (022) 22 22 02 2202 / 2202 2202

REGISTERED
OFFICE:
Plot No. 101/1, 2nd Floor,
C-10/101, 101/1
MUMBAI - 400 021

Doc No: CIPC/COM/11/3255--
To:

Date: 7 OCT 2007

M/s Mahalaxmi Home Land Pvt. Ltd.
112, Maker Chambers III, 223, Narayan Point,
MUMBAI

- Sub:- Part Occupancy Certificate for Residential Building on Plot no. B & 2B, Sector-35 at Yametia (12.5% scheme)
- Ref:- 1) Your architect's letter dated 01/08/2008 & 03/10/2008
 2) Drainage Connection certificate issued by EE (Kmc-1) vide letter dtd. 23/08/2007
 3) IDC (100%) of Rs. 49,84,000/- paid vide Chalan no 89477 dtd. 06/12/2004, amount Rs. 24,92,000/- & Chalan No. 103452 dtd. 03/10/2008, amount Rs. 24,92,000/-

Dear Sir,

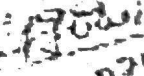
Please find enclosed therewith the necessary Part Occupancy Certificate for Residential Building on above mentioned plot alongwith as built drawings as approved.

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.

Since, you have paid 100% IDC amounting Rs. 49,84,000/- paid vide Chalan no. 89477, dtd. 06/12/2004, amount Rs. 24,92,000/- & Chalan No 103452 dtd. 03/10/2008, amount Rs. 24,92,000/-, you may approach to the Office of Executive Engineer (Env.) to get the water supply connection to your Residential Building - Wing No. C, D & E and Commercial Building Wing - F & G (Gr. Floor & 1st Floor) only.

Thanking you,

Yours faithfully,


(V. Venu Gopal)
Sr. Planner (SP)
Navi Mumbai & Khopla