

Please Tick

Saving A/C No 39801057573

Branch FILE No

CIF NO 85329155713

Tie up no
(if app. - other)

LOS Reference No

PAL/Take Over/NEW/Resale/Top up

Applicant Name HARI KRISHNA

Co-Applicant Name JYOTI KUMARI (91300300507)

Contract (Resi.):

Mobile: 7738009076

Loan Amount: 70 LAKH

Tenure: ~~24~~ 20 MONTH (17 years)

Interest Rate: 8.4%

EMI:

Loan Type: HOME LOAN (Resale)

SBI LIFE:

Hsg. Loan

Maxgain

Realty

Home Top up

Property Location: KHARGHAR

Property Cost:

Name of Developer / Vendor:

RBO - PENZONE -

Branch: KHANDESHWAR (Code No) 16374

Contact Person: AKASH WADKAR

Mobile No. 9082728675

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1		SITE INSPECTION	
VALUATION - 2			

HLST / MPST / BM / FS / along with Mob No.



RASMECCC - PANVEL
Sharda Terrace, Plot No. 55,
Sector 11, CBD Belapur,
Navi Mumbai 400 614

HL TO BE PARKED AT KHANDESHWAR

BRANCH

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARI KRISHNA

BHAGWAN PRASAD GUPTA

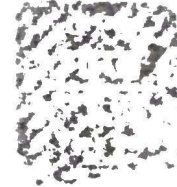
03/12/1980

Permanent Account Number

BMDPK0221P

Hari Krishna

Signature



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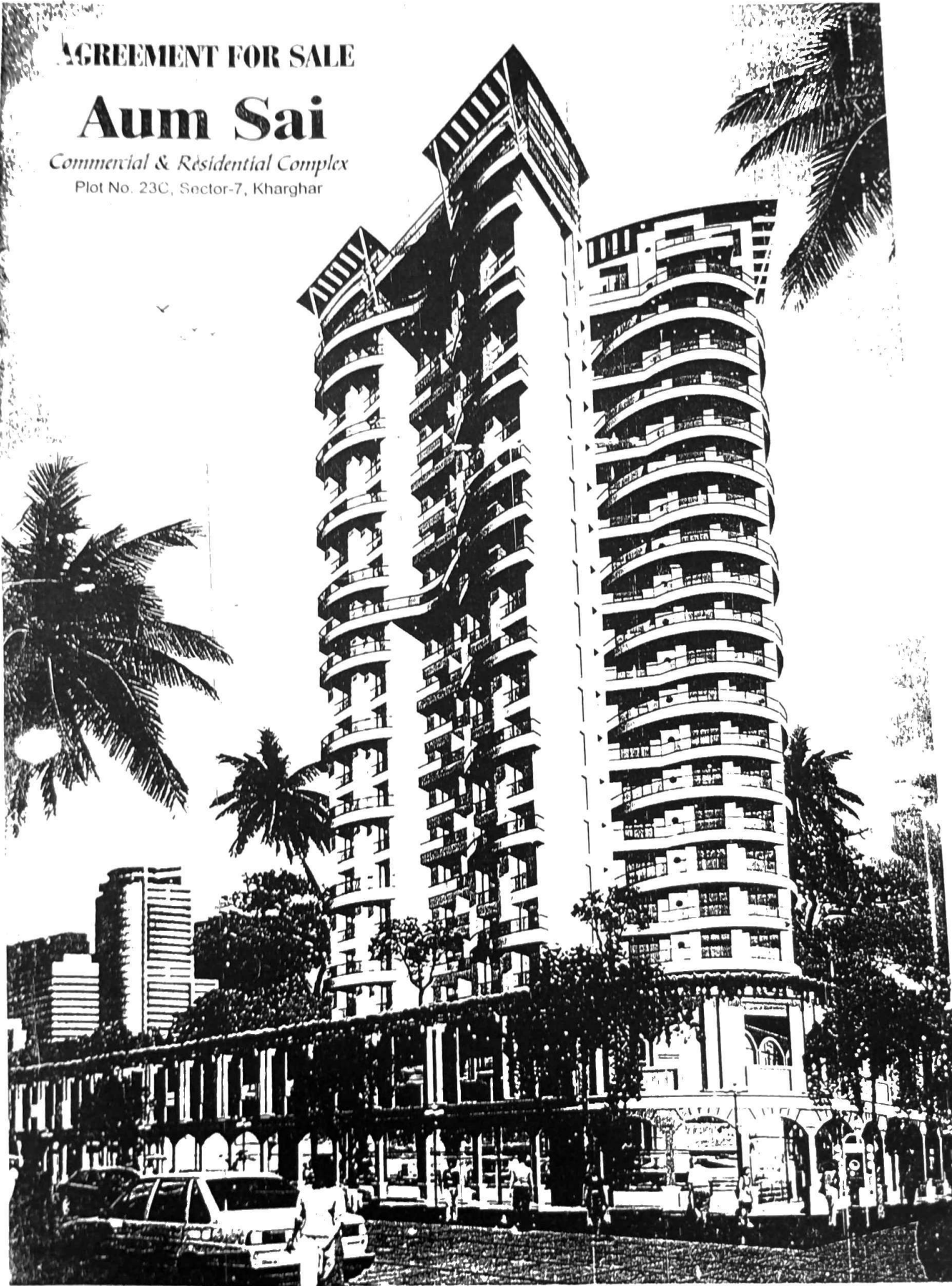
Hari Krishna

AGREEMENT FOR SALE

Aum Sai

Commercial & Residential Complex

Plot No. 23C, Sector-7, Kharghar





Friday, August 11, 2006
8:08 11 PM

Original
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घावती

घावती क्र. : 5861

दिनांक 11/08/2006

साध्याचे नाव खांद्यावर
वसतीसदस्यांच्या अनुक्रमांक घवती - 05838 - 2006
वसती सदस्यांच्या प्रकार करारनामा

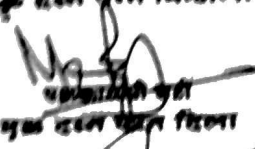
सादर करण्याचावे नाव: कुमार राजा वैनेनी

नोंदणी-फी	:-	24300.00
नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (40)	:-	800.00
एकूण	रु.	25100.00

आपणास हा दरत अंदाजे 5:18PM ह्या वेळेस मिळेल


मुख्यम निबंधक
सह दु.नि.पनवेल 3

बाजार मूल्य: 1784000 रु. मोबदला: 2430000रु.
भरलेले मुद्रांक शुल्क: 128400 रु.

मुकुंद दत्तल पुरन शिवाडाला

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बालेवाराची प्रवा
दि मर नगर को
THE MADANAGA
शाखा / Branch

दिनांक
मुद्रांक शुल्क/Stamp Duty
सेवा आकारणी शुल्क / S
Service Charges
No. of Document
एकूण / Total ₹./Rs.

आवणी करी (Amount in
रुपये) / Rupees
दुय पयिंग पार्टी
दिनांक / Pan No.
पत्ता / Address & Tel

ब्रान्च व शाखा/Name
D.D. / Cheque
रोकपात
Cashier

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The Madanaga Co-op Bank Ltd
Turbhe Branch, Kushi, Ulipatti
Bazar, Samitree Fruit Market Bldg.,
Turbhe, Navi Mumbai-400 105
D-5 STP, C R 1160 08 05 1951-54

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Authorised Signatory

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INDIA STAMP DUTY MAHARASHTRA

AGREEMENT FOR SALE

NEW HOMES PAN No. AAEFN 0276D

THIS AGREEMENT made at Navi Mumbai this 11 day of AUG 2006,
BETWEEN M/s. NEW HOMES, a Partnership firm duly registered under
the Indian Partnership Act, 1932, and carrying on business at 71, Mahavir
Centre, Plot No.72, Sector No.17, at Vashi, Navi Mumbai., hereinafter called
"the Builders" [Which expression shall where the context so admits, be
deemed to mean and include all the Partners of the said firm, their
representatives, heirs, executors and administrators] of the One Part;

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AND MR/MRS/MS: Mr. Kamesh Chandra Mysore & Mrs. Anuradha Mysore By Kamesh Mysore

hereinafter called "the Purchasers" (Which expression shall, where the context so admits be deemed to include his/her/their heirs, executors, administrators & assigns) of the Other Part

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company within the meaning of the companies Act 1956 (hereinafter referred to as "the Corporation") having its registered office at Nival, 2nd Floor, Nariman Point, Mumbai-400 021 The Corporation has been declared as a New Town Development Authority, under the Provisions of sub Sec (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")

AND WHEREAS the 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 as per the provisions of Sec 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 in to it in accordance with the proposal approved by the State Government under the said Act.

AND WHEREAS by its Allotment Letter dated 19th October 2005 the Corporation was leased to allot to the Builders the Plot bearing No. 23C, Sector No.7, Kharghar Navi Mumbai containing by admeasurement an area of 4480. 02. sq. mtrs. more particularly described in the first Schedule hereunder written.



AND WHEREAS after the payment of the lease premium, the Corporation entered into the Agreement to Lease dated 1st September, 2005 with the Builders for the lease of Plot No.23C, Sector No.7, at Kharghar, Navi Mumbai for 60 years for the purpose of constructing buildings on it for the residential-

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cum-commercial use and handed over the Possession of the said Plot to the builders

AND WHEREAS by virtue of the said Agreement to lease dated 1st September, 2005 the builders are seized and Possessed of and well and sufficiently entitled to the Plot No 23C lying being and situated at Sector No 7, at Kharghar Navi Mumbai more particularly described in the First Schedule hereunder written [hereinafter referred to as the said "Plot"]

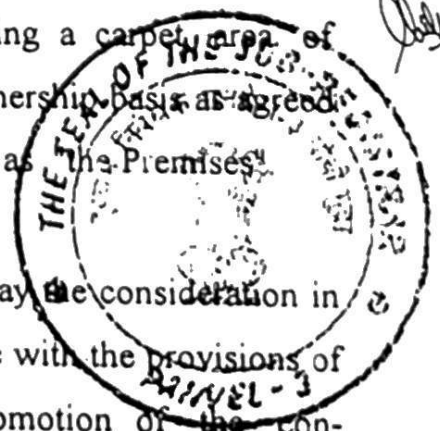
AND WHEREAS the builders have submitted the building Plans to the TOWN PLANNING OFFICER City & Industrial Development Corporation of Maharashtra Ltd, and they have accorded their approval to the said Plan and has issued Commencement Certificate vide CIDCO letter No. CIDCO/BP/ATPO/1528, dated 21/11/2005.

AND WHEREAS the Builders propose to construct on the aforesaid plot a building on ownership basis known as 'AUM SAI' as per the approved plans referred hereinabove and with such additions, modifications, revisions, alternation, therein if any, from time to time as may be approved by the Corporation/Planning Authorities.

AND WHEREAS the Builders have sole and exclusive right to dispose of the Shop/Office/Hall/Flat and other units in the Proposed building.

AND WHEREAS the Purchaser/s has/have verified the title documents and plans and have requested the Builders to allot a Shop/Office/Hall/Flat/unit bearing No. 16014 on the 16th Floor having a carpet area of 286 sq ft. and open terrace 36 sq.ft. on ownership basis as agreed to by and between them which is hereinafter referred to as the Premises

AND WHEREAS the Purchaser/s has/have agreed to pay the consideration in respect of the said Shop/Office/Hall/Flat in accordance with the provisions of the Maharashtra ownership Flat [Regulation of promotion of the 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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NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED/BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

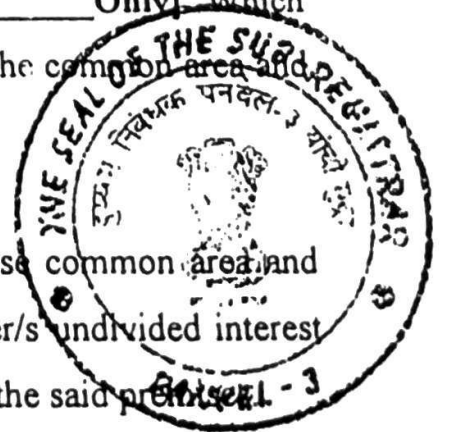
1. The Builders shall under normal conditions construct a residential-cum-commercial building as per the plans, designs and specifications inspected and approved by the Shop/Office/Hall/Flat Purchaser/s with such variations and modifications as the builders may consider necessary or may be required by any public authority to be made in any of the Shop/Office/Hall/Flat the Purchaser/s hereby consent to such variations.

2. The Purchaser/s has/have prior to the execution of this Agreement satisfied himself/themselves/herself about the title of the Builders to the said Plot, and no requisition or objection shall be raised upon the Builders in any matter relating thereto. A copy of the Certificate of Title issued by Advocate is hereto annexed and marked Annexure "B".

3. The Purchaser/s has/have agreed to acquire the said Shop/Office/Hall/Flat No. 1604 on the 16th Floor having a Carpet area of 886 sq.ft. and open terrace 36 sq.ft. are and also as undivided interest as shown on the Plan hereto attached and marked thereon surrounded of red coloured boundary line at or for lump sum Price of Rs. 24,30,000/- [Rupees Twenty four lac Thirty Thousand Only]

Only Which includes the proportionate Price for undivided interest in the common area and facilities of the building as mentioned in hereinabove.

4. The Premises under Purchaser 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 of the said premises.



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47. In addition to cost of Shop/Office/Hall/Flat, the Purchaser/s have to pay
 Rs. 2,11,900/- [Rupees Two Lacs Eleven Thousand Nine
Hundred Only]

being their proportionate contribution towards development charges, water
 resource development charges, expenses & deposits for procuring electric &
 water supply, legal & document charges, charges for formation of Co-Op.
 Hsg. Society' share money & entrance fee of Society, property tax till
 occupancy certificate.

Smitta

SCHEDULE OF LAND

ALL that Piece and Parcel of land bearing Plot No.23C, in Sector No.7, at
 Kharghar, Navi Mumbai, containing by admeasurements about
 4480.02.sq.mtrs. or thereabouts and bounded as follows:

ON OR TOWARDS THE NORTH: Plot No.23B & 15.Mtrs Wide Road
 ON OR TOWARDS THE SOUTH: 21.Mtrs.Wide Road.
 ON OR TOWARDS THE EAST : 15.Mtrs Wide Road.
 ON OR TOWARDS THE WEST : Plot No.23A.

SCHEDULE OF SHOP/OFFICE/HALL/FLAT

Shop/Office/Hall/Flat No. 1604 on 16th Floor [G+20], admeasuring
 about 82.34.sq.mtrs. carpet area or thereabouts in the building Known as
 "AumSai" situated on Plot No.23C, in Sector No.7, at Kharghar, Navi
 Mumbai.



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Shivwankar

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S. A. Siddique
B.A. L.L.B.
ADVOCATE HIGH COURT

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VASHI OFFICE :
15-A, Vardhaman Chambers,
Sector - 17, Vashi, Plot No. 84
Navi Mumbai - 400 705.
Phone : 7894503 / 7893172
Fax : 7892956,
Email : sasiddique@hotmail.com

RESIDENCE :
B-3/7:1:4, Sector:4, Vashi.
Navi Mumbai - 400 703.
Phone : 7823744

Ref. No. N/S/APP/11/NH/10E

Date : 26th September 05

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that Piece and Parcel of land known as Plot No.23C, Sector No.7, at Kharghar Navi Mumbai, containing by admeasurement 4480.02.sq.Meters or thereabouts.

This is to Certify that the Title of M/S.NEW HOMES,a Partnership Firm duly registered under the Indian Partnership Act,1932,and carrying on business at Office No.71,in Mahavir Centre,in Sector No.17,at Vashi Navi Mumbai.,hereinafter referred to as "the Builders"[Which expression shall where the context so admits,be deemed to include all the Partnes of the said firm,their representatives,heirs,executors and administrators]with regard to the above mentioned Plot

The City and Industrial Development Corporation Ltd,a company incorporated under the companies Act,1956, having its registered office at Nirmal,Narman Point, Mumbai-400021,The Corporation has been declared as a New Town Development Authority,under the provisions of sub sec.[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"]

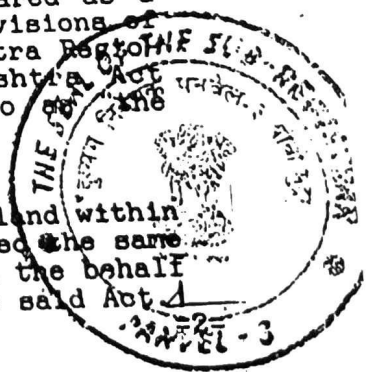
The Government of Maharashtra has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an Order duly made in the behalf as per the provisions of Section 113 of the said Act.



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Ref. No. N/L/10/11/2006

Date : 26th September, 08

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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 by its allotment letter Ref.No.70000174/90005442, dated 19/10/2004, allotted the said Plot to M/s.New Homes, and other terms and conditions contained in the said Allotment letter.

AND WHEREAS By an Agreement to Lease made on 01/09/2005, entered into between the City and Industrial Corporation of Maharashtra Ltd, therein referred to as "the Corporation" of the One Part; and the said "M/s.New Homes", by & through its Partners Mr. Shivli-gayya M. Shivayogimath Mr. Vishwanatah M. Mahantashhtar & Mrs. Rekha Bhuvneshwar Jain, therein collectively referred to as the Licensee of the other Part; other terms and condition contained in the said Agreement to Lease.

AND WHEREAS the said "M/s.New Homes", have Paid a sum of Rs.8,06,98,600/- [Rupees Eight Crores Ninetyeight Thousand Six Hundred Only] towards lease Premium to the Corporation and has become licensee of the above said Plot of land. And whereas the CIDCO LTD, by its Possessor receipt dated 01/09/2005, handed over Possession of the above said Plot to "M/s.New Homes".

AND WHEREAS the said Builders M/s.New Homes there after applied for the Development Permission, in respect of the said Plot to CIDCO LTD which Permission to be granted by CIDCO LTD ✓

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M.P.D.
Santha

S. A. Siddique
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Ref No *N/S/26/11/2005*

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Date : *26th September 2005*

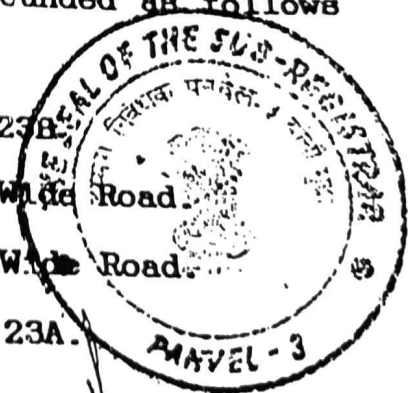
On the basis of the documents submitted to me I hereby Certify that the title of M/s. New Homes, through its Partners Mr. Shivlingayya Mahantayya Shivayogimath Mr. Vishwanath Mallehappa Mahantashettar & Mrs. Rekha Bhuvneshwar Jain, are entitled to develop the said Plot and to construct a residential cum commercial building thereon and to sell or dispose of Shop/Office/Flat to the Prospective Purchaser/s and title of the said Plot of land is clear, marketable and free from all encumbrances.

SCHEDULE:-

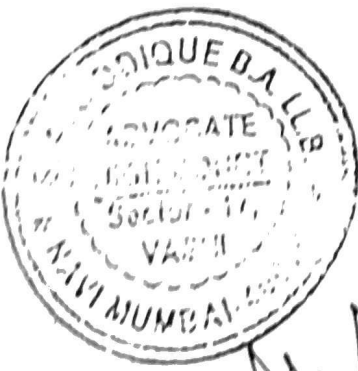
[Description of Land]

All that or parcel of land known as Plot No. 23C, Sector No. 07, Kharghar Navi Mumbai, containing by admeasurement 4480.02 sq. Mtrs. or thereabouts and bounded as follows that is to say:-

- ON OR TOWARDS THE NORTH BY:- Plot No. 23B.
- ON OR TOWARDS THE SOUTH BY:- 21. Mtrs Wide Road.
- ON OR TOWARDS THE EAST BY :- 15. Mtrs Wide Road.
- ON OR TOWARDS THE WEST BY :- Plot No. 23A.



Dated:- 26th September, 2005.



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S.A. Siddique
Advocate.
Mumbai High Court.

Surtha

Siddique

21-11-2005

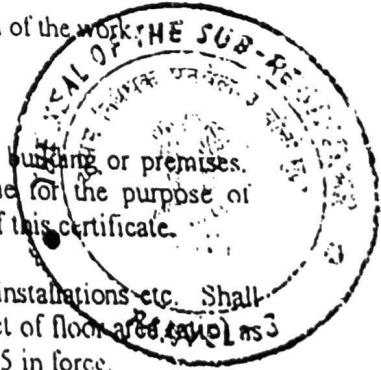
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV) of 1966 to M/S. NEW HOMES

Unit/Plot No. 23C Road No. _____, Sector 07 Node KHARGHAR of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Resi Cum Comm Bldg (G+20)

Resi Net BUA = 4613.66M²
Comm Net BUA = 2105.84M²
Total Net BUA = 6719.50M²
 (Nos. of Residential Units 76 Nos. of Commercial units 30)

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) 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 provision of Section-48 of MRTP Act- 1966 and as per regulation no.16.1(2) of the GDCRs - 1975.



(Signature)

(Signature)

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(Signature)

As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Deptt., Govt. of Maharashtra, vide No. FAR/102004/160/P.No.27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply :

The Owners /Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

12. As directed by the Urban Development Deptt. Government of Maharashtra, under Section-154 of MR&TP Act-1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 Sq.m. following additional condition of Rain Water Harvesting shall apply.

- a) All the layout open spaces / amenities spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed.)

Provided that the authority may approve the Rain Water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

- b) The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- per annum for every 100 Sq.m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.

C.C.TO: ARCHITECT
HITEN SETHI & ASSOC.

C.C. TO: Separately to :

1. M(TS)
2. CUC
3. EE(KHR/PNL/KLM/DRON)
4. EE(WS)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopda

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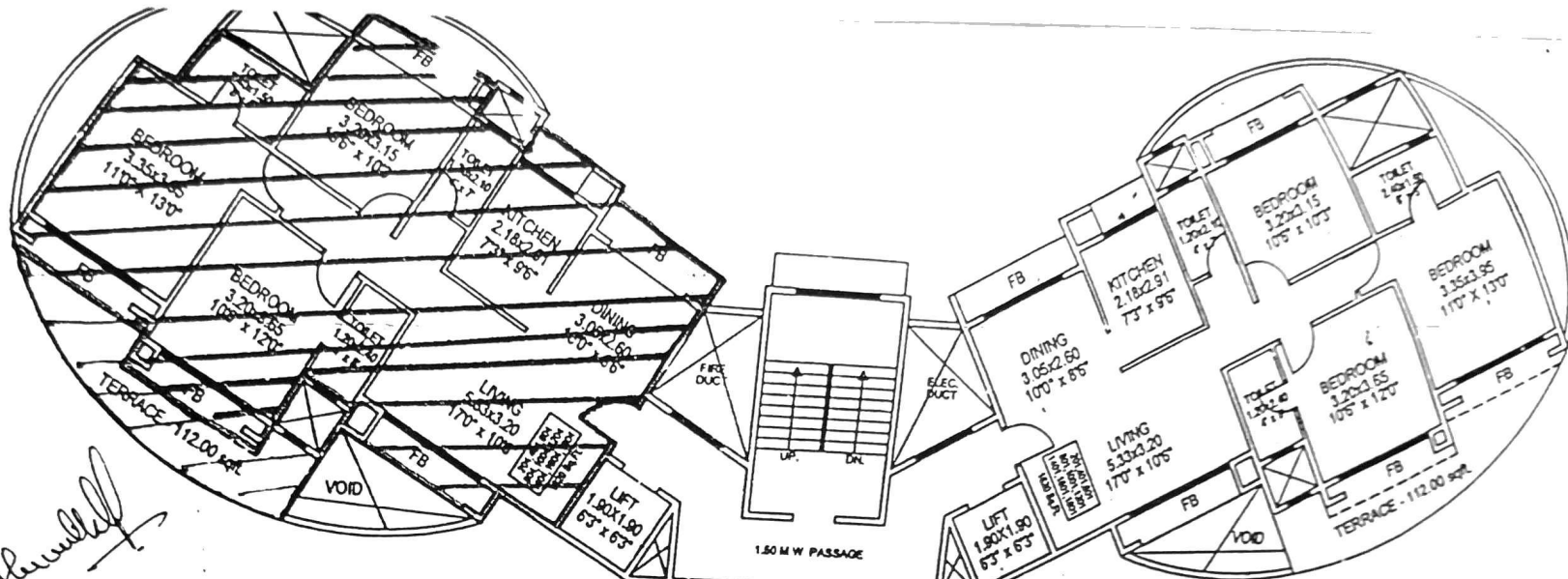


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Sanjay

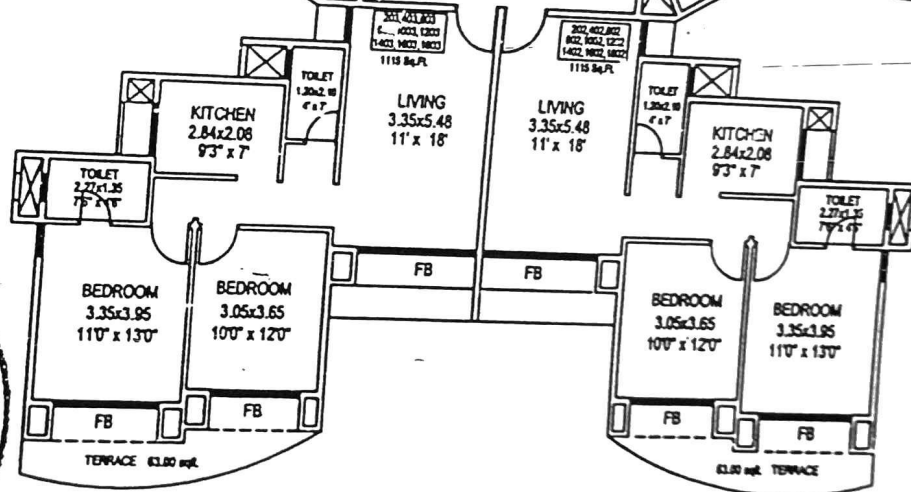
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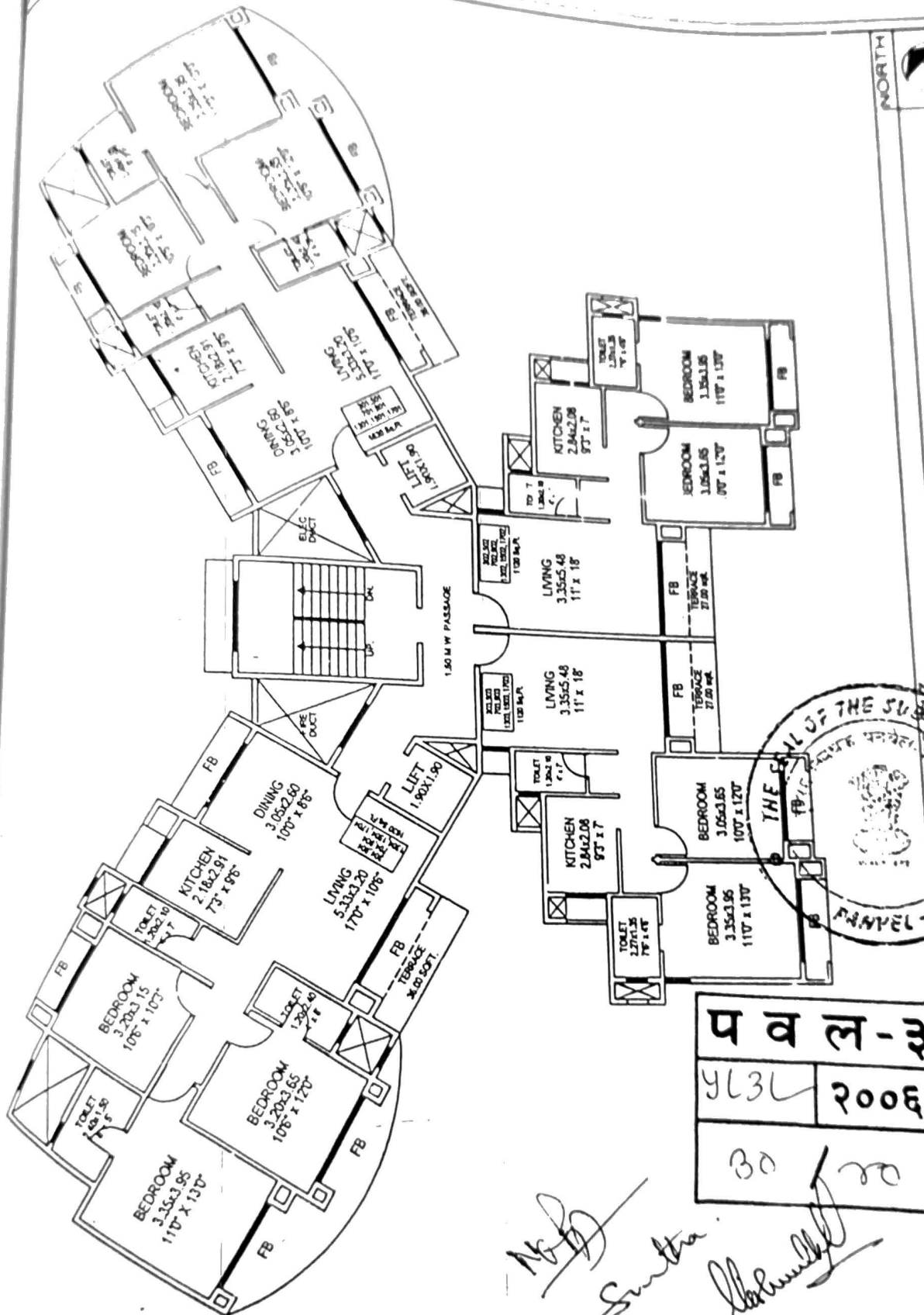
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Content : TYPICAL FLOOR PLANS ON 2,4,6,8,10,12,14,16 & 18

PROPOSED COMMERCIAL CUM RESIDENTIAL COMPLEX ON PLOT NO.23C, SECTOR 7, KHARGHAR.

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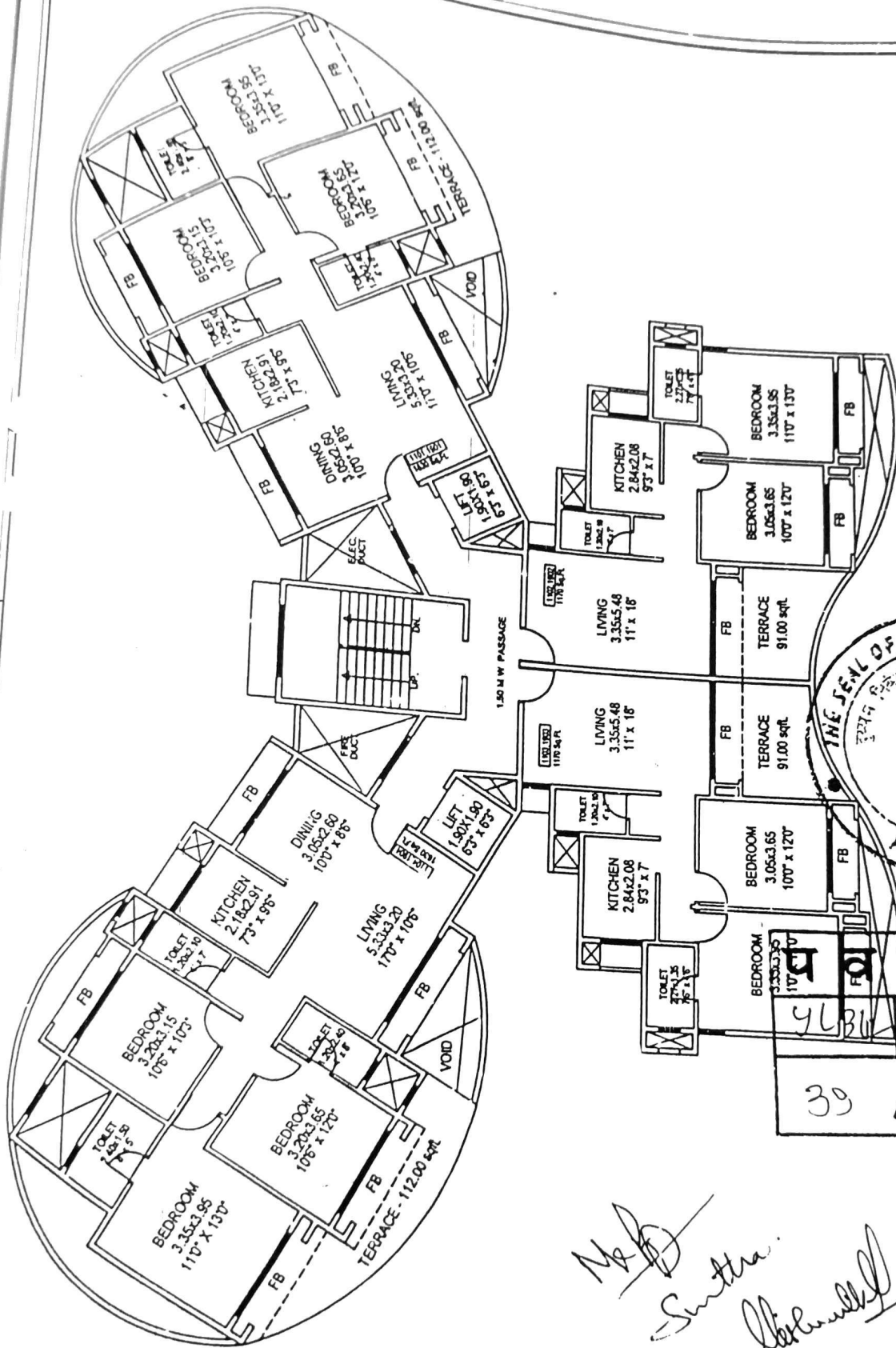


Content: TYPICAL FLOOR PLAN ON 3.5.7.9.13.15

PROPOSED COMMERCIAL CUM RESIDENTIAL COMPLEX ON PLOT NO. 23G, SECTOR 7, KHARGHAR.

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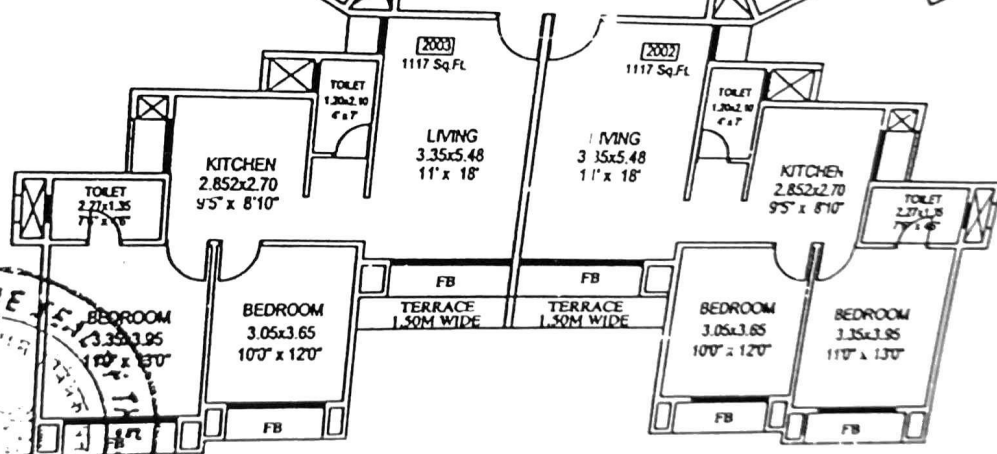
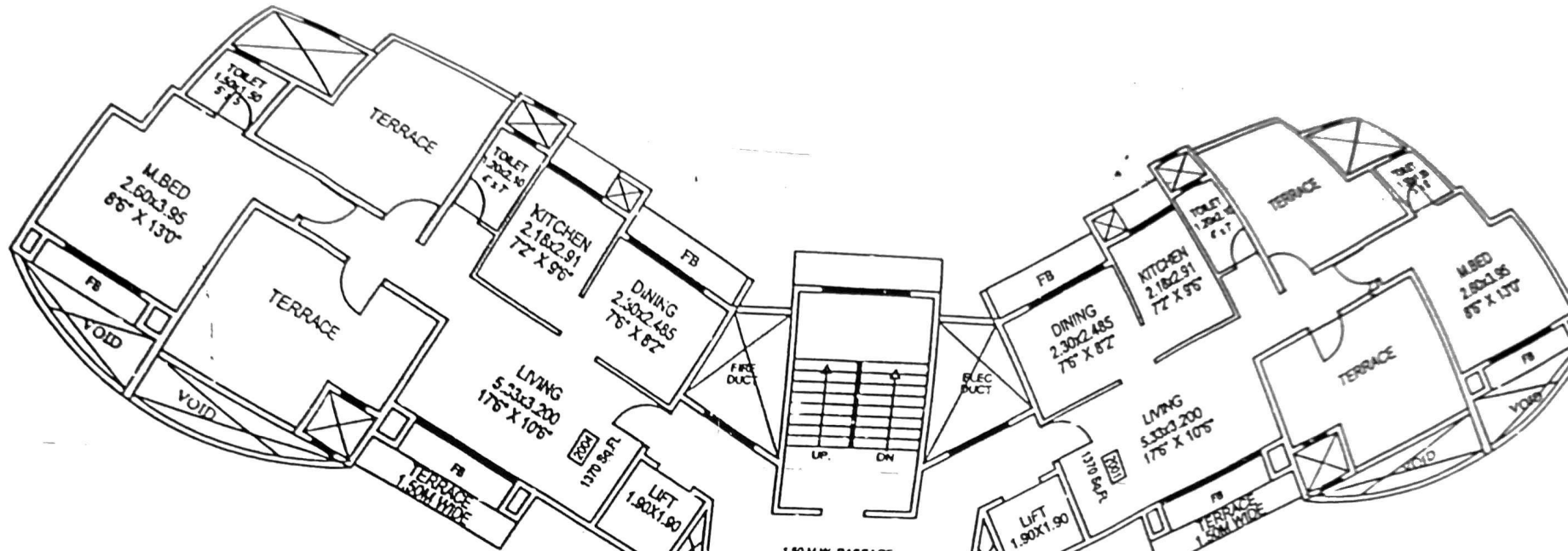
M.D. Sinha
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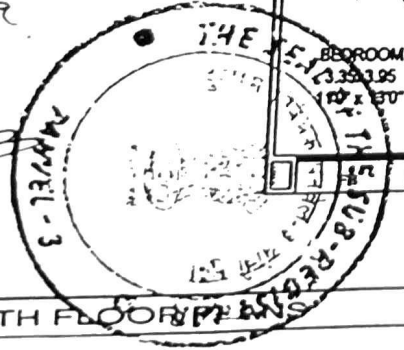
NORTH

Content : 11TH & 19TH FLOOR PLAN

PROPOSED COMMERCIAL CUM RESIDENTIAL COMPLEX, PLOT NO. 23C, SECTOR 7, KHARGHAR.

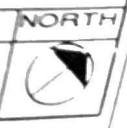


M.B.
Smitra
Chandell



82/20
433/2008
D N T-3

Content : 20TH FLOOR PLAN
PROPOSED COMMERCIAL CUM RESIDENTIAL COMPLEX ON PLOT NO.23C,
SECTOR 7, KHARGHAR.



पयरी
रुपये
रु.50

RUPE
Rs.50

INDIA NON JUDICIAL

MAHARASHTRA

E 015092

1115 New Homes
Shakerl
12-11-2005

मुद्रांक प्रमुख कार्यालय

मुद्रांक कार्यालय, हाजे

2005

1.8 NO: 2005

GENERAL POWER OF ATTORNEY



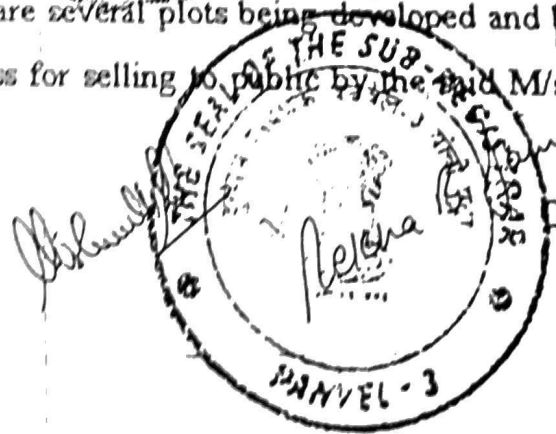
TO ALL TO THESE PRESENTS SHALL COME WE, MR. SHIVAYOGIMATH, MR. V. M. MAHANATASHETTER & MRS. B. JAIN Citizen of India, Partner of M/s. NEW-HOMES, having its office at Mahavir Centre, Sec.17, Vashi, Navi Mumbai-40070. SEND GREETINGS

WHEREAS We are the Partner of M/s. NEW-HOMES a Partnership Firm having its business activities of developing various plots of land and constructing Residential and Commercial building in Navi Mumbai, Thane and Raigad District of Maharashtra state for selling to Individuals, Institutions, Companies and Corporate bodies

WHEREAS at present there are several plots being developed and building construction activities are in progress for selling to public by the said M/s. NEW HOMES.

प व ल - 3
4/3/05
32, 1, 80

[Signature]





दस्तावेज क्रमांक व वर्ष: 5838/2006

Monday, August 28, 2006

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दुय्यम विभागक सहा दु नि पनवेल 3

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,430,000.00
वा.भा. रु. 1,764,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा
- (8) नोंदणीचा
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) शंरा

(1) वर्णन: सदनिका क्र 1604, 16 वा मजला, ओग सई विल्डींग, प्लॉट नं सी-23, सेक्टर 07, खारघर, ता पनवेल, जि रायगड

(1) 886 चौ फुट कारपेट + 36 चौ फुट टेरेस

(1)

(1) मे/- न्यु होम्स तर्फे भागीदार श्री विश्वनाथ एम महात्तसेट्टर तर्फे अखत्यारी विवेक भुवनेश्वर जैन - -; घर/प्लॉट नं: महाविर सेंटर, प्लॉट नं. 72, सेक्टर 17, वाशी नवी मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAEFN 0276D.

(1) कुमार राजा मैनेनी - -; घर/प्लॉट नं: 20/101, सिवुड इस्टेट लि से 54 व 58, नेरुड, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएफकेपीएम9707के.

(2) सुनिता कुमार मैनेनी - -; घर/प्लॉट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एसीएफपीएम4481क्यु

11/08/2006

11/08/2006

5838 /2006

रु 128400.00

रु 24300.00



सांगणक

पी नक्कल केली

पी वाचली

पी हजवात धेतली





दस्तक्रमांक व वर्ष: 5838/2006

Monday, August 28, 2006

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दुय्यम निबंधक: सह दु.नि.पनवेल 3

नोटणी 63 म

Page 63 of 6

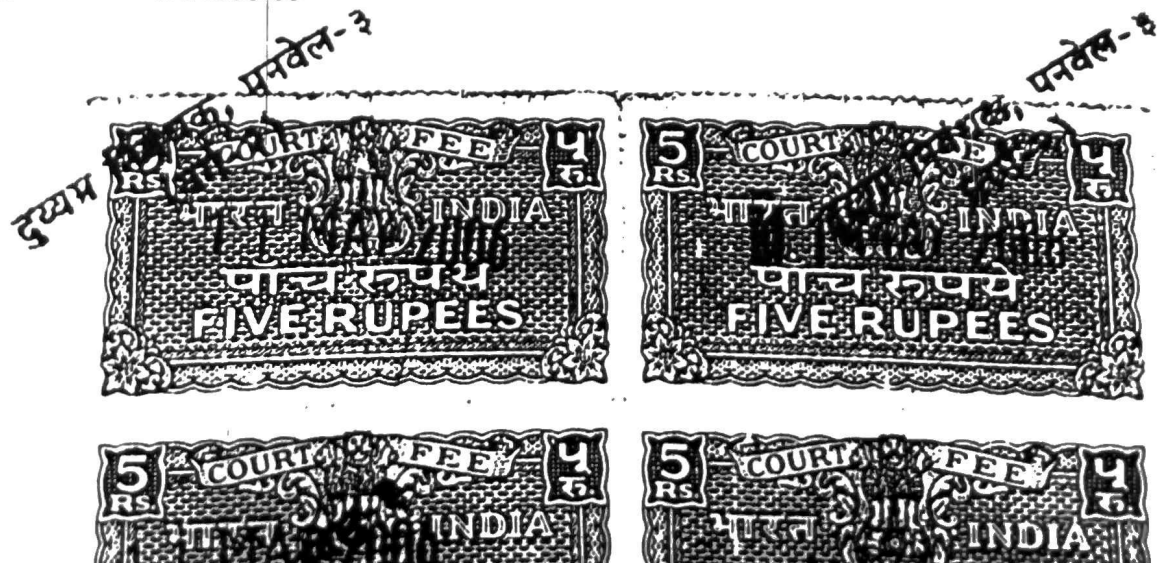
सूची क्र. दोन INDEX NO. II

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वा.भा. रू. 1,764,000.00
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- (1)886 चौ फुट कारपेट + 36 चौ फुट टेरेस
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- (2) सुनिता कुमार मैनेनी - -; घर/फ्लॉट नं: -/-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एसीएफपीएम4481कयु .
- दिनांक करून दिल्याचा 11/08/2006
नोंदणीचा 11/08/2006
- अनुक्रमांक, खंड व पृष्ठ 5838 /2006

वाजारभावाप्रमाणे मुद्रांक शुल्क रू 128400.00

वाजारभावाप्रमाणे नोंदणी रू 24300.00





CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD OFFICE

HEAD OFFICE

Plot No. 23-C, Sector -07, Kharghar, Navi Mumbai

Plot No. 23-C, Sector -07, Kharghar, Navi Mumbai

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Plot No. 23-C, Sector -07, Kharghar, Navi Mumbai

Ref No CIDCO/ATPO(BP)/545 - - -

Date 31 MAY 2010

To

M/s. New Homes

71 Mahavir Centre, Sector-17,

Vashi, Navi Mumbai

Sub:-Occupancy Certificate for Residential-Cum-Commercial Building on Plot No 23-C Sector -07 at Kharghar, Navi Mumbai.

Ref:- 1) Your architect's letter dated 26/03/2009, 05/05/2009 & 17/05/2010

2) DCC issued by EE(KHR-II) vide letter dtd.10/01/2009

3) NOC from CHO, CIDCO vide letter dtd.18/02/2009

4) PSIDC NOC from EE(Elect) vide letter dtd.04/02/2008

5) No dues certificate issued by AEO(HQ) vide letter dtd.26/05/2010

6) Fire NOC issued by Fire Officer, CIDCO vide letter dtd 15/04/2009

Dear Sir,

Please find enclosed herewith the necessary Occupancy Certificate for Residential-Cum-Commercial 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,

(R. B. Patil)

Add. Town Planning Officer(BP)
(Navi Mumbai & Khopta)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE:

NAVIMAV, 2nd Floor, Nandanam House,
Khar West - 400 021
PHONE (Reception) +91 22-6650 0900 / 6650 0928
FAX +91 22-2207 2509 / 6650 0933

HEAD OFFICE

CIDCO Bhayandar, CBD Building,
Navi Mumbai - 400 614
PHONE +91 22-6791 8100
FAX +91 22-6791 8166

Ref No. CIDCO/ATPO(BP)/545 = - 4

Date 31 MAY 2010

OCCUPANCY CERTIFICATE

I hereby certify that, the development of Residential-Cum-Commercial Building [Res BUA= 4631.758 Sq.mtrs. Comm. BUA=2075.192 Sq.mtrs. Total BUA= 6706.950 Sq.mtrs. Society Office Area = 20 389 Sq.m. (Free of FSI) (No. of Units R-76, C-41)] on Plot No 23-C Sector-07 at Kharghar of Navi Mumbai completed under the supervision of M/s Hiten Sethi & Associates has been inspected on 13/04/2009 & 29/03/2010 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 21/11/2005 and that the development is fit for the use for which it has been carried out

(R. B. Patil)

Add. Town Planning Officer(BP)
(Navi Mumbai & Khopda)