

Thursday, December 30, 2008
12:46:36 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 9647

दिनांक 30/12/2008

गावाचे नाव कामोटे

दस्ताऐवजाचा अनुक्रमांक पवली - 09209 - 2008

दस्ता ऐवजाचा प्रकार

करारनामा

करारनामा

सादर करणाराचे नाव: बाळाराम हेमदत्त शिंदे - -

नोंदणी फी	:-	13800.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)	:-	540.00
एकूण रु.		14340.00

आपणास हा दस्त अंदाजे 1:01PM ह्या वेळेस मिळेल

दुय्यम निबंधक
पनवेल 1

वाजार मुल्य: 1326780 रु. मोबदला: 1379400 रु.
नरलेले मुद्रांक शुल्क: 65400 रु.

मूळ दस्त परत मिळाला

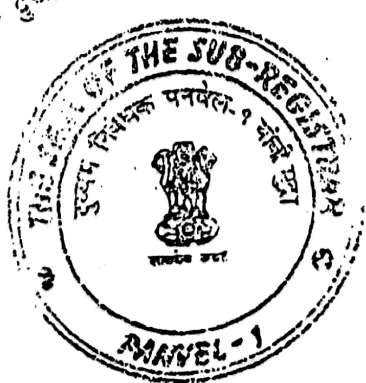
पक्षकाराची सही
मूळ दस्त परत दिला

वरिष्ठ लिपीक
राह दुय्यम निबंधक, पनवेल-१

गावाचे नाव : कामोठे

- (1) विलेखाचा प्रकार, भोवदल्याचे स्वरूप करारनामा
 वावतीत पट्टाकार आकारणी देतो करारनामा
 की पट्टेदार ते नमूद करावे) भोवदला रु. 1,379,400.00
 वा.भा. रु. 1,326,780.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) धर्णना: सदनिवा क्र.603, राहावा मजजा, साई पूजा आर्केड, प्लॉट क्र.67, सेक्टर क्र.35, कामोठे *** एकूण मजले जी + 7**विभागाचे नाव - मीजे : पनवेल पनवेलनगरपालिका, उपविभागाचे नाव - 15अ/35 - कामोठे सिडको सेक्टर क्रमांक 35 (1)39.00 चौ.मी.कारपेट
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मी/- साईपूजा विल्डर्स अँड डेव्हलपर्स सर्व्हे अतुल व्ही पटेल - ; घर/प्लॉट नं: साईपूजा आर्केड, प्लॉट क्र.67, से.नं. 35, कामोठे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एबीजेएफएस 2257 एघ.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) वाळासाहेब दत्तोबा शिंदे - ; घर/प्लॉट नं: रु.नं. 98, सुंदर नगर, लाला निगम रोड, कुलाबा, गुंबई -400 005; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्या त 30/12/2008
- (8) नोंदणीचा 30/12/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 9209 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 55369.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 3800.00
- (12) शेर

सहाय्यक निबंधक, पनवेल-१ (वर्ग-२)



AGREEMENT FOR SALE

THIS AGREEMENT made and entered at Kamothe, Navi Mumbai on this 30 day of Dec. 2008 bewteen M/S. SAI POOJA BUILDERS & DEVELOPERS through its one of any PARTNER, having its Office at Sai Pooja Arcade, Plot No.67, Sector-35, Kamothe, Navi Mumbai, hereinabove referred to as "THE DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean include its, his heirs, executors, administrations and assigns) of the ONE PART AND MR./MRS. BALASAHEB DATTOBA SHINDE

age 38 years, (PAN NO. _____), Indian Inhabitant Occupation. Business/Service, residing at Room N: 98, Sundex nagar, Lala Nigam Road, Colaba - 400025, Mumbai

hereinafter referred to as the PURCHASER/S (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the OTHER PART.



Shinde

Ayalee

२	००६	५
२००८	१०	३०
२	/	२०

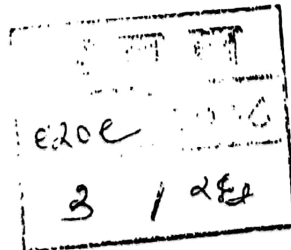
FOR INDUSTRIAL PURPOSES ONLY
SBI BANK OF INDIA LTD
PLOT NO. 67, SECTOR 35, KAMO THE, NAVI MUMBAI
DISTRIC R. 1007/1531/256-259/2007

INDIA
STAMP DUTY MAHARASHTRA
R. 0065400/- P. 5974
11:01

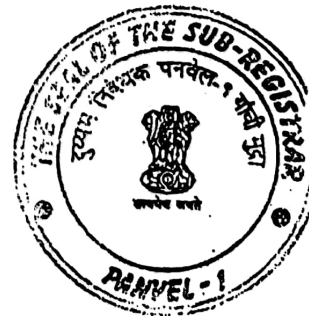
WHEREAS:

1. THE CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company Incorporated under the Companies Act. 1956 (1 of 1956) and having its registered Office at Nirmal, 2nd Floor, Nariman Point, Navi Mumbai-400 021, (hereinafter referred to as 'the Corporation) is the New Town Development authority declared for the area desinged as a site for the New Town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-section (1) and (3-A) of Section 113 of the Maharashtra Regional & Town Planning Act. 1956 (hereinafter referred to as the said M.R & T.P.Act).
2. The State Government of Maharashtra has been acquiring lands pursuant to Section 113-A of the said Act and is vesting such lands in Corporation for its development and disposal, on such terms & Conditions, stipulations, covenants and for a consideration as the corporation may decide from time to time.
3. The Corporation in the due process of its working acquired some agricultural landed property at Village Kamothe, belonging to 1) MR. NARAYAN MARUTI THANGE 2) MR. KASHINATH MARUTI THANGE 3) SMT. SUNANDA DHARMA PATIL 4) SMT. DEEPA DATTATRAY THANGE 5) SMT. NARMADA HASURAM SHELKE 6) SMT. PARVATIBAI SHANKAR THANGE 7) SHRI. BALKRISHNA SHANKAR THANGE 8) SHRI. GANESH SHANKAR THANGE 9) SHRI. GUNESH SHANKAR THANGE 10) SMT. SUSHILA GANPAT THANGE,

D. Shinde



Ayazee

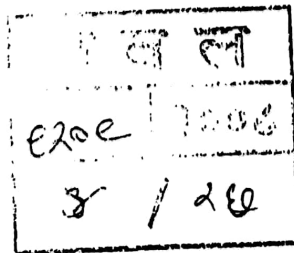
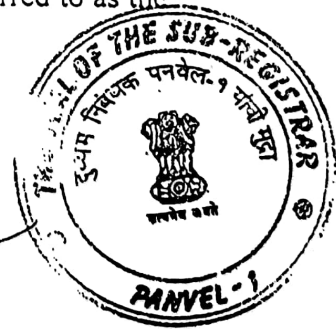


all residing at Parabhu ali, Village Post & Taluka : Panvel, Dist : Raigad. The Corporation acquired the said landed property for the development of Navi Mumbai projects.

4. The Corporation caused prepared a lay out of plot at village Kamothe, Navi Mumbai for its allotment to land affected people.
5. The Corporation by its allotment letter bearing No.CIDCO/BHOOMI-16/358 dated 08/12/2005 allotted to 1) MR. NARAYAN MARUTI THANGE 2) MR. KASHINATH MARUTI THANGE 3) SMT. SUNANDA DHARMA PATIL 4) SMT. DEEPA DATTATRAY THANGE 5) SMT. NARMADA HASURAM SHELKE 6) SMT. PARVATIBAI SHANKAR THANGE 7) SHRI. BALKRISHNA SHANKAR THANGE 8) SHRI. GANESH SHANKAR THANGE 9) SHRI. GUNESH SHANKAR THANGE 10) SMT. SUSHILA GANPAT THANGE of Panvel, a Plot No.67 ademeasuring 799.81 Sq.Mtrs or thereabout in Sector-35 of revenue village node 12.5% Kamothe, Navi Mumbai. 1) MR. NARAYAN MARUTI THANGE 2) MR. KASHINATH MARUTI THANGE 3) SMT. SUNANDA DHARMA PATIL 4) SMT. DEEPA DATTATRAY THANGE 5) SMT. NARMADA HASURAM SHELKE 6) SMT. PARVATIBAI SHANKAR THANGE 7) SHRI. BALKRISHNA SHANKAR THANGE 8) SHRI. GANESH SHANKAR THANGE 9) SHRI. GUNESH SHANKAR THANGE 10) SMT. SUSHILA GANPAT THANGE be hereinafter called and referred to as the Original Licensees. The said Plot of land is hereinafter called referred to as the SAID PROPERTY.

D. Shilke

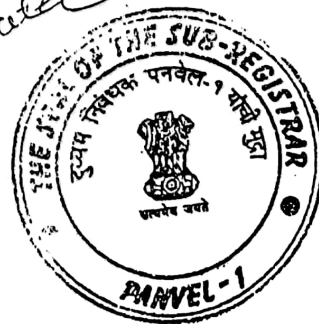
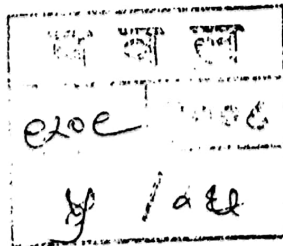
Ayaleel



6. The Corporation on 02/05/2006 executed an Agreement to Lease with the Original Licensees and by a separate possession letter placed them in peaceful and vacant possession of the said property at and of a premium of Rs. 2,400/- (Rupees Twelve Thousand Four Hundred Only). The Agreement to Lease is duly registered in the Office of the Sub-Registrar of Assurances Panvel-1, vide document No.3761/2006 dated 08/05/2006.
7. The said Property is more particularly described in the First Schedule hereinafter and is delineated in a red colour boundary in the Location layout plan.
8. The Original Licensees 1) MR. NARAYAN MARUTI THANGE 2) MR. KASHINATH MARUTI THANGE 3) SMT. SUNANDA DHARMA PATIL 4) SMT. DEEPA DATTATRAY THANGE 5) SMT. NARMADA HASURAM SHEKHE 6) SMT. PARVATIBAI SHANKAR THANGE 7) SHRI. BALKRISHNA SHANKAR THANGE 8) SHRI. GANESH SHANKAR THANGE 9) SHRI. GUNESH SHANKAR THANGE 10) SMT. SUSHILA GANPAT THANGE have sold Plot No. 67 to M/S. SAI POOJA BUILDERS & DEVELOPERS as per Tripartite Agreement made at C.B.D. Belapur, Navi Mumbai on 19th July, 2006 and registered at Sub-Registrar Panvel-3 on 19th July, 2006 vide document No.5238/2006 and there by transferred and assigned all their rights, title and interest in the above said Plot to M/S. SAI POOJA BUILDERS & DEVELOPERS and on the receipt of adequate amount consideration handed over the vacant peaceful and physical possession of the said plot to M/S.SAI POOJA BUILDERS & DEVELOPERS. The CIDCO LTD. issued

Shri

As per



Final order in the name of M/S. SAI POOJA BUILDERS & DEVELOPERS vide Letter No.CIDCO/VASAHAT/SATYO/TEM/358 dated 15/09/2006.

9. The Developer had paid development charges for building on Plot No.67 and Navi Mumbai Municipal Corporation have granted development permission and issued commencement certificate vide letter no.CIDCO/BP/ATPO/280 dated 18/01/2008 for construction of residential-cum-commercial building on land of Plot No.67, Sector-35, Kamothe, Navi Mumbai.
10. The Purchaser/s is/are in search of flats for residential use approached the builder herein.
11. After negotiation the Builder have decided to sell Flat/Shop No. 603 on 6th floor, in Wing No. ---, admeasuring 39 Sq. Mtr. Carpet area/1.oft/Terrace --- Sq.Mtr. in SAI POOJA ARCADE on the said plot in village: Kamothe, to purchaser/s for a total consideration of Rs. 13,79,400/- (Rupees Thirteen lac seventy nine thousand - Four hundred only Only).
12. The purchaser/s has/have examined the title of the Builder/Developer for the said plot and has/have satisfied himself/herself/themselves about the same.
13. The parties have decided the terms and conditions agreed upon between themselves in writing.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER



Signature

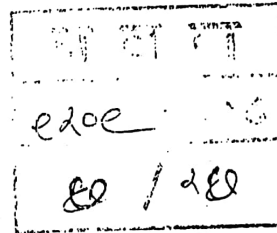
Agreed

प व ल
2006
१६, २६

1. The Builder/Developer herein shall sell the said Flat/Shop No. 603 on 6th Floor, in Wing No. --- Admeasuring 39 Sq. Mtr. Carpet area/Loft/Terrace --- Sq.Mtr. in **SAI POOJA ARCADE**, being constructed on the said plot to the Purchaser/s for a total Lump-sum consideration of Rs. 1379000- (Rupees Thirteen Lacs Seventy Nine Thousand Four hundred Only) Payable as under:

- (a) Rs. 51000- (Rupees fifty one Thousand only) paid on or before the execution of these present.
- (b) Rs. ---- (Rupees --- only) to be paid as per the schedule mentioned hereunder.

Sr. No.	Schedule	Amount
1.	On Booking	15%
2.	On completion of Flinth	15%
3.	On completion of 1st slab	7%
4.	On completion of 2nd slab	7%
5.	On completion of 3 rd slab	7%
6.	On completion of 4 th slab	7%
7.	On completion of 5 th slab	7%
8.	On completion of 6 th slab	7%
9.	On completion of 7 th slab	7%
10.	On completion of 8 th slab	7%
11.	On completion of brick work & Plaster	6%
12.	On completion of Tiling, plumbing & Electrical work	6%
13.	On possession	2%
Total		100%



DSink

Apalce



25. All the letters, receipt and/or notice to be served on the purchaser's as contemplated by this agreement shall be deemed to have been duly served and shall completely and effectively discharge the Builders if sent to the purchaser's by registered post under certificate of posting to their address specified below:

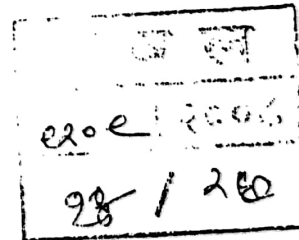
AS ABOVE

26. All disputes and differences arising out of or in the course of this agreement shall be referred to the arbitration and the same shall be decided as per the provisions of the Indian Arbitration Act.
27. The purchaser and stamp duty shall lodge this Agreement for sale for registration; registration charges shall be borne and paid by the purchaser. In witness whereof the parties hereto have set subscribed their respective hands on the day and year first hereinabove written.

SCHEDULE

All that the piece or parcel of land known as Plot No. 67 Sector-35 in Village : Kamothe of 12.5% Gaothan Expansion Scheme, containing by admeasuring 799.81 Sq. Mtrs. of thereabout and boundaries of the said Plot No.67 are as follows.
THAT IS TO SAY: -

ON THE NORTH BY: 11.00 Mtrs wide Road
ON THE SOUTH BY: Plot No.65, 70,
ON THE EAST BY: Plot No.66
ON THE WEST BY: 3.00 Mtrs wide Road



B. Shirbe

Agreed



SIGNED SEALED AND DELIVERED

Within named the "DEVELOPER"

M/S. SAI POOJA BUILDERS & DEVELOPERS

Through it's Partner

MR. ATUL V PATEL

Atul Patel

(PAN NO. ABJFS 2257 H)

In the presence of

1) J. Y. Patil *JY*

2) A. N. Patil *ANP*

SIGNED SEALED AND DELIVERED

By the within named Purchaser/s

B. Shinde

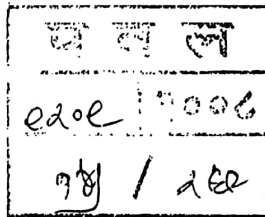
MR/MRS. BALASAHEB DATTORA SHINDE

(PAN NO.)

In the presence of

1) J. V. Patil *JVP*

2) A. N. Patil *ANP*



B. Shinde

Atul Patel



RECEIPT

Received an amount of Rs. 51000 +/- (Rupees Fifty one Thousand Only) from Shri. /Smt. ~~BALASAMBA DATTARA SHINDHE~~ part payment for sale of Flat No. 603 in 6th SAI POOJA ARCADE at KAMOTE mentioned hereinabove.

WE SAY RECEIVED

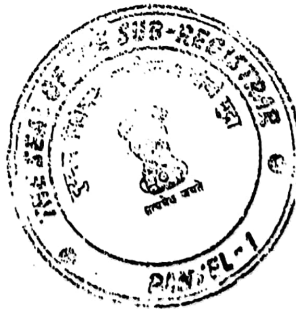
Ayatel

(M/S. SAI POOJA BUILDERS & DEVELOPERS)
THROUGH ITS PARTNER

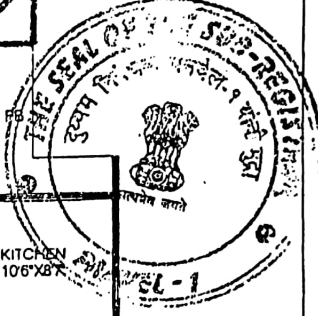
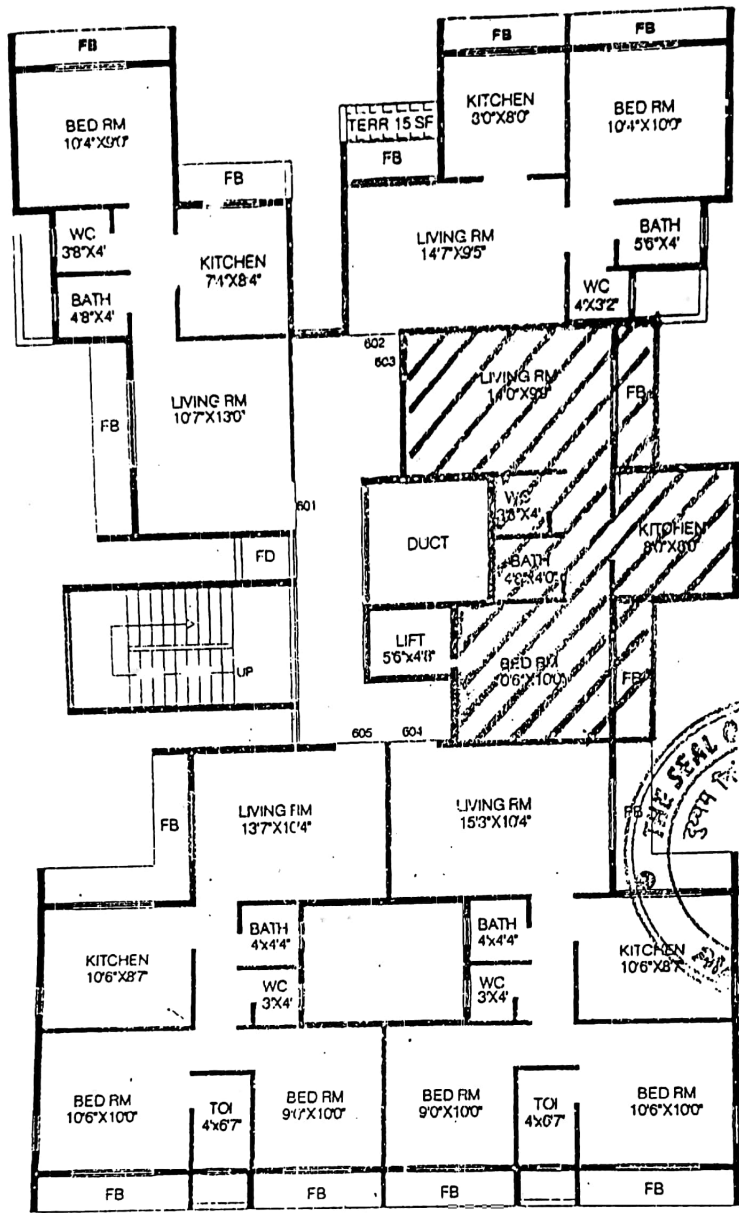
WITNESSES:

- 1 *[Signature]*
- 2 *[Signature]*

SAI POOJA BUILDERS & DEVELOPERS
22/08/2022
98 / 222



B. Shinde



3.000 MT PATHWAY

SIXTH FLOOR PLAN

11.00 METER WIDE ROAD

e20e
96 / 200

DEVELOPER:-
POOJA BUILDERS
DEVELOPERS

DEVELOPER'S SIGNATURE

OWNER'S SIGNATURE

"POOJA ARCADE"
PLOT NO 67, SECTOR 35,
MOTHE, NAVI MUMBAI

Handwritten signature of the developer.

Handwritten signature of the owner.

OFFICE :
2nd Floor, Nariman Point,
400 021.
(Reception) 00-91-22-6650 090
00-91-22-6650 092
00-91-22-2202 2507 / 6650 093
CIDCO/BPI/ATPO/277

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

Date : 18/11/08

To,
M/s. Sai Pooja Builders & Developers
Sector-35, Kamothe, Navi Mumbai

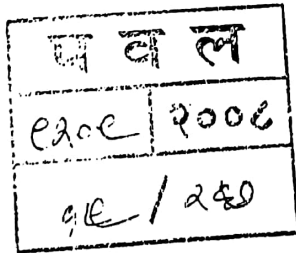
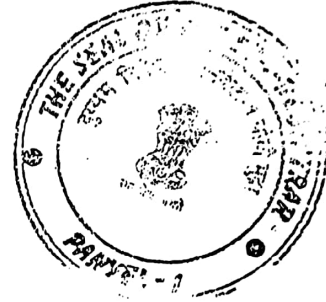
ASSESSMENT ORDER NO.400/2007-2008 REGISTER NO.02 PAGE NO.17

SUB:- Payment of development charges for Residential Building on Plot no. 67,
Sector-35 at Kamothe (12.5% scheme), Navi Mumbai.

- REF:-1) Your architect's application dated 05/09/2007 & 17/01/2008.
2) Delay condonation issued by M(TS) vide letter No.358/07,dtd.09/10/2007
3) Transfer Order issued by M(TS) vide letter No.358, dtd.15/09/2006
4) Tripartite Agreement dtd. 19/07/2006
5) 50% IDC paid of Rs.4,00,000/- vide challan no.106144,dtd.28/11/2007

ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.
(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

- | | | |
|-----|--|---|
| 1. | Name of Assessee | : M/s Sai Pooja Builders & Developers |
| 2. | Location | : Plot no.67, Sector-35, at Kamothe (12.5% scheme). |
| 3. | Land use | : Residential |
| 4. | Plot area | : 799.81 Sq. mtrs |
| 5. | Permissible FSI | : 1.5 |
| 6. | AREA FOR ASSESSMENT:- | |
| A) | FOR COMMERCIAL | :- |
| i) | Plot area | : 33.994 Sq.mtrs.. |
| ii) | Built up area | : 50.991 Sq.mtrs. |
| B) | FOR RESIDENTIAL | :- |
| i) | Plot area | : 765.816 Sq.mtrs. |
| ii) | Built up area | : 1144.294 Sq.mtrs |
| 7. | DEVELOPMENT CHARGES:- | |
| A) | FOR COMMERCIAL | :- |
| i) | Plot area | : 33.994 Sq.mtrs. X Rs. 60/- = Rs.2039.64 |
| ii) | Built up area | : 50.991 Sq.mtrs. X Rs. 80/- = <u>Rs. 4079.28</u> |
| | | TOTAL = Rs. 6118.92 |
| B) | FOR RESIDENTIAL | :- |
| i) | Plot area | : 765.816 Sq.mtrs. X Rs. 30/- = Rs.22974.48 |
| ii) | Built up area | : 1144.294 Sq.mtrs X Rs. 40/- = <u>Rs. 45771.76</u> |
| | | TOTAL = Rs. 68746.24 |
| 8) | Total Assessed development Charges :-7(A)+7(B)=Rs. 74965.16, Say Rs.74866.00 | |
| 9) | Date of Assessment | : 17/01/2008 |
| 10) | Due date of completion | : 02/05/2006 to 01/05/2010 |
| 11) | Development charges paid of Rs. 74900/- vide | |
| | 1. challan No.106143, dtd. 28/11/2007, Amount Rs.63,600.00 | |
| | 2. challan No.106144, dtd. 17/01/2008, Amount Rs.11,300.00 | |



Yours faithfully,

(Handwritten signature)
18/11/08

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

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

OFFICE :
2nd Floor, Nariman Point,
MUMBAI 400 021
RECEPTION : 00-91-22-6650 0900
00-91-22-6650 1100
00-91-22-2202 2500, 00-91-22-2202 2500

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

CIDCO/BPIATPO/280

Date: 18/11/08

To,
✓ M/s Sai Pooja Builders & Developers
Sector-35, Kamothe,
NAVI MUMBAI.

Subj:- Development Permission for Residential Building on Plot no.67, Sector-35 at Kamothe (12.5% scheme), Navi Mumbai.
Ref:- 1) Your architects application dated 05/09/2007 & 17/01/2008.
2) Delay condonation issued by M(TS) vide letter No.358/07, dtd 09/10/2007
3) Transfer Order issued by M(TS) vide letter No.358, dtd 15/09/2006
4) Jointly Agreement dtd. 19/07/2008
5) CIDC paid of Rs.4,00,000/- vide challan no.105144, dtd 26/11/2007

Dear Sir,

Please refer to your application for development permission for Residential Building on Plot no.67, Sector-35 at Kamothe (12.5% scheme), Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the plot mentioned above.

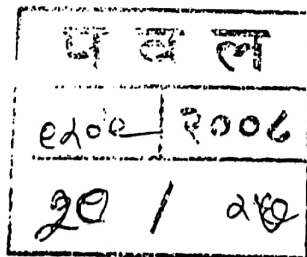
The commencement certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also enclosed herewith for the structures referred above.

The Developer / individual Plot Owner should obtain the proposed finished road edge level from the concerned Nodal Executive Engineer. The Developer/ Plot Owner to ensure that the finished plinth level of the proposed buildings / shops to be minimum 750 mm above the proposed finished road edge level. In case, the building is having still, the finished still level to be minimum 500 mm above the road edge level.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, Kamothe, CIDCO prior to the commencement of the construction Work.

You will ensure that the building materials will not be stacked on the road during the construction period.

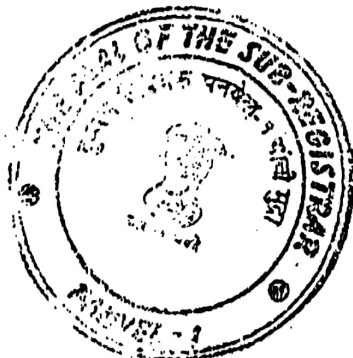
Thanking you,



Yours faithfully,

V. Venu Gopal
18/11/08

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



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section-43 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXIV of 1966) to

M/s Sai Prada Builders & Developers
Plot No. 67 Road No. --- Sector 95 Mode Kamothe of

Madhikumbhari. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+7) Structure
Residential net Built up Area = 1144.294 m² Comm net Built up Area = 50.99 m² Total proposed net Built up Area = 1195.285 m²
(Nos. of Residential Units 95 Nos. of Commercial units 05)

This Certificate is liable to be revoked by the Corporation if:-

- (i) 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 plan.
- (ii) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- (iii) 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:

- (a) Give a notice to the Corporation for completion of development work upto plinth level, at least 7 days before the commencement of the further work.
- (b) Give written reports to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ascertaining compliance with the provisions and conditions of this certificate.

The applicant shall also maintain and install fire installations, electrical installations, etc. in accordance with the provisions of the Act for prevention in respect of fire and for O.D. etc.

The certificate shall remain valid for a period of 1 year from the date of its issue. In case of its non-use in accordance with the provisions of section 43 of the Maharashtra Regional and Town Planning Act, 1966, the same shall be deemed to have been cancelled under sub-section (2) of the said section.



प व ल	
६०६	२००६
२९ / १६६	

सिडको
शहरांचे शिल्पकार

शिव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

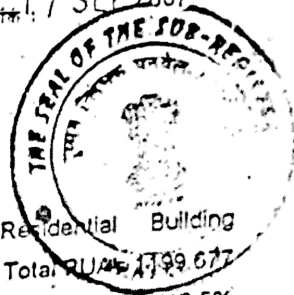
कार्यालय :
सिडको भवन, मरीचन रोड,
मुंबई ४०० ६१४
(संवादन क्रमांक) ००-९९-२२-६७९९ ८९००
००-९९-२२-६७९९ ८९२६
००-९९-२२-२२०२ २५६७ २५६० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.पी.डी. रोड,
नवी मुंबई ४०० ६१४
दूरध्वनी : ००-९९-२२-६७९९ ८९००
फॅक्स : ००-९९-२२-६७९९ ८९६६

CIDCO/BP/ATPOS 73 = - =

दिनांक: 17 SEP 2009

OCCUPANCY CERTIFICATE



I hereby certify that the development of Residential Building (Res. BUA= 111.57 Sq.mtrs., Comm. BUA=51.420 Sq.mtrs. Total BUA= 162.99 Sq.mtrs. (No. of plots R-35, C-05)) on Plot no.67, Sector-35 at Kamothne (12.5% scheme) of Navi Mumbai completed under the supervision of M/s Aakar Siddhi has been inspected on 08/08/2009 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 18/01/2008 and that the development is for the use for which it has been carried out.

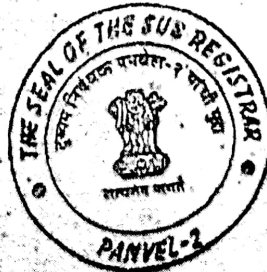
पवल-२
१६/१९

पवल-२
१६/१९

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

For Sal Pooja Arcade CHS. Ltd.
Chairman Secretary Treasurer

MANAGEMENT SERVICES-II
CIDCO of Maharashtra Limited
Ground Floor, 1st Floor,
C.B.D., Khopta,
Navi Mumbai-400814



SAL POOJA BUILDERS & DEVELOPERS
PARTNER PARTNER

सिडका
महाराष्ट्र विकास महामंडळ

व औद्योगिक विकास महामंडळ (महाराष्ट्र) पर्याप्त

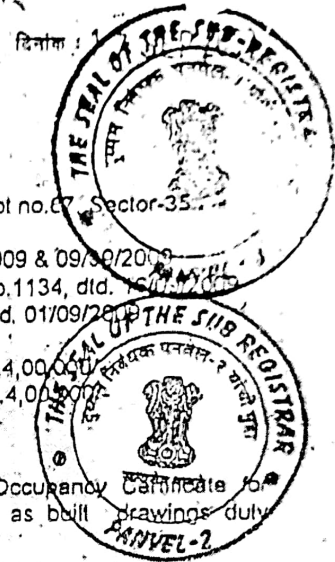
कार्यालय :
सहा मजला, नरीमन पॉइंट,
४०२१.

(स्वागत मत्त) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
००-९१-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :
'सिडको' भवन, सी.बी.डी. बेर्यापूर,
नवी मुंबई ४०० ६१४,
दूरध्वनी : ००-९१-२२-६७९९ ८९००
फॅक्स : ००-९१-२२-६७९९ ८९६६

CIDCO/BP/ATPO/973 = - =

To,
M/s Sai Pooja Builders & Developers
Sai Pooja Apartment, Plot No.67, Sector-35, Kamothe,
Navi Mumbai-410



Sub:- Occupancy Certificate for Residential Building on Plot no.67, Sector-35 at Kamothe (25% scheme), Navi Mumbai

- Ref:-
- 1) Your architect's letter dated 12/08/2009, 02/09/2009 & 09/09/2009
 - 2) Final Fire NDC issued by Fire Officer vide letter no.1134, dtd. 12/08/2009
 - 3) No Dues NDC issued by M(TS) vide no.358/09, dtd. 01/09/2009
 - 4) IDC (100%) of Rs.8,00,000/- paid vide:
 - i) Challan No. 106144, dtd. 28/11/2007, amount Rs.4,00,000/-
 - ii) Challan No. 120075, dtd.02/09/2009, amount Rs.4,00,000/-

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.

Since, you have paid IDC (100%) of Rs.8,00,000/- paid vide Challan no.106144, dtd. 28/11/2007, amount Rs.4,00,000/- ii) Challan No. 120075, dtd.02/09/2009, amount Rs.4,00,000/-, you may approach to the Office of Executive Engineer (Env.) and Executive Engineer (KMT) to get the water supply connection & sewerage connection respectively in your plot.

Thanking you,

पवल-२
१८९८२०१०
१५/१२

Yours faithfully,

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

MANAGEMENT SERVICES-II)
CIDCO of Maharashtra Limited
CIDCO House, 1st Floor,
C.B.D., Belapur,
Navi Mumbai-400614
SAI POOJA BUILDERS & DEVELOPERS

SAI POOJA
For Sai Pooja Arcada CHS
Chairman Secretary Treasurer

PARTNER PARTNER