

AGREEMENT FOR SALE

BETWEEN

M/S. ROLY CAB INDUSTRIES

AND

MR. SIDDHARTH BHARAT DELIWALA &

MR. HARSHIT BHARAT DELIWALA.

FOR

GALA NO. 7 ON GROUND FLOOR,

"SHUBH" IN "SAGAR MANTHAN PREMISES CO-OP. SOC. LTD.",

HAVING ITS SURVEY NO. 40/1A, 42/2(pt), 43/2A, & 44/1(pt),

SITUATED AT SATIVALI ROAD, BHOIDAPADA, VILLAGE

GOKHIWARE, VASAI (E), DIST. PALGHAR – 401 208.

FOR AGREEMENT & REGISTRATION,

MR. AKSHIT R. CHHATBAR.

CELL → 98909 14544.

74.4908

Monday, May 06, 2019  
2:54 PM

पावती

Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 599। दिनांक: 06/05/2019

गव्याचे नाव: गोखिवरे

दस्तावेजाचा अनुक्रमांक: वसई-1-4908-2019

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सिद्धार्थ भरत डेलीवाला - -

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 800.00  
पृष्ठांची संख्या: 40

एकूण: रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:20 PM ह्या वेळेस मिळेल.

Sub Registrar Vasai 1  
सह नोंदणी अधिकारी, वसई क्र. 1

बाजार मूल्य: रु. 5455000/-

मोबदला रु. 5859000/-

भरलेले मुद्रांक शुल्क : रु. 351600/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 80/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2904201909250 दिनांक: 06/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 720/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 2904201909215 दिनांक: 06/05/2019

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH000904655201920R दिनांक: 06/05/2019

बँकेचे नाव व पत्ता:

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग  
मुल्यांकन अहवाल सन २०१९-२० २५-(ब)

- १) दस्तावेजाप्रकार - क्रासनामा अनुच्छेद क्रमांक \_\_\_\_\_
- २) सदरकर्त्याचे नाव : सिद्धार्थ भरत डेलीवाला
- ३) हतबुद्धता - वसई ४. गावाचे नाव गोखेवर
- ५) नगरभुजापत्र क्रमांक (सर्व्हे न) अंतिम भुजाड क्रमांक ३
- ६) मूल्य दरविभाग (झोन) : \_\_\_\_\_ उपविभाग \_\_\_\_\_
- ७) मिळकतीचा प्रकार - खुली जमिन/ निवासी/ कार्यालय/ दुकान/ अदिसीगत
- ८) दस्तावेज नमुद केलेल्या मिळकतीचे क्षेत्रफळ : १३६.१० चौरस फीट/बिल्ट अप/सुपर बिल्डिंग/चौ. मीटर/फुट \_\_\_\_\_
- ९) कार चरित्र - \_\_\_\_\_ गल्ली \_\_\_\_\_ पोटमाळा \_\_\_\_\_
- १०) मजला क्रमांक - तळ उदवाहन सुविधा - आहे / नाही. (०.८)
- ११) बांधकाम वर्षे - १९९७-९८ घसारा - २०%
- १२) बांधकाम प्रकार - आर. सी. सी / इतर पक्के / अर्धे पक्के / कच्चे \_\_\_\_\_
- १३) सद्यतन मूल्य तक्त्यातील मार्गदर्शक सुचना क्र \_\_\_\_\_ ज्यान्मध्ये दिलेली घट/ वाढ \_\_\_\_\_
- १४) लिटल अॅन्ड लायन्सचा दस्त : १. प्रतिमाह भाडे रक्कम : \_\_\_\_\_  
निवासी/ अनिवासी २. अनामत रक्कम अगावू भाडे : \_\_\_\_\_  
३. कालावधी : \_\_\_\_\_
- १५) निर्धारित केलेले बाजारमूल्य : ५४५५०००/-
- १६) दस्तमध्ये दर्शविलेल्या नोंदवला : ५८,५९,०००/-
- १७) देय मुद्रांक शुल्क :- ३५१६००/- १८) भरलेले मुद्रांक शुल्क : ३५१६००/-
- १९) देयक नोंदणी फी :- ३०,०००/-

लिपिक

महेश दुय्यम निबंधक

प्रतिज्ञा/ घोषणापत्र

मी/ आम्ही

१. श्री./ श्रीमती सिद्धार्थ भरत डेलीवाला
२. श्री./ श्रीमती हर्षित भरत डेलीवाला
३. श्री./ श्रीमती \_\_\_\_\_

सत्या प्रतिज्ञेवर कथन करितो की, दस्तावेजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याचे कोठेही विक्री, गहाण, दान, हीज, मुखसत्यार, पोटगी, वा इतर अन्य प्रकारे कोठेही नजजोरखगामध्ये गुंतविलेली नाही. याची नोंदणी कायदा -१९०८ मधील अरणा-या शोध (Serach) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदरमिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/ आम्हीची राहिल याची मी/ आम्ही हमी देतो.

१. Delival  
२. HDD  
३. HDD  
खरेदी देणार (F. No. \_\_\_\_\_)

The Seal of the Joint Sub-Registrar, Vasal-1, Dist. Palghar

## मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

Valuation ID	201905063730	06 May 2019 02:51:13 PM			
मूल्यांकनाचे वर्ष	2019	वसई			
जिल्हा	पालघर				
मुल्य विभाग	तालुका - वसई गावाचे नांव - मौजे गोखीवरे (37) ( वसई विरार शहर महानगरपालिका)				
उप मुल्य विभाग	3-विकसित/विकसन क्षमता असलेल्या जमिनी				
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation	सर्व्हे नंबर /न भू क्रमांक	सर्व्हे नंबर#40)		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
12100	45800	50100	61000	50100	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	136 चौ मीटर	मिळकतीचा वापर-	औद्योगिक गाळा	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	11 to 20वर्षे	मूल्यदर बांधकामाचा दर-	Rs 50100/-
उद्दवाहन सुविधा -	नाही	मजला -	0		
Sale Type - First Sale	Sale/Resale of built up Property constructed after circular dt 02/01/2018				
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी) * मजला निहाय घट वाढ				
	= (50100 * (80 / 100)) * 100/100				
	= Rs 40080/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 40080 * 136				
	= Rs 5454888/-				
एकत्रित अंतिम मुल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅडनार्डन मजला क्षेत्र मूल्य + लगतच्या गळीचे मूल्य + वरील गळीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी				
	= A + B + C + D + E + F + G + H + I				
	= 5454888 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs 5454888/-				

Home

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वसई-१			
पुस्तक	दस्तावेज क्र.		
	६९०८	३	६०
१	१०१९		





## CHALLAN

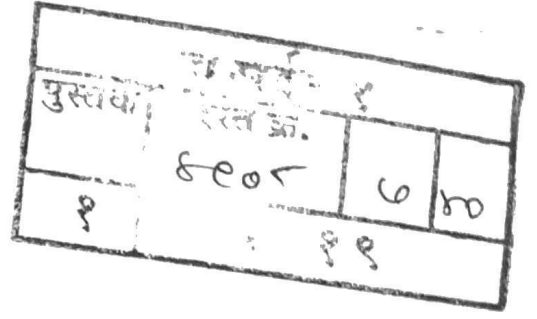
MTR Form Number - 6

GRN NUMBER	MH000904655201920R	BARCODE	Form ID :	Date: 26-04-2019
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR133-VSII_VASAI NO 1 SUB REGISTRAR	Location	PAN No. (If Applicable) PAN-AECPD4103R	
Year	Period: From : 26/04/2019 To : 31/03/2099		Full Name SIDDHARTH BHARAT DELIWALA	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	GALA NO 7 ON GROUND FLOOR	
0030046401-75	351600.00	Road/Street, Area /Locality	SAGAR MANTHAN BHOIDAPADA VILL	
0030063301-70	30000.00	Town/ City/ District	GOKHIWARE VASAI	
	0.00	PIN	4 0 1 2 0 8	
	0.00	Remarks (If Any) :		
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	381600.00	Amount in words	Rupees	
Payment Details:IDBI NetBanking Payment ID : 212582667		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332019042650940		
Cheque- DD No.		Date	26-04-2019	
Name of Bank	IDBI BANK	Bank-Branch	649 VASAI	
Name of Branch		Scroll No.		

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HB Deliwala



## SCHEDULE OF THE PROPERTY

Village	Gokhiware.
Survey No.	40/1A, 42/2(pt), 43/2A, & 44/1(pt).
Building	SHUBH BUILDING in "SAGAR MANTHAN PREMISES CO-OP. SOCIETY LTD."
Registered No.	TNA/VSI/GNL/(O)/1073/DT. 04/02/2006.
Gala No. & Floor	7 on Ground Floor in Building No. 1.
Area	136.10 Sq. Mts. Built Up.
Agreement Value	Rs. 58,59,000/-
Stamp Duty	Rs. 3,51,600/-

## AGREEMENT FOR SALE

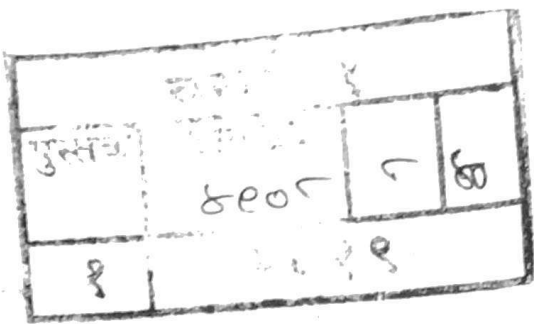
THIS AGREEMENT For sale is made and entered into at VASAI on this 06<sup>th</sup> day of May 2019, between M/S. ROLY CAB INDUSTRIES through its Proprietor MR. BHADRESH KANTILAL DELIWALA age 54 yrs having his residing address at Plot No. 33, 301, Chirag Building, JVPD Scheme, Road No. 3, Near Cooper Hospital, Vile Parle (W), Mumbai – 400 056, hereinafter called "THE TRANSFEROR", (which expression shall unless repugnant to the context and meaning there of include his legal heirs administrators, executors and assigns etc.) of the FIRST PART:

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*[Handwritten signature]*



HBDeliwala



A N D

MR. SIDDHARTH BHARAT DELIWALA age 37 yrs & MR. HARSHIT BHARAT DELIWALA age 34 yrs both adults, Indian inhabitants, having their residing address at C/503-504, Nilgiri Apartment, S. V. Road, Opp. N. L. High School, Malad (W), Mumbai – 400 064, hereinafter called “**THE TRANSFEREES**”, (which expression shall unless repugnant to the context and meaning there of include their legal heirs, executors, administrators and assigns etc.) of the **SECOND PART**.

A] **SAGAR MANTHAN PREMISES CO-OP. SOCIETY LTD.** has been registered under Registration No. **TNA/VSI/GNL/(O)/1073/DT.04/02/2006**, under Maharashtra Co-operative Societies Act 1960, having its Survey No. 40/1A, 42/2(pt), 43/2A, & 44/1(pt) situated at Sativali Road, Bhoidapada, Village Gokhiware, Vasai (E), Tal. Vasai, Dist. Palghar, in area of Sub-Registrar Vasai, Registration District of Palghar, Vasai Virar City Municipal Corporation, hereinafter the called “**THE SOCIETY**”.

**AND WHEREAS**

1] That the **TRANSFEROR** are absolutely seized and possessed of sufficiently entitled to a Gala No. 7 on Ground Floor admeasuring 136.10 Sq. Mts. Built Up area in the building “**SHUBH BUILDING**” in “**SAGAR MANTHAN PREMISES CO-OP. SOCIETY LTD.**”, Building No. 1, having its Survey No. 40/1A, 42/2(pt), 43/2A, & 44/1(pt), situated at Sativali Road, Bhoidapada, Village Gokhiware, Vasai (E), Dist. Palghar, in area of Sub-Registrar Vasai, Registration District of Palghar, Vasai Virar City Municipal Corporation, hereinafter referred to as “**SAID GALA**” for brevity’s sake.



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*HB Deliwala*

वर्ग - १		
पुस्तक नं.	६००	६०
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2] By an Agreement for Sale dated 02/02/1999, M/S. ROLY CAB INDUSTRIES through its Proprietor MR. BHADRESH KANTILAL DELIWALA have purchased the said Gala No. 7 on Ground Floor admeasuring 136.10 Sq. Mts. Built Up area in the building "SHUBH" in "SAGAR MANTHAN INDUSTRIAL COMPLEX", Building No. 1 having its Survey No. 40/1A, 42/2(pt), 43/2A, & 44/1(pt), situated at Sativali Road, Bhoidapada, Village Gokhiware, Vasai (E), Dist. Palghar, as per Agreement for Sale dated 02/02/1999, Registration Document No. VASAI-2-486-1999, Registration Receipt No. 1006984, Registration dated 02/02/1999 at Sub - Registrar of Assurance Vasai 2, from M/S. SAGAR CONSTRUCTION, whereby M/S. ROLY CAB INDUSTRIES herein had purchased above said Gala from BUILDERS.

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

1. By this Agreement for Sale TRANSFEROR does hereby agree to sell and the TRANSFEREES do hereby agree to purchase and acquire the said Gala No. 7 on Ground Floor admeasuring 136.10 Sq. Mts. Built Up area in the building "SHUBH BUILDING" in "SAGAR MANTHAN PREMISES CO-OP. SOCIETY LTD.", Building No. 1, having its Survey No. 40/1A, 42/2(pt), 43/2A, & 44/1(pt), situated at Sativali Road, Bhoidapada, Village Gokhiware, Vasai (E), Dist. Palghar, in area of Sub-Registrar Vasai, Registration District of Palghar, within the limits of Vasai Virar City Municipal Corporation, with all rights, benefits, title and interest in accordance with the Schedule mentioned below. It is being understood that the vacant possession will be given by the TRANSFEROR to the TRANSFEREES only after the entire purchase price is paid by the TRANSFEREES.
2. The TRANSFEREES has prior to the execution of the agreement satisfied themselves about the title of the TRANSFEROR to the said Gala and by taking full and complete inspection of the documents relevant and related to the said Gala



*Deliwala*

पुस्तक	दस्तावेज	१०	१०
१	८९०५		

3. The TRANSFEREES have agreed to acquire from the TRANSFEROR and the TRANSFEROR has agreed to sell, transfer the said premises on "OWNERSHIP BASIS" for the sum of **Rs. 58,59,000/-** (Rupees Fifty Eight Lacs Fifty Nine Thousand Only) in Full and Final consideration of their claim to the conditions contained in the said agreement for sale.

**4. SCHEDULE OF PAYMENT:.**

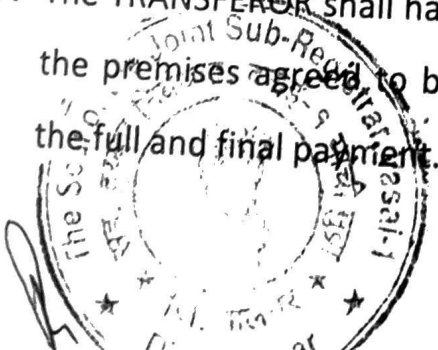
a) The TRANSFEREE has paid to the TRANSFEROR the sum of **Rs. 30,60,000/-** (Rupees Thirty Lacs Sixty Thosund Only) being the **PART PAYMENT** of said the premises on receipt whereof is attached with this agreement the TRANSFEROR do hereby admit and acknowledge of and from the TRANSFEREE.

b) Further the transferee do hereby agree to pay the balance payment of **Rs. 27,99,000/-** (Rupees Twenty Seven Lacs Ninety Nine Thousand only) within 90 days from the date of execution of this Agreement for Sale (subject to deduction of TDS (1%).

5. The TRANSFEROR do hereby covenant with the TRANSFEREES that the said Premises agreed to be sold is free from all encumbrances, Lien Charge, any Finance or mortgaging and the any charged and title to the said Gala is clear and Marketable, TRANSFEROR have full and absolute power and to sell, transfer, assign and interest, title in the premises agreed to be sold.

6. The TRANSFEROR hereby declares and confirm that no dues and liabilities from his suppliers, workers and any firms and parties, if any payable of dues and liabilities of firm the TRANSFEROR is fully responsible for the said dues and liabilities.

7. The TRANSFEROR shall handover the vacant peaceful possession of the premises agreed to be sold to the TRANSFEREES on receiving the full and final payment.



*Beliwal*

8. The TRANSFEROR do hereby covenant with the TRANSFEREES that the TRANSFEROR shall pay to the Society all taxes and out goings in respect of the Gala till the possession of the Gala is delivered to the TRANSFEREES by the TRANSFEROR and if any amount is found due and payable from the TRANSFEROR to the TRANSFEREES as property tax and outgoings for the period prior to the date of delivery of possession and if such amount is recovered by the Society, the same shall be made good by the TRANSFEROR. TRANSFEROR hereby agrees to indemnify and keep indemnified the TRANSFEREES for such payment thereof.

2018-19	99	10
99	10	99

9. The TRANSFEROR hereby further covenant with the TRANSFEREES that upon the payment of sum mentioned above the TRANSFEREES shall quietly and peacefully possess, occupy and enjoy the said premises/Gala without any let, hindrance, demand, interruption or eviction or claim by the TRANSFEROR or any person or persons law – fully or equitably claiming.

10. The TRANSFEREES hereby covenants with the TRANSFEROR that the TRANSFEREES shall from the date of possession thereof pay the proportionate taxes and outgoings to the Society.

11. The TRANSFEROR hereby further covenant with the TRANSFEREES that the TRANSFEROR shall execute such acts and deeds including sale deed if necessary for perfectly securing the interest of the TRANSFEREES in the said Gala agreed to be hereby sold unto as may be reasonable required but at the costs of the TRANSFEREES.

12. All relevant papers, agreements, share certificate, document and receipts of payment made by the TRANSFEROR in respect of the said Gala and transfer from duly signed by the TRANSFEROR shall be delivered to the TRANSFEREES upon the payment.



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13. The TRANSFEROR herein applied to the Society for transfer of the said share certificate No. \_\_\_\_\_, Share Serial No. \_\_\_\_\_ to \_\_\_\_\_ in the name of the TRANSFEREES and the Society has **NO OBJECTION** to the transfer of the said share in favour of the TRANSFEREES herein.

HBDelivada

14. The TRANSFEROR do hereby declare and state that the said Gala agreed to be sold is free and their absolute property and there is no legal embodiment of any nature to transfer, assign or sell the said Gala to the TRANSFEREES.

15. The TRANSFEROR shall inform in writing to Society for transfer the said Gala and all rights, interest in favour of the TRANSFEREES.

16. The TRANSFEREES hereby agrees and undertakes to become member of the said society and to abide by and comply with its rules, regulations and bye-laws as amended from time to time and to promptly and punctually pay all taxes, water charges and other outgoings in respect of the said Gala.

17. The Society covenants with the TRANSFEREES that on receipt of the necessary transfer fees, membership fees and other relevant charges the Society shall confirm the transfer of interest, title and the occupancy rights of the said Gala in the name of the TRANSFEREES as mentioned hereinabove.

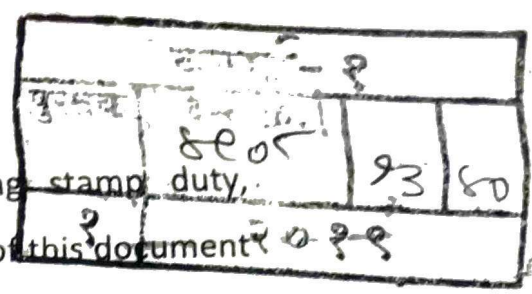
18. The TRANSFEROR hereby agree to fully co - operate with the TRANSFEREES and further agree to execute all writings, documents etc. for more effectively, transferring the said Gala in the name of the TRANSFEREES.

19. Donations towards welfare fund, if any to be paid to the Society in connection with the transfer of the said Gala and the shares shall be paid by the parties both in equal share of as mutually agreed upon.



*[Signature]*  
HBDelivada

20. All costs, charges and legal expenses including stamp duty, registration charges and legal expenses in respect of this document shall be borne and paid by the TRANSFEREES only.



21. The TRANSFEROR have agreed to sell and TRANSFEREES has agreed to purchase the said Gala at or for a price of Rs. 58,59,000/- (Rupees Fifty Eight Lacs Fifty Nine Thousand Only) and hence a stamp of Rs. 3,51,600/- is paid thereon.

22. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Act, 1963 and the rules made there under.

### SCHEDULE OF PROPERTY

Village	Gokhiware.
Survey No.	40/1A, 42/2(pt), 43/2A, & 44/1(pt).
Building	SHUBH BUILDING in "SAGAR MANTHAN PREMISES CO-OP. SOCIETY LTD."
Registered No.	TNA/VSI/GNL/(O)/1073/DT. 04/02/2006.
Gala No. & Floor	7 on Ground Floor in Building No. 1.
Area	136.10 Sq. Mts. Built Up.
Agreement Value	Rs. 58,59,000/-
Stamp Duty	Rs. 3,51,600/-

9

*Belwal*  
*H B Delwal*





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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY AND THE YEAR HEREINABOVE FIRST WRITTEN:-

SIGNED, SEALED AND DELIVERED


By within named "TRANSFEROR"


M/S. ROLY CAB INDUSTRIES

Through its Proprietor

MR. BHADRESH KANTILAL DELIWALA

In the presence of .....

1 

2 

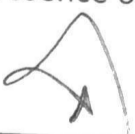
SIGNED SEALED AND DELIVERED


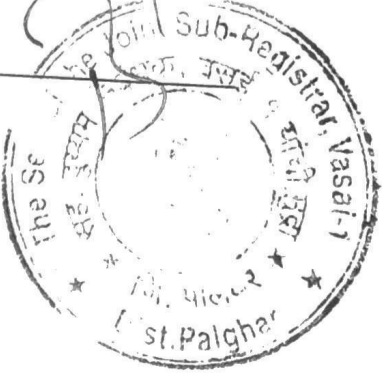
By within named "TRANSFEREES"

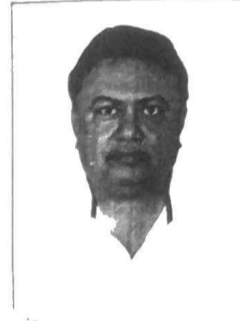
MR. SIDDHARTH BHARAT DELIWALA &

MR. HARSHIT BHARAT DELIWALA

In the presence of .....

1 

2   




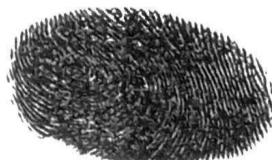
*Bhadresh Kantilal*



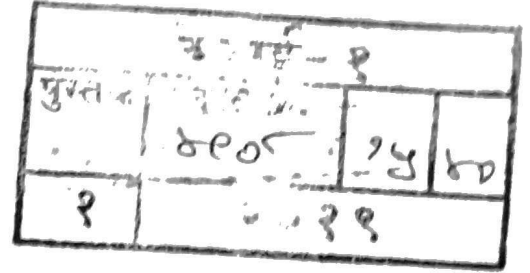
*Siddharth Bharat Deliwala*



*Harshit Bharat Deliwala*



# RECEIPT



RECEIVED a sum of Rs. 30,60,000/- (Rupees Thirty Lacs Sixty Thosuang Only) by Cheque from the within named TRANSFEREES towards the PART PAYMENT as per the terms and conditions entered in this agreement for sale executed between us as per under given.

### Details of Part Payment

DATE	CHQ. NO.	NAME OF BANK	AMOUNT
22/04/2019	056051	The Cosmos Co-op. Bank Ltd.	30,60,000/-
TOTAL RS. →			30,60,000/-

# cheque/s subject to realization.

I SAY RECEIVED

(M/S. ROLY CAB INDUSTRIES through its Proprietor MR. BHADRESH KANTILAL DELIWALA) (TRANSFEROR)

WITNESS: ..

1.

2.

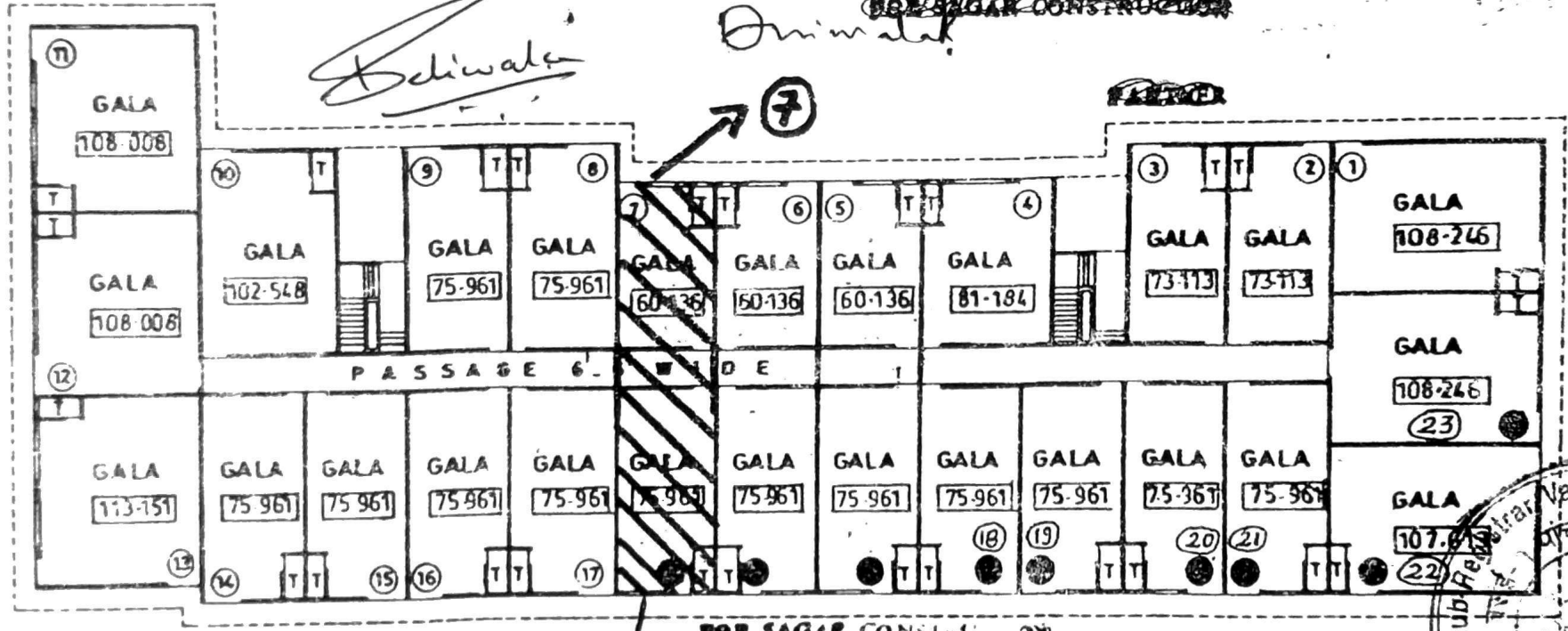


**BLDG NO.1**  
**SHUBH**

*HBDelivale*

*Schivale*

*Drimalak* ~~FOR SAGAR CONSTRUCTION~~

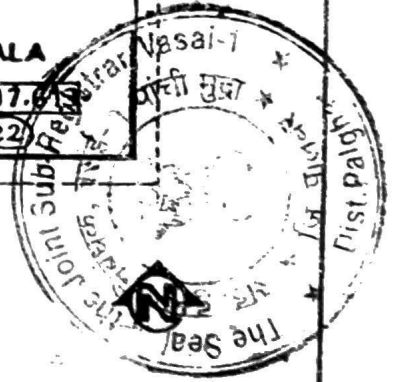


(Area in Sq. Meters)

For ROLYCAB INDUSTRIES  
*Drimalak*  
Proprietor

*HBDelivale*  
PARTNER

**GROUND FLOOR PLAN**



800	98	800
800	98	800
800	98	800

वसई-१			
पुस्तक	दस्त क्र.		
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१		१९	

**ROUND**

**CIDCO AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

HEAD OFFICE :  
 CIDCO Bhavan, 2nd Floor, Nariman Point,  
 Mumbai - 400 021.  
 PHONES : 202 2481 / 202 2420 / 202 2579  
 FAX : 00-91-22-202 2509

HEAD OFFICE :  
 CIDCO Bhavan, C8D-Belapur,  
 Navi Mumbai - 400 614.  
 PHONES : 757 1241 (9 Lines)  
 FAX : 00-91-22-757 1066

Ref No. CIDCO/VVSR/BP-1804/E/1164

Date: 25/11/2008

Shri. Binal S. Koradia, Partner of  
 M/s. Sagar Construction,  
 108, Khokhani Bhawan, Station Road,  
 Vasai (W). Tal. Vasai, Dist. Thane.

वसई-१			
पुस्तक	दस्त क्र.		
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१		२०	१५

Sub: Grant of Part Occupancy Certificate for Industrial Building No. 1, (only around floor) on land bearing S.No.40/1A, 42/2(pt), 43/2A & 44/1(pt), Village Gokhi-vare, Taluka Vasai, Dist : Thane.

- Ref: 1) Commencement certificate No. CIDCO/VVSR/BP-1804/E/639/ dated 05/09/1997.  
 2) Receipt from GSDA No. THN/TECH/L G.W./1132 dated 02/05/92 & GSDA/TH/TECH/LGW/607/97 dated 18/03/97 for potable water supply.  
 3) Development completion certificate dated 21/09/98 from the architect  
 4) Structural Stability certificate from your structural Engineer vide letter dated 21/09/98.  
 5) Plumbing certificate dated 08/10/1998  
 6) Your architect's letter dated 05/10/98

Sir,

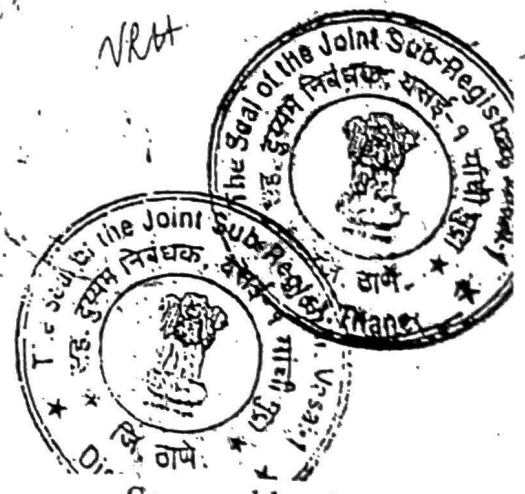
Please find enclosed herewith the necessary part occupancy certificate for the Industrial Building on land bearing S.No.40/1A, 42/2(pt), 43/2A & 44/1 (pt), Village Gokhi-vare, Taluka Vasai, Dist:Thane, alongwith as built drawings.

Yours faithfully,

*[Signature]*  
 ASSOCIATE PLANNER / ATPO (VVSR)

Encl.: a/s.  
 Copy to:

M/s. J. P. Mehta & Associates,  
 Architects,  
 121-122, Ambika Commercial Complex,  
 Vasai (E), Tal. Vasai, Dist. Thane.



पुस्तक	वस्तु क्र.	
१	८६०८	२१८०
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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI LIMITED**

REGD. OFFICE:	
"Nirmiti, 2nd Floor, Nariman Point,"	
पुस्तक	MUMBAI 400 021
	PHONES: 2202 2481 / 202 2484 / 202 2579
	FAX: 00-91-22-202 2509
१	Ref. No. १५

HEAD OFFICE:  
 CIDCO Bhavan, CBD-Bandra  
 Navi Mumbai - 400 614.  
 PHONES : 757 1241 (9 Lines)  
 FAX : 00-91-22-757 102

Date: 25/11/1998  
26

CIDCO/VVSR/BP-1804/E/1164.

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Industrial Building No. 1 with built up area 2338.725 Sq.m. on land bearing S.No. 40/1A, 42/2(pt), 43/2A & 44/1 (pt) Village Gokhivare, Taluka Vasai, Dist:Thane, completed under the supervision of Shri. J.P. Mehta & Associates. (Licence/Registration No.M/004/LS) and has been inspected on 19/11/98 and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-1804/E/68 dated 05/09/97 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangement and improvement, shifting of poles to suitable location, collection of solid waste, arrangement for and disposal of sullage and sewage without insanitary conditions in the surrounding, regulation of water courses and culverts.

Contd.....



AND IN  
 OFFICE:  
 2nd Floor, Nariman Point,  
 202 2420 / 202 2579  
 202 2481 / 202 2420 / 202 2579  
 00-91-22-202 2509

MENT CORPORATION OF MAHARASHTRA LIMITED

HEAD OFFICE:  
 CIDCO Bhavan, CBD-Belapur,  
 Navimarg, Col-400 614.

PHONES: 757 1241 (Urban)	
FAX: 022-2579-1000	
Date: १३/०३/२०२४	३३/०३/२०२४

- Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
- You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
- This certificate of occupancy is issued only in respect of 23 galas contained in 1 No. of building, A/da. No-1.

One set of as built drawing duly certified is returned herewith for your record.

ASSOCIATE PLANNER  
 (VVERF)

