




## सूची क्र. दोन INDEX NO. II

गावाचे नाव : नविन पनवेल (नगर पालिका हद्द सिडको क्षेत्र)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,247,896.00  
बा.भा. रु. 1,473,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 703, सातवा मजला, रिध्दीश्या, प्लॉट नं. ई-31, से 6, न पनवेल ता पनवेल जि रायगड
- (3) क्षेत्रफळ (1) 68.74 चौमी कारपेट
- (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) मार्सेलो ग्रुप तर्फे प्रोप्रा. विकास अंबादास भांगर ; घर/फ्लॅट नं: से 1, न पनवेल ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुप्रिती आर. दास - -; घर/फ्लॅट नं: से 8, न्याय कॉलनी ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.  
(2) राजू रंजन - -; घर/फ्लॅट नं: -// -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 28/12/2007
- (8) नोंदणीचा 28/12/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 12751 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 117480.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 22480.00
- (12) शेर।

  
दुय्यम निबंधक, पनवेल-३  
(वर्ग-२)

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Friday, December 28, 2007

6:33:26 PM

**Original**

नोंदणी 39 म.

Regn. 39 M

**पावती**

पावती क्र. : 12926

गावाचे नाव नविन पनवेल (नगर पालिका हद्द)

दिनांक 28/12/2007

दस्तऐवजाचा अनुक्रमांक पवल3 - 12751 - 2007

दस्ता ऐवजाचा प्रकार करारनाम

सादर करणाराचे नाव: सुप्रती आर. दास - -

नोंदणी फी	-	22480.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)	-	740.00
अतिरीक्त मुद्रांक शुल्क	-	5.00
<b>एकूण</b>	<b>रु.</b>	<b>23225.00</b>

आपणास हा दस्त अंदाजे 6:48PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.पनवेल 3

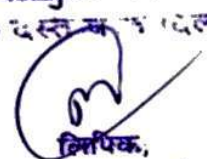
बाजार मूल्य: 1473000 रु. मोबदला: 2247896 रु.

भरलेले मुद्रांक शुल्क: 117475 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे:

बँकेचे नाव व पत्ता: **पुणे बँक, नविन पनवेल, मिकाळ**

डीडी/घनाकर्ष क्रमांक: 30695; रक्कम: 22480 रु.; दिनांक: 26/12/2007

**Suপ্রতি**   
मूळ दस्त **पनवेल**  
निबंधक,  
दुय्यम निबंधक, पनवेल-3

**ICICI Bank**

**Customer Copy**

Deposit Br NEW PANVEL Date 27-12-07

Pay to: (ICICI Bank Ltd. A/C Stamp Duty)

Franking Value	Rs.	1,17,475 = 100
Service Charges	Rs.	10 = 10
Total	Rs.	1,17,485 = 110

Name of Stamp duty paying party:

- ① MRS SUPRITI R. DAS
- ② MR RAJU RANJAN

FRANKING DEPOSIT SLIP

Received with Thanks 1,17,475/-  
Toward: Stamp Duty

30705

DD / Cheque No. 2008911 35. 27-12-07

Drawn on Bank AXIS BANK LTD  
PANVEL BR.



(For Bank's Use only)

Trans ID  
Franking Sr No  
Officer [Signature] 72186

!! SHREE !!

AGREEMENT FOR SALE

(In respect of Flat/Shop & other Premises bearing No. 703 on the TH Floor, total area admeasuring 740 Sq.Ft. (Carpet) equivalent to 68.74 Sq Mtrs (Carpet) of the building to be known as "RIDDHISHAYA", Plot No.E-31, situate, lying & being at Sector-06, New Panvel(E), Tal-Panvel, Dist-Raigad, Navi Mumbai.)

This Agreement is made and entered into at Panvel, this 28 day of DEC 2007.

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Supriti Das  
Ranjit

**MARVELLO GROUP**  
[Signature]  
Proprietor

ICICI Bank Ltd. Neei Avenue  
Plot No. 5 Sector: 15  
Panvel Matheran Road  
New Panvel-410 206  
D-5/ST/PA/IC Bank Ltd/000736

**FOR ICICI BANK LTD**  
Authorized Signatory  
Sonal Shari

**INDIA**  
R. 01174751-PB5345  
Stamp Duty  
MAHARASHTRA

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182796  
DEC 27 2007

BETWEEN

M/s. MARVELLO GROUP, a proprietary concern through its Proprietor MR. VIKAS AMBADAS BHAMRE, Age-Adult, Occu-Business, Indian Inhabitant, having its office & carrying on business at Office No.2, Vighnaharta Complex, First Floor, Plot No. 07, Sector No.1, New Panvel (W), Tal. Panvel, Dist. Raigad, hereinafter called & referred to as the "BUILDERS & DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his survivor or survivors, heirs, executors and administrators of such survivor his or her assigns) of the ONE PART.

AND

1) SHRI/S.M. MRS SUPRITI R. DAS Age-34 years, Occu- Home wife &  
2) SHRI/S.M. MR RAJU RANJAN Age-36 years, Occu- SERVICE

both Indian Inhabitant, residing at C-203 SAI-SHARAN CHS LTD  
SECTOR-8 KHANDA COLONY NEW PANVEL(W)

hereinafter called & referred to as the "PURCHASER/S" (the term Purchaser shall denote & cannot both genders, masculine, feminine as well as singular number & plural numbers) ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators, assigns, successors ) of the OTHER PART.



WHEREAS:

01) The City & Industrial Development Corporation of Maharashtra Limited, is a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Bombay-400 021, (hereinafter referred to as the "CIDCO" or the "Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns). The said Corporation has been already declared as a New Town Development Authority, under the provisions of Sub Section (i) (3-a), of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) (hereinafter referred to as "The Said Act") for the New Town of Navi Mumai by Government of Maharashtra in the exercise of its powers of the said area designated as site for New Town under sub Section (i) of Section 113 of the said Act.

02) AND WHEREAS the State Government of Maharashtra has acquired certain lands within the designated areas of Village-Panvel, Tal-Panvel, Dist-Raigad and vested the same in the Corporation by an order duly made in that behalf as per the provisions of Section 113(1) of the said Act.

For MARVELLO GROUP  
Bhamre  
Proprietor

R. Rajan

Supriti Das

03) **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

04) **AND WHEREAS** M/s Marvello Group, a proprietary concern through its Proprietor Shri. Vikas Ambadas Bhamre has by its application dated 05/09/2005 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government, as described hereinafter, for the purpose of constructing a building or buildings to provide residential & commercial accommodations.

05) **AND WHEREAS** M/s. Marvello Group, a proprietary concern through its Proprietor Shri. Vikas Ambadas Bhamre has, before the execution of an Agreement to Lease paid on 10/05/2007 to the Managing Director of the Corporation a sum of entire amount of lease premium agreed to be paid by the Licensee to the Corporation.

06) **AND WHEREAS** upon payment of entire amount of lease premium the said Corporation has handed over quite, vacant & peaceful possession of said Plot of land to M/s. Marvello Group through its Proprietor.

07) **AND WHEREAS** by an Agreement to Lease, dated 25/05/2007, the City & Industrial Development Corporation of Maharashtra Limited, therein & herein called & referred to as "the Corporation" of the One Part M/s. Marvello Group, a proprietary concern through its Proprietor Shri. Vikas Ambadas Bhamre, Indian Inhabitant, carrying on business & having its office address at Office No.02, Vighnaharta Complex, Plot No.07, Sector-01, Khanda Colony, New Panvel(W), Navi Mumbai, under the name & style of M/s. Marvello Group, therein called and referred to as "the Licensee", of the Other Part, the Corporation agreed to demise and the said Licensee agreed to take on lease, the said Plot No.E-31, area admeasuring 1210.24 Sq. Mtrs., situate, lying & being at Sector-06, New Panvel(E), Tal-Panvel, Dist-Raigad, Navi Mumbai, In the registration Sub-District & District-Raigad for the purpose of constructing a building for residential cum commercial use for a period of 60 years upon the terms & conditions contained therein. The said Agreement to Lease is duly stamped & registered in the office of Sub Registrar of Assurances at Panvel, vide its registration at Serial No.Paval-1-07682-2007 on 27/09/2007.



Supriya Das  
R. Raju

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08) **AND WHEREAS** by virtue of the said Agreement to Lease, M/s. Marvello Group, a proprietary concern through its Proprietor Shri. Vikas Ambadas Bhamre is absolutely seized & possessed of or otherwise well and sufficiently entitled to the said Plot of land known as Plot No E-31; area admeasuring 1210.24 Sq. Mtrs. situate, lying & being at Sector-06, New Panvel(E), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District-Raigad.

09) **AND WHEREAS** the Builders & Developers have appointed "M/s.VISTAAR ARCHITECTS", having their office at P6/24/3, Sector-15, New Panvel, Tal-Panvel, Dist-Raigad, and "STRUCTCON ENGINEERS", Consulting Structural Designers, having its office at D-268, 1st Floor, Vashi Plaza, Vashi, Navi Mumbai, 400 703, for the preparation of the structural designs and drawings of the building and the Builders & Developers accepts the professional supervision of said "M/s.Vistar, Architects & Planners", & "Structcon Engineers", as a Architects & R.C.C. Consultant, respectively till the completion of the said building.

10) **AND WHEREAS** thereafter, the Corporation, by its letter under Ref.No. CIDCO/BP/ATPO/1170, dated. 26/06/2007 has granted & approved Plans in respect of said Plot of land & also issued Commencement Certificate under its Ref.No.CIDCO/ATPO/1170, dated.26/06/2007, as required under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, in the name of M/s.Marvello Group, through its Proprietor Shri. Vikas Ambadas Bhamre to construct building/buildings thereon for residential & commercial purpose as per the terms & conditions of the said Commencement Certificate and thereby approved and sanctioned the Plans in respect of the proposed building having Ground Floor and Nine (09) upper Floors, consisting of Flats, Shops & other Premises, laying down the terms and conditions & stipulations which are to be observed and performed by the Builders & Developers and upon the observance and performance whereof the completion and/or occupancy Certificate will be granted by the CIDCO.



11) **AND WHEREAS** the Builders & Developers have accordingly commenced construction of the said building by name and style "RIDDHISHAYA" (hereinafter called and referred to as the "SAID BUILDING") in accordance with the said sanctioned plan and pursuant to the said commencement certificate of CIDCO.

12) **AND WHEREAS** the Purchaser/s being desirous of purchasing Flat, Shop & other Premises in the said building, demanded from the Builders & Developers and the Builders & Developers have given inspection to the Purchaser/s of all the documents of title relating to the said property, the plans, lay

*Supriya Das*  
*Raigad*

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out, designs and specification prepared by the Builders & Developers Architect and all such other documents as has been specified under the Maharashtra Ownership Flats (Regulation of Permission of Construction Sale, Management and Transfer) Act, 1963, hereinafter referred to as the "SAID ACT" and the Rules made there under, hereinafter referred to as the "THE SAID RULES"

13) AND WHEREAS the Builders & Developers are entitled to sell, transfer and convey all the Flats, Shops, & other Premises in the said building to be constructed on the said property, in any manner, at any consideration they deem fit to the intending Purchaser/s on "OWNERSHIP BASIS" & appropriate the entire sale proceeds thereof.

14) AND WHEREAS at the request of the Purchaser/s the Builders & Developers has agreed to allot to the Purchaser on "OWNERSHIP BASIS", a Flat/Shop No 703, total area admeasuring 740 Sq.Ft. (Carpet) equivalent to 68.74 Sq Mtrs, (Carpet) on the 7TH Floor of the said building to be known as "RIDDHISHAYA" which is more particularly described in the "SECOND SCHEDULE", hereunder written.

15) AND WHEREAS the title of the Builders & Developers to the said property has been investigated by SHRI. JAGDISH N. URANKAR, ADVOCATE & NOTARY (GOVT. OF INDIA) who has issued Certificate of Title in respect thereof as per copy annexed hereto and marked as ANNEXTURE-'B'. Prima facie the Purchaser has satisfied with the title of the Builders & Developers to the said property. The Purchaser shall not be entitled to further investigate the title of the Builders & Developers to the said property and no requisition or objection shall be raised upon Advocate in regard to the title of the Builders & Developers to the said property.

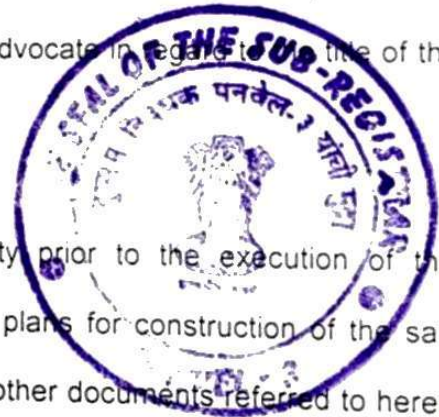
16) AND WHEREAS the Purchaser has seen the said property prior to the execution of this Agreement. The Purchaser has also taken inspection of the said plans for construction of the said building hereinafter referred to be the sanctioned plans and all the other documents referred to herein above in the recitals;

17) AND WHEREAS the Builders & Developers have supplied to the Purchaser/s true copies of all such documents as mentioned in Rule-A of the Maharashtra Ownership Flat Rules of 1964, hereinafter called "THE SAID RULES", as desired by the Purchaser.

For **MARVELLO GROUP**  
*[Signature]*  
Proprietor

*Subriti Das*  
*R. Raju*

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18) AND WHEREAS the Builders & Developers is/are entering into separate Agreements with several other persons and parties for sale of Flat, Shop and other Premises in the said building to be constructed on the said property

19) AND WHEREAS under Section-4 of the said Act, the Builders & Developers is/are required to execute a individual written Agreement for Sale of the said Premises with each Purchaser/s, being in fact these present and also to register the said Agreement under the provisions of the Registration Act, 1908.

20) AND WHEREAS the Purchaser/s has/have agreed to purchase said Premises in the said building with full notice of the terms and conditions referred in these recitals on the terms and conditions hereinafter appearing.

NOW IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Builders & Developers shall construct the said building on the said Plot of land in accordance with the plan, designs, specifications approved by CIDCO and its other concerned authorities. The Builders & Developers shall also construct the said building/tower or such number of further buildings as may be permitted by the concerned authority on the said property

2. The Purchaser hereby agrees to purchase/acquire from the Builders & Developers and the Builders & Developers hereby agrees to sell to the Purchaser, the Premises being Flat, Shop and other Premises bearing No. 703 on the 7TH Floor, area admeasuring 740 Sq.Ft.(Carpet) equivalent to 68.74 Sq. Mtrs.(Carpet), which is inclusive of Flower Bed, Cup Board area, Open Terrace or Deck area admeasuring 740 Sq Ft (Carpet) equivalent to 68.74 Sq. Mtrs.(Carpet), as shown in the Floor Plan thereof, as per copy annexed hereto and marked as ANNEXTURE-'A' and hereinafter called & referred to as "THE SAID PREMISES", in the said building to be known as "RIDDHISHAYA" from the Builders & Developers for the total consideration of Rs 22,47,896/- (Rupees TWENTY TWO LACS, FORTY SEVEN THOUSANDS EIGHT HUNDRED NINETY SIX ONLY. Only). The said price is fixed on lump-sum basis and has no bearing whatsoever on the actual area of the said Premises.



**THE MADVETLO GROUP**  
*[Signature]*  
Proprietor

*Supriya Das*  
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3 The Purchaser hereby agrees to pay the aforesaid prize to the Builders & Developers in the manner given below

(i) Rs. 3,37,184/- (Rupees THREE LACS, THIRTY SEVEN THOUSAND ONE HUNDRED EIGHTY FOUR ONLY Only) as a Earnest Money booking amount i.e. (15%) on or before execution of this Agreement. The Builders & Developers doth hereby admit and acknowledges the said payment hereof

(ii) The said purchase prize shall be paid by the Purchaser to the Builders & Developers in accordance with the installments as under:

At the time of Booking	15 %
On commencement of Plinth	10%
On commencement of 1 <sup>st</sup> Slab	8%
On commencement of 2nd Slab	6%
On commencement of 3rd Slab	6%
On commencement of 4th Slab	6 %
On commencement of 5th Slab	6 %
On commencement of 6th Slab	6 %
On commencement of 7th Slab	6 %
On commencement of 8th Slab	6 %
On commencement of 9th Slab	5%
On commencement of 10th Slab	4%
On Commencement of Brick Work.	2%
On Commencement of Plaster work.	2%
On commencement of Door/Windows.	2%
On commencement of Tiles Work	2%
On commencement of Possession	2%
	100%



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

For MADHVI GROUP  
*[Signature]*  
Proprietor

*[Signature]*  
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It is hereby expressly agreed that at the time of payment of each of the aforesaid instalment of the purchase price as set out in Clause- 3 above shall be the essence of the contract. In the event of the Purchaser's making any default in payment of any of the two instalments of the purchase price the Builders & Developers will be entitled to terminate this Agreement in which event 35% (Thirty Five Percent) of the purchase price of the said Flat or other premises shall stand forfeited and balance shall be refunded to the Purchaser by the Builders & Developers (but without any interest, compensation, damage or cost) within 60 (Sixty) days after the termination of this Agreement and the Builders & Developers will be entitled to immediately after the termination of this Agreement to sell and/or dispose off the said Premises in favour of any third party or person and the Purchaser herein shall have no right to object, obstruct or interfere to such sale or disposal of the said Premises by the Builders & Developers. In that event the Purchaser's shall have no any right or claim amount of stamp duty & registration charges from the Builders & Developers.

Provided that the power of termination hereinbefore contained shall not be exercise by the Builders & Developers unless and until the Builders & Developers shall have given to the Purchaser 15(Fifteen) days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it might be intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice.



The Purchaser hereby agree to pay to the Builders & Developers interest at 36% per annum on all the amounts/installments which become due and payable by the Purchaser to the Builders & Developers under the terms of this Agreement from the date the said amounts/installments are payable by the Purchaser to the Builders & Developers.

The above purchase prize does not include the following cost, charges and expenses, which are required to be paid separately by the Purchasers before taking possession such as a) Water Meter deposits and water resources development charges and water connection charges, b) MSEB cable and meter deposit, power supply Infrastructure development Charges, electric cable laying service charges, c) Drainage connection deposit and charges, d) Land and Building Development charges of CIDCO, e) Infrastructure Development charges of CIDCO, f) Legal charges for documentation, g) Any other taxes, cess that shall be levied or become leviable by CIDCO or any Government authorities and also such other charges, escalations imposed by CIDCO or any other Government Authorities. The Builders & Developers shall determine the

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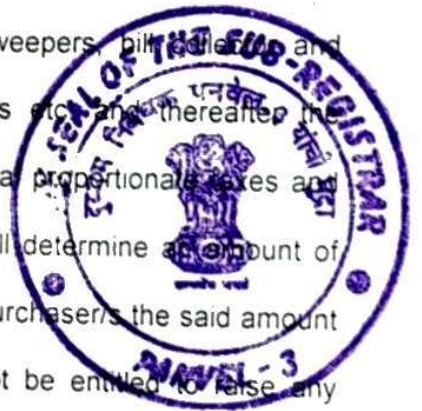
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above said amount of non refundable deposit and shall also be entitled to recover from the Purchaser/s such amount as per their absolute discretion and the Purchaser/s herein shall not be entitled to raise any objection to the same. On or before possession of the said Premises, the Purchaser shall deposit with Builders & Developers, the said amount of non refundable deposit

7 The above purchase prize also does not include the following cost, charges expenses such as a) Transfer fees/charges of CIDCO as per the rules prevailing, b) Stamp Duty, Registration charges and legal fees payable on Lease Deed/Conveyance Deed to be executed by CIDCO in favour of the Promoter-Builders or the Society, c) Share money, application and entrance fees of the Society and expenses for formation and registration of the Society, d) Outgoing towards maintenance for the period of 6 months from date of occupation certificate received from CIDCO, e) Service Tax, if any & if applicable f) Any other charges, expenses incurred by the Builders & Developers

8 On or before taking possession of the said Premises, the Purchaser/s shall deposit with the Builders & Developers as a non refundable deposit for the period of initial 06 (Six) months charges towards (a) the insurance premium for insuring the said building against fire, riot & civil commotion etc., (b) the CIDCO charges and taxes and all other outgoings that may, from time to time, be levied on or in respect of the said property, (c) the charges for the maintenance and management of the said building including wages and salaries of watchman, sweepers, bill collector and accountant, (d) electricity charges of common lights, meter pumps etc. and thereafter the Purchaser along with the other Purchasers shall be liable to pay actual proportionate taxes and outgoings and maintenance charges. The Builders & Developers shall determine an amount of non refundable deposit and shall also be entitled to recover from the Purchaser/s the said amount as per their absolute discretion and the Purchaser/s herein shall not be entitled to raise any objection to the same.



9. In case there shall be deficit in this regard, the Purchaser shall forthwith on demand pay to the Builders & Developers his proportionate share to make up such deficit. It is also agreed by and between the parties hereto that the total prize of the Flat or other premises is fixed on the basis of the present prize of the building materials, if the rates of the same are increased in excess of 10% of the present prize in the future, in that event Builders & Developers shall be entitled to take the difference of the present prize and of the excess prize of 10% at the time of giving possession of the said Flat or other premises.

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10 The said building shall be constructed by the Promoter-Builders in accordance with the building plan prepared by their Architects and sanctioned by the CIDCO & its other concerned authorities as aforesaid with such modifications thereto as the Builders & Developers may be incorporate therein as aforesaid. The said Premises in the said building shall contain amenities as per the particulars given in the "THIRD SCHEDULE" hereunder written.

11 The area of the said Premises agreed to be purchased by the Purchaser/s is on the basis of built up area. The calculation of the built up area includes the full thickness of internal and external walls, passages, toilets, staircase and any other area used for amenities to the building such as balcony, meter room, open space, etc, proportionately.

12. The certificate of the Architects of the Builders & Developers shall be conclusive proof that the plinth or the respective slabs are completed and within 10(Ten) days from the receipt of a notice from the Builders & Developers to the Purchaser, time being of the essence, informing, the Purchaser shall make the payments as herein provided. The Purchaser shall not be entitled to raise any objections as regard the completion of plinth or the casting of the respective slabs or in regard to the certificate of the Builders & Developers Architects.

13. In the event of the Builders & Developers being entitled to construct any additional structure or structures or the Builders & Developers desiring to make alterations or additions in the plans of the said building under the building bye-laws, rules and regulations of the CIDCO, or otherwise or in the event of the Builders & Developers becoming entitled to construct any structure or structures or alteration and/or additions in the said building by virtue of any alterations or amendments of the building bye-laws or rules and regulations of the CIDCO, or otherwise, the Builders & Developers shall be entitled to carry out construction of such additional structure and/or additions or modifications, alterations or additions in the said building which is proposed to be constructed on the said property. The Purchaser/s hereby gives his/her/their irrevocable consent under the provisions of Section-7 of the Maharashtra Ownership Flats Act, 1963 to such additional structure being constructed under such alterations, additions or modifications being carried out by the Builders & Developers in the said building.



14. The Purchaser/s hereby agrees and confirms that inspection has been given by the Promoter-Builders of the plan and the specification of the said building which is proposed to be constructed by the Promoter-Builders on the said property. The Purchaser hereby further agrees and

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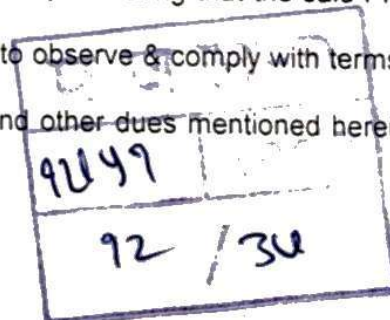
covenants with the Builders & Developers to sign and execute all papers and documents in favour of the Builders & Developers to construct the said building in accordance with the said plan relating thereto or such other plan with such additions and alterations as the Builders & Developers may in their sole discretion deem fit and proper and/or for the purpose of applying for or obtaining approval or sanction of CIDCO, or any other appropriate authorities in that behalf as well as for the construction of such building on the said property upon or after the grant of such approval or sanction relating thereto provided the size and location of the Premises agreed to be purchased by the Purchaser is not in any manner adversely affected. The Purchaser/s agrees that the said consent is irrevocable.

15. Only such of the Purchaser/s of Flat, Shop & other Premises in the said building as shall have separately agreed to purchase a parking space shall be entitled to have exclusive use of such parking space so agreed to be sold to him and the Purchaser/s in the said building who shall not have agreed to purchase parking space separately from the Builders & Developers will not be entitled to have any use of the parking space. The Builders & Developers shall be entitled to sell parking spaces to the Purchaser/s of the said Premises at such price and to such person/s, as the Builders & Developers may at their absolute discretion determine and the Purchaser/s herein shall not be entitled to raise any objection to the same.

16. The Builders & Developers agrees to hand over possession of the said Premises to the Purchaser/s by the end of Thirty First October Two Thousand Nine subject to availability of cement, steel or other building material and water for building construction, electric supply, or in case of any notice, order, rule, notification of the Government and/or other public or competent authority or any prohibitory or stay orders of civil court or any other court/s and subject to any act of God such as earthquake, flood, or any other reason beyond the control of the Promoter-Builders. The Purchaser/s shall not be entitled to any interest or damages whatsoever for any delay in handing over possession of the said Premises by the Builders & Developers to the Purchaser/s.

17. The Purchaser/s shall take possession of the said Premises within 07 (Seven) days of the Builders & Developers giving written notice to the Purchaser, intimating that the said Premises is ready for use & occupation. However, the Purchaser has to observe & comply with terms of this Agreement and pay the balance amount of consideration and other dues mentioned herein to the Builders & Developers.

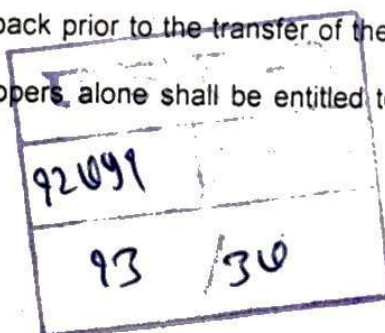
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18. The Purchaser/s shall use the said Premises or any part thereof or permit the same to be used only for purpose of residential or commercial use as per plan sanctioned by CIDCO or other local authority. The Purchaser/s shall use the parking space only for the purpose of keeping or parking his/her/their own vehicle. The Purchaser/s shall not use the said Premises for any other illegal purpose.
19. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or over said property or building or any part thereof. It is hereby agreed by and between the parties that, such conferment shall take place only upon the execution of conveyance in favour of a Co-operative Housing Society Ltd., to be formed by the Purchaser/s of different Premises in the said building as hereinafter stated.
20. It is agreed that, if the Floor Space Index is not consumed in full in the construction of the said building and if before the transfer of the property to a Co-operative Housing Society any further construction on the land is allowed in accordance with rules and regulations of the CIDCO, or any other appropriate authorities in that behalf, then the Builders & Developers would be entitled to put up additional or other construction without any let or hindrance by the Purchaser/s and also entitled to sell the additional Flats, Shops or other Premises thus available on ownership basis to the prospective Purchaser/s and also entitled to receive and appropriate the price in respect thereof. It is however agreed by the Builders & Developers that they will not construct any additional or other structure so as to adversely affect the area or the location of the Premises agreed to be sold to the Purchaser/s. The Purchaser/s hereby gives his irrevocable consent to such construction by the Builders & Developers and for that matters to make such alterations or changes in the plans shown to the Purchaser.
21. In the event of any portion of the said property being required by the MSEB for putting a Electric Transformer or sub station for electricity the Builders & Developers shall be entitled to give such portion to the MSEB or any other appropriate body for such purpose on such terms and conditions the Builders & Developers shall think fit.
22. In the event of a portion of the land being notified for set back prior to the transfer of the property to a Co-operative Housing Society, the Builders & Developers alone shall be entitled to receive the amount of compensation for such set back land.



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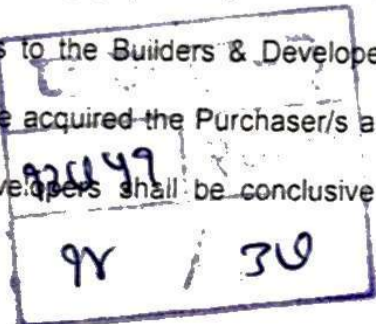


23. The Purchaser/s shall have no claim save and except in respect of the Premises hereby agreed to be acquired. All open spaces, lobbies, staircases, etc., will remain the property of the Builders & Developers until the whole property is transferred and conveyed to the proposed Co-operative Housing Society Ltd. or to the Purchaser on execution of the Deed of Conveyance as herebefore mentioned but subject to the rights of the Builders & Developers as mentioned herein.
24. The Builders & Developers shall be entitled to offer possession of the Premises upon the Builders & Developers obtaining part occupancy certificate in respect of the said building and as soon as the building is notified by the Builders & Developers as ready for occupation, each of the Purchaser/s of the said building (including the Purchaser) shall pay their respective arrears of price payable by him/them within 7 (Seven) days of such notice served individually or put at some permanent place in the building. If any of the Purchaser/s fails to pay the arrears in spite of the notice, the Builders & Developers will be entitled to forfeit the amount of earnest money previously paid by the Purchaser who shall cease to have all rights in the Premises to be taken by him/her. The Builders & Developers shall be entitled to proceed with the construction work of the remaining building.
25. Under no circumstances the Purchaser shall be entitled to the possession of the said Premises unless and until all payments required to be made under this Agreement by the Purchaser/s have been made to the Builders & Developers and other obligations, terms and conditions agreed by the Purchaser/s and mentioned in this Agreement are carried out fully by the Purchaser/s.
26. The Builders & Developers shall in respect of any amount payable by the Purchaser/s under the terms and conditions of this Agreement have a first lien and charge on the said Premises agreed to be acquired by the Purchaser/s.
27. The Purchaser hereby agrees that in the event of any amount by way of premium or security deposit or fire, cess is paid to the Corporation or the State Government of Maharashtra or further betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of similar nature becoming payable by the Builders & Developers the same shall be reimbursed by the Purchaser/s to the Builders & Developers in proportion to the carpet area of the said Premises agreed to be acquired by the Purchaser/s and in determining such amount the decision of the Builders & Developers shall be conclusive and binding upon the Purchaser/s.



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28 It is further agreed between the Builders & Developers and the Purchaser/s if at the time of execution of Conveyance in favour of Co-operative Housing Society Ltd, that may be formed by all the Purchasers, the Purchaser and/or the said Society shall reimburse to the Builders & Developers deposit or all the other refundable deposits paid by the Builders & Developers in respect of the said building. The above deposits shall not carry any interest and will remain with the Builders & Developers until the said property with building thereon being transferred as aforesaid the balance if any thereof shall be paid over by the Builders & Developers to the proposed organization,

29 The Builders & Developers shall not be liable for any loss caused by fire, riot, strikes, earthquakes or due to any other cause whatsoever after handing over possession of the Premises to Purchaser/s.

30. So long as each Premises in the said building is not separately assessed for property taxes and water tax by the concerned authority, the Purchaser/s shall pay proportionate share of the water taxes and other taxes assessed on the whole building by the CIDCO, are demanded or any other authority by reason of any permitted use, the Purchaser/s shall bear and pay such special taxes and rates. As from the date of delivery of possession of the said Premises, the Purchaser/s and other Purchaser/s shall observe and perform all the rules and regulations of the CIDCO, and other statutory bodies and shall indemnify and keep indemnified the Builders & Developers against any loss or damage



31. The Purchaser/s shall permit the Builders & Developers & their surveyors & agents with or without workmen & others at reasonable times to enter into and upon the said Premises or any part thereof for the purpose of making, maintaining, rebuilding, cleaning lighting and keeping in order & good condition all services, drains, pipes, cables, water covers, gutters, wires, party walls, structure or other conveniences belonging to or servicing or used for the said building and also for the purpose of laying down, maintaining, repairing and for similar purpose of cutting of the water supply to or any or the Premises of the building in respect of the building in respect whereof the Purchaser or occupier prior of such other Premises as the case may be, shall have made default in paying his/her/their share of the water tax.

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32. The Purchaser/s hereby agrees and undertake to be a member of the proposed Co-operative Housing Society to be formed in the manner hereinafter appearing and also from time to time to sign and execute the application for registration, other papers and documents necessary for the formation and the registration of such Co-operative Housing Society or an Incorporated Body including Bye-laws of such Co-operative Housing Society and duly fill in, sign and return within 07 (Seven) days of the same being forward by the Builders & Developers to the Purchaser. No objection shall be taken by the Purchaser/s to the charges of modification which are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authorities. The Purchaser/s shall be bound from time to time to sign all papers and documents and to do all other things as the Builders & Developers may required him to do from time to time for safeguarding the interest of the Builders & Developers and of other Purchaser of Premises in the said building and in the proposed multi-storied building. Upon failure to comply with the provisions of this clause this Agreement shall ipso facto come to an end and the deposit and other monies paid by the Purchaser shall stand forfeited by the Builders & Developers.
33. The Purchaser shall at no time demand partition of his interest in the said Plot of land and building. It being hereby agreed and declared by the Purchaser that his interest in the said Plot of land and the said building is impartial and it is agreed that the Builders & Developers shall not be liable to execute any conveyance or assignment, or any other documents in respect of the said Premises in favour of the Purchaser/s.
34. After the possession of the Premises is handed over to the Purchaser, if any addition or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality or any statutory authority, the same shall be carried out by the Purchaser in co-operation with the Purchasers of other Premises in the said building at his own costs and the Builders & Developers shall not be in any manner liable or responsible for the same.
35. The Purchaser shall not decorate the exterior of his Premises otherwise than in the manner agreed to by the Builders & Developers or in the manner as near as may be in which the same as previously decorated.



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44. The Builders & Developers shall transfer the recreational facilities to the Co-operative Housing Society to be formed by the Purchasers of all the Premises in the said Building who shall be entitled to regulate the admission to the and to avail of the facilities provided and to recover charges for availing of such facilities. Whatever fees and other charges as aforesaid shall belong to the Society who shall use the same for the upkeep/ maintenance of the said facilities

45. The Purchaser himself / herself / themselves with intention to bind all persons into whosever hands the said Premises may come, doth hereby covenant with the Builders & Developers as follows:

- i. To maintain the said Premises at the Purchasers own cost in good tenantable repair and condition, from the date of possession of the said Premises is taken and shall not do or suffered to be done anything in or to the building in which the said Premises is situated
- ii. Not to store in the said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Premises is situated or storing of which goods if objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building in which the said Premises is situated or the said Premises any damages caused on account of negligence of default of the Purchaser in this behalf, shall be made good by him/herself & the Purchaser and shall be responsible and liable for the consequences arising there from.
- iii. To carry at his own costs all internal repairs to the said Premises and maintain the said Premises in the same conditions, state and order in which it was delivered by the Builders & Developers to the Purchaser and shall not to do or suffer to be done anything in or to the building in which the said Premises is situated in or to the building in which may be controversial to the rules and regulations and by-laws of the CIDCO or other concerned local authority or other Public authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser alone shall be responsible and liable for the consequences thereof to the concerned local authority and/or other Public authority.



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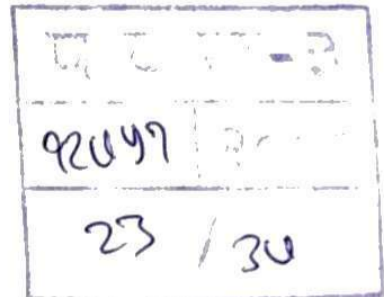
On or towards the North by Plot No E-28 to E-30.  
On or towards the South by 10 00 Mtr., wide Road  
On or towards the East by 20 00 Mtr., wide Road  
On or towards the West by Plot No E-32

THE SECOND SCHEDULE ABOVE REFERRED TO  
DESCRIPTION OF FLAT/SHOP OR OTHER PREMISES

All that Premises, being Flat, Shop and/or other Premises bearing No 703 on the 7<sup>TH</sup> Floor, area admeasuring 740 Sq.Ft. (Carpet) equivalent to 68.74 Sq Mtrs. (Carpet) of the building to be known as "RIDDHISHAYA", as shown in the Floor plan thereof hereto annexed, being constructed on Plot No.E-31 situate, lying & being at Sector-06, New Panvel(E), Tal-Panvel, Dist-Raigad, Navi Mumbai, in the registration Sub-District & District-Raigad referred to in the First Schedule herein above written.

THE THIRD SCHEDULE ABOVE REFERRED TO  
SPECIFICATION AND AMENITIES FOR RESIDENTIAL PREMISES :

- High grade mirror-finish Vitrified flooring in all rooms.
- Granite Kitchen platform and service platform with stainless steel sink.
- Concealed plumbing with designer C.P. fittings.
- Exclusive ceramic tiles with designer sanitary wares in Toilets.
- Powder coated heavy section Aluminum sliding window with marble framing
- All internal walls with O.B.D. paint.
- All external surfaces painted with good quality acrylic paint.
- Concealed copper wiring with modular switches an provision for invertors.
- Cable and telephone points in living and master bedrooms.
- Decorative main door with quality fittings.
- Automatic high speed reputed brand lift.
- Battery backup for lift.
- Advance fire-fighting system.
- Decorative spacious entrance lobby with false ceiling & decorative light fittings.
- Modern intercom security system.



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals this day and year first hereinabove mentioned

SIGNED, SEALED & DELIVERED by the  
within named " Builders & Developers"  
M/s. MARVELLO GROUP, through  
its Proprietor  
SHRI. VIKAS AMBADAS BHAMRE  
in the presence of :

1) [Signature]  
SHRI. BALASAHEB M. KALE

2) [Signature]  
SHRI. Saini Keli

Signature's

[Signature]

For M/s. MARVELLO GROUP, through its Proprietor  
SHRI. VIKAS AMBADAS BHAMRE  
( BUILDERS & DEVELOPERS )  
PARTY OF THE ONE PART

SIGNED, SEALED & DELIVERED by the  
within named "PURCHASER/S"  
SHRI. MRS SUPRITI R. DAS  
SMT. MR. RATU RANTAN  
in the presence of :

[Signature]  
SHRI. MRS SUPRITI R. DAS  
[Stamp]

[Signature]  
SMT. MR RATU RANTAN  
( PURCHASER/S)

1) [Signature]  
SHRI. BALASAHEB M. KALE

2) [Signature]  
SHRI. Saini Keli

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PARTY OF THE OTHER PART  
PAN - AEYPR - 8154 - E

Supriti Das  
[Signature]

For MARVELLO GROUP

[Signature]  
Proprietor

REF. NO. CH/CO/AT/PO

1100

28/6/2002

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. Marvello Group

Prop. Mr. Vikas Ambadas Bhamburda

Plot No. E-31 Road No. - Sector 06 Node New Panel (C) of

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

development work of the proposed Residential cum comm. Bldg. (4+2) str.

Residential: BVA = 1632.028 ML; Comm. BVA = 181.814 ML

(Nos. of Residential Units 32 Nos. of Commercial units 02)

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

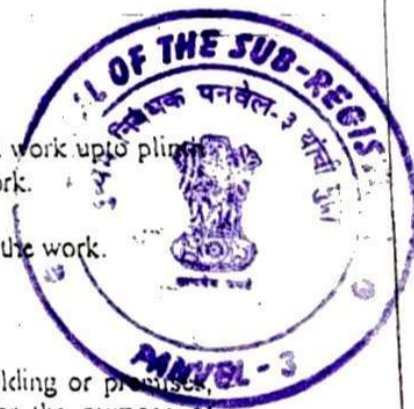
- 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
- 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the Corporation is contravened.
- 1(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section-43 or 45 of the Maharashtra Regional and Town Planning Act-1966

2. The applicant shall:

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

3. The structural design, building materials, installations, electrical installations etc. Shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or NBCR - 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 NBCR - 1975.



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11. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> 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.



ADDL. TOWN PLANNING OFFICER  
Navi Mumbai & Khopda

C.C. TO: ARCHITECT  
Vistara.

C.C. TO: Separately to :

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

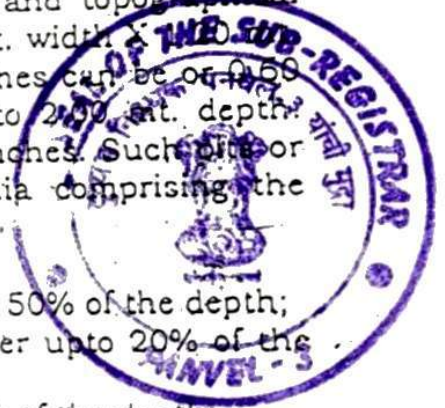
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SCHEDULERAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
  - (i) Open well of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
  - (ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
  - (iii) An impervious surface /underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
  - (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 2.00 mt. length X 2.00 mt. depth. The trenches may be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.
    - a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
    - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth;
    - c) Coarse sand as upper middle layer upto 20% of the depth;
    - d) A thin layer of fine sand as top layer;



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# MARVELLO GROUP™

BUILDERS & DEVELOPERS

Date 31/05/2010.

## POSSESSION LETTER

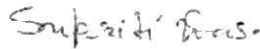
This is to certify that Flat No. 703 at "RIDDHISHAYA", Plot No. E-31, Sector-06, New Panvel (E), Navi Mumbai has been constructed as per the plan and terms of agreement

Mrs. Supriti R. Das & Mr. Raju Rajan Das purchaser of the said Flat No. 703 as on the Seventh Floor "RIDDHISHAYA", Plot No. E-31, Sector-06, New Panvel (E), Navi Mumbai has satisfied her self or him self after inspecting and paid full consideration.

I. here by hand over quite vacant and peaceful possession of Flat No. 703 "RIDDHISHAYA", Plot No. E-31, Sector-06, New Panvel (E), Navi Mumbai.

For MARVELLO GROUP

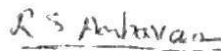
  
Proprietor

  
Supriti Das

Possession hand over in

Presence of

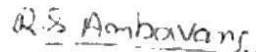
1) Rupali Shyam Ambavani

  
R.S. Ambavani

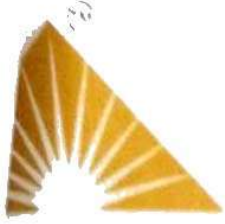
Possession taken over in

Presence of

1) Rupali Shyam Ambavani

  
R.S. Ambavani

  
RAJU RAJAN DAS



# MARVELLO GROUP<sup>TM</sup>

(A Unit Of MARVELLOUS GROUP)

Dated : 27th Feb 2008

To,  
Mr. Raju Ranjan & Mrs. Supriti R. Das  
C-203, Sai Sharan, Sector-08,  
Khanda Colony, New Panvel (W)

Respected Sir,

**SUBJECT : DEMAND LETTER OF Flat NO.703"RIDDHISHAYA ", Plot No.E-31, Sector - 6, New Panvel (E)..**

As for the terms of payment schedule you are requested to clear the following balance as early as possible from the receiving of this letter.

We are glad to inform you that we have commenced the work of the building.As per payment schedule the amount due on you is as under.

Total Cost of the Flat	Rs. 2247896/-
Upto - On Commencement of 5th Slab	Rs.1406190/-
Less Amount Received	Rs.481141/-
Due Amount	Rs.925052
Interest Amount	Rs.0/-
Net Amount	Rs.925052 /-

We kindly request you to pay the due amount within 10 days from the date of this letter i.e. upto \_\_\_\_\_ failing which a financial charges at the rate of 24% will be charged to you. Please take the same into your record. If you have already paid this amount please ignore this demand.

Thanking you,

Yours Sincerely,

For MARVELLO GROUP

*Wakane*  
PARTNER.

Proprietor

To, SBS New Panvel Branch.

Sir,

Pls. make the payment as per demand letter.  
As above requirement of amount is correct as per my knowledge.

*Raju Ranjan*  
( RAJU RANJAN )

12/02/2008 Bank No. 465830 total 287108

925052/-

**BUILDERS & DEVELOPERS**

REGD. OFF. 02, 1st Floor, "VIGNAHARTA COMPLEX", Plot-07, Sector-01, New Panvel (w).

Ph.: - 022-3298 5452, 2746 0899 / 900 / 901. Fax:-022 - 2748 0899. e-Mail:- marvellogroup@yahoo.com

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१.

दूरध्वनी (स्वागत कक्ष) : +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४

दूरध्वनी : +९१-२२-६७९१ ८१००

फॅक्स : +९१-२२-६७९१ ८१६६

संदर्भ क्र.:

दिनांक: 23 NOV 2009

CIDCO/BP/ATPO/1223 -

To

M/s Marvello Group.

Prop. Mr. Vikas Ambadas Bhamre,

1st Floor, Office No.2, Vighnaharta Complex,

Plot No.7, Sector-1, New Panvel(W),

NAVI MUMBAI

**Sub:-** Occupancy Certificate for Residential Cum Commercial Building on Plot No. E-31, Sector-06 at New Panvel (E), Navi Mumbai.

**Ref:-** 1) Your architect's letter dated 06/10/2009 & 19/11/2009

2) Final fire NOC issued by Fire Officer vide letter No. 610/2009, dtd. 03/06/2009

3) DCC issued by EE(PNL) vide letter No.672, dtd. 04/08/2009

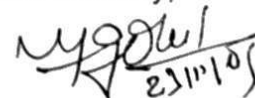
Dear Sir,

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

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

Thanking you,

Yours faithfully,



(V. Venu Gopal)

Sr. Planner (BP)

Navi Mumbai & Khopta

# र व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कृत कार्यालय:

दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१.

फोन : (स्वागत कक्ष) +९१-२२-६६५० ०९००

फॅक्स : +९१-२२-२२०२ २५०९

मुख्य कार्यालय:

'सिडको' भवन, सीबीडी बेलापूर, नवी मुंबई-४०० ६१४.

दूरध्वनी : +९१-२२-६७९१ ८१००

फॅक्स : +९१-२२-६७९१ ८१६६

संदर्भ क्र.:

दिनांक:

23 NOV 2009

CIDCO/BP/ATPO/ 1223 - 3

## OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential-Cum-Commercial Building Total BUA= 1813.754 [(Res. BUA=1632.028 Sq. mtrs.) (Com. BUA=181.726 Sq.m.) [(Res. Units=32) (Com. Units=09)] on Plot no. E-31, Sector-06 at New Panvel (E) of Navi Mumbai completed under the supervision of M/s. Vistaar has been inspected on 06/11/2009 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 26/06/2007 and that the development is fit for the use for which it has been carried out.

*V. Venu Gopal*  
21/11/09

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

