

expression shall mean and include his heirs, executors, administrators and assignees) of the **SECOND PART**.

WHEREAS the **City & Industrial Development Corporation of Maharashtra Limited, (CIDCO/ CORPORATION)**, a town development authority under the Maharashtra Regional Town Planning Act, has agreed to grant on lease for 60 years the Plot No. **73A**, Sector No - **11**, at **Kharghar**, Navi Mumbai, or thereabout more particularly described in the Schedule written hereunder to **SHRI BALAJI Co-op. Housing Society Ltd**, under the Registration No. **NBOM/CIDCO/HSG/(OH) 1525/JTR/2003-2004** hereinafter referred to as "**THE SOCIETY**" and therein referred to as "**THE LICENSEE**" on the terms and conditions as set out in the Agreement to Lease. The Agreement to lease for this land has been executed between CIDCO Ltd and **SHRI BALAJI Co-op. Housing Soc. Ltd**.



The Party of the second Part Paid appropriate Stamp Duty and registered the same with **SUB-REGISTARAR (Panvel-3)** ,vide Registration serial No. 09000-2010, and Receipt No. 9265, on dated **09/09/2010** by paying the required stamp duty Rs. **1,14,600/= AND REGISTRATION CHARGES 22,000/=**

AND WHEREAS the flat Owner/Vendor is absolutely seized and possessed has or otherwise well and sufficiently entitled to the said Flat No. **D - 001, On the Ground Floor, SHRI BALAJI Co-op. Housing Society Ltd**, the Plot No. **73A**, Sector No. - **11**, at **Kharghar, Navi Mumbai**, admeasuring about **41.80** sq. Meters (**Built up Area**), Plus attached Stilt area of **7.98** sq. Meters with its common individual interest appurtenant of the said flat and have agreed to sell said flat to the Purchaser on Ownership basis under the permission.

AND WHEREAS the Vendor has agreed to transfer fully paid up shares hold by his in the Society and his interests in the said flat and the Purchaser has agreed to acquire the said shares and the interest of the

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AD
Mumbai

REF NO: DKO / 212
CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI (C.I.D.)

COMMENCEMENT CERTIFICATE

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

M/s. Sri Sai Saiji Coop. Housing Society Ltd.
Dumper No. 73A Road No. - Sector II Node Kharghar of

Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (G+3) Structure.
Total proposed Net Built up Area 1201.80 sqm

(No. of Residential Units 10 No. of Commercial units -)



1. This Certificate is liable to be revoked by the Corporation if:
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any restriction imposed upon by the Corporation is contravened.
 - (c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in 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, atleast 7 days before the commencement of the further work.
- (b) Give written notice to the Corporation regarding completion of the work.
- (c) Obtain Occupancy Certificate from the Corporation.
- (d) Permit 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 ensuring the building control Regulations and conditions of this certificate.

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The structural work including material, foundation, election installations etc. shall be in accordance with the plans and subject to provision in respect of these and other provisions of the Maharashtra Regional and Town Planning Act, 1966.

The Corporation reserves the right to stop the work at any time if the applicant fails to comply with the conditions of this certificate.

REF NO: CIDCO/BP/ATPO / 438

DT 23/03/05

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Building [BU...]
Sq.mtrx.(No. of Units R-41)] on Plot no. 73A, Sector -11 at Kharghar
completed under the supervision of M/s. Aakar Siddhi has
11/03/2005 and I declare that the development has been carried out
the General Development Control Regulations and the conditions stipulated in the
commencement certificate dated 25/07/2003 and that the development is fit for the use
for which it has been carried out.



(Signature)
(N. S. S... 31/05)

ADDL. TOWN PLANNING OFFICER
Navi Mumbai & Khopda

(Handwritten mark)

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारघर

- (1) विलेखाचा प्रकार, मोबादल्याचे स्वरूप, कारणावली व बाजारभाव (भाज्येवदल्याच्या बाबतीत प्रत्येकाचे आकारणी देणे वी प्रत्येकाचे नमूद करावे) मोबादला रु. 2,200,000.00
बा.भा. रु. 1,522,000.00
- (2) भू-साधन, पोटदिसता व घरक्रमांक (असल्यास) (1) धर्तण: शवतिका ज. बी -001, रज. गावता, श्री. बालाजी को. ऑप ही सीमा, वि. प्लॉट नं. 739, सेक्टर 11, खारघर " 2000 चौ. फूट कार्पेट + इटीलपरीचा साठ 7.98 चौ. मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तावेजांचे करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) माधवी पी. घोषे - - - पत्ता/प्लॉट नं: से 11, खारघर ; गावती/रस्ता: - - ; ईमारतीचे नाव: - - ; ईमारत नं: - - ; पेट/वसाहत: - - ; शहर/गाव: - - ; तालुका: - - ; पिन: - - ; पिन नम्बर: - -
- (6) दस्तावेजांचे करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पी. शनभुगनाथन - - - पत्ता/प्लॉट नं: से 11, खारघर ; गावती/रस्ता: - - ; ईमारतीचे नाव: - - ; ईमारत नं: - - ; पेट/वसाहत: - - ; शहर/गाव: - - ; तालुका: - - ; पिन: - - ; पिन नम्बर: BULPS 2114F
- (7) दिनांक करून दिल्याचा 09/09/2010
- (8) नोंदणीचा 09/09/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9000 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 114800.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 22000.00
- (12) शेर

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दुय्यम निबंधक, पनवेल-
(वर्ग-२)

