

City and Industrial Development
Corporation of Maharashtra Ltd.

Gen. Manager (IT&SP)
CIDCO Bhawan,
CBD Belapur,
Navi Mumbai,
Pin:400614
Tel:55918627

Reference No: 20000394/90000503
Customer No: 8806

Date:20.02.2004

To,
Mr. SWATANTRAKUMAR P. ANAND
SUNRISE,
PLOT NO. 32,
SECTOR 8a,
CBD BELAPUR,
NAVI MUMBAI-400614

Sub: Allotment of Commercial premises in our "Belapur-ITC" Scheme
in Sector , Belapur, Navi Mumbai.

Dear Sir/Madam,

With reference to your application No.1, we are thankful to
you for booking a commercial premises in our "Belapur-ITC" Scheme
in sector , Belapur, Navi Mumbai on "First Come First Serve"
basis. We are pleased to allot you the below mentioned premises as
per your choice under the terms and conditions mentioned herein
and the Annexure overleaf.

A. DETAILS OF COMMERCIAL PREMISES ALLOTTED

Comm.Premises Alloted	Building No.	Floor No.	Premises No.	(Area in Sq.Ft) Premises Terrace
B-SBCC-BEL-E203	BEL-SBC	02	E203	1481.190

Rate of Premises Rs./Sq.Ft: 1300.00

B. DETAILS OF PARKING SPACE

Parking Space Alloted :
Description :

C. PRICE

Price-Parking Space (Rs)	Price-Terraces (Rs)	Total Sale Price (Rs)	AmountPaid (DemandRegi +EMD) (Rs)	Balance Amount (Rs)
0.00	0.00	1925,547.00	100,000.00	1825,547.00



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D. PAYMENT SCHEDULE

Installment No	Amount in Rs.	Due Date
01.	477,665.00	20.04.2004
02.	1,347,882.00	19.07.2004

* Payments to be made on next working day if due date for installment is a holiday.

E. MISCELLANEOUS CHARGES (Rs)

1.Share money	:	0.00
2.Documentation Charges	:	500.00
3.Water Connection Charges	:	0.00
4.Power Supply Network Development Charges:	:	0.00
5.Lock Recovery Charges	:	200.00
6.Charges M & R/Services (Fixed)	:	0.00
7.Charges M & R/Services(Area Based)	:	3,999.00
8.Water Distribution Betterment Charges	:	6,888.00
9.Power Connection Charges	:	0.00
10.Other Charges	:	0.00
11.Deposit M & R/Services(Fixed)	:	0.00
12.Deposit M & R/Services(Area Based)	:	11,998.00
13.Annual Lease Rent(Fixed)	:	100.00

Total Miscellaneous Charges	:	23,685.00
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Note:

- 1.The amount of miscellaneous charges should be paid by separate Demand Draft/Pay order along with the last installment.
- 2.Variation in area & price if any shall be acceptable to you.
- 3.Other terms and conditions of allotment are as per attached annexure.
- 4.Please always quote the reference number for all your future transactions.

We thank you and look forward for a long lasting relationship with you.

Yours faithfully,

Gen. Manager (IT&SP)

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ANNEXURE

1. The abbreviations used in the letter of Allotment are as under,

1. SBCC - Station Building cum Commercial Complex
2. JN - Juinagar
3. NL - Nerul
4. SAN - Sanpada
5. BEL - Belapur
6. VSH - Vashi
7. ND - Nodal Side Building
8. HY - Highway Side Building
9. E - East Side Building
10. W - West Side Building

2(a) In case of office premises allotted to IT Companies at IIP, Vashi and ITC, Belapur, allottee will be permitted to use the premises for setting up of a unit related to Information Technology activities only and for no other use.

2(b) The Corporation has designated some of the premises for the allied activities like Cafeteria/Restaurant etc., the allottee of these premises shall be permitted to do business only in the designated activities.

3(a) In case of shops, you will be permitted to use the above premises for conducting of business/activity of your choice except those listed below .

1. Trade requiring usage of heavy/vibrating machine like flour mill
2. Chemical and Pharmaceutical labs
3. Furniture making and Steel Fabrication shop
4. Storage of cement and similar commodities which create dust
5. Printing Press
6. Auto Spare Parts shop
7. Building Hardware shop
8. Scrap Merchandise
9. Meat/Fish shop
10. Pan Shop
11. Wine Shop

(b) In case if you are allotted premises for conducting specified business/activity, you shall be permitted to use the said premises for the said purpose only and for no other use.

(c) Activities such as footstall/ cafeteria/ restaurant will be permitted only in premises earmarked for such use.

4. The area comes under the jurisdiction of Navi Mumbai

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Municipal Corporation. Municipal taxes are liable to be paid by you at such rate as determined by Municipal Corporation from time to time.

5. Operation and maintenance of common area of these Commercial Complexes shall be carried out initially by CIDCO. The Lessee of premises shall pay the necessary maintenance and operation charges every month including delay payment charges as prescribed by CIDCO from time to time to the Maintenance Cell. The main objective of the Cell will be to hold and manage the building of the Railway Complex and the peripheral land, common areas of the building and common amenities provided in the building. In due course, CIDCO may establish a separate company or an agency for operation & maintenance and management of these Commercial Complexes and in that event all Lessees will be required to pay the operation and maintenance charges to the same on the advice of CIDCO. The present rate of the contribution is Rs.2.00 per sft per month for Sanpada, Juinagar and Nerul Station Complexes and Rs 2.70 per sft per month for IIP, Vashi and ITC, Belapur. The area given in the possession of the Lessee shall be maintained by the Lessee at their own cost.

6. You will start the business/activity within 6 months from the date of possession of the premises allotted and you shall not suspend or abandon your business/activity. If you do not start the business/activity within 6 months after taking over possession of the above premises, Corporation shall terminate the Lease Deed and resume the said premises.

7. You will obtain independently all permissions or licenses necessary for the conduct of the business/activity. You will not claim any consideration or concession from CIDCO on grounds of having been unable to obtain necessary permission, sanction or license for the conduct of your business/activity within stipulated dates.

8. You will have to apply to the concerned Executive Engineer of Station Complex of CIDCO for supply of water and pay deposit and charges to them directly. The water supply charges based on the consumption shall be paid to CIDCO as may be determined by the Corporation from time to time. A common water tap is available in the public toilet.

9. You will have to apply to CIDCO/MSEB for power and pay deposit and charges to them directly. However, in the event of CIDCO or its nominated agency, arranging supply of power, the deposits and charges would be payable to CIDCO or its nominated agency as per letter already issued.

10. You will also abide by all regulations affecting the conduct of business/activity, as are made or amended from time to time by CIDCO, Municipal Corporation, State Government or the Local Authority.

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11. You shall not decorate the exterior portion of the premises or display any name board or advertisement unless the same is first approved in every respect by CIDCO.
12. The Lessee shall agree and abide by all the instructions/directives given from time to time by the General Manager (IT&SP)/ concerned Executive Engineer or any other Officer authorised in this behalf by the Corporation regarding movement, storage of wares, so that activities of the Lessee will not cause any nuisance or obstruction to other person.
13. You will not be permitted to use common areas in the complex or in the forecourt area for conducting any trade or use them for any business/activity purposes.
14. You will not store or permit to store in premises any hazardous or inflammable articles or substances or use the said premises for any purpose which may be likely to cause injury, nuisance or annoyance to other person(s).
15. The possession of the premises will be handed over to you on 'as is and where is' basis. Arrangements to hand over possession of the premises will be made immediately after the payments, as stated above are made. The requisite Agreement is executed, for the purpose of which you are required to produce Xerox copies of receipts/ challans of the payment made by you so as to facilitate verification of payments so made.
16. In the event of your failure to pay any of the amounts indicated in this letter and also in case of breach of any conditions amongst the above, the allotment letter issued will be revoked and upon such revocation all the amount paid to CIDCO shall be forfeited to our account without any prejudice to the legal remedies available to us and thereupon the Corporation will be at liberty to dispose off the said premises to any prospective buyer without any notice.
17. As per Government of Maharashtra, Revenue & Forest Dept. Order No. Mudrank 1098/3068/CR-595/M-1 dated 20th February, 1999, payment of Stamp Duty has been waived on property transactions within designated software/infotech park as well as on instruments of software companies such as lease documents, issue of shares etc. Registration charges as applicable shall have to be paid. You would have to register yourself with the competent authority to avail of the exemptions/ facilities. Procedure for registering has been indicated in Directorate of Industries Letter No. IT/RGV/PCL/(8)/99B-22975 dated May 07, 1999.

You in person/firm shall produce documentary evidence that you are eligible/ competent to contract under the Indian Contract Act with certified photographs in case of individual applicant from the Competent Authority.

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We are pleased to inform you that the premises offered to you are ready for occupation and the same can be handed over to you after full payment and on completion of necessary formalities as aforesaid. As per Terms & Conditions, the Lease Deed is to be executed between this Corporation and you within 60 days of making the last payment, before taking over the possession. A copy of the Lease Deed is available at our office, for reference.

CIDCO welcomes you to Navi Mumbai, the City of 21st Century.


General Manager (IT & SP)