



महाराष्ट्र MAHARASHTRA

2026

EZ 814047



GUARANTEE-CUM-UNDERTAKING

Date: 11/07/2026

To,
The Chairman / Secretary
Managing Committee
Noor Co-operative Housing Society Ltd.
Plot No. 18, Sector-9A,
Vashi, Navi Mumbai – 400703.

Subject: Irrevocable Guarantee-cum-Undertaking for Financial, Technical and Managerial
Support to CCC Builders & Developers Private Limited

1. I, Mr. Neamatullah Azad, Proprietor of CCC InfraProjects, having my principal office at 1501, Goodwill Excellency, Sector-17, Vashi, Navi Mumbai – 400703, and also being a Director of CCC Builders & Developers Private Limited, along with Mr. Vinod Laxman Pokharkar, do hereby irrevocably represent, declare, undertake and guarantee as follows:

✓

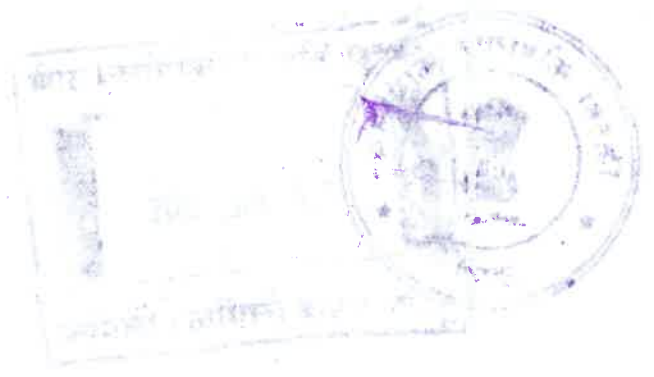
10 JUL 2026



नाडपत्र-१ / Annexure-I

१. मुद्रांक विक्री नोंदवही अनु. क्रमांक/ दिनांक	32676
२. दस्ताचा प्रकार	प.१
३. दस्त नोंदणी करणार आहेत का?	होय / नाही
४. मिळकतीचे थोडक्यात वर्णन	
५. मुद्रांक विकत घेणाऱ्याचे नाव व सही	
६. हस्ते असल्यास त्याचे नाव, पत्ता व सही	
७. दुसऱ्या पक्षकाराचे नाव	
८. मुद्रांक शुल्क रक्कम	
९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक तो व मुद्रांक विक्रीचे ठिकाण / पत्ता	
ई.६/१:१, सेक्टर-१, वाशी, नवी मुंबई	सौ. रोहिणी आर. बिरादार परवाना क्र. १२०१०२४
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यामुळे ६ महिन्यात वापरणे बंधनकारक आहे.	

Amir





2. That I shall provide and continue to provide full financial, technical, managerial and administrative support to **CCC Builders & Developers Private Limited** for the successful execution, completion and handing over of the Redevelopment Project of **Noor Co-operative Housing Society Ltd.**
3. That whenever required, I shall make available the financial resources, technical expertise, qualified personnel, machinery, equipment, infrastructure and all other necessary resources of **CCC InfraProjects** for the execution of the said redevelopment project.
4. That the financial credentials, technical credentials, work experience and other supporting documents submitted along with the redevelopment tender are based upon and supported by **CCC InfraProjects**, and I hereby confirm that the entire resources, experience and capabilities of **CCC InfraProjects** shall remain fully available to **CCC Builders & Developers Private Limited** throughout the execution of the project.
5. I further undertake that I shall ensure that **CCC Builders & Developers Private Limited** faithfully performs all its obligations, commitments and responsibilities arising under the Letter of Intent, Development Agreement and all other project-related documents executed with the Society.
6. This Guarantee-cum-Undertaking is **absolute, unconditional, continuing and irrevocable** and shall remain valid until all contractual obligations of **CCC Builders & Developers Private Limited** towards the Society are fully performed and discharged, unless specifically released by the Society in writing.
7. I further confirm that this Undertaking shall be binding upon me, my legal heirs, successors, representatives and assigns.

I hereby declare that this Guarantee-cum-Undertaking has been executed voluntarily, without any coercion or undue influence, and that the contents hereof are true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF

I have executed this Guarantee-cum-Undertaking on the date and place mentioned below.

GUARANTOR

Mr. Neamatullah Azad
Proprietor – CCC InfraProjects
Director – CCC Builders & Developers Private Limited

Signature: _____

Place: Navi Mumbai

Date: _____

ACKNOWLEDGEMENT

Mr. Vinod Laxman Pokharkar
Director – CCC Builders & Developers Private Limited

Signature: _____

Place: Navi Mumbai

Date: 11/07/2026

BEFORE ME

M. A. J. QURESHI
ADV. & NOTARY PUBLIC
C-2/4/0:1, Xerox Galli,
Sec-2, Vashi, Navi Mumbai

This document has noted and
Registered at Sr. No. 90
Page No. 13 in Notary
Reg. No. 85-A dated on 11 JUL 2026



WITNESSES

1.

Name: Mohammad Samir SK
Address: VASHI, NAVI MUMBAI
Signature: _____

2.

Name: Noor Qureshi
Address: VASHI, NAVI MUMBAI
Signature: Noor