



Order of Priority for Short listing/ Allotment post Price Discovery:

- CIDCO would publish the list of successful Bidders, along with date and time of allotment to Bidders in each category.
- The First Priority would be given to Highest Bidder in that Category.
- In case of Dead Lock at particular bid price CIDCO would consider the time and date of receipt of the application to CIDCO to decide the priority.
- The qualified bidder shall select the apartment from unallotted apartments of his category at the time of his turn.
- The EMD paid by the bidder shall stand forfeited to CIDCO, if
 - a. In the event of his/her/they being allotted the apartment (available) refuses or otherwise fails to accept allotment.
 - b. It shall be binding on the bidder to accept the apartment within his category out of the apartments available at his turn. The bidder can not refuse such allotment on ground such as floor etc. Such refusal will lead to forfeiture of EMD.



Booking Apartment through Book - Building - Process is as easy as 1... 2... 3.

1. Select the category for which you want to apply.
2. Determine the price at which you will be willing to buy an apartment in that category keeping in mind the increase in floor rise charges. (Details in Scheme Booklet)
3. Complete the application form in the Booklet & Submit. along with EMD of Rs. 1.00 lakh per apartment in the form given in the booklet.

General :

CIDCO reserves the rights to issue for the clarification to the above scheme if necessary.

Information Center :

Marketing Manager-I,

CIDCO Bhavan, CBD Belapur,
Navi Mumbai - 400614.
Tel. 6791 8170.



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Presenting Part II of
Lifestyle & Luxury



Please See
Schedule of
Booking Inside



ABOUT SEAWOODS ESTATE

Seawoods Estate offers luxurious homes. Set on a verdant landscape by the sea, Seawoods Estate offers an amazing harmony – a perfect blend of serene environment and comfort living – amidst the modern city of Navi Mumbai.

A prime property that will only appreciate in value as the years go by, the Seawoods Estate has almost become a status symbol address.

What makes Seawoods Estate the crème-de-la-crème of housing projects?

- ◆ Water bodies, mounds, downs and meadows within the complex
- ◆ Green landscaping all around
- ◆ Sea-facing rotunda and promenade with a tree-lined avenue
- ◆ An extensive recreation ground, away from the vehicular traffic area
- ◆ Creatively designed playground with many nooks and corners, shaded and uncovered areas, on different levels to facilitate imaginative and creative games
- ◆ A golf course planned just a short distance away from the complex

Seawoods Estate-II

The demand for Higher Income Group Apartments on Palm Beach Marg has been astronomical. Considering this, CIDCO has planned to take up construction of the remaining apartments of the Seawoods Estate Housing Project in Nerul. Having completed the first phase comprising 1534 apartments, additional apartments overlooking the sea and green lawns are now planned in Phase-II. Bookings of Phase-II Part-I closed to an over whelming response.

BOOK-BUILDING PROCESS FOR PHASE-II (PART-II)

Scheme :

The scheme is for the sale of 189 apartments only through the Book Building Process.

Book Building Process :

This is process to discover the highest possible price for the apartment proposed to be sold.

Category of Properties :

For the purpose of book building the apartments have been divided into four categories as follows :

Book / Category	Type of Apartment	Area ranging (sq.ft.)	No. of Apartment
1	2BHK	1230-1563	81
2	3BHK	1651-2458	94
3	DUPLEX	2430-2541	07
4.	PENTHOUSE	4179-4872	07

(Bidders are requested to kindly select any one of the categories and bid within price band at Rs. 5200/- to 7000/- per sq. ft. in multiples of Rs. 100/-.

Schedule of Booking

- i) Sale of Booklets : 7-12-2007 onwards.
- ii) Date of submission of complete forms at the office of the Marketing Manager-I, CIDCO Bhavan, Gr. Floor, CBD Belapur, Navi Mumbai. Tel.: 6791 8170 : 26-12-2007 to 11-1-2008
- iii) Declaration of Cutt of Price : 18-1-2008.
- iv) Process of allotment to successful bidder. (Details of this will be given in a letter to successful bidders) : 28-01-2008 onwards.

Illustration for Arriving at Cut off Price:

Bid Price	2BHK	Cum. Bids	3BHK	Cum. Bids	Duplex	Cum. Bids	PentH.	Cum. Bids
7000	20	20	5	5	2	2	2	2
6900	10	30	10	15	2	4	2	4
6800	10	40	5	20	1	5	0	4
6700	10	50	10	30	1	6	1	5
6600	5	55	10	40	1	7	1	6
6500	5	60	10	50	4	11	1	7
6400	10	70	15	65	4	15	1	8
6200	6	76	15	80	5	20	3	11
6000	5	81	08	88	3	23	1	12
5500	19	100	6	94	7	30	2	14
5400	20	120	16	110	5	35	1	15
5300	30	150	25	135	2	37	5	20
5200	25	175	30	165	3	40	5	25
Cut-Off Price	6000		5500		6600		6500	
Total Bids	175		165		40		25	

Please note that this is purely for illustration and is not an indication of price.

Sale Price

The Sale price would be

- a) Cut off price through the Book Building Process Plus
- b) Floor rise @ Rs 50/-per sq.ft. per floor for all apartments from 4th to 10th floor and
- c) Floor rise @ Rs. 75/- per sq.ft. per floor for all apartments from 11th floor & above.

