



Marketing Manager - II
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 02267121016/80/81.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Mortgage NOC - Mass Housing Scheme

Reference No. 10007350

Date : 16.10.2019

To,
SANDESH MARUTI VISHWASRAO,
NEAR DAKSHATA POLICE COLONY B 19 FLAT NO 401 SHANTI SAGAR,
POLICE CHS RAMABAI NAGAR GHATKOPAR,
Mumbai-400075.
Contact No. 9773288237
Email: SANDESHMV49@GMAIL.COM

Subject: Mortgage NOC - Mass Housing Scheme
Reference: Application number: 1180184339
In respect of Flat No.0306, Bld.No.L30, Plot No.1, Sector No.27,
Node-Taloja, Navi Mumbai.

Sir/Madam,

Please refer to your request application dated 15.10.2019 for Mortgage NOC.

1. In this connection we intend to inform you that our Corporation has No Objection to mortgage Flat No. 0306 , Bld. No. L30, Plot No. 1, Sector No. 27, Node- Taloja, Navi Mumbai allotted to SANDESH MARUTI VISHWASRAO , as security for loan to be borrowed from STATE BANK OF INDIA Bank, GHATKOPAR Branch subject to the provisions of Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 and subject to the terms & conditions of the Allotment letter.
2. The permission granted herewith is subject to the fulfillment by you of all terms and conditions stipulated in the Allotment Letter and in the scheme booklet. It may please be noted that no lien of whatsoever nature will be created on the above apartment allotted to you, unless you pay in full the sale price and other miscellaneous charges and execute Agreement for Sale with CIDCO.
3. To verify digitally signed Allotment letter and Mortgage NOC, Employer / Bank / Financial Institute may request the applicants to download the softcopy from applicants login i.e. '<https://cidco.nivarakendra.in>'. CIDCO shall not be responsible for incorrect processing of loans without due verification.
4. The lending Bank / Employer / Financial Institute should co-ordinate with the allottee regarding loan disbursement / Agreement execution etc. and CIDCO shall have no role in such co-ordination between both the parties.



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5. Part payment of any installment is not allowed. The allottee may co-ordinate with lending Bank / Employer / Financial Institute to make payment of exact amount of installment.
6. Please refer to all the terms and conditions in the allotment letter and scheme booklet.

This document is digitally signed and hence no separate in person signed copy will be issued.

Cc.to.STATE BANK OF INDIA Bank, GHATKOPAR Branch

Validity unknown

LAXMIKANT
HARISHCHANDRA
DAWARE
Marketing Manager II
16.10.2019 19:22

CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the GM (Hsg),
3rd floor, Raigad Bhavan,
CBD Belapur,
Navi Mumbai 400 614,
Date :08.12.2021

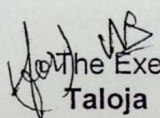
TAKING OVER POSSESSION BY THE ALLOTTEE

TYPE :LIG, Apartment No:0306, Floor:3rd floor, Building No: L30, Plot No.1, Sector: 27, Taloja.

- 1 Date of Allotment:09.09.2019
- 2 Name of Hire/Outright Purchaser:Mr. Sandesh Maruti Vishwasrao
- 3 Date of execution of Agreement :08.12.2021


Asstt. Marketing Officer

Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.


Executive Engineer
Taloja

POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 0306 in building no. L30 Type LIG in Plot No.1, Sector 27, at Taloja on the day of 08.12.2021, after proper inspection of the fittings and fixtures provided therein.

Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment and have no complaint of any nature whatsoever and would not claim another apartment from CIDCO later on.

Received Lock No 1176 with duplicate key.

(Signature of Allottee)


Name: Mr.Sandesh Maruti Vishwasrao

Copy to : i)MSEDCL
ii)Secretary of the Society



महाराष्ट्र MAHARASHTRA

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08 NOV 2021

ZA 452491



जिल्हा कोषालय कार्यालय, टालासे
18 OCT 2021
मुद्रांक प्रमुख लिपीक / लिपीक

**AGREEMENT TO SALE
BETWEEN
CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD.
CBD BELAPUR, NAVI MUMBAI.
AND
SHRVSMT Somdesb Marubi
Vishwasrao**
APT. NO. L30/306 PLOT NO. 1
SECTOR- 27 NODE Taloja

Raut
Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

AGREEMENT TO SALE

REF: Contract: 10007350

Scheme: Mass Housing(2018-2019)

Customer: 30195487

Property No.: NMTL027000000010L30030306

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on **8th DAY OF DECEMBER, TWO THOUSAND TWENTY ONE** between **CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400021, hereinafter referred to as "**The Corporation**" (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part And

Mr.Sandesh Maruti Vishwasrao

Nr Dakshata Police Colony B-19,

Flat No-401,Shanti Sagar Police Chs,

Ramabai Nagar Ghatkopar East, Mumbai-400075

HEREINAFTER REFERRED to as '**The Purchaser**' Adult Indian inhabitant (which expression shall unless repugnant to the context or meaning there of include his/her heirs, executor's administrators and permitted assigns etc.) of the Other Part.

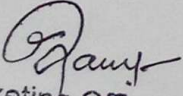
WHEREAS:

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1)and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the MRTP Act).
2. The State Government in pursuance to Land Acquisition Act,1894 read with section 113(A) of the MRTP Act, acquired lands described there in and vested such lands in the Corporation for development and disposal. The State Government has under Section 113(A) of the MRTP Act, acquired privately held lands in Navi Mumbai and vested such acquired lands along with its own lands in the Corporation for purpose of development and disposal.

Further the Corporation has been confirmed with powers and authority under Section 118 of the MRTP Act 1966 to dispose of the lands so vested in it by lease subject to rules, regulations and direction of the State.

AND WHEREAS:

3. The Corporation under its power and authority, in order to provide affordable Housing to the public, has constructed on one of such lands buildings with Ground and 14 upper floors for LIG type apartment. These buildings comprises of apartments and is being designated as


Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.



Mass Housing Scheme, at Plot no. 1, Sector No.27, Taloja Node, Navi Mumbai. The Corporation has published the Scheme in the newspapers inviting applications from the general public on the terms and conditions stated in the said Scheme Also, the Sr. Architect vide letter No. CIDCO/Sr.Arch(BP-IHP)/BP-IHP-32/2021/33 dated 02.11.2021 has issued Occupancy Certificate to No. of Units 2,820 (LIG) + 1,518 (EWS) = Total 4,338 Residential Nos. and 90 Shop Units.

AND WHEREAS:

The Applicant has applied to the Corporation and his application having found in order, was allowed to participate in the draw and where his application succeeded by drawl of lots and the apartment no **0306** admeasuring carpet area **29.82** (Sq. mtrs) situated in **Mass Housing Scheme LIG** was allotted to him/her.

4. That on or before receiving Purchaser's application, the Corporation had offered for inspection of all relevant documents, such as building plan, specifications, all relevant permission, premises etc. That on inspection, the Purchaser has satisfied himself/herself about all the aspects and had no queries or doubts.

5. The Corporation has decided that apartments constructed in the said scheme be sold on 'Ownership Basis' to the allottees and the individual Purchaser shall become member of the proposed Co-operative Housing Society registered under the Maharashtra Co-operative Housing Societies Act, 1960. The Purchaser has executed, signed all necessary documents, forms, declarations etc. required for registering Co-operative Housing Society of the Purchasers of the apartments under the said Scheme. Thereafter, the Corporation would grant lease of the land to the the respective Co-operative Housing Society on which the said buildings are constructed and more particularly described in the schedule herein for a period of **60 years** on a nominal rent of **Rs.100/-** per year.

6. The Purchaser has agreed to purchase from the Corporation on 'Ownership Basis' Apartment bearing no **0306** and the same shall be referred to as 'the said apartment' hereinafter, for the total sale price of **Rs.2,585,700.00 /-(Twenty Five Lakh Eighty Five Thousand Seven Hundred Rupees Only)** Subject to the terms and conditions of lease of the said land and buildings to be granted by the Corporation to the Co-operative Housing Society as aforesaid.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

The allotment of the said apartment shall be subject to the observance of the provisions of rules, regulations and policies framed by the Corporation including the provisions contained in Navi Mumbai, Disposal of Lands (Amendment) Regulations, 2008, so far as it relates to disposal of apartment.

1. The Purchaser has prior to the execution of this Agreement to Sale, satisfied himself/herself about the title of the said land and on which the housing scheme has been constructed by the Corporation.

2. The Corporation has agreed to sell and the Purchaser has agreed to purchase the said apartment bearing **No 0306** in Building No. **L30** on **3rd floor** admeasuring **29.82** Sq. Mtrs. or thereabout as per the plans and specifications seen verified and approved by the Purchaser. The copy of the plan and specifications of the said apartment is annexed herewith as 'Annexure A'. The price of the said apartment No. **0306** is **Rs.2,585,700.00 /-(Twenty Five**

Lakh Eighty Five Thousand Seven Hundred Rupees Only) which shall be paid by the Purchaser before the execution of this agreement, the receipt of the payment is hereby acknowledged by the Corporation. In addition to the said price, the purchaser shall be liable to pay all relevant taxes, cess, N.A. Tax etc as may be applicable from time to time and also agrees to pay share money at the rate of Rs.50/- per share for 10 shares of the Proposed Co-operative Housing Society, along with membership entrance fees of Rs. 100/-.

3. Possession of the said apartment (having carpet area = 29.82 (Sq. Mtrs) is being delivered to the Purchaser on the date of the registration of this Agreement. The Purchaser hereby confirms to have received the possession of the said apartment and has acknowledged the same by signing on the Possession letter annexed hereto.

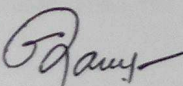
4. The Purchaser has inspected the said apartment and satisfied himself/herself that the apartment is complete in all aspects and is free from any defect. Upon possession of the said apartment being delivered to the Purchaser, he/she shall be entitled to use and occupy the said apartment for the residence of himself/herself and his/her family and he/she shall, thereafter, have no claim against the Corporation in respect of any non-completion or defect in the work of construction of the said apartment or the building in which the said apartment is situated.

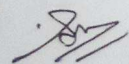
5. The Corporation shall have the right until the execution of the lease in favor of the Co-operative Housing Society when formed, to make additions or alterations to the said buildings but not so as to adversely affect the said apartment or its users. The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Co-operative Housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of apartments in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the Purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other grounds whatsoever.

6. The Purchaser shall have no claim to any portion of the land and buildings in the housing scheme save and except in respect of the said apartment. The Purchaser shall have no claim or right of any nature whatsoever on any open space, lobbies, staircase, common terraces, which will remain the property of the Corporation unless and until the said land and building are absolutely transferred on lease basis to the proposed Co-operative Housing Society.

7. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other services and also for other outgoings as his/her share in common expenses payable in respect of the said apartment to the proposed Co-operative Housing Society and till such time to CIDCO at the rate as may be specified by the Corporation.

8. The Purchaser has paid an amount of Rs.48,072.00 /- (Excluding GST) towards maintenance charges to CIDCO for a period of two years from the date of execution of the present agreement and thereafter the Purchaser agrees and binds himself to pay regularly every month by the 5th of each month to the Corporation, until the lease has been executed by the Corporation the Co-operative Housing Society, is formed and thereafter to the Co-operative Housing Society, his/her proportionate share of maintenance charges for the time being at the rate as may be specified by the Corporation and/or by the proposed Co-operative Housing Society. The maintenance charges shall not include, insurance premium, service charges and or Municipal taxes etc. Further, the Corporation shall not be liable to pay any maintenance charges in respect of the unsold Apartments.


Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.





SCHEDULE

ALL THAT Apartment admeasuring 29.82 Sq.Mtrs. having building No.L30, Apartment No. 0306, of layout of land situated and being at Plot No.1, Sector No.27 , Taloja Node, Navi Mumbai, and bounded as follows that is to say:

On or towards the North by : _____

On or towards the South by :- _____

On or towards the East by :- _____

On or towards the West by :- _____

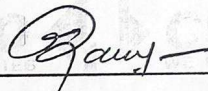
IN WITNESS, WHEREOF THE Parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first here in above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED CORPORATION

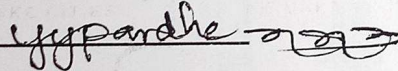
BY THE HAND OF

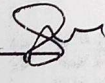
Shri/Smt. SUMIT S. RAUT


Asst. Marketing Officer

IN THE PRESENCE OF:

Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

(1) Shri/Smt. 

(2) Shri/Smt. S.S. Kature 

SIGNED, SEALED AND DELIVERED

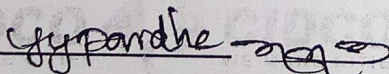
BY THE WITHINNAMED

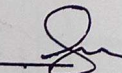
SANDESH MARUTI VISHWASPAO (Purchaser)

By the hand of its signatory



IN THE PRESENCE OF:

(1) Shri/Smt. 

(2) Shri/Smt. S.S. Kature 

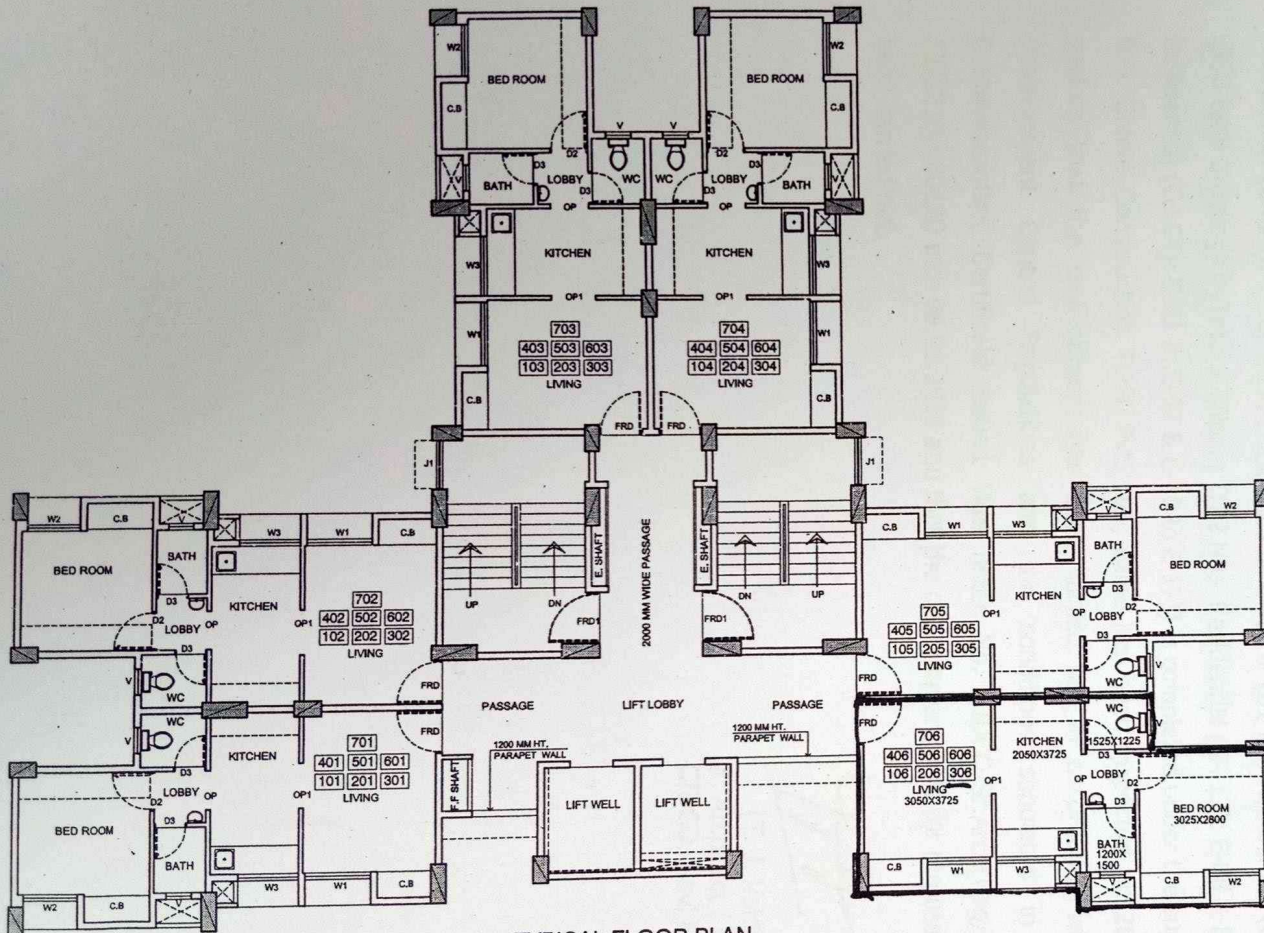
ANNEXURE :-

A

CARPET AREA FOR TEN. NO.- = 29.82 SQM.
01, 02, 03, 04, 05 & 06

Rajy
Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

JM



TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR PLAN)

BLDG. NO. - L16, L17, L21 & L23 TO L33

CHECKED & FOUND CORRECT.

T.P. Tikhe

ARCHITECT
T.P. TIKHE
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHWA, PUNE - 411036.

SOLEMNLY AFFIRMED AT NAVI MUMBAI
ON --- DAY OF 03/11/2021

SHIRKE®

B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHWA, PUNE - 411036.

NOTES :-

- 1) THE CONCLUDED AGREEMENT IS FOR THE CARPET AREA CALCULATED AS PER RERA GUIDELINE
- 2) FOR THE SAKE OF CONVENIENCE APPROXIMATE CARPET AREA IS INDICATED & ANY MARGINAL VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.
- 3) ALL DIMENSIONS ARE FROM UNFINISHED TO UNFINISHED.

FOR FLAT NO. - 306
OF BUILDING NO. - L30

T. J. Vaidya

T. J. VAIDYA
SR. ARCHITECT, CIDCO LTD.

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
AT PLOT NO.1, SECTOR - NO. 27, TALOJA, FOR
CIDCO, NAVI MUMBAI.

BUILDING TYPE
LIG -RESI (G+14)

CIDCO

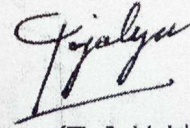
CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.
CIDCO BHAVAN, C.B.D, BELAPUR NAVI MUMBAI - 400 614.

CIDCO/Sr. Arch(BP-IHP)/BP-IHP-32 /2021/ 000033

02 NOV 2021

OCCUPANCY CERTIFICATE

I hereby certify that, the development for Full & Final Occupancy Certificate for the Mass Housing Scheme of Residential cum Commercial Buildings on Plot No.-01, Sector-27, Taloja, Navi Mumbai; Total B.U.A. - 150302.75 Sq. M.(Residential BUA - 146815.55 Sq. M. + Commercial BUA - 3487.20 Sq. M.) with LIG tenements - 2820, EWS tenements - 1518 (Total residential tenements - 4338 Nos.) & Shops - 90 Nos., LIG type buildings : Total 33 Nos. ; {(15 Nos. C+R (G+14) : L-01 to L-15) + (3 Nos. Residential (G+13): L-18 to L-20) + (14 Nos. Residential (G+14): L-16, L-17, L-21, L-23 to L-33) + (01 No. Residential (G+07): L-22)} & EWS type buildings :- Total 17 Nos. ; {(02 Nos. Residential (G+13): E-08 & E-09) + (15 Nos. Residential (G+14): E-01 to E-07 & E-10 to E-17)} is completed under the supervision of M/s. B.G. Shirke Construction Tech. Pvt. Ltd.; same has been inspected on 26-10-2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate issued vide letter No. CIDCO/Sr.Arch(Hsg/BP-IHP)/BP-IHP-32/2019/000100 dtd. 09.05.2019 and that the development is fit for the use for which it has been carried out.



(T. J. Vaidya)
Sr. Architect (BP-IHP)
CIDCO, Navi Mumbai

RIMS Top Up SBI Mumbai West (03225)

LOS ID: 501230415020004 / HL / CAR / ED / 20 - 20

Applicant Name : Sandesh Vishwasrao
Co-Applicant Name :
Contact Numbers (R) : (O) :

Applicant CIF : 85656890889
Co-Applicant CIF :
Loan Account No. :
Collateral :

Loan Amount : 5,00,000/-	Tenure :
Interest Rate :	EMI :
Loan Type :	SBI Life: YES / NO
Individual Housing Loan _____ Maxgain _____ Flexi _____	
Realty _____ Optima _____ Others _____	

Property Location :
Property Cost :
Name of Developer/Vendor :
Offer :

Name of Sourcing Person :
Mobile / Email :

Vashwaka.

