

86/4587

पावती

Original/Duplicate

Tuesday, April 12, 2022

नोंदणी क्र. :39म

1:20 PM

Regn.:39M

पावती क्र.: 5273

दिनांक: 12/04/2022

गावाचे नाव: तळोजा पाचनंद

दस्तऐवजाचा अनुक्रमांक: पवेल-1-4587-2022

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल ऑफ प्लॅट

सादर करणाऱ्याचे नाव: राकेश दिलीप बाबर . .

नोंदणी फी

रु. 28450.00

दस्त हाताळणी फी

रु. 720.00

पृष्ठांची संख्या: 36

एकूण:

रु. 29170.00

JOINT SR PANVEL 1

सह दुय्यम निबंधक, पनवेल-१

बाजार मुल्य: रु.2844200/-

मोबदला रु.2844200/-

भरलेले मुद्रांक शुल्क : रु. 58000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.720/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1104202217012 दिनांक: 12/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.28450/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000429706202223E दिनांक: 12/04/2022

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Exemption to LIG purchaser purchasing residentail unit in project approved under Pradhan Mantri Awas Yojana- Housing for All (Urban). : No.Mudrank-2015/1745/UOR.24/CR-573/M-1 Dated 31/3/2018 (LIG)

दस्त परत, मित्ताला

पक्षकारांचा

मूळ दस्त परत दिले

लिपि

स निबंधक, पनवेल →



12/04/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 4587/2022

नोंदणी :

Regn:63m

गावाचे नाव : तळोजा पाचनंद

(1) विलेखाचा प्रकार	अॅपार्टमेंट टू सेल ऑफ फ्लॅट
(2) मोबदला	2844200
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2844200
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: , इतर माहिती: अपार्टमेंट नं. 0404, चौथा मजला, मास हौसिंग स्कीम, एलआयजी टाईप, बिल्डींग नं. एल-30, प्लॉट नं. 1, सेक्टर 27, तळोजा, नवी मुंबई, ता. पनवेल, जि. रायगड, क्षेत्र. 29.82 चौ. मी. कारपेट एरिया या मिळकतीचे (प्रधानमंत्री आवास योजना क्र. मु./2015/1745/यु किंवा 24/सीआर-573/एम-1, दिनांक 31/03/2018) (एलआयजी) (Plot Number : 1 ; SECTOR NUMBER : 27 ;))
(5) क्षेत्रफळ	1) 29.82 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लि. तर्फे सही करणार असि. मार्केटींग ऑफिसर ओ. पी. खरे उपलब्ध नाही . . वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-राकेश दिलीप बाबर . . वय:-31; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: प्लॉट नं. 17, लाईन ओ. रुम नं. 7, शिवाजी नगर नं. 1, गोवंडी-पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-APGPB8587E
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2022
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4587/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	58000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28450
(14) शेर	

प. सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAKESH DILIP BABAR	eChallan	69103332022041210456	MH000429706202223E	56900.00	SD	0000254996202223	12/04/2022
2		Mudrank	ZV 361940	1201043	100	SD		
3	RAKESH DILIP BABAR	eChallan	00040572022040125807	MH000038463202223E	1000.00	SD	0000254990202223	12/04/2022
4		DHC		1104202217012	720	RF	1104202217012D	12/04/2022
5	RAKESH DILIP BABAR	eChallan		MH000429706202223E	28450	RF	0000254996202223	12/04/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

१-लक्ष्मण, तारावती माझकृ १११



CHALLAN
MTR Form Number-6



GRN	MH000429706202223E	BARGODE			Date	11/04/2022-21:07:13	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	APGPB8587E					
Location	RAIGAD			Full Name	RAKESH DILIP BABAR					
Year	2022-2023 One Time			Flat/Block No.	APT NO 0404 BUILD NO L30					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	56900.00		Road/Street	PLOT NO 1 SEC 27 TALOJA					
0030063301	Registration Fee	28450.00		Area/Locality	PANVEL					
				Town/City/District						
				PIN	4	1	0	2	0	8
				Remarks (If Any)	SecondPartyName=CIDCO LTD-					
				Amount In	Eighty Five Thousand Three Hundred Fifty Rupees On					
Total			85,350.00	Words	ly					
Payment Details				FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332022041210456		2740329606		
Cheque/DD No.				Bank Date	RBI Date	11/04/2022-21:08:17		Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

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१५०० २०२२
१ / ३६



Department ID :
NOTE:- This challan is valid for PANVEL to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 7666183319

Babar



CHALLAN
MTR Form Number-6



GRN	MH000038463202223E	BARCODE		Date	01/04/2022-22:12:47	Form ID	25.2
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Department	Inspector General Of Registration		Payer Details					
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha		TAX ID / TAN (If Any)					
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)	APGPB8587E				
Location	RAIGAD		Full Name	RAKESH DILIP BABAR				
Year	2022-2023 One Time		Flat/Block No.	Flat No.0404, Bld.No.L30, Plot No.1				
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Sale of NonJudicial Stamp	1000.00	Road/Street	Sector No.27, Node-Taloja					
		Area/Locality	Navi Mumbai					
		Town/City/District						
		PIN	4	1	0	2	0	8
		Remarks (If Any)	SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED~					
Total	1,000.00	Amount In Words	One Thousand Rupees Only					

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२ / ३६



Payment Details	FOR USE IN RECEIVING BANK			
Cheque/DD No.	Bank CIN	Ref. No.	00040572022040125807	IK0BPQUFG3
Name of Bank	Bank Date	RBI Date	01/04/2022-22:14:25	Not Verified with RBI
Name of Branch	Bank-Branch	Scroll No. , Date	STATE BANK OF INDIA Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Babar

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1104202217012 Date 11/04/2022

Received from , Mobile number 0000000000, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

Payment Details

Bank Name IBKL Date 11/04/2022

Bank CIN 10004152022041115751 REF No. 2756359630

This is computer generated receipt, hence no signature is required.

Boban

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४५८० २०२२
३ / ३६



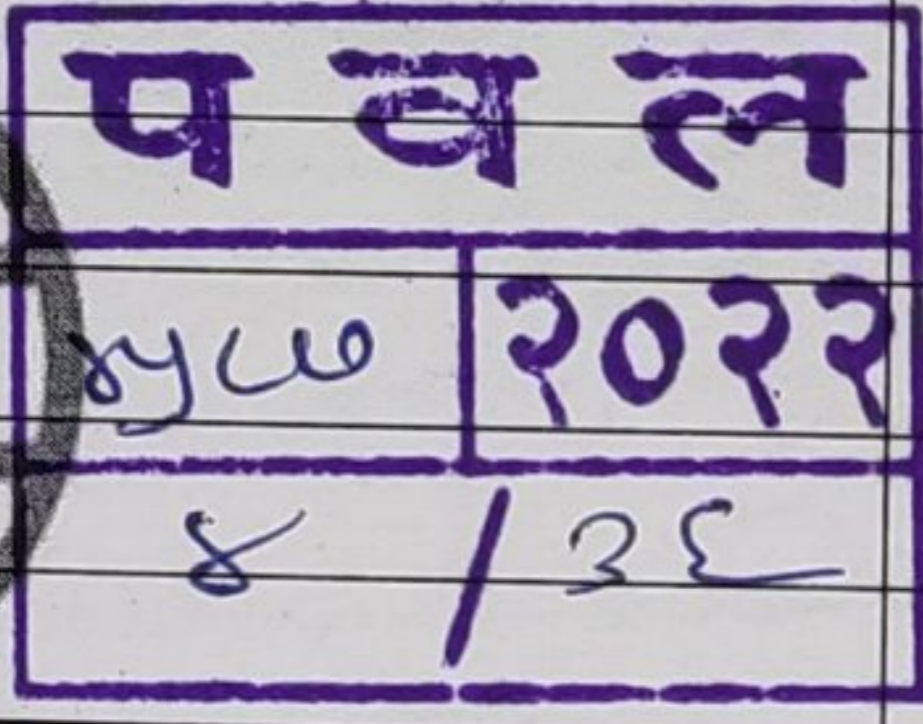


CHALLAN
MTR Form Number-6



GRN	MH000038463202223E	BARCODE		Date	01/04/2022-22:12:47	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha		TAX ID / TAN (If Any)			
Office Name		PNL1_PANVEL NO 1 SUB REGISTRAR		PAN No.(If Applicable)		APGPB8587E	
Location		RAIGAD		Full Name		RAKESH DILIP BABAR	
Year		2022-2023 One Time		Flat/Block No.		Flat No.0404, Bld.No.L30, Plot No.1	
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Sale of NonJudicial Stamp		1000.00		Road/Street		Sector No.27, Node-Taloja	
				Area/Locality		Navi Mumbai	
				Town/City/District			
				PIN		4 1 0 2 0 8	
				Remarks (If Any)			
				SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED~			
Total		1,000.00		Amount In Words		One Thousand Rupees Only	



Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN		Ref. No.		00040572022040125807 IK0BPQUFG3	
Name of Bank		Bank Date		RBI Date		02/04/2022-09:28:46 04/04/2022	
Name of Branch		Bank-Branch		STATE BANK OF INDIA			
		Scroll No. , Date		93 , 04/04/2022			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8237903319
सदर चलन केवल दस्तावेज निबंधक कार्यालय नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.04.12
13:20:51 IST
Reason: Secure Document
Location: India

Challan Defaced Detail

Sr. No.	Defacement No.	Defacement Date	Userld	Defacement Amount	
1	(IS)-86-4587	0000254990202223	12/04/2022-12:52:05	IGR146	1000.00
Total Defacement Amount				1,000.00	



CHALLAN
MTR Form Number-6



GRN	MH000429706202223E	BARCODE			Date	11/04/2022-21:07:13	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL1_PANVEL NO 1 SUB REGISTRAR			PAN No.(If Applicable)	APGPB8587E			
Location	RAIGAD			Full Name	RAKESH DILIP BABAR			
Year	2022-2023 One Time			Flat/Block No.	APT NO 0404 BUILD NO L30			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	56900.00		Road/Street	PLOT NO 1 SEC 27 TALOJA			
0030063301	Registration Fee	28450.00		Area/Locality	PANVEL			
				Town/City/District				
				PIN	4	1	0	2
				PIN	0	8		
				Remarks (If Any)	SecondPartyName=CIDCO LTD~			
Total		85,350.00		Amount In Words	Eighty Five Thousand Three Hundred Fifty Rupees On ly			
Payment Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN	Ref. No.	69103332022041210456	2740329606	
Name of Bank				Bank Date	RBI Date	11/04/2022-21:08:17	Not Verified with RBI	
Name of Branch				Bank-Branch	IDBI BANK			
				Scroll No. , Date	Not Verified with Scroll			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 7666183319

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-86-4587	0000254996202223	12/04/2022-12:52:10	IGR146	28450.00
2	(IS)-86-4587	0000254996202223	12/04/2022-12:52:10	IGR146	56900.00
Total Defacement Amount					85,350.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1104202217012

Receipt Date 12/04/2022

Received from , Mobile number 0000000000, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 4587 dated 12/04/2022 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.

DEFACED

₹ 720

DEFACED

Payment Details

Bank Name IBKL

Payment Date 11/04/2022

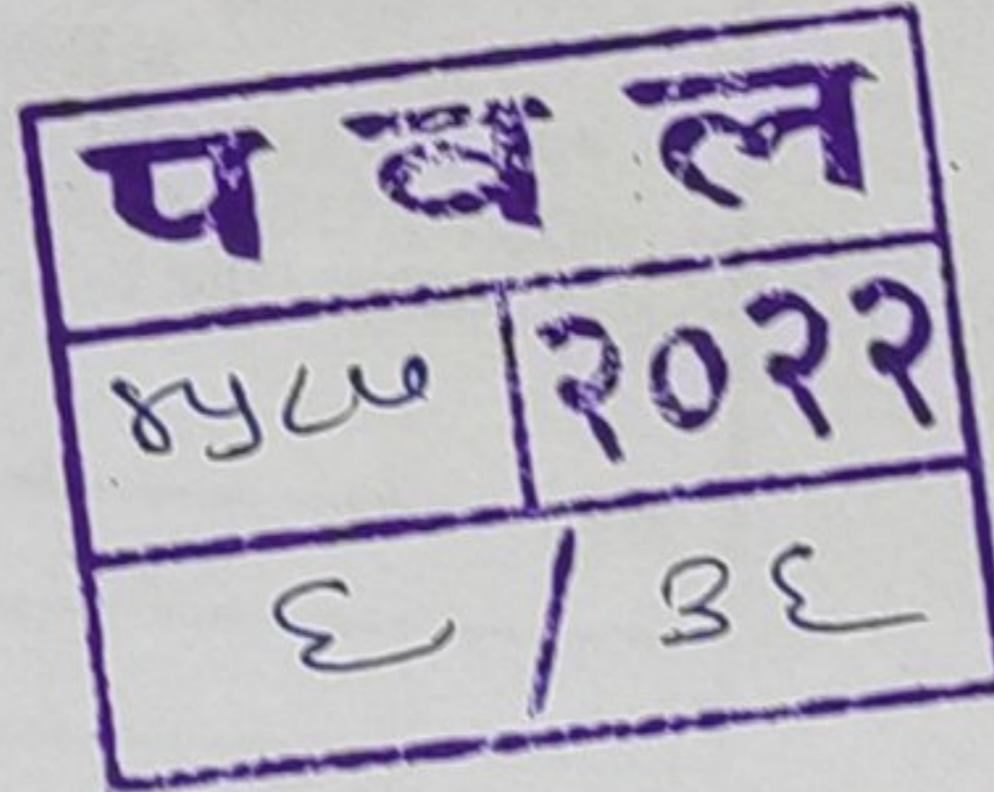
Bank CIN 10004152022041115751

REF No. 2756359630

Deface No 1104202217012D

Deface Date 12/04/2022

This is computer generated receipt, hence no signature is required.



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2021

11 APR 2022

ZV 361940

जाडपत्र-7

मुद्रांक विक्री नोंदवही अनु.क्रमांक 6211 दिनांक
दस्ताचा प्रकार/अनुच्छेद क्रमांक Aym
दस्त नोंदणी करणार आहेत का? होय/नाही - नोंदणी होणार असल्यास
दुय्यम निबंधक कार्यालयाचे नाव मोबदला रक्कम Rs.
मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नाव Rakesh Babar
दुसऱ्या पक्षकाराचे नाव CIDCO
हस्ते असल्यास त्यांचे नाव व पत्ता Self.
मुद्रांक शुल्क रक्कम Rs. 100/-

मुद्रांक विकत घेण्याऱ्याची सही
श्री. रविन्द्र विष्णू शिंगाडे, परवाना क्र. 13/2000, नविन प.क्र. : 1201043
मुद्रांक विक्रीचे ठिकाण : सुनिता सर्किसेस, शॉप नं. 23, प्रभात सेंटर एनेक्स
प्लॉट नं. 7, सेक्टर-1ए, सी.बी.डी. बेलापूर, नवी मुंबई. मो. 09324704124
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून 6 महिन्यात वापरणे बंधनकारक आहे



जिल्हा कोषागार कार्यालय, ठाणे
- 4 APR 2022
मुद्रांक प्रमुख लिपीक / लिपीक

प व ल
8yww 2022
0 / 3E

AGREEMENT TO SALE
BETWEEN
CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD.
CBD BELAPUR, NAVI MUMBAI.
AND
SHRI/SMT Rakesh Dilip
Babar
APT. NO. L30/404 PLOT NO. 01
SECTOR- 27 NODE Talaja



R. Khare

Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

Babar

AGREEMENT TO SALE

REF: Contract: 10015366

Scheme: Mass Housing(2019-2020)

Customer: S0406994

Property No.: NMTL027000000010L30040404

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 11th DAY OF APRIL, TWO THOUSAND TWENTY TWO 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.Rakesh Dilip Babar

Plot No 17, Line O, Room No 7,
Shivaji Nagar No 1, Govandi West,
Mumbai (suburban)-400043

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

WHEREAS:

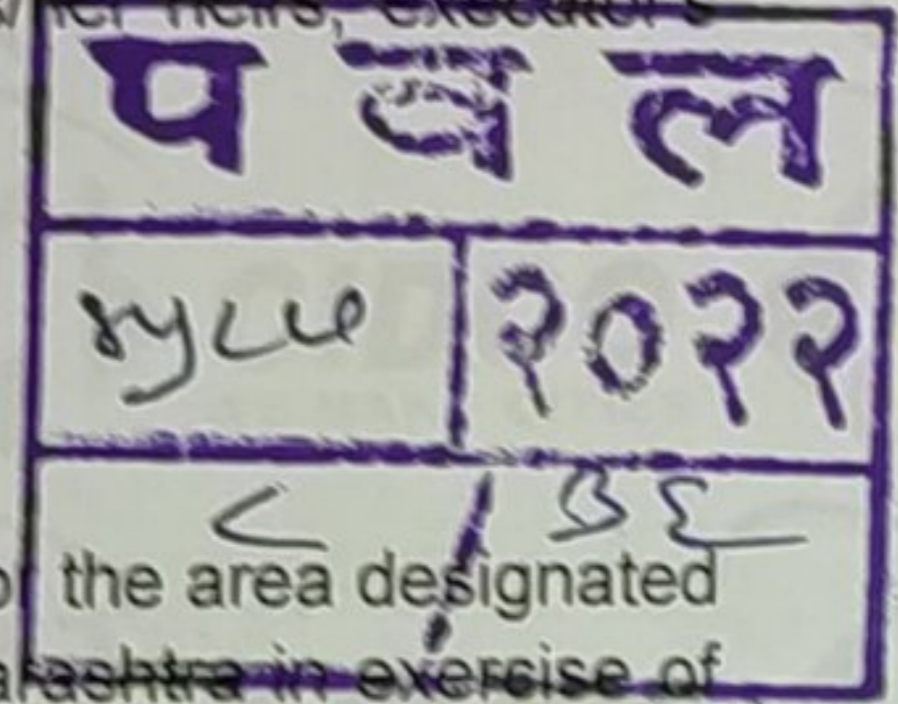
1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra 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 13 upper floors for LIG type apartment. These buildings comprises of apartments and is being designated as



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CIDCO Ltd.

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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.

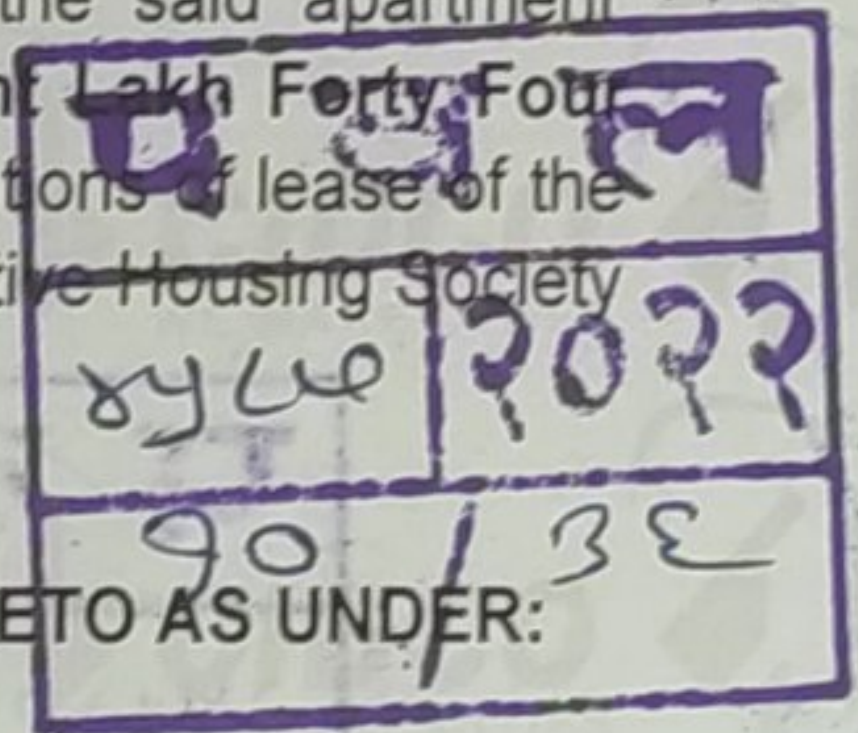
AND WHEREAS:

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 **0404** 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 **0404** and the same shall be referred to as 'the said apartment' hereinafter, for the total sale price of **Rs.2,844,200.00 /-** (Twenty Eight Lakh Forty Four Thousand Two 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.



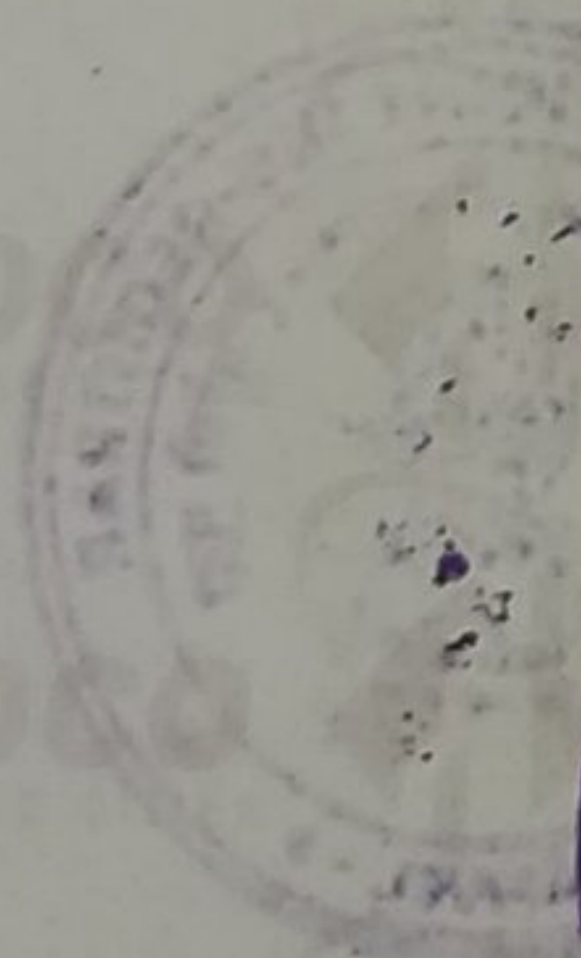
1. The Purchaser has prior to the execution of this Agreement to Sale, satisfied himself/herself about the title of the said land and on which the housing scheme has been constructed by the Corporation.

2. The Corporation has agreed to sell and the Purchaser has agreed to purchase the said apartment bearing **No 0404** in Building No. **L30** on **4th 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. **0404** is **Rs.2,844,200.00 /-** (Twenty Eight

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Lakh Forty Four Thousand Two 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.

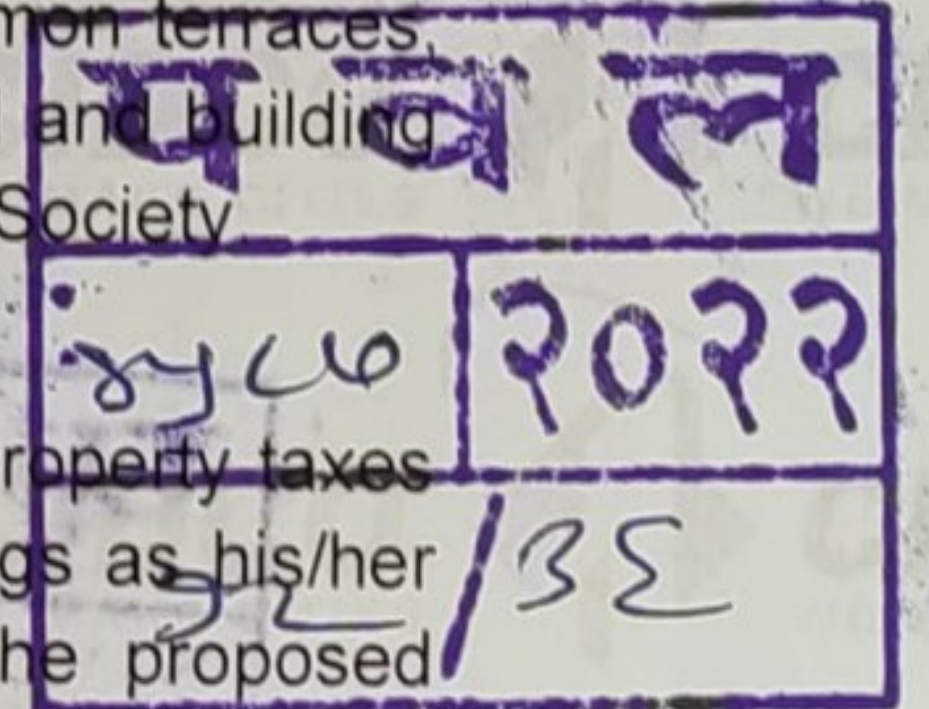
4. The Purchaser has inspected the said apartment and satisfied himself/herself that the apartment is complete in all aspects and is free from any defect. Upon possession of the said apartment being delivered to the Purchaser, he/she shall be entitled to use and occupy the said apartment for the residence 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.

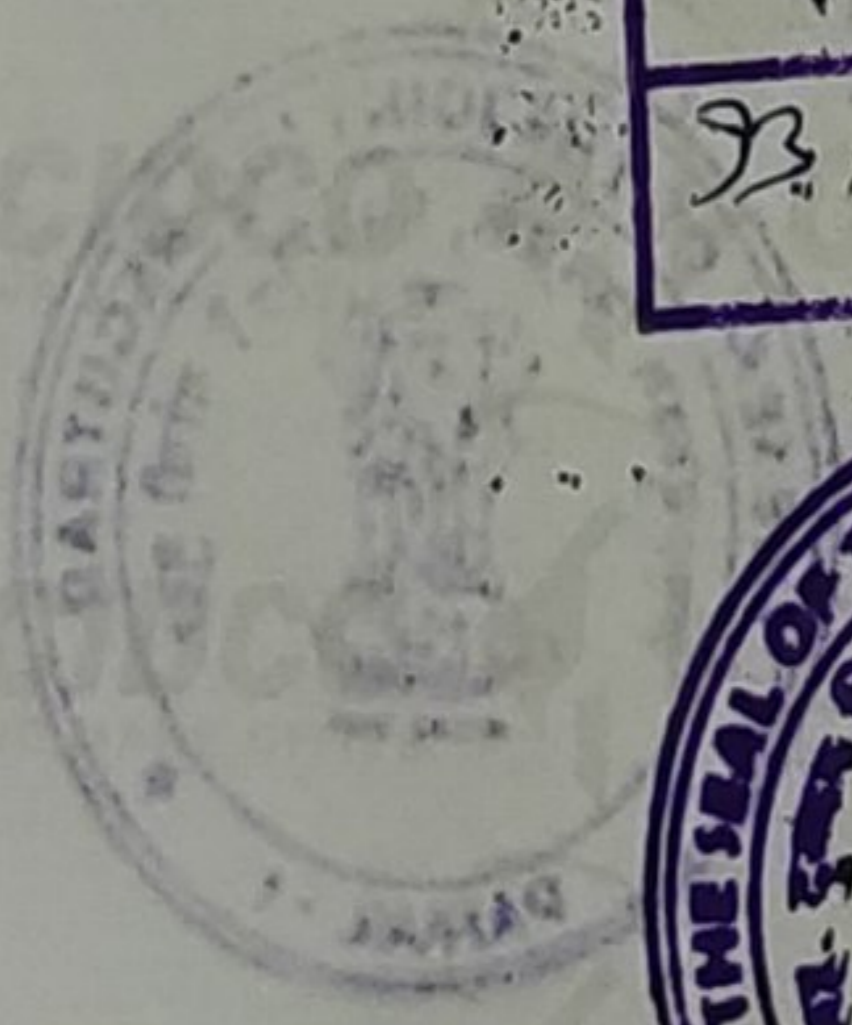
8. The Purchaser has paid an amount of Rs.48,072.00 /- (Excluding GST) towards maintenance charges to CIDCO for a period of two years from the date of execution of the present agreement and thereafter the Purchaser agrees and binds himself to pay regularly every month by the 5th of each month to the 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.



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9. A) The Purchaser shall obtain electricity connection after completion of necessary formalities. The purchaser shall pay to the Maharashtra State Electricity Distribution Company Ltd., (MSEDCL) connection chargers and electric energy charges for the electricity consumed in respect of the said Apartment as recorded in the meter separately attached to the said Apartment.

B) The Purchaser shall make an application for water supply connection after completion of necessary formalities to the concerned authority. The Purchaser shall pay to said authority, Water Charges as may be apportioned and determined in respect of the said apartment by the authority. The Purchaser agrees and declares that such apportionment or determination of water charges by the authority shall be final and conclusive and binding on him/her.

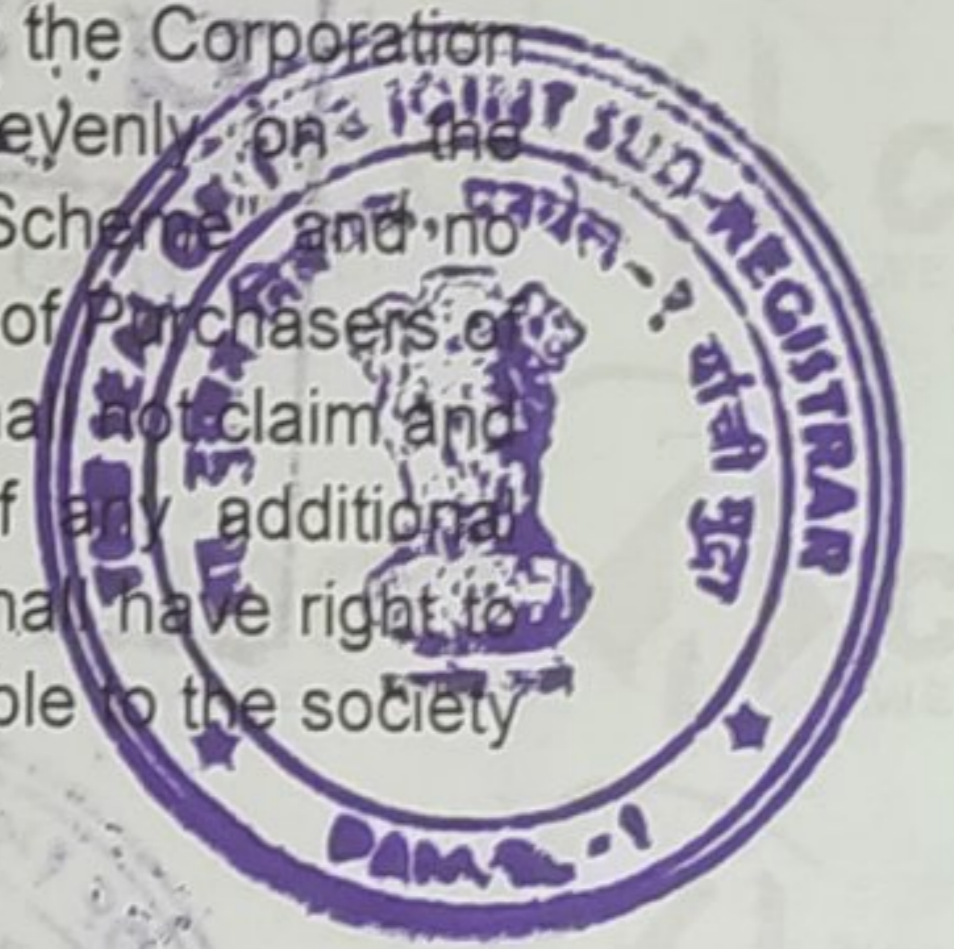
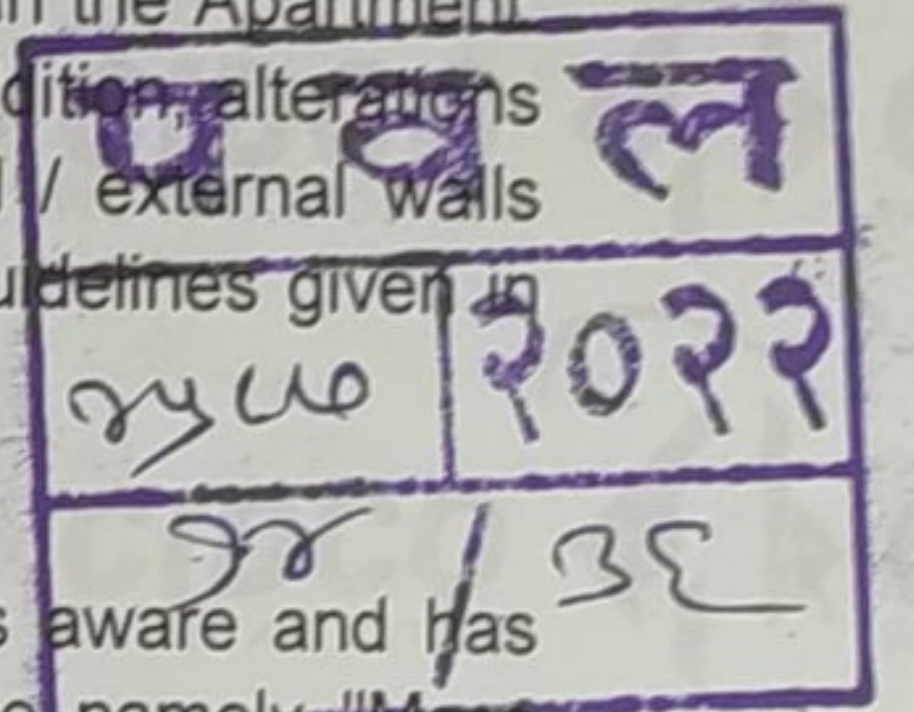
10. The Purchaser shall not Sale, Transfer, Assign or Part with his/ her interest in or benefit of this Agreement by way of sale, in favor of any person up to a period of 3 (Three) years from the date of this Agreement in case of LIG. The Purchaser may with the prior permission in writing of the Corporation, Sale, Transfer, Assign or Part with his/ her interest in or benefit of this Agreement after 3 years from the date of this Agreement only within the same category of reservation as per the reservation category of allotment and subject to such terms and conditions and on recovery of applicable Transfer Charges as may be specified by the Corporation from time to time.

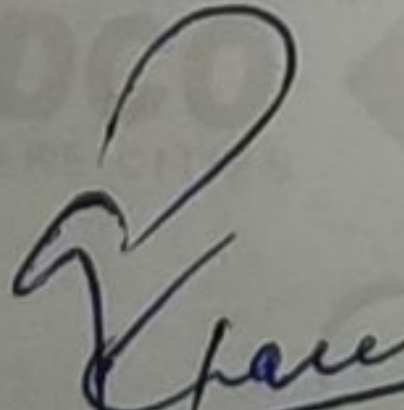
11. The Purchaser shall not damage or cause to be damaged the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside plaster / colour scheme of the building in which the Apartment is situated and shall keep the sewers, drains and pipes in the Apartment and appurtenances thereto in good condition and in particular, so as to shelter and protect the other parts of the building in which the apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment. Corporation shall not be liable to rectify any damage caused due to such addition, alterations to the water proofing treatments provided to toilets, terraces and internal / external walls which may lead to leakages / seepages. The Purchaser shall follow the guidelines given in the #Maintenance Manual#.

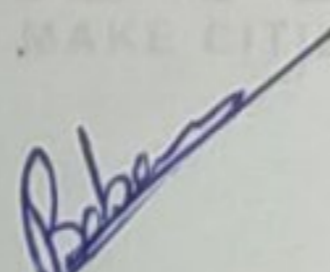
12. The Corporation has informed to the Purchaser and the Purchaser is aware and has agreed that the Floor Space Index (FSI) available for the entire scheme namely "Mass Housing" under **Pradhan Mantri Awas Yojana (PMAY)** shall be utilized by the Corporation for constructing all structures under the Scheme, FSI is not divided evenly on the building/apartment, but, it is spread on the entire " Mass Housing Scheme" and no claim/dispute for utilization of the said FSI/balance FSI shall be made by any of Purchasers of the apartments in the said scheme. The Purchaser has agreed that he/she shall not claim and / or consume any FSI in the said scheme in his apartment by way of any additional construction and /or making any alterations in the apartment. Corporation shall have right to utilize any of such unused / balance FSI in future. This clause is also applicable to the society formed by the Purchasers.

13. The Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment outside his Apartment or on any portion of the land and building in which the Apartment is situated. The Purchaser shall be responsible for segregation of dry (non-biodegradable) and wet (biodegradable) waste separately. The Purchaser is obliged to maintain and operate all amenities and facilities created /provided by CIDCO within the plot area.

14. The Purchaser shall not store in the Apartment any goods which are of hazardous,




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combustible or dangerous nature or are so heavy as to damage the construction of structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages or any other structure of the building in which the Apartment is situated, including the entrances of the building in which the Apartment is situated and in case, any damage is caused to the building in which the Apartment is situated or the Apartment on account of gross negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach of this Agreement.

15. The Purchaser, who has availed the benefit under PMAY (U) Scheme, shall download the mobile application of PMAY (U), on his mobile, which is available in both Google Play Store and iOS App store. The mobile application would allow beneficiaries of PMAY (U) to capture and upload 2-photographs and 2- selfies with their completed house.

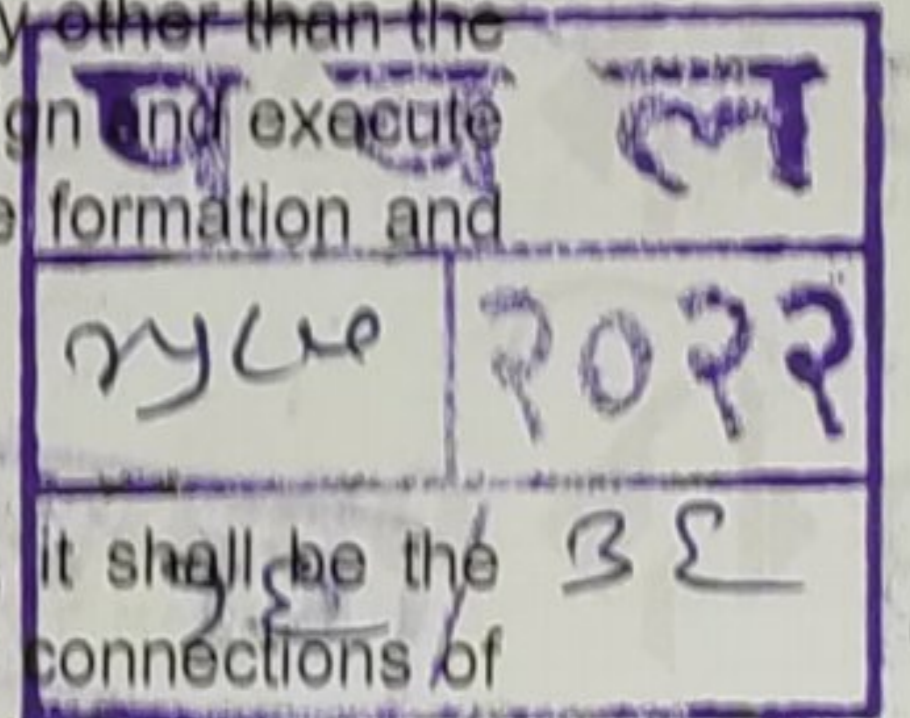
16. The Corporation may grant the permission to the Purchaser of following categories, namely State Govt. employees, Navi Mumbai Journalists, Navi Mumbai PAPs, physically handicapped persons, ex-servicemen/ armed forces personnel, Navi Mumbai mathadi workers and general category to Sale, Transfer, Assign or Part with his/ her interest in or benefit of this Agreement after a period of 10 (Ten) years in case of EWS and Three (03) years in case of LIG, from the date of this Agreement to any person in any category, subject to such terms and conditions and on recovery of applicable Transfer Charges as may be specified by the Corporation from time to time.

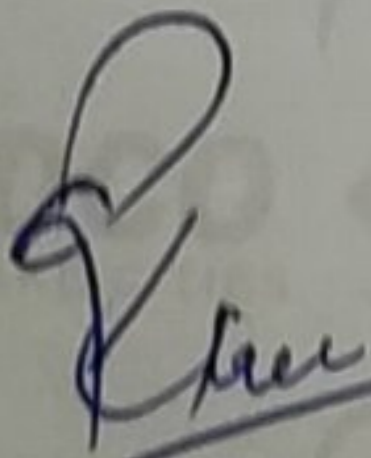
17. On possession of the said apartment to the Purchaser, he/she shall insure and keep insured the said apartment against loss or damage by fire or any other natural calamities.

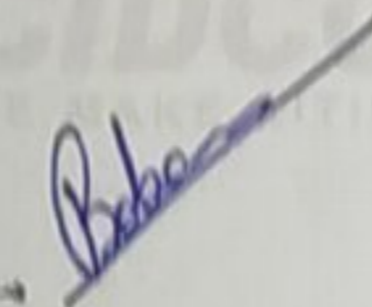
18. The Purchaser along with other purchasers of apartments of the buildings under the Mass Housing Scheme shall within a period of six months from the date of the first Agreement in scheme, join in forming and registration of the Co-operative Housing Society of all the apartments in the buildings of the Mass Housing Scheme and the rights of the Purchaser of the apartment under this agreement shall be recognized and regulated under the bye-laws of the said Co-operative Housing Society. All the Purchasers of the apartment consisting in the buildings falling in the said Scheme shall form a single Co-operative housing society and no building in the said scheme shall form a separate Co-operative housing society other than the society formed for the entire scheme. The Purchaser shall from time to time, sign and execute all applications and other papers and documents as may be required for the formation and registration of the Co-operative Housing Society.

19. After registration of the said Co-operative Housing Society as aforesaid, it shall be the responsibility of the Society to get the water supply connection and electricity connections of the common areas transferred in the name of the Society within a period of six months from the date of Registration of the Society.

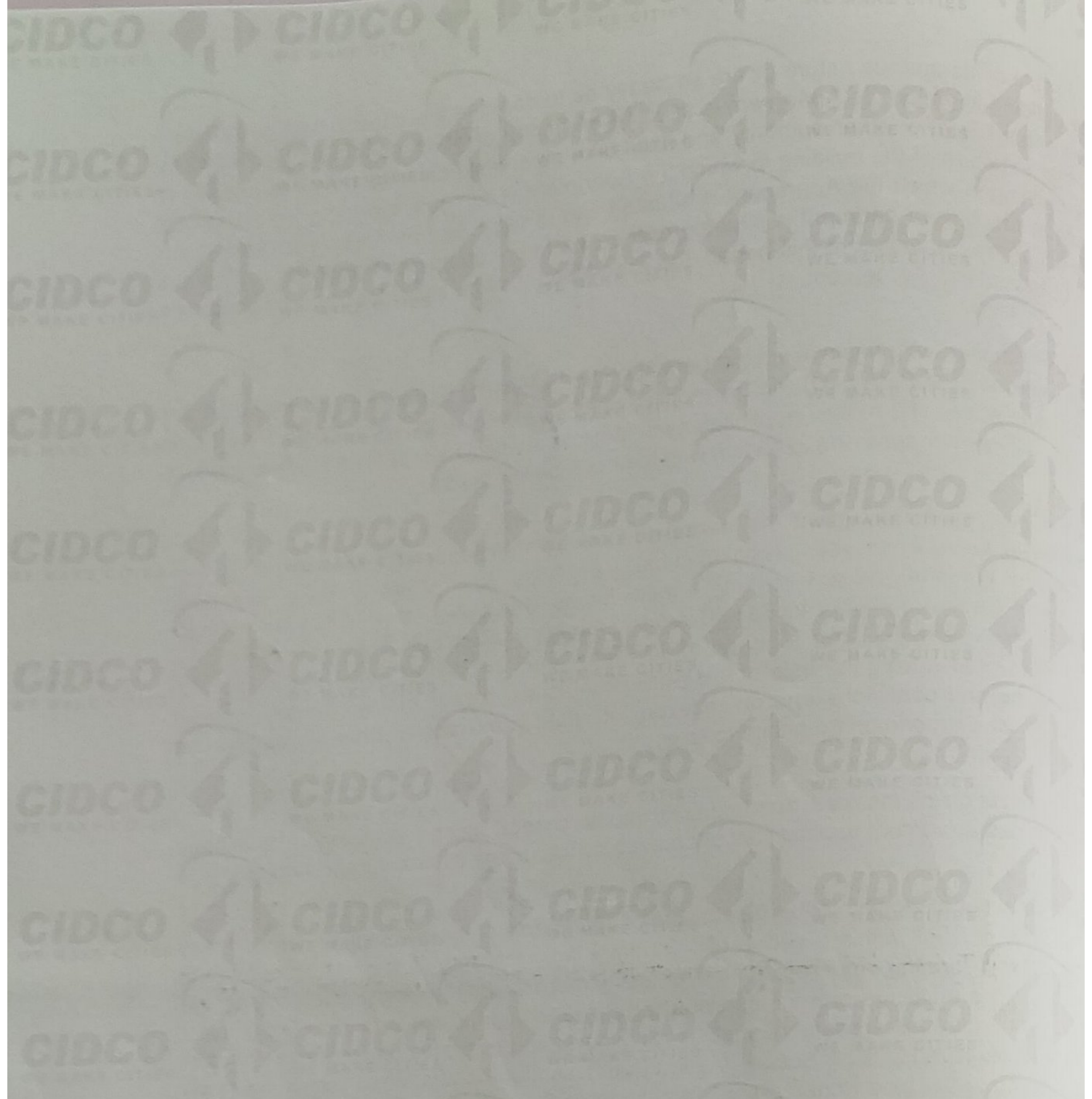
20. After registration of the Co-operative Housing Society by all the apartment owners of the buildings comprised in the Mass Housing Scheme and transfer of water supply and electrical connections of common areas in the name of the Society, the said Co-operative Housing Society shall make an application to the Corporation for grant of lease of the said land in favour of the said Co-operative Housing Society. All costs, charges and expenses in connection with formation and registration of the Co-operative Housing Society as well as costs of preparing stamping and registering the Deed of Lease or any other document or documents required to be executed by the Co-operative Housing Society or by the Purchaser of the said apartment shall be borne and paid proportionately by the Purchasers of the apartments in the buildings consisting in the Mass Housing Scheme.





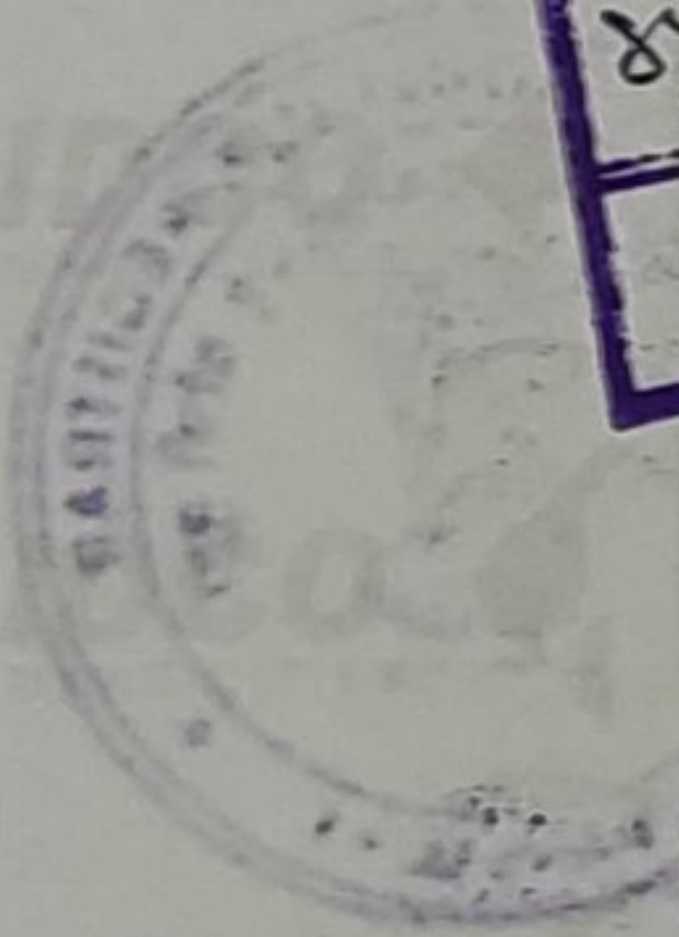


Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.



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21. The Purchaser hereby agrees and undertakes to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation and the Co-operative Housing Society in the housing scheme to be formed, the draft of which shall be presented to the Purchaser in due course of time.

22. The Corporation has collected the maintenance charges from the individual purchasers for a period of **Two years**. It is expected that the purchasers shall form and register their Co-operative Housing Society within a period of one year. In such case the Corporation shall hand over the proportionate excess maintenance charges to the said Co-operative Housing Society. In no case shall the Corporation undertake any maintenance or repairs of the common areas within such registered Societies after a period of **Two years** from the month of the First Agreement of the relevant scheme.

23. The Purchaser shall keep and maintain the said apartment walls, partition walls, drain pipes and appurtenance thereto in good habitable condition and carry out necessary repairs as and when required so as to support, shelter and protect the other parts of the building other than his apartment and shall not make any structural additions or alterations to the said apartment or any part thereof without prior permission of the Corporation in writing.

24. The Purchaser shall not appoint any person as his/her agent by Power of Attorney for the purpose of execution of this agreement except his/her spouse, father, mother, brother, sister or major child.

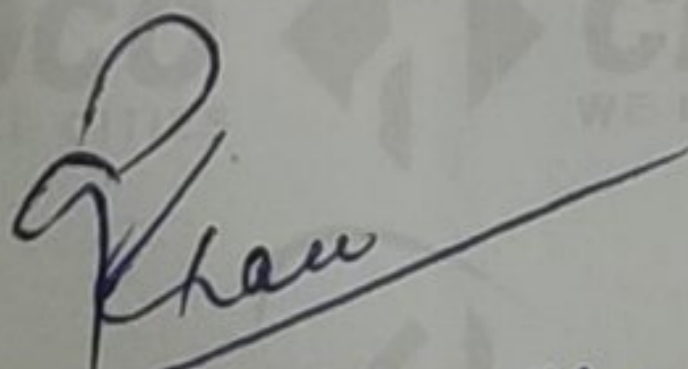
25. The Purchaser shall, from the date of possession maintain at his own cost the said apartment in a good habitable condition and shall not do anything in or to the said apartment which may be against the rules of the Corporation or Local Authority or any public body in force or which may be destructive or injurious to the inhabitants of the building and or to the other apartment owners. The Purchaser should not cause any nuisance or annoyance to the inhabitants and residents of the neighborhood.

26. If the Purchaser commits any breach of any of the terms and conditions stipulated in this agreement, the Corporation shall issue a show cause notice seeking clarifications from the Purchaser and if the reply given by the Purchaser is not found to be satisfactory, then the Corporation shall be at liberty to determine this agreement by giving 30-days notice to the Purchaser. On the expiry of such notice period, the Corporation shall re-enter in the said apartment or any part thereof and shall quietly possess and enjoy the said apartment free from any right, claim or interest of the Purchaser, without any interruptions or disturbance whatsoever by the Purchaser and without any prejudice to any other rights of the corporation in respect of such breach or breaches.

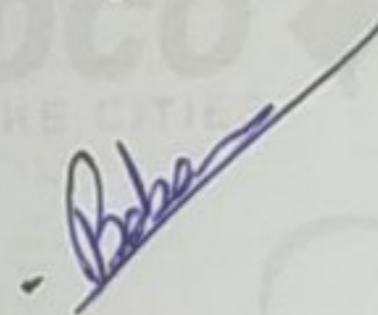
27. On the Expiry of the notice period referred to in the foregoing clause, this Agreement shall stand automatically determined. Upon the termination of the Agreement for any reason whatsoever, all the premium paid by the purchaser shall be appropriated by the Corporation as compensation for use and occupation of the said apartment by the Purchaser till the date of such determination and the Purchaser shall not be entitled to claim refund of the said amount or any portion thereof or compensation/damages or any amount of any nature.

28. Any delay by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Corporation of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser.

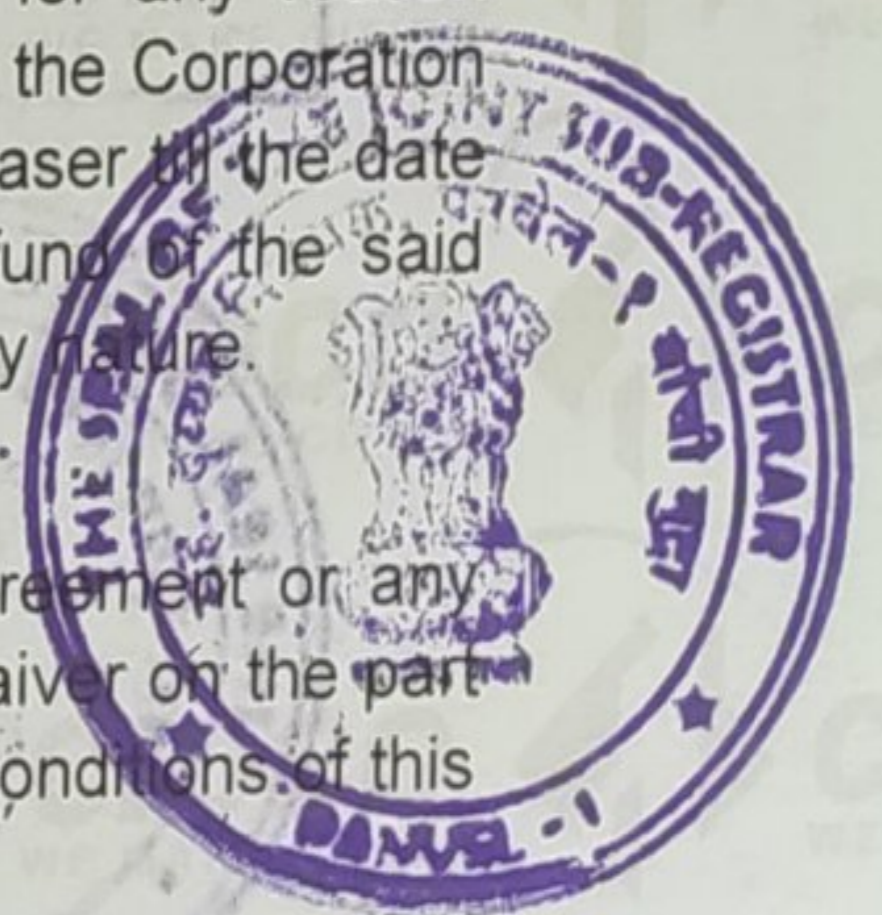
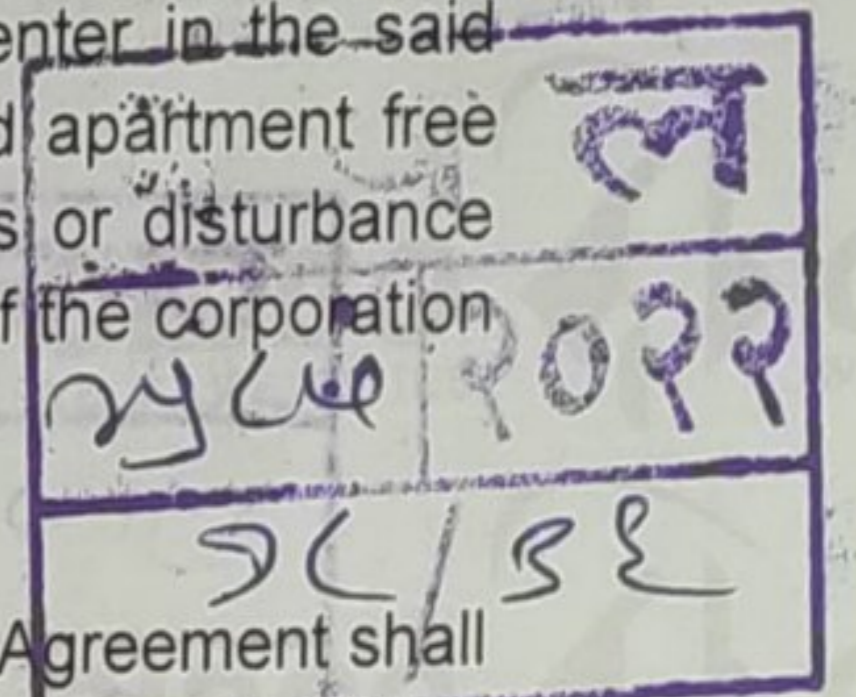
29. The Purchaser shall bear and pay the cost of Stamp Duty and Registration Charges in



Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.



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respect of this Agreement.

30. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by pre paid post 'Under Certificate of Posting' and by RPAD at the address of the said apartment or at his/her last known address as per records of the Corporation.

31. All terms and condition stipulated in the Scheme Booklet as well as in Allotment Letter which are not contradictory to the provisions of this agreement, shall form a part of this Agreement

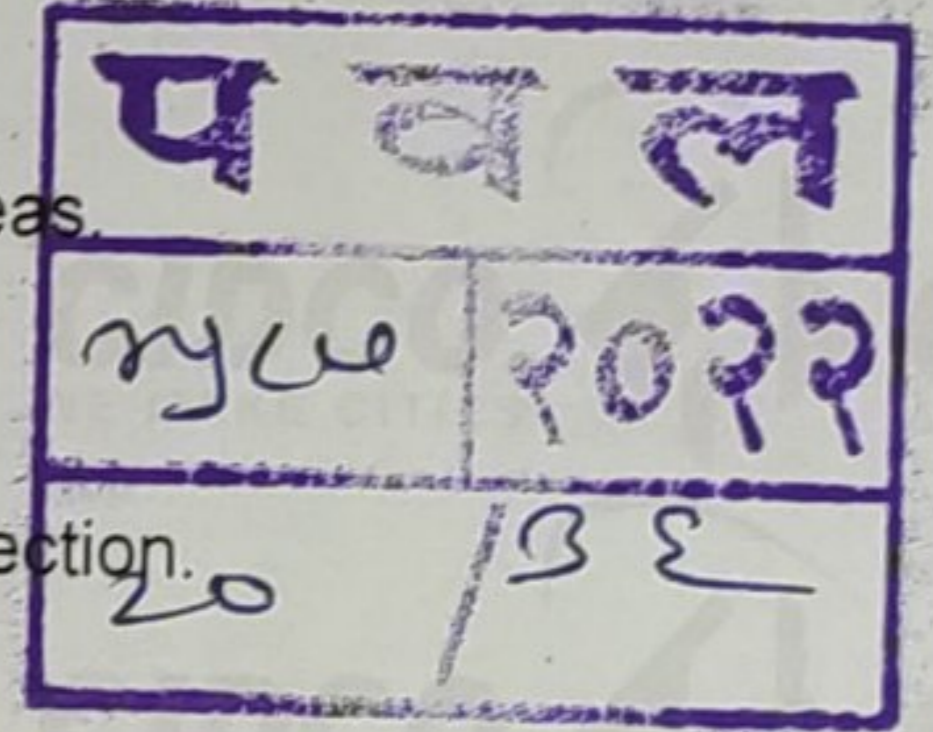
32. The Corporation has informed to the purchaser and the purchaser is aware and has agreed that the Floor Space Index (FSI) available for the entire scheme namely **Mass Housing** Scheme under Plot No.1, Sector No.27, **Taloja** Node, Navi Mumbai has been utilized by the Corporation for constructing all structures under the Scheme, FSI is not divided evenly on the building/apartment, but, it is spread on the entire Scheme falling under Plot No.1, Sector No. 27, **Taloja** Node, Navi Mumbai and no claim/dispute for utilization of the said FSI/ balance FSI shall be made by any of purchasers of the apartments in the said scheme.

33. All other terms and conditions mentioned under the booklet of **Mass Housing** Scheme EWS & LIG and or under the allotment letter addressed to the Purchaser shall form part of this agreement. However, in the event of any contradiction and or ambiguity in interpretation of the terms of the allotment letter and this agreement, the terms and conditions of this agreement read with the provisions of Navi Mumbai Disposal of Land (Amendment) Regulations 2008, shall prevail.

34. The Corporation shall carry out comprehensive maintenance maximum upto five years from the date of Occupancy Certificate.

The Comprehensive maintenance shall include following jobs:

- Maintenance of pumps, electrical and mechanical items in common areas.
- Comprehensive maintenance of lifts.
- Daily cleaning of common areas, buildings, including door garbage collection.
- Maintenance of garden and horticultural work.



35. The Purchaser shall be bound by the provisions of The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for as amended from time to time.

36. This Agreement shall be governed and constructed in accordance with the laws of India and shall be subject to the exclusive Jurisdiction of Mumbai Court only.



Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

SCHEDULE

ALL THAT Apartment admeasuring 29.82 Sq.Mtrs. having building No.L30, Apartment No. 0404, 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 set of set and subscribed their respective hands the day and year first here in above written

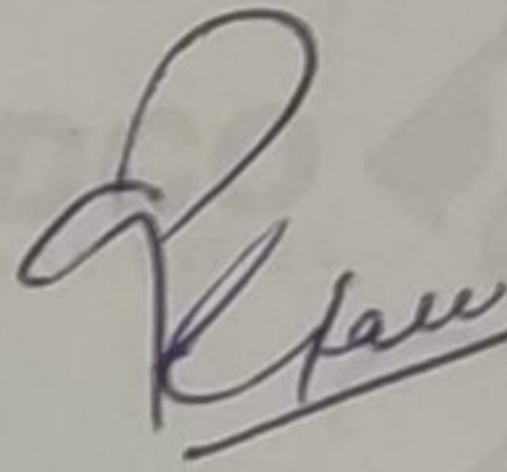
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SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED CORPORATION

BY THE HAND OF

Shri/Smt. O.P. Khare



Asst. Marketing Officer

Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.



IN THE PRESENCE OF:

(1) Shri/Smt. Yypanthe २०२२

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

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED

Rakesh Dilip Babau (Purchaser)



By the hand of its signatory

IN THE PRESENCE OF:

(1) Shri/Smt. Yypanthe २०२२

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



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the GM (Hsg),
3rd floor, Raigad Bhavan,
CBD Belapur,
Navi Mumbai 400 614,
Date :11.04.2022

TAKING OVER POSSESSION BY THE ALLOTTEE

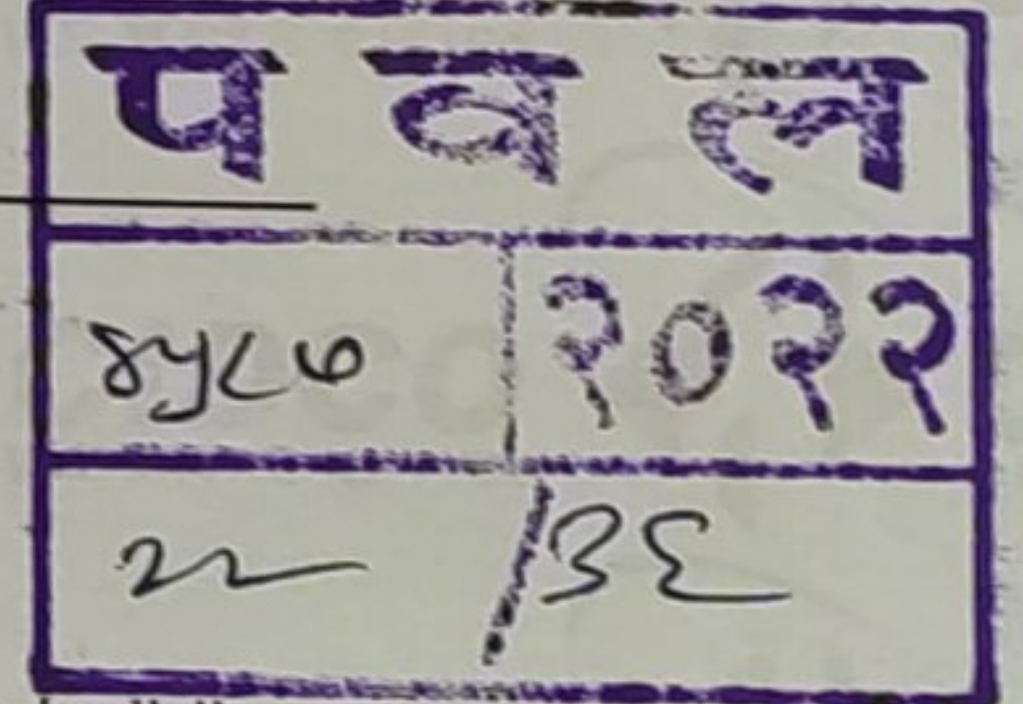
TYPE :LIG, Apartment No:0404, Floor:4th floor, Building No: L30, Plot No.1, Sector: 27, Talaja.

- 1 Date of Allotment:28.09.2021
- 2 Name of Hire/Outright Purchaser:Mr. Rakesh Dilip Babar
- 3 Date of execution of Agreement :11.04.2022

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

The Executive Engineer
Taloja

POSSESSION RECEIPT



I hereby certify that I have taken over possession of the apartment No. 0404 in building no. L30 Type LIG in Plot No.1, Sector 27, at Talaja on the day of 11.04.2022, 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 1335 with duplicate key.

(Signature of Allottee)

Name: Mr.Rakesh Dilip Babar

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