



18/08/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 9660/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) खारघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2532260
(3) बाजारभाव(भाडेपट्ट्यांच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2532260
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर वर्णन: 3. नॉटमेट नं. 1201/2017 मजला, टाईप- एलआयजी, बिल्डिंग नं. एर-13, बांधणीपूर्वी हॅरिंग स्ट्रीट, सेक्टर 36, खारघर, नवी मुंबई, ता. पनवेल, जि. रायगड. क्षेत्रफळ: 34.360 चौ. मी. कारपेट. (( SECTOR NUMBER : 36 ; ))
(5) क्षेत्रफळ	1) 34.360 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको लिमिटेड तर्फे अति. प. नि. नि. अति. अति. अति. अति. अति. - - पत्ता:-, , , , पत्ता - सिडको भवन, सी.पी. विठ्ठलपुर, नवी मुंबई, वेणुपुर पोस्ट- 400019, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 फॅक्स नं:- AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मसाद विठोबा वेंगुर्तेकर - - पत्ता:-, , , , प. 1/24, असेल मुंबई नो. ऑप. ही. सो., इंदिरा नगर, जोगेश्वरी पूर्व, मुंबई, साँसेलुवाडी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400002 फॅक्स नं:-ABHMPV9634M
(9) दस्तऐवज करून दिल्याचा दिनांक	18/08/2017
(10) दस्त नोंदणी केल्याचा दिनांक	18/08/2017
(11) अनुक्रमांक, खंड व पृष्ठ	9660/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	152000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	25400
(14) शेष	



सहदुय्यम निबंधक वर्ग-२  
(पनवेल २)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

एखादे शुल्क अकारणाने निवडलेला नसल्याचे नोंद घेतलेले आहे:-

(i) within the limits of any i...





**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LTD.**

Office of the MM-D,  
3<sup>rd</sup> floor, Raigad Bhavan  
CBD Belapur,  
Navi Mumbai 400 614

440-9
EEEO 2026
922E

Date : 18/8/17

**TAKING OVER POSSESSION BY THE APPLICANT**

TYPE: **LIG** Aptt. No: **1201** Floor **12<sup>th</sup>**

Building No: **L-13** Sector: **36**, Kharghar.

- 1 Date of Allotment : 09/09/2015
- 2 Name of Hire/Outright Purchaser : Mr. PRASAD KUMAR VENGURDEKAR
- 3 Date of execution of Agreement :



*[Signature]*  
12/8/17  
The Executive Engineer (HSA-1)  
Kharghar

*[Signature]*  
Asstt. Marketing Officer  
Assi. Marketing  
CIDCO

**POSSESSION RECEIPT**

I hereby certify that I have taken over possession of the apartment No **1201** in building no. **L-13** Type **LIG** in Sector **36**, at Kharghar on the day of 18/8/2017 after proper inspection of the fittings and fixtures provided therein.

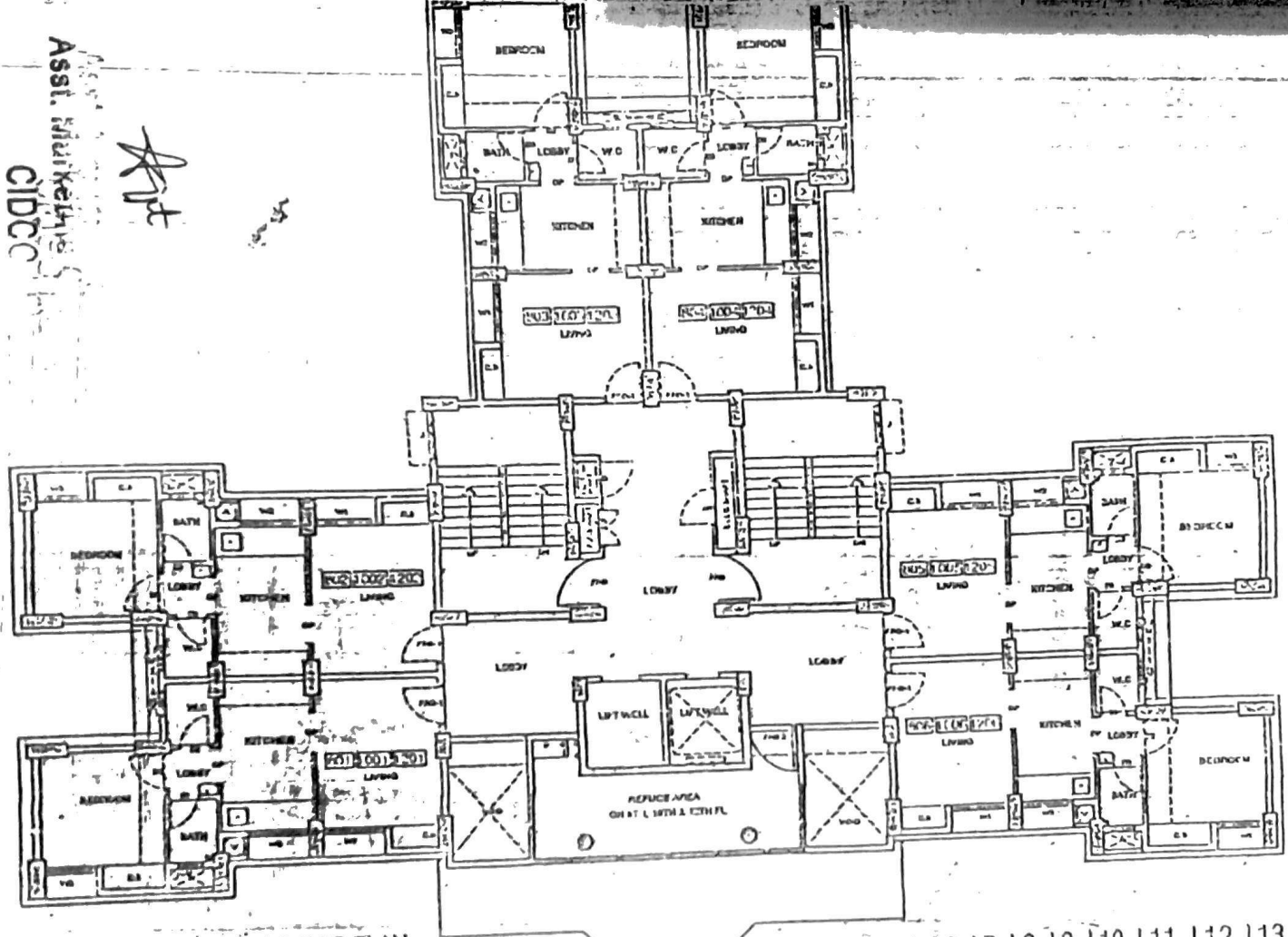
Before taking over possession, I have verified the fittings, fixtures and amenities in the above apartment and they are according to the items listed and according to plans and specifications enclosed with the agreement. I have inspected the apartment and satisfied myself. I accept the above said apartment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

Received Lock No \_\_\_\_\_ with duplicate key

Name : Mr. PRASAD KUMAR VENGURDEKAR

Asst. M. K. Kelkar  
CIDCO

*Asst*



CARPET AREA STATEMENT (TYPICAL)		
1	LIVING ROOM	= 11.28 SQ.M.
2	KITCHEN	= 7.58 SQ.M.
3	OPENING (LV. & KIT.)	= 0.20 SQ.M.
4	OPENING (KIT. & PASS.)	= 0.07 SQ.M.
5	BED ROOM	= 8.47 SQ.M.
6	LOBBY	= 1.44 SQ.M.
7	BATH	= 1.80 SQ.M.
8	W.C.	= 1.80 SQ.M.
9	D2	= 0.07 SQ.M.
10	D3	= 0.15 SQ.M.
11	CB (LIVING ROOM)	= 0.60 SQ.M.
12	CB (BED ROOM)	= 0.97 SQ.M.
CARPET AREA OF FLAT		= 362.85 SQ.FT.

REFUGEE FLOOR PLAN  
(8TH, 10TH & 12TH FLOOR PLAN)

BLDG. NO. - L1, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16,  
L17, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32

I, ARCHITECT S.D. KHADILKAR, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY HEMELY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLAN AND THE DIMENSIONS OF THE APARTMENT AREA AS BUILT.

I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

- NOTES:-
- 1) THE CONCLUDED AGREEMENT IS FOR THE BUILT UP AREA
  - 2) FOR THE SAKE OF CONVENIENCE AND APPROPRIATE CARPET AREA IS INDICATED & ANY MINOR VARIATION IN THE CARPET AREA DOES NOT VIOLATE THE CONCLUDED AGREEMENT.

FOR FLAT NO. -  
OF BUILDING NO. - 2

CHECKED & FOUND CORRECT.  
T. J. VADYA  
SR. ARCHITECT, CIDCO LTD.

ARCHITECT  
S.D. KHADILKAR  
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.  
72-75 MURDHA, PUNE - 411028  
SOLEMNLY AFFIRMED AT NAVI MUMBAI  
THIS 22ND DAY OF NOV. - 2016

HOUSING SCHEME LIG-EYS TYPE HOUSE  
PLOT NO. 36, KHARGHAR, NAVI MUMBAI

BUILDING TYPE  
LIG - RESI.

CIDCO  
CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.  
CIDCO SHAWAN, C.B.D. BELAPUR NAVI MUMBAI - 400 814.

SHIRKE®  
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT LTD  
72-75 MURDHA, PUNE - 411028

B

353/9860

पावटी

Original/Original:

Friday, August 18, 2017

नोंनी नं. 287

7:28 PM

Page: 287

पावटी क्र.: 11530

दिनांक: 18/08/2017

गावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पत्रा:2-9860-2017

दस्तऐवजाचा प्रकार : कनारनामा

सादर करणाऱ्याचे नाव: प्रसाद विठोबा वैगुर्नकर - -

नोंदणी फी

₹. 25400.00

दस्त हाताळणी फी

₹. 520.00

पृष्ठांची संख्या: 26

एकूण:

₹. 25920.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ अंदाजे

7:40 PM ह्या वेळेस मिळेल.

LW  
18/08/2017

बाजार मूल्य: ₹.2532260 /-

मोबदला ₹.2532260/-

भरलेले मुद्रांक शुल्क : ₹. 152000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.25400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004411176201718R दिनांक: 18/08/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 520/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for  
adjusted fees

*[Handwritten Signature]*

Hot Payment Successful. Your Payment Confirmation Number is 132573634

## CHALLAN

MTR Form Number - 6

Form ID :

Date: 10-03-2017

GRN NUMBER	MH004411176201718R	BARCODE	Form ID :	Date: 10-03-2017
Department	IGR		Payee Details	
Receipt Type	RM		Dept. ID (If Any)	
Office Name	IGR147- PNL2 PANVEL 2 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	PAN-ABHPV5034M
Year	Period: From : 09/08/2017 To : 31/03/2099		Full Name	PRASAD VITHOB VENGURLEKAR
Object	Amount in Rs.	Flat/Block No.	LIG TYPE L13 FLAT N 1201	
0030046401-75	152000.00	Premises/ Bldg	SWAPNAPOORTI SECTG 36	
0030063301-70	25400.00	Road/Street, Area /Locality	KHARGHAR MUMBAI Maharashtra	
	0.00	Town/ City/ District	PIN 4 10 2 1 0	
	0.00	PIN	Remarks (If Any) :	
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	177400.00	Amount in words	Rupees One Lakhs Seventy Sev Thousand Four Hundred Only	
Payment Details: IDBI NetBanking Payment ID : 132573634		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332017081051489		
Cheque- DD No.		Date	10-03-2017	
Name of Bank	IDBI BANK	Bank-Branch	039 Andheri	
Name of Branch		Scroll No.		

Ajit



*Vengurlekar*

**Data of Bank Receipt for GRN MH004411176201718R**  
**Bank - IDBI BANK**

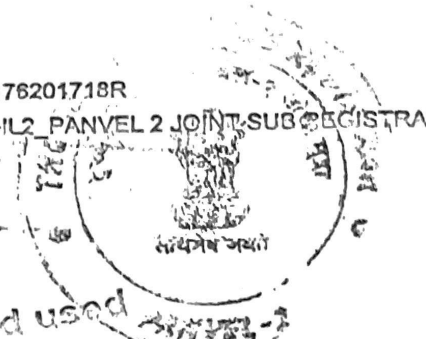
पवेल - २  
 ०८८० २०१७  
 ype

**Bank/Branch** :  
**Pmt Txn id** : 132573634  
**Pmt DtTime** : 10/08/2017 18:31:50  
**ChallanIdNo** : 69103332017081051489  
**District** : 1301 / RAIGAD

**Simple Receipt**  
**Print DtTime** :  
**GRAS GRN** : MH004411176201718R  
**Office Name** : IGR147 / FNL2\_PANVEL 2 JOINT SUB REGISTRAR

**StDuty Schm** : 0030046401-75/ Stamp Duty(Bank Portal)  
**StDuty Amt** : Rs 1,52,000.00/- (Rs One Lakh Fifty Two Thousand Rupees Only )

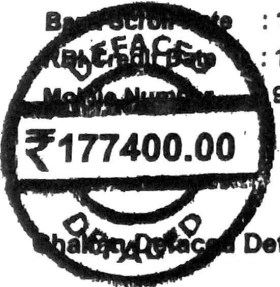
**RgnFee Schm** : 0030063301-70 / Registration Fee  
**RgnFee Amt** : Rs 25,400.00/- (Rs Twenty Five Thousand Four Hundred Rupees Only )



**Only for verification-not to be printed and used**

**Article** : B25  
**Prop Mvblty** : Immovable  
**Prop Descr** : LIG TYPE L13FLAT NO 1201SWAPNAPOORTISECTOR 36 , KHARGHARNAVI MUMBAIRAIGAD  
 : Maharashtra  
 : 410210  
**Duty Payer** : PAN-ABHPV9634M PRASAD VITHOBA VENGURLEKAR  
**Other Party** : PAN-AACCC3303K CIDCO LTD

**Bank Scroll No** : 100  
**Bank Scroll Date** : 11/08/2017  
**Bank Scroll Date** : 11/08/2017  
**Mobile Number** : 919821221346



Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-9660	0002566779201718	18/08/2017-19:24:51	IGR147	25400.00
2	(IS)-353-9660	0002566779201718	18/08/2017-19:24:51	IGR147	152000.00
<b>Total Defacement Amount</b>					<b>1,77,400.00</b>

सहदुय्यम  
 (पनवेल २)

पयल-२	
२२२०	२०१७
८/२६	

Mortgaged To  
**ICT Home Finance Nayan**  
 Branch: 10/5/25/6  
 Date: 18/3/16



**AGREEMENT FOR SALE**

Ref: Sale Order/Scheme : 20010655/SWAPNAGHANI  
 Customer/Property No. : 23541/B-KHG-SWP-1-13/1201

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 15 day of Aug, TWO THOUSAND SEVENTEEN 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

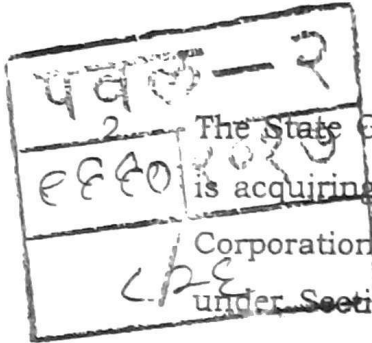
**Mr. PRASAD VITHOBA VENGUTLEKAR,**  
**1/24 OM SAI CO. OP HOUSING SOCIETY,**  
**INDIRA NAGAR JOGESHWARI EAST,**  
**MUMBAI-400060.**

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

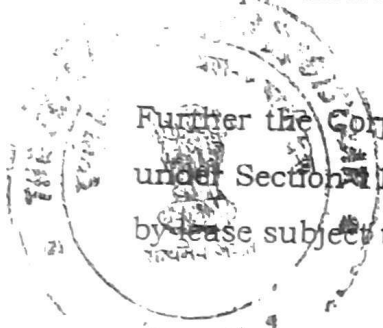


**WHEREAS :**

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-Sections (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).



The State Government in pursuance to Section 113 (A) of the MRTP Act, is acquiring lands described there in and is vesting such lands with 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 & 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 to dispose of the lands so vested in it by lease subject to rules, regulations & direction of the State.

**AND WHEREAS:**

3. The Corporation under its power & authority, in order to provide affordable Housing to the public, has constructed on one of such lands buildings with Ground and 2 upper floors for EWS type apartment and Ground and 14 upper floors LIG type. These buildings comprise of apartments and is being designated as Swapnapurti Housing Scheme, at Sector No. 36, **Kharghar** Node NAVI MUMBAI. 410210. The Corporation has published the Scheme in the newspaper inviting applications from the general public on the terms & conditions stated in the said Scheme. Also, the Sr. Architect (hsg/BP-IHP, CIDCO, Navi Mumbai) vide letter. CIDCO/Sr.Arch (Hsg/BP-IHP)/2016 dated 6<sup>th</sup> December 2016 has issued Part Occupancy Certificate to No. of Units 2622 (LIG) + 968 (EWS) = Total 3590 Nos.

★

*[Handwritten signature]*

**AND WHEREAS:**

The Applicant has applied to the Corporation & his application found in order, was allowed to participate in the draw and his application succeeded by drawal of lots and the apartment no. **13/1201** admeasuring carpet area **34.360** (Sq mtr) Swapnapurti Housing Scheme EWS/LIG was allotted to him. **13/1201** situated in **CPH**

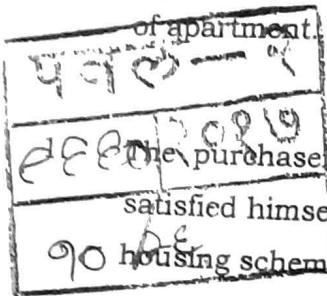
4. That on or before receiving Purchaser's application, the Corporation had offered for inspection all relevant documents, such as building plan, specifications, all relevant permission, premises etc. and the Purchaser has satisfied himself/herself about all the aspects and has no queries or doubts.

5. The Corporation has decided that apartments constructed in the scheme be sold on "Ownership Basis" to the allottees and the individual purchaser shall become member of the proposed Co-op 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 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. **1201** admeasuring carpet area **34.360** (sq mtr) situated in building no **L-13** in the Swapnapurti Housing Scheme and the same shall be referred to as "the said apartment" hereinafter, for the total sale price of **Rs. 25,32,250.00** (Rs. Twenty Five Lakh Thirty Two Thousand Two Hundred **00**). 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  
HERTO 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.



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 storm water drain along 35 mt. wide road in front of the scheme is provided by CIDCO to cater to storm water discharge of occupants of the scheme and adjoining areas along with the openings to external drain of 35 mt. wide access road to the scheme. As the storm water drain is inside the scheme plot and parking area is situated over it and it is a part of the plot area, it shall be the responsibility of the Society/plot owner to maintain the same and it shall not be disturbed or damaged without the written consent of CIDCO. The safety concern of this storm water drain /property shall be the responsibility of the society & no claim for compensation shall be entertained by CIDCO. Further the CIDCO shall have right to inspect the scheme plot drain and undertake any maintenance if desired. No claim or charges regarding this inside condominium drain shall be entertained by CIDCO on any ground whatsoever.

3. The Corporation has agreed to sell and the purchaser has agreed to purchase the said apartment bearing no 1201 in Building No. L-13 on 12<sup>th</sup> Floor admeasuring carpet area 34.360 sq.mts. or there about as per the plan and specifications seen verified and approved by the Purchaser. The copy of the plan & specifications of the said flat is annexed herewith as "Annexure A". The price of the said apartment is

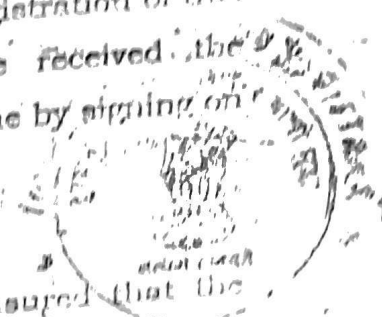
**Rs. 25,32,260.00 (Rs. Twenty Five Lakh Thirty Two Thousand Two Hundred Sixty Only) which shall be paid by the Purchaser before the execution of this agreement, the receipt of the payment is hereby**

*Star*

acknowledged by the Corporation. In addition to the said price, 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 the money at the rate of Rs. Nil per share for 5 shares of the Proposed Co-operative Housing Society and RS. 260/- towards cost and expenses of the Proposed society.

99/28
99/28
99/28

4. Possession of the said apartment (having carpet area = 34.369 (sq.ft)) 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 flat and has acknowledged the same by signing on the Possession letter annexed hereto.



5. The purchaser has inspected the said apartment & ensured that the apartment is complete in all aspects and is free from any defect. On 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.

6. The Corporation shall have the right until the execution of the Lease in favour of the Co-op. 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-op. 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 ground whatsoever.

7. The purchaser shall have no claim to any open space, lobbies, etc. in the buildings in the housing society. The purchaser shall not have any claim whatsoever on any open space, lobbies, etc.

*Art*

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.

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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 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 of Rs. Nil per Sq. Mtr. for the time being.

9. The purchaser has paid an amount of Rs. **48,560/-** 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 5<sup>th</sup> of each month to the Corporation, until the lease has been executed by the Corporation until 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 of Rs. Nil per Sq.Mtr., or any other 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., that the Corporation shall not be liable to pay any maintenance charges in respect of the unsold Apartment etc.

10. 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 charges 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

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conclusive and binding on him/her. Presently, the water is supplied to the Housing Scheme by CIDCO.

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11. The Purchaser shall not without the previous permission in writing of the Corporation, sale, transfer, assign whole or part with his/ her interest in or benefit of this Agreement by way of sale, in favor of any person falling within the income group of EWS/LIG (the category in which allotment has been made to the purchaser), up to a period of 3 (Three) years from the date of this Agreement. The Corporation may grant the permission to purchaser from respective category to sale, transfer, assign person/company from any income group i.e. EWS/LIG after a period of (Three) years from the date of this Agreement. The Corporation may grant the permission to transfer the apartment on such terms and condition as may be specified by the Corporation from time to time in accordance to the terms and conditions, covenants contained in the the Lease Deed to be granted by the Corporation, to the said Co-Operative Housing Society. The purchaser hereby agrees & undertakes to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation and the Co-op. Housing Society in the housing scheme to be formed, the draft of which shall be presented to the purchaser in due course of time.
12. 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.
13. The Purchaser along with other purchasers of apartments of the buildings under the Swapnapurti Housing Scheme shall join in forming and registration of the Co-op. Housing Society of all the apartments in the buildings of the Swapnapurti Housing Scheme & the rights of the purchaser of the apartment under this agreement shall be recognized and regulated under the bye-laws of the Co-op. Housing Society. All the purchasers of the apartments consisting in the buildings falling in the Swapnapurti Scheme shall form a single cooperative housing society and no building in the said scheme shall form a separate cooperative 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-op. Housing Society. After registration of the

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Asst. Marketing Officer

Cooperative Housing Society by all the apartment owners of the buildings comprised in the Swapnapurti Housing Scheme, the said Cooperative Housing Society shall make an application to the Corporation for grant of lease of the said land in favors of the said Cooperative Housing Society. All costs, charges and expenses in connection with formation and registration of the Co-op. 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-op. 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 consisted in the Swapnapurti Housing Scheme

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14. 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.

15. 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.

16. 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.

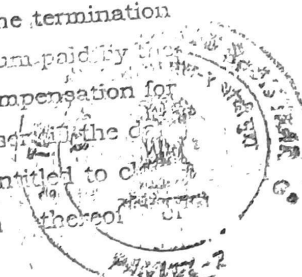
17. If the purchaser commits any breach of any of the terms & conditions stipulated in this agreement, the corporation shall issue a show cause notice seeking clarifications from the purchaser and if the reply given by the purchaser is not found to be satisfactory, then the corporation shall be at liberty to determine this agreement by giving 30 days notice to the purchaser. On the expiry of such notice period, the Corporation shall re

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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 the Corporation and any other rights in respect of such breach or breaches.

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18. 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 at 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.



19. 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, any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser.

20. The Purchaser shall bear and pay the cost of Stamp Duty and Registration Charges in respect of this Agreement.

21. 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 prepared post "Under Certificate of Posting" & by RPAD at the address of the said apartment or at his/her last known address.

All terms and conditions 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.

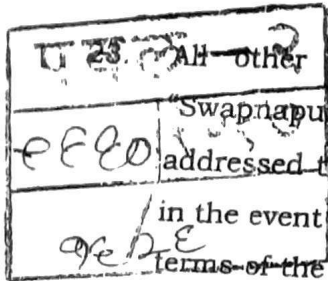
22. The Corporation has informed to the purchaser of the scheme and is aware & has agreed that the Floor Space Index (FSI) of the entire scheme namely "Swagnaguti Housing Co. Ltd." at Kharghar, has been utilized by the Corporation for the purpose of...

*Signature*

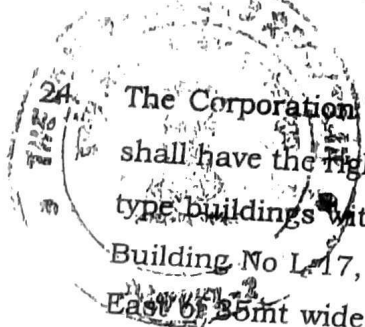
Asst. Marketing Officer  
CIDCO Ltd.



structures under the Scheme, FSI is not divided evenly on building/apartment, but, it is spread on the entire "Swapnapur Housing Scheme" falling under Sector 36, Kharghar 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.



All other terms and conditions mentioned under the booklet of "Swapnapurti 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 & this agreement, the terms and conditions of this agreement read with the provisions of Navi Mumbai Disposal of Land Regulations 2008, shall prevail.



The Corporation has represented to the purchaser that the Corporation shall have the right to carry out construction activities for two nos. of LIC type buildings with commercial area in the space located to the south of Building No L-17, North of Building No L-6, West of Building No L-14 & East of 35mt wide road in future and that the FSI for construction of all the said buildings shall be a part of the FSI of the entire layout of the Swapnapurti Scheme. During this period, the purchaser shall not cause any hindrance or interference in the construction activities. During executing such works, Corporation may not allow entry to the premise from specified gates or near the work area due to safety reasons. 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. The purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.

25. The purchaser shall be bound by the provisions of The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for all purposes.

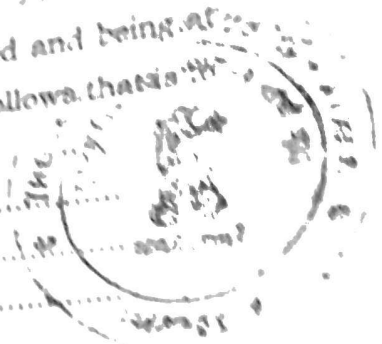
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**SCHEDULE**

ALL THAT Apartment admeasuring Carpet area 34.000 Sq. Ft. having building No. L-13 Apartment No 1201 of layout of land situated and being at Sector No. 36 Node Kharghar, 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 thereinabove written.

**SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED CORPORATION  
BY THE HAND OF**

Shri/Smt. Arvind A. Rajee

*Arjit*

Assistant Marketing Officer

(Designation)  
Asst. Marketing Officer

CIDCO

IN THE PRESENCE OF :

(1) Mrs. V. H. Bhoite *[Signature]*

(2) Mrs. N. U. Patil *[Signature]*

**SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED**

**Mr. PRASAD VITHOBA VENGURKAR**

By the hand of its signatory

(1) Mrs. V. H. Bhoite

(2) Mrs. N. U. Patil



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LTD.**

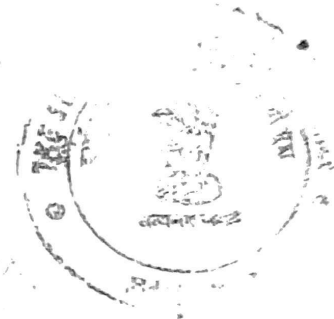
Office of the MM-III  
3rd floor, Raigad Bhavan  
CBD Belapur,  
Navi Mumbai 400 614  
Date : 18/8/17

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**TAKING OVER POSSESSION BY THE APPLICANT**

TYPE: **LIG** Aptt. No: **1201** Floor **12<sup>TH</sup>**  
Building No: **L-13** Sector: **36**, Kharghar.

- 1 Date of Allotment : 09/09/2015
- 2 Name of Hire/Outright Purchaser : Mr. PRASAD VEDICORAY VENGURKAR
- 3 Date of execution of Agreement :



*[Signature]*  
12/8/17  
The Executive Engineer (HS-1)  
Kharghar

*[Signature]*  
Asstt. Marketing Officer  
CIDCO

**POSSESSION RECEIPT**

I hereby certify that I have taken over possession of the apartment No **1201** in building no. **L-13** Type **LIG** in Sector **36**, at Kharghar on the day of 18/8/2017 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 I would not claim another apartment from CIDCO later on.

Received Lock No \_\_\_\_\_ with duplicate key

Name : Mr. PRASAD VEDICORAY VENGURKAR