

CIDCO

WE MAKE CITIES

Marketing Manager-II
Raigad Bhavan,
Third Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 02267121059
02267121016
Fax: 67121102

City and Industrial Development Corporation of Maharashtra Ltd.

(ALLOTMENT LETTER- Swapnapoorti SCHEME)

REFERENCE NO: 20010655/90035111
CUSTOMER NO : 23541

Date: 05 OCT 2015

To,

Mr. PRASAD VITHOBA VENGURLEKAR,
1/24 OM SAI CO OP HOUSING SOCIETY,
INDIRA NAGAR JOGESHWARI EAST,
MUMBAI,
MUMBAI-400060,
TEL: 8691034594

Email Id : PRASADV74@GMAIL.COM

Sub: Allotment of Apartment in Swapnapoorti Housing Scheme,
Sector- 36, Kharghar, Navi Mumbai.
["LIG" Type - B-KHG-SWP-L13-1201]
[1BHK]

Dear Sir/Madam,

With reference to your application No. 127287,
We are pleased to allot you the following apartment, subject
to the terms and conditions annexed herewith.

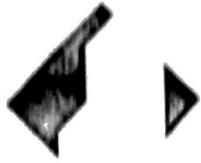
A. DETAILS OF APARTMENT ALLOTTED: (B-KHG-SWP-L13-1201) - 1BHK

BUILDING	FLOOR	APARTMENT	(AREA IN sq.mt)	
			Carpet	Terrace
No.	No.	No.		
L13	12	1201	34.360	0.000

TOTAL AREA(sq.mt) = 34.360

CHARGEABLE AREA(sq.mt) = 34.360

Rate of Sale price (Rs.)/sq.mt = 73697.90



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B. PRICE OF APARTMENT

Sale Price of Apartment (Rs)	Amount Paid (Reg charges) (Rs)	Balance Amount of Sale Price (Rs)
2512,260.00	50,000.00	2462,260.00

Note:- The above sale price may be escalated upto 10 % only of the declared sale price of the tenement/apartment

C. PAYMENT SCHEDULE

Installment No	Amount in Rs.	*Due Date
01.	413,719.00	24.11.2015
02.	413,719.00	05.02.2016
03.	413,719.00	20.04.2016
04.	413,719.00	04.07.2016
05.	413,719.00	16.09.2016
06.	413,665.00	30.11.2016

* Payments to be made on next working day in case due date for installment falls on holiday/s.

D. SERVICE TAX

Service Tax (Rs) : 88,630.00

E. VAT TAX

Vat Tax (Rs) : 25,323.00

Note:- A separate DD / Pay order for Service tax amount and a separate DD / Pay order for VAT tax amount should be paid along with 1st installment by drawing in favour of 'CIDCO LTD'.



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Date: 00.09.07 2015

F. MISCELLANEOUS CHARGES (Rs)

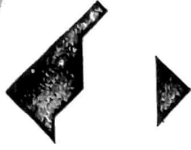
1.Share Money	:	260.00
2.Documentation Charges	:	500.00
3.Water Connection Charges	:	1,450.00
4.Power Supply Network Development Charges (excluding connection charges of the supply Company)	:	16,911.00
5.Lock Recovery charges	:	0.00
6.Charges M & R (Fixed) (Rs 2065/- pm)	:	48,560.00
7.Charges M & R (Area Based)	:	0.00
8.Gas Connection Charges	:	0.00
9.Water Distribution Betterment Charges	:	3,127.00
10.Power Connection Charges	:	0.00
11.Other Misc.Charges	:	0.00
12.Deposit M, & R/Serv(Fixed)	:	0.00
13.Service Charges (Fixed) (deposit 3 months @ 69/- pm)	:	207.00
14.Parking Charges	:	0.00
Total Miscellaneous Charges	:	71,015.00

Notes:

1. The amount of miscellaneous charges should be paid by a separate Demand Draft / Pay order along with the last installment before possession.
2. Variation in area & price, if any, shall be acceptable to you.
3. The apartments allotted under the reserved category, the transfer will be permitted within the same reserved category only.
4. Other terms and conditions of allotment are as per Annexures attached herewith.

Yours faithfully,

Marketing Manager-II



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City and Industrial Development Corporation of Maharashtra Ltd.

REFERENCE NO: 20010655/90035111
CUSTOMER NO : 23541

Date: 08.09.2015
05 OCT 2015

ANNEXURE

1) Mode of Payment :

The payment should be made by Demand Draft/ pay order payable at Navi Mumbai / Mumbai drawn in favour of 'CIDCO Ltd'. The payment will be accepted only at Raigad Bhavan, Cash Counter, 3rd floor, CBD Belapur, Navi Mumbai 400614 , Counter, 3rd floor, CBD Belapur, Navi Mumbai 400614, from Monday to Friday (excluding Public Holidays) during 10.00 A.M. to 1.00 PM and 2.00 P.M. to 4.30 P.M. only. Observance of payment schedule is an essence of the contract.

2) Extension of time :

Payment of Installments: The Corporation may in deserving cases, extend the period determined in the scheme for payment of installments which shall not be exceeding Six Months in all. For extended period, the allottee has to pay Delayed Payment Charges at the rate as may be fixed by the Corporation by a general or specific order. At present Delayed Payment Charges are @ 12% upto 3 months and 16% beyond 3 months for the extended period.



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REFERENCE NO: 200112655/20035111
CUSTOMER NO: 23841

Date: 05 OCT 2015

In case of default in payment of any installment by the allottee the agreement concluded between the Corporation and the allottee of flat shall be liable for termination /cancellation.

In the event of termination of the concluded agreement and cancellation of this agreement, the Registration Money/ EMD alongwith 10% of the installment or installments paid shall be forfeited without prejudice to the other rights of the Corporation to recover compensation for loss and or damage, if any suffered in consequence of such default.

3) Facility to raise Housing Loan :

Allottee may avail housing loan from the Banks/Financial Institutions approved by CIDCO for payment of the sale price of the apartment allotted . No Objection Certificate of CIDCO for obtaining such housing loan is enclosed herewith.

4) Charges for water supply connection and electric connection :

The charges payable for water supply connection and the charges for electric power connection to common services shall be paid by the allottee immediately. The electric power connection to the apartment allotted to allottee shall be obtained by him/her in his name, by paying necessary charges thereto directly to the MSEDCL, after execution of Agreement for sale and after taking over the possession of the apartment.



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REFERENCE NO: 20010655/90035111
CUSTOMER NO : 23541

Date: 00/09/2015
05 OCT 2015

5) Payment of Stamp Duty, Service Tax and Registration Charges :

Allottee shall bear and pay in full the stamp duty and the Registration Charges payable in accordance with the Bombay Stamp Act 1958 on the Agreement for sale to be executed between CIDCO and allottee in respect of the apartment allotted.

6) Transfer :

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 benefits of this Agreement by way of sale in favor of any person or persons or part with the possession upto a period of 3(Three) years from the date of this agreement to sale. The Corporation will grant a permission to purchaser from any category to sale, transfer, assign to person / company from any income group i.e. EWS and LIG after a period of 3(Three) years from the date of agreement to sell. The Corporation will grant the permission to transfer the apartment on such terms and conditions as may be specified by the Corporation from time to time in accordance to the terms & conditions, covenants contained in the Lease Deed to be granted by the Corporation to the said Co-operative Housing Society.

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Marketing Manager II
Rajesh Kumar,
Third Floor,
CIDCO Building,
Navi Mumbai 400614.
Tel: 02261121000
02261121004
Fax: 61121002

City and Industrial Development Corporation of Maharashtra Ltd.

REFERENCE NO: 20010655/90035111
CUSTOMER NO : 23541

Date: 05/03/2015

The purchaser hereby agrees to observe all the terms, conditions covenants contained in the Lease Deed to be executed 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. After registration of the tenement, if the allottee desires to withdraw from the Scheme, the entire registration charges paid as well as installments etc. will be forfeited to the Corporation.

(ii) After the execution of Agreement for Sale, the Apartment Owner shall not sell, assign, mortgage, underlet, sub-lease or otherwise transfer wholly or partly the apartment sold to him or his interest therein or shall not part with the possession of the apartment nor shall permit any person to use wholly or partly such apartment without the prior written permission of the Managing Director, which permission shall, on specific request in writing of the Apartment Owner be granted on execution of such documents and on payment of Transfer Charges at the rate as may be determined by the Corporation from time to time.



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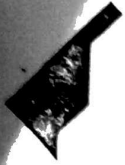
Date: 05 Oct 2015

7) Execution of agreement for Sale:

i) After full and final payment of agreed amount of sale price and other charges, the Allottee shall, within a period of Thirty Days from the date of issue of letter by the Corporation thereof, execute with the Corporation the Agreement for Sale and shall obtain the possession of the Apartment.

ii) The Corporation may, on request of the allottee, extend the mentioned period for execution of agreement by Three months on the conditions that the Allottee shall pay to the Corporation the Watch and Ward Charges @ Rs. 5/- per sq mt of the Apartment, per calendar month or part thereof and Maintenance charges at the rate as may be prescribed by the Corporation.

iii) If the Agreement for Sale is not executed and the possession of the apartment is not taken within specified period, allotment of the Apartment shall be liable for termination and the Registration Money/EMD alongwith 10 % of the installments amount paid shall be forfeited without prejudice to other the rights of the Corporation to recover compensation.



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City and Industrial Development Corporation of Maharashtra Ltd

REFERENCE NO: 20010655/90035111

CUSTOMER NO : 23541

Date 05 Oct 2015

Allottee shall use the apartment allotted to him for residence and not for any other purpose.

8) Mortgage of Tenement to Financial Institutes :

We have no objection to mortgage allotted tenement under construction to the Financial Institution at any time for the purpose of releasing housing loan. The financial institute shall be from CIDCO approved List.

9) You will have to pay stamp duty as per the provisions of the Bombay Stamp Act 1958.

10) Maintenance of the water meter and water supply line within the condominium is the collective responsibility of all the allottees within the condominium. Allottees will have to pay water charges to appropriate authority separately as well as Municipal Taxes to local authority.

All terms and conditions stipulated in the scheme Booklet, this annexure and proposed agreement are applicable for allotment of this apartment and shall always be binding upon you and subsequent transferees.



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REFERENCE NO: 20010655/90035111
CUSTOMER NO : 23541

Date: 08.09.2015
105 OCT 2015

The Apartment Owner shall not alter or modify or undertake any structural changes to the apartment/s without permission of the Corporation.

Grant of lease: The allottee shall join in forming and registering a Housing Society under the provisions of the Maharashtra Co-operative society Act, 1960.

Hime
MARKETING MANAGER (II)

Hime
Authorised signatory of the Corporation

सिडको
राहाराचे किल्लकार

स्वप्नपूर्ती
स्वप्न नरह सत्य

अर्ज क्र. 127287

पोच पावती
ईडब्ल्यू/एलआयजी

श्री/श्रीमती पद्मादे विठोबा तेंगुलेकर ह्यांचा ईडब्ल्यूएस/एलआयजी सेक्टर-३६,

स्वप्नपूर्ती गृहनिर्माण योजना खारघर करीताचा स्वसाक्षात्कृत केलेल्या फोटोसह अर्ज व सिडको लि.-A/C _____ च्या नावे

काढलेल्या रक्कम रु २५,०००/- (रुपये पचवीस हजार फक्त) / रु. ५०,०००/- (रुपये पन्नास हजार फक्त) च्या नोंदणीशुल्काच्या डिमांड

ड्राफ्ट / चेक क्र. 110 दि. 20/09/2014 बँक TJJB

सह आज दिनांक 23/09/2014 रोजी प्राप्त झाला.

अर्ज स्वीकारणाऱ्याची शिकका
(सिडकोकरीता)

(टीप:- अर्जदाराने वरील माहिती स्वतः भरून अर्जासह सादर करावी)

हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दृष्टीकृत कार्यालय :
"निर्मल", दुसरा मजला, नरीमन पॉईंट,
मुंबई - ४०० ०२१.
दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००
००-९१-२२-६६५० ०९२८
फॅक्स : + ९१-२२-२२०२२५०९ / ६६५० ०९३३

विभागीय कार्यालय:
व्यवस्थापक - पणन (२),
रायगड भवन, तिसरा मजला,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५७ ०८६२
संकेतस्थळ : www.cidco.maharashtra.gov.in

मुख्य कार्यालय :
सिडको भवन, सी.बी.डी. बेलापूर,
नवी मुंबई - ४०० ६१४.
दूरध्वनी : ००-९१-२२-६७९९८९००
फॅक्स : ००-९१-२२-६७९९८९६६
CIN-U99999 MH 1970 SGC-014574

संदर्भ क्र.: Ref. No. CIDCO/MM-II/2015

दिनांक: 30/11/2015

To,
Mr. Prasad Vitthoba Vengurlekar
1/24 om sal Co-op Housing Society
Indira Nagar Jageshwar E,
Mumbai - 400060

Sub:- Grant of permission to mortgage tenement
Ref:- Application dated 23/11/2015

Sir/Madam,

Our Corporation has allotted the following tenement under Housing Scheme vide above mentioned application.

- | | | | |
|-----------------|------------------|-------------------|------|
| a) Location : | Kharghar | b) Sector No. : | 36 |
| c) Type : | EWS/LIG | d) Building No. : | 13 |
| e) Wing/Floor : | 12 th | f) Tenement No. : | 1201 |

Our Corporation has no objection to the above tenement, allotted to you being mortgaged to ICICI Home Finance Co. Ltd as a security for the loan to be borrowed by you for the purpose of buying the said tenement from our Corporation.

This NOC is issued as per the request from ICICI Home Finance Co. Ltd vide their letter dated 19/11/2015 for availing the Housing Loan from the Bank/Financial Institution.

Thanking You,

Yours faithfully,


Marketing Officer (Hsg.)

RECEIPT

Circle:Marketing Main

Receipt No. 1400002768/2015

Date: 23.11.2015

Received with thanks from Mr. PRASAD VITHOBA VENGURLEKAR
(your account No. with us 23541) an amount of Rs. 4,13,719.00
(Rs. Four Lacs Thirteen Thousand Seven Hundred Nineteen Only) vide
cash/Cheque/DD No. 388975 DT 21.11.15 drawn on BOI CHAKALA BRANCH
towards following

Docu.No.	Due Date.	Amount Due	Amount Paid
100000707	24.11.2015	413,719.00	413,719.00

Sr. Sales Order No. Invoice Reference	Property Code Property Description
1) 20010655 90035111	B-KHG-SWP-L13-1201 1BHK LIG SECTOR 36 KHARGHAR

Subject to realisation of cheque

For CIDCO Ltd.

