

21/02/24

STAE BANK OF INDIA - HOME LOAN (BELOW Rs. 50 LAKHS)

3088=23

BRANCH CODE / NAME: Prab chundgate

RACPC FILE NO.

04283

Ready to move

PMAY (Y/N)	Rinn Raksha (Y/N)	Moratorium (Months)	PAL	Tie Up	Take Over (Y/N)
LOAN TYPE	Women (Y/N)	All are Salaried (Y/N)	Term / Maxgain	CRE (Y/N)	Amount
Interest Rate	1 Yr MCLR	+ SPREAD	=	LOS ID =	26,50,000/- Rs. 27,00,000/-
Applicant	1 st	2 nd	3 rd		
Name		Rahul Dada name	Kalpna Rahul name		
CIF No.	-Rahul	91419108786	90747420812		
Mobile No.		9702747472	9830149071		
Savings Ac. No.					
e-KYC done (Y/N)					
CIBIL CRIF attached					

PROPERTY ADDRESS filled up as per Schedule of Property: PLMS - 501240221033012
YLAPHL 20242006657302

VENDORS	VENDOR NAME	Sent Date	Received Date	Fees paid (Y/N)
TVSR Legal Report 1	- NA			
TVSR Legal Report 2			<u>CIBEO</u>	
Valuation Report 1	<u>Vastunala - ena - 22/02/24</u>			
Valuation Report 2				
ITR VERIFICATION				
Residence Verification	<u>PO + ITR - ena 21/02/24</u>			
Office Verification				

ATTACH DEVIATION / CONCESSION NOTES - if any	RBO Submission Date	Signature & Name of SBI Staff
a) RoI Interest Concessions		
b) Credit Card Defaults (in latest 5 years)		
c) Break in Form 16 more than 3 months		
d) Non availability of Form 16 or ITR		
e) Multiple Filing of ITR of two different years in same year		
f) RINN RAKSHA		
g) Third Party Guarantee Waiver on Takeover of HL		
h) NRI Home Loan up 70 years of age		
i) NRI Service for time period less than 2 years		
j) Non availability of Income Tax Returns (except for Middle east countries)		<u>PC - 29,58,000/-</u>

Name	Cell No.	PF No. / HLC Code No.
Branch Manager <u>ANURADHA PAJ</u>	<u>7428 17 0066</u>	<u>5044316</u>
HLST / BST Member		
HLC		

BRANCH MANAGER TAKE CARE OF FOLLWING BEFORE SENDING THE FILE TO RACPC:

- CHEQUES FOR PROCESSING / SEARCH REPORT / VALUATION REPORT etc
- GIVE CORRECT SOURCING ENTITY CODE AT QDE (Quick Data Entry Stage) STAGE ON LOS.
- DO NOT USE PF Nos. AS SOURCING ENTITIES IF THE FILE IS SOURCED BY HOME LOAN COUNSELOR
- DEVIATIONS SUBMITTED UPFRONT TO RBO & TAG THE APPLICATION FILE APPROPRIATELY
- PROPERTY DETAILS / MORATORIUM / RINN RAKSHA ARE CLEARLY FILLED UP ON APPLICATION FORM
- TAKE EXISTING LOAN ACCOUNT STATEMENTS / DEVIATIONS - IF ANY - AS PER CIBIL CREDIT REPORTS
- PROVIDE FULL SIGNATURE (No Initials) & S.S. No. on Borrower's Photo / Signature Authentication / Complete Filled Up Asset Liability Confirmation / EACH PHOTOCOPY of KYC - Financial - Property Papers!
- SHARE RACPC EMAIL ID / CELL PHONE NUMBER OF COORDINATOR / PROCESSING OFFICER WITH CUSTOMER
- SOURCING ENTITY TO ENSURE THAT HOME LOAN FILE IS LOS PROCESSING FIT
- CUSTOMER MUST BE MADE AWARE OF THE DATE ON WHICH HOME LOAN FILE REACHED RACPC

21/02/24

Signature / Name / Date				
RECEIVED	By BM / HLST / HLC	By CO-OD RACPC	By Processing Officer	By CM AMT Head

-A (PERSONAL DETAILS)

APPLICANT

GUARANTOR

Customer Yes No

CIF No/ Account No.

First Name: Rahul Dada mane

Mrs Ms Dr. Other

Gender M F Transgender

Single Married Other

Date of Birth: 01/01/1979



Primary Applicant (Applicable for Co-applicant/ Guarantor)
First Name: Dada baburam mane

683983784921

PAN No.

AGKPM8917A

Driving License No.

MGNREGA Job Card No.

Resident NRI/CIO

Citizenship

Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahai Other

SC ST OBC General

Address

Years at current address

Months at current address

Residence Type Current Rental Temporary

Negita Raswanti Griha Mahadev Patil Mang
Near Bharatmata cinema Currey Road
Mumbai

400012

Village

City

State

Maharashtra

Country

INDIA

9702747472

Email ID

rahul@gnail.com

Permanent Address Same as Present Address? Yes No

Present Address: (If no. fill below)

Ravji Rajpal Chawal No 10 Room No 2
TJ Road Bhupha Udyog OPP Shivdi Mumbai

400015

Village

City

State

Maharashtra

Country

INDIA

9702747472

Email ID

Co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director of SBI/other bank)? Yes No

Chairman Managing Director Other Director

Name of Chairman/MD or other director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

Relationship with applicant/ co-applicant/ guarantor

- Daughter (including step daughter) (Independent)
- Spouse (Independent)
- Daughter-in-law
- Brother (including step brother)
- Mother (including step mother)
- Brother-in-law
- Sister (including step-sister)
- Son (including step-son) (Independent)
- Sister-in-law
- Brother (including step brother of spouse)
- Daughter (including step daughter) (Dependent)
- Sister (including step-sister of spouse)

A (PERSONAL DETAILS)

APPLICANT

CO-APPLICANT

GUARANTOR

Customer Yes No

CIF No/ Account No. **40092175339**

First Name **Kalpana** Middle Name **Rahul** Last Name **mane**

Mrs Ms Dr. Other Gender M F Transgender

Single Married Other Date of Birth **12081981**

First Name **Rahul** Middle Name **mane** Last Name

Primary Applicant (Applicable for Co-applicant/ Guarantor)

First Name **DADA** Middle Name **KESHAV** Last Name **PAWAR**

839555852350 PAN No. **AJOPM7147D**

Driving License No. MGNREGA Job Card No. Citizenship

Resident NRI / CIO Hindu Islam Christian Sikh Jain Buddhist Zoroastrian Bahaist Judaist Agnosticist Others SC ST OBC General



Residential Address

Address: Years at current address Months at current address Residence Type Owned Rented Company Lease

Vogita Raswanti Griha Mahadev PAWAN Marg
Near Bharatmata Cinema Currey Road
Mumbai

400012 Village City **Mumbai**
State **Maharashtra** Country **INDIA**

979870149071 Email ID **kalpana@gmail.com**

Permanent Address Same as Present Address? Yes No

Present Address: (if no, fill below)

Rajji fdyal Chawal NO 10 Room NO 2
TJ Road Bhupha Udyog OPP Shivdi
Mumbai

400015 Village City
State **Maharashtra** Country **INDIA**

9870149071 Email ID

Applicant/co-applicant/guarantor is near relative of any of the director (including Chairman and Managing Director) of SBI/ other Bank? Yes No

Relation Chairman Managing Director Other Director

Name of Bank/ Subsidiary/ Schedule co-operative Banks/ Trustees of Mutual Fund/ Venture Capital Fund.

- Spouse (Independent)
- Daughter's husband
- Daughter (including step daughter) (Independent)
- Brother's wife
- Brother (including step brother)
- Mother (including step mother)
- Sister's husband
- Son (including step-son) (Independent)
- Sister (including step-sister) of spouse
- Sister (including step-sister) (Dependent)
- Daughter (including step daughter) (Dependent)
- Brother (including step brother) of spouse

भारत सरकार
Government of India

राहुल ददा मणे
Rahul Dada Mane
जन्म तारीख/DOB: 01/01/1971
पुरुष/ MALE

Download Date: 18/06/2023

6839 8378 4921
VID : 9130 2371 1930 4269

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
महादेव पालव मार्ग, भारत माता सिनेमाच्या जवळ, हाजी
कासम चाळच्या समोर, योगिता रस्वती ग्रह, मुंबई, मुंबई,
महाराष्ट्र - 400012

Address:
mahadev palav marg, near-bharat mata
cinema, opp-haji kasam chawl, yogita
raswanti grah, Mumbai, Mumbai,
Maharashtra - 400012

6839 8378 4921
VID : 9130 2371 1930 4269

1047 | help@uidai.gov.in | www.uidai.gov.in

राहुल मणे

Verified from Original
Rahul Mane
Anuraj N. Tulaskar
Deputy Minister, SS-7-35321

आयकर विभाग
INCOME TAX DEPARTMENT

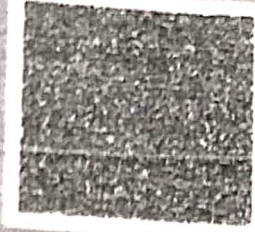


भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGKPM8917A



नाम / Name
RAHUL DADA MANE

पिता का नाम / Father's Name
DADA BASURAM MANE

जन्म तिथि / Date of Birth
01/01/1971

हस्ताक्षर / Signature

वित्त विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAME: KALPANA RAHUL
DADA KESHAV PANDIT
12057881



PROVIDED TO BY ACCOUNT NUMBER
AJOPM7147D



[Faint signature and text]



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

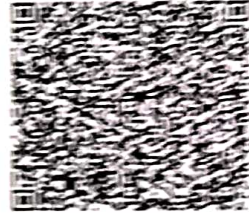
नोंदविण्याचा क्रमांक / Enrollment No 1190/10459/04788

To,
 कल्पना राहुल माने
 Kalpana Rahul Mane
 W/O Rahul Mane
 YOGITA RASWANTI GRIHA,
 MAHADEV PALAV MARG
 NEAR BHARATMATA CINEMA CURREY ROAD
 Mumbai
 Mumbai
 Maharashtra 400012
 9870149071

Ref: 3 / 260 / 4358 / 5985 / P



UE363814764IN



आपला आधार क्रमांक / Your Aadhaar No. :

8395 5585 2350

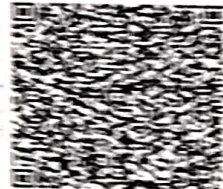
आधार — सामान्य माणसाचा अधिकार



भारत सरकार
 GOVERNMENT OF INDIA



कल्पना राहुल माने
 Kalpana Rahul Mane
 जन्म वर्ष / Year of Birth : 1981
 स्त्री / Female



8395 5585 2350

आधार — सामान्य माणसाचा अधिकार



BRIHANMUMBAI MUNICIPAL CORPORATION
Health Department

Health Renewal Receipt

Receipt No. 0712681888
Date 09.05.2023

FS Ward

Application Number : 887656805
License Number : 887529707
Payment ID : 4602635181
Received From : MR. RAHUL DADA MANE
Name of Firm : YOGITA RASWANTI GRUHA
Name of Licensee : MR. RAHUL DADA MANE
My BMC Building UID :
PAN :
GST Number :
Valid From : 08.05.2023
Valid To : 07.05.2024
BMC PAN : AAALM0042L
BMC GST Number : 27AAALM0042L3Z4

Sr No.	SAC / Activity Code	Description of Activity	Amount(Rs.)
1	997339	RENEWAL FEE	475.00
2	999111	TRADE REFUSAL CHARGES	4,115.00
Net Amount(Rs.)		CGST (0)%	SGST (0)%
4590.00			4590.00

Gross Amount(In Words) : RUPEES FOUR THOUSAND FIVE HUNDRED NINETY Only

नमुना - "ग" Form - "G"
(नियम ९ प्रकृ) (See rule 9)
सूचना दिल्याबाबत पावती INTIMATION RECEIPT

अर्जदाराने नमुना "फ" द्वारा व्यवसाय सुरु केल्याबाबतची सूचना खात्री नमूद केल्याबाबत या कार्यालयाला दिलेली आहे. त्याचा तपशील पुढीलप्रमाणे :-
The applicant has intimated the following details for having commenced the Business in Form "F" to this office. The details thereof are as follows:-



Maharashtra Shops & Establishment (Regulation of Employment and Condition of Service) Act, 2017
महाराष्ट्र दुकाने व आस्थापना (नोकरीचे व सेवाशर्तीचे विनियमन) अधिनियम, २०१७

अर्जाचा आयडी क्रमांक (सूचनापत्राचा)
Application Id Number

: 890146246 / FS Ward / SHOP I

आस्थापनेचे नाव
Name of the Establishment

: YOGITA RASWANTI GRUH

कामगारांची एकूण संख्या
Total No. Of Workers

Male	Female	Total
00000	00000	00000

मालकाचे नाव
Name of the Employer

: MR. RAHUL DADA MANE |

आस्थापनेच्या टपालाचा पत्ता
Postal Address of the Establishment

: MAHADEV, PALAV MARG, CURRY ROAD EAST NEAR BHARATMATA
CINEMA, CURRY ROAD, MUMBAI, 400012,

६. सदरची पावती ही केवळ अर्जदाराने त्याचा व्यवसाय सुरु केल्याबद्दल कार्यालयास पाठविलेल्या सूचनापत्राची पोच पावती असून व्यवसाय अथवा व्यवसायाची जागा अस्तित्वात असल्याबद्दलचा पुरावा नाही. व्यवसायासाठी व व्यवसायाच्या जागेसाठी आवश्यक असणारी संबंधित सक्षम प्राधिकारी यांच्याकडील पूर्व / पश्चात परवानगी, अनुज्ञाप्ती, परवाना धारण करण्याची सर्वस्वी जबाबदारी मालकाची राहिल.

6. This is just an acknowledgement of the intimation application and not a proof of existence of the business and the place of business as mention in the intimation application. It shall be the responsibility of the employer to obtain the entire prior and post permission, permit, licenses mandatory for the conduct of the said business and for the place of business from the concerned authority.

७. व्यवसायाचे स्वरूप (व्यवसायाची सविस्तर माहिती द्यावी)
7. Nature of Business

: SUGARCANE JUICE

८. पूर्वीचा नोंदणी प्रमाणपत्राचा क्रमांक व दिनांक, लागू असल्यास
8. Old Registration No. And Date, if applicable

: FS Ward / SHOP I / 008817 / 31.12.2018

दिनांक
Date : 31.01.2019

कार्यालयाचा पत्ता
Office Address : Office of the Chief Facilitator,
Hawkers Plaza Building,
5th Floor, Senapati Bapat Marg,
Dadar, Mumbai - 400028

ठिकाण
Place : Mumbai

टीप : सदरची पोच पावती संगणकीय प्रणालीद्वारे तयार करण्यात आलेली असल्याने त्यावर स्वाक्षरीची आवश्यकता नाही.
Note : This is an electronically generated receipt, hence does not required signature.

Registration ID Card

fssai



Registration ID: 21524003000088

Valid Upto: 31-01-2026

Name: M/S. SWAPNALI CHAPATI
SUPPLIER

Address: ROOM NO 2, 10, RAOUJI
SOJPAL CHAWL, T. J.
ROAD, SEWREE , Hindu
Colony, Greater Mumbai
Ward-F/S, Greater
Mumbai, Maharashtra -
400015



KOB: Food Vending
Establishment

Govt ID Card: N/A

Issuing Authority: Greater Mumbai

Issued On: 01-02-2024

[Disclaimer: This Registration ID card is issued only for the provisions laid down under Food Safety and Standards Act, 2006 and hence, shall not be used for any other purpose.]

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MUMBAI LIMITED
Allocation Letter - Mass Housing Scheme

Reference No: 10028328

Date: 07/02/2008

Customer No: 30540118

 To,
 KALPANA DAVIS MANE,
 YOGITA DASWANTI GRYPHA, MAHADEV PALAV MARG,
 NEAR BHADRATAMA CINEMA, OPP. JUNGUNA PARK,
 Mumbai-400012
 Contact No: 0870160071
 Email: KALPAMANE1971@GMAIL.COM

Subject: Allocation of Apartment in Mass Housing Scheme, (EWS) Sector-2, Plot No-2, Utes, Near Mumbai, Reservation for General category.

Dear Sir/Madam,

With reference to your application No. 2230003025

We are pleased to allot you the following apartment, subject to the terms & conditions annexed herewith.

A. DETAILS OF APARTMENT ALLOTTED:

Building No.	Floor No.	Apartment No.	RERA Carpet Area sq. mt
EA1D	4th floor	4	27.12

B. PRICE OF APARTMENT

Sale Price (Rs) (A)	Incidental Charges (Rs) (B)	Total (Rs) (A+B)	EWD Received (Rs)	Sale Price Balance Amount (Rs)
2,937,004.00	21,993.44	2,958,997.44	75,000.00	2,883,997.44

Note: The above Sale price is tentative and may increase as per the provision of the NMDL(A)R, 2006.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment Letter - Mass Housing Scheme

Reference No. 10028328
Customer No: 30546618

Date : 07/02/2024

To,
KALPANA RAHUL MANE,
YOGITA RASWANTI GRHYA, MAHADEV PALAV MARG.,
NEAR BHARATMATA CINEMA, OPP. AVIGHNA PAR,
Mumbai-400012.
Contact No. 9870149071
Email: RAHULMANE1971@GMAIL.COM

Subject: Allotment of Apartment in Mass Housing Scheme, (EWS) Sector-6, Plot No-2, Ulwe, Navi Mumbai. Reservation for General category.

Dear Sir/Madam,

With reference to your application No.2230003525

We are pleased to allot you the following apartment, subject to the terms & conditions annexed herewith.

A. DETAILS OF APARTMENT ALLOTTED:

Building No.	Floor No.	Apartment No.	RERA Carpet Area sq.mt
EA12	4th floor	4	27.12

B. PRICE OF APARTMENT

Sale Price (Rs) (A)	Incidental Charges (Rs) (B)	Total (Rs) (A+B)	EMD Received (Rs)	Sale Price Balance Amount (Rs)
2,937,004.00	21,993.44	2,958,997.44	75,000.00	2,883,997.44

Note: The above Sale price is tentative and may increase as per the provision of the NMDL(A)R, 2008.



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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment Letter - Mass Housing Scheme

Reference No. 10028328

Date : 07/02/2024

Customer No: 30546618

C. INCIDENTAL & DOCUMENTATION CHARGES:

Particulars	Amount	CGST(Rs) (0.5%)	SGST(Rs) (0.5%)	Total Amount (Rs) (Inc.Tax)	Due Date
ZPDC	500.00	2.50	2.50	505.00	10.09.2024
ZPWD	14,563.44	72.82	72.82	14,709.08	10.09.2024
ZWCC	1,110.00	5.55	5.55	1,121.10	10.09.2024
ZWDB	6,320.00	31.60	31.60	6,383.20	10.09.2024

- * ZPWD = Power supply network development charges
- * ZWCC = Water connection charges
- * ZWDB = Water distribution betterment charges
- * ZPDC = Documentation charges

D. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (0.5%)	SGST(Rs) (0.5%)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	375.00	375.00	750.00	07.02.2024
BC1	522,400.80	2,612.00	2,612.00	527,624.80	08.04.2024
BC2	522,400.80	2,612.00	2,612.00	527,624.80	09.05.2024
BC3	522,400.80	2,612.00	2,612.00	527,624.80	09.06.2024
BC4	522,400.80	2,612.00	2,612.00	527,624.80	10.07.2024
BC5	522,400.80	2,612.00	2,612.00	527,624.80	10.08.2024
BC6	250,000.00	0.00	0.00	250,000.00	10.09.2024

- * BC = Buyer's Contribution/Installment.
- * BC6 = PMAY Subsidy
- * PMAY subsidy shall be adjusted against the sale price as and when received from the Government in proportion to the share received.



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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment Letter - Mass Housing Scheme

Date : 07/02/2024

Reference No. 10028328

Customer No: 30546618

E. OTHER CHARGES:

Particulars	Amount (Rs)	CGST(Rs) (9%)	SGST(Rs) (9%)	Total Amount (Rs) (Inc.Tax)	Due Date
ZMRF	66,466.00	5,981.94	5,981.94	78,429.88	10.09.2024

* ZMRF = Charges M&R(Fixed)

Particulars	Amount (Rs)	Due Date
ZSCF	125.05	10.09.2024
ZSHM	600.00	10.09.2024

* ZSHM = Share Money

* ZSCF = Service Charges (3 Months)

Notes:

- Variation in area & price, if any, shall be acceptable to you.
- If the apartment is allotted under the reserved category, then the transfer will be permitted within the same reserved category only.
- In the event, if society of allottees/occupants getting formed and registered prior to 08/03/2025, then the remaining amount towards 'comprehensive maintenance' available with CIDCO shall be handed over to society. This amount will be calculated after deducting actual amount already paid by CIDCO before actual date of handing over to the society. Further, obligation of making payment towards water and electricity consumption for common areas will be of society allottees/occupants.
- Other terms & conditions of allotment shall be as per Annexures attached herewith.



Marketing Manager - II
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614,
Tel. 02267121016/800811

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment Letter - Mass Housing Scheme

Date: 07/02/2024

Reference No. 10028328

Customer No: 30546618

ANNEXURE

1) Mode of Payment:

The payment should be made through online mode only by visiting the link provided for Payment under Online payment on CIDCO website <https://cidco.maharashtra.gov.in>. 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 exceed **Six Months** in all. For extended period, Delayed Payment Charges at the rate as may be fixed by the Corporation by a general or specific order, shall be payable by the allottee along with next due installment. The Delayed Payment Charges will be at the rate 'Prime Lending Rate' declared by State Bank of India prevailing as on 01st January of every year and it shall be applicable for the entire calendar year.

In case of default in payment of any installment by the allottee the agreement concludes between the Corporation and the allottee of flat shall be liable for termination / cancellation. In the event of termination of the concluded agreement, the Registration Money/ EMD along with 10% of the installment or installments paid shall be forfeited without prejudice to the other rights of the 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 empanelled by CIDCO for paying the sale price of the apartment allotted.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment Letter - Mass Housing Scheme

Date : 07/02/2024

Reference No. 10028328

Customer No: 30546618

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 along with installments. The electric power connection to the apartment allotted to allottee shall be obtained by him/her in his name, by paying necessary charges directly to the MSEDCL, after execution of Agreement to sale and after taking over the possession of the apartment.

5) Payment of Stamp Duty, G.S.T. 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 to sale to be executed between CIDCO and allottee in respect of the apartment allotted. The allottee shall pay the GST at the rate as may be fixed by Government from time to time on Installments, Miscellaneous Charges, DPC, etc.

6) Transfer:

(i) 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 under 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 in case of Low Income Group (LIG) and upto a period of 5(Five) years in case of Economically Weaker Section (EWS) from the date of this agreement to sale. In case of Apartment allotted to SC,ST,NT & DT categories, the Corporation will grant permission to the purchaser from same reservation category to transfer the apartment on such terms and conditions as may be specified by the Corporation from time to time in accordance with the terms & conditions, covenants contained in the Lease Deed to be granted by the Corporation to the said Co-Operative Housing Society. 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



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draft of which shall be presented to the purchaser in due course of time.

(ii) After the execution of Agreement to Sale, the Apartment Owner shall not sell, assign, mortgage, underlet, sub-lease or otherwise transfer wholly or partly the apartment sold to him/her or his/her 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, CIDCO 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.

7) Execution of agreement to Sale:

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 to Sale and shall obtain the possession of the Apartment.

If the Agreement to 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 along with 10% + applicable GST of the installments amount paid shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

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



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8) Mortgage of Tenement to Financial Institutes:

The Corporation shall grant the 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 empanelled List.

9) The allottee shall pay stamp duty as per the provision 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 the local authority.

11) All other terms and conditions mentioned in the Marketing booklet of Mass Housing Scheme or in this allotment letter addressed to the Purchaser/allottee shall form part of the agreement, however in the event of any contradiction or ambiguity in interpretation of the terms of the allotment letter and the agreement, the terms and conditions of the agreement read with the provisions of Navi Mumbai Disposal of Land (Amendment) Regulations 2008, shall prevail. The Allottee shall not take any benefit of grammatical or printing errors which may have occurred and the decision of CIDCO shall be binding on the allottee.

All the 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 allottee and subsequent transferees.

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

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12) 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 thereafter make an application to the Corporation for Grant of lease of said land in favour of the said co-operative housing society. All cost, charges and expenses in connection with formation and registration of Co-operative housing society as well as cost 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 said apartment shall be borne and paid proportionately by the purchasers of the apartments in the building in the said Co-operative housing society.

ALL THE TERMS & CONDITIONS MENTIONED IN THE NMDL(A)R, 2008 ARE BINDING UPON THE APPLICANT.

Signature Not Verified

ABHIJEET BHIMRAO
RATHOD

Marketing Officer (HSG)