

FORM A: PERSONAL DETAILS

APPLICANT CO-APPLICANT GUARANTOR

Existing Customer: Yes No

If Yes, CIF No/ Account No.

Name: First Name Middle Name Last Name

Name: [Grid]

Date of Birth: [Grid] PAN: [Grid]

Mobile: 7506581846

e-mail: mihingaiikwad30a@gmail.com

Name of Spouse: SWAPNALI

Name of Father: [Grid]

Gender: Male Female Third Gender

Marital Status: Single Married Divorced Widowed

Details of KYC (Minimum one to be filled)

Aadhaar / UID No. [Grid]

Voter ID No. [Grid]

Passport No.: [Grid]

Driving License No. [Grid]

MGNREGA Job card No. [Grid]

Letter issued by National Population Register Containing Name and Address: [Grid]

Residential Status: Resident Indian (RI) Non-Resident Indian (NRI) Person Of Indian Origin (PIO) Foreign Citizen

FOR DEFENCE PERSONNEL: Indian Army Indian Navy Indian Air force

IS YOUR SERVICE UNDER: Defined Benefit Pension New Pension Scheme

Residential Address:

Permanent Address:

Address 1: [Grid]

Address 2: [Grid]

Address 3: [Grid]

Village: [Grid] City: [Grid]

District: [Grid] State: [Grid]

Country: [Grid] Pin Code: [Grid]

Current address same as the permanent address Yes No

Current Address:

Address 1: [Grid]

Address 2: [Grid]

Address 3: [Grid]

Village: [Grid] City: [Grid]

District: [Grid] State: [Grid]

Country: [Grid] Pin Code: [Grid]

Address type for communication: Permanent Current

Residential type: Rented Company lease Owned



N. D. Gaikwad signature and 'Please sign here' text



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. 10007912

Date : 09/09/2019

Customer No: 30187512

To,
NITIN DILIP GAIKAWAD ,
SWAPNALI GAIKWAD,
ROOM NO-02, MATHADI KAMGAR CHAWL BHAVANI CHOWK, SURYA,
NAGAR, VITAWA THANE-BELAPUR ROAD 400605,
Thane-400605.
Contact No. 7039909989
Email: NITINGAIKWAD364@GMAIL.COM

Subject: Allotment of Apartment in Mass Housing Scheme, (EWS) Sector-40,
Kharghar, Navi Mumbai. Reservation for General category.

Dear Sir/Madam,

With reference to your application No.1180170251

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.	Carpet Area sq.mt
E06	13th floor	1306	25.81

B. PRICE OF APARTMENT

Sale Price (Rs) (A)	Incidental Charges (Rs) (B)	Total (Rs) (A+B)	EMD Received (Rs)	Sale Price Balance Amount (Rs)
1,839,800.00	25,922.41	1,865,722.41	5,000.00	1,860,722.41

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

N. D. Gaikwad



/10/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.पनवेल 3

दस्त क्रमांक : 16754/2021

नोंदणी :

Regn:63m

गावाचे नाव : खारघर

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	1839800
3) बाजारभाव (भाडेपट्ट्याच्या अवतितपट्टाकार आकारणी देतो की पट्टेदार नमुद करावे)	1839800
4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: सदनिका नं 1306, तेरावा मजला, विल्डिंग नं 06, माम हौसिंग स्कीम (एलआयजी - इ डब्लू एस) सेक्टर 40, खारघर नवी मुंबई क्षेत्रफळ 25.81 चौ मी कार्पेट. (प्रधानमंत्री आवास योजना कु. मु. /2015/1745/U OR 24/CR-573/M1 दिनांक 1/12/2016) ((SECTOR NUMBER : 40 ;))
(5) क्षेत्रफळ	1) 25.81 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 ली तर्फे असिस्टंट मार्केटिंग मॅनेजर ऑफिसर विशाल व्ही गिरी वय:-; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रायगड भवन, तिसरा मजला, सीबीडी बेलापूर, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AACCC3303K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- नितीन दिलीप गायकवाड - वय:-28; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं 02, माथाडी कामगार चाळ, भवानी चौक, विटावा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AZJPG3334R 2) नाव:- स्वप्राली नितीन गायकवाड - वय:-22; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रूम नं 02, माथाडी कामगार चाळ, भवानी चौक, विटावा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CVJPG3268A
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	22/10/2021
(11) अनुक्रमांक, खंड व पृष्ठ	16754/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18400
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

पह दुय्यम निबंधक वर्ग-३
पनवेल क्र.३



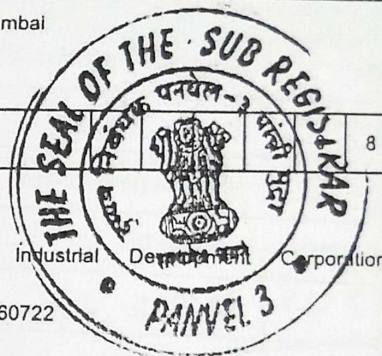


CHALLAN
MTR Form Number-6



RN	MH003719928202122E	BARCODE		Date	16/07/2021-13:01:30	Form ID	25.2
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Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty		TAX ID / TAN (If Any)			
Sale of Non Judicial Stamps IGR Rest of Maha				PAN No.(If Applicable)		AZJFG3334R	
Office Name		PNL1_PANVEL NO 1 SUB REGISTRAR		Full Name		NITIN DILIP GAIKWAD	
Location		RAIGAD		Flat/Block No.		Flat No. 1306, 13th Floor, Building No. E06	
Year		2021-2022 One Time		Premises/Building		Sector 40, Kharghar,	
Account Head Details		Amount in Rs.		Road/Street		Navi Mumbai	
030046401 Sale of NonJudicial Stamp		1000.00		Area/Locality		Town/City/District	
				PIN		Remarks (If Any)	
				SecondPartyName=City and Industrial Development Corporation		LId-CA=1860722-Marketval=1860722	
				Amount in		One Thousand Rupees Only	
Total		1,000.00		Words			



Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042021071650521	211970714080		
Cheque/DD No.		Bank Date	RBI Date	16/07/2021-13:05:11	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 7506581846
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

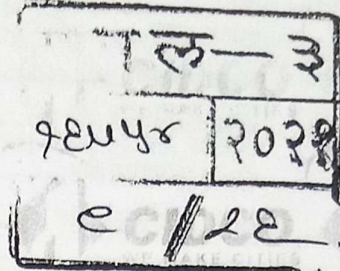
AGREEMENT TO SALE

REF: Contract: 10007912

Scheme: Mass Housing(2018-2019)

Customer: 30187512

Property No.: NMKG04000000010E06131306



THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 29th DAY OF SEPTEMBER, TWO THOUSAND TWENTY ONE between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part And

Mr.Nitin Dilip Gaikwad and Ms. Swapnali Gaikwad

Room No-02, Mathadi Kamgar Chawl,

Bhavani Chowk, Surya Nagar,

Vitawa Thane-Belapur Road 400605, Thane-400605



HEREINAFTER REFERRED to as 'The Purchaser' Adult Indian inhabitant buildings comprises of apartments and is being there of include his/her heirs, executor's administrators and permitted assigns etc.) of the Other Part.

WHEREAS:

1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the MRTP Act).

2. The State Government in pursuance to Land Acquisition Act, 1894 read with section 113(A) of the MRTP Act, acquired lands described there in and vested such lands in the Corporation for development and disposal. The State Government has under Section 113(A) of the MRTP Act, acquired privately held lands in Navi Mumbai and vested such acquired lands along with its own lands in the Corporation for purpose of development and disposal.

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

AND WHEREAS:

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

Asstt. Marketing Officer (Hsg.)
CIDCO Ltd

N. D. Gaikwad.

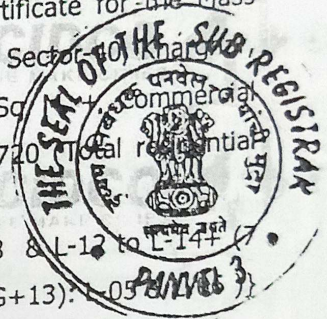
N. D. Gaikwad.

CIDCO/Sr. Arch(BP-IHP)/BP-IHP-37 /2021/ 000030

प व ल - ३
१६०५४ २०२१
१० / २६

OCCUPANCY CERTIFICATE

I hereby certify that, the development for Full & Final Occupancy Certificate for the Mass Housing Scheme of Residential cum Commercial Buildings on Plot No.-01, Sector 1, Kharghar, Navi Mumbai; Total B.U.A. - 69730.37 Sq. M.(Residential BUA - 68335.49 Sq. M. & Commercial BUA - 1394.88 Sq. M.) with LIG tenements - 1302, EWS tenements - 720 (Total residential tenements - 2022) & Shops - 36 Nos.,



LIG type buildings : Total 15 Nos. ; {(06 Nos. C+R (G+14) : L-01 to L-03 & L-12 to L-14) + (09 Nos. Residential (G+14): L-04, L-07 to L-11, L-15) + (2 Nos. Residential (G+13): L-05 & EWS type buildings :- Total 08 Nos.; {(08 Nos. Residential (G+14): E-01 to E-08)} is completed under the supervision of M/s. B.G. Shirke Construction Tech. Pvt. Ltd.; same has been inspected on 02-06-2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate issued vide letter No. CIDCO/Sr.Arch(Hsg/BP-IHP)/BP-IHP-37/2021/0158/E-28102 dtd. 16.04.2021. and that the development is fit for the use for which it has been carried out.

T. J. Vaidya

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

N. D. Gaikwad

SCHEDULE

प व ल - ३
१९५४ २०२१

ALL THAT Apartment admeasuring 25.81 Sq.Mtrs. having building No. E06, Apartment No. 1306, of layout of land situated and being at Plot No.1, Sector No.40, Kharghar 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 hereunto and subscribed their respective hands the day and year first here in above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED CORPORATION
BY THE HAND OF

Shri/Smt. Vishal V. Giri

[Signature]

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

IN THE PRESENCE OF:

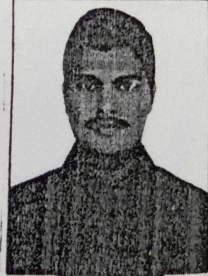
- (1) Shri/Smt O.P. Khare [Signature]
- (2) Shri/Smt N.S. Raul [Signature]

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED

Nitin Dilip Gaikwad N.D. Gaikwad
(Purchaser)

Swarnali Nitin Gaikwad S.N. Gaikwad
By the hand of its signatory



IN THE PRESENCE OF:

- (1) Shri/Smt O.P. Khare [Signature]
- (2) Shri/Smt N.S. Raul [Signature]

N.D. Gaikwad



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the GM (Hsg.)
3rd floor, Raigad Bhavan
CBD Belapur,
Navi Mumbai 400 614
Date :29.09.2021

TAKING OVER POSSESSION BY THE ALLOTTEE

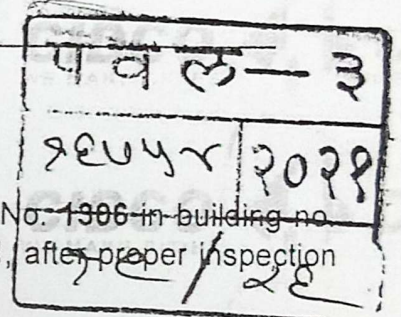
TYPE :EWS,Apartment No:1306, Floor:13th floor, Building No: E06 Sector:40 Kharghar.

- 1 Date of Allotment:09.09.2019
- 2 Name of Hire/Outright Purchaser:Mr. Nitin Dilip Gaikwad and
Ms. Swapnali Gaikwad
- 3 Date of execution of Agreement :29.09.2021

Swapnali Gaikwad
5.10.2021
The Executive Engineer
Kharghar

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

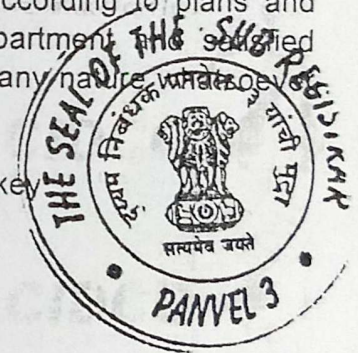
POSSESSION RECEIPT



I hereby certify that I have taken over possession of the apartment No. 1306 in building no. E06 Type EWS in Sector 40, at Kharghar on the day of 29.09.2021, after proper inspection of the fittings and fixtures provided therein.

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

Received Lock No 1511 / 35423 with duplicate key



(Signature of Allottee)

N. D. Gaikwad

Name: Mr. Nitin Dilip Gaikwad

(Signature of Co-Applicant)

S. N. Gaikwad

Name: Ms. Swapnali Gaikwad

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

N. D. Gaikwad

ANNEXURE : A

CARPET AREA FOR TEN NO = 25.81 SQM.
01,02,03,04,05,06

[Signature]

Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

S. N. Godikwad.

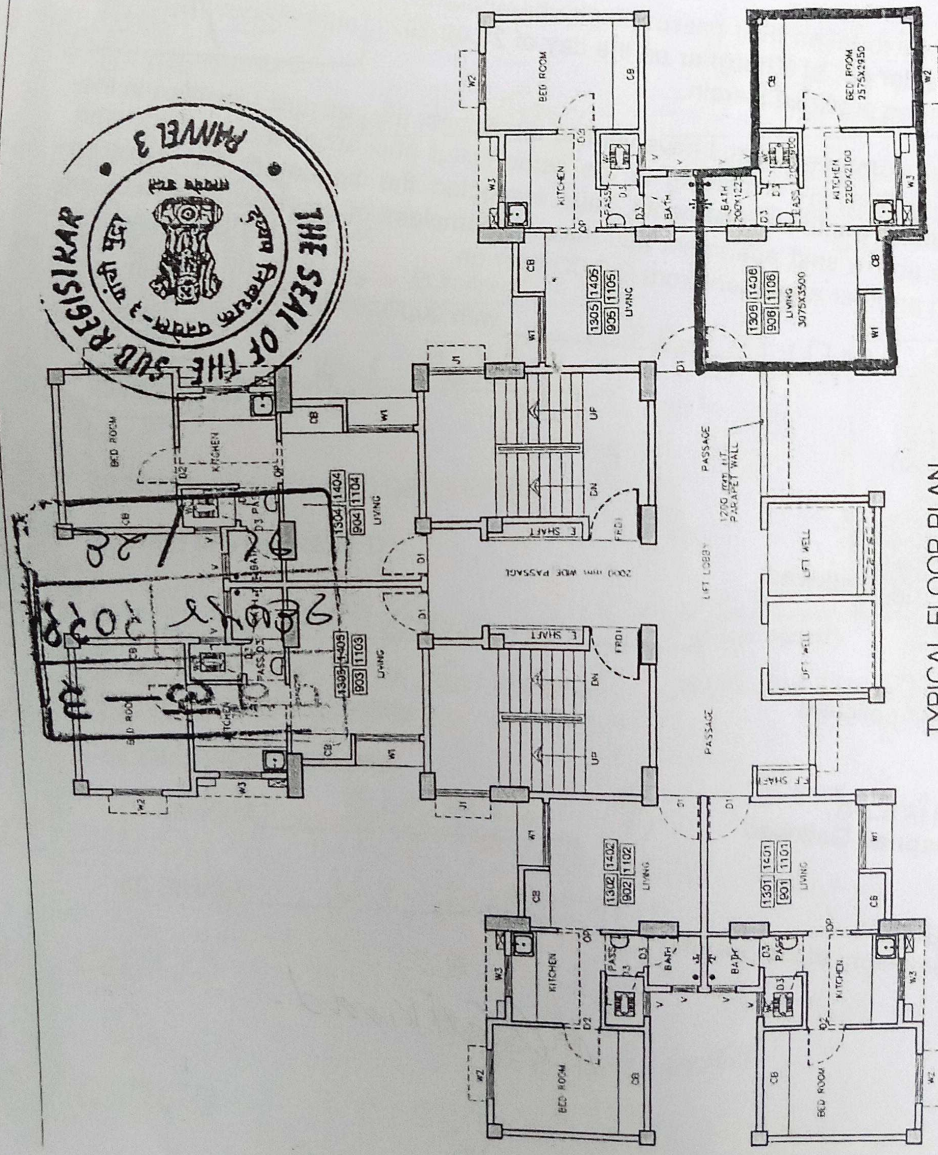
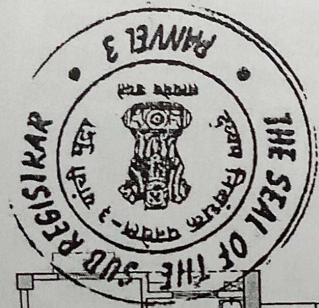
N.D. Gaikwad.

I, ARCHITECT T.P. TIWARI, DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMED CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD WITHIN WHOSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS 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.

[Signature]

ARCHITECT
T.P. TIWARI
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNCHWA, PUNE - 411035.
SOLEMNLY AFFIRMED AT NAVI MUMBAI
ON --- DAY OF 15/08/2021

SHIRKE
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNCHWA, PUNE - 411035



TYPICAL FLOOR PLAN

(9TH, 11TH, 13TH & 14 FLOOR PLAN)

BLDG. NO. - E1, E2, E3, E4, E5, E6, E7, E8

CHECKED & FOUND CORRECT.

[Signature]

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

FOR FLAT NO. - 1306
OF BUILDING NO. - E6

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

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE BUILDING TYPE EWS - RESI
CIDCO
CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

N.D. Gaikwad.