



12/09/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 7761/2023

नोंदणी :

Regn:63m

गावाचे नाव : पनवेल

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	83746021.60
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन : , इतर माहिती: प्लॉट नं.7 आणि 7 ए,सेक्टर - 14,न्यु पनवेल(इस्ट),नवी मुंबई,तालुका - पनवेल आणि जिल्हा - रायगड,क्षेत्रफळ - 752.55 चौरस मीटर क्षेत्रफळ. ((Plot Number : 7 + 7 A ; SECTOR NUMBER : 14 ;))
(5) क्षेत्रफळ	1) 752.55 चौ.मीटर
(6)आकारणी किंवा जुही देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. क्रिएटीव्ह प्रॉपर्टी प्रायवेट लिमिटेड तर्फे अधिकृत डायरेक्टर श्री. ओंकार नारायण कापरेकर -- बय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस नं. 203, प्लॉट नं. 19, सतरा प्लाझा, सेक्टर - 19 डी, वाशी, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAECC5896K
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. सिडको लिमिटेड तर्फे असिस्टंट मार्केटिंग ऑफिसर राजेंद्र सोनावणे -- बय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: निर्मल, 2 रा मजला, नरीमन पॉइंट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	7761/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4187400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	


 सह दुय्यम निबंधक, पनवेल-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

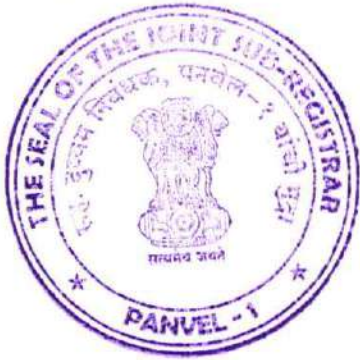
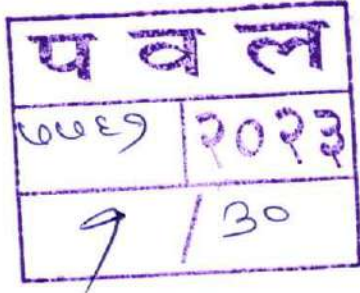
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0923116506182	Date 11/09/2023
Received from ., Mobile number 0000000000, an amount of Rs.600/-, 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 SBIN	Date 11/09/2023
Bank CIN 10004152023091105924	REF No. 325470685215
This is computer generated receipt, hence no signature is required.	



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

21590164870236

Bank/Branch: IBKL - 6910323/NAVI MUMBAI - VASHI SECTOR 17
Pmt Txn id : 731150527. Stationery No: 21590164870236
Pmt DtTime : 01-SEP-2023@18:30:09 Print DtTime : 01-SEP-2023 13:31:05
ChaPlanIdNo: 69103332023090152045 GRAS GRN : MH00754947-202324S
District : 1301-RAIGAD Office Name : IGR146-PNL PANVEL NO 1
GRN Date : 01-Sep-2023@13:30:10

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 41,87,400/- (Rs Four One, Eight Seven, Four Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 36-- lease for term exceeding one year
Prop Mvblty: Immovable Consideration: R 8,37,46,022/-
Prop Descr : PLOT NO 7 AND 7A, SECTOR 14, NEW PANVEL EAST, NAVI MUMBAI, TALUKA PANVE
L, AND, DISTRICT RAIGAD, Maharashtra, 410206
Duty Payer: PAN-AAECC5896K, CREATIVE PROPTech PRIVATE LIMITED

Other Party: PAN-AACCC3303K, CIDCO LTD

Bank official1 Name & Signature

123927



[Handwritten Signature]



Bank official2 Name & Signature

--- --- Space for customer/office use --- Please write below this line ---

For CREATIVE PROPTech PVT. LTD.

[Handwritten Signature]

Director/ Authorised Signatory

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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

Data of ESBTR for GRN MH007549471202324S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910323/NAVI MUMBAI - VASHI SECTOR 17
Pmt Txn id : 731150527 Stationary No : 21590164870236
Pmt DtTime : 01/09/2023 18:30:09 Print DtTime : 01/09/2023 18:31:05
ChallanIdNo : 69103332023090152045 GRAS GRN : MH007549471202324S
District : 1301 / RAIGAD GRN Date : 01/09/2023 18:30:10
Office Name : IGR146 / PNL1_PANVEL NO 1 SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 41,87,400.00/- (Rs Forty One Lakh Eighty Seven Thousand Four Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : 36
Prop Mvblty : Immovable Consideration : 8,37,46,022.00/-
Prop Descr : PLOT NO 7 AND 7A,SECTOR 14,NEW PANVEL EAST , TALUKA PANVEL,AND
DISTRICT RAIGAD,NAVI MUMBAI
: 410206
Duty Payer : PAN-AAECC5896K CREATIVE PROPTECH PRIVATE LIMITED
Other Party : PAN-AACCC3303K CIDCO LTD

Bank Scroll No : 100
Bank Scroll Date : 02/09/2023
RBI Credit Date : 02/09/2023
Mobile Number : 919967028711



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-86-7761	0004150909202324	11/09/2023-13:48:37	IGR146	30000.00
2	(iS)-86-7761	0004150909202324	11/09/2023-13:48:37	IGR146	4187400.00
Total Defacement Amount					42,17,400.00





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

Receipt of Document Handling Charges

PRN	0923116506182	Receipt Date	11/09/2023
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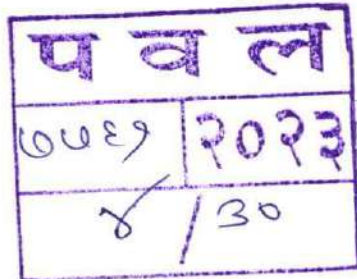
Received from ., Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 7761 dated 11/09/2023 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name	SBIN	Payment Date	11/09/2023
Bank CIN	10004152023091105924	REF No.	325470685215
Deface No	0923116506182D	Deface Date	11/09/2023

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





महाराष्ट्र MAHARASHTRA

2023

CB 641608



जिल्हा कोषागार कार्यालय, ठाणे
6 SEP. 2023
भुवनेश्वर प्रमुख लिपीक / लिपीक
06-9-2023

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AGREEMENT TO LEASE FOR PLOT
(RESIDENTIAL)

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.

AND

M/s. CREATIVE PROPTECH PVT. LTD.

PLOT NO. 7+7A, SECTOR-14, NEW PANVEL(E),
NAVI MUMBAI



R. Sonawane
Assistant Marketing Officer

For CREATIVE PROPTECH PVT. LTD.

O. N. Keshkar
Director/ Authorised Signatory

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED

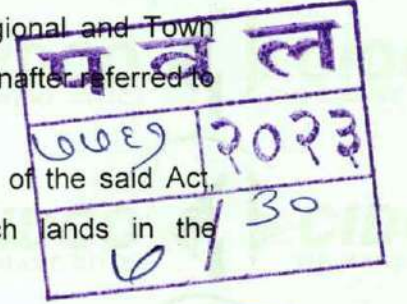
(For Residential Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 11th day of September, Two Thousand Twenty Three BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall where context so admits, be deemed to include its successors and assigns) of the One part AND Name of allottee M/s. Creative PropTech Pvt. Ltd. having address Office No. 203, Plot No. 19, Satra Plaza, Sector-19D, Vashi, Navi Mumbai- 400703. (hereinafter referred to as "Licensee" which expression shall, where the context so admits be deemed to include its successor or successors), of the other part.

WHEREAS:

- 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 said Act").
- The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- Vide scheme no. **MM-SCH-29-2022-23** Corporation has launched a scheme for lease of **14 Residential (R) & Residential-cum-Commercial(R+C) Plots at Airoli, Koperkhairane, Kamothe, Kalamboli and New Panvel Nodes in Navi Mumbai** through e-Tender cum e-Auction.
- The licensee has participated in the said scheme and applied for Plot No. 7+7A, Admeasuring 751.60 Sq.mtr, Sector-14, New Panvel (E) node quoting Rs. 111,283.00 per Sq.mtr in the name of M/s. Creative Valuers & Engineers Private Limited. However, as per request of Licensee the name has been updated/changed to M/s. Creative PropTech Private Limited vide corrigendum dated 12.04.2023.
- Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on **01.12.2022** as per the provision of Navi Mumbai Disposal of Land (Amendment)



[Signature]
Assistant Marketing Officer

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For CREATIVE PROPTech PVT. LTD.

[Signature]
Director/ Authorised Signatory

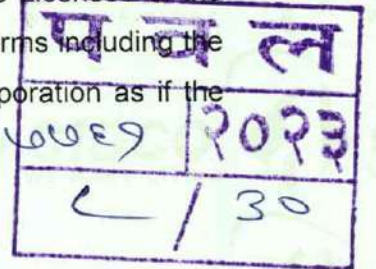
Regulation, 2008. Further, area of plot is revised to **752.55 Sq.mtr.** by issuing corrigendum dated. **17.08.2023.**

- f) The Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **752.55 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **Residential** and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.
- g) The Licensee has, before the execution of this Agreement, paid the Managing Director of the Corporation, hereinafter referred to as the Managing Director, (which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order) a sum of **Rs. 83,746,021.60 (Rupees Eight Crore Thirty Seven Lakh Forty Six Thousand Twenty One and Sixty Paise Only.)** being the full premium agreed to be paid by the Licensee to the Corporation.

THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

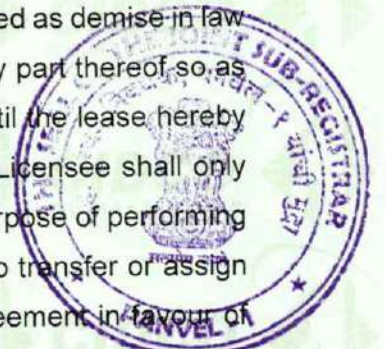
GRANT OF LICENCE :

1. During the period of **Four** years from the date hereof, the Licensee shall have license and authority only, to enter upon the said land for the purpose of erecting a building or buildings for **RESIDENTIAL** purpose only and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service charges to the Corporation as if the lease has been actually executed.



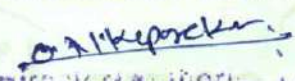
NOT A DEMISE :

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement. The licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of




Assistant Marketing Officer 2

For CREATIVE PROPTech PVT. LTD.


Director/ Authorised Signatory

Apartment in a building constructed on the said land. He will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be conveyance of his rights, title and interest in the said land building thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say:-

SUBMISSION OF PLANS FOR APPROVAL:

- (a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation/NMMC/PMC for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of NMDL(A)R 2008.

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PLANS TO COMPLY WITH THE FOLLOWING RULES :

- (a) i) The base permissible floor space index as defined by the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) and shall be 1.1
- ii) The maximum height up to which the building shall be constructed as per "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).
- iii) The maximum height of a room in the building shall be less than 4.27 meters. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.



A. Sawane
Assistant Marketing Officer

For CREATIVE PROPTech PVT. LTD.
P. N. Depurekar
Director/ Authorised Signatory

FENCING DURING CONSTRUCTION :

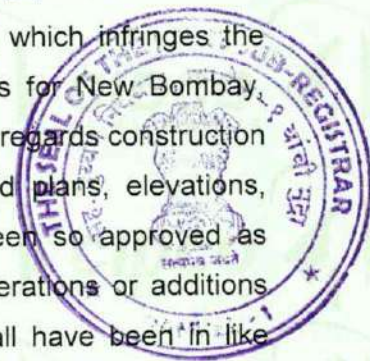
(b) That the said plot shall be fenced, properly by the Licensee at its expenses, within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever'. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the generality of the rights and remedies of the corporation. In respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

(bb) The Licensee is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer for his approval the plans, elevation, section, specification and details of the building or buildings hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defense for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the Corporation for construction of the intended building. The Licensee hereby agrees to make its own arrangement for water to be used for erection of the intended building on the said land.

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NO WORK TO BEGIN UNTIL PLANS ARE APPROVED .

(c) That no work shall be commenced or carried on which infringes the CIDCO General Development Control Regulations for New Bombay 1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.



TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

(d) That he/they/it shall, within a period of 6 months from the date hereof, commence and within a period of **FOUR** years from the date hereof at

A. Lavantane

Assistant Marketing Officer 4

For **CREATIVE PROPTECH PVT. LTD.**

O. N. Karpurekar
Director/ Authorised Signatory

its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer of the concerned planning authority and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as **Residential** use with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of the Navi Mumbai Disposal of Land (Amendment) Regulations 2008.&UDCPR.

RATE AND TAXES:

(e) That it will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupier in respect of the said land any building erected thereon.

PAYMENT OF SERVICE CHARGES:

(f) That it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Town Planning Officer whichever is earlier, make to the CIDCO/NMMC/PMC a yearly payment at a rate as may be determined and notified from time to time by the Corporation as its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days there from. "Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days more after becoming due"

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PAYMENT OF LAND REVENUE:

(g) That it shall pay the land revenue and cesses assessed or which may be assessed on the said land.



R. Sawane
Assistant Marketing Officer

For CREATIVE PROPTech PVT. LTD.

D. N. Kekar
Director/ Authorized Signatory

INDEMNITY:

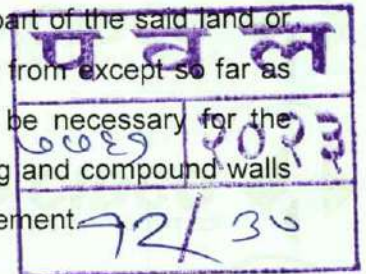
- (h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

SANITATION :

- (i) That it shall observe and conform to the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

EXCAVATION:

- (j) That it will not make any excavation upon any part of the said land or remove any stone, earth or other material there from except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorized by this agreement.



NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC.:

- (k) That it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.



NUISANCE:

- (l) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

(Signature)
Assistant Marketing Officer

For CREATIVE PROPTech PVT. LTD.

(Signature)
Director/ Authorised Signatory

INSURANCE:

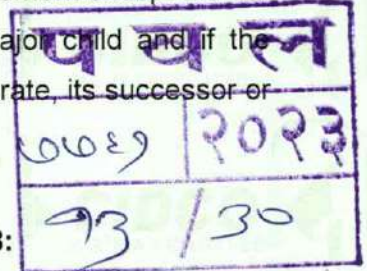
(m) That it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts of the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

RECOVERY OF ANY SUM DUE TO THE CORPORATION:

(n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE:

(o) The Licensee shall not appoint any person as its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother & sister or a major child and if the licensee shall be a company or such a body corporate, its successor or successors.



REGISTRATION UNDER REGISTRATION ACT, 1908:

(p) The Licensee shall, under the provision of the Registration Act, 1908, present this Agreement before the Sub-Registrar and shall get it registered. The stamp duty, registration charges and any other expenses payable thereto for getting the Agreement registered shall be paid wholly and exclusively by the Licensee.



4. RESTRICTION AGAINST TRANSFER :

(i) Notwithstanding anything containing in the 'The Navi Mumbai Disposal of Lands (Amendment) Regulations 2008' the licensee shall not transfer or assign by sale, mortgage, sub-lease or by development agreement the plot or any part thereof, which is leased or agreed to be leased without permission of the Managing Director of the Corporation.

[Handwritten Signature]

Assistant Marketing Officer,

For CREATIVE PROPTECH PVT. LTD.

[Handwritten Signature]
Director/ Authorised Signatory

- (ii) Every permission granted by the Managing Director of the Corporation shall be subject to the payment of charges in the manner and to extent provided in Explanation (ii) of Regulation 10 of Navi Mumbai Disposal of lands (Amendment) Regulation, 2008 or as may be prescribed by the Corporation from time to time.
- (iii) In case of plots allotted to Co-operative Societies, such plots are not transferable at any point of time during the duration of the lease period even it is permitted under any other law.

5. POWER TO TERMINATE AGREEMENT:

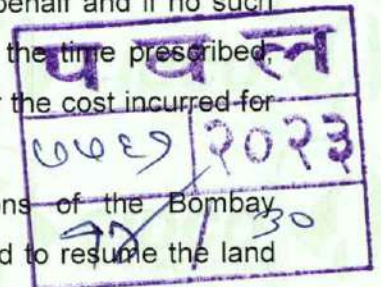
Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated or if and whenever there shall be a breach of any of the clause of this present by the Licensee or by any of the members of Licensee, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.

POWERS OF CORPORATION:

i. If the Licensee commits a breach of any of the Regulations and further fails to remedy the said breach within a period of six months from the date of issue of notice by the Corporation thereof or within any extended period not exceeding three months granted by the Managing Director, the Corporation shall have powers;

a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal of or alteration is carried out within the time prescribed, cause the same to be carried out and recover the cost incurred for the same from the Licensee.

b) to evict the Licensee under the provisions of the Bombay Government Premise (Eviction) Act, 1955 and to resume the land and building to Corporation without payment of any compensation.



TO RESUME LAND:

Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, and until the Corporation grants and Licensee accept a Lease of said land as provided hereinafter, the Corporation shall have the following rights and powers :

(a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .



R. S. Chavhan

Assistant Managing Officer 8

For CREATIVE PROPTech PVT. LTD.

O. N. K. Kulkarni
Director/ Authorised Signatory