| NAME OF BUILDER | SHLOK & NIHAR |
|------------------------------|--|
| NAME OF PROJECT | DWARKA RUKMINI |
| CONTECT PERSON OF BUILDER | MR. NILESH KUMAR PATEL 9321140211 dwarkarukmini@gmail.com |
| RERA NUMBER | P52000056172 |
| RERA DATE | 16/05/2024 TO 31/12/2027 |
| LOCATION | PLOT NO 86, SECTOR- 17, PANVEL, RAIGHARH, MAHARASHTRA- 410218 |
| SOURCE BY | INDRESH KUMAR SINGH MANAGER BUILDER RELATION AO EAST MUMBAI MOD:- 8007259949 Email:- indreshkr.singh@sbi.co.in |

| | HL +HR Advances (Crs.) as on13.06. 2024 | | | | | | | | | | | |
|----------------|---|------------|------------|--------|--------|-------------------------|--------|--------------------------------|--------------------------------------|------------------|--------------|------------------|
| | 31.03.2024 | 31.05.2024 | 13.06.2024 | MTD | YTD | Budget up to June'24 | % Ach. | Gap for June'24 Bud Ach. | Disburse ment Target by LHO | Disbursem ent | Disb. Gap | Annual Budget |
| NAVI | | | | | | | | | | | | |
| MUMBAI | 5,799.98 | 5,882.08 | 5,858.71 | -23.37 | 58.73 | 174.84 | 34% | 116.11 | 200 | | 200 | 874.19 |
| PEN | 686.40 | 685.63 | 681.79 | -3.84 | -4.61 | 18.81 | -25% | 23.42 | 50 | | 50 | 94.07 |
| PANVEL | 3,413.61 | 3,484.64 | 3,480 | -4.30 | 66.73 | 124.34 | 54% | 57.61 | 200 | | 200 | 621.69 |
| EAST MUMBAI | 9,899.99 | 10,052.35 | 10,020.84 | -31.51 | 120.85 | 318 | 38.00% | 197.15 | 450.00 | | 450 | 1589.95 |



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT -A

(Circular 28/2021 dated 08/03/2021)

To, MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to all that piece or parcel of land bearing Plot No.86, Sector No.17, area admeasuring about 1130.89 Sq. Mtrs., lying, being and situated at Village: New Panvel (West), Tal: Panvel, Dist: Raigad-410206 (hereinafter referred as the "Said Plot").

I have investigated the title of the said plot on the request of M/s. SHLOK AND NIHAR INFRASTRUCTURE through its Proprietor Mr. Amit Mohan Ghandat and following documents i.e.: -

- 1) Description of the Plot.
- 2) Allotment Letter dated 16/11/2021, bearing Reference No. 101106/1000859/5045.
- Agreement to Lease dated 27/01/2023, bearing Registration Document Serial No. PVL-4/1136/2023.
- 4) Commencement Certificate dated 16/04/2024, bearing Reference No. CARPC/RB/2024/APL/00081.
- 5) Search report for 14 years from 2011 till 2024.

On perusal of the above-mentioned documents and all other relevant documents relating to title of the Said Plot, I am of the opinion that the title of M/s. SHLOK AND NIHAR INFRASTRUCTURE through its proprietor Mr. Amit Mohan Ghandat as the Leasehold Right Holder is clear, marketable and without any encumbrances.

1



PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

Owner/Lessee of the Said Plot:

A) CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED (Owner/Lessor): Plot No.86, Sector No.17, area admeasuring about 1130.89 Sq. Mtrs., lying, being and situated at Village: New Panvel (West), Tal: Panvel, Dist: Raigad-410206.

B) M/s. SHLOK AND NIHAR INFRASTRUCTURE, through its proprietor Mr. Amit Mohan Ghandat (Leasehold Right Holder/Lessee): Plot No.86, Sector No.17, area admeasuring about 1130.89 Sq. Mtrs., lying, being and situated at Village: New Panvel (West), Tal: Panvel, Dist: Raigad-410206.

The report reflecting the flow of the title of the M/s. SHLOK AND NIHAR INFRASTRUCTURE through its proprietor Mr. Amit Mohan Ghandat as Leasehold Right Holder is clear, marketable and without any encumbrances on the Said Plot is enclosed herewith as annexure.

Encl: Annexure.





PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

FORMAT-A

(Circular 28/2021 dated 08/03/2021)

FLOW OF THE TITLE OF THE SAID PLOT.

Sr.No.

- Search report for 14 years from 2011 2024 taken from Online Search Report, bearing receipt No.: 1113412292 dated 23/04/2024.
- 2) Vide Allotment Letter bearing No. 101106/1000859/5045 dated 16/11/2021, The City and Industrial Development Corperation of Maharashtra Limited (CIDCO of Maharashtra Ltd.) under the State Government, The CIDCO of Maharashtra Ltd, has allotted the said Plot in the name of M/s. SHLOK AND NIHAR INFRASTRUCTURE through its proprietor Mr. Amit Mohan Ghandat.
- 3) Vide Agreement to Lease dated 27/01/2023, whereby CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. party of the One Part therein referred to as "the Corporation" sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to Said Plot unto and in favour of M/s. SHLOK AND NIHAR INFRASTRUCTURE through its proprietor Mr. Amit Mohan Ghandat party of the Other Part therein referred to as "Licensee" as per the terms and conditions mentioned therein. The same is duly registered before Sub-Registrar of Assurances at Panvel bearing Registration Document Serial No. PVL-4/1136/2023 dated 30/01/2023 (the said "Agreement to Lease").



T

PARTH CHANDE

(BLS. LL.B.)

Advocate Bombay High Court

4) The Promoter is entitled and enjoined to construct the Residential building on the said Plot as per the plans sanctioned and development permission granted by Panvel Municipal Corporation vide Commencement Certificate Permit No. CARPC/RB/2024/APL/00081 dated 16/04/2024 as maybe amended from time to time.

5) Litigations if any:

It has been informed by M/s. SHLOK AND NIHAR INFRASTRUCTURE through its proprietor Mr. Amit Mohan Ghandat that there is no any pending litigation with respect to the said Plot.

- 6) We have not issued a public notice inviting objections/claims in respect of the said Plot.
- 7) Since our scope of work does not include considering aspects within the domain of an architect or a surveyor, the title is only for the said Plot and not for any structure that are or were standing thereupon.

8) Opinion:

Our Legal Title Report is based on the provision of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Legal Title Report.

Place: Navi Mumbai

Date: 24/04/2024

Q

Mr. Parth Chande

Advocate



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

Reference No.101106/1000859/5045

Date: 16.11.2021

Page: 1

Customer No: 30467769

Τo

M/s SHLOK AND NIHAR INFRASTRUCTURE, Shop No.35, Bhoomi Heights, Plot No.5/6, Sector-8, Kharghar, NAVI MUMBAI-410210.

Subject: Allotment of Plot No. 86, in Sector 17 at Node Panvel West, Navi

Mumbai.

Reference: 1) Scheme No.MM-SCH-16-2021-22

2) Your participation in Scheme No.MM-SCH-16-2021-22

- Successful Bidder

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-16-2021-22 to acquire a plot on lease from our Corporation. I am hereby directed to inform you that the Corporation has accepted your offer and communicates you its acceptance through this letter of allotment. The terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTED

a) Plot Allotment date : 16.11.2021

b) Plot Number : 86

c) LAPO code : NMPW01700000086

d) Sector No : 17

e) Node : Panvel West

f) Area of Plot (In Sqm) : 1,130.8900 g) Rate Rs./Sqm : 105,004.00

h) Total Lease Premium (Rs) : 118,747,973.56

i) Permissible FSI/VPR : 1.1000

j) Use of Plot/Land Use : Residential

B. TOTAL PRICE OF PLOT

| Total Lease | Amount already | Balance Amount |
|---------------------|----------------|-----------------|
| Premium of Plot(Rs) | Paid(EMD) (Rs) | To be Paid (Rs) |
| 118,747,973.56 | 4,863,279.00 | 113,884,694.56 |

Reference No: 101106/1000859



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

C. PAYMENT SCHEDULE

| Installment No. | Amount | Amount CGST(Rs) SGST(Rs) Total Amount (9.00 %) (Rs) (Inc.Tax) | | Due Date | |
|--------------------|---------------|---|--------------|---------------|------------|
| EMD | 0.00 | 437,695.11 | 437,695.11 | 875,390.22 | 30.12.2021 |
| BC1 | 56,348,607.41 | 5,071,374.67 | 5,071,374.67 | 66,491,356.75 | 30.12.2021 |
| BC2 | 56,348,607.41 | 5,071,374.67 | 5,071,374.67 | 66,491,356.75 | 29.01.2022 |

^{*}Payment to be made on previous working day if due date for installment is a holiday.

D TDS

The Allotte is required to pay TDS amount of Rupees 1187479.74/- to Income Tax department directly against the CIDCO#s Pan number AACCC3303Kand submit form 16B to the CIDCO

The Allotte is also required to pay CGST Amount of Rupees 106873.18/- and SGST Amount of Rupees 106873.18/- on TDS to CIDCO online.

E. MISCELLANEOUS CHARGES

| Particulars | Charges (Rate) | Amount in Rs. |
|--|-----------------|---------------|
| 1)Documentation Charges (Incl. GST @ 18%) | 0.00 | 590.00 |
| 2)Annual Lease rent (Area) | 0.00 | 0.00 |
| 3)Annual Lease rent (Fixed) | 0.00 | 0.00 |
| 4)60 Yrs. Lease Rent (Fixed) (Incl. GST @ 18%) | 100.00 per year | 7,080.00 |
| 5)Water Distribution Betterment Charges | 310 per sqm | 350,575.90 |
| 6)Power Supply Network Development Charges (If area <4000 = Area X FSI X 350 X 1.35 & If area >4000 = Area FSI X 225 X 1.35) | 0.00 | 587,780.08 |
| 7)Power Connection Charges | 0.00 | 0.00 |
| 8)Deposit Power Connection | 0.00 | 0.00 |
| 9)Water Connection Charges | 0.00 | 0.00 |
| 10)Deposit Water connection | 0.00 | 0.00 |
| 11)Drainage Conn. Charges | 0.00 | 0.00 |
| 12)Deposit Drainage Conn. | 0.00 | 0.00 |
| 13)Other Charges | 0.00 | 0.00 |
| Total Miscellaneous Charges | | 946,025.98 |

Reference No: 101106/1000859



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

F. Goods & Services Tax (GST):

- a) If an allottee does not intend to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units to third parties, then GST shall be recovered by CIDCO @18%.
- b) If an allottee intends to develop a project consisting of apartments/ units for the purpose of selling all or some of the said apartments/ units i.e. flats, shops, offices etc. to prospective buyers then the GST shall be paid by allottee on Reverse Charge Mechanism basis (RCM). In such cases even though the GST is not required to be recovered by CIDCO, the concerned allottee will have to represent their request in this regard to the Corporation. Following documents are required to be submitted by the allottees in such case
- i) Affidavit cum Undertaking regarding, stating that they are developing project for sale of constructed apartments, shops, offices to prospective buyers, and if in future GST liability arises in respect of the subject plot, then they will pay the GST along with interest/ DPC thereon and will keep CIDCO indemnified from any liability in this regard.
- ii)Letter on letterhead regarding developing project for sale of constructed apartments, shops, offices to prospective buyers.
- iii) The GSTIN Registration Number
- c) The Corporation reserves the rights to verify the representation and allow or deny the request of allottee as per applicable rules in this regards.
- **G.** You are requested to pay all the installments online.

Online Payment Link :- https://cidco.maharashtra.gov.in/cidco_plot

H . The Unified Development Control & Promotion Regulations for Maharashtra State in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I which may be permitted as

Reference No: 101106/1000859 Page: 3



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

per the Unified Development Control & Promotion Regulations for Maharashtra State on the recovery of such additional lease premium as may be prescribed.

I. We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in presiding Para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Yours Faithfully,

Marketing Manager (Commercial)

Page: 4

SHIVAJI WALUNJ

Search Clerk

Address: 38, Fourth Floor, Swaminarayan Ltd., Kapurbawdi, Thane West-400610

Phone Number-8976689916

SEARCH REPORT

All that piece and parcel of land bearing Plot No.86, Sector No.17, area admeasuring about 1130.89 Sq. Mtrs., lying, being and situated at Village: New Panvel (West), Taluka: Panvel, District: Raigad-410206 (hereinafter referred as "the Said Plot").

I have taken search through my Search Clerk, Mr. Shivaji Walunj for the period between 2011 - 2024 (14 years) in the office of the concerned Sub-Registrar of Assurance and made the payment of Government Fees to that effect with Receipt No. 1113412292 dated 23/04/2024. While taking searches, I have found following documents Registered / Indexed therein pertaining to the said plot however some entries were found pertaining to other units/plots but the same is not captured here as they are not related to the said Plot:

| YEAR | TRANSACTION |
|------|-------------|
| 2011 | NIL |
| 2012 | NIL |
| 2013 | NIL |
| 2014 | NIL |
| 2015 | NIL |
| 2016 | NIL |
| 2017 | NIL |
| 2018 | NIL |
| 2019 | NIL |
| 2020 | NIL |
| 2021 | NIL |
| 2022 | NIL |
| 2023 | ENTRY |
| 2024 | NIL |

Search taken at Sub-Registrar's Office at Panvel S. R.O. Computer Records from the year 2011to 2024 (14 Years)



SHIVAJI WALUNJ

Search Clerk

Address: 38, Fourth Floor, Swaminarayan Ltd., Kapurbawdi, Thane West-400610

Phone Number- 8976689916

Entry No.1:

Agreement to Lease dated 27/01/2023, whereby CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRALTD. party of the One Part therein referred to as "the Corporation" sold, transferred and assigned all their leasehold rights, title, interest and benefits with respect to Said Plot unto and in favour of M/s. SHLOK AND NIHAR INFRASTRUCTURE through its proprietor Mr. Amit Mohan Ghandat party of the Other Part therein referred to as "Licensee" as per the terms and conditions mentioned therein. The same is duly registered before Sub-Registrar of Assurances at Panvel bearing Registration Document Serial No. PVL-4/1136/2023 dated 30/01/2023.

SCHEDULE - I

(THE SAID PLOT ABOVE REFERRED TO)

ALL THAT piece and parcel of land bearing **Plot No.86**, Sector No.17, area admeasuring about **1130.89 Sq. Mtrs.**, lying, being and situated at Village: New Panvel (West), Tal: Panvel, Dist: Raigad-410206 and bounded as follows:

On or towards the North by : 11.00 Mtr. Wide Existing Road

On or towards the South by : Plot No.85

On or towards the East by : 11.00 Mtr. Wide Existing Road

On or towards the West by : Open Land

Place: Navi Mumbai

Date: 25/04/2024



Search Clerk Mr. Shivaji Walunj



Panvel Municipal Corporation APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 237621 Proposal Code: CARPC-23-39196 Permit No.: CARPC/RB/2024/APL/00081

Date: 16/04/2024

Reference:- Building Permission No.: CARPC/B/2023/APL/00345

Approval date: 18/07/2023

Building Name:

DWARKA RUKMINI(Residential) Floors : GROUND FLOOR, 1ST FLOOR, 3RD FLOOR, 4TH 5TH 6TH 7TH AND 9TH

FLOOR,8TH FLOOR PLAN, 10TH FLOOR PLAN, 2ND FLOOR

Tο

i)Ms Shlok And Nihar Infrastructure Through Its Proprietor Mr Amit Mohan Ghandat, PLOT NO - 86, SECTOR - 17, NODE - NEW PANVEL (WEST).

ii) Amitkumar Patel (Architect)

Sir/Madam,

With reference to your application No RCARPC202400005, dated 13-01-2024 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 86, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. —, Final Plot No. —, Sector No. 17, Mouje NEW PANVEL WEST situated at Road / Street NA, Society NA. The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

- 1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its
- 4. This permission does not entitle you to develop the land which does not vest in you.
- 5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6. Information Board to be displayed at site till Occupation Certificate.
- 7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
- 8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
- 13. Authority will not supply water for construction.



Panvel Municipal Corporation APPENDIX D-1 SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 237621 Proposal Code: CARPC-23-39196 Permit No.: CARPC/RB/2024/APL/00081

Date: 16/04/2024

14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.

15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

16. i)The Certificate is liable to be revoked by the Corporation: if The Commissioner is satisfied that the same is obtained by the applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act-1966, ii) As per provisions of section 13.2,13.3, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Rain water harvesting system and compliance report from Consultants for RWHS (if applicable), Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system, iii) The Owner / Developer shall obtain all the necessary required No Objection Certificates from concerned Authorities before applying for Occupancy Certificate, iv) The Owner / Developer should set up electrical vehicles charging point in the said plot. v) The Owner / Developer shall be responsible for planting one tree (Indigenous trees like Neem, mango, Gulmohar, Peepal, Arjun, jamun etc.) per 100 Sq. Mtr. of plot area as per UDCPR-2020

Signature valid

Digitally signed by Jyoti Sunes Awade
Date: 2024.04.18 15:57:50 18
Reason: Approved Intification
Location: Panvel Nix Dr. poration
Project Occ : CARP. 196
Application Number: R. R. PC202400005
Proposal Number: 237621
Certificate Number: CARPC/RB/2024/APU00081

Deputy Director Of Town Planning, Panvel Municipal Corporation,



Scan QR code for verification of authenticity.

पावती

Original/Duplicate

Monday, January 30, 2023

नोंदणी के :39म

5:07 PM

Regn.:39M

पावती क्रं.: 1267

दिनांक: 30/01/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल4-1136-2023

दस्तऐवजाचा प्रकार : अँग्रीमेंट टू लीज

सादर करणाऱ्याचे नाव: मे. श्लोक ॲन्ड निहार इन्फ्रास्ट्रक्चर तर्फे प्रो.प्रा. अमित मोहन घनदाट -

नोंदणी फी

₹. 30000,00

दस्त हाताळणी फी

पृष्ठांची संख्या: 40

एकूण:

₹. 30800.00

Joint Sub Registrar Panvel 4

बाजार मुल्यः रु.० /-

मोवदला रु.118747973.56/-भरलेले मुद्रांक शुल्क : रु. 5937600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2701202313643 दिनांक: 27/01/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014402019202223E दिनांक: 27/01/2023

बँकेचे नाव व पत्ता:

. . . 1 . *:* . , · O .

सूची क्र.2

दुष्पम निबंधक : सह दु.नि.पनवेल 4 दस्त क्रमांक : 1136/2023

नोदंणी : Regn:63m

गावाचे नाव: पनवेल

(1)विलेखाचा प्रकार

अँग्रीमेंट टू लीज

118747973.56

(2)मोबदला

(3) बाजारमाय(गाडेपटटयाच्या बाबतितपटटाकार 0

आकारणी देतो की पटटेदार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:रायगढ इतर वर्णन :, इतर माहिती: प्लॉट नं.86,सेक्टर नं.17,पनवेल,पश्चिम,नवी मुंबई,क्षेत्र 1130.89 चौ.मी. हा या अँग्रीमेंट टू लीज चा विषय आहे((Plot Number : 86 ;))

(5) क्षेत्रफळ

1) 1130.89 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज कश्न देणा-या/लिह्नन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव

1): नाव:-मे. श्लोक ॲन्ड निहार इन्फ्रास्ट्रक्चर तर्फे प्रो.पा. अभित मोहन घनदाट - वय:-39; पत्ता:-प्लॉट न: -, माळा न: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं.35, भुमी हाईटस्, प्लॉट नं. 5/6, सेक्टर 8, खारघर, नवी मुंबई, महाराष्ट्र; प्राईग़ार्:(ं०:). पिन कोड:-410210 पॅन न:-ALRPG2692J

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंबा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-सिडको लिमिटेड वर्फे असिस्टंट मार्केटिंग ऑफिसर एकता धोईर - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी.वी.डी.बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-

(9) दस्तऐवज करन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,संड व पृष्ठ

(14)शेरा

(12)बाजारमावाप्रमाणे मुद्रांक शुल्क

(13)बाजारमावाप्रमाणे नोंदणी शुल्क

30/01/2023

27/01/2023

5937600 30000

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

द्स्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

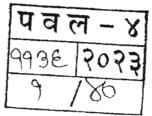
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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

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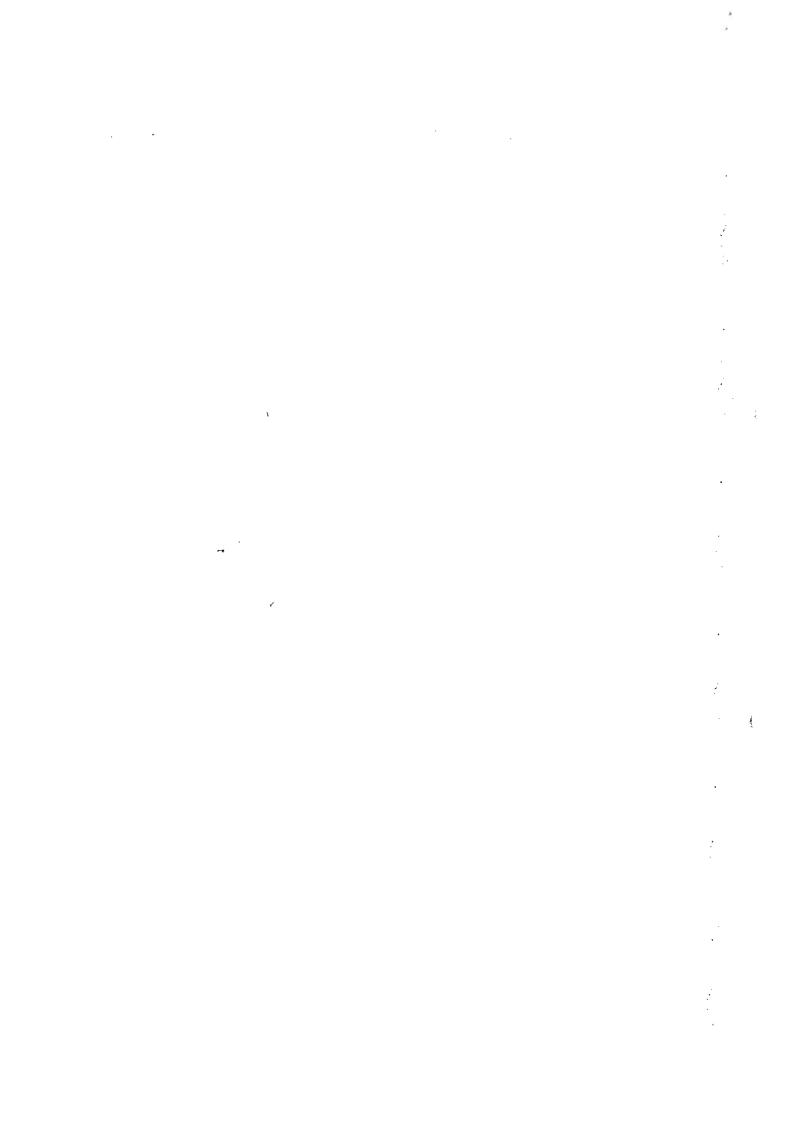
| sr. | Purchaser | Туре | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|---|----------|------------------------|--------------------|------------|------------|-------------------------|----------------|
| 1 | | Mudrank | 38AA 561463 | 1201040 | 100 | SD | | |
| 2 | MS SHLOK AND NIHAR INFRASTRUCTURE | eChallan | 69103332023012719514 | MH014402019202223E | 5937500.00 | SD | 0007187336202223 | 30/01/2023 |
| 3 | | рнс | | 2701202313643 | 800 | RF | 2701 20 2313643D | 30/01/2023 |
| 4 | MS SHLOK AND NIHAR INFRASTRUCTURE | eChallan | | MH014402019202223E | 30000 | RF | 0007187336202223 | 30/01/2023 |

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

PRN 2701202313643 Date 27/01/2023 Received from , Mobile number 9932114021, an amount of Rs.800/-, 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 IBKL Date 27/01/2023 Bank CIN 10004152023012712252 REF No. 2813277508 This is computer generated receipt, hence no signature is required.









Receipt of Document Handling Charges

PRN 2701202313643

Receipt Date 30/01/2023

Received from , Mobile number 9932114021, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 1136 dated 30/01/2023 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.

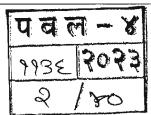
DEFACED ₹ 800

DEFACED

Payment Details

| Bank Name | IBKL | Payment Date | 27/01/2023 |
|-----------|----------------------|--------------|------------|
| Bank CIN | 10004152023012712252 | REF No. | 2813277508 |
| Deface No | 2701202313643D | Deface Date | 30/01/2023 |

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







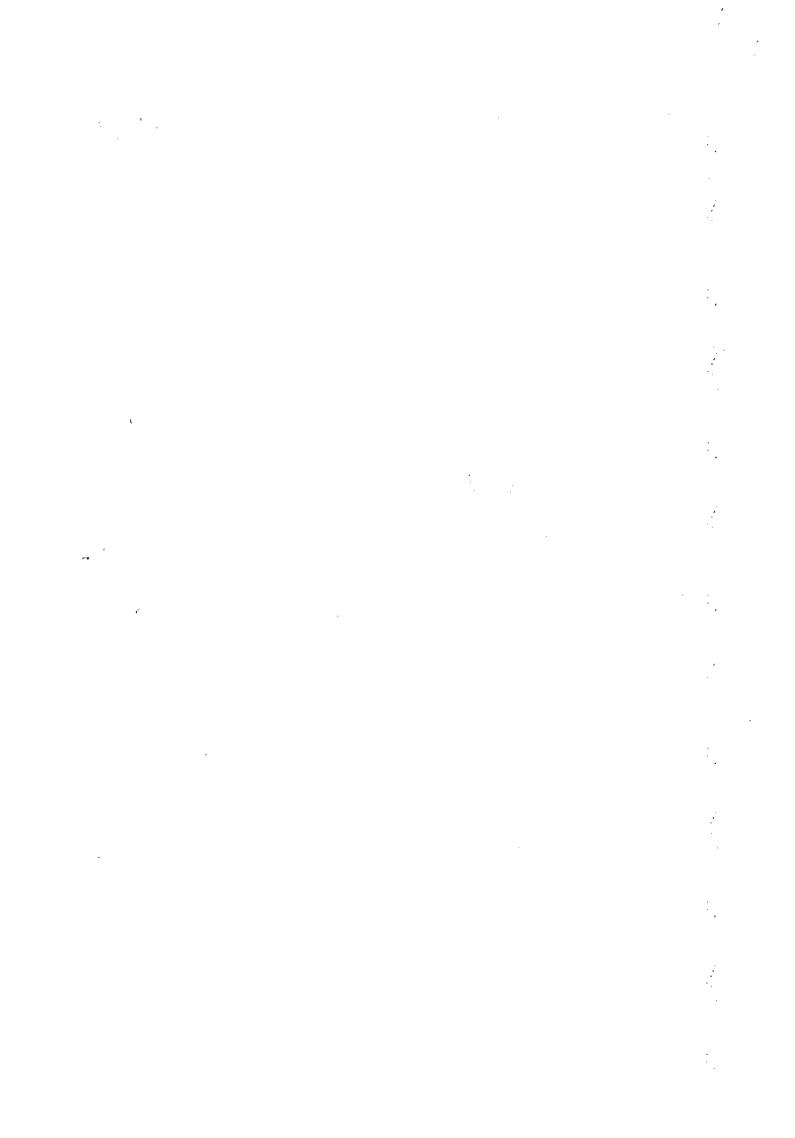






| GRN MH014402019202223E BARCODE II IIII | N 1888 311 316 25 1 3 1 1 1 1 1 1 | | I III Dat | e 27/01/2023-17:10 | 21 F | orm | ID _ | 25.2 | |
|--|--|---|-----------------------|--------------------|---------|-----|---------|----------|----------------|
| Department Inspector General Of Registration | | | | Payer Detail | s | | | | |
| Stamp Duty | | TAX ID / TA | N (If Any) | | | | | | |
| Type of Payment Registration Fee | | PAN No.(If A | (pplicable) | ALRPG2692J | | | | | |
| Office Name PNL1_PANVEL NO 1 SUB REGISTRAR | | Full Name | | MS SHLOK AND N | IHAR II | NFR | ASTR | UCTUF | RE |
| Location RAIGAD | | | | | | | | | |
| Year 2022-2023 One Time | | Flat/Block / | No. | PLOT NO. 86, SEC | TOR-1 | 7, | | | n ne den marie |
| Account Head Details | Amount in Rs. | Premises/B | uilding | | | | | | |
| 0030046401 Stamp Duty | 5937500.00 | Road/Stree | t | PANVEL WEST, NA | AVI MU | MB. | AI, | | |
| 0030063301 Registration Fee | 30000.00 | Area/Locality TAL - PANVEL, DIST - RAIGAD | | | | | | | |
| पवल- | 8 | Town/City/I | District | | | | | | |
| 00/ 120 | 23 | PIN | | | 4 | 1 | 0 | 2 0 | 6 |
| 49.38 110 | 14 | Remarks (II | Any) | | | | | | |
| 3/8 | 0 | SecondPart | yName=CE | CO LTD~ | | | | | |
| THE YOURT ST | \$600 \$100 \$100 \$100 \$100 \$100 \$100 \$100 | | | | | | | | |
| | TREAL PROPERTY. | Amount In Fifty Nine Lakh Sixty Seven Thousand Five Hundred | | | | | | | |
| Total Total | \$ 50,67,500.00 | Words | Rupees | Only | | | | | |
| Payment Details IDBI BAN TIWEL - & | FOR USE IN RECEI VING BANK | | | | | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023012 | 719514 | 27 | 89750 | 548 | |
| Cheque/DD No. | | Bank Date | RBI Date | 27/01/2023-17:11 | :18 | No | ot Veri | ied with | RBI |
| Name of Bank | | | Bank-Branch IDBI BANK | | | | | | |
| Name of Branch | | Scroll No | Date | Not Verified with | Scroll | | | | |

Department ID: Mobile No.: 9321140211 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदद चलन केवळ दुय्यम निवंधक कार्यात्यात नीदंशी करावयाच्या दस्तासाठी लागु आहे. नोदंशी न करावयाच्या दस्तासाठी सदद चलन लागु नाही.



CHALLAN MTR Form Number-6



| GRN MH014402019202223E BARCODE | HOL I H IDWO GER DOOR BENGHWAD | | IIII Dat | e 27/01/2023-17:1 | 0:21 F | orm | D. | 25.2 | |
|--|--------------------------------|---|------------------------------------|----------------------|---------|--------|-------|----------|-----|
| Department Inspector General Of Registration | | | Payer Detail | ls | | | _ | | |
| Stamp Duty | | TAX ID / TA | N (If Any) | | | | | | |
| Type of Payment Registration Fee | | PAN No.(If | Applicable) | ALRPG2692J | | | | | |
| Office Name PNL1_PANVEL NO 1 SUB REGISTRA | NR. | Full Name | | MS SHLOK AND N | IHAR II | NFR/ | STR | UCTURI | |
| Location RAIGAD | | | | | | | | | |
| Year 2022-2023 One Time | | Flat/Block | No. | PLOT NO. 86, SEC | TOR-1 | 7, | | | |
| Account Head Details | Amount In Rs. | Premises/E | Building | | | | | | |
| 0030046401 Stamp Duty | 5937500.00 | Road/Stree | t | PANVEL WEST, N. | AVI MU | МВА | Í. | | |
| 0030063301 Registration Fee | 30000.00 | 0 Area/Locality TAL - PANVEL, DIST - RAIGAD | | | | | | | |
| प्रवास | - 8 | Town/City/ | District | | | | | | |
| 9036 8 | 073 | PIN | | | 4 | 1 | 0 | 2 0 | 6 |
| 1124 | | Remarks (If Any) | | | | | | | |
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| JOINT | 300 | | | | | | | | |
| () () () () () () () () () () | | | | | | | | | |
| ₹5967500.00 | STR, | | | | | | | | |
| | | Amount In | Fifty Nin | e Lakh Sixty Seven 1 | Thousar | nd Fir | ve Hu | indred | |
| FOR FACE PANCE | 9,67,500.00 | Words | Rupees | Only | | | | | |
| Payment Details IDBI BANK | FOR USE IN RECEIVING BANK | | | | | | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 69103332023012 | 719514 | 278 | 9750 | 548 | |
| Cheque/DD No. | | Bank Date | RBI Date | 27/01/2023-17:11 | :18 | Not | Ven | ied with | RBI |
| Name of Bank | | | Bank-Branch IDBI BANK | | | | | | |
| Name of Branch | | | Scroll No. , Date 100 , 30/01/2023 | | | | | | |

Department ID : Mobile No. : 9321140211 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सहर चाराम कोवल दुरराम निवास कार्यात्यात मीरणी करायधास्था दस्तासाठी साम् आहे . भोदणी न करायधास्था दस्तासाठी सार् नाही :

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| 2 | (iS)-528-1136 | 0007187336202223 | 30/01/2023-15:51:43 | IGR547 | 5937500.00 |
| | | 59,67,500.00 | | | |



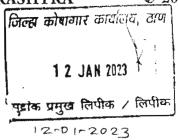


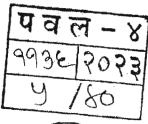
महाराष्ट्र MAHARASHTRA

O 2022 O

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AGREEMENT TO LEASE FOR PLOT (RESIDENTIAL PURPOSE)

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

AND

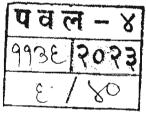
M/S. SHLOK AND NIHAR INFRASTRUCTURE
PLOT NO. 86, SECTOR-17, PANVEL WEST
NAVI MUMBAI

Ile Assistan Booking Officer

For SHLOK AND MINAR INFRACTRUCTURE

PROPRIETOR

| जोडपत्र | $- \approx - 2.7 \text{ JAN 2023}$ |
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| Mark Agreement | दस्त भौदनी करणार आहेत का ? होय/नाही |
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| नुहोब विक्रेप्याची राष्ट्री व कितीचे विकास | - (2001) |
| वुष्तान क्र ४९, प्रयास सेंटर, | (संदोर द. महत्त्यू नक्षा) |
| नेम्टर ०१ अ. लीतिन, रेल्लान - ४०० ६१४ | व्यक्ति स्थायः - ३२०१०४० |
| कत्र कारण, कर्म जनामा मुद्रोक स्थरेदी | केला त्थांनी त्याच कारणात्राठी |
| भेड़ांफ खरेदी केल्यापातून ६ महिन्य | ग्रल यापरण बंधनकारक अन्तर. |





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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(For Residential Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 27 day of January 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 Person M/s. SHLOK AND NIHAR INFRASTRUCTURE of (Address and Occupation SHOP NO. 35, BHOOMI HEIGHTS, PLOT NO. 5/6, SECTOR 8, KHARGHAR, NAVI MUMBAI-

where the context so admits be deemed to include its successor successors), of the other part.

WHEREAS:

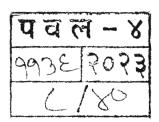
a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navignation By the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra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

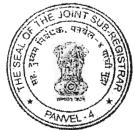
CO

- b) The State Government is, pursuant to section 113(A) of the ad Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- c) Vide scheme no. MM-SCH-16-2021-22 Corporation has launched a scheme for lease of 16 plots for Residential and Residential cum Commercial plots at Kharghar, Kalamboli and New Panvel nodes of, Navi Mumbai through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for Plot No.86 Admeasuring 1130.89 Sq.mtr, Sector-17, Panvel West node by quoting Rs. 1,05,004.00 per Sq.mtr.
- e) Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on 16.11.2021 as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.
- f) The Corporation has consented to grant to the Licensee a lease of all

Elsoe: 耳c Assistant Marketing Officer For SHLOK AND NIHAR INFRACTRUCTURE

PROPRIETOR





 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 1130.89 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. 11,87,47,973.56 (Rupees Eleven Crore Eighty Seven Lakh Fourty Seven Thousand Nine Hundred Seventy Three and Fifty Six Paise Only.) being the full premium agreed to be paid by the Licensee to the Porteration.

THIS AGREEMENT WITNESSES AND NOW IT AGREED AS FOLLOWS:

GRANT OF LICENCE:

1. During the period of Four years from the date hereof, the I censee shall have license and authority only, to enter upon the said and for the purpose of erecting a building or buildings for RESIDENTIAL purpose only and for no other purpose and until the grant of leaks as provided hereinafter, the licensee shall be deemed to be give Licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service character 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 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

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The Assistant Marketing Officer

For SHLOK AND NIHAR INFRACTRUCTURE

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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.

The Licensee hereby agrees to observe and per following, that is to say:-

SUBMISSION OF PLANS FOR APPROVAL:

(a) That it will within six months from the date hereof concerned Town Planning Officer of the Corporation/NIMACTEMES his approval the plans, elevations, sections, specifications, and details of the building hereby agreed by the Licensee to be effected on the said land and the Licensee shall at their own cost and as paten as it may be called upon to do so, amend, all or any such plans a if so required, will produce the same before the Town Parthingeof and will supply him such details as may be called for 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.

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.

FENCING DURING CONSTRUCTION:

(b) That the said plot shall be fenced, properly by the Licensee at its

The Assistant Marketing Officer

FOR SHLOK AND WHAR MITEASTRUCTURE

PROPRIETOR





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 prement material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee:

(bb) The License 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 Power Planning Officer for his approval the plans, elevation 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 at the will set no defense for his failure to submit the plans within the time 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

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED:

erection of the intended building on the said land.

(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.

hereby agrees to make its own arrangement for water to be used for

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 its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said

Ac Assistant Marketing Officer

FOR SHLOK AND NIHAR INFRASTRUCTURE

PROPRIETOR

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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

RATE AND TAXES:

(e) That it will pay all rates, taxes charges, claim chargeable against an owner or occupier in respect any building erected thereon.

(Ammendment) Regulations 2008. & UDCPR.

Jaims and outgoing 3 espect of the said land 3

PAYMENT OF SERVICE CHARGES:

That it will, on the efflux of four years from the date beneat strong date of obtaining a Completion and Occupancy Town Planning Officer whichever is earlier CIDCO/NMMC/PMC a yearly payment at a rate at any be determined and notified from time to time by the Corporation as its contribution the cost of establishing and maintaining civic amenities such as 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".

PAYMENT OF LAND REVENUE:

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

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

The Assistant Marketing Officer

FOR SHLOK AND NIHAR INFRASTRUCTURE

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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 laborator reside upon the said land and in the event of successive, shall comply strictly with the terms thereof.

such consent being

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 the said land or may, in the opinion of the Managing Director be processary for the purpose of forming the foundation of the building a fig compound walks and executing the works authorized by this agreement.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT

(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:

(I) 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.

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

FOR SHLOK AND MIHAR MERASTRUCTUE.

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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

ATTORNEY OR OTHERWISE:

(o) The Licensee shall not appoint any person as its agent. Attorney or otherwise, for the purpose of this Agreement spouse, father, mother, brother & sister or a major of licensee shall be a company or such a body corporate, 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.
- (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.

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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 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 an extended period not exceeding three months granted by the Managery 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.

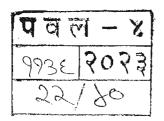
TO RESUME LAND:

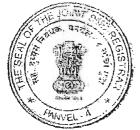
Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, and until the Corporation grants and Licensee accept a Lease of said land as provided hereinafter, the Corporation shall have the following rights and powers:

- (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.
- (b)Power (i) in case the Licensee (a) shall fail to submit to the Town Planning Officer for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (b) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations

For SHLOK AND NIHAR INFHAUTAUCTUSE

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on his part herein contained, the Corporation shall have the powers and liberty to revoke the license hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by it but without prejudice nevertheless to all other legal rights and remedies of the particular against the Licensee.

(ii) to continue the said land in the Licensee's occupation on paying such fine or premium as may be decided upon by the Managing Li

(iii) to direct removal or alteration of any building or structure erested on used contrary to the condition of the grant of the occupancy Certificate within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, ause the same to be carried out and recovered the cost of carrying out in same from the Licensee.

upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.

EXPLANATION, 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) Clause (b).

EXPLANATION - 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defense based on such inconsistency to impugn the exercise

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For SHLOK AND NIHAR INFRASTRUCTURE

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6. EXTENSION OF TIME:

Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 made and amended from time to time by the Corporation under the provisions of the said Regulations and thereupon

the obligations herein under of the Licensee to complete the pilot accept a lease shall be taken to refer to such extended period.

7. GRANT OF LEASE:

As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in the said land and the building erected thereon for the term of 6 years to the date hereof at the yearly rent of Rupees One hundred only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, THE NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENTS) REGULATIONS, 2008.

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time the said regulations stated in the Letter of Allotment dated 16.11.2021, these Regulations shall prevail.

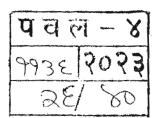
7B. Special Terms and Conditions:

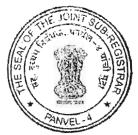
- 1. The plot is offered on "as is where is basis."
- 2. Sub-division of the plots shall not be permitted.

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For SHLOK AND NIHAR INFRASTRUCTURE

Ac Assistant Marketing Officer





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- 3. The permissible base F.S.I. will be 1.1.
- 4. The building shall be constructed for Residential purpose only.
- 5. The Unified Development Control and Promotion Regulations at the time of submission of development proposal and plan to Town Planning Officer shall be applicable to the above conditions.
- The licensee shall observe and abide all the conditions laid in the MAHA-RERA Act.
- 8. Solid Waste Management, Provisions for installation of Solar Energy Assisted System, Solar Assisted Water Heating Systems (SAWHS), Solar Assisted Electric Equipment (photo voltaic equipment) and Rain Water Harvesting Structures (RWHS) shall be applicable as per the regulations mentioned in the Unified Development Control & Promotion Regulations for Management State.

9. FORM OF LEASE:

The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions the eto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borned and paid by the Licensee wholly and exclusively.

10. TRANSFER OF ASSIGNMENT OF RIGHT

The intending lessee can transfer or assign his rights, interest of the nefits which may accrue to him from the Agreement to Lease with prior written permission of the Corporation and on payment of such transfer charges as may be prescribed by the Corporation from time to time. Such permission can however be granted only after the agreed lease premium and any other amount required has been paid in full and after execution of agreement.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

11. NOTICE:

All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any

For SHLOK AND NIHAR INFRASTRUCTURE

The Assistant Marketing Officer

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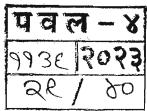


building or erection whether temporary or otherwise upon the said land.

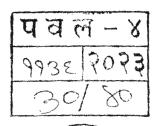
All the other terms and conditions of the scheme booklet (if any) and Allotment letter will also be a part of the Agreement to Lease.

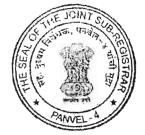
12. The GST and other applicable charges will be paid by the licensee as and when demanded by CIDCO and affidavit to that effect has already been submitted by licensee.

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SCHEDULE

ALL THAT piece or parcel of land known as Plot No. 86 situated in Sector-17, situated at Panvel West, contained by admeasurements 1130.89 sqm Or thereabouts and bounded as follows that is to say: Plot No. 86, Sector-17, situated at Panvel West, Navi Mumbai

On or towards the North by : 11.00 Mtr. Wide Existing Road

On or towards the South by: Plot No. 85

On or towards the West by : 11.00 Mtr. Wide Existing Road

On or towards the East by : Open Land

And delineated on the plan annexed hereto and shown colour boundary line.

IN WITNESS WHEREOF the parties hereto have set their hands

seal the day and year first above written: Signed and Delivered for and on Behalf of the City and Industrial Development Corporation of Maharashtra Limited, Lessor

By the hand of

Echou'
Fle Assistant Marketing Officer

Smt. Ekta Bhoir

In the presence of

Asst. Marketing Officer

Signed and Delivered by Licensee

M/s. Shlok and Nihar Infrastructure

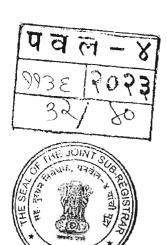
In the presence of

1. Chubban An

For SHLOK AND NIHAR INFRASTRUCTURE

PROPRIETOR

NAHOM CHAK DA



PERMISSION/LICENSE TO ENTER UPON THE LAND

I/WE M/S. SHLOK AND NIHAR INFRASTRUCTURE, HAVE THIS 27 DAY OF JANUARY, 2023

RECEIVED POSSESSION OF PLOT No. 86 ADMEASURING AREA OF 1130.89 SQ.MTR. IN SECTOR

NO. 17 PERTAINING TO REVENUE VILLAGE PANVEL WEST TALUKA PANVEL DISTRICT RAIGAD

EARMARKED FOR RESIDENTIAL PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE

ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENSE GRANTED.

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For SHLOK AND NIHAR INFRASTRUCTURE

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नॉदणीक्त कर्यालयः-'निर्मल 'दूसरा मजला,नरिगन पॉईट मुंबई-४०००२९ मुख्य कर्यालयः-'सिङको' सी.वी.डी वेलापूर नदी मुंबई ४००६१४.

भूमी व भूमापन विभाग-सिडको भवन

दिनांक 11 / 11 /2022

मोजमापासह पनवेल (प.) नोड मधील सेक्टर क्रमांक 17 भूखंड क्रमांक –86 (R) यांचा सिमांकन नक्षशा विरिष्ठ नियोजनकार (द.) यांचेकडील पत्र क्रमांक CIDCO/PLNG(S)/2021 दिनांकः 02/08/2021 च्यानूसार सिमांकनाचा नक्षशा तयार केला.

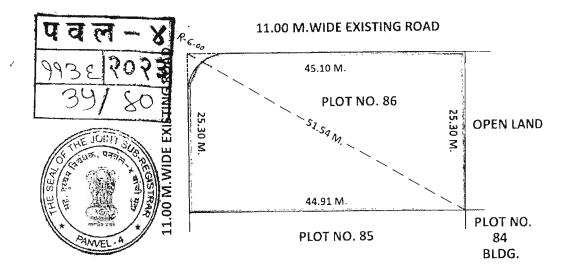
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For SHLOK AND NIHAR INFRASTRUCTURE

PROPRIETOR



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Government of India

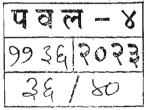
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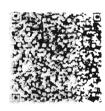
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स्थानी सेका भेटता कार्य Permanent Account Humber Card

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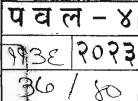


आरत सरकार

विशेश विष्णुमाई पटेन Jignesh Vishnubhei Patel बन्म तिथि/ DOB: 12/12/1980 god / MALE

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S/O विष्णुभाई कचरानाल पटेम, फ्सैट नंबर- 1205, उसा मित्र कॉर्नर, प्लॉट नं ४१- 22, 22 ए. संकटर-19. कामीठे., कामीठे, `रायमह.

महाराष्ट्र - 410206

Address:

S/O Vishnubhai Kacharalat Patel, Rat Number- 1205, Uras Shiv Comer., Plot Number-22. 22 A., Sector-19, Kamothe., Panvel, Raigarti, Maharashtra - 410206

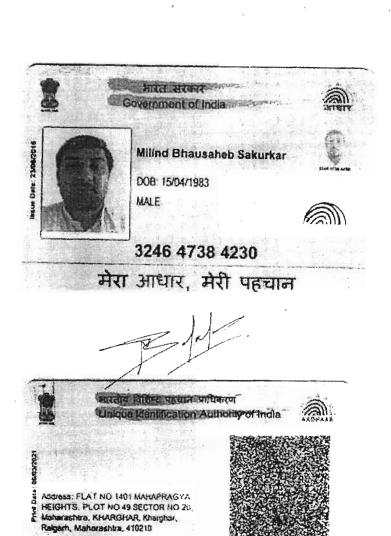
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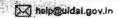




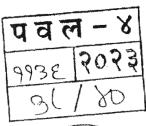


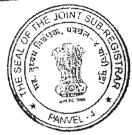
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528/1136 मोनवार,30 जानेवारी 2023 5:07 म.नं. दस्त गोषवारा भाग-1

पबल4 <u>3</u>€/\$0 इस्त क्रमांक: 1136/2023

दस्त क्रमांक: पबल4 /1136/2023

वाजार मृल्य: रु. 00/-

मोबदला: रु. 11,87,47,974/-

्रभरलेले मुद्रांक शुल्क: रु.59,37,600/-

दु. नि. सह. दु. नि. पवल4 यांचे कार्यालयात

अ. क्रं. 1136 वर दि.30-01-2023

ोजी 3:47 म.नं. वा. हजर केला.

पावती:1267

पावती दिनांक: 30/01/2023

सादरकरणाराचे नाव: मे. श्लोक ॲन्ड निहार इन्फ्रास्ट्रक्चर तर्फे प्रो.प्रा. अमित

मोहन घनदाट -

नोंदणी फी

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दस्त हाताळणी फी

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पृष्टांची संख्या: 40

एक्ण: 30800.00

Joint Sub Registrer Panvel 4

Joint Sub Registrar Panvel 4

दम्ताचा प्रकार: अँग्रीमेंट टू लीज

स्त्रावः शुल्कः (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रााधिकरण्याच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (गालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अस्यरे प्रकाशित आलेल्या वार्षिक विवरणप्रवातील दराप्रमाण् प्रभाव क्षेत्रात.

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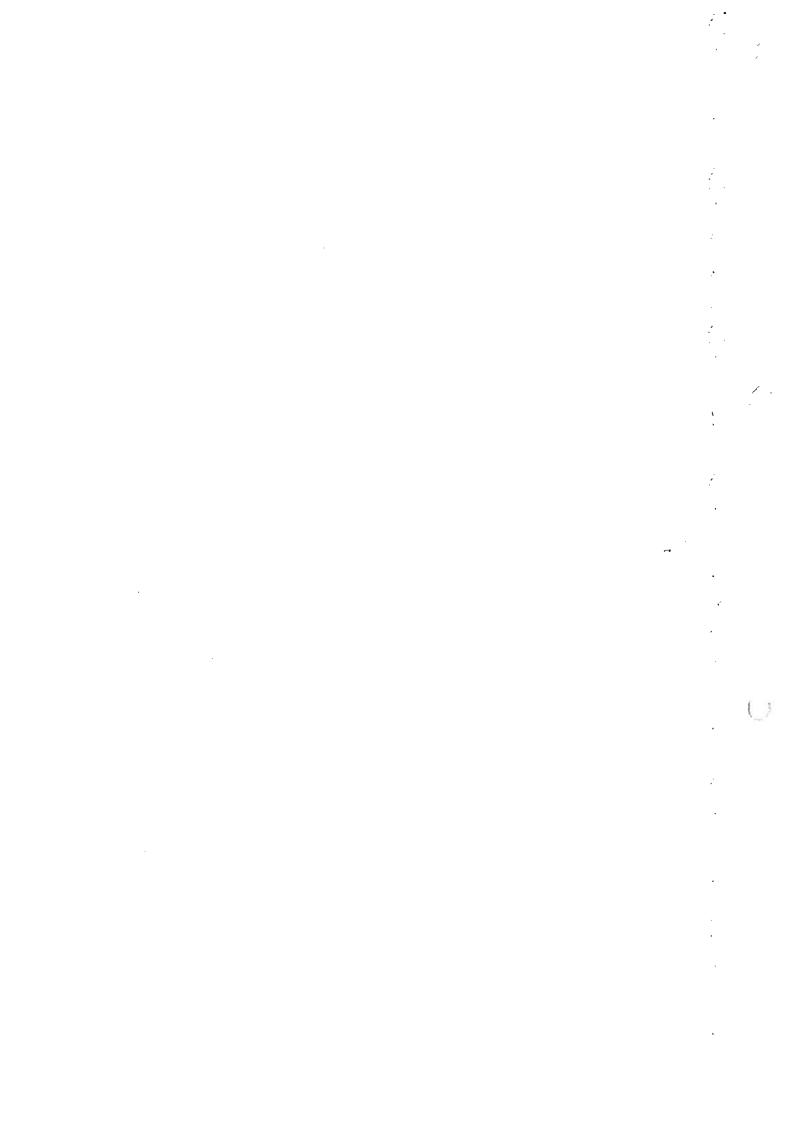
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प्रतिज्ञापञ्

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दस्त गोपत्रारा भाग-2

दस्त क्रमांक :पवल4/1136/2023 दस्ताचा प्रकार :-अँग्रीमेंट टू लीज

पक्षकाराचे नात्र व पत्ता

पक्षकाराचा प्रकार नाव:मे, श्लोक ॲन्ड निहार इन्फ्रास्ट्रक्चर तर्फे प्री.प्रा. अभित गोहन धनदाट आडेकरू

वय :-39 पत्ताः प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, व्लॉक नं: -, रोड नं: शॉप स्लाहारी: नं.35, भुमी हार्डटस्, ब्लॉट नं. 5/6, सैक्टर 8, खारघर, नवी मुंबई, महाराष्ट्र, राईगार्:(ंः:)

द्वायाचित्र

अंगटवाचा रुमा

रॉन नंबर:ALRPG2692J

नाय:सिडको लिमिटेड तर्फे असिस्टंट मार्केटिंग ऑफिसर एकता भोईर -पत्ता;प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: , ब्लॉक नं: -, रोड नं: सी.बी.डी.बेलापूर, नती मुंबई, महाराष्ट्र, ठाणे.

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