

353/15756

पावती

Original/Duplicate

Monday, November 15, 2021

नोंदणी क्र. 39म

6:25 PM

Regn. 39M

पावती क्र.: 18249 दिनांक: 15/11/2021

गावाचे नाव: तळोजा पाचनंद

दस्तऐबजाचा अनुक्रमांक: पबल2-15756-2021

दस्तऐबजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: शशिकला बालाजी काबळे

नोंदणी फी

₹. 25500.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 26100.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे

6:45 PM ह्या वेळेस मिळेल.


Joint Sr. Panel 2

वाजार मूल्य: ₹.2540600/-

मोबदला ₹.2540600/-

भरलेले मुद्रांक शुल्क: ₹. 1000/-

सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

1) देयकाचा प्रकार: DHC रकम: ₹.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1511202111816 दिनांक: 15/11/2021

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.25500/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008778358202122E दिनांक: 15/11/2021

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Exemption to LIG purchaser purchasing residential unit in project approved under Pradhan Mantri Awas Yojana- Housing for All (Urban). : No.Mudrank-2015/1745/UOR.24/CR-573/M-1 Dated 31/3/2018 (LIG)

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



गावाचे नाव : तळोजा पाचनंद

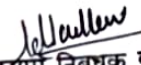
1) विवेकाचा प्रकार	करारनामा
2) मोबदला	2540600
3) बाजारभाव (भाडेपट्ट्याच्या निवडितपट्टाकार आकारणी देतो की पट्टेदार ते मुद कराचे)	2540600
4) भू-मापन, पोटहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: , इतर माहिती: अपार्टमेंट नं.0605, सहावा मजला, बिल्डिंग नं. एल-09, मास हौसिंग स्कीम टाईप एल आय.जी प्लॉट नं.8, सेक्टर नं. 21, मौजे-तळोजा, नवी मुंबई, ता-पनबेल, जि-रायगड. (क्षेत्रफळ-29.82 चौ.मी. कारपेट एरिया)(प्रधानमंत्री आवास योजना कु मु 2015/1745/यु ओ र 24/सी आर -573/एम 1 दिनांक 01/12/2016)((Plot Number : 8 ;))
5) क्षेत्रफळ	1) 29.82 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या प्रकाराचे नाव किंवा दिवाणी न्यायालयाचा मुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव:-सिडको लि तर्फे असिस्टंट मार्केटिंग ऑफिसर संदीप एस भीतिक . . वय:-40; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: निर्मल, दुसरा मजला, गरिमन पॉईंट, मुंबई, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCC3303K
8) दस्तऐवज करून घेणा-या प्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव:-शशिकला बालाजी कांबळे . . वय:-44; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: रूम नं 1240 उत्तम निवास विष्णू नगर दिघे ठाणे , ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-BARPK2960H 2). नाव:-बालाजी कांबळे . . वय:-52; पत्ता:-प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: रूम नं 1240 उत्तम निवास विष्णू नगर दिघे ठाणे, ब्लॉक नं. ., रोड नं. ., महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ASAPK2729E
9) दस्तऐवज करून दिल्याचा दिनांक	15/11/2021
10) दस्त नोदणी केल्याचा दिनांक	15/11/2021
11) अनुक्रमांक, छड व पृष्ठ	15756/2021
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
13) बाजारभावाप्रमाणे नोदणी शुल्क	25500
14) शेर	

म्युनिसिपालीटी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण करारनामा अलाहिदा नोंदविला आहे कारणाचा तपशील करारनामा अलाहिदा नोंदविला आहे

शुल्क आकारताना निवडलेला अनुच्छेद :-


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


सह दुय्यम निबंधक वग-२
(पनबेल-२)



CHALLAN
MTR Form Number-6



GRN	MH008778358202122E	BARCODE			Date	15/11/2021-17:59:09	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No.(If Applicable)	BARPK2960H			
Location	RAIGAD			Full Name	SHASHIKALA BALAJI KAMBLE AND OTHER ONE			
Year	2021-2022 One Time			Flat/Block No.	APARTMENT NO 0605 6TH FLOOR BLDG NO			
Account Head Details				Amount In Rs.	Premises/Building			
0030063301	Registration Fee		25500.00	Road/Street	L09			
				Area/Locality	MASS HOUSING SCHEME LIG PLOT NO 8 SECTOR 21 TALOJA NAVANAGRAI			
				Town/City/District	TAL PANVEL DIST RAIGAD			
				PIN	4 0 2 0 8			
				Remarks (If Any)	PAN2=AACCC3303K-Second Payment 			
Total			25,500.00	Amount In Words	Twenty Five Thousand Five Hundred Rupees Only			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref No.	6910333202111518632	2713263924	
Cheque/DD No.				Bank Date	RBI Date	15/11/2021-17:59:43	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9029205297
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



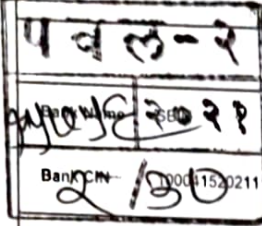

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1511202111816

Date 15/11/2021

Received from SHASHIKALA BALAJI KAMBLE AND OTHER ONE, Mobile number 9029205297, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



Payment Details

Date 15/11/2021

Bank CNR- 10001150211 1509867

REF No. 131917787414

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



SK Kamble

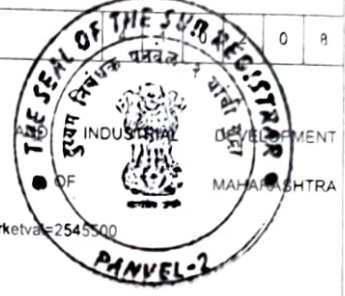
B Kamble



CHALLAN
MTR Form Number-6



MH008251198202122P		BARCODE		Date	30/10/2021-00 24 28	Form ID	25 2
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID / TAN (If Any)			
of Payment Sale of Non Judicial Stamps IGR Rest of Maha				PAN No. (If Applicable)	BARPK2960H		
Name PNL1_PANVEL NO 1 SUB REGISTRAR				Full Name	SHASHIKALA BALAJI KAMBLE		
on RAIGAD				Flat/Block No.	0605, L09 पवल-२		
2021-2022 One Time				Premises/Building	अण्डेकर?		
Account Head Details		Amount In Rs.		Road/Street	SECTOR-21, TALOJA ३/३०		
46401 Sale of NonJudicial Stamp		1000.00		Area/Locality	TALOJA NAVI MUMBAI		
				Town/City/District			
				PIN			
				Remarks (If Any)			
				SecondPartyName=CITY	CORPORATION		
				LIMITED-CA=2545500-Marketva=2545500			
		Amount In		One Thousand Rupees Only			
		1,000.00		Words			
Payer Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502021103000015	9259870874939
Cheque/DD No.				Bank Date	RBI Date	30/10/2021-00.26 45	02/11/2021
of Bank				Bank-Branch STATE BANK OF INDIA			
of Branch				Scroll No. , Date 1008008 , 02/11/2021			



Document ID: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. 9029205297
चलन केवल दफ्तर निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू

Signature Not Verified
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.11.15
18:03:01 IST
Reason: Secure
Document
Location: India

SBKamble

BKamble

सह मुख्य निबंधक पी-२
(पनवेल-२)

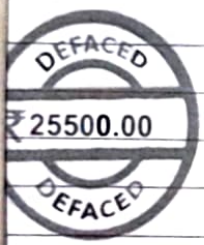


CHALLAN
MTR Form Number-6



GRN	MH00B77B358202122E	BARCODE			Date	15/11/2021-17:59:09	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
Office Name	PNL2_PANVEL 2 JOINT SUB REGISTRAR			PAN No. (If Applicable)	BARPK2960H			
Location	RAIGAD			Full Name	SHASHIKALA BALAJI KAMBLE AND OTHER			
Year	2021-2022 One Time			Flat/Block No.	APARTMENT NO 6505 5TH FLOOR BLDG NO			
Account Head Details				Amount In Rs.	Premises/Building			
0030063301 Registration Fee				25500.00	L09			
				Road/Street	MASS HOUSING SCHEME LIG PLOT NO 8			
				Area/Locality	SECTOR 21			
				Town/City/District	TAL PANVEL DISTRICT - 1 RAIGAD			
				PIN	0 8			
				Remarks (If Any)	PAN2=AACCC3303K-SecondPartyName=SHUCHITRA PANVEL-2			
				Amount In	Twenty Five Thousand Five Hundred Rupees Only			
Total				25,500.00	Words			
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	6910333202111518632	2713263924	
Cheque/DD No				Bank Date	RBI Date	15/11/2021-17:59:43	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

पवल-२
पुणे २०२२
२/१९०



Department ID : 9029205297
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

DeWullen
सह दय्यम निबधक वर्ग-२
(पनवेल-२)

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
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CHALLAN
MTR Form Number-6

GRN MH008251198202122P BARCODE [Barcode] Date 30/10/2021-00 24:28 Form ID 25.2

Department Inspector General Of Registration Payer Details

Type of Payment Stamp Duty TAX ID / TAN (If Any)

Office Name PNC1, PANVEL, NO.1 SOB REGISTRAR PAN No. (If Applicable) BARPK2960H

Location Full Name SHASHIKALA BALAJI KAMBLE

Year 2021-22 Only Flat/Block No. 0605, L09

Account Head Details Amount In Rs. Premises/Building

0030046401 Sale of Non-Judicial Stamp 1000.00 Road/Street

SECTOR-21, TALOJA

Area/Locality TALOJA NAVI MUMBAI

Town/City/District

PIN 4 1 0 2 0

Remarks (If Any)

SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT

CORPORATION OF MAHARASHTRA

LIMITED-CA=2545500-Marketval=2545500

Amount In One Thousand Rupees Only

Total 1,000.00 Words

Payment Details STATE BANK OF INDIA FOR USE IN RECEIVING BANK

Cheque/DD Details Bank CIN Ref. No. 10000502021103000015 9259870874939

Cheque/DD No. Bank Date RBI Date 30/10/2021-00:26:45 02/11/2021

Name of Bank Bank-Branch STATE BANK OF INDIA

Name of Branch Scroll No. . Date 1008008 , 02/11/2021

Department ID Mobile No. 9029205297
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलल केवल दुर्यान निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS VIRTUAL TREASURY

Challan Defaced Details Date: 2021.11.15 18:29:45 IST Reason-Secure Document Location-India

सह दुय्यम निबंधक वर्ग-२ (पनवेल-२)

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-353-15756	0004165112202122	15/11/2021-18:25:28	IGR147	1000.00
Total Defacement Amount					1,000.00



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

Receipt of Document Handling Charges

PRN 1511202111816 Receipt Date 15/11/2021

Received from SHASHIKALA BALAJI KAMBLE AND OTHER ONE, Mobile number 9029205297, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 15756 dated 15/11/2021 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh

DEFACED

₹ 600

DEFACED

प व ल - २
१५/११/२०२१
११९०

Payment Details

Bank Name SBIN	Payment Date 15/11/2021
Bank CIN 1000415202111509867	REF No. 13191778741
Deface No 1511202111816D	Deface Date 15/11/2021

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



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



भारत INDIA INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

© 2021 ©

ZE 337364



जिल्हा कोषागार कार्यालय, ठाणे

1 NOV 2021

मुद्रांक प्रमुख लिपीक / लिपीक

11/11/2021

प व ल - २
१५/०५/२०२१
७/३०



AGREEMENT TO SALE
BETWEEN
CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD.
CBD BELAPUR, NAVI MUMBAI.
AND
SHR/SMT. Shashikala Balaji
Kamble and Balaji
Kamble
APT. NO. १९/६०५ PLOT NO. ९
SECTOR- २१ NODE Talaja

S. Kamble

B. Kamble

Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

जोडपत्र - २

- 9 NOV 2021

मुद्रांक विधी नोंदवही अनु क्र

35392

दिनांक

वस्तुत्व प्रकार

Agreement

दस्त नोंदणी करणार आहेत का? होय/नाई

मिळवणीचे वर्ग

Talaja

SEC-21

Part 1

मुद्रांक विकत घेणा-याचे नाव

Shashikala

Balaji Kamble

CIDCO LTD

दुस-या पक्षकाराचे नाव

Shrutika

सही

[Signature]

हस्तो अस्तव्यास त्याचे नाव व पत्ता

मुद्रांक मुल्य रक्कम 100/-

मुद्रांक विक्रीत्यापी सही व विक्रीचे ठिकाण

सुकान क्र. ४१, मभारा सौंटर,

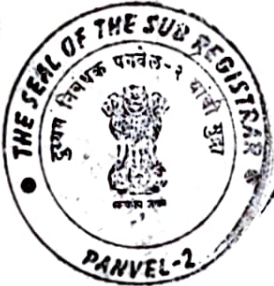
सिफ्टर ०१ ओ, सीबीडी, बेलगाव - ४०० ६१४.

(संतोष द. वाळपूरकर)

परवाना क्रमांक - १२०१०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
भद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

प व ल - २
१५/११/२०२१
L/90



AGREEMENT TO SALE

REF: Contract: 10011571

Scheme: Mass Housing(2018-2019)

Customer: 30198450

Property No.: NMTL02100000080L09060605

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 15th DAY OF NOVEMBER, TWO THOUSAND TWENTY ONE between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part And

Ms. Shashikala Balaji Kamble and Balaji Kamble

Room No. 1240, Uttam Niwas,,

Vishnu Nagar Digha,

Thane-400708

प व ल - २	
१५/०५/२०२१	२/३०

HEREINAFTER REFERRED to as 'The Purchaser' Adult Indian inhabitant (which expression shall unless repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns etc.) of the Other Part.



WHEREAS:

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

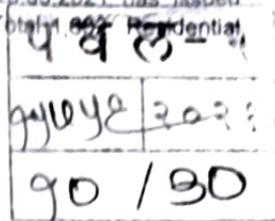
2. The State Government in pursuance to Land Acquisition Act, 1894 read with section 113(A) of the MRTP Act, acquired lands described there in and vested such lands in the Corporation for development and disposal. The State Government has under Section 113(A) of the MRTP Act, acquired privately held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

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

AND WHEREAS:

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

Mass Housing Scheme, at Plot no 8, Sector No.21, Taloja Node, Navi Mumbai. The Corporation has published the Scheme in the newspapers inviting applications from the general public on the terms and conditions stated in the said Scheme. Also, the Sr. Architect by letter No. CIDCO/Sr Arch(BP-IHP)/BP-IHP-29/2021/26 dated 28.08.2021 has issued Occupancy Certificate to No. of Units 1,038 (LIG) + 564 (EWS) = Total 1,602 Residential Units and 35 Shop Units.



AND WHEREAS:

The Applicant has applied to the Corporation and his application having found in order, was allowed to participate in the draw and where his application succeeded by draw of lots and the apartment no 0605 admeasuring carpet area 29.82 (Sq. mtrs) situated in Mass Housing Scheme LIG was allotted to him/her.

That on or before receiving Purchaser's application, the Corporation had offered for inspection of all relevant documents, such as building plan, specifications, all relevant permission, premises etc. That on inspection, the Purchaser has satisfied himself/herself about all the aspects and had no queries or doubts.



The Corporation has decided that apartments constructed in the said scheme be sold on 'Ownership Basis' to the allottees and the individual Purchaser shall become member of the proposed Co-operative Housing Society registered under the Maharashtra Co-operative Housing Societies Act, 1960. The Purchaser has executed, signed all necessary documents, forms, declarations etc. required for registering Co-operative Housing Society of the Purchasers of the apartments under the said Scheme. Thereafter, the Corporation would grant lease of the land to the the respective Co-operative Housing Society on which the said buildings are constructed and more particularly described in the schedule herein for a period of 60 years on a nominal rent of Rs.100/- per year.

The Purchaser has agreed to purchase from the Corporation on 'Ownership Basis' Apartment bearing no 0605 and the same shall be referred to as 'the said apartment' hereinafter, for the total sale price of Rs.2,540,600.00 /- (Twenty Five Lakh Forty Thousand Six Hundred Rupees Only) Subject to the terms and conditions of lease of the said land and buildings to be granted by the Corporation to the Co-operative Housing Society as aforesaid.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

The allotment of the said apartment shall be subject to the observance of the provisions of rules, regulations and policies framed by the Corporation including the provisions contained in Navi Mumbai, Disposal of Lands (Amendment) Regulations, 2008, so far as it relates to disposal of apartment.

1. The Purchaser has prior to the execution of this Agreement to Sale, satisfied himself/herself about the title of the said land and on which the housing scheme has been constructed by the Corporation.

2. The Corporation has agreed to sell and the Purchaser has agreed to purchase the said apartment bearing No 0605 in Building No. L09 on 6th floor admeasuring 29.82 Sq. Mtrs. or thereabout as per the plans and specifications seen verified and approved by the Purchaser. The copy of the plan and specifications of the said apartment is annexed herewith as 'Annexure A'. The price of the said apartment No. 0605 is Rs.2,540,600.00 /- (Twenty Five Lakh Forty Thousand Six Hundred Rupees Only) which shall be paid by the

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Marketing Officer (Hsg.)
CIDCO Ltd.

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Purchaser before the execution of this agreement, the receipt of the payment is hereby acknowledged by the Corporation. In addition to the said price, the purchaser shall be liable to pay all relevant taxes, cess, N.A. Tax etc as may be applicable from time to time and also agrees to pay share money at the rate of Rs 50/- per share for 10 shares of the Proposed Co-operative Housing Society, along with membership entrance fees of Rs. 100/-

4. Possession of the said apartment (having carpet area = 29.82 (Sq. Mtrs) is being delivered to the Purchaser on the date of the registration of this Agreement. The Purchaser hereby confirms to have received the possession of the said apartment and has acknowledged the same by signing on the Possession letter annexed hereto

5. The Purchaser has inspected the said apartment and satisfied himself/herself that the apartment is complete in all aspects and is free from any defect. Upon possession of the said apartment being delivered to the Purchaser, he/she shall be entitled to use and occupy the said apartment for the residence of himself/herself and his/her family and he/she shall hereafter, have no claim against the Corporation in respect of any non-completion of the work of construction of the said apartment or the building in which the said apartment is situated.

6. The Corporation shall have the right until the execution of the lease in favor of the Co-operative Housing Society when formed, to make additions or alterations to the said buildings but not so as to adversely affect the said apartment or its users. The terrace of the top floor of the building including the parapet walls, thereof shall, until the transfer of the property to the Co-operative Housing Society as aforesaid, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of apartments in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the Purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other grounds whatsoever.

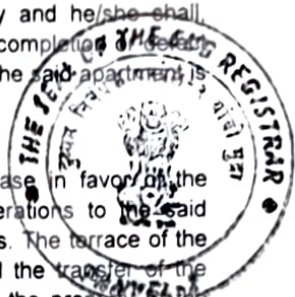
7. The Purchaser shall have no claim to any portion of the land and buildings in the housing scheme save and except in respect of the said apartment. The Purchaser shall have no claim or right of any nature whatsoever on any open space, lobbies, staircase, common terraces, which will remain the property of the Corporation unless and until the said land and building are absolutely transferred on lease basis to the proposed Co-operative Housing Society.

8. The Purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other services and also for other outgoings as his/her share in common expenses payable in respect of the said apartment to the proposed Co-operative Housing Society and till such time to CIDCO at the rate as may be specified by the Corporation.

9. The Purchaser has paid an amount of Rs.48,072.00 /- (Excluding GST) towards maintenance charges to CIDCO for a period of two years from the date of execution of the present agreement and thereafter the Purchaser agrees and binds himself to pay regularly every month by the 5th of each month to the Corporation, until the lease has been executed by the Corporation the Co-operative Housing Society, is formed and thereafter to the Co-operative Housing Society, his/her proportionate share of maintenance charges for the time being at the rate as may be specified by the Corporation and/or by the proposed Co-operative Housing Society. The maintenance charges shall not include, insurance premium, service charges and or Municipal taxes etc. Further, the Corporation shall not be liable to pay any maintenance charges in respect of the unsold Apartments.

10. A) The Purchaser shall obtain electricity connection after completion of necessary

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Marketing Officer (Hsg.)
CIDCO Ltd.

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formalities. The purchaser shall pay to the Maharashtra State Electricity Distribution Company Ltd., (MSEDCL) connection charges and electric energy charges for the electricity consumed in respect of the said Apartment as recorded in the meter separately attached to the said apartment.

B) The Purchaser shall make an application for water supply connection after completion of necessary formalities to the concerned authority. The Purchaser shall pay to said authority Water Charges as may be apportioned and determined in respect of the said apartment to the authority. The Purchaser agrees and declares that such apportionment or determination of water charges by the authority shall be final and conclusive and binding on him/her.

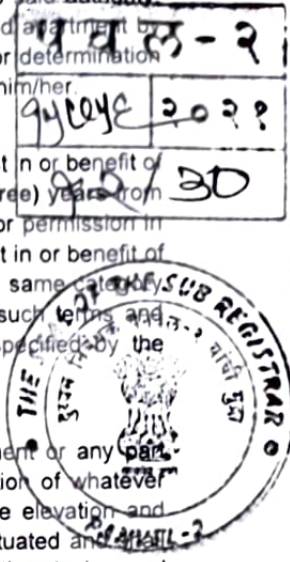
10. The Purchaser shall not Sale, Transfer, Assign or Part with his/ her interest in or benefit of this Agreement by way of sale, in favor of any person up to a period of 3 (Three) years from the date of this Agreement in case of LIG. The Purchaser may with the prior permission in writing of the Corporation, Sale, Transfer, Assign or Part with his/ her interest in or benefit of this Agreement after 3 years from the date of this Agreement only within the same category of reservation as per the reservation category of allotment and subject to such terms and conditions and on recovery of applicable Transfer Charges as may be specified by the Corporation from time to time.

11. The Purchaser shall not damage or cause to be damaged the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside plaster / colour scheme of the building in which the Apartment is situated and keep the sewers, drains and pipes in the Apartment and appurtenances thereto in good condition and in particular, so as to shelter and protect the other parts of the building in which the apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment. Corporation shall not be liable to rectify any damage caused due to such addition, alterations to the water proofing treatments provided to toilets, terraces and internal / external walls which may lead to leakages / seepages. The Purchaser shall follow the guidelines given in the #Maintenance Manual#.

12. The Corporation has informed to the Purchaser and the Purchaser is aware and has agreed that the Floor Space Index (FSI) available for the entire scheme namely "Mass Housing" under Pradhan Mantri Awas Yojana (PMAY) shall be utilized by the Corporation for constructing all structures under the Scheme, FSI is not divided evenly on the building/apartment, but, it is spread on the entire " Mass Housing Scheme" and no claim/dispute for utilization of the said FSI/balance FSI shall be made by any of Purchasers of the apartments in the said scheme. The Purchaser has agreed that he/she shall not claim and / or consume any FSI in the said scheme in his apartment by way of any additional construction and /or making any alterations in the apartment. Corporation shall have right to utilize any of such unused / balance FSI in future. This clause is also applicable to the society formed by the Purchasers.

13. The Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment outside his Apartment or on any portion of the land and building in which the Apartment is situated. The Purchaser shall be responsible for segregation of dry (non-biodegradable) and wet (biodegradable) waste separately. The Purchaser is obliged to maintain and operate all amenities and facilities created /provided by CIDCO within the plot area.

14. The Purchaser shall not store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction of structure of the building in which the Apartment is situated or storing of which goods is objected to by



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

Signature
Signature

the concerned local or other authority and shall take care while carrying heavy packages or any other structure of the building in which the Apartment is situated, including the entrances of the building in which the Apartment is situated and in case, any damage is caused to the building in which the Apartment is situated or the Apartment on account of gross negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach of this Agreement.

15. The Purchaser, who has availed the benefit under PMAY (U) Scheme, shall download the mobile application of PMAY (U), on his mobile, which is available in both Google Play Store and IOS App store. The mobile application would allow beneficiaries of PMAY (U) to capture and upload 2-photographs and 2- selfies with their completed house.

16. The Corporation may grant the permission to the Purchaser of following categories, namely State Govt. employees, Navi Mumbai Journalists, Navi Mumbai PAPs, physically handicapped persons, ex-servicemen/ armed forces personnel, Navi Mumbai mathadi workers and general category to Sale, Transfer, Assign or Part with his/ her interest in or benefit of this Agreement after a period of 10 (Ten) years in case of EWS and three (03) years in case of LIG, from the date of this Agreement to any person in any category as subject to such terms and conditions and on recovery of applicable Transfer Charges as may be specified by the Corporation from time to time.

17. On possession of the said apartment to the Purchaser, he/she shall insure and keep insured the said apartment against loss or damage by fire or any other natural calamities.

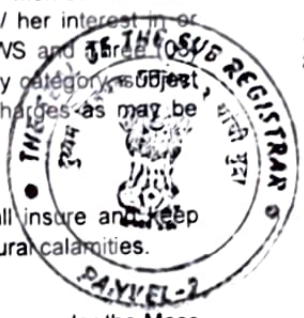
18. The Purchaser along with other purchasers of apartments of the buildings under the Mass Housing Scheme shall within a period of six months from the date of the first Agreement in scheme, join in forming and registration of the Co-operative Housing Society of all the apartments in the buildings of the Mass Housing Scheme and the rights of the Purchaser of the apartment under this agreement shall be recognized and regulated under the bye-laws of the said Co-operative Housing Society. All the Purchasers of the apartment consisting in the buildings falling in the said Scheme shall form a single Co-operative housing society and no building in the said scheme shall form a separate Co-operative housing society other than the society formed for the entire scheme. The Purchaser shall from time to time, sign and execute all applications and other papers and documents as may be required for the formation and registration of the Co-operative Housing Society.

19. After registration of the said Co-operative Housing Society as aforesaid, it shall be the responsibility of the Society to get the water supply connection and electricity connections of the common areas transferred in the name of the Society within a period of six months from the date of Registration of the Society.

20. After registration of the Co-operative Housing Society by all the apartment owners of the buildings comprised in the Mass Housing Scheme and transfer of water supply and electrical connections of common areas in the name of the Society, the said Co-operative Housing Society shall make an application to the Corporation for grant of lease of the said land in favour of the said Co-operative Housing Society. All costs, charges and expenses in connection with formation and registration of the Co-operative Housing Society as well as costs of preparing stamping and registering the Deed of Lease or any other document or documents required to be executed by the Co-operative Housing Society or by the Purchaser of the said apartment shall be borne and paid proportionately by the Purchasers of the apartments in the buildings consisting in the Mass Housing Scheme.

21. The Purchaser hereby agrees and undertakes to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation and the

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Signature

Marketing Officer (Hsg.)
CIDCO Ltd.

Signature

Signature

Co-operative Housing Society in the housing scheme to be formed, the draft of which shall be presented to the Purchaser in due course of time.

2. The Corporation has collected the maintenance charges from the individual purchasers for a period of **Two years**. It is expected that the purchasers shall form and register their Co-operative Housing Society within a period of one year. In such case the Corporation shall hand over the proportionate excess maintenance charges to the said Co-operative Housing Society. In no case shall the Corporation undertake any maintenance or repairs of the common areas within such registered Societies after a period of **Two years** from the month of the First Agreement of the relevant scheme.

3. The Purchaser shall keep and maintain the said apartment walls, partition walls, drain pipes and appurtenance thereto in good habitable condition and carry out necessary repairs and when required so as to support, shelter and protect the other parts of the building other than his apartment and shall not make any structural additions or alterations to the said apartment or any part thereof without prior permission of the Corporation in writing.

4. The Purchaser shall not appoint any person as his/her agent by Power of Attorney for the purpose of execution of this agreement except his/her spouse, father, mother, brother, sister or major child.

5. The Purchaser shall, from the date of possession maintain at his own cost the said apartment in a good habitable condition and shall not do anything in or to the said apartment which may be against the rules of the Corporation or Local Authority or any public body or force or which may be destructive or injurious to the inhabitants of the building and/or to the other apartment owners. The Purchaser should not cause any nuisance or annoyance to the inhabitants and residents of the neighborhood.

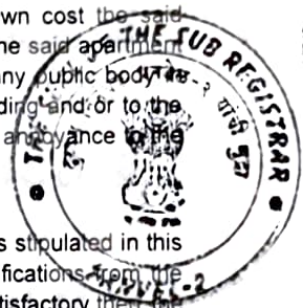
6. If the Purchaser commits any breach of any of the terms and conditions stipulated in this agreement, the Corporation shall issue a show cause notice seeking clarifications from the Purchaser and if the reply given by the Purchaser is not found to be satisfactory, then the Corporation shall be at liberty to determine this agreement by giving 30-days notice to the Purchaser. On the expiry of such notice period, the Corporation shall re-enter in the said apartment or any part thereof and shall quietly possess and enjoy the said apartment free from any right, claim or interest of the Purchaser, without any interruptions or disturbance whatsoever by the Purchaser and without any prejudice to any other rights of the corporation in respect of such breach or breaches.

7. On the Expiry of the notice period referred to in the foregoing clause, this Agreement shall stand automatically determined. Upon the termination of the Agreement for any reason whatsoever, all the premium paid by the purchaser shall be appropriated by the Corporation as compensation for use and occupation of the said apartment by the Purchaser till the date of such determination and the Purchaser shall not be entitled to claim refund of the said amount or any portion thereof or compensation/damages or any amount of any nature.

8. Any delay by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Corporation of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser.

9. The Purchaser shall bear and pay the cost of Stamp Duty and Registration Charges in respect of this Agreement.

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Marketing Officer (Hsg.)
CIDCO Ltd.

Shankar

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30. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by pre paid post 'Under Certificate of Posting' and by RPAD at the address of the said apartment or at his/her last known address as per records of the Corporation.

31. All terms and condition stipulated in the Scheme Booklet as well as in Allotment Letter which are not contradictory to the provisions of this agreement, shall form a part of this Agreement

32. The Corporation has informed to the purchaser and the purchaser is aware and has agreed that the Floor Space Index (FSI) available for the entire scheme namely **Mass Housing Scheme** under Plot No.8, Sector No.21, **Taloja Node**, Navi Mumbai has been utilized by the Corporation for constructing all structures under the Scheme, FSI is not divided evenly on the building/apartment, but, it is spread on the entire Scheme falling under Plot No.8, Sector No. 21, **Taloja Node**, Navi Mumbai and no claim/dispute for utilization of the said FSI/ balance FSI shall be made by any of purchasers of the apartments in the said scheme.

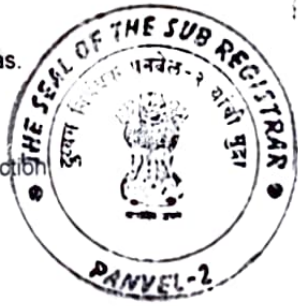
33. All other terms and conditions mentioned under the booklet of **Mass Housing Scheme** EWS & LIG and or under the allotment letter addressed to the Purchaser shall form part of this agreement. However, in the event of any contradiction and or ambiguity in interpretation of the terms of the allotment letter and this agreement, the terms and conditions of this agreement read with the provisions of Navi Mumbai Disposal of Land (Amendment) Regulations 2008, shall prevail.

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34. The Corporation shall carry out comprehensive maintenance maximum upto five years from the date of Occupancy Certificate.

The Comprehensive maintenance shall include following jobs:

- a. Maintenance of pumps, electrical and mechanical items in common areas.
- b. Comprehensive maintenance of lifts.
- c. Daily cleaning of common areas, buildings, including door garbage collection
- d. Maintenance of garden and horticultural work.



35. The storm water drain adjacent to plot boundary on channel side is provided by CIDCO to cater for storm water discharge of land of this scheme and also storm water of adjoining areas. As the storm water drain is inside the scheme plot and parking area is situated over it and since it is part of the plot area, it shall be the responsibility of the Society/plot owner to maintain status of the same and it shall not be altered or disturbed without written consent of CIDCO. The safety related issues of this storm water drain shall be responsibility of the society and no claim for compensation shall be entertained by CIDCO. Further CIDCO/ Local authority shall have right to inspect the scheme plot drain and undertake any maintenance if so desired.

36. The Purchaser shall be bound by the provisions of The Navi Mumbai Disposal of Lands

[Signature]
Marketing Officer (Hsg.)
CIDCO Ltd.

[Signature]
[Signature]

(Amendment) Regulations, 2008 for as amended from time to time.

37. This Agreement shall be governed and constructed in accordance with the laws of India and shall be subject to the exclusive Jurisdiction of Mumbai Court only.

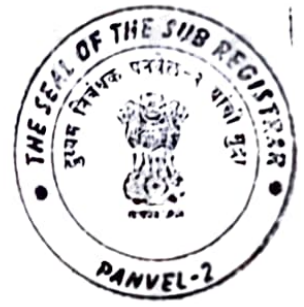
Signature

Att. Marketing Officer (Hqg.)
CIDCO Ltd.

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१९ / १०



SCHEDULE

ALL THAT Apartment admeasuring **29.82** Sq Mtrs. having building No **L09**, Apartment No **1605** of layout of land situated and being at Plot No.8, Sector No **21**, Taloja Node, Navi Mumbai, and bounded as follows that is to say:

On or towards the North by : _____
 On or towards the South by :- _____
 On or towards the East by :- _____
 On or towards the West by :- _____

पवल-२
१५/११/२०२१
१७/१८०

IN WITNESS, WHEREOF THE Parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first here in above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED CORPORATION

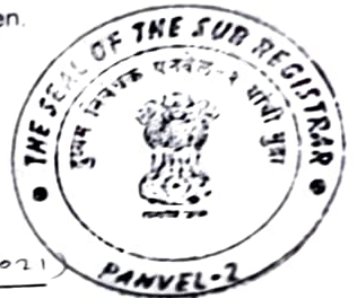
BY THE HAND OF

Shri/Smt. SANDEEP S. BHOUTIK

Sanveik (15.11.2021)

Asst. Marketing Officer

Asstt. Marketing Officer (Hsg.)
 CIDCO Ltd.



IN THE PRESENCE OF:

(1) Shri/Smt Y. V. Mhatre

(2) Shri/Smt S. A. Gade

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED

SHASHIKALA BALAJI KAMBLE SK Kamble
BALAJI KAMBLE B Kamble (Purchaser)

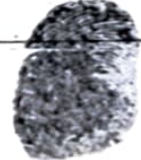
15/11/2021

By the hand of its signatory

IN THE PRESENCE OF:

(1) Shri/Smt Y. V. Mhatre

(2) Shri/Smt S. A. Gade



CIDCO/Sr. Arch(BP-IHP)/BP-IHP-29 /2021/ 0 0 0 0 2 0

OCCUPANCY CERTIFICATE

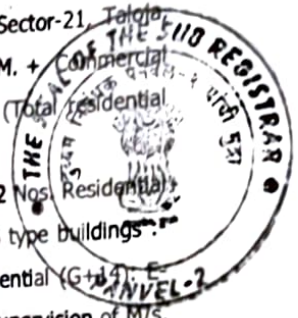
28 JUN 2021	
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१६/३०	

I hereby certify that, the development for Full & Final Occupancy Certificate for the Mass

Housing Scheme of Residential cum Commercial Buildings on Plot No.-08, Sector-21, Tolga, Navi Mumbai; Total B.U.A. - 55576.09 Sq. M.(Residential BUA - 54196.39 Sq. M. + Commercial BUA - 1379.70 Sq. M.) with LIG tenements - 1038, EWS tenements - 564 (Total Residential tenements - 1602) & Shops - 35 Nos.,

LIG type buildings : Total 12 Nos. ; ((05 Nos. C+R (G+14) : L-01 to L-05 + (2 Nos. Residential (G+13): L-06 & L-07) + (5 Nos. Residential (G+14): L-08 to L-12)) & EWS type buildings : Total 07 Nos. ; ((02 Nos. Residential (G+12): E-01 & E-02) + (04 No. Residential (G+14): E-03, E-05 to 07) + (01 No. Residential (G+07): E-04))

is completed under the supervision of M/s. B.G. Shirke Construction Tech. Pvt. Ltd.; same has been inspected on 04-06-2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate issued vide letter No. CIDCO/Sr.Arch(Hsg/BP-IHP)/BP-IHP-29/2019/0101; dtd. 10.05.2019. and that the development is fit for the use for which it has been carried out.



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



CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the GM (Hsg).
3rd floor, Raigad Bhavan,
CBD Belapur,
Navi Mumbai 400 614
Date 15.11.2021

TAKING OVER POSSESSION BY THE ALLOTTEE

TYPE: LIG, Apartment No: 0605, Floor: 6th floor, Building No: L09, Plot No 8, Sector: 21, Taloja

Date of Allotment: 30.08.2019

Name of Hire/Outright Purchaser: **Ms. Shashikala Balaji Kamble Balaji Kamble**

Date of execution of Agreement: 15.11.2021

प व ल - २
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१२/३०

Asst. Marketing Officer (Hsg.)
CIDCO




The Executive Engineer
Taloja

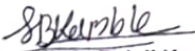
POSSESSION RECEIPT

I hereby certify that I have taken over possession of the apartment No. 0605 in building no. L09 Type LIG in Plot No. 8, Sector 21, at Taloja on the day of 15.11.2021, after proper inspection of the fittings and fixtures provided therein.

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

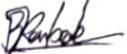
Received Lock No 1649 with duplicate key.

(Signature of Allottee)



Name: **Ms. Shashikala Balaji Kamble**

(Signature of Co-Applicant)



Name: **Balaji Kamble**

Copy to : i) MSEDCL

ii) Secretary of the Society

OK

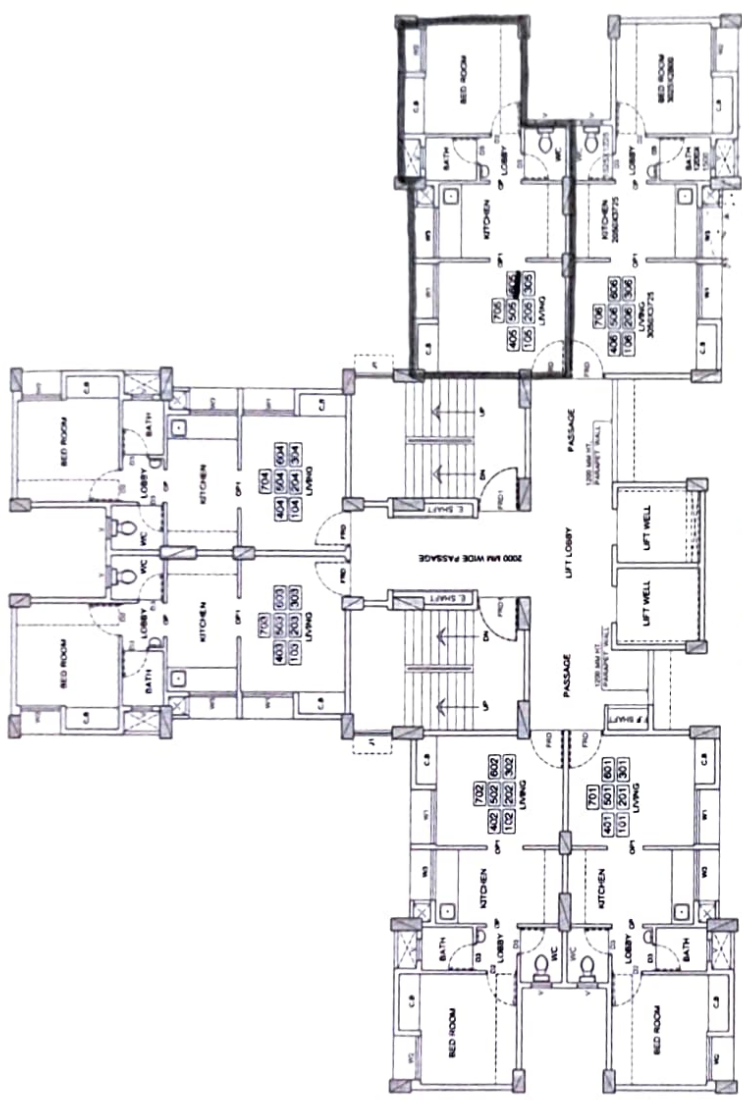
पवल-२	
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CARPET AREA FOR TEN NO. - = 29.82 SQM.
01, 02, 03, 04, 05 & 06

Shravanik
Ass. Marketing Officer (Hsg.)
CIDCO Ltd.

I, ARCHITECT P. T. THAKRE DO HEREBY CERTIFY THAT THIS IS AN ACCURATE COPY OF THE FLOOR PLAN SHOWN ALONGSIDE AND APPROVED BY THE LOCAL AUTHORITY NAMELY CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. WITHIN WHICSE JURISDICTION THE BUILDINGS ARE LOCATED AND THAT THE SAID PLANS AND THE DIMENSIONS OF THE APARTMENT AREAS ARE:
I SOLEMNLY AFFIRM THAT WHAT IS STATED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



TYPICAL FLOOR PLAN
(1ST TO 7TH FLOOR PLAN)

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

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
AT PLOT NO.8, SECTOR - NO. 21, TALOJA , FOR
CIDCO, NAVI MUMBAI.

BUILDING TYPE
LIG -RESI (G+14)

PROJECT NO. - 18
DATE OF FOUNDATION - 19/10/2020
DATE OF CONSTRUCTION - 29/10/2020

THE SEAL OF THE REGISTERED ARCHITECT
P. T. THAKRE
605
- 19 -
REGISTERED ARCHITECT
NO. 15
C.D. BELUR
C.B.D. BELUR, NAVI MUMBAI - 400611

SHIRKE
G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
278, MANOHAR PUNE - 411028
SOLEMNLY AFFIRMED AT NAVI MUMBAI
- DAY OF 15/08/2021

प व ल - २	
१५७५१	३०२१
२२/३०	





महाराष्ट्र शासन राजपत्र

असाधारण भाग चार-ब

खं. ४, अंक ४६]

बुधवार, एप्रिल ११, २०१८/पैत्र २१, शके १९४०

[

प व ल - २
४५०५९ २०२१
२९/९०

असाधारण क्रमांक १०४

प्राधिकृत प्रकाशन

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमांमध्ये तयार केलेले
(भाग एक, एक-अ आणि एक-न चांमध्ये प्रसिद्ध केलेले नियम व आदेश (आव्यतिरिक्त) नियम व आदेश.

महसूल व वन विभाग

माराम कपा मार्ग, हुतात्मा राजगुरु चौक,

मंत्रालय, मुंबई-४०० ०३२, दिनांक ३१ मार्च २०१८.

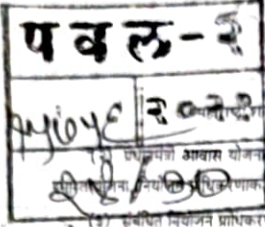
आदेश

महाराष्ट्र मुद्रांक अधिनियम.

प्रमोक्त मुद्रांक-२०१५/१७४५/अनौ.सं.क्र. २४/प्र. क्र. ५७३/म-१.—महाराष्ट्र मुद्रांक अधिनियम (१९५८ चा क्र. ६०) (यात ज्याचा उल्लेख यापुढे 'उक्त अधिनियम' असा करण्यात आला आहे) च्या कलम १ च्या खंड (अ) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून, ज्यांना फाळावताना महसूल व वन विभागाने यापूर्वी दिनांक १ डिसेंबर २०१६ रोजी काढलेल्या शासन आदेश क्र. मुद्रांक-२०१५/१७४५/अनौ.सं.क्र. २४/प्र. क्र. ५७३/म-१ चे अधिष्ठापन करून, लोकाधिकाराने तसे करणे आवश्यक असल्याचे महाराष्ट्र शासनाने छात्री पटल्याने, महाराष्ट्र शासन खात्यात, गृहनिर्माण व नागरी दारिद्र्य निर्मुक्तन मंत्रालय, भारत सरकारच्या 'प्रधानमंत्री आवास योजना-सर्वासाठी घरे (नागरी)' या केंद्र पुरस्कृत चांमर्तगत मान्यता प्राप्त झालेल्या क्षेत्रांमध्ये स्थित असलेल्या मिळपतीमधील घटक खरेदीसाठी, सार आदेशासाठी जोडलेल्या अनुसूचीमध्ये विनिर्दिष्ट केलेल्या निवास योग्यांच्या निवट वारंवारता, प्रकल्प सुचक तथा प्रवर्तक आणि आर्थिकदृष्ट्या दुर्बल घटकांच्या (ई-डब्ल्यूएस) किंवा अन्य उष्ण गट (एन.आय.जी.) प्रवर्गातील लोकांच्या मालकीचा कोणताही " युनिट " खरेदीकर्ता, चांम्यामधील ' व्यवहाराच्या प्रथम संलेखात ' उक्त अधिनियमामुळे नोंदलेल्या अनुसूची-१ च्या अनुच्छेद २५ च्या खंड (ब) अन्ये आकारणी योग्य असलेले मुद्रांक शुल्क कमी करून, ते पुढील अटी तथा शर्तीच्या अधीन राहून रु. १०००/- (रुपये एक हजार फक्त) इतके निरिधत फरीत आहे :

अटी तथा शर्ती.—

(१) महाराष्ट्र गृहनिर्माण व क्षेत्र विकास प्राधिकरणाने (म्हाडा) असे प्रमाणित केले पाहिजे की, प्रधानमंत्री आवास योजना-सर्वासाठी घरे (नागरी) चांमर्तगत प्रकल्प मान्यता प्राप्त प्रकल्प आहे.



राजपत्र असाधारण भाग धार-ब, एप्रिल ११, २०१६/चैत्र २१, शके १९४०

प्रधानमंत्री आवास योजना-सबांसाठी घरे (नागरी) का अंतर्गत मान्यता दिलेल्या प्रकल्पाचा वृहत लेआउट आराखडा किंवा तयार केलेल्या प्रकल्प सुचक तयार करणेसाठी मंजूर केलेली पाहिले किंवा त्यास मान्यता घेतली पाहिजे.

(१) संबंधित निवासने प्राधिकरणाने भोगवटा प्रमाणपत्र दिले पाहिजे.



(२) या आदेशान्वये ज्या प्रकल्प सुचकाने तथा प्रवर्तकाने किंवा कोणत्याही खरेदीकर्त्याने मुद्रांक शुल्क कपातीचा त्याप घेतला आहे असा प्रकल्प सुचकाने किंवा कोणत्याही युनिटचा खरेदीकर्ता, हे कोणत्याही अन्य आदेशानुसार किंवा धोरणानुसार मुद्रांक शुल्कात सवलत किंवा कपात घेतली आहे असेल, तो प्रकल्प सुचकाने किंवा कोणत्याही प्रवर्तकाने किंवा कोणत्याही खरेदीकर्त्याने आधीच मुद्रांक भरले असेल तर, कोणताही परतावा दिला जाणार नाही.

(३) या आदेशान्वये, ज्यासाठी कोणत्याही प्रकल्प सुचकाला तथा प्रवर्तकाला अथवा कोणत्याही युनिटच्या खरेदीकर्त्यास मुद्रांक शुल्क कमी करण्यात आले असेल आणि त्याने उक्त धोरणाच्या प्रयोजनाची किंवा उद्दिष्टांची पूर्तता करण्यास कमी केलेली असेल किंवा उक्त धोरणात किंवा या आदेशात विनिरुद्ध केलेल्या कोणत्याही शर्तीचा किंवा विशेष विनियमांचा भंग केला असेल तर, तो सुरुवातीपासून त्याला मुद्रांक शुल्क कमी करण्यात आले नव्हते असे समजून, संपूर्ण मुद्रांक शुल्क व कोणताही असल्यास शास्त्री, देण्यास पात्र असेल.

(१) या आदेशाच्या प्रयोजनार्थ, " युनिट " याचा अर्थ निवासी युनिट असा आहे :

(२) या आदेशाच्या प्रयोजनार्थ, व्यवहाराचा प्रथम संलेख याचा अर्थ, ' प्रधानमंत्री आवास योजना-सबांसाठी घरे (नागरी) ' प्रकल्प क्षेत्र (यात यापुढे ज्याचा ' निर्देश ठळक क्षेत्र ' असा करण्यात आला आहे) या अंतर्गत मान्यता दिलेल्या अशा क्षेत्रात स्थित असलेल्या निवासी युनिटच्या संदर्भात, प्रकल्प सुचक तथा प्रवर्तक व खरेदीकर्ता (यात यापुढे ज्याचा निर्देश " मूळ खरेदीकर्ता " असा करण्यात आला आहे) यांच्यात निष्पादित केलेला प्रथम संलेख, असा आहे. उक्त क्षेत्रात स्थित असलेल्या " निवासी युनिटचा नंतरचा खरेदीदार " आणि प्रकल्प सुचक तथा प्रवर्तकाकडून खरेदी केलेला " मूळ खरेदीकर्ता " यांच्यामध्ये निष्पादित केलेला संलेख किंवा दस्तऐवज यांचा यामध्ये समावेश होणार नाही. अशाप्रकारे, या आदेशान्वये उक्त क्षेत्रांतर्गत मूळ खरेदीदार ते पुढील खरेदीदार यांच्यातील, पुढील व्यवहार मुद्रांक शुल्क कमी करण्यासाठी पात्र असणार नाहीत.

अनुसूची

अ. क्र.	ठरपत्रगट	वार्षिक उत्पन्न (रुपयात)	निवासी जागांच्या निवतवाटपासाठीचे मर्यादित क्षेत्र (४)
(१)	(२)	(३)	(४)
१.	आधिकारद्वारा दुर्बल घटक (ई.डब्ल्यू.एस.)	रु. ३,००,०००/- पर्यंत (रुपये तीन लाखांपर्यंत)	३० चौरस मीटर पर्यंत
२.	अल्प उत्पन्न गट (एल.आय.जी.)	रु. ३,००,००१ पासून रु. ६,००,०० पर्यंत (रुपये तीन लाख एक रुपयापासून रुपये सहा लाखांपर्यंत)	६० चौरस मीटर पर्यंत

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रितमकुमार व. जावडे,
कार्यासन अधिकारी.

CIDCO LTD.
Marketing Manager-II Dept.

Inward No.: 886

Date 12/3/21



महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग

सह जिल्हा निबंधक व मुद्रांक जिल्हाधिकारी
रायगड - अलिबाग

जिल्हा न्यायालयाजवळ, ता. अलिबाग, जि रायगड



दूरधनी क्र. 02141-222265.

फॅक्स क्र. 02141-223836.

जा.क्र./टे.क्र./प्र.आ.सो/मु.शु/नो.फी/2021/1886

ई-मेल jdr.raigad@igra.maharashtra.gov.in

jdr.raigad01@gmail.com

दि. 9/3/2021

पत्र क्र. - १
१५/०५/२०२१
२५/३०

प्रति,

- ✓ व्यवस्थापक (पणन)
सिडको, सिडको भवन,
सीबीडी बेलापूर, नवी मुंबई-400614

विषय - प्रधानमंत्री योजनेतर्गत आकारण्यात येणारे मुद्रांक व नोंदणी शुल्काबाबत

संदर्भ :- Ref.No.सिडको/पणन-2/2021/35 दि.21/01/2021

महोदय,



उपरोक्त विषयास अनुसरून व संदर्भिय पत्रान्वये आपले कार्यलयाने प्रधानमंत्री आवास योजनेतर्गत आर्थिक दुर्बल घटक व अल्प उत्पन्न गटाकरीता काढणेत आलेल्या सोडती मधील अर्जदारांचा नाविकच्या काळ्यात कोरानामा करणे प्रस्तावित असल्याचे कळवून महाराष्ट्र शासन महसूल विभागाकडील शासन राजपत्र दि.31/03/2018 चे अनुषंगाने उपस्थित खालील मुद्याबाबत खुलासा करणेस कळविलेले आहे. तो येणेप्रमाणे.

1. सिडको महामंडळातर्फे प्रधानमंत्री आवास योजनेतर्गत काढण्यात आलेल्या घरांकरीता आर्थिकदृष्ट्या दुर्बल घटक व अल्प उत्पन्न गटाकरीता मुद्रांक शुल्क रक्कम रु.1,000/- लागू आहे अगूर कसे होय. महाराष्ट्र शासन, महसूल व वनविभागाकडील राजपत्र No.Mudrank.2015/1745/UOR-24/CR-573 दि.31/03/2018 अन्वये प्रधानमंत्री आवास योजनेतर्गत काढण्यात आलेल्या घरांकरीता आर्थिकदृष्ट्या दुर्बल घटक व अल्प उत्पन्न गटातील लामधारकासाठी महाराष्ट्र मुद्रांक अधिनियमाचे अनुसूची एक मधील अनुच्छेद 25 अन्वये Project Proponent/s व खरेदीदार यांवेमध्चे निष्पादित होणाऱ्या रहिवास वापराच्या युनिटसाठी देय मुद्रांक कमी करून रु.1000/- लागू करणेत आलेले आहे. सोबत सदर राजपत्राची प्रत सादर करणेत येत आहे.
2. असल्यास, महामंडळाकडून/अर्जदाराकडून कोणत्या बारीची पूर्तता करणे आवश्यक आहे.
अ) अर्जदारास देणेत येणारे रहिवास युनिट हे प्रधानमंत्री आवास योजनेतर्गत मान्य प्रोजेक्ट मधील इमारतीचे असणे आवश्यक आहे.

ब) अशा इमारतीस आवश्यक असणाऱ्या बांधकाम परवानगी व अन्य परवानग्या प्लॅनिंग
अथॉरिटीकडून रितसर घेतलेल्या असल्या पाहिजेत.

क) या अधिसूचनेअंतर्गत मुद्रांक शुल्काची माफी देताना सदर अर्जदार यांनी याआधी अशा स्वरूपाच्या
इतर योजनेचा लाभ घेतलेला नसावा.

ड) या योजनेचा उद्देश किंवा त्यातील अटी व शर्तीचे उल्लंघन दोहोपैकी कोणीही केल्यास माफी
दिलेले मुद्रांक शुल्क दंडासह वसूल करणेत येईल.

प व ल	
7/11/2023	28/30
या योजनेत देय मुद्रांक शुल्क फक्त आणि फक्त आर्थिकदृष्ट्या दुर्बल घटक व अल्प उत्पन्न गटाकरीता सामार्थ्यासाठी आहे. सविस्तरपणे- आर्थिकदृष्ट्या दुर्बल घटक - ज्यांचे वार्षिक उत्पन्न रु. 3 लाखपर्यंत आहे- वाटप करणेत येणारे रहिवास क्षेत्र 30 चौ.मी पर्यंत अल्प उत्पन्न गट - ज्यांचे वार्षिक उत्पन्न रु. 3,00,001/- ते रु. 6 लाखापर्यंत आहे- वाटप करणेत येणारे रहिवास क्षेत्र 60 चौ.मी पर्यंत.	

सदर सासन निर्णयास काही कालमर्यादा आहे अगर करे.



नोदणी शुल्काचा खूलासा करणेत यावा.

नोदणी शुल्क व मुद्रांक शुल्कावर 1% दराने देय आहे. जास्तीत जास्त रु. 30,000/- चे मर्यादेत.

कारिता माहित नसल्यास त्या कार्यवाहीस्तव.

Sasabam
28/30

(शैलेंद्र साटम)

सह जिल्हा निबंधक वर्ग - 1 व
मुद्रांक जिल्हाधिकारी
रायगड-अलिबाग

भारत सरकार
 GOVERNMENT OF INDIA

शशिकला बालाजी कांबळे
 Shashikala Balaji Kamble
 जन्म तारीख / DOB: 09/05/1977
 महिला / FEMALE
 Mobile No.: 9029206297

7020 3455 7164

माझे आधार, माझी ओळख

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 BARPK2960H

नाम / Name
 KAMBLE SHASHIKALA BALAJI

पिताचे नाव / Father's Name
 SHIVDASH LAXSHAMAN MARE

जन्म तारीख / Date of Birth
 09/05/1977

Shankle

आपला आधार क्रमांक / Your Aadhaar No. :
 9697 6865 7148

आधार - सामान्य माणसाचा अधिकार

Shankle

प व ल - २

७५०५६ २०२१

२७/३०

भारत सरकार
 GOVERNMENT OF INDIA

बालाजी दशरथ कांबळे
 Balaji Dashrath Kamble
 जन्म वर्ष / Year of Birth: 1969
 पुरुष / Male

9697 6865 7148

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

MR BALAJI DASHARATHKAMBLE
 DASHARATH TUKARAM KAMBLE
 16/10/1969
 Permanent Account Number
 ASAPK2729E

Shankle

THE SEAL OF INDIA GOVT REGISTRAR
 PANVEL-2

Shankle

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
 HOU PK1950L

नाम / Name
 RUTIKA BALAJI KAMBLE

पिताचे नाव / Father's Name
 BALAJI KAMBLE

जन्म तारीख / Date of Birth
 04/1999

सandeep नामदेव कोलपे
 Sandeep Namedeo Kolape
 जन्म तारीख/DOB: 24/03/1991
 पुरुष / MALE

4852 8692 2744
 UID: 9113 6863 1702 8109

माझे आधार, माझी ओळख

Shankle

Sandeep

प व ल - २	
१५/०५/२०२१	
२८/७०	



ऑक्टोबर 2021 6 25 म न

दस्त मोबदला साम-1

पत्रक 2 20/30
दस्त क्रमांक 15756/2021

पत्रक 2 /15756/2021

₹ 25,40,600/-

मोबदला ₹ 25,40,600/-

सूचक ₹ 1,000/-

फी असल्यास तपशिल

Payment Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

फी असल्यास तपशिल

on to LIG purchaser purchasing residential unit in project approved under Pradhan Mantri Awas Yojana- Housing
an). No Mudrank-2015/1745/UOR 24/CR-573/M-1 Dated 31/3/2016 (LIG)

दि. पत्रक 2 चांचे कार्यालयगत

पावती: 18249

पावती दिनांक: 15/11/2021

दि. 15-11-2021

सादरकरणाचाचें नाव: नशिकला बालाजी कांबळे

₹ 25.40 हजार केला

मोबदली फी

₹ 25500.00

दस्त हाताळणी फी

₹ 600.00

पुढांची संख्या: 30

able

पावत्याची सही

एकूण: 26100.00

law

Panel 2

Jellulaw
Joint Sr Panel 2

करारनामा

(एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न
याही नागरी क्षेत्रात

5 / 11 / 2021 06 : 24 : 10 PM ची वेळ: (सादरीकरण)

5 / 11 / 2021 06 : 25 : 13 PM ची वेळ: (फी)

दरमरेवजासायत जोडलेली कागदपत्र
कुळमुखत्यारपत्रे श्याक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी
दस्त निघ्यादकाची राहिल

लिहून देणार

Shyamli

लिहून देणार

Shankar



36 16 PM
 2/15756/2021
 करारनामा

दस्त गोपबारा भाग-2

पत्रांक 30/30
 दस्त क्रमांक 15756/2021

पत्रकाराचे नाव व पत्ता

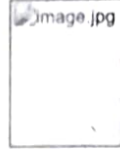
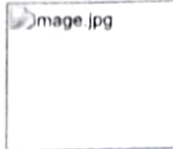
विहून घेणार नि. तर्फे, अगिस्ट मार्केटिंग अफिकर मंदीप एस शीतिक
 पत्ता प्लॉट नं. , माळा नं. , इमारतीचे नाव निर्मल, दुसरा मजला,
 विमान पोर्ट, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई,
 पत्र नंबर AACCC3303K

पत्रकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

विहून घेणार
 वय -40
 स्वाक्षरी-



विहून घेणार
 वय -44
 स्वाक्षरी-



DKamble

विहून घेणार
 वय -52
 स्वाक्षरी-



BKamble

पत्रकाराचे नाव व पत्ता

विहून घेणार नि. तर्फे, अगिस्ट मार्केटिंग अफिकर मंदीप एस शीतिक
 पत्ता प्लॉट नं. , माळा नं. , इमारतीचे नाव रुम न 1240 उत्तम
 विमान विष्णू नगर दिणे ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र,
 पत्र नंबर BARPK2960H

पत्रकाराचे नाव व पत्ता

विहून घेणार नि. तर्फे, अगिस्ट मार्केटिंग अफिकर मंदीप एस शीतिक
 पत्ता प्लॉट नं. , माळा नं. , इमारतीचे नाव रुम न 1240 उत्तम
 विमान विष्णू नगर दिणे ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे,
 पत्र नंबर ASAPK2729E

दस्त घेणार तयारकधीत करारनामा चा दस्त ऐवज करून दिव्याचे कबुल करतात.

वेळ: 15 / 11 / 2021 06 27 : 17 PM

निवेदीत करतात की ते दस्तऐवज करून देणा-याना व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात

पत्रकाराचे नाव व पत्ता

मिदीप कोळपे
 पत्र नंबर 5 कळंबोनी
 पत्र नंबर 410218

छायाचित्र

अंगठ्याचा ठसा

Rotap



पत्रकाराचे नाव व पत्ता

पत्रकाराचे नाव व पत्ता
 पत्र नंबर 400708

स्वाक्षरी

DKamble



वेळ: 15 / 11 / 2021

वेळ: 15 / 11 / 2021 06 27



प्रमाणित करणेत देते की सदर दस्तास एकूण 30

पाने आहेत, पुस्तक क्र. 7

क्रमांक 951052 सा जेंदला.

पु. सह. द. व्य. प. नि. क. क. व. ग. - 2, व. न. वे. ल. - 2

Sl. No.	Type	Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	eChallan	10000502021103000015	MH008251198202122P	1000.00	SD	0004165112202122	15/11/2021
2	eChallan		MH008778358202122E	25500	RF	0004165113202122	15/11/2021
3	DHC		1511202111816	600	RF	1511202111816D	15/11/2021

[uty] [RF:Registration Fee] [DHC: Document Handling Charges]

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15756 / 2021

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