

Receipt (pavl)

86/13407

पावती

Original/Duplicate

Friday, November 18, 2022

नोंदणी क्र.: 39M

12:57 PM

Regn.: 39M

पावती क्र.: 15652 दिनांक: 18/11/2022

मावाचे नाव: खारघर

दस्तऐवजाचा अनुक्रमांक: पवत1-13407-2022

दस्तऐवजाचा प्रकार: ऑनलाईन टू सीज

सादर करणाऱ्याचे नाव: मे रावरीया डेव्हलपर्स तर्फे भागीदार नारायण राघवजी रावरीया --

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पृष्ठांची संख्या: 30

एकूण:

₹. 30600.00

आपणाम मूल दस्त, पंचमेल प्रिंट, मुर्ची-२ अंदाजे
1:15 PM ह्या वेळेस मिळेल,

JOINT S.R PANVEL 1

सह दुय्यम निबंधक पनवेल १

बाजार मूल्य: ₹.294149140.48 /-

मोबपला ₹.294149140.48/-

भरलेले मुद्रांक शुल्क : ₹. 14707500/-

1) देयकाचा प्रकार: DHC रकम: ₹.600/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1711202203288 दिनांक: 18/11/2022

विक्रीचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH010412507202223E दिनांक: 18/11/2022

विक्रीचे नाव व पत्ता: **दहस्तापस्त मिळाला**


पयकावणी सही
मूल दस्त परत दिवा

लिपिक,
स निबंधक, पनवेल

Other Receipt

86/13407

इतर पावती

Original/Duplicate

Friday, 18 November 2022 3:50 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 15675 दिनांक: 18/11/2022

मावाचे नाव: -खारघर

दस्तऐवजाचा अनुक्रमांक: पवत1-13407-2022

दस्तऐवजाचा प्रकार: ऑनलाईन टू सीज

सादर करणाऱ्याचे नाव: मे रावरीया डेव्हलपर्स तर्फे भागीदार नारायण राघवजी रावरीया --

वर्षात

दस्त हाताळणी फी

₹. 720.00

पृष्ठांची संख्या: 36

एकूण:

₹. 720.00

JOINT S.R PANVEL 1

सह दुय्यम निबंधक पनवेल १

1): देयकाचा प्रकार: DHC रकम: ₹.720/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1811202206123 दिनांक: 18/11/2022

विक्रीचे नाव व पत्ता:



18/11/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. पत्रवेल 1

रकम क्रमांक : 13407/2022

नोंदणी :

Regn 63m

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार	बॅंटीमेंट टू नीज
(2) मोबदला	294149140.48
(3) आकारमात्र (माझेगटव्याख्या अनसिवागटव्याखार आकारणी देतो की पटव्याखर ठे गमुद करणे)	294149140.48
(4) गुन्यापत्र, पोट्टिन्या व अरकनांबर (असल्यास)	1) पालिकेचे नाव राखण इतर बर्षेत : इतर माहिती: स्कीम नं एसएच -एनिएच-22 -2021 -2022 प्लॉट नं 57 बी सेक्टर 34 ए खारघर नवी मुंबई रोड 2728.96 चौ मी रेसिडेंटल आणि कमर्शियल बायलासाठी (Plot Number : 57 B :)
(5) क्षेत्रफळ	1) 2728.96 चौ.मीटर
(6) आकारणी किंवा जुटी देण्यात असलेले तेंकडे	
(7) एलएचएच करून देणा-या/जिहून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे रावरीका देवुलपर्वी उर्फे बाजीदार नारायण राधबजी रावरीका - - वन:-41; पत्ता:-प्लॉट नं:-, माळा नं:- - इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ऑफिस नं 1207 व नैऋत्यी प्लॉट नं 34 ए सेक्टर 7 खारघर नवी मुंबई, महाराष्ट्र, इंडिया. पिन कोड:-410210 फोन नं:-AAKER3582N
(8) एलएचएच करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विठ्ठल नि उर्फे सहायक मार्केटिंग जयिधारी राजेन्द्र सोनावणे वया:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- ऑफिस निर्मल दुसरा बाजला मरिमन पॉईंट मुंबई 400021, महाराष्ट्र, मुंबई, पिन कोड:-400021 फोन नं:-AACCC3303K
(9) इलएचएच करून दिल्याचा दिनांक	17/11/2022
(10) एलएचएच केल्याचा दिनांक	18/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	13407/2022
(12) आकारमात्राप्रमाणे शुद्धीक शुल्क	14707500
(13) आकारमात्राप्रमाणे नोंदणी शुल्क	30000
(14) वेरा	

सह दुय्यम निबंधक पुनवेळ १

मुल्यांकनासाठी विवारात घेतलेला ठरणीक:-

मुल्यांकनाची आवश्यकता नाही कारण आसकीय/निमशासकीय किंमत कारणाचा ठरणीक आसकीय/निमशासकीय
किंमत

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVRIYA DEVELOPERS	eChallan	69103332022111111439	MH010430847202223E	6737500.00	SD	0005347690202223	18/11/2022
2	RAVRIYA DEVELOPERS	eChallan	69103332022111016643	MH010412507202223E	7970000.00	SD	0005347695202223	18/11/2022
3		DHC		1711202203286	600	RF	1711202203288D	18/11/2022
4	RAVRIYA DEVELOPERS	eChallan		MH010412507202223E	30000	RF	0005347695202223	18/11/2022

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



CHALLAN
MTR Form Number-6



GRN	MH010412507202223E	BARCODE	[Barcode]		Date	10/11/2022-19:43:01	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				PNL4_PANVEL NO 4 SUB REGISTRAR					
Location				RAIGAD					
Year				2022-2023 One Time					
Account Head Details				Amount In Rs.		Premises/Building			
0030048401 Stamp Duty				7970000.00		Road/Street			
0030063301 Registration Fee				30000.00		Area/Locality			
						Town/City/District			
						PIN			
						4 1 0 2 1 0			
				Remarks (If Any)					
				PAN2=AACCC3303K-SecondPartyName=CIDCO LTD-					
Total				80,00,000.00		Amount In Words			
						Eighty Lakh Rupees Only			
Payment Details				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		68103332022111016643 718625429	
Cheque/DD No.				Bank Date		RBI Date		10/11/2022-19:52:01 Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK			
Name of Branch				Scroll No. , Date		100 , 11/11/2022			

प न ल
१३५०० २०२२
९९



Department ID : Mobile No : 9887056727
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हाचर चालन केवल पुराना निसाना कार्यालयात नोंदणी करायला दस्तऐवजांची लागू आहे. नोंदणी न करता येणारे दस्तऐवजांची चालन चालू नाही.



CHALLAN
MTR Form Number-6



GRN	MH010430847202223E	BARCODE	[Barcode]		Date	11/11/2022-12:12:59	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty Registration Fee					
Office Name				PNL4_PANVEL NO 4 SUB REGISTRAR					
Location				RAIGAD					
Year				2022-2023 One Time					
Account Head Details				Amount In Rs.					
0030046401 Stamp Duty				6737500.00					
Flat/Block No.				PLOT NO.57B, SECTOR 34A,					
Premises/Building				KHARGHAR,					
Road/Street				NAVI MUMBAI					
Area/Locality				NAVI MUMBAI					
Town/City/District				PIN					
				4 1 0 2 1 0					
Remarks (if Any)				PAN2=AADCC3303K-SecondPartyName=CIDCO LIMITED-					
Amount In				Sixty Seven Lakh Thirty Seven Thousand Five Hundre					
Words				d Rupees Only					
Total				67,37,500.00					
Payment Details				IDBI BANK					
Cheque/DD Details				FOR USE IN RECEIVING BANK					
Cheque/DD No.				Bank CIN		Ref. No.		6910333202211111439 718840889	
Name of Bank				Bank Date		RBI Date		11/11/2022-12:24:35 Not Verified with RBI	
Name of Branch				Bank-Branch		IDBI BANK			
				Scroll No. , Date		Not Verified with Scroll			

प व ल
93800 2022
२ / ६६



Department ID : Mobile No. : 9987058727
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निलंबन कार्यालयतः कोर्टी कार्यालयतः दर्तासाठी लागू आहे. कोर्टी व कार्यालयच्या दर्तासाठी सदर चालन लागू नाही.

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1811200206123	Date	18/11/2022
Received from RAVRIYA DEVELOPERS, Mobile number 9987058727, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Panel 1 of the District Raigarh.			
Payment Details			
Bank Name	UBIN	Date	18/11/2022
Bank CIN	10004152022111805720	REF No.	566147487
This is computer generated receipt, hence no signature is required.			

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1711202203288	Date	17/11/2022
Received from RAVRIYA DEVELOPERS, Mobile number 9987058727, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office S.R. Panel 1 of the District Raigarh.			
<div style="text-align: center;">  </div>			
Payment Details			
Bank Name	UBIN	Date	17/11/2022
Bank CIN	10004152022111700059	REF No.	566030666
This is computer generated receipt, hence no signature is required.			





CHALLAN
MTR Form Number-6



GRN	MH010412507202223E	BARCODE	[Barcode]		Date	10/11/2022-19:43:01	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 PNL4_PANVEL NO 4 SUB-REGISTRAR				PAN No.(If Applicable)	AAKFR3582N					
Location RAIGAD				Full Name	RAVRIYA DEVELOPERS					
Year 2022-2023 : One Time				Flat/Block No.	PLOT NO.57B, SECTOR 34A,					
Account Head Details			Amount In Rs.	Premises/Building						
0030046401	Stamp Duty		7970000.00	Road/Street	KHARGHAR,					
0030063301	Registration Fee		30000.00	Area/Locality	NAVI MUMBAI					
				Town/City/District						
				PIN	4	1	0	2	1	0
				Remarks (If Any)	PAN2=AACCC3303K-SecondPartyName=CIDCO LTD-					
				Amount In	Eighty Lakh Rupees Only					
Total				80,00,000.00	Words					
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	Ref. No.	69103332022111016643	718825429			
Cheque/DD No.				Bank Date	RBI Date	10/11/2022-19:52:01	11/11/2022			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	100 , 11/11/2022					



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub-Registrar office only. Not valid for unregistered document.
 Mobile No. : 9987058727

Signature Not Verified

Digital Signed by DE
 DIRECTORATE OF
 ACCOUNTS AND
 TAXES, MUMBAI 02
 Date: 2022-11-18 13:08:15
 IST

Challan Defaced Date: 18/11/2022 13:08:15 IST



Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-86-13407	0005347695202223	18/11/2022-12:57:31	IGR146	30000.00
2	(IS)-86-13407	0005347695202223	18/11/2022-12:57:31	IGR146	7970000.00
Total Defacement Amount					80,00,000.00



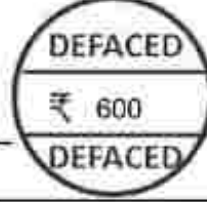
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1711202203288

Receipt Date 18/11/2022

Received from RAVRIYA DEVELOPERS, Mobile number 9987058727, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 13407 dated 18/11/2022 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name UBIN

Payment Date 17/11/2022

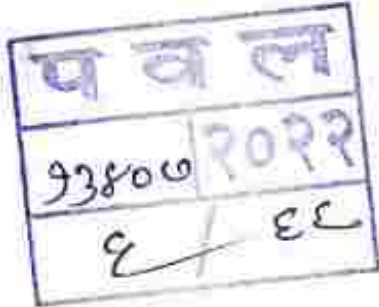
Bank CIN 10004152022111703059

REF No. 566030666

Deface No 1711202203288D

Deface Date 18/11/2022

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





महाराष्ट्र MAHARASHTRA

2022 17 NOV 2022
17 NOV 2022

28AA 915351



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93806	2022
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AGREEMENT TO LEASE FOR
(RESIDENTIAL CUM COMMERCIAL)
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD
AND
M/S. RAVRIYA DEVELOPERS
PLOT NO. 57B, SECTOR-34A, KHARGHAR,
NAVI MUMBAI



Assistant Marketing Officer

ओडपत्र-२/Annexure-II

17 NOV 2022

मुद्रांक विक्री नोंद वही अनु क्रमांक..... 139565 दिनांक.....
दस्तावा प्रकार..... दस्त नोंदणी करणार आहेत का होय/नाही
नोंदणी होणार असल्यास दुय्यम निर्बंधक कार्यालयाचे नाव.....
निलकंठीचे वर्णन..... नोंदवला रक्कम.....
मुद्रांक विकत घेणाऱ्याचे नाव..... Ravniya Developers
दुस-या पक्षकाराचे नाव.....
हस्ते असल्यास त्यांचे नाव व पत्ता..... Kailash P. Kharghar
मुद्रांक शुल्क रक्कम 100/- मुद्रांक विकत घेणाऱ्याची सही.....
मुद्रांक विक्रीचे ठिकाण/पत्ता:- सुनिता सर्लिस, दुकान नं. 92, बनता मार्केट-9,
सेक्टर-३, जेठळ, मवी मुम्बई-४००७०६
श्री. दिलीप वि. शिंगाडे परवाना क्र. २२/२००३ मविम परवाना क्र. १२०१०४५
मुद्रांक विक्रीचा सही ज्या कारणासाठी कर्जाची मुद्रांक जरेची लेखा त्यांची त्याच
कारणासाठी मुद्रांक जरेची लेखाप्रामुख्येने नोंदवण्याचा आता वापरणे बंद करणार आहे

प ख ल
93800/2022
L/६६



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED**

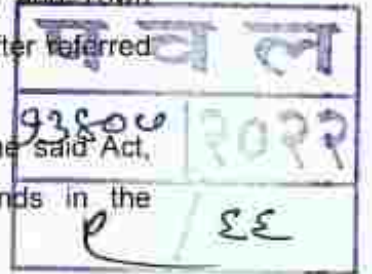
(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 17th day of November Two Thousand Twenty Two 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. Ravriya Developers of (Address and Occupation) 1207, The Landmark, Sector 7, Plot No. 26A, Kharghar, Navi Mumbai 410210, (hereinafter referred to as "Licensee" which expression shall, where the context so admits be deemed to include its successor or successors), of the other part.

WHEREAS:

- a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
- b) The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- c) Vide scheme no. **MM-SCH-22-2021-22** Corporation has launched a scheme for lease of **22 Plots for Residential, Commercial, Residential Cum Commercial use at Kharghar, Panvel and Pushpak Nagar nodes of Navi Mumbai** through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for **Plot No. 57B, Admeasuring 2,728.96 Sq.mtr, Sector-34A, Kharghar node by quoting Rs. 1,07,788.00 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 **29.04.2022** 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



[Signature]
Assistant Marketing Officer

1

For RAVRIYA DEVELOPERS

[Signature]
Partner

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 **2,728.96 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **Residential+Commercial** 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. 29,41,49,140.48 (Rupees Twenty Nine Crore Forty One Lakh Forty Nine Thousand One Hundred Forty Rupees and Forty Eight Paise Only.)** being the full premium agreed to be paid by the Licensee to the Corporation.

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

GRANT OF LICENCE :

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

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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

For RAVIYA DEVELOPERS

Partner

Assistant Marketing Officer

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

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

SUBMISSION OF PLANS FOR APPROVAL:

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

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 1.5.
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.

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R. Srinivas

For RAVRIYA DEVELOPERS

R. Srinivas
Partner

Assistant Marketing Officer

FENCING DURING CONSTRUCTION :

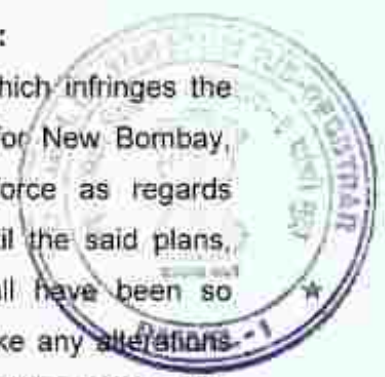
(b) That the said plot shall be fenced, properly by the Licensee at its expenses, within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to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

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

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NO WORK TO BEGIN UNTIL PLANS ARE APPROVED :

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



For RAVRIYA DEVELOPERS

(Handwritten signature)

Partner

(Handwritten signature)

Assistant Marketing Officer

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 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 cum Commercial** 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 (Ammendment) Regulations 2008.&UDCPR.

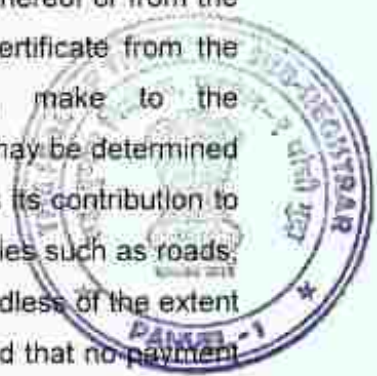
RATE AND TAXES:

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

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PAYMENT OF SERVICE CHARGES:

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



[Signature]
Assistant Marketing Officer

For RAVIYA DEVELOPERS

[Signature]
Partner

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:

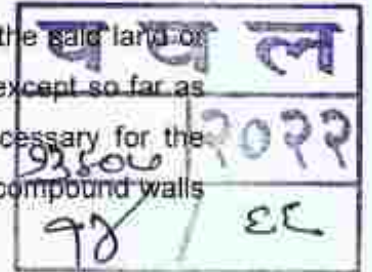
- (h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may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

SANITATION :

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

EXCAVATION:

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



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

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



NUISANCE:

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

For RAVRVA DEVELOPERS

Partner

Assistant Marketing Officer

INSURANCE:

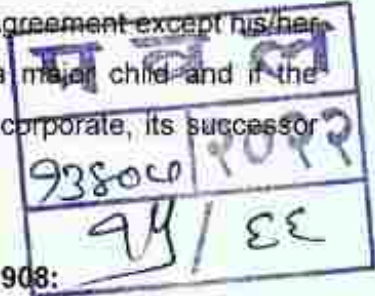
- (m) That it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and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

RECOVERY OF ANY SUM DUE TO THE CORPORATION:

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

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

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



REGISTRATION UNDER REGISTRATION ACT, 1908:

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



4. RESTRICTION AGAINST TRANSFER :

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

R. S. Srinivas
Assistant Marketing Officer

For RAVRIYA DEVELOPERS
[Signature]
Partner

shall be subject to the payment of charges in the manner and to extent provided in Explanation (ii) of Regulation 10 of Navi Mumbai Disposal of lands (Amendment) Regulation, 2008 or as may be prescribed by the Corporation from time to time.

- (iii) In case of plots allotted to Co-operative Societies, such plots are not transferable at any point of time during the duration of the lease period even it is permitted under any other law.

5. POWER TO TERMINATE AGREEMENT:

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

POWERS OF CORPORATION:

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

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

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

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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

R. J. ...

Assistant Marketing Officer

For RAVRIVA DEVELOPERS

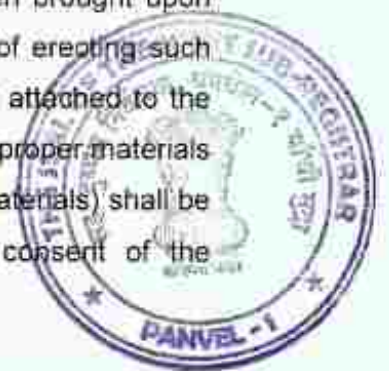
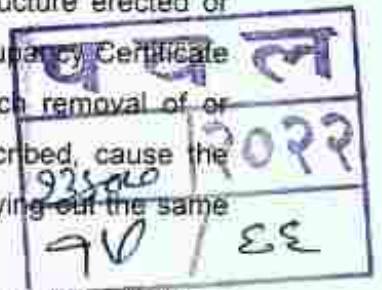


Planning Officer for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance 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 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 Corporation against the Licensee.

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

(iii) to direct removal or alteration of any building or structure erected or 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, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.

(iv) all building materials and plant which shall have been brought 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).

For RAVRIYA DEVELOPERS

R. Sarabhai

[Signature]

Partner

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 of any right or power by the Corporation.

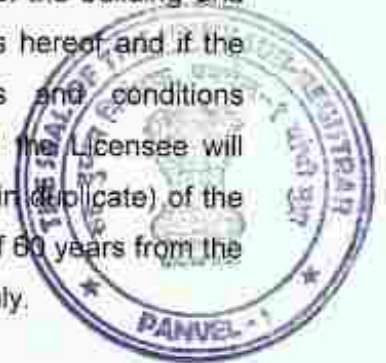
6. EXTENSION OF TIME:

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 building and to accept a lease shall be taken to refer to such extended period.

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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 duplicate) of the said land and the building erected thereon for the term of 60 years from 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

R. Sawant

Assistant Marketing Officer

For RAVRIYA DEVELOPERS

[Signature]

Partner

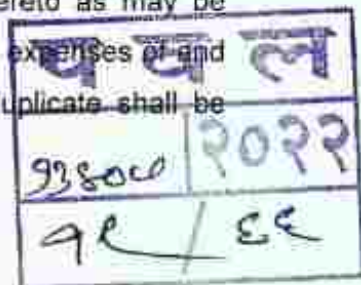
XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time the said regulations stated in the Letter of Allotment dated 29.04.2022, these Regulations shall prevail.

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.
3. The permissible base F.S.I. will be 1.5.
4. The building shall be constructed for **Residential Cum Commercial** 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.
6. 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 Maharashtra 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 thereto 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 borne and paid by the Licensee wholly and exclusively.



10. Transfer of assignment of right

The intending lessee can transfer or assign his rights, interest or benefits 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.



For RAVRIYA DEVELOPERS

(Signature)
Partner

(Signature)

Assistant Marketing Officer

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

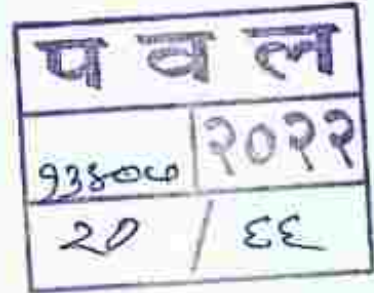
All the other terms and conditions of the scheme booklet (if any) and Allotment letter will also be a part of the Agreement to Lease.

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.


Assistant Marketing Officer

For RAVRIYA DEVELOPERS


Partner



SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. 57B** situated in **Sector-34A**, situated at **Kharghar**, contained by admeasurements **2,728.96 sqm** Or thereabouts and bounded as follows that is to say:
Plot No. 57B, Sector-34A, situated at Kharghar, Navi Mumbai

On or towards the North by : Plot No. 57A
On or towards the South by : 35.00 M wide Road
On or towards the West by : Open Land for Future Development
On or towards the East by : 45.00 M Wide Road



And delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

IN WITNESS WHEREOF the parties hereto have set their hands and 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



Asst. Marketing Officer
Shri- Rajendra Sonawane

R. Sonawane
Assistant Marketing Officer

In the presence of

1. Jagriti Talpade
2. Shubham Ambre

Jagriti
Shubham

Signed and Delivered by Licensee
M/s. Ravriya Developers

For RAVRIYA DEVELOPERS

AD

Partner

In the presence of

1. Jagriti Talpade
2. Shubham Ambre

Jagriti
Shubham



PERMISSION/ LICENSE TO ENTER UPON THE LAND

I/WE SHRI / MESSRS M/S. RAVRIYA DEVELOPERS HAVE THIS 17th DAY OF NOVEMBER, 2022 RECEIVED POSSESSION OF PLOT NO. 57B ADMEASURING AREA OF 2728.96 SQ MTR IN SECTOR NO. 34A PERTAINING TO REVENUE VILLAGE KHARGHAR TALUKA PANVEL DISTRICT RAIGAD EARMARKED FOR RESIDENTIAL CUM COMMERCIAL PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENCE GRANTED.

HANDED OVER

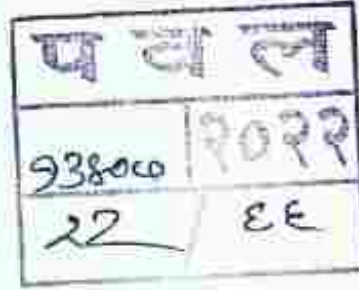


Assistant Marketing Officer

For RAVRIYA DEVELOPERS

TAKEN OVER

Partner



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

भोवणीकृत कार्यालय - 'मिर्मळ' एशिया नजला नरिमन पॉइंट, मुंबई - ४०००२१, मुख्य कार्यालय - 'विडलजी' सी.बी.डी. केलापूर, नवी मुंबई - ४०००६४

भूमी व भूमापन विभाग - सिडको भवन

दिनांक : 18 / 11 / 2022

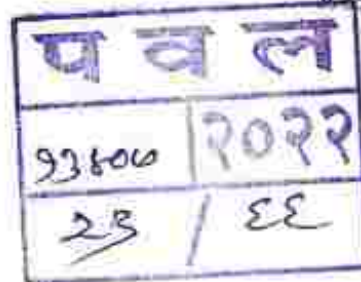
नोजनापासह खारघर नोड मधील सेक्टर क्रमांक 34A भूखंड क्रमांक - 57B (C+R) याचा सिमांकन नकाशा वरिष्ठ नियोजनकार (द.) याचे फीडिल पत्र क्रमांक CIDCO/PLNG(S)/2022/ E-16*482 दिनांक: 07/11/2022 च्यानुसार सिमांकाचा नकाशा तयार केला.

भूखंडाचे क्षेत्रफळ : 2728.96 चौ.मी.

याप्रमाणे भूखंडाची हद



Assistant Marketing Officer



For RAVRIYA DEVELOPERS

(Signature)

Partner

पूर्ण नकाशा भूमापन नकाशा
न. वरिष्ठ नियोजनकार (S)
पत्र क्र. सिडको/नियोजन/2022/E-16*482
दिनांक: 07/11/2022

(Signature)
सहायक भूमापन अधिकारी
सिडको



(Signature)

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FORM 'H' / वस्तु १
 [See Rule 17 / नियम १७ पहा]
CERTIFICATE OF REGISTRATION
 बॉम्बेचे प्रमाणपत्र



THE INDIAN PARTNERSHIP ACT, 1932
 (ACT No. IX OF 1932)
 भारतीय भागीदारी अधिनियम, १९३२
 (गत १९३२ चा अधिनियम क्रमांक ९)

Registration No. अम उम्पुट
 बॉम्बेची क्रमांक

It is certified that a firm by name _____
 with its head office at _____
 has this day been duly registered under The Indian Partnership Act, 1932
 (Act No. IX of 1932).

याद्वारे असे प्रमाणित करण्यात येत आहे की, एम. डेकर डी. ए.
अमीन पनसेल पुर्व १९३० पासून
 येथे मुख्यालय असलेल्या मे. रावरा डेकर

या नावाच्या संस्थेची १०/१०/२००८

या दिवशी भारतीय भागीदारी अधिनियम, १९३२
 (१९३२ चा अधिनियम क्रमांक ९) अन्वये योग्य रीतीने नोंदणी करण्यात आली आहे.
 Given under my hand this _____ day of _____ २००८
१० ऑक्टोबर २००८ या दिवशी माझ्या सहीने देण्यात आले

प. व. ल.	
१३६००८	२०२२
२५	६६



Registrar/Assistant Registrar of Firms
 Bombay/Pune/Nagpur/Aurangabad.
अप निबंधक/निबंधक निबंधक भागीदारी मुद्रा
अ मुद्रा पुणे/नागपूर/औरंगाबाद





महाराष्ट्र MAHARASHTRA

पुणे न्यायालय क्षेत्रात
 न्यायिक न्यायिक न्यायिक न्यायिक
 न्यायिक न्यायिक



धनश्री स्टॅम्प वेंडर

G 550726

महाराष्ट्र स्टॅम्प वेंडर, पणवेल, महाराष्ट्र
 क्रमांक ५५५५/२००७

म. नारायण र. पटेल न. १८/०२/०८

सेल

(Handwritten Signature)

अननुपत्ती क्र. पणवेल (७/१९९६ - २००८)



DEED OF PARTNERSHIP

THIS INDENTURE OF PARTNERSHIP is made and entered into at Panvel on this 18th day of February, 2008

BETWEEN

MR. NARAYAN R. PATEL Age 27 Years, Indian Inhabitant, residing at B-1104, Tulsi Prema, Sector-1, Khanda Colony, New Panvel-410206, hereinafter referred to as the party of the **FIRST PART** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns).

प. डी. डी.
 १३६०० २०२२
 २९ / ६६



For RAVRIYA DEVELOPERS

(Handwritten Signature)

Partner

For RAVRIYA DEVELOPERS

(Handwritten Signature)



MR. ANILKUMAR B. PATEL Age 19 Years, Indian Inhabitant, residing at E-1001, Patel Heritage, Sector-7, Kharghar, Navi Mumbai, hereinafter referred to as the party of the **SECOND PART** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his executors, respective heirs, administrators and assigns).

WHEREAS the parties hereto have decided to start a business in partnership under the name and style of **M/S RAVRIYA DEVELOPERS**

AND WHEREAS the parties hereto have started the business of Development, Construction and Completion of Project works and/or other such business as may be mutually agreed upon in the firm name and style of **M/S RAVRIYA DEVELOPERS** at Plot No.8A, Sector-18, New Panvel (E)-410206

AND WHEREAS the parties hereto have now desirous of reducing the terms and conditions upon the partnership business shall be carried in writing.

NOW THIS INDENTURE WITNESSETH THAT:

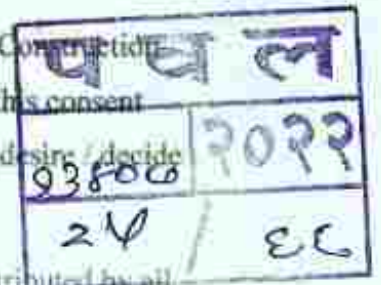
1. The parties hereto state and declare that the business of the partnership shall be in the name and style of **M/S RAVRIYA DEVELOPERS** or in such other name or names as all the partners hereto may determine from time to time

2. The duration of the Partnership shall be at 'WILL'

3. The business of the partnership shall be carried at Plot No. 8A, Sector-18, New Panvel(E)-410206.

4. The Business of the partnership shall be that of Development, Construction and completion of project of proposed building works and relating to this consent and/or any other legal business or business as the partners hereto may desire / decide from time to time.

5. The initial capital of the partnership shall be introduced or contributed by all the partners in following ratio. And additional funds required for the partnership business shall be also contributed by the partners in such manner as may be mutually agreed upon. The capital that may be required for carrying the partnership business shall be contributed by all the partners in equal proportion and time for time being all the partners hereto have bought in a sum of Rs.10,000/- being the capital of the firm.



...Contd.3

For **RAVRIYA DEVELOPERS**

[Handwritten signature]

Partner

For **RAVRIYA DEVELOPERS**

[Handwritten signature]

Partner



6. The net profit of the partnership business after deducting the remuneration payable to the partners in accordance with this clause of deed of partnership shall be divided and distributed amongst the partners on the close of accounting year in the following ratio.

- 1) MR. NARAYAN R. PATEL 50%
2) MR. ANILKUMAR B. PATEL 50%

Losses including the loss of capital in the same proportion.

7. The Bank account of the partnership business shall be opened with such scheduled or non-scheduled Bank AND Shall be operated by the signature of **ANY ONE PARTNER.**

8. The usual books of accounts of the partnership business shall be regularly and properly maintained and posted up and each party shall have free access to them and shall be liberty to take extracts there from and the partners or his agents may think necessary.

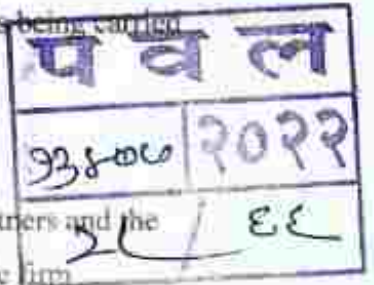
9. All the accounts of the partnership shall be continued to be made up and settled from 1st April, to 31st March every year and shall be signed by the parties hereto.

10. None of the partners shall do any act which may prejudice the rights of the partners.

11. If the any of the partners is desirous of retiring from the partnership business he shall be required to give atleast three months previous notice in writing in that behalf to other partners at the place where the partnership business is being carried on.

12. The partners shall:

- a) Punctually pay his separate debt and indemnify the other partners and the assets of the firm against the same and all expenses on account of the firm
- b) Forthwith pay all moneys, cheque and negotiable instruments received by him on account of the firm.
- c) Be just and faithful to each other and at all times give such other full information and truthful explanation of the matter relating to the affairs of the partnership and afford any and / or every assistance on their power in carrying on the business for their mutual advantage.



...Contd.4

For RAVRIYA DEVELOPERS

Partner

For RAVRIYA DEVELOPERS

Partner



13. In the event of the partnership being dissolved or terminated on account of any of the parties hereto retiring from the partnership business or for any reason whatsoever, the remaining partner or the partners as the case may be, shall be entitled to continue the partnership business and the account of the partnership shall be made up, adjusted and settled as soon as possible and in any event within three months, including the valuation of the Goodwill, of the partnership and in the event any dispute in respect thereof, the same shall be referred to the Arbitration.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective hands and signatures on the day and year first hereinabove written.

SIGNED SEALED AND DEVELOPED by)
the within named PARTY OF THE)
FIRST PART)

1) MR. NARAYAN R. PATEL)
In the presence of)

1. AROHU AMBAVI PATEL)

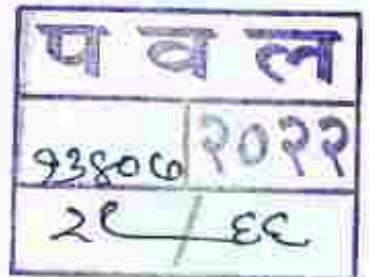
2. KARSI KARSAN PATEL)

SIGNED SEALED AND DEVELOPED by)
the within named PARTY OF THE)
SECOND PART)

2) MR. ANILKUMAR B. PATEL)
In the presence of)

1. AROHU AMBAVI PATEL)

2. KARSI KARSAN PATEL)



VOTEL AND A...
ARTY N. 506/03



WRAFULLA V. MHATRE
ADVOCATE & NOTARY (Govt. of India)
Panvel, Dist. Raolad

21 FEB 2008

For RAVRIYA DEVELOPERS

[Signature]
Partner

For RAVRIYA DEV...

[Signature]
Partner

09th JANUARY 2018

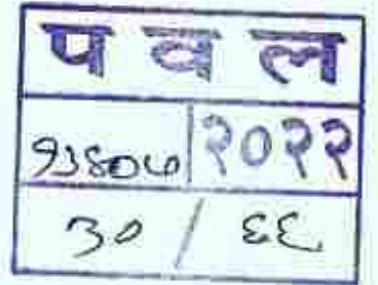
SUPPLEMENTARY DEED OF PARTNERSHIP

M/S. RAVRIYA DEVELOPERS

Between

Mr. NARAYAN RAGHAVJI RAVRIYA

Mr. ANIL BHANJI RAVRIYA





महाराष्ट्र MAHARASHTRA

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AC 284381

राज्यपाल (पु.)
 महाराष्ट्र शासनाचे न्याय सचिव,
 वि. रावठड,
 महाराष्ट्र शासनाचे न्याय सचिव,
 कोर्ट, रावठड



(Handwritten signature)

दि. ०६ - जानेवारी २०१८
 पुराण क्रमांक ६०३१२ दिनांक ०८-१-१८
 दस्तावेज क्रमांक *(Handwritten)* दस्तऐवज क्रमांक - अंशक क्रमांक - इतर क्रमांक
 पुराण क्रमांक *(Handwritten)*
 दस्तावेज क्रमांक *(Handwritten)*
 दिनांक *(Handwritten)*
 पुराण क्रमांक *(Handwritten)*
 श्री. सुनिल विठ्ठल पटवर्धन
 न्याय सचिव, महाराष्ट्र शासनाचे न्याय सचिव,
 कोर्ट, रावठड

AGREEMENT MODIFYING THE PARTNERSHIP DEED

प व ल
 93800 2022
 39 / EE

THIS DEED is made at Panvel on this 09th day of January 2018, between:

1. Mr. NARAYAN RAGHAVJI PATEL, PAN - AJWPH5295M, D.O.B - 01/03/1981, Andhar - 616237719961, Adult, Indian Inhabitant, residing at B - 1104, Tulsi Prasang Sector, Plot No. 9, Khanda Colony, New Panvel - Raigad 410206, herein after referred to as the party of the FIRST PART (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heir, executors, administrator and assign)



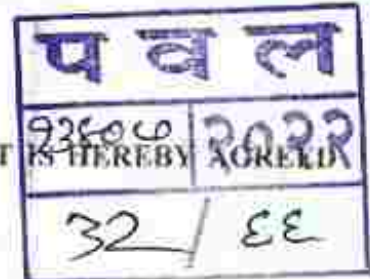
(Handwritten signatures and marks)

2. Mr. ANILKUMAR BHANJI PATEL, PAN – ATFPP8559D, D.O.B – 05/08/1989, Aadhar – 987689827598, Adult, Indian Inhabitant, residing at Flat no. E – 1001, Patel Heritage, Sector – 7, Plot No. 15 & 17, Kharghar, Panvel – Raigad 410210, herein after referred to as the party to the SECOND PART (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heir, executors, administrator and assign).

WHEREAS the parties hereto are carrying on the business of Development, Construction and Completion of project of Proposed building works and relating to this consent and/or any other legal business or businesses in the firm name and style of M/s. RAVRIYA DEVELOPERS at 1207, The Landmark, Sector – 7, Plot No. 26A, Kharghar, Panvel – Raigad 410210 upon the terms and conditions contained in Deed of Partnership dated 18/02/2008 and Supplementary deeds of Partnership dated 08/07/2010 and 07/06/2017;

AND WHEREAS all the partners have changes their names and are desirous to change the same by amending the provisions contained in Deed of Partnership dated 18/02/2008 and Supplementary deeds of Partnership dated 08/07/2010 and 07/06/2017. The parties to this agreement have changed their names by official gazette and also in the records of the Income tax department by changing their names in their respective Puncards.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY
BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:



1. This Deed is supplemental to the Deed of Partnership dated 18/02/2008 and Supplementary deeds of Partnership dated 08/07/2010 and 07/06/2017 made between the parties.
2. All the parties to the Partnership Deed agree to the changes being made in the name of the partners. The changes have been made in their names as under:



(Handwritten signatures and initials)

i.) Mr. NARAYAN RAGHAVJI RAVRIYA, PAN – AJWPP5295M, D.O.B – 01/03/1981, Aadhar – 616237719961, Adult, Indian Inhabitant, residing at B – 1104, Tulsi Prerna, Sector – 1, Plot No. 9, Khanda Colony, New Panvel – Raigad 410206.

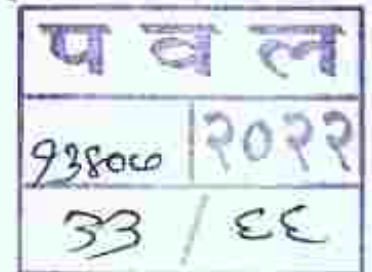
ii.) Mr. ANIL BHANJI RAVRIYA, PAN – ATFPP8559D, D.O.B – 05/08/1989, Aadhar – 987689827598, Adult, Indian Inhabitant, residing at Flat no. E – 1001, Patel Heritage, Sector – 7, Plot No. 15 & 17, Kharghar, Panvel – Raigad 410210.

3. The terms and condition of the Deed of Partnership dated 18/02/2008 and Supplementary deeds of Partnership dated 08/07/2010 and 07/06/2017 shall except so far added/ inserted by this Agreement, continue in full force and effect.

IN WITNESS WHEREOF the parties hereto have hereunto put and subscribed their respective hands on the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED BY)
Mr. NARAYAN RAGHAVJI RAVRIYA)
In the presence of _____)
_____)

(10/5/22)



SIGNED SEALED AND DELIVERED BY)
Mr. ANIL BHANJI RAVRIYA)
In the presence of _____)
_____)

(Signature)





भारत सरकार
Government of India



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

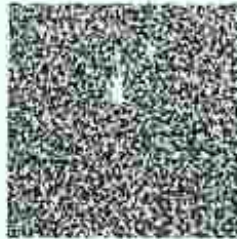
नोंदणी क्रमांक / Enrolment No.: 2722/41216/14689

Download Date: 31/03/2021

To
वरनाम राघवजी रावरीय
Narayan Raghavji Ravriya
Tulsi Prerna, Plot No.9, B-Wing Room No.1104
Sector-1, Khanda Colony
Near Mahatma School
New Panvel West
Raigarh Maharashtra - 410206
9322280080

Issue Date: 31/03/2020

Signature for Aadhaar



आपला आधार क्रमांक / Your Aadhaar No. :

6162 3771 9961

VID : 9185 7243 3660 9234

माझे आधार, माझी ओळख



माहिती

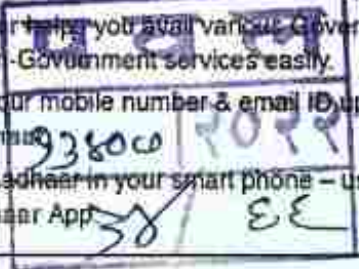
- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देशभरात वैध आहे
- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने देण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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भारत सरकार
Government of India



Download Date: 31/03/2021



वरनाम राघवजी रावरीय
Narayan Raghavji Ravriya
जन्म तारीख-DOB: 31/03/1981
पुंन/ MALE

Issue Date: 31/03/2020

6162 3771 9961

VID : 9185 7243 3660 9234

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
तुलसी प्रेरणा, प्लॉट नं.9, बी-विंग रूम नं.1104, वरनाम
नकुल कोळ, सेक्टर-1, खंडा कॉलनी, नव पार्वेल पश्चिम,
रायगड,
महाराष्ट्र - 410206

Address:
Tulsi Prerna, Plot No.9, B-Wing Room
No.1104, Near Mahatma School, Sector-1,
Khanda Colony, New Panvel West, Raigarh,
Maharashtra - 410206



6162 3771 9961

VID : 9185 7243 3660 9234

1847 | help@uidai.gov.in | www.uidai.gov.in

04092010

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT


 NARAYAN RAGHAVJI RAVRIYA
 RAGHAVJI HARI RAVRIYA

01/03/1981

Permanent Account Number
AJWPP5295M


 Signature

Scanned with CamScanner

प ब ल	
93800	2022
34	88





स्वातंत्र्याचा अमृत महोत्सव



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

NIRMAL, 2nd Floor, Nariman Point,

Mumbai - 400 021.

PHONE : 00-91-22-6650 0900

FAX : 00-91-22-2202 2509

HEAD OFFICE:

CIDCO Bhavan, CBD Belapur,

Navi Mumbai - 400 614,

PHONE: 00-91-22-6791 8100

FAX : 00-91-22-6791 8166

CIDCO/MM-I(Commercial)/2022 | 1079

06.06.2022

Ref. No.

Corrigendum to Allotment Letter

Date :

To,
M/s Ravriya Developers,
1207, The Landmark Sector-13,
Plot No.26A , Kharghar,
Navi Mumbai-410210

Sub : Allotment of Plot No.57B, Sector-34A, Kharghar, Navi Mumbai.

Ref : 1) Allotment letter ref. no. 3834/1000964/853 dt. 29.04.2022
2) Your letter dt.11.05.2022 received on 19.06.2022 & Affidavit dt.11.05.2022.

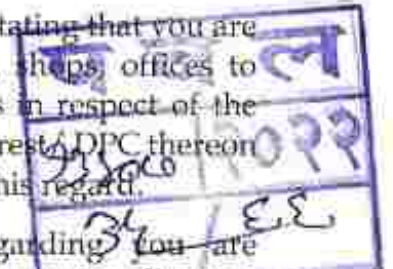
Dear Sir/ Madam,

With reference to above subject, the Corporation has allotted Plot No.57B, Sector-34A admeasuring 2,728.96 sq.mtr. in Kharghar, Navi Mumbai vide allotment letter dated 29.04.2022 as mentioned at reference no 1 above.

2. In response to clause F (b) of the allotment letter, you have requested for charging GST on Reverse Charge Mechanism (RCM) and in support of which you have submitted following documents vide reference no. 2 above.

- Affidavit cum Undertaking dated 11.05.2022 regarding, stating that you 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 you have to pay the GST along with interest & DPC thereon and will keep CIDCO indemnified from any liability in this regard.
- Letter dated 11.05.2022 received on 19.05.2022 regarding you are developing project for sale of constructed apartments, shops, offices to prospective buyers.
- The GSTIN Registration Certificate having following details

Registration Number	27AAKFR3582N1ZH
Legal Name	RAVRIYA DEVELOPERS
Trade Name	RAVARIYA DEVELOPERS
Constitution of Business	Partnership
Date of Liability	01/07/2017
Date of issue of Certificate	28/07/2018



In case of any corruption related complaints, please visit :
www.cidco.maharashtra.gov.in Click on Dakshata link

Considering above documents and your request to charge GST on Reverse Charge Mechanism (RCM) basis, the following changes through this Corrigendum have been made in the original allotment letter mentioned in reference no. 1 above.

Change -1

Existing Clauses in allotment letter No. 3834/1000964/853 dt. 29.04.2022

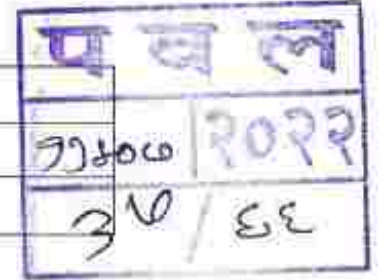
C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,808,522.73	1,808,522.73	3,617,045.46	30.04.2022
BC1	135,556,476.04	12,200,082.84	12,200,082.84	159,956,641.72	12.06.2022
BC2	135,556,476.04	12,200,082.84	12,200,082.84	159,956,641.72	12.07.2022

Revised Clauses which shall be read as

C. PAYMENT SCHEDULE

Installment No.	Amount	Due Date
BC 1	13,55,56,476.04	12.06.2022
BC2	13,55,56,476.04	12.07.2022



Please note that

If in future GST liability arises in respect of the subject plot, then you will be liable to pay the GST along with the interest/DPC thereon and will keep CIDCO indemnified from any liability in this regard.

All the changes are made based on undertaking and documents submitted by you. If at any stage it is found that any information or documents submitted by you are false/incorrect/misleading then you will be held responsible for legal issues arising therefrom.

Thanking you.


Marketing Manager (Commercial)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

Reference No.3834/1000964 | 853
Customer No: 30473447

Date : 29.04.2022

To,
M/s Ravriya Developers ,
1207, The Landmark Sector-7, Plot no.26A,
Kharghar,
Navi Mumbai-410210.

Subject: Allotment of Plot No. 57B, in Sector 34A at Node Kharghar, Navi Mumbai.

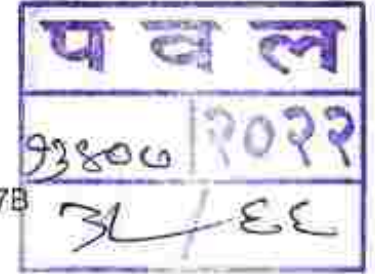
Reference: 1) Scheme No.MM-SCH-22-2021-22
2) Your participation in Scheme No.MM-SCH-22-2021-22
- **Successful Bidder**

Dear Sir/Madam,

This is with reference to your successful bid in scheme no.MM-SCH-22-2021-22 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 ALLOTTED

a) Plot Allotment date	: 29.04.2022
b) Plot Number	: 57B
c) LAPO code	: NMKH34A0000057B
d) Sector No	: 34A
e) Node	: Kharghar
f) Area of Plot (In Sqm)	: 2,728.9600
g) Rate Rs./Sqm	: 107,788.00
h) Total Lease Premium (Rs)	: 294,149,140.48
i) Permissible FSI/VPR	: 1.5000
j) Use of Plot/Land Use	: Residential + Commercial



B. TOTAL PRICE OF PLOT

Total Lease Premium of Plot(Rs)	Amount already Paid(EMD) (Rs)	Balance Amount To be Paid (Rs)
294,149,140.48	20,094,697.00	274,054,443.48

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

C. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs) (9.00 %)	SGST(Rs) (9.00 %)	Total Amount (Rs) (Inc.Tax)	Due Date
EMD	0.00	1,808,522.73	1,808,522.73	3,617,045.46	30.04.2022
BC1	135,556,476.04	12,200,082.84	12,200,082.84	159,956,641.72	12.06.2022
BC2	135,556,476.04	12,200,082.84	12,200,082.84	159,956,641.72	12.07.2022

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

D. TDS

The Allotee is required to pay TDS amount of Rupees **2941491.40/-** to Income Tax department directly against the CIDCO's Pan number AACCC3303K and submit form 16B to the CIDCO

The Allotee is also required to pay CGST Amount of Rupees **264734.23/-** and SGST Amount of Rupees **264734.23/-** 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 Development Charges	310 per sqm	845,977.60
6) Power Supply Network Development Charges	0.00	2,486,764.80
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		3,340,412.40



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial 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





Marketing Manager - I
Raigad Bhavan, 3rd Floor,
CBD Belapur,
Navi Mumbai 400614.
Tel. 67121078/1076

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

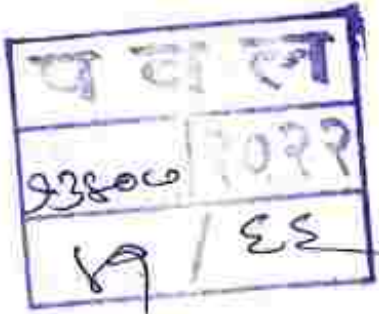
Allotment of Residential + Commercial Plot

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)
Marketing Manager
(Commercial)
CIDCO Ltd. CBD belapur
Navi Mumbai - 400 614



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

1) Application of Law:

The above plot of land has been agreed to be leased to you under the Provisions of Section 118 of the Maharashtra Regional and Town Planning Act, 1966 and the Navi Mumbai Disposal of Lands (Amendment) Regulations 2008 made there-under as amended from time to time. The development of the land shall be governed by the provisions of the Unified Development Control and Promotion Regulation.

2) Registration of Society: (Applicable for a plot allotted to a Co-operative Housing Society)

The allotment of the plot is subject to registration of Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960. CIDCO will issue the NOC in this regard. This shall be done before execution of agreement.

3) Term of Lease:

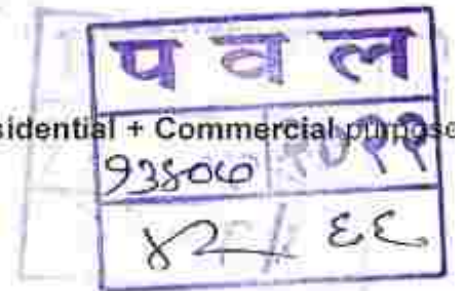
The lease shall be granted in consideration of premium or rent or both premium and rent, for a term not exceeding 60 years. Provided that in special circumstances the term of the lease may be extended beyond 60 years but not beyond 99 years for reasons to be recorded in writing.

4) Land Use:

The land is to be used for erection of building for **Residential + Commercial** purpose only.

5) F.S.I.:

The Floor Space Index permitted to be consumed is **1.5**. The General Development Control Regulations 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 per the Unified Development Control and Promotion Regulation on the recovery of such additional lease premium as may be prescribed.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

6) User of land and consumable FSI:

The user and the FSI permitted to the demised premises, which shall not be changed/ increased without the prior written permission of the Corporation and without the payment of prescribed Additional Premium and other charges.

7) Mode of Payment:

Payment of lease premium, GST on lease premium, Water Distribution Betterment charges and the documentation charges shall be paid separately through online payment mode only. For details, the allottee should visit the website www.cidco.maharashtra.gov.in. The Goods and Service Tax, if applicable on the amount of EMD shall be paid immediately after receipt of the allotment letter.

8) Other Charges:

In addition to lease premium, the intending lessee shall also bear and pay charges such as scrutiny fee for the plans etc., which are required to be paid according to the General Development Control Regulation 1975 and the Unified Development Control and Promotion Regulation and other statutory charges payable under Maharashtra Regional Town Planning Act, 1966 or any other act being in force from time to time.

9) Payment of rents, taxes and other charges:

The Lessee shall, during the continuance of the lease pay all rates, taxes and other charges due and becoming due in respect of the demised land by the Corporation or Lessee thereof.

10) Payment of land revenue:

The Lessee shall, during the continuance of the lease pay the land revenue and cesses assessed or which may be assessed on the demised land.

11) Payment of documentation charges:

Documentation charges of Rs.500/- shall be payable before execution of lease agreement. In addition to the payment of Documentation Charges to the Corporation.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

12) Payment of Lease Rent:

The lessee shall pay to the Corporation annual lease rent of Rs. 100.00 in respect of the above plot of land for each financial year or part thereof. The lessee shall start paying before 30th April in each financial year such annual lease rent to the Corporation from the date of execution of Agreement to Lease.

13) Extension of time: (For Payment of Installment)

- The Managing Director may, in a deserving case, extend either of the foregoing period on the condition that the Intending Lessee shall pay the Delayed payment charges for such extension at the rates as may be prescribed by the Corporation from time to time.
- Provided that the period of extension for the payment of the first installment of the lease premium shall not exceed three months.
- Provide further that the period of extension for the payment of the second installment shall not exceed ten months.

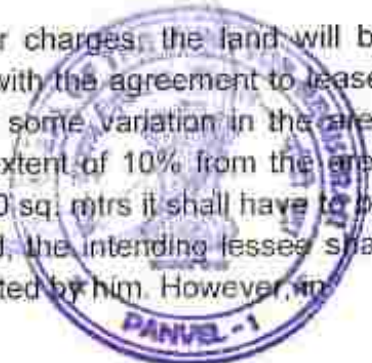
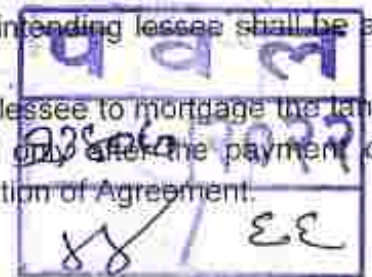
14) Grant of "No Objection Certificate" to enable the intending lessee to mortgage the plot of land for borrowing loan:

The Corporation may grant "No Objection Certificate" to enable the intending lessee to mortgage the land to obtain loan. Such No Objection Certificate shall be granted subject to the following conditions:

- The intending lessee shall apply to the Corporation along with a letter from the Financial Institution promising the intending lessee to grant him loan.
- The Financial institution promising to grant loan to the intending lessee shall be as listed in the scheme booklet.
- The No Objection Certificate shall enable the intending lessee to mortgage the land from list of Financial Institutions approved by CIDCO only after the payment of entire lease premium and other charges and after execution of Agreement.

15) Final Demarcation Plan:

On payment of full amount of lease premium and other charges, the land will be demarcated and such demarcation plan will be enclosed with the agreement to lease. During the course of final demarcation, the possibility of some variation in the area cannot always be denied. In case such variation to the extent of 10% from the area indicated with offer document subject to a maximum of 250 sq. mtrs it shall have to be accepted by the intending lessee. If the area is increased, the intending lessee shall be required to pay for the difference in area at the rate quoted by him. However, in



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Allotment of Residential + Commercial Plot

case the area is decreased, the difference in lease premium shall be refunded without any interest. If the area is excess by more than 10% or by more than 250.00 sq. mtrs whichever is more, the Corporation reserved rights to demarcate the plot and carved out an additional plot which shall be separately disposed by the Corporation at its sole discretion. In case the possession of the plot is delayed by the Corporation for any reason, no compensation in the form of interest or otherwise shall be payable by the Corporation to the intending lessee.

16) Execution of Agreement:

Immediately after full and final payment of agreed amount of lease premium and other charges, the Corporation shall call the Intending Lessee for execution of Agreement to Lease. The Intending Lessee shall, within a period of Thirty days from the date of issue of letter thereto, execute with the Corporation the Agreement to Lease and shall obtain the license and authority to enter upon the plot for the purpose of erecting a building or buildings thereon. The Managing Director may, on request of the Intending Lessee, extend the foregoing period by Three months, on the condition that the Intending Lessee shall pay to the Corporation the Watch and Ward Charges at the rate of Rs.5/- per sq. mtrs. per calendar month or part thereof. Provided that if the Agreement to Lease is not executed and the possession of the plot is not taken within specified period, the agreement concluded between the Corporation and Intending Lessee shall stand terminated. In the event of termination of the concluded agreement, the Earnest Money Deposit along with the 25% of the installments of lease premium paid, shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

17) Time being essence of the contract:

The time prescribed for making payment of the installment of the agreed premium, submission of plans, commencement of erection of intending building and completion of erection of such building shall be intended to be the essence of the contract.

18) Default in Payment of Agreed Lease Premium:

Provided further that if there shall be default by the Intending Lessee in the payment of first installment or the payment of second installment of the lease premium, the agreement concluded between the Corporation and the Intending Lessee shall stand determined and the Earnest Money Deposited by the Intending Lessee shall stand forfeited in full. In addition to the Earnest Money Deposit, 25% of the installment or installments of lease premium paid by the Intending Lessee shall also stand forfeited to the Corporation, without prejudice to the rights of the Corporation to recover

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Allotment of Residential + Commercial Plot

compensation for loss or damage, if any suffered in consequence of such default. Non-availability of physical infrastructure for the time being will not be considered as an excuse for non-payment of lease premium on due dates or for submission of plan. Infrastructure will be developed in suitable phase in due course.

19) Submission of Plans & Construction:

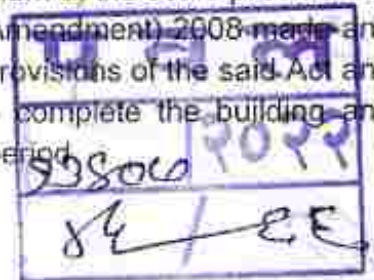
The lessee shall submit plan of the intended building to be erected on the above plot of land to the concerned Planning Authority for approval within a period of six months from the date of execution of Agreement to Lease. You shall not undertake work until the plans are approved. The lessee shall commence construction work within a period of 12 months from the date of execution of Agreement to Lease. The lessee shall complete erection of intending building in accordance with the plans so approved within a period of Four years from the date of execution of agreement and obtain occupancy certificate from the concerned Planning Authority certifying that the building or buildings erected is fit for occupation.

20) Extension of Time: (For construction).

Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the lessee of his intention to enforce the lessee'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 the 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 lessee and if the lessee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the Navi Mumbai Disposal of Lands (Amendment) 2008 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the lessee to complete the building and accept the lease shall be taken to refer to such extended period.

21) Execution of Lease Deed:

Upon completion of erection of the intended building as per plans approved and after obtaining Occupancy Certificate from the concerned Planning Authority certifying that the building/s so erected are fit for occupation, our Corporation will execute with the lessee a Lease Deed for period of 60 years in respect of the above land from the date of execution of Agreement, provided that the lessee shall have abided by all the terms and conditions contained in the Agreement to Lease.



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Allotment of Residential + Commercial Plot

22) Fencing during Construction:

The lessee shall fence within a period of two months from the date of execution of Agreement, the plot agreed to be leased by the Corporation. The lessee shall not encroach upon any adjoining land, road pathway or footpath of the Corporation in any manner whatsoever.

23) Development Conditions:

I) The plots are offered on 'as is where is basis'.

II) Sub-division of the plots shall not be permitted.

III) The maximum permissible F.S.I. will be 1.5.

IV) The building shall be constructed for **Residential + Commercial** use only.

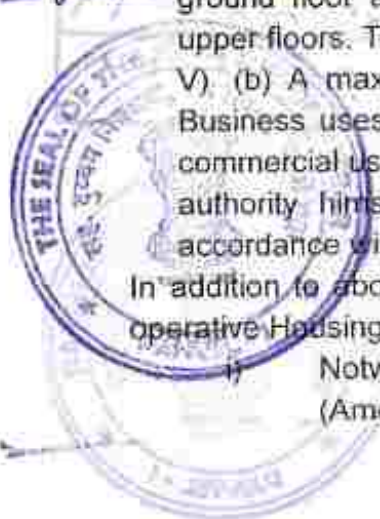
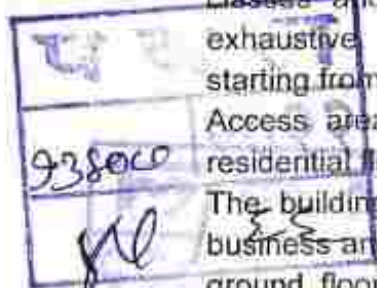
V) (a) The building on plots reserved for Residential + Commercial purpose shall be constructed for business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the upper most floor and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbies shall be separately provided for residential floors.

The building on plots reserved for Commercial purpose shall be constructed for business and Mercantile use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive.

V) (b) A maximum 30% of the permissible FSI shall be used for Mercantile and Business uses. However, CIDCO may issue NOC for minimum 10% component for commercial use on request of lessee who would be required to obtain approval of local authority himself. Mercantile and business use in the plot shall be provided in accordance with GDCRs provision in force.

In addition to above, the following conditions are applicable for a plot allotted to a Co-operative Housing Society:

- i) Notwithstanding anything containing in the Navi Mumbai Disposal of Lands (Amendment) Regulation, 2008 as applicable, the society shall not transfer



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Allotment of Residential + Commercial Plot

- or assign by sale mortgage or sub lease the land or any part thereof lease or agreed to be leased to it by the Corporation.
- ii) The total apartments to be constructed should be strictly equal to the total number of certified members.
 - iii) The Secretary of the society as the case may be shall be personally responsible for any unauthorised transfer of members or flat which may take place in the society. Unauthorised transfer may result into forfeiture of the entire amount paid by the members towards his share in the society plot. Otherwise he will be evicted from the premises. The Secretary shall also be liable to be prosecuted for allowing unauthorised transfer or for failure to take precautionary measure in this matter.
 - iv) The Society shall construct number of flats equal to the number of the members of the society and the Carpet area of construction shall not be more than 100 sq.m. per flat.
 - v) The society shall be liable to be evicted and land, building resumed to Corporation without payment of any compensation in case there is breach of any of the conditions of these Regulations and failure on the part of the society to remedy the said breach within a period of six months from the date of issue of notice by the Corporation communicating the said breach.
 - vi) The Bye laws shall not be modified or varied or deleted except with the previous written permission of CIDCO and any modification or variation or deletion made without such permission, shall be treated as breach of the condition of lease entitling CIDCO to forfeit the lease premium and to enter upon the land. Every member of the society shall be bound to observe the conditions and covenants stipulated by CIDCO, while leasing or agreeing to lease land to society in Navi Mumbai for erection of the building for the benefit of the members as contained in the agreement to Lease to be executed by Society and Corporation.
 - vii) The society will obtain exemption under the Urban Land (Ceiling & Regulation) Act, 1975 from Competent Authority as applicable.

23-A) Parking Requirements:

The Intending Lessee shall providing the parking as per the permission of the Prevailing Development Control Regulation.



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Allotment of Residential + Commercial Plot

24) To build according to the building regulations or municipal regulations or development control rules in force from time to time:

At any time during the period of lease, the Lessee shall not erect any building or structure on any portion of the demised land except with the prior written permission of the Corporation and in accordance with the building regulations or development control rules framed by the Corporation from time to time or the municipal regulations or any other regulations in force from time to time.

25) Grant of Lease:

Soon after the Intending Lessee obtains the Occupancy Certificate from the designated Officer of the Planning Authority certifying that the building / work has been completed in accordance with the terms and conditions stipulated in the Agreement to lease and if the Intending Lessee shall have observed all the stipulations and the conditions of the Agreement to lease, the Corporation will grant and the Intending Lessee will accept a lease of the plot and the building erected thereon. The period of lease shall commence from the date of Agreement to lease at a yearly rent of Rs. 100/- only. Provided the Licensee shall abide by all terms and condition contained in Agreement to Lease.

26) Payment of Stamp Duty and Registration charges:

The lessee will bear and pay wholly and exclusively the stamp duty and the registration charges payable in accordance with the Bombay Stamp Act, 1958 on the Agreement to Lease and Lease Deed to be executed between our Corporation of one part and the lessee of the other part.

27) Transfer or Assignment of Rights:

The Intending lessee shall not transfer wholly or partly the rights, benefits and interest he derives in respect of the plot agreed to be leased to him, provided that nothing contained herein shall apply if the Intending lessee, after execution of Agreement to lease, shall perform to the satisfaction of the Corporation the allowing conditions:

- Before transferring the demised land, the lessee shall pay to the Corporation the Transfer charges as may be determined by the Corporation from time to time, subject to a minimum of Rs.5000/-.
- In the instruments by which the Intending Lessee transfers his rights, benefits and interest in respect of the plot agreed to be leased to him, he shall impose upon the person to whom such rights are transferred, to perform and observe all the

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conditions stipulated in the Agreement to lease. Transfer of the demised land, shall mean and include the transfer of share or shares by the shareholders of a Company registered under the Company Act, 1956 (1 of 1956) or by the members of a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 or by the partners of a Partnership Firm registered under the Indian Partnership Act, 1932, in which case the Transfer Charges as is allocable to the extent of the share or shares so transferred or at the rate as may be determined by the Corporation from time to time shall be recovered.

Explanation: The Intending Lessee may, with the prior written permission of the Managing Director, mortgage the plot to the Central government, State Government, Life Insurance Corporation of India, the Maharashtra State Finance Corporation, the Nationalized Bank, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time, for obtaining a loan for paying the lease premium to the Corporation in respect of the said plot and for constructing the building / buildings, on the said plot in accordance with the plan approved by the Town Planning Officer, provided that such mortgage can only be created after the execution of Agreement to lease.

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 Housing 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.

In case of a plot allotted to a Co-operative Housing Society, during the period of construction as permissible and thereafter the further period of 5 years commencing with the grant of certificate to the society by Planning Authority for occupation of the building constructed by it on the land leased or agreed to be leased by the Corporation, the society shall not permit its member to transfer his membership. Provided that such transfer may be permitted with the approval of the Managing Director of the Corporation only if required by an event of VIS MAJOR. Upon the efflux of such period the society may permit the transfer of membership with the prior written permission of the Managing Director of the Corporation.

In case of change of membership transfer charges as per prevailing policy will be levied.



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Allotment of Residential + Commercial Plot

28) Indemnity:

The intending lessee shall keep the Corporation indemnified against any claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of work and also against all the payments whatsoever which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said work or anything done under the authority herein contained.

29) Nuisance:

The intending lessee shall not at any time do, cause or permit any nuisance in or upon the said land agreed to be leased.

30) Insurance:

The intending lessee shall as soon as any building to be erected on the land agreed to be leased shall be erected, insure and keep insured the same in his name against damage by fire, tempest, hurricane or otherwise and on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of the last premium and shall forthwith apply all money received by virtue of such insurance in rebuilding or reinstating the building in case of any such damage.

31) Sanitation:

The intending lessee shall observe and conform to the applicable General Development Control Regulations. Upon erection of the intended building in accordance with the plans approved, the intending lessee will be permitted to connect the sewer line of the building erected to the main sewer line subject to the following conditions:

- A. The intending lessee shall obtain from the Health Dept. of CIDCO or the Health Dept. of NMMC CBD Belapur, Navi Mumbai as case may be No Objection certificate. Such NOC shall be given provided the site has been cleared of all debris and that the fencing has been erected.
- B. The intending lessee shall apply along with the above No Objection Certificate to the concerned Executive Engineer for getting the sewer line of building/s connected to the main sewer line.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

32) Recovery of premium or rent as land revenue:

Whenever, any premium, other than the lease premium specified in Regulation 6 above, or rent or service charges or any other amount due to the Corporation under the lease shall be in arrears, it may be recovered as arrears of land revenue under the provisions of Para 6 of the Schedule of the Maharashtra Regional and Town Planning Act, 1966 or any modification thereof.

33) Water Connection:

Water supply will be made available on payment of necessary water connection and water consumption charges to the CIDCO/NMMC/PCMC from time to time by completing formalities of CIDCO/NMMC/PCMC in this behalf.

34) Power Connection:

Power connection, consumption deposits and electrical energy resource development charges / service line charges are to be paid to MSEB directly. It is your responsibility to take power connection from the MSEB by completing their formalities in this behalf.

a. Background:

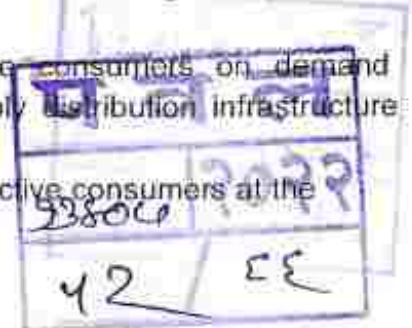
CIDCO has entered into an agreement with MSEB ON 1st August 2003 for Development power supply distribution infrastructure at Kharghar node with following objectives:

- i) To make available power supply to prospective consumers on demand
- ii) To derive and apply uniform rate for power supply distribution infrastructure development for the entire Kharghar node.
- iii) To provide a single window clearance to the prospective consumers at the time of actually taking power connection.

b. Role of CIDCO:

In order to achieve the objective, CIDCO has prepared the Master Plan for the power supply distribution infrastructure. It has been planned to provide infrastructure with High Tech innovations such as:

- i) 33KV & 11KV underground cable network in pipe/RCC duct.
- ii) SF6 and VCB panels for controlling the power at high voltage.
- iii) 11KV SF6 Ring main units for hazard free operations.
- iv) Cable looping system for reduced interruptions
- v) SCADA for automation.



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Allotment of Residential + Commercial Plot

- v) The built up area will be considered as given by the A.T.P.O. (building permission) The Built up area will be considered on the basis of entire plot area only.
- vi) The N.O.C. and further particular can be obtained from the office of the Executive Engineer Electrical), CIDCO LTD., 6th floor, (South Wing). CIDCO Bhavan, CBD, Belapur, Navi Mumbai-400 614. Tel No. 5591 8618.
- vii) Arrangement of the feeder pillar for power distribution:
 - A. The Corporation/Municipal authority reserves the right to place feeder pillar and mini pillars within the plot permanently.
 - B. The Corporation/Municipal authority also reserves the right to decide the locations of the same along the compound wall. However, the location of these would be along the footpath and will not protrude inside the plot by more than 0.6 mtrs.
 - C. The plot holders should permit free access for its maintenance as and when required to the Corporation/Municipal authority.

35) Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directions and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal of waste within their complex.
- c) The intending lessee shall make sure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous
- e) Household waste such as used batteries, Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.



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- f) The intending lessee shall ensure proper segregation and storage of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.

36) Provisions for installation of Solar Energy Assisted System:

a) Definitions: Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

- i. Solar Assisted Water Heating System (SAWHS): A devise to heat water using solar energy as heat source.
- ii. Auxiliary Back up: Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
- iii. New Building: Such buildings of categories specified in Regulation no. 32.2 for which construction plans have been submitted to competent authority for approval
- iv. Existing Building: Such buildings which are licensed to perform their respective business

b) Solar-Assisted Water Heating Systems (SAWHS): Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

93800
Hospitals and Nursing Homes
ii. 44 55
Hotels, Lodges and Guesthouses

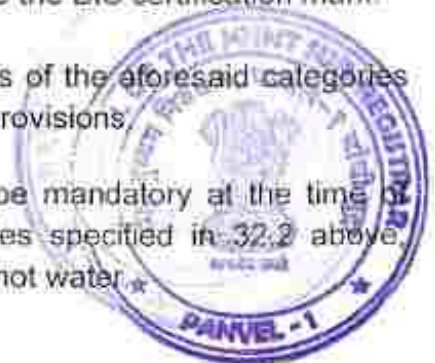
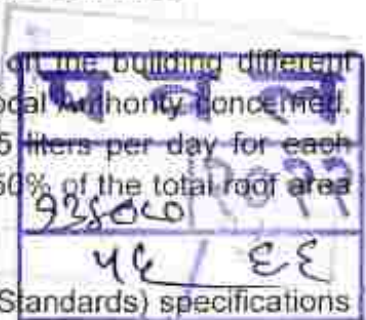
- iii. Hostels of Schools, Colleges, Training Centers
- iv. Barracks of armed forces, paramilitary forces and police
- v. Individual residential buildings having more than 150 sq.mt. plinth area.
- vi. Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

- vii. Community Centers, Banquet Halls, Barat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use.
- c) Installation of Solar Assisted Water Heating System (SAWHS) The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.
- i) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution point, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- iii) The load bearing capacity of the roof should at least be 50 kg. per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning /Local Authority concerned. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- v) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- vi) Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- d) In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 32.2 above, provided there is already system or installation for supplying hot water.



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e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.

i) Open well of a minimum of 1.00 mtr diameter and 6 mtr in depth into which rainwater may be channelled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mtr and refilled with stone aggregate and sand. The filtered rain water may be channelled to the refilled pit for recharging the bore well.

iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channelled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.

iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mtr Width x 1.20 mtr Length x 2.00 mtr to 2.50 mtr Depth. The trenches can be of 0.60 mtr Width x 2.00 to 6.00 mtr Length

v) x 1.50 to 2.00 mtr Depth. Terrace water shall be channelled to pits or trenches. Such pits or trenches shall be back filed with filter media comprising the following materials

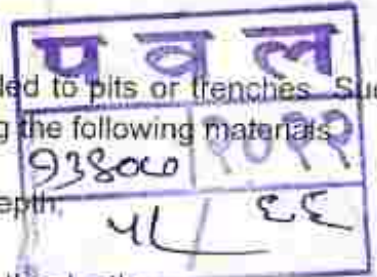
1) 40 mm stone aggregate as bottom layer upto 50% of the depth.

2) 20 mm stone aggregate as lower middle layer upto 20% of the depth.

3) Coarse sand as upper middle layer upto 20% of the depth;

4) A thin layer of fine sand as top layer.

5) Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top waterfalls on the splash pad.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

6) Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

7) Perforated concrete slabs shall be provided on the pits / trenches.

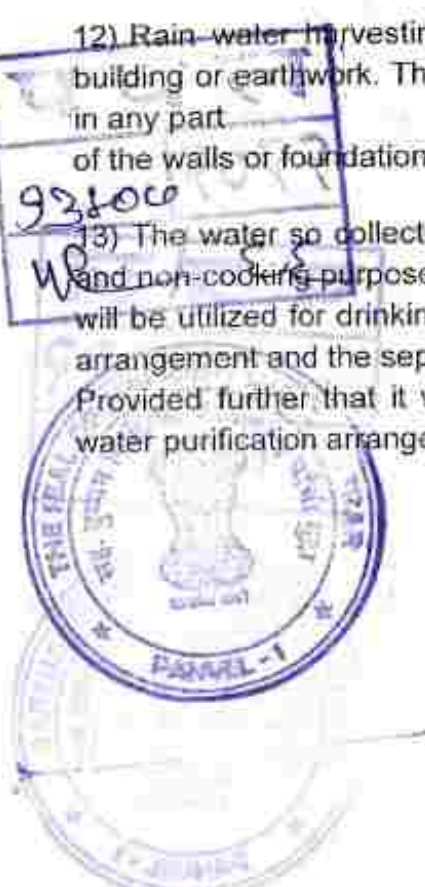
8) If the open space surrounding the building is not paved, top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

9) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

11) The terrace shall be connected to the open well / bore well / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. mtr. for a roof area of 100 sq. mtr.

12) Rain-water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

13) The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose. Provided that when the rain water in exceptional circumstances will be utilized for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

38) Internal Development:

That he/they/it or the lessee will carry internal Development of the above plot at his/their/its or the lessee own cost. Approach road will be provided upto the boundary of the plot.

39) Not to affix or display Sign-Boards, Advertisement etc.:

That he/they/it or the lessee 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.

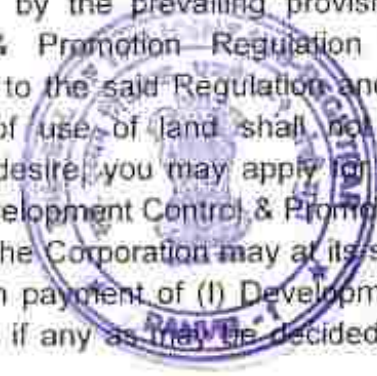
40) Payment of Taxes/Service Charges:

- A. In case the plot is situated at Kharghar, Panvel, Ulwe, Kalamboli and Dronagiri nodes, the intending lessee shall pay to the Corporation Service Charges at the rate as may be prescribed by the Corporation from time to time taking into consideration permissible use of the land.
- B. In case the above nodes are at a later date brought under the jurisdiction of a Municipal Corporation/Council, the Service Charges shall cease to become payable to the Corporation one year after the civic amenities are transferred to such local authority and the Property Taxes and Other Taxes as levied by the such local authority Municipal Corporation/Council, shall become payable to the said Local

41) Application of General Development Control Regulation for Navi Mumbai:

The allotment of land to the he/they/it is governed by the prevailing provisions contained in the Unified Development Control & Promotion Regulation for Maharashtra State. Please note that any modification to the said Regulation and in particular to the Floor Space Index and change of use of land shall not be automatically applicable by you. However, if you so desire, you may apply for the application of the modified regulation of the Unified Development Control & Promotion Regulation for Maharashtra State to the Corporation. The Corporation may at its sole discretion apply the modification of such regulation on payment of (i) Development charges (ii) Additional premium and (iii) other charges if any as may be decided by the Corporation from time to time.

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

44) Determination of lease and power of re-entry:

In case (a) the Managing Director is satisfied that it is beyond the capacity of the lessee to use the demised land in the prescribed manner, (b), the Lessee fails or neglects to pay the premium or rent or commits a breach of any of these regulations or any of the conditions of the lease, (c) the Lessee renounces his character as such by setting a title in a third person or by claiming title in himself or (d) the Lessee is adjudicated as insolvent, the Corporation shall be entitled to determine the lease And re-enter upon the demised land without making any compensation or allowance on account of the building or improvements built or carried out on the demised premises and without making any payment to the Lessee for refund or repayment of lease premium or any premium paid by him.

45) Interpretation of general terms and conditions for disposal of plots of land in case of dispute as regards interpretation of the General terms and conditions of disposal of plots of land and of the invitation of offer or anything there from, the final decision rests with Managing Director of CIDCO and will be binding on all parties as the award of Arbitrator.

46) If you fail to pay above lease premium herein before mentioned on the due dates or upon payment of total lease premium by you, if you fail to submit to the Corporation plans of the intending plot within a period of 6 months from the date of execution of agreement or to commence erection of the intended building/buildings within a period of 12 months from the date of execution of such agreement to lease or to complete erection of the intended Residential plot in accordance with approved plans and obtain Occupancy Certificate from the Corporation, our Corporation shall be entitled to rescind or terminate the Agreement so concluded or to be formalized in the standard form and revoke the license granted or to be granted to you to enter upon above plot of land for the purpose of erecting the intending Residential Building and to forfeit entire Earnest Money deposit paid by you and plus 25% of the agreed premium. However, in addition to the forfeiture of Earnest Money deposit and 25% of the agreed lease premium, the Corporation will claim compensation for damage or loss, if any, suffered by the Corporation as a result of rescission or termination of the agreement consequent upon your default to pay the amount towards installments of the agreed premium on due dates and to abide by the terms and conditions herein before stated and the Corporation will be entitled to recover the Compensation so claimed, from any sum having become or becoming due to you.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential + Commercial Plot

47) Recovery of any sum due to the Corporation:

Where any sum payable to the Corporation by the intending lessee under the agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue.

48) The Unified Development Control and Promotion Regulation, at the time of Submission of development proposal and plan to Town Planning Officer, shall be applicable in addition to above conditions.

49) The intending lessee shall provide necessary infrastructure, including electric substation for electric supply as per the requirement of MSEB within the plot, if necessary.

50) Disputes:

In case of dispute as regards interpretation of the terms of this scheme or anything arising there from the final decision will rest with the Managing Director, CIDCO and will be binding on all parties as the award of the Arbitrator.

All other terms and conditions mentioned in the scheme booklet are also binding on the lessee.

We will be thankful to receive acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in preceding paragraph.

938000

EB

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Yours Faithfully,



Marketing Manager (Commercial)
(Commercial)
CIDCO Ltd. CBD Belapur
Navi Mumbai - 400614





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

Receipt of Document Handling Charges

PRN 1811202206123

Receipt Date 18/11/2022

Received from RAVRIYA DEVELOPERS, Mobile number 9987058727, an amount of Rs.720/-, towards Document Handling Charges for the Document to be registered on Document No. 0 dated 18/11/2022 at the Sub Registrar office S.R. Panvel 1 of the District Raigarh.



Payment Details

Bank Name UBIN

Payment Date 18/11/2022

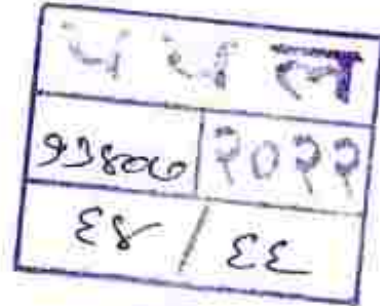
Bank CIN 1000415202211805720

REF No. 566147487

Deface No 1811202206123D

Deface Date 18/11/2022

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



86/13407

शुक्रवार, 18 नोव्हेंबर 2022 12:57 म.नं.

दस्त गोषवारा भाग-1

पवेल 1

दस्त क्रमांक: 13407/2022

दस्त क्रमांक: पवेल 1 /13407/2022

बाजार मूल्य: रु. 29,41,49,140/-

सोबदला: रु. 29,41,49,140/-

भरलेले मुद्रांक शुल्क: रु.1,47,07,500/-

दु. नि. सह. दु. नि. पवेल 1 चांचे कार्यालयात

क्र. क्र. 13407 नर दि.18-11-2022

रोजी 12:53 म.नं. वा. हजर केला.

पावती:15652

पावती दिनांक: 18/11/2022

सादरकरणासाठीचे नाव: मे रात्रिया डेव्हलपर्स व फे भागीदार नारायण राधवजी रात्रिया - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

मुद्रांची संख्या: 30

एकूण: 30600.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, पवेल-1
दस्तावेज क्र. 95409 दि. 18/11/22 अन्वये वसूल

JOINTS R PANVEL 1

सह दुय्यम निबंधक, पवेल-1

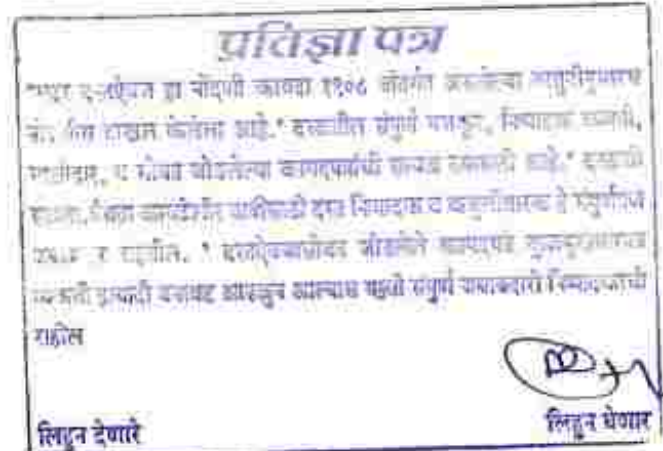
JOINTS R PANVEL 1

दस्ताचा प्रकार: अॅडमिटेड टू नीय

मुद्रांक शुल्क: (एक) कोणत्याही महात्मरपालिकेच्या हद्दीत किंवा स्वातंत्र्य असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिफा क्र. 1 18 / 11 / 2022 12 : 53 : 35 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 18 / 11 / 2022 12 : 55 : 27 PM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये

६६ पृष्ठे आहेत.
सह दुय्यम निबंधक, पवेल-१



18/11/2022 12:59:22 PM

दस्त गोपचार भाग-2

पत्रांक

दस्त क्रमांक:13407/2022

दस्त क्रमांक :पत्रांक1/13407/2022

दस्तावाचा प्रकार :-बेटीमेंट टू सीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	चापविवरण	अंशाळाचा दस्ता
1	ता.सिद्धको लि. तर्फे महायुक्त मार्केटिंग अॅडिटरांनी राजेन्द्र सोलापुणे पत्ता:प्लॉट नं. - , माळ्या नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. ऑफिस निर्मल दुमरा मजला तरिमत पॉईंट मुंबई 400021 , महाराष्ट्र, मुम्बई. फोन नंबर:AACCC3303K	वालक वय :- स्वाधरी:-		
2	ता.सिद्धको लि. तर्फे भागीदार नारायण राधकजी राधरिया - पत्ता:प्लॉट नं. - , माळ्या नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. ऑफिस नं 1207 व लॅंडमार्क प्लॉट नं 34 ए सेक्टर 7 खारघर नवी मुंबई , महाराष्ट्र, राईगाड:- फोन नंबर:AAKFR3582N	भाडेकर वय :-41 स्वाधरी:-		

बरील दस्तऐवज कूल देणार उपाकर्णीत बेटीमेंट टू सीड चा दस्त ऐचन करन दिव्याचे कडून करतात.
शिक्का क्र.3 ची वेळ:18 / 11 / 2022 12 : 56 : 35 PM

नोंद:-

दस्तावेज दिव्यादलाचा कडुनीजवाब देणाऱ्या सर्व पक्षकारांची ओळख समती-अधारित - बांधार प्रणालीद्वारे पदताल्लण्यात आनी आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	भाडेकर मे राधरिया देवदत्तपुर्न तर्फे भागीदार नारायण राधकजी राधरिया - -	18/11/2022 12:57:23 PM	नारायण राधकजी राधरिया M XXXX XXXX 9961

शिक्का क्र.4 ची वेळ:18 / 11 / 2022 12 : 57 : 24 PM

JOINT S/PANVEL 1

पुस्तक क्र. 9

दस्त क्र.93800 वर नोंदला.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVRIYA DEVELOPERS	eChallan	6910333202211111439	MH010430847202223E	6737500.00	SD	0005347690202223	18/11/2022
2	RAVRIYA DEVELOPERS	eChallan	69103332022111018843	MH010412507202223E	7970000.00	SD	0005347695202223	18/11/2022
3		DHC	93800	17112022032888	600	RF	17112022032888	18/11/2022
4	RAVRIYA DEVELOPERS	eChallan		MH010412507202223E	30000	RF	0005347695202223	18/11/2022

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

13407 /2022

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2. Get print immediately after registration.

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