

अशोक राम

ASHOK RAMRAJ PAL

PLOT - B2-31+32

SECTER-06

PANVEL (E)

6/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 672/2023

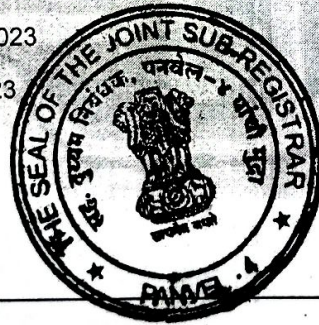
नोंदणी :

Regn:63m

16/01/2023

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	अॅग्रीमेंट टू लीज
(2) भोवदला	5215799.69
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5215799.69
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन :, इतर माहिती: पनवेल महानगरपालिका हद्दीतील मीजे नविन पनवेल, (पूर्व), नवी मुंबई, ता. पनवेल, जि. रायगड. प्लॉट नं. बी2-31+32, सेक्टर 06, क्षेत्र 72.19 चौ.मी. (100 वर्षाकरीता) (Plot Number : बी2-31+32 ; SECTOR NUMBER : 06 ;)
(5) क्षेत्रफळ	1) 72.19 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-भाडेकरू- अशोक रामराज पाल -- वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राहणार- बी/2/10/5, मिलेनियम टॉवर, सेक्टर 9, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-AONPS5787H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मालक- दि सिटी ऍंड इंडस्ट्रीयल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि. तर्फे असिस्टंट मार्केटिंग ऑफिसर राजेंद्र सोनावणे -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निर्मल, दुसरा मजला, नरीमन पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:- AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	672/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	260900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) थैरा	



सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

528/672

Friday, January 13, 2023

5:37 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 744 दिनांक: 13/01/2023

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवल4-672-2023

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू लीज

सादर करणाऱ्याचे नाव: भाडेकरू- अशोक रामराज पाल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:56 PM ह्या वेळेस मिळेल.


Joint Sub Registrar Panvel 4

बाजार मूल्य: रु.5215799.69 /-

मोबदला रु.5215799.69/-

भरलेले मुद्रांक शुल्क : रु. 260900/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1301202309681 दिनांक: 13/01/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011934236202223E दिनांक: 09/12/2022

बँकेचे नाव व पत्ता:


पंचकाराची सही

लिपीक

पह दुर्य्यम निबंधक पनवेल



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

Receipt of Document Handling Charges

PRN 1301202309681

Receipt Date 13/01/2023

Received from ASHOK PAL, Mobile number 9930868534, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 672 dated 13/01/2023 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name IBKL

Payment Date 13/01/2023

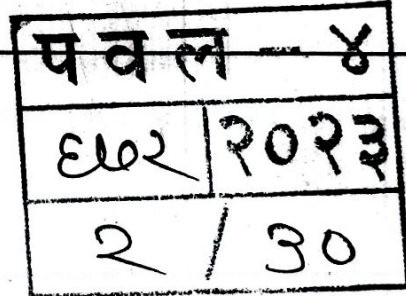
Bank CIN 10004152023011308912

REF No. 2810622408

Deface No 1301202309681D

Deface Date 13/01/2023

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





CHALLAN
MTR Form Number-6



MH011934236202223E		BARCODE	Date 09/12/2022-16:46:17		Form ID 25 2
Department Inspector General Of Registration			Payer Details		
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)		AONPS5787H	
Office Name PNL1_PANVEL NO 1 SUB REGISTRAR		Full Name		ASHOK PAL	
Location RAIGAD		Flat/Block No.		PLOT NO B2-31 32, SECTOR 06,	
2022-2023 One Time		Premises/Building		NEW PANVEL, EAST, NAVI MUMBAI,	
Account Head Details		Amount In Rs.	Road/Street		TAL PANVEL, DIST RAIGAD
0063301 Registration Fee		30000.00	Area/Locality		Town/City/District
			PIN		4 1 0 2 0 6
			Remarks (If Any)		
			PAN2=AACCC3303K--SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-		
			Amount In	Thirty Thousand Rupees Only	
Total		30,000.00	Words		
Payment Details BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02300042022120900143 223431741289
Cheque/DD No.			Bank Date	RBI Date	09/12/2022-16:48:13 Not Verified with RBI
Name of Bank			Bank-Branch BANK OF MAHARASHTRA		
Name of Branch			Scroll No. , Date Not Verified with Scroll		

पवल - ४
६०२ २०२३
३ / ३०



Department ID : Mobile No. : 9930868534
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Signature

13/01/23

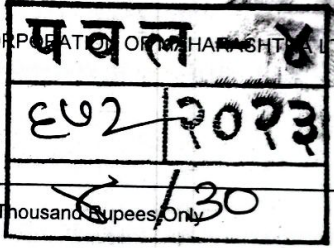


CHALLAN
MTR Form Number-6



IN MH011934236202223E	BARCODE	Date 09/12/2022-16:46:17	Form ID 25.2
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Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
Fee Name PNL1_PANVEL NO 1 SUB REGISTRAR	PAN No.(If Applicable) AONPS5787H		
Location RAIGAD	Full Name ASHOK PAL		
2022-2023 One Time	Flat/Block No. PLOT NO B2-31 32, SECTOR 06,		
Account Head Details	Premises/Building		
0063301 Registration Fee	Road/Street NEW PANVEL, EAST, NAVI MUMBAI,		
Amount In Rs. 30000.00	Area/Locality TAL PANVEL, DIST RAIGAD		
	Town/City/District		
	PIN 4 1 0 2 0 6		
	Remarks (If Any)	PAN2=AACCC3303K-SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-	
	Amount In Words	Thirty Thousand Rupees Only	
Payment Details BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	00000420220001431741289
Cheque/DD No.	Bank Date	RBI Date	09/12/2022 13/12/2022
Name of Bank	Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch	Scroll No. , Date	21210 , 12/12/2022	



Department ID : Mobile No. : 9930868534
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: चालन केवल दस्तावेज निकाशक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND
 TAXES MUMBAI 02
 Date: 2023.01.13 20:57:52
 IST

Challan Defacement Details

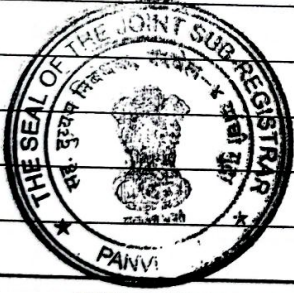
S. No.	Reason	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-528-672	0006816295202223	13/01/2023-17:37:12	IGR547	30000.00
Total Defacement Amount					30,000.00

CHALLAN
MTR Form Number-6



IN MH011932620202223E		BARCODE		Date	09/12/2022-16:29:16	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 PNL1_PANVEL NO 1 SUB REGISTRAR				PAN No.(If Applicable)	AONPS5787H		
Location RAIGAD				Full Name	ASHOK PAL		
Year 2022-2023 One Time				Flat/Block No.	PLOT NO B2-31 32, SECTOR 06		
Account Head Details		Amount In Rs.		Premises/Building			
0046401 Stamp Duty		260800.00		Road/Street	NEW PANVEL, EAST, NAVI MUMBAI		
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>पवल - ४</p> <p>६०२ १०२३</p> <p>४/३०</p> </div>				Area/Locality	TAL PANVEL, DIST RAIGAD		
				Town/City/District			
				PIN	4	1	0
				PIN	2	0	6
				Remarks (If Any)	PAN2=AAACCC3303K--SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-		
				Amount In	Two Lakh Sixty Thousand Eight Hundred Rupees Only		
				Words			
Total 2,60,800.00							
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042022120900049	223431739940
Cheque/DD No.				Bank Date	RBI Date	09/12/2022-16:31:27	Not Verified with RBI
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		

पवल - ४
६०२ १०२३
४/३०

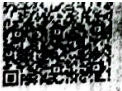


Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9930868534
यादी चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

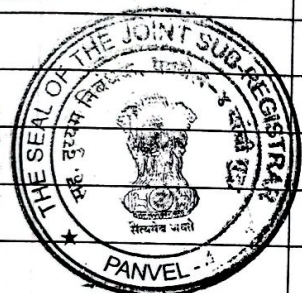
13/01/23

Signature

CHALLAN
MTR Form Number-6



MH011932620202223E		BARCODE		Date	09/12/2022-16:29:16	Form ID	25.2
Inspector General Of Registration				Payer Details			
Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
PNL1_PANVEL NO 1 SUB REGISTRAR				PAN No.(If Applicable)		AONPS5787H	
RAIGAD				Full Name		ASHOK PAL	
2022-2023 One Time				Flat/Block No.		PLOT NO B2-31 32, SECTOR 06	
Account Head Details		Amount In Rs.		Premises/Building			
Stamp Duty		260800.00		Road/Street		NEW PANVEL, EAST, NAVI MUMBAI	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पवल - ४</p> <p>६७२ २०२३</p> <p>६ / ३०</p> </div>				Area/Locality		TAL PANVEL, DIST RAIGAD	
				Town/City/District			
				PIN		4 1 0 2 0 6	
				Remarks (If Any)			
				PAN2=AACCC3303K~SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD~			
		Amount In		Two Lakh Sixty Thousand Eight Hundred Rupees Only			
		2,60,800.00		Words			
Details				FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA							
Cheque-DD Details				Bank CIN		Ref. No.	
				02300042022120900049		223431739940	
DD No.				Bank Date		RBI Date	
				09/12/2022-16:31:27		12/12/2022	
Bank				Bank-Branch		BANK OF MAHARASHTRA	
Branch				Scroll No. , Date		21210 , 12/12/2022	
Mobile No. : 9930868534							
<p>This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.</p> <p>एक केवल दस्तावेज नोंदणी कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू.</p>							
Signature Not Verified							
Digitally signed by DS DIRECTORATE OF ACCOUNTS AND SERVICES MUMBAI 02							
Date: 2023-01-13 17:39:27 IST							
Reason: GRAS Secure Document							
Location: India							
Defacement No.		Defacement Date		Userid		Defacement Amount	
0006816290202223		13/01/2023-17:37:06		IGR547		260800.00	
Total Defacement Amount						2,60,800.00	



Digitally signed by DS DIRECTORATE OF ACCOUNTS AND SERVICES MUMBAI 02
Date: 2023-01-13 17:39:27 IST
Reason: GRAS Secure Document
Location: India



MAHARASHTRA

जोडपत्र - २

32AA 762978

जिल्हा कोषागार कार्यालय
 21 DEC 2022
 मुद्रांक प्रमुख लिपीक / लिपी

० 2022 ०
 मुद्रांक विक्री नोंदवही
 अनुक्रमांक 169892
 दिनांक 2 JAN 2023
 दस्तावा प्रमाण -
 दस्त नोंदणी करणार कोडे वगैरे -
 निळकतीचे धोरण्यात दर्जल -
 मुद्रांक विक्री घेणाऱ्याचे नाव Ashok Ramraj Pal
 हस्त अस्पष्टता टाळणे वगैरे Bhalchandra
 पत्ता व सही -
 दस्त्या एकाकादये -
 मुद्रांक शुल्क रक्कम - 1000/-
 मुद्रांक विक्रीच्या ठिकाण (श्री. अशोक प. राजेंद्रकर)
 मुद्रांक विक्रीचे ठिकाण/पत्ता - अशोक भोजन/दयपिंग सेंटर
 दफान नं. ३४, अवाली मार्केट, कलीवत्र ऑफिस जवळ,
 धर्म (प.) - ४०० ६०९.
 रवाना मुद्रांक क्रमांक - १२०१०१०

या कारणासाठी त्याची मुद्रांक खरेदी केल्या जाईल असे
 मुद्रांक खरेदी केल्यापासून ६ महिन्यात यादरम्यान

AGREEMENT TO LEASE FOR
 (RESIDENTIAL)
 CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
 OF MAHARASHTRA LTD
 AND
 MR. ASHOK PAL
 PLOT NO. B2-31+32, SECTOR-6, NEW PANVEL (E)
 NAVI MUMBAI

पत्र - ४
 ६०२ २०२३
 ६० / ३०



AS Anand
 Assistant Marketing Officer

Signature

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED
(For Residential Purpose)
AGREEMENT TO LEASE

५५१ - ४	
एल	२०२३
९ / ३०	

AN AGREEMENT made at CBD Belapur on the 13th day of January Two Thousand Twenty Three BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai (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 Mr. Ashok Pal of (Address and Occupation) B2/10/5 Millennium tower, Sector-9 Sanpada Navi Mumbai-400705. (hereinafter referred to as "Licensee" which expression shall, where the context so admits be deemed to include its successor or successors), of the other part.



WHEREAS:

- The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
- The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- Vide scheme no. **MM-SCH-07-2020-2021** Corporation has launched a scheme for lease of **106 Residential Plots at New Panvel, Kharghar, Nerul, Airoli, Ghansoli Nodes of Navi Mumbai** through e-Tender cum e-Auction.
- The licensee has participated in the said scheme and applied for **Plot No. B2-31+32, Admeasuring 72.19 Sq. mtr, Sector-6, New New Panvel (E) node** by quoting **Rs. 72,251.00 per Sq. mtr.**
- Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on **10.06.2021** as per the provision of **Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.**
- The Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written

AS Sonawane
Assistant Marketing Officer

Ashok Pal

and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **72.19 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **Residential** and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained

पानवेल - ४	
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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. 5,215,799.69 (Rupees Fifty Two Lakh Fifteen Thousand Seven Hundred Ninety Nine and Sixty Nine Paise Only)** being the full premium agreed to be paid by the Licensee to the Corporation.



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

GRANT OF LICENCE :

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

NOT A DEMISE :

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

[Signature]
Assistant Marketing Officer

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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:-

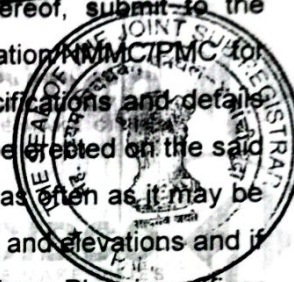
SUBMISSION OF PLANS FOR APPROVAL:

- (a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation ~~NMDC/PMC~~ for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be ~~created~~ 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 1.1.
ii) The maximum height up to which the building shall be constructed as per "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).
iii) The maximum height of a room in the building shall be less than 4.27 meters. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.

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Assistant Marketing Officer

[Signature]

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.

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(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.



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.

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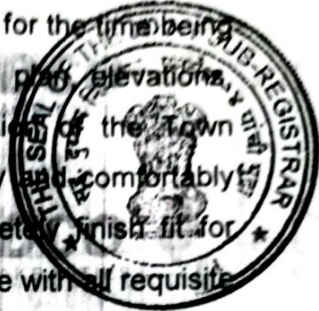
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Assistant Marketing Officer

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** use with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of the Navi Mumbai Disposal of Land (Amendment) Regulations 2008.&UDCPR

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RATE AND TAXES:

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

PAYMENT OF SERVICE CHARGES:

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

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CIDCO
CITIES

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 work or anything done under the authority herein contained.

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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.

R. S. S. S.
Assistant Marketing Officer

A. S. S. S.

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.

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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 of policies of insurance and receipts of the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.



RECOVERY OF ANY SUM DUE TO THE CORPORATION:

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

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

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

REGISTRATION UNDER REGISTRATION ACT, 1908:

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

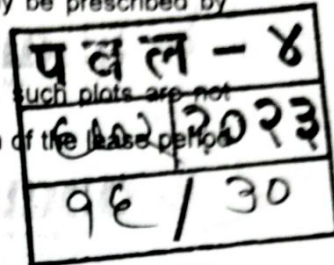
4. RESTRICTION AGAINST TRANSFER :

- (i) Notwithstanding anything containing in the 'The Navi Mumbai Disposal of Lands (Amendment) Regulations 2008' the licensee shall not transfer or assign by sale, mortgage, sub-lease or by

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development agreement the plot or any part thereof, which is leased or agreed to be leased without permission of the Managing Director of the Corporation.

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



5. POWER TO TERMINATE AGREEMENT:

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



POWERS OF CORPORATION:

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

- a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal of or alteration is carried out within the time prescribed, cause the same to be carried out and recover the cost incurred for the same from the Licensee.
- b) to evict the Licensee under the provisions of the Bombay Government Premise (Eviction) Act, 1955 and to resume the land and building to Corporation without payment of any compensation.

TO RESUME LAND:

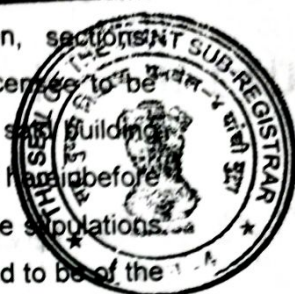
Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, and until the Corporation grants and Licensee accept a Lease of said land as provided hereinafter,

the Corporation shall have the following rights and powers :

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

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(b) Power (i) in case the Licensee (a) shall fail to submit to the Town Planning Officer for his approval the plans, elevation, sections and 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.

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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).

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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 exercised 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.

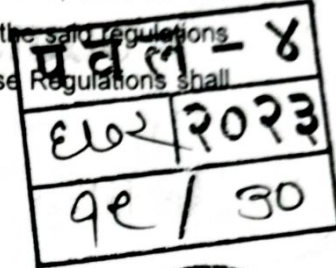
7. GRANT OF LEASE:

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.

Signature

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

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time the said Regulations stated in the Letter of Allotment dated 10.06.2021, these Regulations shall prevail.



7B. Special Terms and Conditions:

1. The plot is offered on "as is where is basis."
2. Sub-division of the plots shall not be permitted.
3. The permissible base F.S.I. will be 1.1.
4. The building shall be constructed for Residential purpose only.
5. The Unified Development Control and Promotion Regulation of 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

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Assoc. Officer

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.

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11. NOTICE:

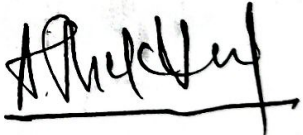
All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall 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

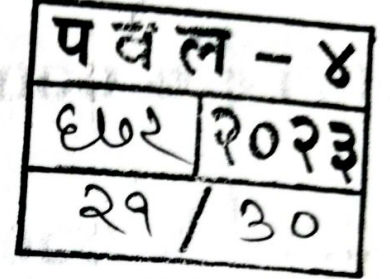


SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. B2-31+32** situated in **Sector 6**, situated a **New Panvel (E)** contained by admeasurements **72.19 sqm** or thereabouts and bounded as follows that is to say:

Plot No. B2-31+32, Sector 6 situated at **New Panvel (E), Navi Mumbai**

On or towards the North by : 6M PATHWAY
On or towards the South by : PLOT NO. B2-30
On or towards the West by : C. WALL
On or towards the East by : 8.00 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

Mr. Rajendra Sonawane

In the presence of

1. Jaguti Talpade
2. Shubham Ambre

Assistant Marketing Officer

Signed and Delivered by Licensee

Mr. Ashok Pal

In the presence of

1. Jaguti Talpade
2. Shubham Ambre



R. Sonawane

Jaguti Talpade
Shubham Ambre

Ashok Pal

Jaguti Talpade
Shubham Ambre



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PERMISSION/ LICENSE TO ENTER UPON THE LAND

I/WE SHRI / MESSRS MR. ASHOK PAL HAVE THIS 13th DAY OF JANUARY, 2023 RECEIVED POSSESSION OF PLOT NO. B2-31+32 ADMEASURING AREA OF 72.19 SQ MTR IN SECTOR NO. 6 PERTAINING TO REVENUE VILLAGE NEW PANVEL (E) TALUKA PANVEL DISTRICT RAIGAD EARMARKED FOR RESIDENTIAL PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENCE GRANTED.

HANDED OVER

A. Sawant
Assistant Marketing Officer

TAKEN OVER

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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय - 'निर्मल' दुसरा मजला, गरिपन पॉईंट, मुंबई - ४०००२९, मुख्य कार्यालय - 'सिडको' सी.बी.डी. वेलापुर, नवी मुंबई ४००६१४.

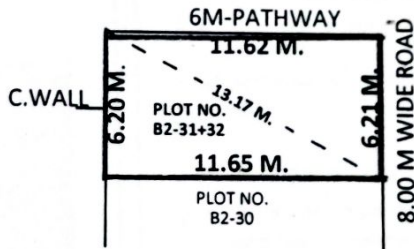
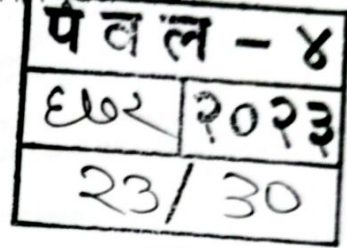
भूमी व भूमापन विभाग - सिडको भवन

दिनांक : 13/9/2022

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भोजमापासह पत्रवेल (पू.) नोड मधील सेक्टर क्रमांक 6 भूखंड क्रमांक - B2-31+32 (RESI.) यांचा सिमांकन नकाशा
रिष्ट नियोजनकार (द.) यांचेकडील पत्र क्रमांक CIDCO/PLNG(S)/2021/E-10624 दिनांक: 29/01/2021
द्वारे सिमांकनाचा नकाशा तयार केला.
भूखंडाचे क्षेत्रफळ : 72.19 चौ.मी.

याप्रमाणे सुद्धा द्यावी. इ.



Assistant Marketing Officer

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संमत सिमांकन नकाशा
मा. वरिष्ठ नियोजनकार (S) 2021/E-10624
पत्र क्र. सिडको/नियोजन/
दिनांक:- 29/01/2021

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क्षेत्राधिकारी (भूमापन)
सिडको मर्या

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14/09/22

सहाय्यक भूमापन अधिकारी
सिडको

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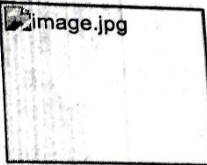



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पत्राचा प्रकार: अॅग्रीमेंट दू लीज





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पव4 30/30
दस्त क्रमांक:672/2023

नु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मालक- दि सिटी एंड इंडस्ट्रीयल डेव्हलपमेंट कॉर्पोरेशन ऑफ महाराष्ट्र लि.तर्फे असिस्टंट मार्केटिंग ऑफिसर राजेंद्र सोनावणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निर्मल, दुसरा मजला, नरीमन पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AACCC3303K	मालक वय :-40 स्वाक्षरी:-		
2	नाव:भाडेकरू- अशोक रामराज पाल - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: राहणार- बी/2/10/5, मिलेनियम टॉवर, सेक्टर 9, सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:AONPS5787H	भाडेकरू वय :-51 स्वाक्षरी:-		

दस्त एवज करून देणार तथाकथीत अॅग्रीमेंट दू लीज चा दस्त एवज करून दिल्याचे कबुल करतात.
क्र.3 ची वेळ:13 / 01 / 2023 05 : 37 : 55 PM

ळख:-
लील इसम असे निवेदीत करतात की ते दस्त एवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

नु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रमेश हरीलाल यादव - - वय:35 पत्ता:डोंगरीपाडा, धोडबंदर रोड, साईबाबा मंदिर, किंग कॉंग नगर, ठाणे पिन कोड:400615		
2	नाव:नितीन दिलीप गायकवाड - - वय:29 पत्ता:रुम नं 2 माथाडी कामगार चाळ भवानी चौक सुर्यनगर विटावा कळवा ठाणे पिन कोड:400605		

क्र.4 ची वेळ:13 / 01 / 2023 05 : 38 : 32 PM

Joint Sub Registrar Panvel 4

प्रमाणित करणेत येते की, या दस्तामध्ये 30 पृष्ठे आहेत.
सह दुय्यम निबंधक वर्ग २,
पनवेल-४

Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	32AA762978	1201010	100	SD		
2	ASHOK PAL	eChallan	02300042022120900049	MH011932620202223E	260800.00	SD	0006816290202223	13/01/2023
3		DHC	-	1301202309681	600	RF	1301202309681D	13/01/2023
4		eChallan		MH011934236202223E	30000	RF	0006816295202223	13/01/2023

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

672 /2023

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पुस्तक क्र 9

दस्त क्र EU 2 वर नोंदला.

सह दुय्यम निबंधक वर्ग २, पनवेल क्र.४
दि १२ माहे ०१ सन २०२३

