

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

**Allotment Letter - Mass Housing Scheme**

Reference No. 10006305

Customer No: 30195413

Date : 09/09/2019

To,  
VIKAS RAMESH SHINDE,  
A 30, ROOM NO. 18, YESHWANT RAO CHAVAN NAGAR, EKTA NAGAR,  
GANESH CHAWL, MANKHURD, MUMBAI -,  
Mumbai (Suburban)-400043.  
Contact No. 8779301470  
Email: SHINDEVVRAMESH@GMAIL.COM

**Subject:** Allotment of Apartment in Mass Housing Scheme, ( LIG ) Sector-27, Taloja, Navi Mumbai. Reservation for General category.

Dear Sir/Madam,

With reference to your application No.1180080129

We are pleased to allot you the following apartment, subject to the terms & conditions annexed herewith.

**A. DETAILS OF APARTMENT ALLOTTED:**

Building No.	Floor No.	Apartment No.	Carpet Area sq.mt
L07	5th floor	0504	29.82

**B. PRICE OF APARTMENT**

Sale Price (Rs) (A)	Incidental Charges (Rs) (B)	Total (Rs) (A+B)	EMD Received (Rs)	Sale Price Balance Amount (Rs)
2,585,700.00	29,949.99	2,615,649.99	25,000.00	2,590,649.99

**Note:** The above Sale price is tentative and may increase as per NMDL(A)R, 2008 rules.

*Vikas*

FORM A: PERSONAL DETAIL

Existing Customer:  Yes  No

CIF No/ Account No. 8 7 7 2 7 0 9 3 6 7 5

Name: First Name: VIKAS Middle Name: SHINDE  
RAMESH

Date of Birth: 2 5 0 8 1 9 9 2 PAN: DKUPSGO

Mobile: 9 6 6 4 9 3 5 9 8 8

e-mail: shindevramesh@gmail.com

Name of Spouse: SANIKA VIKAS SHINDE

Name of Father: RAMESH MAHADEV SHINDE

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

Details of KYC (Minimum one to be filled)

1) Aadhaar / UID No. 3 9 6 9 9 9 6 7 6 0 4 1

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident  Foreign Citizen

Home Loan Top-Up

FILE NO.

[Empty box for File No.]

Name - Vikash Ramesh Shinde

Amt :- 5 L

Previous File No.

Address

Name of Subject

[Empty box for stamp/signature]

AMT		
PROCESSING OFFICER		
RESI/OFF		
TIR		
VALUATION	24/10/24	Vastukala
SITE		
LOAN A/C		
T.D.		
D.E.		



**SHIVAM**

**SPRING FILE  
1585**

Center :- Amol

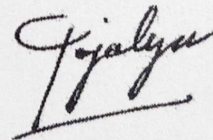
9970219199

CIDCO/Sr. Arch(BP-IHP)/BP-IHP-32 /2021/ 000033

02 NOV 2021

**OCCUPANCY CERTIFICATE**

I hereby certify that, the development for Full & Final Occupancy Certificate for the Mass Housing Scheme of Residential cum Commercial Buildings on Plot No.-01, Sector-27, Taloja, Navi Mumbai; Total B.U.A. - 150302.75 Sq. M.(Residential BUA - 146815.55 Sq. M. + Commercial BUA - 3487.20 Sq. M.) with LIG tenements - 2820, EWS tenements - 1518 (Total residential tenements - 4338 Nos.) & Shops - 90 Nos., LIG type buildings : Total 33 Nos. ; {( 15 Nos. C+R (G+14) : L-01 to L-15) + (3 Nos. Residential (G+13): L-18 to L-20) + (14 Nos. Residential (G+14): L-16, L-17, L-21, L-23 to L-33) + (01 No. Residential (G+07): L-22)} & EWS type buildings :- Total 17 Nos. ; {(02 Nos. Residential (G+13): E-08 & E-09) + (15 Nos. Residential (G+14): E-01 to E-07 & E-10 to E-17)} is completed under the supervision of M/s. B.G. Shirke Construction Tech. Pvt. Ltd.; same has been inspected on 26-10-2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate issued vide letter No. CIDCO/Sr.Arch(Hsg/BP-IHP)/BP-IHP-32/2019/000100 dtd. 09.05.2019 and that the development is fit for the use for which it has been carried out.

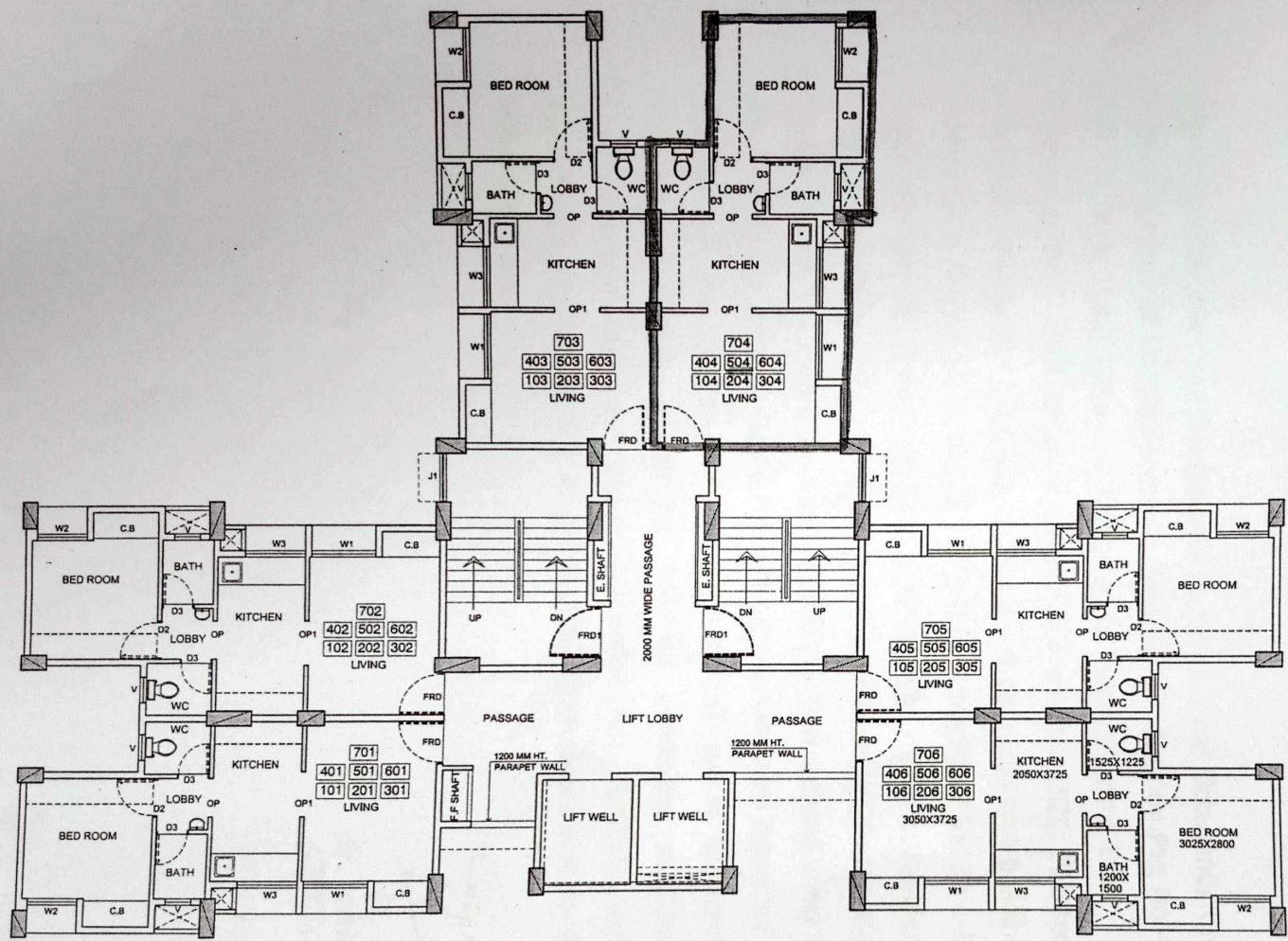


(T. J. Vaidya)  
Sr. Architect ( BP-IHP)  
CIDCO, Navi Mumbai

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

*[Signature]*  
Asstt. Marketing Officer (Hog.)  
CIDCO Ltd.

*[Signature]*



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

BLDG. NO. - L1 TO L15

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

FOR FLAT NO. - 504  
OF BUILDING NO. - L-7

CHECKED & FOUND CORRECT.  
*[Signature]*  
T. J. VAIDYA  
SR. ARCHITECT, CIDCO LTD.

*[Signature]*  
ARCHITECT  
T.P. TIKHE  
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.  
72-76 MUNDHWA , PUNE - 411036.  
SOLEMNLY AFFIRMED AT NAVI MUMBAI  
ON --- DAY OF 03/11/2021

**MASS HOUSING SCHEME LIG-EWS TYPE HOUSE  
AT PLOT NO.1, SECTOR - NO. 27, TALOJA , FOR  
CIDCO, NAVI MUMBAI.**

**BUILDING TYPE  
LIG - COMM+RESI  
(G+14)**

**CIDCO**  
CITY INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.  
CIDCO BHAVAN, C.B.D, BELAPUR NAVI MUMBAI - 400 614.

**SHIRKE®**  
B. G. SHIRKE CONSTRUCTION TECHNOLOGY PVT.LTD.  
72-76 MUNDHWA , PUNE - 411036.

AGREEMENT TO SALE

REF: Contract: 10006305

Scheme: Mass Housing(2018-2019)

Customer: 30195413

Property No.: NMTL027000000010L07050504

THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 3rd DAY OF DECEMBER, TWO THOUSAND TWENTY ONE between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part And

**Mr. Vikas Ramesh Shinde**

**A 30, Room No. 18, Yeshwant Rao Chavan Naga,**

**Ekta Nagar Ganesh Chawl,,**

**Mankhurd, Mumbai - 400043, Mumbai (suburban)-400043**

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

**WHEREAS:**

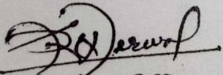
1. The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra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

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

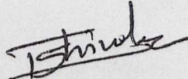
Further the Corporation has been confirmed with powers and authority under Section 118 of the MRTP Act 1966 to dispose of the lands so vested in it by lease subject to rules, regulations and direction of the State.

**AND WHEREAS:**

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

  
Asstt. Marketing Officer (Hag.)  
CIDCO Ltd.

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public on the terms and conditions stated in the said Scheme Also, the Sr. Architect vide letter No. CIDCO/Sr.Arch(BP-IHP)/BP-IHP-32/2021/33 dated 02.11.2021 has issued Occupancy Certificate to No. of Units 2,820 (LIG) + 1,518 (EWS) = Total 4,338 Residential Nos. and 90 Shop Units.

**AND WHEREAS:**

The Applicant has applied to the Corporation and his application having found in order, was allowed to participate in the draw and where his application succeeded by draw of lots and the apartment no **0504** admeasuring carpet area **29.82** (Sq. mtrs) situated in **Mass Housing Scheme LIG** was allotted to him/her.

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

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

6. The Purchaser has agreed to purchase from the Corporation on 'Ownership Basis' Apartment bearing no **0504** and the same shall be referred to as 'the said apartment' hereinafter, for the total sale price of **Rs.2,585,700.00** /-( **Twenty Five Lakh Eighty Five Thousand Seven Hundred Rupees Only**) Subject to the terms and conditions of lease of the said land and buildings to be granted by the Corporation to the Co-operative Housing Society as aforesaid.

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

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

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

2. The Corporation has agreed to sell and the Purchaser has agreed to purchase the said apartment bearing **No 0504** in Building No. **L07** on **5th floor** admeasuring **29.82** Sq. Mtrs. or thereabout as per the plans and specifications seen verified and approved by the Purchaser. The copy of the plan and specifications of the said apartment is annexed herewith as 'Annexure A'. The price of the said apartment No. **0504** is **Rs.2,585,700.00** /-( **Twenty Five**

SCHEDULE

ALL THAT Apartment admeasuring 29.82 Sq.Mtrs. having building No.L07, Apartment No. 0504, of layout of land situated and being at Plot No.1, Sector No.27 , Taloja Node, Navi Mumbai, and bounded as follows that is to say:

On or towards the North by : \_\_\_\_\_  
On or towards the South by :- \_\_\_\_\_  
On or towards the East by :- \_\_\_\_\_  
On or towards the West by :- \_\_\_\_\_

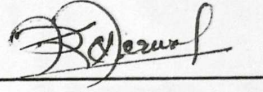
IN WITNESS, WHEREOF THE Parties hereto have hereunto and to a duplicate hereof set and subscribed their respective hands the day and year first here in above written.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CORPORATION

BY THE HAND OF

Shri/Smt. SUMIT R. MORWAL



Asst. Marketing Officer  
Asstt. Marketing Officer (Hag.)  
CIDCO Ltd.

IN THE PRESENCE OF:

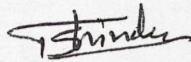
(1) Shri/Smt Y. V. Mhambre

(2) Shri/Smt S.S. Kature

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED

VIKAS RAMESH SHINDE (Purchaser)



By the hand of its signatory

IN THE PRESENCE OF:

(1) Shri/Smt Y. V. Mhambre

(2) Shri/Smt S.S. Kature

