

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Allotment of Residential Plot

Reference No.101106/1000859/5045

Date : 16.11.2021

Customer No: 30467769

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

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

Reference: 1) Scheme No.MM-SCH-16-2021-22
2) Your participation in Scheme No.MM-SCH-16-2021-22
- Successful Bidder

Dear Sir/Madam,

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

A. DETAILS OF PLOT ALLOTTED

a) Plot Allotment date	: 16.11.2021
b) Plot Number	: 86
c) LAPO code	: NMPW01700000086
d) Sector No	: 17
e) Node	: Panvel West
f) Area of Plot (In Sqm)	: 1,130.8900
g) Rate Rs./Sqm	: 105,004.00
h) Total Lease Premium (Rs)	: 118,747,973.56
i) Permissible FSI/PR	: 1.1000
j) Use of Plot/Land Use	: Residential

B. TOTAL PRICE OF PLOT

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

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C. PAYMENT SCHEDULE

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

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

D. TDS

The Allotee is required to pay TDS amount of Rupees **1187479.74/-** 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 **106873.18/-** and SGST Amount of Rupees **106873.18/-** on TDS to CIDCO online.

E. MISCELLANEOUS CHARGES

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

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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

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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)