

सूची क्र.2

दुय्यम निबंधक : दु.नि. उरण

दस्त क्रमांक : 167/2022

नोंदणी :

Regn:63m

18/01/2022

गावाचे नाव : उरण

(1) विनिष्ठाचा प्रकार	करारनामा
(2) मोबदला	2506700
(3) वाजारभाव (भाडेपट्ट्याच्या वाबनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2506700
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मीजे द्रोणागिरी, ता-उरण, जि-रायगड येथील प्लॉट नं.63, सेक्टर 12, या मिळकतीवरील माम झीमिंग स्कीम मधील, विलिंडिंग नं.एल 03, अपार्टमेंट नं.0506, पाचवा मजला, ज्याचे क्षेत्र 29.82 चौ.मी., कारपेट या मिळकतीचा करारनामा ((Plot Number : 63 ;))
(5) क्षेत्रफळ	1) 29.82 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सिडको रॉफे असिस्टंट मार्केटिंग ऑफिसर मूमित एम. राउत - - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- निर्मल, दुसरा मजला, नरिमन पॉईंट मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-उत्तम केरु रणशूर - - वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- रा. रूम नं-वी/१०५, निर्मल इन्क्यूब, प्लॉट नं. १७, एमएनआर स्कूल जवळ, सेक्टर ०६, कामोटे, रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-ALEPR5082Q 2): नाव:-निर्मल रणशूर - - वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- रा. रूम नं-वी/१०५, निर्मल इन्क्यूब, प्लॉट नं. १७, एमएनआर स्कूल जवळ, सेक्टर ०६, कामोटे, रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-CJKPR5324R
(9) दस्तऐवज करून दिल्याचा दिनांक	18/11/2021
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	167/2022
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	25100
(14) शेरग	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



AGREEMENT TO SALE

REF: Contract: 10009748

Scheme: Mass Housing(2018-2019)

Customer: 30201586

Property No.: NMDR012000000630L03050506

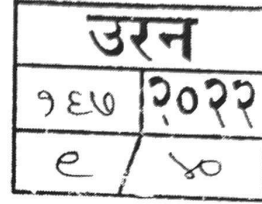
THIS AGREEMENT is made at C.B.D. Belapur, Navi Mumbai on 18th DAY OF NOVEMBER, TWO THOUSAND TWENTY ONE between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part And

Mr.Uttam Keru Ranshur and Ms. Nirmala Ranshur

Room No-B/105, Nirmal Enclave,,

Plot No-17, Near Mnr School,

Sector No-06 Kamothe, Raigarh-410209



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, executors, administrators and permitted assigns etc.) of the Other Part.

WHEREAS:

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


2. The State Government in pursuance to Land Acquisition Act, 1894 read with section 113(A) of the MRTTP 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 MRTTP 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 MRTTP 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


Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

 N.U. Ranshur

Mass Housing Scheme, at Plot no. **63, Sector No.12, Dronagiri** Node, Navi Mumbai. The Corporation has published the Scheme in the newspapers inviting applications from the general public on the terms and conditions stated in the said Scheme Also, the Sr. Architect vide letter No. CIDCO/Sr.Arch(BP-IHP)/BP-IHP-34/2021/27 dated 28.06.2021 has issued Occupancy Certificate to No. of Units 498 (LIG) + 270 (EWS) = Total 768 Residential Nos. and 12 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 **0506** 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 **0506** and the same shall be referred to as 'the said apartment' hereinafter, for the total sale price of **Rs.2,506,700.00 I-(Twenty Five Lakh Six 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 **0506** in Building No. **L03** 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. **0506** is **Rs.2,506,700.00 I-(Twenty Five**


Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

 N. U. Rabshah

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

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

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

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

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

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

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


Asst. Marketing Officer (Hsg.)
CIDCO Ltd.

 N.U. Ranshwar

SCHEDULE

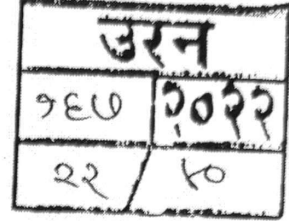
ALL THAT Apartment admeasuring 29.82 Sq.Mtrs. having building No.L03, Apartment No. 0506, of layout of land situated and being at Plot No.63, Sector No.12 , Dronagiri Node, Navi Mumbai, and bounded as follows that is to say:

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 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 S. RAUT

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

IN THE PRESENCE OF:

(1) Shri/Smt. Y. V. Mhatre

(2) Shri/Smt. A. S. Gawande

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED

1) UTTAM KERU RANSHUR (Purchaser)

2) NIRMALA UTTAM RANSHUR N.V RANSHUR

By the hand of its signatory



IN THE PRESENCE OF:

(1) Shri/Smt. Y. V. Mhatre

(2) Shri/Smt. A. S. Gawande

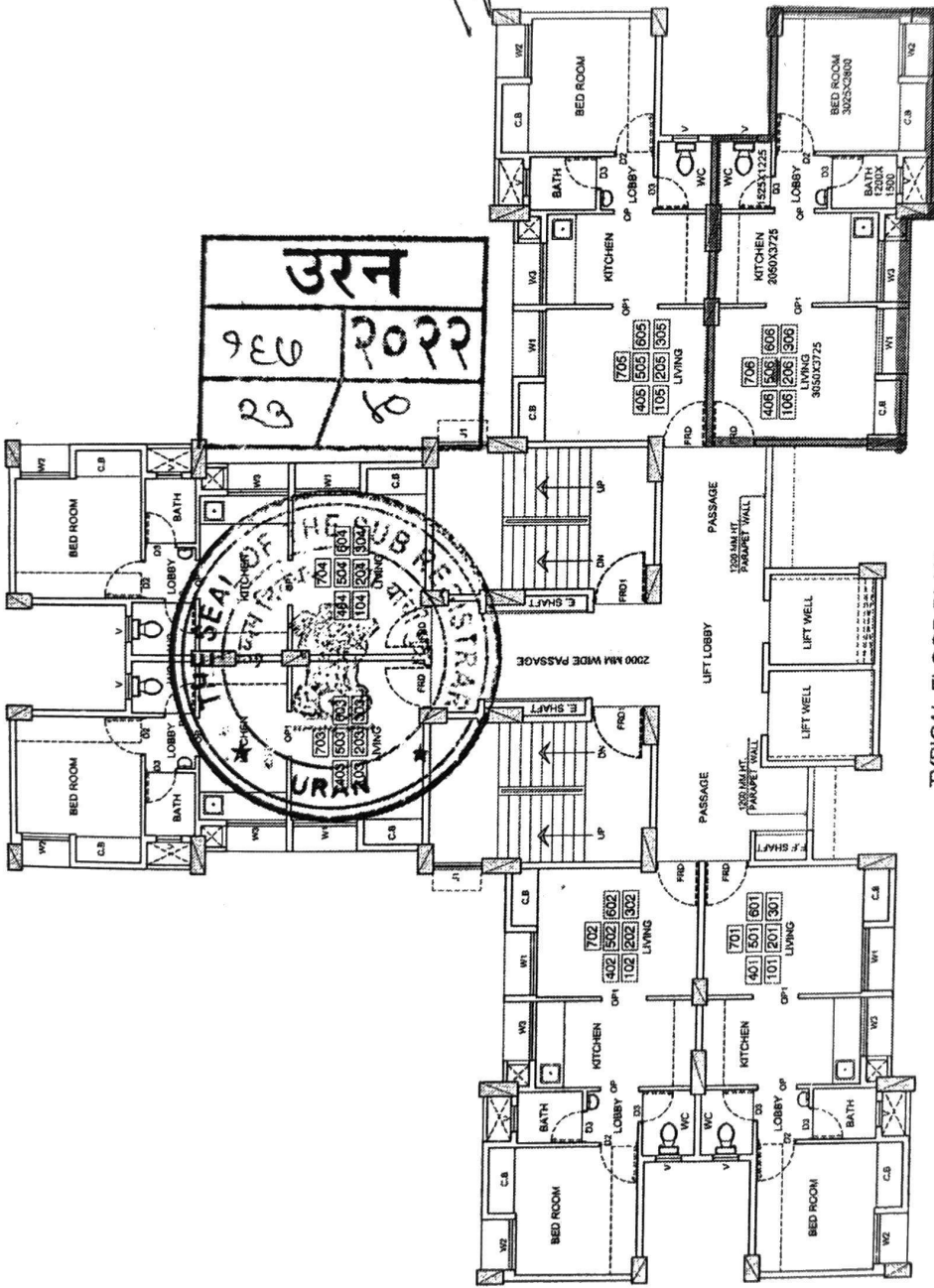
ANNEXURE :- **A**

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

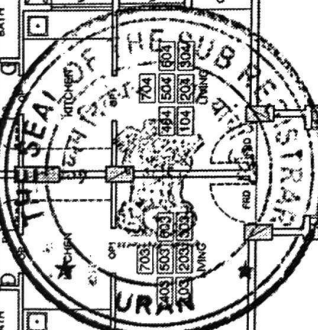
Ranjit
Asstt. Marketing Officer (Hsg.)
CIDCO Ltd.

Nurabshay

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



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

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

FOR FLAT NO. - 506
OF BUILDING NO. - L03

CHECKED & FOUND CORRECT.

T.P. Tikhe
ARCHITECT
T.P. TIKHE
B. G. -SHIRKE CONSTRUCTION TECHNOLOGY PVT. LTD.
72-76 MUNDHWA, PUNE - 411036.

SOLEMNLY AFFIRMED AT NAVI MUMBAI
ON --- DAY OF 15/06/2021

BLDG. NO. - L3

MASS HOUSING SCHEME LIG-EWS TYPE HOUSE
AT PLOT NO.63, SECTOR - NO. 12, DRONAGIRI,
FOR CIDCO, NAVI MUMBAI.

BUILDING TYPE
LIG -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

Handwritten signature

CIDCO/Sr. Arch(BP-IHP)/BP-IHP-34 /2021/ 0 0 0 0 2 7

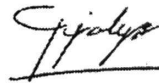
28 JUN 2021

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.-63, Sector-12, Dronagiri, Navi Mumbai; Total B.U.A. - 26436.22 Sq. M.(Residential BUA - 25971.26 Sq. M. + Commercial BUA - 464.96 Sq. M.) with LIG tenements - 498, EWS tenements - 270 (Total residential tenements - 768) & Shops - 12 Nos.,

LIG type buildings : Total 06 Nos. ; {(02 Nos. C+R (G+14) : L-01 & L-02) + (1 Nos. Residential (G+14): L-03)+ (2 Nos. Residential (G+12): L-04 & L-05)+ (1 Nos. Residential (G+13): L-06)}

& EWS type buildings :- Total 03 Nos.; {(03 Nos. Residential (G+14): E-01 to E-03)} is completed under the supervision of M/s. B.G. Shirke Construction Tech. Pvt. Ltd.; same has been inspected on 11-06-2021 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate issued vide letter No. CIDCO/Sr.Arch(Hsg/BP-IHP)/BP-IHP-34/2019/0104; dtd. 10.05.2019. 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

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