

394/20059

Thursday, November 14, 2024
9:57 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 21101 दिनांक: 14/11/2024

गावाचे नाव: नेरुळ

दस्तावेजाचा अनुक्रमांक: टनन11-20059-2024

दस्तावेजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: -- देवेश गुसा

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकूण:

रु. 30680.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:16 AM ह्या वेळेस मिळेल.


Joint Sub Registrar, Thane 11
जॉइंट सब रजिस्ट्रार, ठाणे ११
दिवे ३९

वाजार मुल्य: रु. 11021985 /-

मोवदला रु. 21600000/-

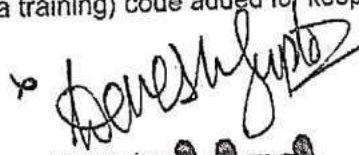
भरलेले मुद्रांक शुल्क : रु. 1296000/-

1) देयकाचा प्रकार: DHC रकम: रु. 680/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1124137016738 दिनांक: 14/11/2024
वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011096644202425E दिनांक: 14/11/2024
वँकेचे नाव व पत्ता:

नोंदणी फी माफी अमल्यास नपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of
adjusted fees


व्यवहारीची सही
मूळ दस्त परत मिळवता

L-119

9867568362

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार	करारनामा
(2) मॉबदला	21600000
(3) बाजारभाव (भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने तम्द करावे)	11021985
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पानिकेचे नाव: नवी मुंबई मनपा इतर कर्णतः, इतर माहिती: मदनिका क्रमांक - ए-401, वीथा मजला, नील पेराडाईम कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, भुखंड क्रमांक - 12/1/सी, सेक्टर - 9, नेरुळ, नवी मुंबई - 400706 (क्षेत्रफळ - 808 चौ. फूट. कार्पेट / 970 चौ. फूट. विल्ट अप) नोंदवत 2 कार पार्किंग सोन क्रमांक - 28 आणि 55 ((Plot Number : 12/1/सी ;))
(5) क्षेत्रफळ	1) 970 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात अंमल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-- नवीन कुमार वय:-59; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्यांक नं: -, रोड नं: मदनिका क्रमांक - ए-401, नील पेराडाईम कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, भुखंड क्रमांक - 12/1/सी, सेक्टर - 9, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AGCPK1032E 2): नाव:-- नीना मिंग वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्यांक नं: -, रोड नं: मदनिका क्रमांक - ए-401, नील पेराडाईम कॉ-ऑप हाऊसिंग सोसायटी लिमिटेड, भुखंड क्रमांक - 12/1/सी, सेक्टर - 9, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-MXEPS6502C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-- देवेश गुप्ता वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्यांक नं: -, रोड नं: मदनिका क्रमांक - एम-2/602, मॉर्निंग ग्लोरी, एम वी आय कॉलनी, सेक्टर - 13, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ACYPG5455H 2): नाव:-- प्रियांका गुप्ता वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्यांक नं: -, रोड नं: मदनिका क्रमांक - एम-2/602, मॉर्निंग ग्लोरी, एम वी आय कॉलनी, सेक्टर - 13, नेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AHEPG3998E
(9) दस्तऐवज करून दिल्याचा दिनांक	14/11/2024
(10) दस्त नोंदणी केल्याचा दिनांक	14/11/2024
(11) अनुक्रममात्र, खंड व पृष्ठ	20059/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1296000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्याकतामारी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सहमुख्य निबंधक वर्ग-२
ठाणे क्र. 99

**AGREEMENT FOR SALE
(PART PAYMENT)**

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 14th day of **November, 2024**.

BETWEEN

1) **MR. NAVEEN KUMAR (PAN NO: AGCPK1032E) & 2) MRS. NINA SINGH (PAN NO: MXEPS6502C)** both adult/s, Indian Inhabitant/s presently residing at **Flat No. A-401, Neel Paradise CHS Ltd., Plot No. 12/1/C, Sector - 9, Nerul, Navi Mumbai - 400706** hereinafter jointly or collectively referred to as "**the Transferor/s**" [which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators and assigns] **of the One Part.**

AND

1) **MR. DEVESH GUPTA (PAN NO: ACYPG5455H) & 2) MRS. PRIYANKA GUPTA (PAN NO: AHEPG3998E)** both adult/s, Indian Inhabitant/s having address at **Flat No. M2/602, Morning Glory, SBI Colony, Sector - 13, Nerul, Navi Mumbai - 400706** hereinafter jointly or collectively referred to as "**the Transferee/s**" [which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean & include their heirs, executors, administrators and assigns] **of the Other Part.**

WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. is a Government Company incorporated under the Companies Act, 1956 (hereinafter referred to as "**the said Corporation**") having its registered office at Nirmal, 2nd floor, Nariman Point, Mumbai - 400021. The said Corporation has been declared as a New Town Development Authority, under the provisions of sub-section (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No- XXXVIII of 1966) (hereinafter referred to as "**the Said MRTP Act**") of the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under sub-section 113 of the said MRTP Act.



AND WHEREAS the State Government has acquired land within the delineated area of Navi Mumbai, and vested the same in the said Corporation by an order duly made in that behalf, as per the provisions of section 113 of the said MRTP Act.

AND WHEREAS by virtue of being the development authority, the said Corporation has been empowered under section 118 of the said MRPT Act, to dispose off any land acquired by it or vested into it in accordance with the proposal approved by the State Government under the said MRTP Act.

(Signature)
(Signature)

Devesh Gupta
Priyanka Gupta

AND WHEREAS the said corporation by its ALLOTMENT LETTER bearing Ref. No. CIDCO / MM-I / PLT / NRL / 768 dated 06/07/2001 was pleased to allot to "M/S. NEEL CONSTRUCTIONS", (Hereinafter referred to as the "said builders") a piece and parcel of land bearing PLOT NO. 12/1/C AT SECTOR - 9 CONTAINING BY ADMEASUREMENTS AN AREA OF 2159.81 SQ. MTRS. OR THEREABOUTS SITUATED LYING AND BEING AT NERUL, NAVI MUMBAI (hereinafter referred to as "the said Plot") and more particularly described in the schedule hereunder written.

AND WHEREAS by an AGREEMENT TO LEASE dated 18/09/2001, made & entered into between the said Corporation of One Part and the said builders namely M/S. NEEL CONSTRUCTIONS of the Other Part, the corporation granted a lease of a piece of land bearing PLOT NO. 12/1/C, AT SECTOR - 9 CONTAINING BY ADMEASUREMENTS AN AREA OF 2159.81 SQ. MTRS. OR THEREABOUT SITUATED LYING AND BEING AT NERUL, NAVI MUMBAI, DIST. THANE to the said Builders for a period of 60 years for the purpose of constructing building/s on it for residential use and handed over the possession of the said plot to the builders.

AND WHEREAS by virtue of the said AGREEMENT TO LEASE, the said Builders are absolutely seized and possessed off and well and sufficiently entitled to the said plot.

AND WHEREAS the said Builders through their Architects, had prepared building plans, specifications, designs & submitted to the Town Planning Officer, NMMC and other authorities for commencing construction on the said plot.

AND WHEREAS the Town Planning Officer, NMMC granted COMMENCEMENT CERTIFICATE by its letter bearing Ref. No. NMMC / TPO / BP / 3421 dated 06/10/2001 to commence the construction work on the said Plot on the terms and conditions mentioned therein.



AND WHEREAS the said builders as per the plans and specifications duly approved by NMMC completed the construction of the residential building on the said Plot of land and NMMC issued Occupancy Certificate vide their Letter bearing Ref. No. जा. क. नमुंमपा / नरवि / भो. प्र. / 1779 / 03 dated 07/02/2003. (Attached as Annexure "3")

AND WHEREAS by virtue of the above, the said Builders i.e. M/S. NEEL CONSTRUCTIONS have sole and exclusive rights to deal with and dispose off the Flats & other units constructed in the building on the said plot of land and also to receive and appropriate the consideration.

AND WHEREAS the said Builders expressed their intentions to dispose off the Flats & other Units in the building to be known as "NEEL PARADISE" (hereinafter referred to as "the Said Building") on OWNERSHIP BASIS.

Amu Ave

Amu Ave

AND WHEREAS by an AGREEMENT FOR SALE dated 13/12/2001, the present transferor/s namely 1) MR. NAVEEN KUMAR & 2) MRS. NINA SINGH had purchased a FLAT NO. A-401 ON THE FOURTH FLOOR ADMEASURING ABOUT 808 SQ. FT. CARPET AREA OR 970 SQ. FT. BUILT UP AREA IN THE BUILDING CALLED "NEEL PARADISE", SITUATED ON PLOT NO. 12/1/C AT SECTOR - 9, NERUL, NAVI MUMBAI - 400706 from the said Builders namely: M/S. NEEL CONSTRUCTIONS. The said AGREEMENT FOR SALE dated 13/12/2001 was registered at the Office of Sub-Registrar of Assurances at Thane - 3 under Document Sr. No. TNN3 - 21682 - 2001 dated 13/12/2001.

AND WHEREAS the said builders vide Allotment Letter dated 26/04/2003 allotted 2 Car Parking Space Nos. 28 & 55 against the said flat to the present transferor/s.

AND WHEREAS all the owners / members of the said building formed and registered a Society in the name and style of "M/S. NEEL PARADISE CO-OPERATIVE HOUSING SOCIETY LTD."; under the provisions of Maharashtra Co-operative Societies Act, 1960, & having its registration no. NBOM / CIDCO / HSG (OH) / 1582 / JTR / 2003-04 dated 08/10/2003 and having its office at Plot No. 12/1/C, Sector - 9, Nerul, Navi Mumbai - 400706 hereinafter referred to as "the Said Society" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns).

AND WHEREAS vide LEASE DEED dated 30/06/2006, the said Corporation transferred all leasehold rights, title and interest in or upon the said PLOT NO. 12/1/C, AT SECTOR - 9 CONTAINING BY ADMEASUREMENTS AN AREA OF 2159.81 SQ. MTRS. OR THEREABOUT SITUATED LYING AND BEING AT NERUL, NAVI MUMBAI, DIST. THANE to the said Society M/S. NEEL PARADISE CO-OPERATIVE HOUSING SOCIETY LTD. The said LEASE DEED dated 30/06/2006 was registered at the Office of Sub-Registrar of Assurances at Thane - 11 under Document Sr. No. TNN11 - 04580 - 2006 vide its receipt No. 4695 dated 18/08/2006.



2004e	2028
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AND WHEREAS accordingly the said Society issued 10 shares of Rs. 50/- (fifty) each bearing distinctive numbers from 071 to 080 under Share Certificate No. 08 in favour of the present transferor/s 1) MR. NAVEEN KUMAR & 2) MRS. NINA SINGH. Copy of share certificate is attached as Annexure "5".

AND WHEREAS by virtue of all above & because of the membership of the said society, the Transferor/s are well & sufficiently entitled to a Residential Flat being FLAT NO. A-401 ON THE FOURTH FLOOR ADMEASURING ABOUT 808 SQ. FT. CARPET AREA OR 970 SQ. FT. BUILT UP AREA IN THE SOCIETY KNOWN AS NEEL PARADISE CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED ON PLOT NO. 12/1/C AT SECTOR - 9, NERUL, NAVI MUMBAI - 400706 ALONGWITH 2 CAR PARKING SPACE NOS. 28 & 55, and more particularly described in the second schedule hereunder written.

Navin Desai
By

Navin Desai
Priyanka Gupta

e. Neither the Transferor/s nor any of their predecessor-in-title have received any notice either from CIDCO and / or from any other statutory body or authorities regarding the acquisition and requisition of said premises.

f. The Transferor/s are in exclusive use, occupation and possession of the said Flat and every part thereof and except the Transferor/s, no other person or persons are in use, occupation and enjoyment of the said Flat or any part thereof.

g. The Transferor/s have good and clear title free from encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Transferor/s or against the said Flat or any part thereof.

h. The Transferor/s are not restricted either in the Income Tax Act or under any other statute from disposing of the Flat as stated in the Agreement for Sale.

i. The Transferor/s have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Transferee/s and the Transferor/s have all the rights, title and interest to enter into this Agreement with the Transferee/s on the various terms and conditions as stated herein.



NOW THIS AGREEMENT WITNESSETH & IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

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२०२४	३०

1. The Transferor/s agree to convey and transfer and the Transferee/s agree to purchase the aforesaid 10 shares of Rs.50/- each, bearing distinctive numbers from 071 to 080 under **Share Certificate No. 08**, issued by the said society in favor of the Transferor/s together with their occupancy and other rights, title and interest of the **FLAT NO. A-401 ON THE FOURTH FLOOR ADMEASURING ABOUT 808 SQ. FT. CARPET AREA OR 970 SQ. FT. BUILT UP AREA IN THE SOCIETY KNOWN AS NEEL PARADISE CO-OPERATIVE HOUSING SOCIETY LTD., SITUATED ON PLOT NO. 12/1/C AT SECTOR - 9, NERUL, NAVI MUMBAI - 400706 ALONGWITH 2 CAR PARKING SPACE NOS. 28 & 55 & other incidental rights and benefits for a total consideration of Rs. 2,16,00,000/- [Rupees Two Crore Sixteen Lakhs Only].**

2. The Transferee/s shall pay to the Transferor/s, the said sum of **Rs. 2,16,00,000/- [Rupees Two Crore Sixteen Lakhs Only]** inclusive of 1% TDS i.e. Rs. 2,16,000/- in the manner and at the time hereinafter stated: -

a). The Transferee/s have paid to the Transferor/s the sum of **Rs. 55,00,000/- [Rupees Fifty Five Lakhs Only]** towards the Part payment out of total consideration against the aforesaid premises, on the execution of these Presents [the receipt and payment whereof the Transferor/s do hereby admits and acknowledges].

Amma Patel
[Signature]

[Signature]
Priyanka Gupta

**FIRST SCHEDULE
(SCHEDULE OF LAND)**

ALL THAT PIECE OR PARCEL OF LAND at Plot No. 12/1/C, Sector - 9, Nerul, Navi Mumbai - 400706, containing by admeasurements an area of 2159.81 Sq. Mtrs. or thereabouts, District Thane, and bounded as follows that is to say:-

ON OR TOWARDS THE NORTH BY	Plot No. 12/G-3
ON OR TOWARDS THE SOUTH BY	Mango Garden
ON OR TOWARDS THE EAST BY	Playground
ON OR TOWARDS THE WEST BY	Plot No. 12/1/B

**SECOND SCHEDULE
(Description of the said Flat)**

FLAT NO. A-401 ON THE FOURTH FLOOR ADMEASURING ABOUT 808 SQ. FT. CARPET AREA OR 970 SQ. FT. BUILT UP AREA IN THE SOCIETY KNOWN AS NEEL PARADISE CO-OPERATIVE HOUSING SOCIETY LTD. SITUATED ON PLOT NO. 12/1/C AT SECTOR - 9, NERUL, NAVI MUMBAI - 400706 ALONGWITH 2 CAR PARKING SPACE NOS. 28 & 55.

Devesh Gupta
Prityanika Gupta

Devesh Gupta
Prityanika Gupta



ट.न.न. ११	
२००५२	२०२४
१३	३४



महानगरपालिका

Municipal Corporation

पहिला बाळ, बेलापुर भवन, सी.बी.डी.,
 नवी मुंबई ४०० ६१४
 दूरधनी क्र. : ७५७ १७ ३३, ७५७ १७ २८
 ७५७ ४० २१
 फॅक्स : ७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.I.
 NAVI MUMBAI - 400 614.
 TEL. No. : 757 17 33, 757 17 28
 757 40 22
 FAX : 757 37 85

जा.क.नमुंमपा/नरवि/भां.प्र./ 9000E/03
 दिनांक :- ७/२/२००३

भोगवटा प्रमाणपत्र

नवी मुंबई येथे भूखंड क्र. १२/१/सी, सेक्टर ९, नेरळ नवी मुंबई या जागेचे मालक

मेसर्स नील कन्स्ट्रक्शन, यांनी दि. १७/११/२००१ मधील बांधकाम बांधकाम पूर्ण केलेले असत याचा दाखला संबंधित वास्तुविशारद डिझायनर यांनी दिलेला आहे. सध्या जागेची पाहणी दि. २/१/२००३ रोजी वास्तुविशारदासह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदी नुसार करण्यात आलेले असून बांधकाम प्रारंभ प्रमाणपत्र दि. ०६/१०/२००१ मध्ये तमूद केलेल्या शर्तीप्रमाणे गुंतागुंतीत आहे. त्यामुळे सध्या जागेत शिष्टाचार बांधकाम सुरू होऊ शकत नाही. क्षेत्रफळाचा तपासला गेलेला प्रमाण आहे.

सध्याचा व्यावहारिक बांधकाम क्षेत्र :- २१५९.०५२ चौ.मी.

बांधकाम बांधकाम क्षेत्र :- ३७०.२०३ चौ.मी.

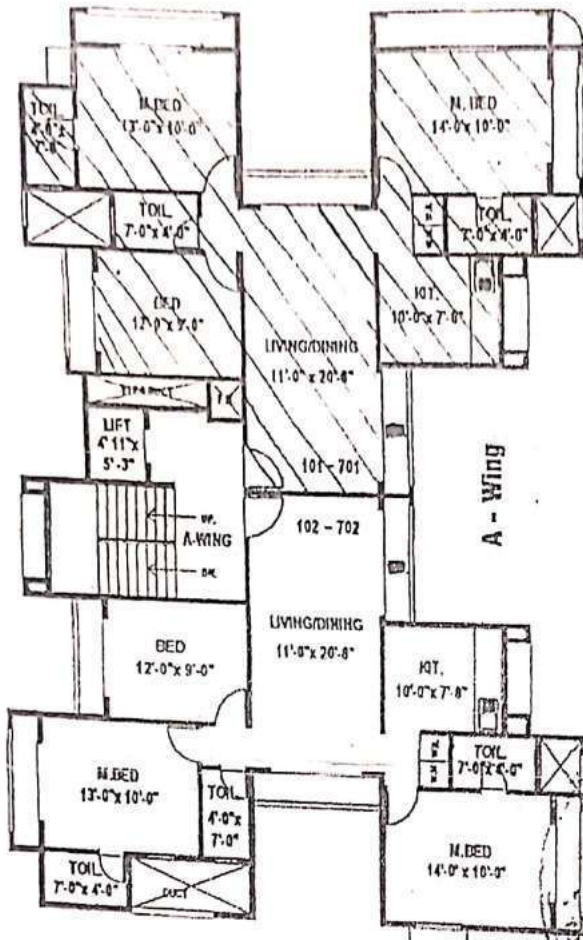


(Signature)
 सहाय्यक संचालक अग्ररचना
 नवी मुंबई महानगरपालिका

जन्म अर्जा नोंदणीकरण

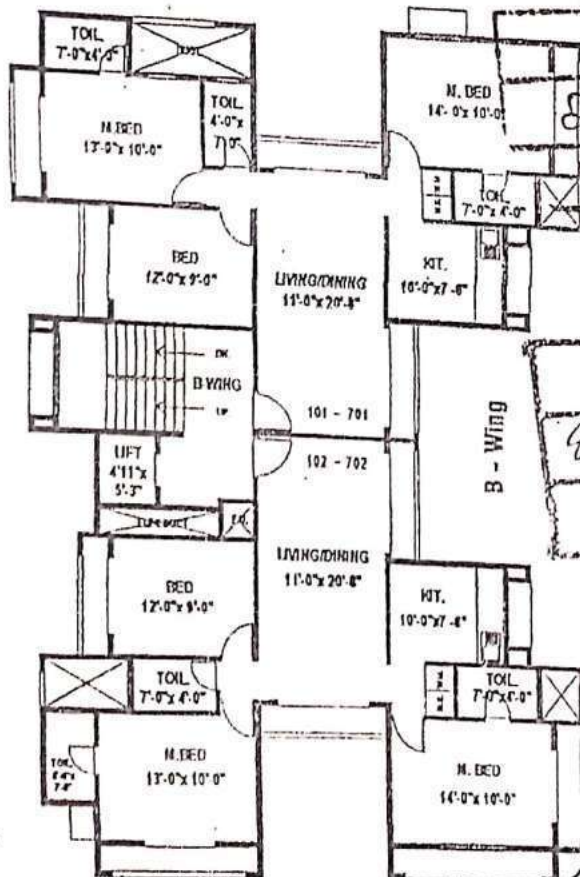
ट. 7. ज. 99	
2004e	2028
29	37

२५/०१/०६
 १६/१८



Flat No: A-401

Naam
Shilpa
Desai



Naam Desai
Desai

FLAT NO. A-401

Devashyupta
Priyanka Gupta

ARCHITECT:
DESIGNO
 ARCHITECTS & PLANNERS
 TEL.: 789 2606 / 759 2795

NEEL PARADISE
 PROPOSED RESIDENTIAL COMPLEX
 PLOT NO. 12/1/C, SECTOR-9, NERUL.

TYPICAL FLOOR
 204e 202b
 2238
 6208
 60-70/2360
 8-15-12

DEVELOPERS:
NEEL GROUP
 21, MATHERAN ROAD, SEC-19, NEW PANVEL (E)
 TEL.: 790 1791 / 746 4040 / 746 1917



NEEL PARADISE CO-OPERATIVE HOUSING SOCIETY LTD.
Plot No. 12/1/C, Sector 9, Nerul (E), Navi Mumbai - 400706.

(Registered under the Maharashtra Co-operative Societies Act, 1960)
Registration No.: NBOM/CIDCO/HSG (OH)/1582/JTR/2003-04, Dated 8/10/2003

Member's Register No.: 08

SHARE CERTIFICATE NO.: 08

Authorised share Capital Rs. 50,000/-. Paid Up Capital Rs. 15,000/- Divided into 300 Shares of Rs. 50/- each

SHARE CERTIFICATE

NAYEEN KUMAR &
NAYEEN



THIS IS TO CERTIFY that Shri. / Smt.

Smt. NINA SINGH

of A-401 is the Registered Holder of Ten Fully Paid Up Shares of Rs. 50/- each numbered 071 to 080 both inclusive, in NEEL PARADISE

CO-OPERATIVE HOUSING SOCIETY LTD. Plot No. 12/1/C, Sector 9, Nerul(E), Navi Mumbai 400706.

Subject to the Bye-laws of the said Society and that upon each of such shares the sum of rupees Fifty has been paid.

Given under the Common Seal of the said Society at Navi Mumbai this 6TH day of NOVEMBER 2016

Hon. Chairman

Hon. Secretary

Hon. Treasurer
(P.T.O.)



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शहरव औद्योगिक विकास महामंडळ (महायष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

निर्मल, दुसरा मजल, नरियन पॉईंट,

मुंबई - ४०० ०२१.

दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९

मुख्य कार्यालय :

सिडको भवन, सी.बी.डी., वेल्हूर,

नावी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१ (२ लाईन्स)

फॅक्स : ००-९१-२२-७५७ १०६६

संदर्भ क्र:

Ref.No.CIDCOMM-I/PLT/NRI/768

दिनांक: 6 JUL 2001

To,
The Partners,
M/s. NEEL CONSTRUCTION,
Plot No.21, NPM,
Sector-19,
New Panvel (E) - 410 206.

Sub : Allotment of Plot No.12/1/C, in Sector-9, At- Nerul, Navi Mumbai, Area adm. 2159.810 Sq. Mtrs. - Communication of acceptance of offer.

Sir ,

This is with reference to your offer No.19, dated 22.6.2001 to acquire in lease from our Corporation plot of land No.12/1/C, in Sector-9, At- Nerul, Navi Mumbai, Area adm. 2159.810 Sq. Mtrs. in consideration of lease premium of Rs.1,78,26,078.00 at the rate of Rs.8,253.54 per sq.mtr.

I am directed to inform you that our Corporation has accepted your offer and our Corporation hereby communicates to you its acceptance through this letter of allotment.

The terms and conditions of the concluded Agreement by this letter of allotment are produced below :

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 New Bombay Disposal of Lands Regulations 1975 made thereunder as amended from time to time.

2) Term of Lease :

The above land has been agreed to be leased for a period of 60 years from the date of execution of Agreement to Lease.

3) Payment of agreed Lease Premium :

You shall pay to the Corporation a sum of **Rs 1,78,26,078.00** in consideration of lease premium in respect of the above plot of land at the time and in the manner specified below :

(a) After adjusting the Earnest Money Deposit of Rs.13,50,000.00 as lease premium you shall pay balance lease premium of Rs.1,64,76,078.00 in two equal instalments as follows :

(i) First instalment of Rs.82,38,039.00 shall be paid on or before **13 AUG 2001**

(ii) Second instalment of Rs.82,38,039.00 shall be paid on or before **13 SEP 2001**

2009
2009/20-73
2009

MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

DATE : 6 / 10 / 2001

NO. NMMC/TPO/BP/ 3629

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s NEEL CONSTRUCTION Plot No. 12/1/C, Sector - 09, Nerul, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = R-2159.052M2 F.S.I. = 1.00 (Residential)

- 1) The certificate is liable to be revoked by the Corporation if :
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plan.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the applicant and/or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2. THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion upto plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T.P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966
- 5) The condition of this Certificate shall be binding not only on the Applicant but also it successors and every person deriving title through or under them.

[Handwritten signature]