

prescribed under the condition herein before stated. The Licensee further agrees that he will set no defence 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 his/her 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 or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been no approved as aforesaid and thereafter he/she/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

**TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK :**

(d) That he/she/it shall within a period of 12 months from the date here-of, commence and within a period of Four years from the date hereof at his/hair/ 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 and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as residential building 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 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.

**RATE AND TAXES :**

(e) That he/she/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.

**STATEMENT OF SERVICE CHARGES :**

(1) That he/she/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 Corporation whichever is earlier, make to the Corporation a yearly payment at a rate as may be determined and notified from time to time by the Corporation as his/hair/its contribution to the cost of establishing and maintaining civic amenities such as road, water, drainage, conservancy for the said land regardless of the extent of benefit derived by him/them/At 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 of April in each year or within 30 days therefrom, 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



₹	1000
₹	176

*Handwritten signature and notes at the bottom left of the page.*







(2)

**ICICI Bank**

Customer Copy

Pay to: ICICI Bank Ltd. AC Stamp Duty

Amount to New Removel Date: 22/3/07

Forming Value	Rs.	20250
Service Charges	Rs.	10
Total	Rs.	20260

Name of Stamp duty paying party:  
 Ganesh Badhru Chavan  
 KL-5/38/04, Sector-3E  
 Kalammboli.

Received with Thanks  
 of Rs. 20250  
 Towards Payment of Stamp Duty

DD / Cheque No. \_\_\_\_\_  
 Deposited on Bank \_\_\_\_\_

Stamp: ICICI BANK BRANCH \*  
 43207

**TRIPARTITE AGREEMENT**

THIS AGREEMENT MADE AND ENTERED at : KALAMBOLI Navi Mumbai  
 this 29<sup>TH</sup> day of MARCH Two Thousand Seven ,

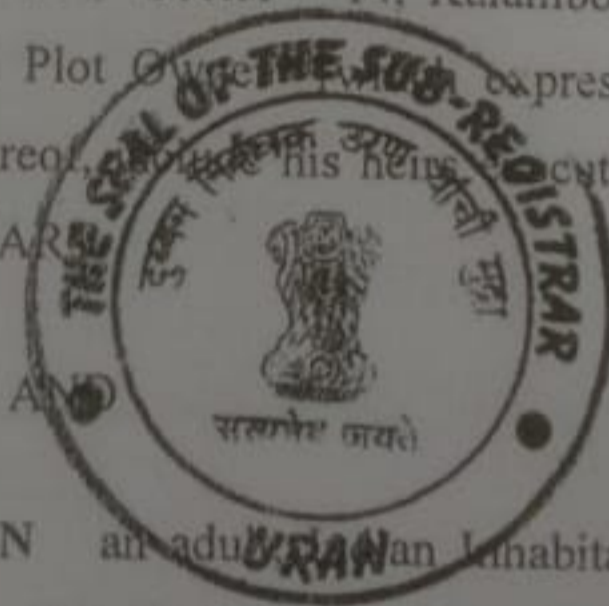
उ र ण  
 29/03/07  
 9/14

BETWEEN

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**, a Company incorporated under the Companies Act, 1956 and having its registered office at 'Nirmal' 2<sup>nd</sup> Floor, Nariman point, Mumbai- 400 021, hereinafter referred to as the 'Corporation'(which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assign or assigns) of the **FIRST PART**.

AND

**SHRI GELJI PREMJI PATEL** an adult, Indian Inhabitant residing at : Kalammboli and owner of Row House Plot No B.- 66 , Sector - 14, Kalammboli Navi Mumbai . hereinafter referred to as the "Original Plot Owner" (which expression shall, unless it be repugnant to the context or meaning thereof, include his heirs, executors, administration and permitted assigns) of the **SECOND PART**.



**SHRI GANESH BADHRU CHAVAN** an adult Indian Inhabitant, residing at Apartment No . KL - 5 / 38 / 04, Sector - 3E, Kalammboli , Navi Mumbai . hereinafter referred to as the "The Row House Plot Owner and purchaser " ( Which expression shall, it be repugnant to the context or meaning thereof, include his / her / his executors, administration and permitted assigns) of the **THIRD PART**.

For ICICI Bank Ltd. Neel Avenue  
 Plot No 5, Sector 19,  
 Panvel Matheran Road,  
 New Panvel-410 206.  
 D-91ST/VC.R.1011/16/2005/736  
 TD 739

For ICICI Bank Ltd.  
 Authorised Signatory  
 Sonali Simari

INDIA  
 STAMP DUTY MAHARASHTRA  
 R.00202501-P85345  
 43507  
 115799  
 MAR 22 2007

Specimen Adhesive  
 15:55

Asstt. Estate Officer  
**CIDCO Ltd.**

ESTATE OFFICER  
**CIDCO LTD. KALAMBOLI & PANVEL, NAVI MUMBAI**

GANESH



WHEREAS

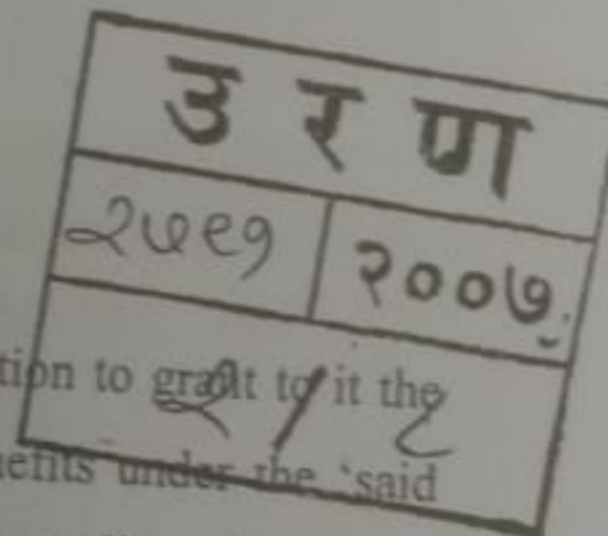
By an Agreement made at : Kalamboli/ CBD , On 08 / 01 / 2003 Between the Corporation and the Original Row House Plot Owner (hereinafter referred to as "The said Agreement") the Corporation agreed to sell and the Original Row House Plot Owner agreed to by the Row House Plot No. B - 66 , Sector - 14, Admeasuring 61 . 36 Sq. Mtrs at : Kalamboli Situated on the Ground floor, on the terms and conditions specified therein.

AND WHEREAS

The Original Row House Plot Owner paid to the Corporation a Price of Rs. 2,79,342/-(Rupees Two Lacs Seventy Nine Thousand Three Hundred Forty Two Only ) and the Corporation delivered the possession of the said Row House Plot to the Original Row House Plot Owner in pursuance to the " said Agreement".

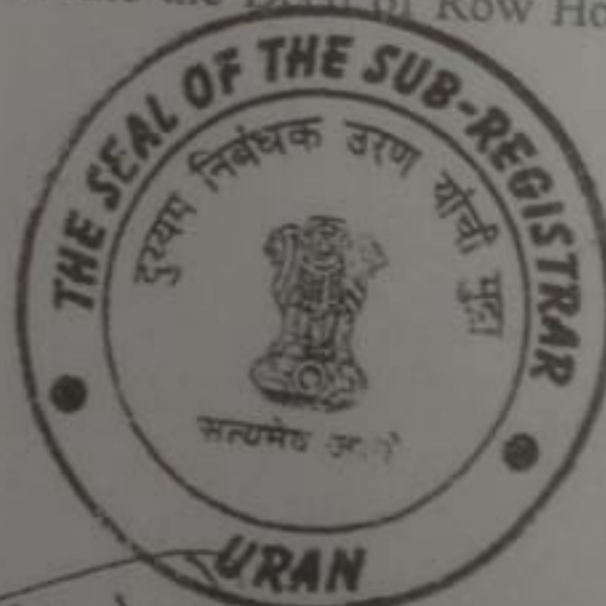
AND WHEREAS

The Original Row House Plot Owner requested the Corporation to grant to it the permission to transfer and assign its rights and interest in or benefits under the "said agreement" to the New Row House Plot Owner in accordance with condition No. 21 of the said agreement and to execute the Deed of Row House Plot in favour of the New Row House Plot Owner in accordance with condition No. 10 of the Row House Plot & the Corporation having granted the permission to the original Row House Plot Owner agreed to do so on the terms and conditions appearing hereinafter



NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS :

- 1) The Corporation shall, in pursuance to the "said Agreement" and in consideration of the permission contained therein, execute the Deed of Row House Plot in favour of the NEW ROW HOUSE PLOT



*[Signature]*  
Sole. Estate Officer  
CIDCO Ltd.

*[Signature]*  
ESTATE OFFICER  
CIDCO LTD. CIDCO BHAVAN  
MUMBAI

GANESH



SCHEDULE

ALL THAT Piece or parcel of the property situated at Kalamboli , Tal - Panvel , Dist - Raigad bearing Plot No. B - 66 , on Road No ..... admeasuring Row House plot area 61 . 36 Sq Mtrs and thereabout being Plot No. B - 66 , Sector - 14 , Kalamboli of the layout of land situated and pertaining to revenue Village Kalamboli , Tal. Panvel, Dist. Raigad in the registration Sub-Registrar Panvel and Dist.Raigad and bounded as follows:

THAT IS TO SAY :

- On or towards the North by : 06 MTRS WIDE ROAD
- On or towards the South by : core unit
- On or towards the East by : ROW HOUSE PLOT NO B - 67
- On or towards the West by : PUBLIC UTILITIES

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective ands the day and year first hereinabove mentioned :

SIGNED AND DELIVERED BY THE

Withinnamed CITY AND INDUSTRIAL

DEVELOPMENT CORPORATION OF

MAHARASHTRA LIMITED, by the

Hand of SHRI.....

ESTATE OFFICER  
CIDCO LTD. KALAMBOLI  
PANVEL, DIST. RAIGAD  
MUMBAI

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In the presence of

1) Shri H.C. Madhav,

Asstt. Estate Officer  
CIDCO Ltd.

2) Shri Nikin S. Ghoral

Deponent

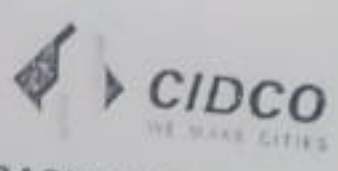


सिद्धांत शिंदे



ALLOTEE'S COPY	DATE	NOTE	CIDCO WE MAKE CITIES
		- Raw/07	BAIR
			CODE NO. New

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



REGD. OFFICE:  
"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021  
PHONE (Reception) +91-22-6650 0900 / 6650 0928  
FAX +91-22-2202 2509 / 6650 0933

HEAD OFFICE  
CIDCO Bhavan, CBD Belapur,  
Navi Mumbai - 400 614  
PHONE +91 22-6791 8100  
FAX +91 22-6791 8166

Ref. No.

CIDCO/ATPO(BP)/1623--

Date 23 MAR 2010

To,  
The Shri. Ganesh Badhru Chavan  
KL-5/38/0:4, Sector-3E, Kalamboli,  
NAVI MUMBAI.

**ASSESSMENT ORDER NO. 512/2009-2010 REGISTER NO. 02 PAGE NO. 512.**

**SUB:-** Payment of development charges for Residential Building No. B-66, Sector-14 at Kalamboli, Navi Mumbai.

- REF:-**
- 1) Your architect's application dated 19/01/2010.
  - 2) Tripartite Agreement dtd. 29/09/2007.
  - 3) Time Extension letter vide No. CIDCO/EMS/AEO(KLM)/09/2011, dtd. 17/12/2009
  - 4) Delay Condonation letter vide No. CIDCO/EMS/AEO(KLM)/09/2011, dtd. 17/12/09.
  - 5) Transfer order vide letter No. CIDCO/EMS/AEO(KLM)07/947, dtd. 10/04/2007.

**ORDER OF ASSESSMENT OF DEVELOPMENT CHARGES.**  
(OFFICE ORDER NO. CIDCO./ADM/2449/DATED/18/11/92)

1. Name of Assessee :- Shri. Ganesh Badhru Chavan
2. Location :- Plot no. B-66, Sector-14, Kalamboli
3. Land use :- Residential
4. Plot area :- 61.36 Sq. mtrs
5. Permissible FSI :- (ONE)
6. **AREA FOR ASSESSEMENT**
  - i) Plot area :- 61.36 Sq.mtrs.
  - ii) Built up area :- 60.901 Sq.mtrs
7. **DEVELOPMENT CHARGES**
  - i) Plot area :- 61.36 Sq.mtrs. X Rs. 30/- = Rs. 1840.80
  - ii) Built up area :- 60.901 Sq.mtrs. X Rs. 40/- = Rs. 2436.04

Total Rs. 4276.84
- 8) Total Assessed development charges :- (7.i + 7.ii) = Rs. 4276.84, Say Rs. 4277/-
- 9) Date of Assessment :- 18/03/2010
- 10) Due date of completion :- 08/01/2003 to 07/01/2011
- 11) Development charges paid of Rs. 4300/- Vide Challan No. 121385, dtd. 11/03/2010,

Yours faithfully,

*(Handwritten Signature)*

( R. B. Patil )

Addl. Town Planning Officer (BP)  
Navi Mumbai & Khopta



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
**FOR RESIDENTIAL PURPOSE AGREEMENT TO LEASE**

AN AGREEMENT made at CBD Belapur, Navi Mumbai, the 08<sup>th</sup> day of January, the Three Thousand Two BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai-400 021 (hereinafter referred to as "the Corporation" which expression shall which expression shall where context so admits, be deemed to include its successors and assigns) of the One Part AND (1) Name of Person Shri. P. R. S. Patil (hereinafter referred to as "the Licensee" which expression shall where context so admits, be deemed to include his heirs, executors, administrators and representatives).

(2) Name of Person \_\_\_\_\_ of (Address and Occupation) \_\_\_\_\_ and (Name of Person) \_\_\_\_\_ of \_\_\_\_\_ Address and Occupation \_\_\_\_\_ (hereinafter referred to as "the Licensee" which expression shall, where context so admits and representatives)

(3) Name of Person \_\_\_\_\_ of Address \_\_\_\_\_ and (2) (Name of Person) \_\_\_\_\_ of Address \_\_\_\_\_ all \_\_\_\_\_ on business in partnership at (Address of the Firm or Syndicate \_\_\_\_\_ (Name of firm of \_\_\_\_\_ registered under the Indian Partnership Act 1931 \_\_\_\_\_ (hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors and administrators)

(5)-(6) Name of the Company \_\_\_\_\_ A Company registered under the Companies Act, 1956 (1 Oct. 1956) and having its registered office at (Address) \_\_\_\_\_ (hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include its successor or successors).



A Co-operative Society registered under the \_\_\_\_\_ name of Society \_\_\_\_\_ under \_\_\_\_\_

Co-operative Societies Act, 1925 (1 Oct. 1925) and having its registered office at \_\_\_\_\_ (hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include its successor or successors).

Am. No. 1997-2000  
 Alakesh Thakur & Sons, Mumbai  
 2781 SPECIAL ADDRESS 172712 JAN 08 2003  
 OFFICE OF THE SUB-REGISTRAR PANVEL, DIST.- RAIGAD MAH/CCRRA/08/YEAR - 2000  
 INDIA R.0019700 PB 0006  
 STAMP DUTY MAHARASHTRA  
 PRATER OFFICER Sub Registrar Panvel



The certificate of Registration No. \_\_\_\_\_ granted by \_\_\_\_\_ and having its principal place of business at \_\_\_\_\_ (hereinafter referred to as "the Licensee" which expression shall where the context so admits, be deemed to include, its successor or successors of the Other Part).

**WHEREAS**

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

(b) 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.

(c) The Licensee has by his application dt. 29/11/96 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.

(d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunderwritten and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 61.36 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of construction a building for residential users and has permitted the Licensee to occupy; the said land from the date hereof on the terms and conditions hereinafter contained.

(e) The Licensee has before the execution of this Agreement paid on the 06/4/98 to 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 the Corporation from time by a general or special order, a sum of Rs. 279342/- (Rupees Two Lacs being the full premium agreed to be paid by the Licensee to the Corporation.

**THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED**



During the period of Four years from the date hereof, the Licensee shall have licence and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the terms including the liability for payment of 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

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*[Handwritten signature and name]*  
 2  
*[Handwritten name]*  
 Officer



- 2) The New Row House Plot Owner shall be substituted for the for the Original Row House Plot Owner in the "said Agreement" and shall have all the rights, obligation, liabilities, benefits and equities accordingly thereunder.
- 3) The Original Row House Plot Owner relinquish and release all his rights, titles, benefits, interest, claims or demands whatsoever in the said agreement and discharge the Corporation form all obligation or liabilities required to be performed to him by the Corporation under the" said Agreement.
- 4) The Original Row House Plot Owner indemnifies and saves harmless the corporation against any loss or damages that may be caused to the Corporation in consequences of this Agreement or the permission granted to it as aforesaid.
- 5) The New Row House Plot Owner shall pay the stamp duty payable under this agreement .
- 6) The Agreement to Lease of said Row House Plot No B - 66 , Sector - 14, Kalamboli Navi Mumbai made on 08 / 01 / 2003 and Registered with Sub Registrar by Plot owner / Vendor dated 15 / 02 / 2007 vide Document No 1265 / 2007

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seals the day and year first hereinabove written.

दिनांक १२/११/२००७, GANESH

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Asstt. Estate Officer  
CIDCO Ltd.

ASSISTANT REGISTRAR  
CIDCO LTD. AND THAKUR  
NAVIMUMBAI - 400 614.



**SCHEDULE**

All that piece or parcel of land known as Row House Plot No B - 66 ,  
Sector - 14 , at Kalamboli containing by admeasuring about 61 . 36  
Sq. Meters on the Ground Floor of Row House Plot, in Sector- 14 , at  
Kalamboli and which the said Plot is bounded as follows

That is to say :

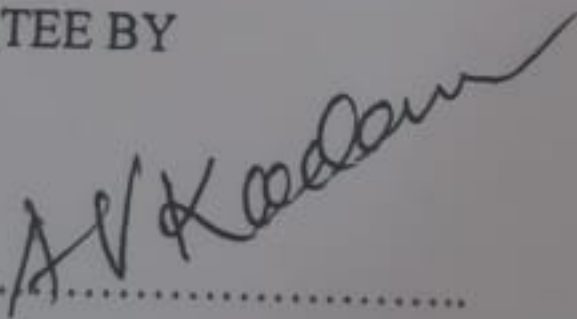
- On the North by : 6 . 00 MTRS WIDE ROAD
- On the East by : CORE UNIT
- On the South by : PLOT NO B - 67
- On the West by : PUBLIC UTILITIES.

IN WITNESS WHEREOF, the parties hereto have hereinto set and  
subscribed their respective hands the day and year first hereinabove  
written.

SIGNED AND DELIVERED by

Within named CITY & INDUSTRIAL  
DEVELOPMENT CORPORTION OF  
MAHARASHTRA LIMITEE BY

the hand of Shri.

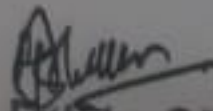


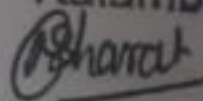
ESTATE OFFICER  
CIDCO LTD., CIDCO BHAVAN  
NAVI MUMBAI - 400 614.

the presence of :

Shri. H.C. Madhavi

Shri. N.S. Gharat

  
Asstt. Estate Officer  
CIDCO LTD.,  
Kalamboli.



SIGNED & DELIVERED BY the

named Plot Owner

ELJI PREMJI PATEL

22/07/2019

presence of :