



महाराष्ट्र MAHARASHTRA

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37AA 185079



FORM "B"

AFFIDAVIT CUM DECLARATION



Affidavit Cum Declaration of Mr. Darshan Gopalji Palan Designated Partner of M/s. Neelsidhi Associates LLP a registered Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 3<sup>rd</sup> Floor, The Emerald, Plot No. 195B, Sector 12, Vashi, Navi Mumbai – 400703, promoter of the proposed Residential Cum Commercial project "Neel Sidhi Ballarat" (admeasuring 5,663,97 sq.mtrs) at Plot No. 40, Sector 17, New Panvel (W), Navi Mumbai, Taluka – Panvel, District – Raigad, Maharashtra, India (hereinafter referred to as "the Project") do hereby solemnly declare, undertake and state as under:

For NEELSIDHI ASSOCIATES LLP

*Darshan*

Partner







That we the Promoters have a legal title report to the aforesaid plot on which the development of the proposed Residential Cum Commercial Project is proposed and a legally valid authentication of title of the said plot along with copy of Agreement to Lease dated 31/03/2022 is enclosed herewith.

2. That the project land on which the housing project is proposed is free from all encumbrances save and except the charge/ mortgage created in favor of Kotak Mahindra Prime Ltd against the financial facility availed for the said project;
3. That the said housing project will be completed by the Promoter on or before 30<sup>th</sup> June 2026;
4. That seventy percent of the amount realized by the promoter for said real estate housing project from the Allottee/s from time to time shall be deposited in a separate account to be maintained in a schedule bank to cover the construction and land cost and shall be used for that purpose only;

That the amounts from the separate account shall be withdrawn in accordance with Rule 5;

That the Promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant and it shall be verified during the audit that the amounts collected for the housing have been utilized for the housing project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project Rule 5;

7. That the Promoter shall take all the pending approvals on time, from the competent authorities;
8. That the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of Section 4 of the Act and under Rule 3 of these Rules, within seven days of the said change occurring;
9. That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act;
10. That the Promoter shall not discriminate against any Allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s. Neelsidhi Associates LLP

Designated Partner  
(Deponent)

For NEELSIDHI ASSOCIATES LLP

Partner

## VERIFICATION

The contents of my above Affidavit Cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Navi Mumbai on \_\_\_\_ Day of December, 2022

For M/s. Neelsidhi Associates LLP



Designated Partner  
(Deponent)



ATTESTED BY ME

M.A.J. QURESHI  
ADV. & NOTARY PUBLIC  
C-2/4/0:1, Xerox Galli,  
Sec-2, Vashi, Navi Mumbai

28 DEC 2022

528/4259

पावती

Original/Duplicate

Thursday, March 31, 2022

नोंदणी क्र.: 39म

8:06 PM

Regn.: 39M

पावती क्र.: 4529 दिनांक: 31/03/2022

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पवेल4-4259-2022

दस्तऐवजाचा प्रकार : ऑग्रीमेंट टू लीज

सादर करणाऱ्याचे नाव: भाडेकरू - मे. निलसिद्धी असोसिएट्स एलएलपी तर्फे भागीदार दर्शन गोपाल पालन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:25 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मूल्य: रु.535834217.88 /-

मोबदला रु.535834217.88/-

भरलेले मुद्रांक शुल्क : रु. 26795000/-

सह दुय्यम निबंधक, पनवेल-४

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3103202218796 दिनांक: 31/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH015868740202122P दिनांक: 31/03/2022

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज प्राप्त झाला  
पुढील कार्यवाही सुरू  
२३



Pre-Registration summary (नोंदणी पूर्व गोषवारा)

528-4259

सुसवार, 31 मार्च 2022 8:08 म.म.

दस्तावेजाचा भाग-1

पत्रांक

9130

दस्तावेजांक: 4259/2022

दस्तावेजांक: पत्रांक 4/4259/2022

वाटार मूल्य: ₹. 53,58,34,218/- मीषदत्ता: ₹. 53,58,34,218/-

अगस्त्ये मुद्रांक शुल्क: ₹. 2,67,95,000/-

द. नि. मंड. द. नि. पत्रांक 4 बरि कार्यालय

ज. क. 4259 कर दि. 31-03-2022

वेळी 8:04 म.म. वा. हजर केला.

पत्रांक: 4529

पत्रांक दिनांक: 31/03/2022

मादकगणाने नाव: भाईबल - मे निमिडी अमोमिदम  
पत्रांकपि बरि भारीदार इलेव सोपाव पावने -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 600.00

पत्रांची संख्या: 30

एकूण: 30600.00

दस्तावेजाचा कार्यालयी मंडी:

Joint Sub Registrar Panel 4

Joint Sub Registrar Panel 4

दस्तावेजा प्रकार: अमोमिद द. नि.

मुद्रांक शुल्क: (एक) कोषावारी महादगणानिकेच्या हद्दीत विविध स्थानात अमोमिद कोषावारी बटक लेखाच्या हद्दीत विविध उप-खंड  
(दोन) मध्ये नमूद म कोषावारी कोषावारी नागरी क्षेत्रात

मिळक. 1 31 / 03 / 2022 08 : 04 : 07 PM ची वेळ: (मादकगणाने)

मिळक. 2 31 / 03 / 2022 08 : 05 : 21 PM ची वेळ: (फी)

प्रमाणित करण्यास येते की, या

दस्तावेजाचे

नियम

पृष्ठे आहेत.

हस्त लेखासोबत जोडलेले कायदामे कुळमुळवार या  
वाती इत्यादी जमाबंद सादरुन भरल्या गेल्या संपुर्ण  
जमाबंदारी मिळाल्याची राहिल.

लिखित देणार

दस्तावेजाचा कार्यालयी मंडी:

सह मुख्य निदेशक पत्रांक 4







**CHALLAN**  
**MTR Form Number-6**



GRN	MH015888740202122P	BARCODE			Date	30/03/2022-19:28:41	Form ID	36
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAQFN1586J		
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		NEELSIDHI ASSOCIATES LLP		
Location RAIGAD				Flat/Block No.		PLOT NO 40 SECTOR 17		
Year 2021-2022 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Stamp Duty			5300000.00		PANVEL WEST			
0030063301 Registration Fee			30000.00		Area/Locality			
					RAIGAD			
					Town/City/District			
					PIN			
					4 1 0 2 0 6			
					Remarks (If Any)			
					PAN2=AACCC3303K-SecondPartyName=CITY AND INDUSTRIAL			
					DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CA#60			
Total			53,30,000.00		Amount In Words		Fifty Three Lakh Thirty Thousand Rupees Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	100005020220300074483028029740		
Cheque/DD No.				Bank Date	RBI Date	30/03/2022-19:28:54		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तऐवजां लागू आहे. नोंदणी न करावयाच्या दस्तऐवजां सदर चालन लागू नाही.

Mobile No. 9820455752



For NEELSIDHI ASSOCIATES LLP

*(Signature)*

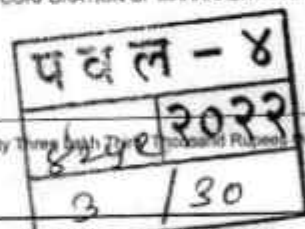
Partner



CHALLAN  
MTR Form Number-6



QRN	MH015668740202122P	BARCODE	[Barcode]		Date	30/03/2022-19:28:41	Form ID	36
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			PNL3_PANVEL 3 JOINT SUB REGISTRAR					
Location			RAIGAD					
Year			2021-2022 One Time					
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			5300000.00		Road/Street			
0030063301 Registration Fee			30000.00		Area/Locality			
					Town/City/District			
					PIN			
					Remarks (If Any)			
					PAN2=AAACC3303K-SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CA=88			
					Amount In			
					Words			
Total			53,30,000.00		Fifty Three Lakh Three Thousand Rupees Only			
Payment Details			STATE BANK OF INDIA					
Cheque/DD Details			Bank CIN		Ref No.			
Cheque/DD No.			Bank Date		RBI Date			
Name of Bank			Bank Branch		Scroll No. , Date			
Name of Branch								



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालान केवल दस्तावेज पंजीयन के लिए ही मान्य है। नोटरीय व अनपंजीकृत दस्तावेजों के लिए मान्य नहीं है।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-528-4259	0007592784202122	31/03/2022-20:06:16	IGR547	30000.00
2	(S)-528-4259	0007592784202122	31/03/2022-20:06:16	IGR547	5300000.00
Total Defacement Amount					53,30,000.00







CHALLAN  
MTR Form Number-6



GRN	MH015867636202122P	BARCODE			Date	30/03/2022-19:23:37	Form ID	36
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha				PAN No.(If Applicable)		AAQFN1586J		
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		NEELSIDHI ASSOCIATES LLP		
Location RAIGAD				Flat/Block No.		PLOT NO 40 SECTOR 17		
Year 2021-2022 One Time				Premises/Building				
Account Head Details			Amount In Rs.					
0030046401 Sale of NonJudicial Stamp			9800000.00		Road/Street PANVEL WEST			
					Area/Locality RAIGAD			
					Town/City/District			
					PIN 4 1 0 2 0 6			
			Remarks (If Any)					
			PAN2=AACCC3303K-SecondPartyName=CITY AND INDUSTRIAL					
			DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CA-60					
			<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पवल - ४</p> <p>४२५९ २०२२</p> <p>₹ / 30</p> </div>					
Total			98,00,000.00		Amount In Words		Ninety Eight Lakh Rupees Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	1000050202203300957437172-16740		
Cheque/DD No.				Bank Date	RBI Date	30/03/2022-19:23:50 Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

खदर चालन केवल दुरुवत निबन्धक कार्यालयत मोदणी करावयाच्या दस्तावादी लागू आहे. मोदणी न करावयाच्या दस्तावादी खदर चालन लागू नाही.



For NEELSIDHI ASSOCIATES LLP

*Parsho*  
Partner



CHALLAN  
MTR Form Number-6



GRN	MH015867836202122P	BARCODE			Date	30/03/2022-19:23:37	Form ID	35
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha					PAN No.(If Applicable) AAGFN1586J			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR					Full Name NEELSIDHI ASSOCIATES LLP			
Location RAIGAD					Flat/Block No. PLOT NO 40 SECTOR 17			
Year 2021-2022 One Time					Premises/Building			
Account Head Details					Amount In Rs.			
030046401 Sale of Non-Judicial Stamp					9800000.00			
					Road/Street PANVEL WEST			
					Area/Locality RAIGAD			
					Town/City/District			
					PIN 4 1 0 2 0 6			
					Remarks (If Any)			
					PAN2=AACCC3303K-SecondPartyName=CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CA-60			
					<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>पवल - ४</p> <p>४२५९ २०२२</p> <p>७ / ३०</p> </div>			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No. 10000502222910005715740			
Cheque/DD No.					Bank Date RBI Date 30/03/2022-19:23:50 Not Verified with RBI			
Name of Bank					Bank-Branch STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date Not Verified with Scroll			

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
खदर चालन केवल दुरावस निवाक कर्वाकलकल नोदणी कलकलकल दललकली ललु अल. नोदणी न कलकलकल दललकली कदर कलकल ललु लल.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-528-4259	0007592790202122	31/03/2022-20:06:24	IGR547	9800000.00
Total Defacement Amount					98,00,000.00





**CHALLAN**  
**MTR Form Number-6**



GRN	MH015866294202122P	BARCODE			Date	30/03/2022-19:15:06	Form ID	36
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha				PAN No.(If Applicable)		AAGFN1586J		
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR				Full Name		NEELSIDHI ASSOCIATES LLP		
Location RAIGAD				Flat/Block No.		PLOT NO 40 SECTOR 17		
Year 2021-2022 One Time				Premises/Building				
Account Head Details			Amount In Rs.		Road/Street			
0030046401 Sale of NonJudicial Stamp			9900000.00		PANVEL WEST			
					Area/Locality			
					RAIGAD			
					Town/City/District			
					PIN			
					4 1 0 2 0 6			
					Remarks (If Any)			
					PAN2=AACCC3303K-SecondPartyName=CITY AND DEVELOPMENT			
					CORPORATION OF MAHARASHTRA LTD-CA-85			
Total			99,00,000.00		Amount In		Ninety Nine Lakh Rupees Only	
					Words		8249/2022	
							8 / 30	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No. 10000502022033005484		
Cheque/DD No.				Bank Date		30/03/2022-19:15:06		
Name of Bank				RBI Date		Not Verified with RBI		
Name of Branch				Bank-Branch		STATE BANK OF INDIA		
				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दफ्तर निबंधक कार्यालय नोंदणी करवायाच्या दस्त्यासाठी लागू आहे. नोंदणी न करवायाच्या दस्त्यासाठी सदर चालन लागू नाही.

9820455752



For NEELSIDHI ASSOCIATES LLP

*Parshor*  
Partner









CHALLAN  
MTR Form Number-6



GRN	MH015962063202122P	BARCODE	Date		31/03/2022-14:51:22	Form ID	36	
Department			Inspector General Of Registration					
Stamp Duty			TAX ID / TAN (If Any)					
Type of Payment			Sale of Non Judicial Stamps IGR Rest of Maha					
Office Name			PNL3_PANVEL 3 JOINT SUB REGISTRAR		PAN No.(If Applicable)			AAGFN1596J
Location			RAIGAD		Full Name			NEELSIDHI ASSOCIATES LLP
Year			2021-2022 One Time		Flat/Block No.			PLOT NO 40 SECTOR 17
Account Head Details			Amount in Rs.		Premises/Building			PANVEL WEST
000048401 Sale of NonJudicial Stamp			1795000.00		Road/Street			PANVEL WEST
					Area/Locality			RAIGAD
					Town/City/District			
					PIN			4 1 0 2 0 6
			Remarks (If Any)					
			PAN2=MACCC3203K-SecondPartyName=CITY AND INDUSTRIAL					
			DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CA:00					
			पंचत - ४					
			82ye 2022					
			C / 30					
Total			17,95,000.00		Amount In			Seventeen Lakh Ninety Five Thousand Rupees Only
					Words			
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING			
Cheque/DD Details			Bank CIN		Ref. No.			
					1000050202703105357 402/900			
Cheque/DD No.			Bank Date		RBI Date			
					31/03/2022 14:51:51			
Name of Bank			Bank Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scribble			

Department ID

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

यह चालन केवल दस्तावेज निकाशक कार्यालयों में ही दर्ज करवाया जा सकता है। अनियमित न करवाया जाये वरना दस्तावेज खराब हो जायेगा।

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
051-828-4239		0007592795202122	31/03/2022-20:06:29	IGR547	1795000.00
Total Defacement Amount					17,95,000.00





Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3103202218798	Date 31/03/2022
Received from MS NEELSIDDHI ASSOCIATES LLP, Mobile number 9800000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panvel 4 of the District Raigam.	
Payment Details	
Bank Name IBKL	Date 31/03/2022
Bank CIN 1000415202033117170	REF No. 2754143702
This is computer generated receipt, hence no signature is required.	

पवल - ४  
8242 2022  
90 / 30



For NEELSIDDHI ASSOCIATES LLP

*Wishor.*  
Partner



पवेल - ४
४२५९/२०२२
११ / ३०



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps



**Receipt of Document Handling Charges**

PRN 3103202218796

Receipt Date 31/03/2022

Received from MS NEELSIDDHI ASSOCIATES LLP, Mobile number 9800000000, an amount of Rs. 600/-, towards Document Handling Charges for the Document to be registered on Document No. 4259 dated 31/03/2022 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.

DEFACED

₹ 600

DEFACED

**Payment Details**

Bank Name IBKL

Payment Date 31/03/2022

Bank CIN 10004152022033117170

REF No. 2754143702

Deface No 3103202218796D

Deface Date 31/03/2022

This is computer generated receipt, hence no signature is required.



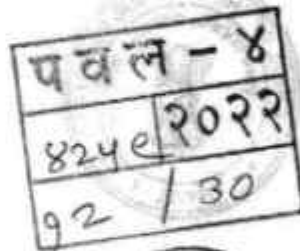


महाराष्ट्र MAHARASHTRA

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31 MAR 2022

BL 282712



AGREEMENT TO LEASE FOR PLOT  
(RESIDENTIAL CUM COMMERCIAL)  
BETWEEN  
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION  
OF MAHARASHTRA LTD.  
AND  
M/S NEELSIDHI ASSOCIATES LLP  
PLOT NO. 40, SECTOR-17, PANVEL WEST  
NAVI MUMBAI

*Elhadi*  
Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP  
*Neel*  
Partner



31 MAR 2022

१. भूतक विही नोंदणी अनु. क्रमांक / दिनांक	154958
२. दस्तावेज प्रकार	Lease
३. दस्त नोंदणी करणार जाहीत का ?	होय / नाही
४. विक्रीसाठी द्यावयात वर्णन	
५. भूतक विक्री घेणाऱ्याचे नाव व पत्ती	ETDC Ltd
६. हल्ली असल्यास स्थळी माल, पत्ती व पत्ती	mansingh
७. दुसऱ्या पक्षाचा नाव	Neel & Ashi ASSO. LLP
८. भूतक शुल्क रक्कम	
९. परवानगीसाठी भूतक विक्रीसाठी दिली व परवानगी क्रमांक तसेच भूतक विक्रीचे दिनांक	सौ. रोहित शर्मा, विक्रीदार परवाना क्र. ५२०१०२४
१. ६/१/१९, सेक्टर-१, वाशी, नवी मुंबई	
जवळील कागदात अंदाजे भूतक खरेदी केला त्याची त्याच जाग्यावर भूतक खरेदी केलेल्यामुळे ६ महिन्यात दरम्यान बंधनकारक आहे.	

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED

(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

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AN AGREEMENT made at CBD Belapur on the 31<sup>st</sup> day of March Two Thousand Twenty Two BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., 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 where context so admits, be deemed to include its successors and assigns) of the One part AND Name of Person M/s. NEELSIDHI ASSOCIATES LLP of (Address and Occupation 3<sup>rd</sup> FLOOR, THE EMERALD, PLOT NO- 195B, SECTOR-12, VASHI, NAVI MUMBAI - 400703 (hereinafter referred to as "Licensee" which expression shall, where the context so admits be deemed to include its successor or successors), of the other part.

WHEREAS:

- 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 said Act").
- 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.
- Vide scheme no. MM-SCH-16-2021-22 Corporation has launched a scheme for lease of 16 plots for Residential and Residential cum Commercial plots at Kharghar, Kalamboli and New Panvel nodes of, Navi Mumbai through e-Tender cum e-Auction.
- The licensee has participated in the said scheme and applied for Plot No.40 Admeasuring 5,663.97 Sq.mtr, Sector-17, Panvel West node by quoting Rs. 94,604.00 per Sq.mtr.
- Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on 16.11.2021 as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.
- The Corporation has consented to grant to the Licensee a lease of all the piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown

For NEEL SIDHI ASSOCIATES LLP

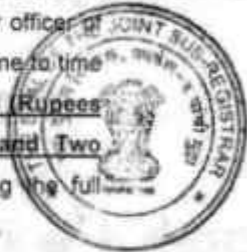
*Bhali*  
1/2 Assistant Marketing Officer

*Neel*  
Partner

thereon by a red colour boundary line, and containing by measurement **5,663.97 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **Residential+Commercial** and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.

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- g) The Licensee has, before the execution of this Agreement, paid 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 notified by the Corporation from time to time by a general or special order) a sum of **Rs. 53,58,34,217.88 (Rupees Fifty Three Crore Fifty Eight Lakh Thirty Four Thousand Two Hundred Seventeen and Eighty Eight Paise Only.)** being the full premium agreed to be paid by the Licensee to the Corporation.



**THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :**

**GRANT OF LICENCE :**

1. During the period of **Four** years from the date hereof, the Licensee shall have license and authority only, to enter upon the said land for the purpose of erecting a building or buildings for **RESIDENTIAL CUM COMMERCIAL** purpose only and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of a 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 Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement. The licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of Apartment in a building constructed on the said land. He will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be conveyance of his rights, title and interest in the said land building thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats



*Chae*  
Assistant Marketing Officer

**For NEEL SIDHI ASSOCIATES LLP**

*Sanjay*  
Partner



(Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.

3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say:-

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**SUBMISSION OF PLANS FOR APPROVAL:**

- (a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation/NMMC/PMC for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the town Planning Officer and signed by him, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of NMDL(A)R 2008.



**PLANS TO COMPLY WITH THE FOLLOWING RULES :**

- (a) i) The base permissible floor space index as defined by the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) and shall be 1.5.  
ii) The maximum height up to which the building shall be constructed as per "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR).  
iii) The maximum height of a room in the building shall be less than 4.27 meters. In case any room where height is 4.27 metres or more, the area of such room shall be counted twice for the computation of F.S.I.



**FENCING DURING CONSTRUCTION :**

- (b) That the said plot shall be fenced, properly by the Licensee at its expenses, within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement

For NEEL SINGH ASSOCIATES LLP

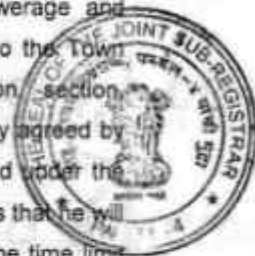
*Ehooi*  
H. Assistant Marketing Officer

*Partner*  
Partner

without prejudice to the generality of the rights and remedies of the corporation. In respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

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- (bb) The License is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer for his approval the plans, elevation, section, specification and details of the building or buildings hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defense 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 its 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 on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter 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/they/it shall, within a period of 6 months from the date hereof, commence and within a period of **FOUR** years from the date hereof at 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 of the concerned planning authority and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as **Residential cum**



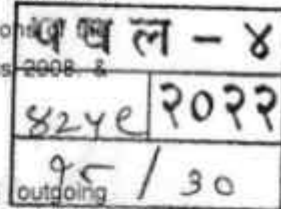
2/c Assistant Marketing Officer

**For NEEL SIDHI ASSOCIATES LLP**

*Neel Sidhi*  
Partner



Commercial use 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 75% of the permissible floor space index under the provisions of the Navi Mumbai Disposal of Land (Amendment) Regulations 2008 & UDCPR.



**RATE AND TAXES:**

- (e) That it will pay all rates, taxes charges, claims and chargeable against an owner or occupier in respect of the said land any building erected thereon.

**PAYMENT OF SERVICE CHARGES:**

- (f) That 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 Town Planning Officer whichever is earlier, make to the CIDCO/NMMC/PMC a yearly payment at a rate as may be determined and notified from time to time by the Corporation as its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it 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 day of April in each year or within 30 days there from. "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 interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days more after becoming due".



**PAYMENT OF LAND REVENUE:**

- (g) That it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

**INDEMNITY:**

- (h) That he/they/it will keep the Corporation indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.



**SANITATION :**

- (i) That it shall observe and conform to the "Unified Development

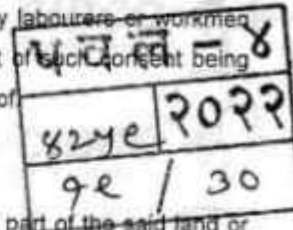
For NEEL SIDHI ASSOCIATES LLP

Partner

Assistant Marketing Officer



Control and Promotion Regulations for Maharashtra State (UDCPR) or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.



#### EXCAVATION:

- (j) That it will not make any excavation upon any part of the said land or remove any stone, earth or other material there from except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorized by this agreement.



#### NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC.:

- (k) That it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky- signs, neon signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

#### NUISANCE:

- (l) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

#### INSURANCE:

- (m) That it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts of the payment of last premium and shall forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.

#### RECOVERY OF ANY SUM DUE TO THE CORPORATION:

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the



4c Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

Partner

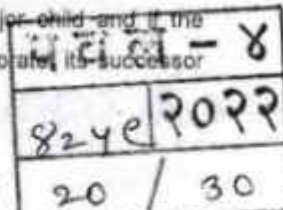
licensee shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon it.

**RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE:**

- (o) The Licensee shall not appoint any person as its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother & sister or a major child and if the licensee shall be a company or such a body corporate, its successor or successors.

**REGISTRATION UNDER REGISTRATION ACT, 1908:**

- (p) The Licensee shall, under the provision of the Registration Act, 1908, present this Agreement before the Sub-Registrar and shall get it registered. The stamp duty, registration charges and any other expenses payable thereto for getting the Agreement registered shall be paid wholly and exclusively by the Licensee.



**4. RESTRICTION AGAINST TRANSFER :**

- (i) Notwithstanding anything containing in the 'The Navi Mumbai Disposal of Lands (Amendment) Regulations 2008' the licensee shall not transfer or assign by sale, mortgage, sub-lease or by development agreement the plot or any part thereof, which is leased or agreed to be leased without permission of the Managing Director of the Corporation.
- (ii) Every permission granted by the Managing Director of the Corporation shall be subject to the payment of charges in the manner and to extent provided in Explanation (ii) of Regulation 10 of Navi Mumbai Disposal of lands (Amendment) Regulation, 2008 or as may be prescribed by the Corporation from time to time.
- (iii) In case of plots allotted to Co-operative Societies, such plots are not transferable at any point of time during the duration of the lease period even it is permitted under any other law.

**5. POWER TO TERMINATE AGREEMENT:**

Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated or if and whenever there shall be a breach of any of the clause of this present by the Licensee or by any of the members of Licensee, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said land and thereupon the license shall come to an end.



*Chachi*  
The Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

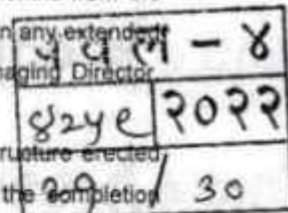
*Author*  
Partner



#### POWERS OF CORPORATION:

- I. If the Licensee commits a breach of any of the Regulations and further fails to remedy the said breach within a period of six months from the date of issue of notice by the Corporation thereof or within any extended period not exceeding three months granted by the Managing Director the Corporation shall have powers;

- a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal of or alteration is carried out within the time prescribed cause the same to be carried out and recover the cost incurred for the same from the Licensee.
- b) to evict the Licensee under the provisions of the Bombay Government Premise (Eviction) Act, 1955 and to resume the land and building to Corporation without payment of any compensation.



#### TO RESUME LAND:

Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, and until the Corporation grants and Licensee accept a Lease of said land as provided hereinafter, the Corporation shall have the following rights and powers :

- (a) The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose .
- (b) Power (i) in case the Licensee (a) shall fail to submit to the Town Planning Officer for his approval the plans, elevation, sections, specification and details of the building agreed by the Licensee to be erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be of the essence of the contract) or (b) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the license hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by it but without prejudice



*Ehac*  
1/c Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

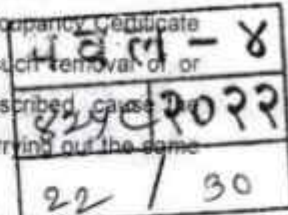
*Neel*  
Partner



nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

- (ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the occupancy Certificate within the time prescribed in that behalf and on such removal or or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.

- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Managing Director until the grant of the completion.



#### EXPLANATION. 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof and any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation's such right and power under the said sub-clause (i) Clause (b).

#### EXPLANATION - 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up no defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

#### 6. EXTENSION OF TIME:

Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and the works for the said period mentioned in clause 3 (d) above, if he is satisfied that the building and works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the

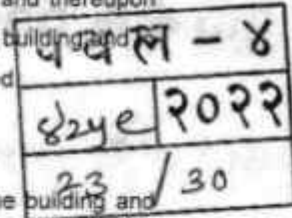


*Ehooi*  
Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

*Partner*  
Partner

Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 made and amended from time to time by the Corporation under the provisions of the said Regulations and thereupon the obligations herein under of the Licensee to complete the building and accept a lease shall be taken to refer to such extended period.



#### 7. GRANT OF LEASE:

As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupees One hundred only.



#### COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966, THE NAVI MUMBAI DISPOSAL OF LANDS (AMENDMENTS) REGULATIONS, 2008.

7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time the said regulations stated in the Letter of Allotment dated 16.11.2021, these Regulations shall prevail.

#### 7B. Special Terms and Conditions:

1. The plot is offered on "as is where is basis."
2. Sub-division of the plots shall not be permitted.
3. The permissible base F.S.I. will be 1.5.
4. The building shall be constructed for Residential Cum Commercial purpose only.
5. The Unified Development Control and Promotion Regulations at the time of submission of development proposal and plan to Town Planning Officer shall be applicable to the above conditions.
6. The licensee shall observe and abide all the conditions laid in the MAHA-RERA Act.
8. Solid Waste Management, Provisions for installation of Solar Energy Assisted System, Solar Assisted Water Heating Systems (SAWHS), Solar Assisted Electric Equipment (photo voltaic equipment) and Rain Water Harvesting Structures (RWHS) shall



For NEEL SIDH ASSOCIATES LLP

J/c Assistant Marketing Officer

Partner



be applicable as per the regulations mentioned in the Unified Development Control & Promotion Regulations for Maharashtra State.

**9. FORM OF LEASE:**

The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate shall be borne and paid by the Licensee wholly and exclusively.

**10. Transfer of assignment of right**

The intending lessee can transfer or assign his rights, interest or benefits which may accrue to him from the Agreement to Lease with prior written permission of the Corporation and on payment of such transfer charges as may be prescribed by the Corporation from time to time. Such permission can however be granted only after the agreed lease premium and any other amount required has been paid in full and after execution of agreement.

However, the intending lessee shall be permitted to sell the flats/shops/offices to his intending buyers and to obtain a lease in favor of a Co-operative Society/Company/Association to be constituted of his buyers under the provision of the section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

**11. NOTICE:**

All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.

All the other terms and conditions of the scheme booklet (if any) and Allotment letter will also be a part of the Agreement to Lease.

**12. The GST and other applicable charges will be paid by the licensee as and when demanded by CIDCO and affidavit to that effect has already been submitted by licensee.**

*(Ehoo)*  
I/c Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

*(Signature)*  
Partner



**SCHEDULE**

ALL THAT piece or parcel of land known as **Plot No. 40** situated in **Sector-17**, situated at **Panvel West**, contained by admeasurements **5663.97 sqm** Or thereabouts and bounded as follows that is to say:

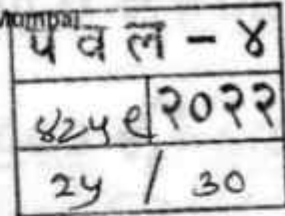
**Plot No. 40, Sector-17, situated at Panvel West, Navi Mumbai**

On or towards the North by : 20.00 Mtr. Wide Road

On or towards the South by : Open Land

On or towards the West by : Plot no. 39

On or towards the East by : Plot no. 41



And delineated on the plan annexed hereto and shown thereon by a red colour boundary line.



IN WITNESS WHEREOF the parties hereto have set their hands and seal the day and year first above written:

Signed and Delivered for and on  
Behalf of the City and Industrial  
Development Corporation of  
Maharashtra Limited, Lessor  
By the hand of

Asst. Marketing Officer  
Smt. Ekta Bhoir

*E. Bhoir*  
2/c Assistant Marketing Officer

In the presence of

1. *Shrikrishna Pawar*
2. *Shubham Ambre*

*Shrikrishna Pawar*  
*Shubham Ambre*

Signed and Delivered by Licensee

**M/s. Neelsidhi Associates LLP**

In the presence of

1. *Shrikrishna Pawar*
2. *Shubham Ambre*

*Shrikrishna Pawar*  
*Shubham Ambre*

FOR NEEL SIDHI ASSOCIATES LLP

*Neelsidhi*  
Partner



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:- 'विर्मल' ब्रह्मराज नगर, पोस्ट, मुंबई-400029, मुख्य कार्यालय:- 'मिडको' सी.डी.डी. बेलापुर नदी मुंबई-400512.

भूमी व भूमापन विभाग-सिडको भवन

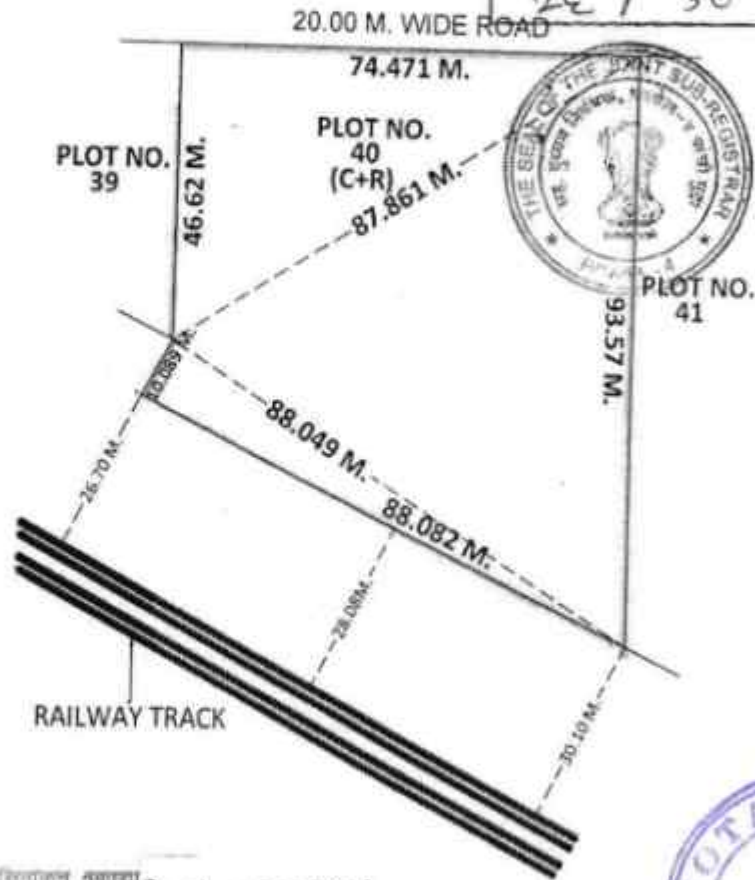
दिनांक: 31/03/2022

मोजमापासह नवीन पनवेल (ए.) नोड मधील सेक्टर क्रमांक: 17 भूखंड क्रमांक: 40 (C+R)

याचा सिमांकनकरी वरिष्ठ नियोजनकर (व.) याचेकडील पत्र क्रमांक: CIDCO/PLNG/SP/31/2022/E-107306  
दिनांक: 31/03/2022 च्यानुसार सिमांकनाचा नक्शा तयार केला.

भूखंडाचे क्षेत्रफळ: 5663.97 चौ.मी.

पनवेल - 8	
824	2022
याप्रमाण भूखंडाची हद्द	
24	30



संगत सिमांकन नकाशा  
मा. वरिष्ठ नियोजनकर (व.) याचेकडील पत्र क्र. सिमांकन/नियोजन  
दिनांक:- 31/03/2022  
क्षेत्राधिकारी (भूमापन)  
सिडको भवन



सहायक भूमापन अधिकारी  
सिडको  
31/03/22

प्रमाण - 1:1000  
भूमापक  
भूमापक

PERMISSION/LICENSE TO ENTER UPON THE LAND

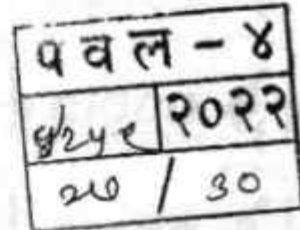
I/WE M/s. NEELSIDHI ASSOCIATES LLP, HAVE THIS 31<sup>st</sup> DAY OF MARCH, 2022 RECEIVED  
POSSESSION OF PLOT No. 40 ADMEASURING AREA OF 5663.97 SQ.MTR. IN SECTOR NO. 17  
PERTAINING TO REVENUE VILLAGE PANVEL WEST TALUKA PANVEL DISTRICT RAIGAD  
EARMARKED FOR RESIDENTIAL CUM COMMERCIAL PURPOSE AS PER DEMARCATION ON SITE  
AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENSE  
GRANTED.

(Signature)  
HANDED OVER

For NEEL SIDHI ASSOCIATES LLP  
TAKEN OVER

21/ Assistant Marketing Officer

(Signature)  
Partner





**TO WHOMSOEVER IT MAY CONCERN**

We the undersigned partners of M/s. Neelsidhi Associates LLP a registered Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered address at 301, 3<sup>rd</sup> Floor, The Emerald, Plot No 195B, Sector 12, Vashi Navi Mumbai.

We collectively and unanimously authorise one of the Partner Mr. Darshan Gopalji Palan to sign, execute all deeds, documents, papers, agreements, affidavits etc by whatsoever name and nature called in respect of Plot No. 40, Sector 17, Panvel (W), Navi Mumbai.

Solemnly affirmed on 24<sup>th</sup> March, 2022

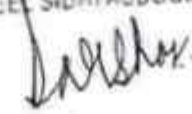
For and on Behalf of M/s. Neelsidhi Associates LLP

824 - 8	
824e	2022
25 / 30	

Sr No.	Name of the Partner	Signature For NEEL SIDHI ASSOCIATES LLP
1	Mr. Kalpesh Jamnadas Palan	 Partner
2	Mr. Darshan Gopalji Palan	 Partner
3	Mr. Vilas Madanlal Kothari	 Partner
4	Mr. Neel Vilas Kothari	 Partner



**Specimen Signature of Authority:**

Sr No.	Name of the Partner	Signature For NEEL SIDHI ASSOCIATES LLP
1	Mr. Darshan Gopalji Palan	 Partner



**भारत सरकार**  
GOVERNMENT OF INDIA

दार्शन गोपाल पालन  
Darshan Gopal Palan  
जन्म तारीख / DOB: 17/11/1983  
पुंस् / MALE

2870 4117 0449




माझी आधार, माझी ओळख

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

DARSHAN GOPALJI PALAN  
GOPALJI JETHMAL PALAN

17/11/1983  
Permanent Account Number  
AIFPP1024J

*Darshan*  
Signature



**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

BHOPI NIVRUTTI DHARMA  
DHARMA NABURAY BHOPI  
23/02/1990

Permanent Account Number  
AWQPB1012K

*[Signature]*  
Signature



प व ल - ४  
४२५९ २०२२  
२९ / ३०



**भारतीय विशिष्ट पहचान प्राधिकरण**  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
S/O: Gopal Palan, A/102,  
Kukreja Palace, Valschaug  
lane, Ghatkopar East,  
Mumbai, Mumbai,  
Maharashtra - 400077

रहा:  
S/O गोपाल पालन, अ/102, कुक्रेजा  
पैलेस, वलसहाऊग लॉन्, ग्हातकोपर ईस्ट,  
मुंबई, मुंबई,  
महाराष्ट्र - 400077

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

माझी सेवा संपन्न आहे  
Permanent Account Number Card  
AAQFN1586J

NEELSIDHI ASSOCIATES LLP



**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

LAXMAN KALURAM CHAUDHARY  
KALURAM MAHADU CHAUDHARY

08/08/1988  
Permanent Account Number  
ANJPCA64DA



For NEELSIDHI ASSOCIATES LLP

*[Signature]*  
Partner





01/04/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्तावेज क्रमांक : 4259/2022

नोदणी :

Regn:63m

## गावाचे नाव : पनवेल

(1) विविधाभाषा उच्चार	बेटीवेट टु सीज
(2) मीटरपत्रा	535834217.88
(3) बाजारभाषा/साहेपट्टरवाण्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	535834217.88
(4) पु.मानव, गौतहिम्मा व परजमांब(असल्यास)	1) पानिकेचे नाव: रायगड इतर बर्षाने, इतर माहिती: प्लॉट नं. 40, सेक्टर नं. 17, पनवेल(पश्चिम), ता. पनवेल, जि. रायगड. क्षेत्र 5663.97 चौ. मी. (( Plot Number : 40 ; SECTOR NUMBER : 17 ; ))
(5) सेवकपत्र	1) 5663.97 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) इन्सपेक्शन करून देणा-या/विद्युत देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाच्या दुकुमनाच्या किंवा आदेश असल्यास, प्रतिकादिने नाव व पत्ता.	1): नाव:-भाडेकरू - वे. विठ्ठलराव एमएलपी लॉक भागीदार दर्शन गोपाल दासल - - बच:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: विमरा मजला, टी एमएलए, प्लॉट नं. 195वी, सेक्टर नं. 12, बाजी, नवी मुंबई, रोड नं:-, महाराष्ट्र, राज्य. पिन कोड:-400703 पॅन नं:-AAQFN1586J
(8) इन्सपेक्शन करून देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाच्या दुकुमनाच्या किंवा आदेश असल्यास, प्रतिकादिने नाव व पत्ता	1): नाव:-मालक - मिडी ओड इन्स्टीट्यूट डेव्हलपमेंट कॉर्पोरेशन लॉक महाराष्ट्र मि. - बच:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस निर्मल, दुसरा मजला, नरीमन पॉईंट, मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(9) इन्सपेक्शन करून दिव्याचा दिनांक	31/03/2022
(10) इन्सपेक्शन नोंदणी केव्हाचा दिनांक	31/03/2022
(11) अनुक्रमांक, खंड व पुढे	4259/2022
(12) बाजारभाषा/साहेपट्टरवाण्या मुद्रांक शुल्क	26795000
(13) बाजारभाषा/साहेपट्टरवाण्या नोदणी शुल्क	30000
(14) शेरा	

सह दुय्यम निबंधक, पनवेल-४

मुद्रांकनासाठी विचारण घेतलेला तपशील:- मुद्रांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

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





Pre-Registration summary (नॉटरी प्रूवे गोषवारा)



31/03/2022 8:09:30 PM

दस्तावेज क्रमांक: 4259/2022

दस्तावेज प्रकार: - नॉटरी प्रूवे गोषवारा

दस्तावेज प्रकार: 2

दस्तावेज क्रमांक: 30130

दस्तावेज क्रमांक: 4259/2022

क्र.सं.	पंजीकृतकर्त्याचे नाव व पत्ता	पंजीकृतकर्त्याचा प्रकार	पंजीकृतकर्त्याचे फोटो	पंजीकृतकर्त्याचा दाग
1	नाम: नॉटरी - डी. विमलेश्वरी अश्विनीकांत गजगणपती अश्विनीकांत गजगणपती नावक :- पत्ता: प्लॉट नं. :-, ब्रॉड नं. :-, इमारतीचे नाव :-, अर्डी नं. विमलेश्वरी, वी. गजगणपती, प्लॉट नं. 195वी, ब्रॉड नं. 12, बागडी, नवी मुंबई, रोड नं. :-, ब्रॉड नं. :-, प्लॉट नं. :- पिन कोड: AAQFN1586J	नॉटरी वय :- 38 पंजीकृत:- <i>Dr. Shree</i>		
2	नाम: बालाचंद्र - विमलेश्वरी अश्विनीकांत गजगणपती अश्विनीकांत गजगणपती नावक :- पत्ता: प्लॉट नं. :-, ब्रॉड नं. :-, इमारतीचे नाव :-, अर्डी नं. विमलेश्वरी, वी. गजगणपती, प्लॉट नं. 195वी, ब्रॉड नं. 12, बागडी, नवी मुंबई, रोड नं. :-, ब्रॉड नं. :-, प्लॉट नं. :- पिन कोड: AACCC3303K	बालक वय :- 40 पंजीकृत:-		

नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे. नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे. नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे.

नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे. नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे. नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे.

क्र.सं.	पंजीकृतकर्त्याचे नाव व पत्ता	पंजीकृतकर्त्याचा प्रकार	पंजीकृतकर्त्याचे फोटो	पंजीकृतकर्त्याचा दाग
1	नाम: नॉटरी - डी. विमलेश्वरी अश्विनीकांत गजगणपती अश्विनीकांत गजगणपती नावक :- वय: 30 पत्ता: प्लॉट नं. :-, ब्रॉड नं. :-, इमारतीचे नाव :-, अर्डी नं. विमलेश्वरी, वी. गजगणपती, प्लॉट नं. 195वी, ब्रॉड नं. 12, बागडी, नवी मुंबई, रोड नं. :-, ब्रॉड नं. :-, प्लॉट नं. :- पिन कोड: 410206	नॉटरी वय: 30 पंजीकृत:-		
2	नाम: नॉटरी - डी. विमलेश्वरी अश्विनीकांत गजगणपती अश्विनीकांत गजगणपती नावक :- वय: 31 पत्ता: प्लॉट नं. :-, ब्रॉड नं. :-, इमारतीचे नाव :-, अर्डी नं. विमलेश्वरी, वी. गजगणपती, प्लॉट नं. 195वी, ब्रॉड नं. 12, बागडी, नवी मुंबई, रोड नं. :-, ब्रॉड नं. :-, प्लॉट नं. :- पिन कोड: 410206	नॉटरी वय: 31 पंजीकृत:-		

नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे. नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे. नॉटरी प्रूवे गोषवारा दस्तऐवज पंजीकृत करीत आहे.

Joint Sub Registrar, Parvel

Payment Details:

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NEELSHI ASSOCIATES LLP	eChallan	10000502022033105357	MH015902063202122P	1795000.00	SD	0007592796202122	31/03/2022
2	NEELSHI ASSOCIATES LLP	eChallan	10000502022033009573	MH015867836202122P	9800000.00	SD	0007592796202122	31/03/2022
3	NEELSHI ASSOCIATES LLP	eChallan	10000502022033009464	MH015866294202122P	9900000.00	SD	0007592796202122	31/03/2022
4	NEELSHI ASSOCIATES LLP	eChallan	10000502022033009635	MH015866740202122P	5300000.00	SD	0007592796202122	31/03/2022
5		DHC		3103202218796I	600	RF	3103202218796D	31/03/2022
6	NEELSHI ASSOCIATES LLP	eChallan		MH015866740202122P	30000	RF	0007592796202122	31/03/2022

[SD Stamp Duty] [RF Registration Fee] [DHC Fee] [Handling Charges] पुस्तक क्र 9 दस्त क्र 82ye वर नोंदला. 4259/2022

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सह दुय्यम निबंधक पनवेल ४  
दि. 31 मार्च 2022 सन २०२२

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NEELSIDHI ASSOCIATES LLP	eChallan	10000502022033105357	MH015862063202122P	1785000.00	SD	0007592795202122	31/03/2022
2	NEELSIDHI ASSOCIATES LLP	eChallan	10000502022033009573	MH015867836202122P	9800000.00	SD	0007592700202122	31/03/2022
3	NEELSIDHI ASSOCIATES LLP	eChallan	10000502022033009464	MH015866294202122P	9900000.00	SD	0007592786202122	31/03/2022
4	NEELSIDHI ASSOCIATES LLP	eChallan	10000502022033009635	MH015866740202122P	5300000.00	SD	0007592784202122	31/03/2022
5		DHC		3103202216796	600	RF	3103202216796D	31/03/2022
6	NEELSIDHI ASSOCIATES LLP	eChallan		MH015868740202122P	30000	RF	0007592784202122	31/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

