



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

Partner



અંદુન - ૨ /Annexure - II

28 DEC 2022

2027

28 DEC 2022

17



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That the amounts from the separate account shall be withdrawn in accordance with Rule 5;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

## 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-2/4/01, Xerox Galli,  
Sec-2, Vashi, Navi Mumbai

28 DEC 2022

528/4259

पावती

Original/Duplicate

Thursday, March 31, 2022

8:06 PM

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 4529 दिनांक: 31/03/2022

गावाचे नाव: पनवेल

दस्तऐवजाचा अनुक्रमांक: पबल4-4259-2022

दस्तऐवजाचा प्रकार: ऑफीमेट ट्रू लीज

सादर करणाऱ्याचे नाव: भाडेकरू - मे. निलसिंही असोसिएट्स एलएलपी तरफे 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, घंबनेम प्रिंट, सूची-२ अंदाजे

8:25 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

बाजार मुल्य: रु. 535834217.88/-

मोबदला रु. 535834217.88/-

भरलेले मुद्रांक शुल्क: रु. 26795000/-

सह दुव्यम निबंधक, पनवेल-४

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

ठीडी/धनादेश/पे ऑर्डर क्रमांक: 3103202218796 दिनांक: 31/03/2022

देक्केचे नाव व पत्ता:

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

ठीडी/धनादेश/पे ऑर्डर क्रमांक: MH015868740202122P दिनांक: 31/03/2022

देक्केचे नाव व पत्ता:

पृष्ठ दस्तऐवज प्राप्त धर्मात्मा  
पावती जाही  
४५२९







**CHALLAN**



|                      |                                   |         |               |   |  |  |         |    |   |   |   |   |
|----------------------|-----------------------------------|---------|---------------|---|--|--|---------|----|---|---|---|---|
| GRN                  | MH015888740202122P                | BARCODE |               |   | Date   | 30/03/2022-19:28:41                          | Form ID | 36 |   |   |   |   |
| Department           | Inspector General Of Registration |         |               | Payer Details                                       |  |  |         |    |   |   |   |   |
| Type of Payment      | Stamp Duty<br>Registration Fee    |         |               | TAX ID / TAN (If Any)                               |  |  |         |    |   |   |   |   |
|                      |                                   |         |               | PAN No.(If Applicable)                              | AAQFN1586J                                   |  |         |    |   |   |   |   |
| Office Name          | PNL3_PANVEL 3 JOINT SUB REGISTRAR |         |               | Full Name   | NEELSIDHI ASSOCIATES LLP                     |  |         |    |   |   |   |   |
| Location             | RAIGAD                            |         |               |   |  |  |         |    |   |   |   |   |
| Year                 | 2021-2022 One Time                |         |               | Flat/Block No.                                      | PLOT NO 40 SECTOR 17                         |  |         |    |   |   |   |   |
| Account Head Details |                                   |         | Amount In Rs. | Premises/Building                                   |  |  |         |    |   |   |   |   |
| 0030046401           | Stamp Duty                        |         | 5300000.00    | Road/Street   | 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   | Fifty Three Lakh Thirty Thousand Rupees Only |  |         |    |   |   |   |   |
|                      |                                   |         |               | Words   | 824 रु 30/-                                  |  |         |    |   |   |   |   |
| Payment Details      | STATE BANK OF INDIA               |         |               | FOR USE IN RECEIVING BANK                           |  |  |         |    |   |   |   |   |
| Cheque-DD Details    |                                   |         |               | Bank CIN  | Ref. No.                                     | 10000502023000751483028029740                |         |    |   |   |   |   |
| Cheque/DD No.        |                                   |         |               | Bank Date   | RBI Date                                     | 30/03/2022-19:28:54<br>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 : \* Mobile No. 9820455752  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for Unregistered document.  
દાદર ચલાન કેવળ મુખ્યમન નિયમાનુષ્ટક કાર્યાલયાત નોંધપૂરી કાચાદાત્ત્વ દર્ખાત્ત્વાની લાભ આપે. નોંધપૂરી ન કાચાદાત્ત્વ દર્ખાત્ત્વાની લાભ ચાપ લાયું જાનું.



For NEELSIDHI ASSOCIATES LLP

## Partner



**CHALLAN**  
MTR Form Number-6



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

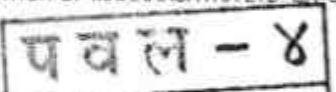
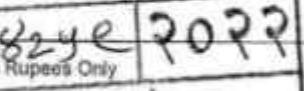
### Chattan Defaced Details

| Sr. No.                  | Remarks        | Defacement No.   | Defacement Date     | Userid | Defacement Amount |
|--------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1                        | (ISI)-528-4259 | 0007592784202122 | 31/03/2022-20:06:16 | IGR547 | 30000.00          |
| 2                        | (ISI)-528-4259 | 0007592784202122 | 31/03/2022-20:06:16 | IGR547 | 530000.00         |
| Total Defacement Amount: |                |                  |                     |        | 53,30,000.00      |



CHALLAN  
MTR Form Number-6



|  |                    |                   |                                    |  |   |                     |         |    |   |   |
|--|--------------------|-------------------|------------------------------------|--|---|---------------------|---------|----|---|---|
| GRN  | MH015887636202122P | 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  |                    |                   |                                    |  |   |                     |         |    |   |   |
| Year 2021-2022 One Time                                      |                    |                   | Flat/Block No.                     |  | PLOT NO 40 SECTOR 17  |                     |         |    |   |   |
| Account Head Details   |                    |                   | Amount In Rs.                      | Premises/Building  |   |                     |         |    |   |   |
| 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-80   |   |                     |         |    |   |   |
|  |                    |                   |                                    | <div style="text-align: center;">  <br/>  </div> |   |                     |         |    |   |   |
|  |                    |                   |                                    | Amount In  | Ninety Eight Lakh Rupees Only   |                     |         |    |   |   |
| Total  |                    |                   | 98,00,000.00                       | Words  |  |                     |         |    |   |   |
| Payment Details STATE BANK OF INDIA                          |                    |                   | FOR USE IN RECEIVING BANK          |  |   |                     |         |    |   |   |
| Cheque-DD Details  |                    |                   | Bank CIN                           | Ref. No.   | 10000502022030005743374/2022-23/740   |                     |         |    |   |   |
| 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   |   |                     |         |    |   |   |

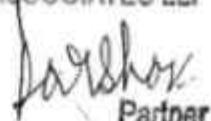
Department ID :

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

संदर्भ चलान केवल दृत्यांक निवारण कार्यालयात नोंदवणी कार्यालयात्ता दरवाचारातील लागू आहे. नोंदवणी न कार्यालयात्ता दरवाचारातील चाचत खाली लागू नाही.

Mobile No.: 9820455762

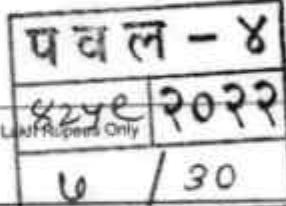
For NEELSIDHI ASSOCIATES LLP

  
Partho  
Partner



CHALLAN  
MTR Form Number-6



|   |                    |         |               |                        |                           |   |         |    |   |   |
|---|--------------------|---------|---------------|------------------------|---------------------------|---|---------|----|---|---|
| GRN   | MHD15867836202122P | BARCODE |               |                        | Date                      | 30/03/2022-19:23:37                       | Form ID | 36 |   |   |
| Department: Inspector General Of Registration   |                    |         |               | Payer Details          |                           |   |         |    |   |   |
| Stamp Duty<br>Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha  |                    |         |               | TAX ID / TAN (If Any)  |                           |   |         |    |   |   |
|   |                    |         |               | PAN No.(If Applicable) | AAQPN1586J                |   |         |    |   |   |
| Office Name: PNL3_PANVEL 3 JOINT SUB REGISTRAR  |                    |         |               | Full Name              | NEELSDHI ASSOCIATES LLP   |   |         |    |   |   |
| Location: RAIGAD  |                    |         |               |                        |                           |   |         |    |   |   |
| Year: 2021-2022 One Time  |                    |         |               | Flat/Block No.         | PLOT NO 40 SECTOR 17      |   |         |    |   |   |
| Account Head Details  |                    |         | Amount In Rs. | Premises/Building      |                           |   |         |    |   |   |
| 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)<br>PAN2>AACOC3303K-SecondPartyName=CITY AND INDUSTRIAL<br>DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CA=60<br><br>82ye 2022 |                    |         |               |                        |                           |   |         |    |   |   |
|   |                    |         |               |                        |                           |   |         |    |   |   |
| Total: 9800000.00   |                    |         | 98,00,000.00  | Words                  | 6 / 30                    |   |         |    |   |   |
| Payment Details STATE BANK OF INDIA   |                    |         |               |                        | FOR USE IN RECEIVING BANK |   |         |    |   |   |
| Cheque-DD Details   |                    |         |               | Bank CIN               | Ref. No.                  | 1000050202202130055-11241452015740        |         |    |   |   |
| Cheque/DD No.   |                    |         |               | Bank Date              | RBI Date                  | 30/03/2022-19:23:30 Not Verified with RBI |         |    |   |   |
| Name of Bank  |                    |         |               | Bank-Branch            |                           | STATE BANK OF INDIA                       |         |    |   |   |
| Name of Branch  |                    |         |               | Scroll No., Date       | Not Verified with Branch  |   |         |    |   |   |

Department ID: 36  
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 यह दस्तावेज के लिए नियमित वर्तमान नीतीय कानूनका लागती होना चाहिए। नीतीय न करानेवाली दस्तावेज यहां से नहीं।

Challan Defaced Details

| Sr. No.                  | Remarks       | Defacement No.   | Defacement Date     | Userid | Defacement Amount |
|--------------------------|---------------|------------------|---------------------|--------|-------------------|
| 1                        | (IS)-528-4259 | 0007892790202122 | 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) AAQFN1586J                    |                              |   |                     |         |    |
| Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR                |                    |               | Full Name NEELSIDHI ASSOCIATES LLP                   |                              |   |                     |         |    |
| Location RAIGAD  |                    |               |  |                              |   |                     |         |    |
| Year 2021-2022 One Time                                      |                    |               | Flat/Block No. PLOT NO 40 SECTOR 17                  |                              |   |                     |         |    |
| Account Head Details   |                    | Amount In Rs. | Premises/Building                                    |                              |   |                     |         |    |
| 0030046401 Sale of NonJudicial Stamp                         |                    | 9900000.00    | 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 DEVELOPMENT |                              |   |                     |         |    |
|  |                    |               | CORPORATION OF MAHARASHTRA LTD-CA-60                 |                              |   |                     |         |    |
|  |                    |               |  |                              |   |                     |         |    |
|  |                    |               | Amount In  | Ninety Nine Lakh Rupees Only |   |                     |         |    |
| Total  |                    | 99,00,000.00  | Words  | 8 / 30                       |   |                     |         |    |
| Payment Details STATE BANK OF INDIA                          |                    |               | FOR USE IN RECEIVING BANK                            |                              |   |                     |         |    |
| Cheque-DD Details  |                    |               | Bank CIN   | Ref. No.                     | 10000502022033005464 371586472640         |                     |         |    |
| Cheque/DD No.  |                    |               | Bank Date  | RBI Date                     | 30/03/2022-19:15:06 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.  
खात्र चलन केवळ दुख्यान निवास कार्यालयात नोंदणी करावाऱ्या दस्तावाटी लागू आहे. नोंदणी न करावाऱ्या दस्तावाटी खात्र चलन लागू नाही.

Mobile No. 9820455752



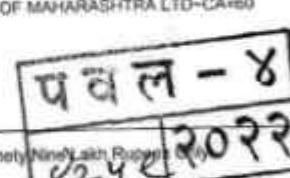
For NEELSIDHI ASSOCIATES LLP

Parthosh  
Partner



**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 Maharashtra)  |         | PAN No.(If Applicable) AADFN1586J   |  |                      |
| Office Name PNLS_PANVEL 3 JOINT SUB REGISTRAR  |         | Full Name NEELSIDHI ASSOCIATES LLP  |  |                      |
| Location RAIGAD  |         |                                     |  |                      |
| Year 2021-2022 One Time  |         | Flat/Block No. PLOT NO 40 SECTOR 17 |  |                      |
| Account Head Details   |         | Amount In Rs.                       | Premises/Building  |                      |
| 030046401 Sale of Non Judicial Stamp   |         | 9900000.00                          | 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 DEVELOPMENT                                |                      |
|  |         |                                     | CORPORATION OF MAHARASHTRA LTD-CA-60   |                      |
| <br><b>₹ 9900000.00</b><br> |         |                                     |  |                      |
| Payment Details STATE BANK OF INDIA  |         | FOR USE IN RECEIVING BANK           |  |                      |
| Cheque-DD Details  |         | Bank CN                             | Ref. No.   | 10000002022033172640 |
| Cheque/DD No.  |         | Bank Date                           | RBI Date   | 30/03/2022-19:15:18  |
| Name of Bank   |         | Bank Branch                         |  | State Bank of India  |
| Name of Branch   |         | Scroll No. / Date                   | Not Verified   |                      |

Department ID : 9820455752  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

### Challan Defaced Details

| Sr. No.                        | Remarks     | Defacement No.   | Defacement Date     | Userid | Defacement Amount   |
|--------------------------------|-------------|------------------|---------------------|--------|---------------------|
| 1                              | (S-525-4259 | 0007992786202122 | 31/03/2022-20:06:20 | IGR547 | 990,000.00          |
| <b>Total Defacement Amount</b> |             |                  |                     |        | <b>99,00,000.00</b> |



CHALLAN  
MTR Form Number-6



|  |   |         |                                    |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
|--|---|---------|------------------------------------|------------------|--|--------------------------|-------------|----|---|---|---|---|--|--|-----------|---|--|-----|------|-------|--------|--|
| GRN  | MH015962063202122P                              | BARCODE |                                    |                  | Date   | 31/03/2022-14:51:22      | 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) AAQFN1588J  |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR                |   |         | Full Name NEELSIDHI ASSOCIATES LLP |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Location RAIGAD  |   |         |                                    |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Year 2021-2022 One Time                                      |   |         | Flat/Block No.                     |                  | PLOT NO 40 SECTOR 17   |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Account Head Details   |   |         | Amount In Rs.                      |                  | Premises/Building  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| 0030046401 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=AACCC3303K-SecondPartyName=CITY AND INDUSTRIAL  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
|  |   |         |                                    |                  | DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CA=60   |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
|  |   |         |                                    |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
|  |   |         |                                    |                  | <table border="1"> <tr> <td rowspan="2">Amount In</td> <td colspan="2">Seventeen Lakh Ninety Five Thousand Rupees Only</td> </tr> <tr> <td>824</td> <td>2022</td> </tr> <tr> <td>Words</td> <td colspan="2">THIRTY</td> </tr> </table> |                          |             |    |   |   |   |   |  |  | Amount In | Seventeen Lakh Ninety Five Thousand Rupees Only |  | 824 | 2022 | Words | THIRTY |  |
| Amount In  | Seventeen Lakh Ninety Five Thousand Rupees Only |         |                                    |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
|  | 824   | 2022    |                                    |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Words  | THIRTY  |         |                                    |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Total  |   |         | 17,95,000.00                       |                  | FOR USE IN RECEIVING BANK  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Payment Details STATE BANK OF INDIA                          |   |         |                                    |                  |  |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| Cheque-DD Details  |   |         | Bank CIN                           | Ref. No.         | 1000050202202031093571048938890540   |                          |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |
| 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 scroll |             |    |   |   |   |   |  |  |           |   |  |     |      |       |        |  |

Department ID:

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलान केवल दुर्लक्षण निवायक कार्यालयात नोंदवणी करायलायता दस्तावेजी ताकु आहे. नोंदवणी न करायलायता दस्तावेजी ताकु आहे.



For NEELSIDHI ASSOCIATES LLP

Latashree  
Partner



**CHALLAN**  
**MTB Form Number-6**



|   |                    |         |               |                                     |   |                             |                  |                     |
|---|--------------------|---------|---------------|-------------------------------------|---|-----------------------------|------------------|---------------------|
| GRN   | MH015962063202122P | BARCODE |               |                                     | Date  | 31/03/2022-14:51:22         | 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 Maharashtra   |                    |         |               | PAN No.(If Applicable) AAQFN1586J   |   |                             |                  |                     |
| Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR   |                    |         |               | Full Name NEELSIDHI ASSOCIATES LLP  |   |                             |                  |                     |
| Location RAIGAD   |                    |         |               |                                     |   |                             |                  |                     |
| Year 2021-2022 One Time   |                    |         |               | Flat/Block No. PLOT NO 40 SECTOR 17 |   |                             |                  |                     |
| Account Head Details  |                    |         | Amount in Rs. | Premises/Building                   |   |                             |                  |                     |
| 030046401 Sale of Non Judicial Stamp  |                    |         | 1795000.00    | Road/Street PANVEL WEST             |   |                             |                  |                     |
|   |                    |         |               | Area/Locality RAIGAD                |   |                             |                  |                     |
|   |                    |         |               | Town/City/District                  |   |                             |                  |                     |
|   |                    |         |               | PIN 4 1 0 2 0 6                     |   |                             |                  |                     |
| Remarks (If Any)  |                    |         |               |                                     |   |                             |                  |                     |
| PAN2=AA0CC03003K~SecondPartyName=CITY AND INDUSTRIAL  |                    |         |               |                                     |   |                             |                  |                     |
| DEVELOPMENT CORPORATION OF MAHARASHTRA LTD-CAN-00   |                    |         |               |                                     |   |                             |                  |                     |
|  <div style="display: flex; justify-content: space-between; align-items: center;"> <span>पंचल - ४</span> <span>82ye 2022</span> <span>C / 30</span> </div> |                    |         |               |                                     |   |                             |                  |                     |
| <br><b>1795000.00</b><br><b>Total</b>  |                    |         |               | Amount In.                          | Seventeen Lakh Ninety Five Thousand Rupees Only |                             |                  |                     |
|   |                    |         |               | Words                               |   |                             |                  |                     |
| Payment Details STATE BANK OF INDIA   |                    |         |               | FOR USE IN RECEIVING BANK           |   |                             |                  |                     |
| Cheque/DD Details   |                    |         |               | Bank CIN                            | Ref. No.  | 100005020200033105357       | 4048790000000000 | JOINT SUB REGISTRAR |
| Cheque/DD No.   |                    |         |               | Bank Date                           | RBI Date  | 31/03/2022-14:51:51         | Not Verified     | STATE BANK OF INDIA |
| Name of Bank  |                    |         |               | Bank-Branch                         |   |                             |                  |                     |
| Name of Branch  |                    |         |               | Sroll No. , Date                    |   | Not Verified with SCRAVEL A |                  |                     |

1000-1001

DEPARTMENT ID: **1234567890** Mobile No.: 9876543210 This document is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

NOTE: 1998 census is used for metropolitan area population estimates.

### Challen Defaced Details

| Sr. No.                  | Remarks | Defacement No.   | Defacement Date     | Userid | Defacement Amount |
|--------------------------|---------|------------------|---------------------|--------|-------------------|
| (15)-526-4239            |         | 0007992795202122 | 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  | 3103202216796        |          |           |         |
| Date   | 31/03/2022           |          |           |         |
| Received from MS NEELSIDHI 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 Raigarh. |                      |          |           |         |
| <table border="1"> <tr> <td>पंचल - ४</td> </tr> <tr> <td>8242 २०२२</td> </tr> <tr> <td>90 / 30</td> </tr> </table>   |                      | पंचल - ४ | 8242 २०२२ | 90 / 30 |
| पंचल - ४   |                      |          |           |         |
| 8242 २०२२  |                      |          |           |         |
| 90 / 30  |                      |          |           |         |
| Payment Details  |                      |          |           |         |
| Bank Name  | ISBL                 |          |           |         |
| Date   | 31/03/2022           |          |           |         |
| Bank CIN   | 10004152022033117170 |          |           |         |
| REF No.  | 2754143702           |          |           |         |
| This is computer generated receipt, hence no signature is required.  |                      |          |           |         |

For NEELSIDHI ASSOCIATES LLP

*Wishaw*  
Partner



पंचल - ४  
४२४९ २०२२  
११ / ३०



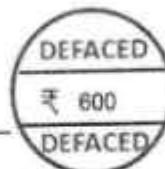
Document Handling Charges  
Inspector General of Registration & Stamps



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.



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

© 2021 ©

BL 282712

31 MAR 2022



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

*Ehsaas*  
Assistant Marketing Officer

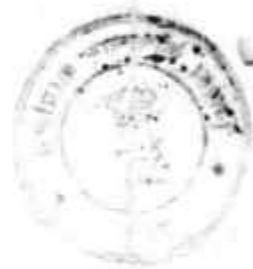
For NEEL SIDHI ASSOCIATES LLP

*Neel Sidhi*  
Partner

31 MAR 2022

|   |  |
|---|--|
| 1. मुद्रित वित्ती नोंदाता का नाम, छानक / डिनक   | 15W958                                       |
| 2. दस्तावच मालार  | Any Lease                                    |
| 3. दस्त नोंदाती करणार जाहत का ?   | हिंदू / वाहा                                 |
| 4. विवरणीय दोषकाल वर्णन   |  |
| 5. मुद्रित वित्ती घोषाना को याद व चाही  | ETDCO Ltd                                    |
| 6. हस्ते अकात्यास स्वामी नांद, दासा व लाल   | mansingh vithi                               |
| 7. उसका पक्षकालाचे नाम  | Neel & Kahi ASSO. LLP                        |
| 8. मुद्रित घोष रक्काम   |  |
| 9. परायनाराज मुद्रित विवेकाचार्य द्वारा व परायना<br>क्रमांक उल्लेख मुद्रित विक्रीपत्र विक्रयाता<br>क्र. ६/११९, सेवदर-१, याची, नवी मुंबई | सं. रोमांचकर विक्रयार<br>परायना क्र. ५२०९०२५ |
| अया कलात्मकी अपार्क मुद्रित वर्ती केस तात्परी त्वाय अरणावाटी मुद्रित वर्ती केल्यानंतर ५<br>परिवर्तन घरावे अधिकारक आहे.                  |  |

पवल - ४  
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93 / ३०



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED

(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

पंचल - ४  
८२४६ २०२२  
९८ / ३०

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. NEEL SIDHI 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

*Eshani*

Assistant Marketing Officer

1

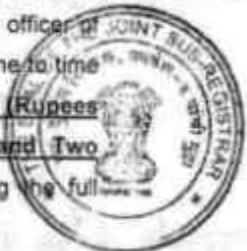
*Wesley*  
Partner



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.

पंचल - ४  
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94 / 30

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.

For NEEL SIDHI ASSOCIATES LLP

*Esha*  
I/ Assistant Marketing Officer

2

*Darshay*  
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:-

**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 SIDHI ASSOCIATES LLP

*Bhavai*  
H. Assistant Marketing Officer

*D. W. W.*  
Partner

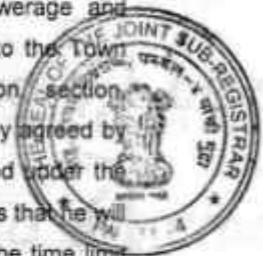
47 - 8  
824 2022  
98 / 30



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 material or thing involved in such encroachment and expenses of such removal and disposal from the Licensee.

पुस्तक - ४  
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94 / 30

(bb) The Licensee 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

For NEEL SIDHI ASSOCIATES LLP

*Echo*  
2/c Assistant Marketing Officer

*Deshay*  
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 outgoing chargeable against an owner or occupier in respect of the said land or 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

*Eshwar*  
Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

*Parshuram*  
Partner

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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.

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#### 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 such 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



*Chowdhury*  
2/1 Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

*Debbarma*  
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.

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**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 contained 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.



*B. Choc*  
Assistant Marketing Officer

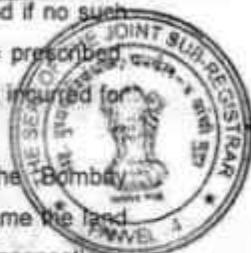
For NEEL SIDHI ASSOCIATES LLP  
*Neel Sidhi*  
Partner

**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 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 Premises (Eviction) Act, 1955 and to resume the land and building to Corporation without payment of any compensation.

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**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



*Esha*  
Assistant Marketing Officer

*Dinesh*  
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 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

For NEEL SIDHI ASSOCIATES LLP

*Eshai*  
Assistant Marketing Officer

*Wishay*  
Partner

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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.

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#### 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

*Eshoo*  
J/L Assistant Marketing Officer

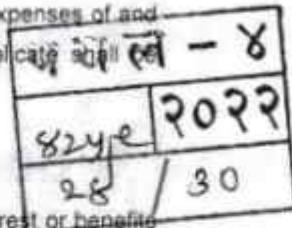
*Wishaw*  
Partner



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 benefit 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.**

*Ehoci*  
I/c Assistant Marketing Officer

For NEEL SIDHI ASSOCIATES LLP

*Darshay*  
Partner

SCHEDULE

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

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

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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 bands 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

*Ekta*  
Asst. Marketing Officer      *Ekta*  
I/c Assistant Marketing Officer

Smt. Ekta Bhoir

In the presence of

1. Shankar Pawar
2. Shubham Ambre

*Shankar*  
*Shubham Ambre*

Signed and Delivered by Licensee

M/s. Neelsidhi Associates LLP

In the presence of

1. Shankar Pawar
2. Shubham Ambre

*Shankar*  
*Shubham Ambre*

FOR NEEL SIDHI ASSOCIATES LLP

*Darshay*  
Partner



## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नीवीकृत वार्षिकीय - 'मिरत' पुस्तक भवन, नवीन पांडित, मुंबई - 400021, मुख्य वार्षिकीय - 'मित्र' भी. बी. बैतापुर, गढी मुंबई - 400057.

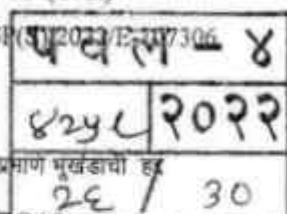
भूमी व भूमापन विभाग - सिलेक्ट भवन

दिनांक : \_\_\_\_/03/2022

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

याचा सिमाकानकाचा वरिष्ठ नियोजनकार (द.) यांचेकडील पत्र नमांक: CIDCO/PLNG/SI/2022/E-107306  
दिनांक: 31/03/2022 च्यानूसार सिमाकानकाचा नकाशा तयार केला.

भूखंडाचे क्षेत्रफळ: 5663.97 चौ.मी.



20.00 M. WIDE ROAD

74.471 M.

PLOT NO.  
40  
(C+R)

87.861 M.

PLOT NO.  
41

PLOT NO.  
39

46.62 M.

RAILWAY TRACK



संभाल रिकार्ड नमांक  
ग्रा. वरिष्ठ नियोजनकार ( नवीन )/2022/E-107306  
पत्र नमांक नियोजन/  
दिनांक: 31/03/2022  
31/03/2022

सिलेक्ट भवन  
फैसलो भवन



संहायक भूमापन मंडळारी  
सिलेक्ट  
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 DEMARCTION ON SITE  
AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENSE  
GRANTED.

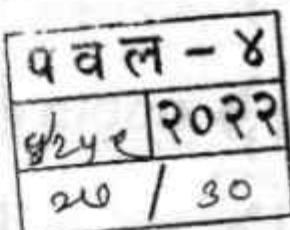
*Bhooi*  
HANDED OVER

*Assistant Marketing Officer*

For NEEL SIDHI ASSOCIATES LLP

TAKEN OVER

*D. J. Bhooi*  
Partner





TO WHOMSOEVER IT MAY CONCERN

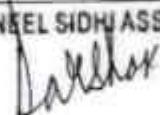
We the undersigned partners of M/s. Neelsidhi Associates LLP a registered Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 having its registered address at 301, 3<sup>rd</sup> Floor, The Emerald, Plot No 195B, Sector 12, Vashi Navi Mumbai.

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

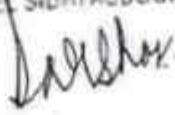
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| 25/30 |      |

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

| Sr No. | Name of the Partner         | Signature  |
|--------|-----------------------------|--|
| 1      | Mr. Kalpesh Jaminadas Palan | For NEEL SIDHI ASSOCIATES LLP<br><br>Partner  |
| 2      | Mr. Darshan Gopalji Palan   | For NEEL SIDHI ASSOCIATES LLP<br><br>Partner |
| 3      | Mr. Vilas Madanlal Kothari  | For NEEL SIDHI ASSOCIATES LLP<br><br>Partner |
| 4      | Mr. Neel Vilas Kothari      | For NEEL SIDHI ASSOCIATES LLP<br><br>Partner  |



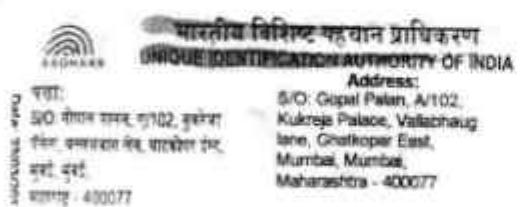
Specimen Signature of Authority:

| Sr No. | Name of the Partner       | Signature  |
|--------|---------------------------|--|
| 1      | Mr. Darshan Gopalji Palan | For NEEL SIDHI ASSOCIATES LLP<br><br>Partner |





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For NEELSIDHI ASSOCIATES LLP

*Darshan*  
Partner



01/04/2022

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तुल्य निवेदन : सह दि.पमवेत 4

दस्त अमांक : 4259/2022

नोट्सी :

Regn:63m

## गावाचे नाव : पनवेत

|   |   |
|---|---|
| (1) विविधाचा वर्तमान  | वेस्ट ट्रॉफी  |
| (2) मीवडा   | 535834217.88  |
| (3) वातावाराचा (वातावरणाचा वावतिलाटाचा) आवारणी देतो की पटदेवर ते नमूद करावे   | 535834217.88  |
| (4) गृ-गांग, गोदाहिंसा व पातळावार (वातावरण)   | 1) पालिकेचे नाव, राशगड इतर वर्तमान : इतर माहिती, घटी नं. 40, सेक्टर नं. 17, पनवेत (परिम), ता. पनवेत, जि. रायगढ, कोड 5663.97 ची. नो. ( Plot Number : 40 ; SECTOR NUMBER : 17 ; )<br>2) 5663.97 ची. नो.   |
| (5) वेष्टमान  |   |
| (6) आवारणी किंवा नुकी देखाव असेहा तेव्हा,   |   |
| (7) वस्त्रावर्क कलन देश-वातिलेले देवणा-वा पातळावराचे नाव किंवा दिवाळी न्यायावाचा हुक्मावाचा किंवा आदेश वातावरण, प्रतिवाहिते वापर व पत्रा, | 1) नाव-माहिती - नो. विभिन्नदी वातिलेला एवजाभावी तरीके आवारणी इतर वर्तमान - वर्ष-38, पता-न्हाई नं. -, मात्रा नं. -, इमारतीचे नाव - , वर्तमान विवाह मजला, दी एसव्ह, घटी नं. 195ी, सेक्टर नं. 12, दाती, नवी मुंबई, दोर नं. -, महाराष्ट्र, दाती, निव नो. -400703 पता क. -AAQFN1586J<br>2) नाव-माहित - निवारी देव इतराविले देववरपर्यंत कापितिन लौक महाराष्ट्र निव. - वर्ष-40, पता-न्हाई नं. -, मात्रा नं. -, इमारतीचे नाव - , घटी नं. विवाह मजला, दी एसव्ह, मुंबई, मुंबई, दोर नं. -, महाराष्ट्र, मुंबई, निव नो. -400021 पता क. -AACCC3303K |
| (8) दस्तऐवज कलन देश-वा पातळावराचे व विवा दिवाळी न्यायावाचा हुक्मावाचा किंवा आदेश वातावरण, प्रतिवाहिते वापर व पत्रा                        |   |
| (9) दस्तऐवज कलन दिवाळीचा दिनांक   | 31/03/2022  |
| (10) याव नोंदवी केवळाचा दिनांक  | 31/03/2022  |
| (11) अनुमतीक्रम, वर्त व तुल्य   | 4259/2022   |
| (12) वातावारावरपारी मुद्रांक तुल्य  | 26795000  |
| (13) वातावारावरपारी नोंदवी तुल्य  | 30000   |
| (14) नोंदवा   |   |

सह दुव्यम निवेदक, पनवेत-४

मुद्रांकावाची किंवारात पेतलेना तपशीली :- मुद्रांकावाची आवश्यकता नाही काऱ्य नावावीय/निवासावीय किंवा वाराणाचा सपांतीन नावावीय/निवासावीय किंवा

मुद्रांक तुल्य आवारणाचा निवासेना अनुमोद - :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





Payment Details

| sr. | Purchaser                | Type     | Verification no/Vendor | GRN/Licence        | Amount     | Used At | Deface Number    | Deface Date |
|-----|--------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1   | NEELSIDHI ASSOCIATES LLP | eChallan | 10000502022033105357   | MH015962063202122P | 1795000.00 | SD      | 0007592795202122 | 31/03/2022  |
| 2   | NEELSIDHI ASSOCIATES LLP | eChallan | 10000502022033009573   | MH015867836202122P | 9800000.00 | SD      | 0007592790202122 | 31/03/2022  |
| 3   | NEELSIDHI ASSOCIATES LLP | eChallan | 10000502022033009464   | MH015866294202122P | 9900000.00 | SD      | 0007592788202122 | 31/03/2022  |
| 4   | NEELSIDHI ASSOCIATES LLP | eChallan | 10000502022033006635   | MH015866740202122P | 5300000.00 | SD      | 0007592784202122 | 31/03/2022  |
| 5   |                          | DHC      |                        | 3103202218796      | 600        | RF      | 3103202218796D   | 31/03/2022  |
| 6   | NEELSIDHI ASSOCIATES LLP | eChallan |                        | MH015866740202122P | 30000      | RF      | 0007592784202122 | 31/03/2022  |

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

