

Athlavit Cum Declaration of Mr. Such Sandeep Sampar pattner of M/s. Necl Sidhi Relatives having us registered office at 2rd Floor, The Emerald, Plot No. 195B, Sector 12, Vashi, Navi Mumbai – 400703, promoter of the proposed housing project comprising of Wing A, B and C (part) on the Plot earmarked for housing project (admeasuring 6448.131 sq.mus) at Plot No. 23, Sector 11, New Panvel (West), Navi Mumbai (hereinafter referred to as "the housing Project") do hereby solemnly declare, undertake and state as under:

1. That we the Promoters have a legal tittle report to the aforesaid plot on which the development of the proposed housing project is proposed and a legally valid authentication of title such plot along with an Agreement to Lease between CIDCO Ltd.

For NEEL SIDHI REALTIES

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i • : : and the Promoter for the development of the real estate housing project is enclosed herewith

That the project land on which the housing project is proposed is free from all encumbrances save and except the charge of Kotak Mahindra Prime Limited created vide an Indenture of Mortigue (without Delivery of Possession) dated 17th April, 2018, copy of the Registration sacrapt and Index II is enclosed herewith;

That the said housing project will be completed by the Promoter on or before 31st August, 2021;

- 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- That the amounts from the separate account shall be withdrawn in accordance with Rule 5;
- 6. 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 Rule 5,
- 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;
- That the Promoter has furnished such other documents as have been prescribed by the Rules and Regulations made under the Act;
- 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. Nee! Sidhi Realties

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Mr. Sneh Sampar Authorized 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 20 Bay of August, 2018

REFORE ME

GANESH R. KADAM

ADVOCATE A NOTARY C-1/7/2/3, Sector-2, Opp. Nevratna Hotel, Vesti, Hard Mumbel - 409703

Noted at Serial

For M/s. Necl Sidhi Realtics

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Mr. Sneh Sampat Authorized Partner (Deponent)

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विनांक: 08/05/2018

गावाचे नाव. पत्रवेल

दम्नोत्ववा**चा अनुक्रमांकः पदन**ा-6131-2018

इस्तर्वजाना प्रकार : ब्रॅग्नीमेंट टू नीज

मादर करकाऱ्याचे नाव; में, नीम सिद्धी रिजन्टीज तर्फे धानीदार खेह मदिव मंपत हे स्वता करिता व कन्यंध जमनादान पासन, दर्जन गोवासजी पासन, विनास पंदनवाल कोठारी वांच्या क्रीने कुलमुखत्यारी म्हणून

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t) देयकाचा प्रकार: eChallan राष्ट्रमे; इ.36000/-दीरी/बनावेश/पे ऑर्डर क्रमोक; MH002412248201819E दिलांक; 06/06/2018 विको माद व प्रका:

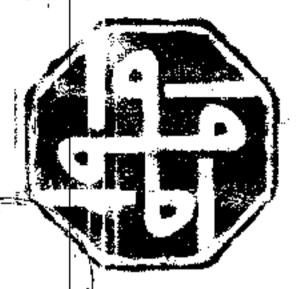
2) देवकाश प्रकार: DHC एक्स: क.1900/-

हीडी/धमादेश/पे अधिर क्रमांक: 070620183985 दिनांक: 07/06/2018

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यावाचे नाव: **पन्नवेश**

(1)विश्वेचार्कप्रकार

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(2)मोवदमा

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(३) कम्यारकीय(मार्डपटटवाच्या

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(4)फ़िन्मीपर्न,पोटहिम्सा व घरक्रमांक

(असम्पात)

ा) परिकेशे नावःरायवद इतर वर्षव :, इतर माहिती: , इतर माहिती: भीते वर्षीन पनवेल पश्चिम,बालुका पनवेल,जिल्हा रामवद येथील प्लॉट नेबर 23,सेक्टर तेबर 11,क्षेत्र 7,164.59 ची. मी, या मिळकमीया संग्रीमेंट टू लीज (अभिनियीत देग्त 1300900/162/2018 दिनांक 22/03/2018.)((Plot Number : 23 ; SECTOR NUMBER : 11 ;))

(5) ন্সকত

1) 7184,58 ची,मीटर

(6)अकारणी किंगा जुरी देखात बसेल

(7) दस्तऐयन करन देणा-या/लिहन देवका-या पक्काराचे नाथ किंचा दिवागी न्यागलकाचा दुकुमनामा किंवा अदेश अमन्त्राम,प्रतिवादिने नाच व

(8)दम्तऐवंच करन पैमा-ना पक्षकाराचे प किंदा दिवांची न्यामालवाचा

हुकुमनामा किंवा आदेश असल्याङ्ग,प्रक्रियादिलं पाय व पत्ता

(9) रम्भगंदक् करून विल्याचा दिनांक

(10)दस्त नोंद्रची केल्याचा दिनांक

(11)अनुक्रमकि,धंद व पृष्ठ

(12)बाबारपामाध्याचे पुढांक जुल्का

(13)बाजारकीबाग्रमाणे नॉवकी शुक्क

(१४)केख

 नाव:-मं. नील सिक्ष्मी रिज्ञन्दीःव ठाँगे भागीदार सेह मंदिए संपत्त.हे स्वता करिया व करपेश अमनादरस पायन, दर्शन गोपासची पामन, विधास सदनसरम कोठारी संस्था दतीने कुलमुखन्दरगी है म्हणून वय:-27; पटा:-195 वी. -, दि ६अरूप , -, सेक्टर नेवर 12, वाली, ननी मुंबई, ह्-इ.बाह्यर, MAHARASHTRA, THANE, Non-Government, थिन कोप:-400703 वेंब 会-AAOFN1118L

1): पाव:-सिवको तर्षे यगेश एष. सिने धव:-६६: पत्ता:-प्सॉट नी:-, माळा नी: दूसरा मफला , इभारतीके नाव: निर्मेश , क्लॉक नं: -, टीह मं: नरीयन पॉईंट, मुंबई , महाराष्ट्र, मुक्बई . चित्र कोक:-400021 पेंग के:-

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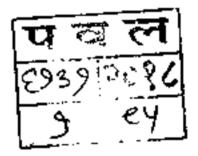
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(i) within the limits of any Municipal Corporation or any Cantonment area

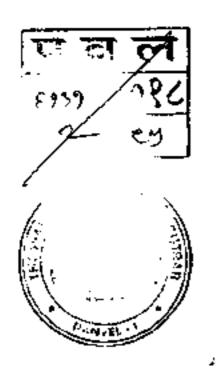
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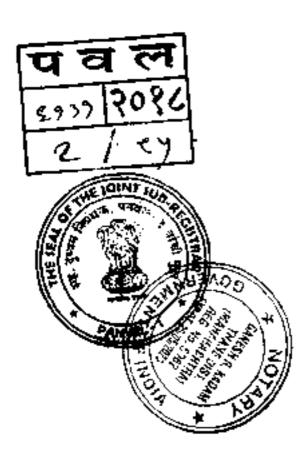
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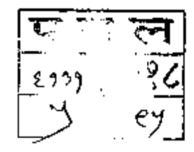
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(महाराष्ट्र मुद्रोक अधिनिवसचे कलव ३) खालील कार्यवारी)

निर्णव

द्धप्रशर्ति अभिनिर्णय प्रकरण क्रमांक ADJ/1300900/162/2018 अन्यये प्रस्कार ने नित सिधी रिअस्टीज तर्फ क्री कर्ल्यकानमादास पालन यांनी दिनांक 22/03/2018 रोजी अभिनिर्द्धयाकरीया अधिमेंट ट्रू सीज असा संतेख सादर विकासकर, सदर संसेखानयील तपशिस खालीलप्रमाणे.

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अमिनिर्णयासाठी सादर केलेला दस्तऐयज हा अंग्रीमेंट टू लीज वा असून दस्ताविक मिळकत मोजे – नविन व् पनवेल ता.पनवेल, जि.रावण्ड प्लॉट ने. 23, सेक्टर नंबर – 11, अशी आहे. स्थानुसार के म्हर्यालयाने मुझंक शुरूक हु. 2,33,75,90/- जासनजमा करणेबाबत पक्षकारांस दि. 26/03/2018 रोजी अतरीम होटील दिली होती. जदरबी अंतरीम नोटीस मान्य नसलेबाबत मे. जिल सिब्दी रिअल्टीज बॉनी दि. 11/04/2018 रोजी यो कार्योल्ख्यास पत्र दिले आहे त्या अनुवंगाने पक्षकारांमा त्यांचे म्हणणे मंडण्यासाठी दि. 42/05/2018 रोजी सुनावणीय संधी दिलाई आहे. जेती. सदर सुनावणीस मे. निल सिब्दी रिउल्टीज तर्फ सनी गाडा हे हजर होते. सुनावणी दरम्यान पक्षकारांनी उपस्थित केलेले मुद्दे, सादर केलेली कागदपत्रे व दस्तात नमुद वार्बीच्या अनुदेखने या कार्यालयाने वि. 22/05/2018 रोजी अंतीम आवेश पारीत केले आहेत. त्यानुसार सदर दस्तात स्थानीलक्ष्माणे मुद्दांक शुरूक देव आहे.

वाजारमुल्य	म्हेबदला	अनुस्रोद	अनुर्ज्ञेय मु.शु.	दस्तात दिलेले मुन्सु	आवश्यक मु.शु.
46,75,00,388/-	46,75,00,388/-	5 (g-a) (i)	2,33,75,190/-		2,33,75,100/-

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- अभिनिर्णयाकरीता सादर केलेल्या संखेखास महाराष्ट्र मुद्रांक अधिनियमाचे अनुसुधी 1 मधीस अनुच्छेद 5 (g-a)
 (i) मुसार, मुद्रांक शुल्क, रु. 2,33,75,100/- देय असल्यावाबत जा,क्र.अमि/1300900/162/2018 अंतीम आदेश/3396 दि. 22/05/2018 अन्यये अंतीम आदेश पारित करण्यात आसे होते. त्यास अनुसरून मुद्रांक गुरूकाचा मरणा प्रसक्तारांनी दि. 31/05/2018 रोजी केला असल्याने दि. 22/05/2018 रोजीची अंतरीय नोटीस अंतीम करण्यात येत आहे.
- महाराष्ट्र मुद्रांक अग्रिनियमाचे कसन 53-अ च्या अवीन राहुन सदरहू आदेश पारीत करणेत येत आहेत.

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 प्रस्तुत प्रकरणात पशकाराचे मुद्रांक शुक्क संयेच नोंदणी कस्ताना नोंदणी की जरी शासनाकडे जमा केली तरी प्रस्तुत प्रकरणातील कोणताडी व्यवहार बेकायदेशीर असल्वास तो कायदेशिर होणार नाही व मोघकाम अनिधकृत असल्यास ते अधिकृत होणार नाही. हा। बाबतची सर्व जवाबदारी सर्वेथित पक्षकारांची राहील. त्यास महाराष्ट्र शासन अथवा मुद्रांक जिल्हायिकारी, रायगढ है जबाबदार राहणार नहहीत.

4. दस्ताची नोंदणी प्रक्रीयाही भारतीय नोंदणी अधिनियम 1906 व मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाशस्ट्र राज्य पुणे वांचे परीपञ्चक क्र.का-4/प्र.क 617/2019/3008 विनांक 22/12/11 मुसार होईस हे स्पष्ट

करण्यास येत आहे.

 महाराष्ट्र मुद्रांक अधिनियम करूम 28 मध्ये तमुद्र केरयाग्रमाचणे मुद्रांक शुल्क/मुल्यांकन आकारणीस पात्र असलेल्या शुरुकाच्या रक्कमेक्र ज्याचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती। यावाधी संलेखात पूर्णपणे व खरेपणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञा पत्राद्वारे खात्री। करून दिली

आहे.

 कलम 28 वे तरसुद संबंधी अर्जदार यानी अनुपालन न केल्यास कलम-62 अन्यये शास्तीची कार्यवाही करणे आधिन राहुन आदेश देत आहे.कलम 28 चे अनुपालन न केल्याचे मविध्यात निर्देशनास आल्यास मुंबई भुट्रांक अधिनियम कलन 46 व महाराष्ट्र जमिन महसुस संहिता 1966 अन्तर्य शास्तीसह मुद्रांक शुल्क वसुल करणेचे आधीन राष्ट्रनं आदेश देणेत येत आहे.

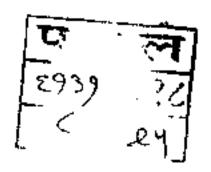
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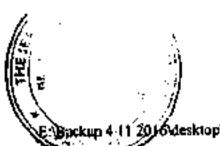
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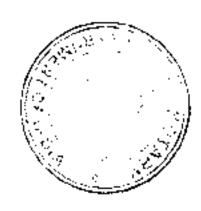
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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

FOR RESIDENTIAL CUM COMMERCIAL PURPOSE AGREEMENT TO LEASE

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121	day of	TWO Tho	USBNO <u>FIOTHIE</u>	SOBVILON OF				
Queh	THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTBA LTD., a Company incorporated under the Companies Act. 1956 (1 of 1956) and having its registered office at 'Nirmal' 2 rd 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			
					(1) Name of Person			
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	their respective heirs, executors, administrators and representatives							
	(3) and (4) (Name of Person) M/s. Neel Sidh Revises (astro)							
	(Address and Occupation) The Emerald, Plot No. 18 (Address and Occupation)							
	Vashi, Navi Mumbal - 400703 and (Name of Person) Mr. Kalpesh							
	Jammadas Palan, 2) Mr. Darshan Gopalji Palan, (5) Kir. Sneh Sanden &							
	Sampet and 4) Mr. Vilas Madanial Kothail not (Address 300)							
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Licensee II		ess came as above all co	arrying on business	in partners in				
registered firm o	stered firm or (4) Of Address same as above all carrying on business in partnership stered firm or (4) Of Address of the firm or Syndicate) The Emerald, Plot No. 1856,							
V. D. C.	Sector 12 1	vashi, Navi Mumbal – 4	00703 under the n	ame and style of				
	Sector 14, 1 NA/c Mari	Sidhi Realties (Name o	f the firm or Synd	icate) registered				
	INAP (FER)	Man Desiries frome a	For NEEL SIDH	I REALTIES				

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under the Indian Partnership Act 1932 (hereinafter referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include all the partners of the said firm, their representatives, heirs, executors and administrators).

(5) - (6) when the (5) Licensee registered Солидану

hos (6) Name

Company

a Company registered under the Companies Act, 1956 (1 of 1956) and its registered (Address)

(hereinafter referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include its successor or successors) of the other part.

(?) Name of Society_ Co-operative Societies Act

a Co-operative

Society registered under the

under

the certificate of Registration No. granted by ____

_____ and having its principal place of business (hereinafter referred to as "the Licensee", which expression shall, where the context so admits, be

deemed to include, its successor or successors) of the other part.

WHEREAS:

The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbal 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 sa Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.

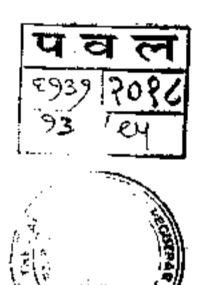
The Licensee has, by its application dated 30th May, 2017 requested the Corporation to grant a lease of a piece or parcel of land so acquired and vested in the Corporation of the State Government, and described hereinafter.

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 planannexed hereto and shown thereon by a red colour boundary line, and containing by measurement 7,164,59 sq. mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for <u>BESIDENTIAL</u> <u>CUM COMMERCIAL USE</u> and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.

The Licensee has, before the execution of this Agreement, paid on the 2 7 Apr. 1, 200 to the Managing Director of the Corporation, hereinafter referred to as the Managing Director, which

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FOR NEEL SIDHI REALTIES



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. 46,75,00,388/- (Rupees Forty Six Crores Seventy Five Lacs Three hundred and Eighty Eight 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 <u>Four</u> 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 <u>RESIDENTIAL CUBA COMMERCIAL</u> purpose 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 Rability 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 in law of the said land hereby agreed to be demised or-any thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and regist but the Ucensee shall only have a license to either 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 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 compiled with all the terms and conditions of this Agreement and further such tracksier purports conveyance of his rights, title and interest building thereon in the performance of his out Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.
- The Licensee hereby agrees to observe and perform the stipulations following, that is to say.

SUBMISSION OF PLANS FOR APPROVAL:

That he/they/it will within six months from the date hereof, submit to the Town Planning officer of the Panvel Municipal Comparation for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected to the said land and the Licensee shall at his own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans For NEEL SIDHI REALTIES

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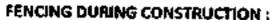


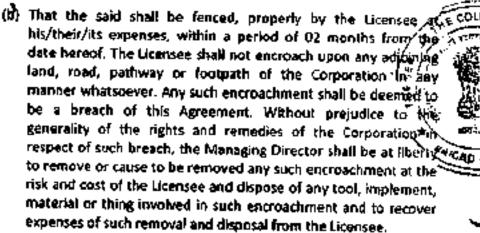
and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, detail and specifications shall be finally approved by the Town Planning Officer and signed by him, the 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 50% of the permissible F.S.I under the provisions of General Development Control regulations for New Bombay' 1975.

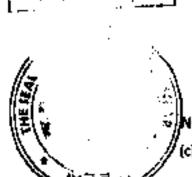


PLANS TO COMPLY WITH THE FOLLOWING RULES:

- (a) i) The maximum permissible floor space index as defined by the CIDCO General Development Control Regulations for New Bombay, 1975 shall be 1.50.
 - ii) The maximum height up to which the building shall be constructed as per GDCR 1975.
 - 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.







NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

That no work shall be commenced or carried on which infringes CIDCO General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force as regards construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/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:

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(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 complete at his/their/ its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer and comfortably the building lines marked on the plan and completely finish fit for occupation a building to be used as Residential Cum Commercial with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the CIDCO General Development Control Regulations for New Bombay, 1975.

RATE AND TAXES:

(e) That he/they/it will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupied a respect of the said land any building erected thereon.

PAYMENT OF SERVICE CHARGES:

(f) That he/they/it will, on the efflux of <u>FOUR</u> years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation/Municipal Authority whichever is earlier, make to the Corporation a yearly payment for maintaining civic amenities such as roads/water drainage, conservancy for the Corporation as his/their/fts contribution to the cost of establishing and maintaining civic appenities such as roads, water drainage, conservancy for the said and regardless of the extent of benefit derived by him/thign/(i) from such amenities. Provided that no payment shell be made one year, after such civic amenities have been transferred to a local authority constituted under any law for the time being instance. The payment hereunder shall be paid on the first of day April in each year or within 30 days therefrom. "Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation 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 he/they/it shall pay the land revenue and cesses 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 adjusting.

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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:

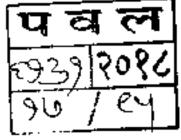
(i) That he/they/it shall observe and conform to the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers 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 he/they/it will not make any excavation upon any part of the said land or remove any stone, earth or other material.

therefrom except so far as may, in the opinion of the Managing Olrector be necessary for the purpose of forming the foundations of the building and compound walls and executing the Works authorized by this Agreement.



NOT TO AFFIX OR DISPLAY SIGN-BOARDS ACAO L

(k) That he/they/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, mean signs or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.



NUISANCE:

(i) That he/they/it shall not at any time do, cause or permit any nulsance 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 he/they/it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in his/their/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 remove policies of insurance and receipts for the payment of last premium and shall forthwith

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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 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 him/them/it.

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

(o) The Licensee shall not appoint any person as his/their/its agent, by a power of Attorney or otherwise, for the purpose of this Agreement except his/her spouse, father, mother, brother and sister or a major child and if the Licensee shall be a Company. Society or such a body Corporate its Officer or Serval ...

EXPLANATION:

(p) The Board vide its Resolution No. 8083 dated 28.02.2000 relaxed condition in all agreement regarding restrictions on appointment of Agent / Power of Attorney only in case of first transaction._____

POWER TO TERMINATE AGREEMENT:

4. Should the Town Planning Officer not approach the plans, elevations, sections, specifications and details whether priginally submitted within the time herein before stipulated, the Managing Director may by notice in writing to the Licensee, revoke the license and re-enter upon the said had need thereupon the license shall come to an end.

POWERS OF CORPORATION:

Until the building and works have been completed and certified as completed in accordance with Clause 7 hereof, the Corporation shall have the following rights and powers

TO ENTER UPON LAND:

(a) The right of the Managing Director and Officer and servents of the Corporation acting under his directions at all reasonable to enter upon the said land to view the state and progress of the work and for all other reasonable purposes.

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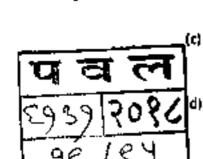
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TO RESUME LAND:

(b) Power: in case the Licensee (i) shall fail to submit to the Town Planning Officer of the Panyel Municipal Corporation for his approval the plans, elevation, sections, specifications and details of the building agreed by the Licensee to be erected on the said. fand 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 (ii) 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 Licenses and to restrain the Doensee, 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 to the Licensee for and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.



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.

d) To direct removal or alteration of any building or structured erected or used contrary to the condition of the grant within the time prescribed in that behalf and on such removal of prescribed cause afteration not being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensee.



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).

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EXPLANATION 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to devogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The ticensee here 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.

EXTENSION OF TIME:

6. Without prejudice to the rights, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Ucensee 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 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 Act and thereupon the obligations herein under of the Licensee to complete the hydring and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE:

7. 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 herein before 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 partie, years from the date hereof at the yearly rent of Rupees Chequiundred only.

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

7A. It is hereby agreed and declared by and between parties hereto that the Corporation has agreed to lease the said 1990 in the Licensee and the Licensee has agreed to have 100 highest to Section the terms and conditions contained herein and Subject to Section 118 and other applicable provisions of the Maharashita Regional and Town Planning Act, 1966 (Maharashita Act, 1966) and rules and regulations made thereunder including the Navy Mumbal Disposal of Lands (Amendment) Regislations, 2008 (a) the time being in force.

8. FORM OF LEASE:

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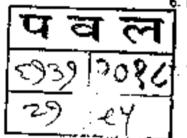
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The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation and all costs, charges and expenses of and incidental to the execution of this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

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 maximum permissible F.S.I. will be 1.50.
- 4. The building shall be constructed for Residential Cum Commercial purpose only
- 5. The building on plots reserved for Residential Cum Commercial purpose shall be constructed for Business, Mercantile and Residential use only. This shall mean shops, restaurant and bank on the ground floor and office, consulting rooms, coaching classes and residence on the upper floors. These uses are indicative and not exhaustive. However, the upper floors proposed for residential apartments shall be starting from the upper most floors and shall not have any other use on the same floors. Access area such as staircase, lifts and lobbles shall be separately provided for residential floors.



Minimum and Maximum percentage of Business and Merchantijuse shall not be less than 10% and not more than 30% of /b admissible PSI (for R+C Plots only).

The Development Control Regulation of the Corporation at the time of submission of development proposal and plan to Town Planning Officer, shall be applicable to the above conditions.

9. Solid Waste Management:

The intending lessee shall observe scrupulously the following conditions in order to ensure the directives and recommendations of the Hon'ble Supreme Court regarding solid waste management.

- a) The intending lessee shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, glass, tags etc.
- b) The intending lessee shall identify locations for composting and disposal to waste within their complex.
- c) The intending lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- d) Intending lessee shall make separate arrangement for disposal of toxic or hazardous household waste such as used batteries. Containers for chemicals and pesticides, discarded medicines and other toxic or hazardous household waste.

e) The intending lessee shall ensure proper segregation and storage

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of household waste in two separate bins containers for storage of food waste, bio-degradable waste and recyclable waste.

10. Provisions for Installation of Solar Energy Assisted system

al Definitions:

Unless the context otherwise requires, the following definitions shall be applicable for the purpose of this Regulation.

 "Solar Assisted Water Heating System" (SAWHS)

A devise to heat water solar using energy as heat source

it) "Auxiliory Bock up"

Electrically operated or fuel fired bollers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water

ili) "New Building"

Such buildings of categories Regulation specified 6. **B2.2 for which construction** have been submitted authority competent pproval

iv) "Existing

Building

buildings which dsed to perform their

respective business

b) Solar Assisted Water Heating System (SAWHS)

"Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAW(HS).

- a) Hospitals and Neusing Hoppies
- b) Hotels, Lodges and Gliesthouses
- c | Mostels of Schools, Colleges, Training Centers
- d) Barracks of armed forces, paramilitary forces and police
- e) Individual residential buildings having more than 150 sq.mt. plinth area.
- f) Functional Building of Railway Stations and Airports like (1944) rooms, retiring rooms, rest rooms, inspection bungaless and catering units.
- g) Community Centers, Banquet Halls, Barat Ghars, Ralyan mandi (Marriage Halls) and Buildings for similar use.

c) Installation of Solar Assisted Water Heating System ISAWHS

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The following provisions shall be applicable for all the new buildings of categories mentioned in 32.2 for installation of Solar Energy Assisted Systems.

- d) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesald occupancies. The building must have a provision for continuous water supply to the solar water heating system.
- ii) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.
- (ii) The load bearing capacity of the roof should at least be 50 kg, per sqm. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.
- iv) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning/Local Authority concerned. The recommended minimum capacity shall not be less than 25 litres per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications (S 12933. The solar connectors used in the system shall have the BIS certification mark.
- Building permissions for all the new construction/buildings of the aforesaid categories shall be granted only if they have been compiled with these provisions.
- In case of existing building, the above provisions shall be mandatory at the time of change of use/expansion of use to any obtained there is already system or installation for supplying hot water.
- d) <u>Solar Assisted Electric Equipment (Photo voltaic equipment)</u>

In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the Govt. of Maharashtra or any other authority designated for this purpose such as BIS, ISI etc., from time to time.

e) The construction space required for providing any or all the equipment/storage space required for batteries of the solar assisted systems shall not be counted towards computation of FSI.

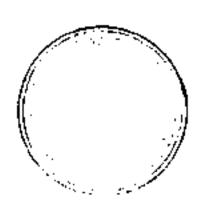
11. The following provisions shall be applicable for installation of Rain Water Harvesting Structures (RWHS)

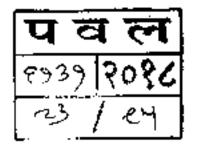
 a) All the layout open spaces/amenity spaces of housing societies and new constructions/reconstruction's/additions on plots having

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area not less than 300 sq.mtr. in non gaothan areas of all towns shall have one or more Rain Water Harvesting structures having a minimum total capacity as detailed in sub regulation 2 of Reg. 33, given here below. Provided that the Authority may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.

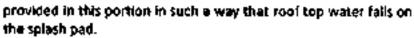
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.
- c) The Authority may impose a levy of not exceeding Rs.1000/- per annum for every 100 sq.mtr. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting structures as required under these bye-laws.
- d) Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.
- e) The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
- t) Open well of a minimum of 1.00 mt. dia and ones Open hald which rain water may be channeled and allowed after intracionate removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be been non potable domestic purposes such as washing. Rushing and low watering the garden etc.
- ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at least 3.00 mi. And refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- the rain water may be constructed in the setback or other open specified the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and small have draw-off taps suitably placed so that the rain-water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- iv) The surplus rain water after storage may be recharged into groun through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. Width x 1.20 mt. Length x 2.00 mt. to 2.50 mt Depth. The trenches can be of 0.60 mt. Width x 2.00 to 6.00 mt. Length x 1.50 to 2.00 mt. Depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filed with filter media comprising the problem.
- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer up a 18% of the depth;
- c) Coarse sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits/trenches will be empty and a solash is to be For NEEL SIDHI REALTIES

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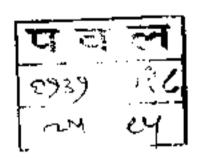






- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents lose soil entering atto pits/trenches. The projection of the wall above ground shall at least be 15 cms.
- g) Perforated concrete slabs shall be provided on the pits/trenches.
- h) If the open space surrounding the building is not paved, to top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.
- i) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.
- j) The terrace shall be connected to the open wall / bore well / storage tank/recharge pit / by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia, mir. for a roof area of 100 sq.mtr.
- k) Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- The water so collected/recharged shall as far as possible be used for non- drinking and non-cooking purpose.
- m)Provided that when the rain water exceptional circumstances with be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlest for by passing the first rain-water has been provided. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

<u>Note:</u> The above conditions shall also be a part of the agreement to lease and lease deed.





12. Transfer of assignment of right

The intending lesses 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 Jessee 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 (Regulation of the Promotion of

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13. NOTICE

All notices, consents and approvals and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Man of B. Destor of the other officer authorized by him and any notice to be given to the L shall be considered as duly served in the same spain is a delivered to, left, or posted, addressed to the like or last known lace or residence or pusiness or on the said and 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.

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है ग्रमान क्या । कुई प्हारू अधिनियस १९५८ सम्बद्धे असलेत्वा मिद्रमान्सय विशोधन संस्थनं आहे ं**मैन** उक्त दस्त नोटक्तिमाने जॉदकी अधिकास्ता भर्मार दाखल झाल्यास, नाँक्ष्यी अधिनियम १९०८ भा अधिनिवपासील तरमुदी मुसार जॉदशी समिकारी रस्त चांत्रकाची कार्यवारी करसीस 🤻

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<u>SCHEDULE</u>

All that piece or parcel of land known as Piot No. 23, on Road No. — in Sector No. 11 of New Panvel (W), Navi Mumbai admeasuring 7,164,59 Sq. Mirs. or thereabout and bounded as follows, that is to say:

On or towards the North by

PLOT NO. 22

On the or towards South by

PLOT NO. 24

On or towards the East by

LAND UNDER RAILWAY/ DFC

On the or towards West by

20.00 M WIDE ROAD

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

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

SIGNED AND DELIVERED

for and on behalf of

City & industrial Development

Corporation of Maharashtra Ltd.

by the hand of

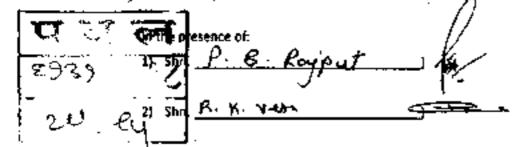
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SIGNED AND DELIVERED by the within named...

Liceasee in the hands of

Meel Sidhi Realties,

PARTIER LPOA HOLDER MR! SINEH SAMPAT in the presence of:

For NEEL STORY REA





शहर व औदयोगिक विकास महामंडळ (महाराष्ट्र) मर्यादित स्थानको (स्थापक) (समज/२०६० फिर्म के २ ४) श्री १०६६ क/सिडयो/क्षेत्राविकारी (मृगापन) /समुख/२०१८ विषय *- १७७७ मुन्तु के (के किस्*) ा गोरागवीत संवटर क्रमांक .11...मधील भूखंड क्यांक 2.3 ... मे रिमावन करून हरी सदर्भ र स्ट्रिक्को रिकी सुरिम के री जी रिकी 9-1/2017-18/158 दिनांक /1/0 5/2018 कर निज पूर्ण करू किस्य मधील रोक्टर क्यांक 🎞 रे...... मधील भूराउ वराक <u>. 23 क्षेत्रपत्र 7164-57</u> गोमी मला आम्हांला चेण्यात आलेला आहे.भूगाधक क राम की वर्षण अगि राम् के राजर (इन्हेन्स्ट्रिशर्स)

दिनांक 🚅 🚣 / 😂 😂 🏸 🛠 रोजी उपरोक्त भृखंडाचे सिमांका माध्या समक्ष देखे,व आभेवर सिमांकनाच्या खुंटया लावून उपरोक्त भूखंडाच्या हदी दाखविल्या त्यावावत माडी /आभन्नी भूखंडाची **रद य क्षेत्रफळ या वि<u>षयी क्षेणत्याही प्रकारची तक</u>्षर नाही.**

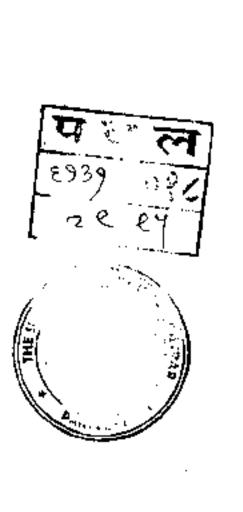
भूक / आम्हाला देण्यात आलेल्या भू वंडाक्य हरी एक एक याकवतीत वाद नशून यस /आम्हाला निपांकन पान्य आहे. E939 2086 MIN NEEL SIDHLREALTIES

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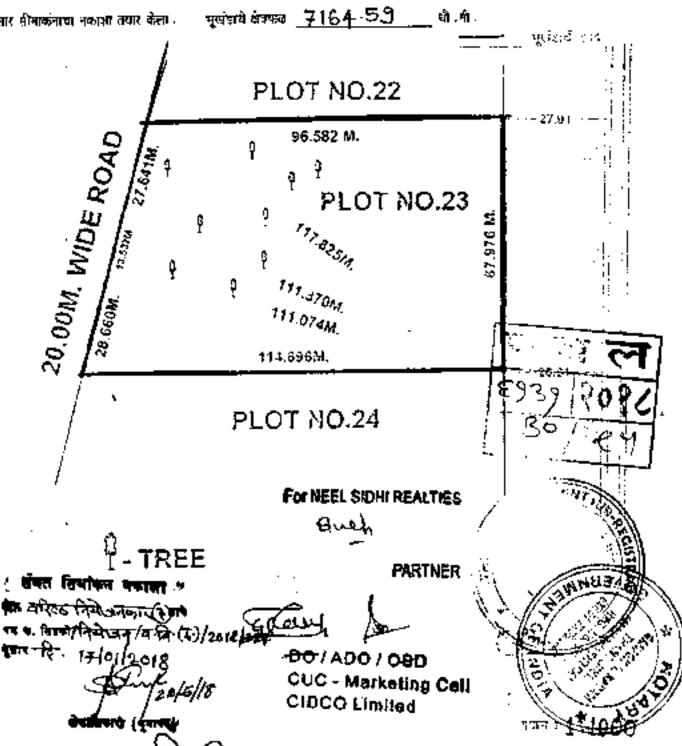
CIDÇO Limited



शहर व <mark>औद्योगिक विकास महागंडल (महाराष्ट्र)</mark> मर्याब्रित

कंदभीकृत कार्याक्य : स्थिनी दुवस भावता, कवित प्रोडेट, हुवर = ५०० छट । कुछ्य कार्याक्य र विद्यारी भावत, मोदीत २०६५८, गर्वी कुदर - ५०० छ। -

ं भूमि व भूमस्पर विभाग - सिडको भवन

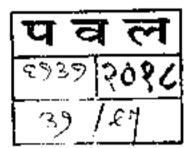


न प्रत्याम तथार कान्यद

सहायक भुमापन अधिकारी 🗝 🛷 (🛭

दि। इंधने







FOR RESIDENTIAL CUM COMMERCIAL PURPOSE LEASE DEED

THIS LEASE made at CBD Belapur Navi Mumbai the day of Two
Thousand 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 (hereinaßer referred to as "the Lessor" which expression shall, where context
so admits, be deemed to include its successors and assigns) of the One Part and
a Co-operative society registered under Maharashtra Co-
operative Societies Act. 1960 (XXIV of 1961) under the Certificate of Registration No.
of granted by the Deputy Registrar of
Co-operative Societies, (hereinalter referred to as "the Lessee" which expression shall, where
the context so admits, be deemed to include, its successor or successors and permitted assign
or sesigns) of the Other Part and
· TAN-
(hereinafter referred to as "the Confirming Party"
which expression shall, where context so admits be deemed to include its successor or
successors).
[
WHEREAS by an Agreement to Lease dated the day of
made between the Lessor of the One Part and the Confirming Party of the Ciner Part
(hereinafter referred to as "the said agreement"), the Lessor granted a Toanse to the Cariffrage.
Party to enter upon a plot of land at herewalter described, for the purpose of gracting residents
building or buildings thereon, and further agreed to gran; a lease for a lerm of 60 years in favour
of a Co-operative Housing Society constituted of the buyers of apartments in the building to be
constructed by the Confirming party on the said land, commencing from the date of the said
agreement AND WHEREAS the confirming party has erected a residential building commissing
on the said plot of land in accordance with the terms of the said agreement and the Cattlering
$H \rightarrow V \rightarrow $
Party has observed all the stipulations and conditions contained and the said agreement
AND WHEREAS the certificate of completion thereby contemplated has been granted AND
WHEREAS the buyers of the flats in thesaid building have constituted a Go - operative
Housing Society viz. the Lesses herein AND WHEREAS under the said agreement the
Confirming Party was required to pay to the Lessor premium of Rs.
(Rupees
AND WHEREAS the Confirming party had prior to the electrion of the A
said agreement paid on to the Lessor the said Premium of Record }
and WHEREAS the confirming party has now requested the Lesson degrant to the
Lessee a Lease of the piece of land hereinafter described and building and erections theireon of
AND WHEREAS the Lessor has agreed to grant such lesse to the Lessec

For NEEL SIDHI REALTIES

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PARTNER

DO/ADO/OSD CUC - Marketing Cell CIDCO Limited

NOW THIS LEASE WITNESSETH AS FOLLOWS:

 In these presents, the term 'Managing Director' shall mean the Managing Director, including the Additional or Deputy Managing Director of the Lessor and any officer authorized by him by a general or special order.

	DESCRIPTION OF LAND	
1100		
2 0	consideration of the premises and of the sum of Rs	
of the ee	between the Lossor and the Confirming Party to the Lessor as premium under the aforesaid as between the Lossor and the Confirming Party to the Lessor and the Confirming Party observed and of the covenants and agreements of the Lessor dolly hereby demise us that piece of land at more particularly described in the Scheritten containing by measurement square meters or the stineated on the plan annexed hereto and shown thereon by bundary line together with the buildings and erections now deteafter standing and being thereon AND TOGETHER Will assements and appurtenances thereto belonging EXCEPT AND RESERVED AND RESERVE	rming Party and son the part of unto the Lessee dule hereunder thereabout and y a red colour or at any time ITH all rights.
TC	e Lessor at mines and minerals in and under the said land or a DHOLD the land premises hereinbefore expressed to be he	ereby demised
(b Si	rereinafter referred to as "the demised premises") unto the Lessee ixty years computed from thesubject r	for the lerm of
th	e provisions of the Maharashtra Regional & Town Planning Act 19	PECHIPHESS :0
of	1966) and the rules there updo: DAYWO THERECOR	roo(Man.XXXVI
	1966) and the rules there under PAYING THEREFOR yearly durin	ig the said term
ye - ye	Acthor Lessor at the Registered Office of the Lessor or as otherwise any rent of Rs.100/- (Rupees one Hundred only) from 1st April to	31st March oc
an an	iv part thereof, the said rent to be paid in advance without a	any deductions
12707 W	erefrom.	within 30 days
	COVENANTS BY THE LESSES	
, - 		
3 Th	ie lassee with indent to bind all persons into whomsoever hand	is the demised
pre	emises may come doth hereby covenant with the Lessor as follows:	
	TO PAY RENT	
Acres da	uring the said term hereby created to pay unto the Lessor the said rent lys and in the manner hereinabove appointed for payment there eductions.	at times, on the eof clear of all

TO PAY RATES AND TAXES

b) To pay all existing and future taxes, rates, assessments, land revenue and outgoing of every description for the time being payable either by lendford or tenent or by the occupier in respect of the demised premises and anything for the time being thereon.

FOR NEEL SIDH! REALTIES

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CIDCO Elmited

Not to make any excavation upon any part of the said land hereby demised nor to C) remove any stone, sand, gravet, clay or earth therefrom except for the purpose of forming of foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

NOT TO ERECT BEYOND THE BUILDING LINE

d) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjuncts hereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan.

NOT TO AFFIX OR DISPLAY SIGNBOARDS, ADVERTISEMENTS, etc.

Not at any time during the continuance term of the said to affix or display on or from the demised premises any sign-board, aky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Managing Director has been previously obtained thereto.

NOT TO BUILD EXCEPT WITH THE PREVIOUS PERMISSION OF THE LESSOR

Ð Not at any time during the period of this demise to erect any pullding structures on any portion of the said land or add to any existing building previous written permission of the Lessor which the Lessor shall be at liberty such terms and conditions as may be then stipulated including the condition of additional premium.

ALTERATION

That no alteration or addition shall at any time be made to the figetie or elevation g) any building or erection erected and standing on the architectural features thereof except with the previous writ Managing Directors.

TO REPAIR

Throughout the said term at the Lessee's expense well and substantial to repair. h) pave, cleanse and keep in good and substantial repair and condition (including all $x^{\phi_i^{1/2}}$ usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Managing Director the said building and the premises and the drains, compound walks and lonces thereunto belonging and all fixtures and all additions thereto.

TO ENTER AND INSPECT

To permit the Managing Director and the officers, surveyors, workman or others Employed by the Lessor from time to time and at all reasonable times of the day ouring DO ADO ARDterm hereby granted after a weeks previous notice to enter into or upon the & CUC - Marketing Cell

CIDCO Limited

demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs or any works are necessary they or any of them may by notice to the Lessee call upon him to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in respects of the Lessee.

NUISANCE

 i) Not to do or permit anything to be done on the demised premises which be a nuisence, annoyance or disturbances to the owners, occupiers or residents of other premises in the vicinity.

USER

To use the demised premises and for no other purpose.

INDEMNITY

To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

PAYMENT OF SERVICE CHARGES

To make to the Lessor a yearly payment at such rate as may be determined from time to time by the Lessor as his contribution to the cost of establishing and maintaining civic amenities such as roads, water drainage, conservancy for the demised premises regardless of the extent of benefit derived by the Lessee from from such amenities. Provided that no payment shall be made one year after such civic amanities have been transferred to a Local Authority constituted under any law for the time being in torce. The payment shall be paid on the first day of April in each year or within 30 days therefrom.

DÉLIVERY OF POSSESSION AFTER EXPIRATION

At the experience of sconer determination of the said term quality to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if the Lessee shell have paid the rent and all municipal and other taxes, rates and assessments then due shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term, to remove and appropriate to itself all buildings, exections and structures and materials forming part of the demised premises but so nevertheless that the Lessee shall delivery up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed PROVIDED further that after the possession of the demised premises has been delivered to or obtained by the Lessor such building, erection or structure shall stand forfeited to the Lessor.

FOR NEEL SIDH! REALTIES

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PARTNER

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NOT TO ASSIGN

- 0} Not to sati, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or its interest therein or part wholly or partly with the possession of the demised premises or permit any person to use wholly or partly the demised premises PROVIDED THAT nothing contained herein shall apply if the Lessee shall perform to the satisfaction of the Lessor the following conditions:
 - (I) BEFORE TRANSFERRING THE DEMISED PREMISES, the lessee shall pay to Lessor one half of the difference between the declared premium (i.e. premium calculated at such rate or rates as may be determined by the Lessor from time to time) and the premium paid by the confirming party to the Less. r. for obtaining the Lease of the demised land, subject to a minimum of Rs.5,000/-
 - (II) In the instrument by which the Lessee shall transfer the demised premise the Lessee shall impose upon the person to whom the demised premise are so transferred obligation to perform and observe all the conditions and coverants of the lease granted to it including this covenant.

Explanation:(i) " Nothing contained herein shall apply to mortgage of the demised-land. or any part thereof to the Central Government, State Government, Nationalized Banks, the Life Insurance Corporation of India. The Maharashtra State Finance Corporation, the Housing Development Finance Corporation Ltd., or an employer of the Lessee or any other financial institution as may be approved by the Board of Directors of the Lesson from time to time".

Explanation:(ii) 'For the Purpose of this coverant the term transfer of the demised premises' shall mean and include the transfer of a share of share-by-its share-holder or member or any agreement or act or omission whatspeyer of such that he der or member which has the effect of transferring or enabling the enjoyment of such demised premises or a part thereof. In case of such dransfer, the lessee that have one half of the difference of the declared premium and the prergium paid by the topsee as is allocable to the land or building or part thereof so transferred or agree transferred by its shareholders or its member and such allocation should be with reference to the proportion of floor space index das defined in the General Development Control Regulation constituting the development plan for the New Sombay, 1975 for the time being enforce) of the land or building pequited by the Lessor shall bear such floor space index of the Land or Building o thereof so transferred or agreed to be transferred.

INSURANCE

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To keep the buildings erected or which may hereafter be erected on the demised premises excluding foundations and plinth, insured against loss or demand the property and plinth, insured against loss or demand the property and plinth, insured against loss or demand the property and plinth, insured against loss or demand the property and plinth, insured against loss or demand the property and plinth, insured against loss or demand the property and plinth, insured against loss or demand the property and plinth, insured against loss or demand the property and plinth against loss or demand the property and plinth against loss or demand the property and plinth against loss or demand the property against loss or demand the property against loss or demand the plinth against loss or demand the pli sum equivalent to the cost of the building (excluding foundations and plants) it a nationalized insurance Company and on demand to produce to the Managing Cooctar a policy or policies of such insurance and the current year's receipt to the party on AND ALSO as often as any of the buildings which are or shall be encircled on the Semised premises, or any part thereof shall be destroyed or (ස්2ක්දලදේ?වී) fire forthwith tay out all the moneys which shall be received by victue of approximately insurance in re-building or repairing the premises destroyed or damaged and the direction and to the satisfaction of the Managing Director AND wilenever during the For NEEL SIDHI REALTIES aid term the said building or any part thereof respectively shall be destroyed or damaged whether by fire, tempest, hurricane or otherwise, the Lessee shall reinstate and repair the same to the satisfaction of the Managing Director and shall

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nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, tempest, hurricane or otherwise has happened

CHANGE IN STATUS OF THE LESSEE

No change in the legal status of the Lessoe shall be recognized by the Lessor nor is the Lessee entitled to appoint any agent by a Power of Attorney or otherwise except its officer or sevent.

RECOVERY OF RENT AS LAND REVENUE

Where any sett payable to the Lessor by the Lessee under this lease is not paid, the Lessor shall be entitled to recover such sum as arrears of land revenue, putsuant to paragreph 6 of the Schedule to the Maharashtra Regional and Town Planning Act 1966 (Mah, XXXVII of 1966). Whether any sum is so payable by the Lessee shall be determined by the Lessor and every such determination by the Lessor shall not be disputed by the Lessee and shall be final and binding upon it.

If the said rent hereby reserved shall be in arrears for the space of thirty days whether 5. the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained or if the Lessee beadjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title absolute in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cause and determine and that case no compensation shall be payable to the Lessee on account of the building or improvements built, or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made PROVIDED An WAYS what except for non-payment of rent as aforesaid, the power of receitry heremberose on the shall not be exercised unless and until the Managing Director of the Lesson stady have given to the Lessee or left on some part of the demised premises at notificating of his intention to enter and referring to the specific bovenant in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within these months after giving or leaving of such notice.

SUMMARY EVICTION OF PERSONS UNAUTHORIZED OCCUPYING THE DEMISE HAND ON DETERMINATION OF THE LEASE

of the determination of the lesse, any person is found to be occupying the demised premises, it shall be fawful for the Managing Offector of the Lessor to secure summary eviction of such person in accordance with paragraphs 1, 2 and 3 of the Schedule to the Maharashtra Regional & Town Planning Act. 1966 (Mah. No.XXXVIII of 1966).

NOTICE AND DEMANDS

7. Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised premises and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.
For NEEL SIDHI REALTIES

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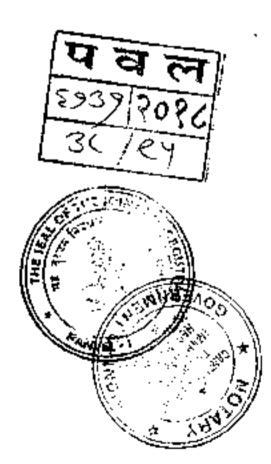
CONPLIANCE WITH THE MAHARASHTRA REGIONAL & TOWN PLANNINGM ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LANDS (AMENDMENT) REGULATIONS, 2008

- 7-A It is hereby agreed and declared by and between the parties hereto that the Lessor has lessed and demised premises unto the Lessee and the Lessee has token such lesse upon the conditions, covenants and stipulations contained herein to be observed and performed by the Lessee and subject to Section 118 and other applicable provisions of the Maharashtra Regional & Town Planning Act. 1988 (Mah.XXXVII of 1986) and the rules and regulations made thereunder including the New Bombay Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time.
- 8 The confirming party hereby records its consent to the grant of the tease herein by the lessor in favor of the lessee.

IN WITNESS WHEREOF the Lessor, the Lessee and the Confirming Party have hereunto set and subscribed their hands and seal, the day and year first above written.

_DO / ADO / OSD-

CUC - Marketing Cell CIDCO Limited For NEEL SIDHI REALTIES



<u>SCHEDULE</u>

	ALL TMAT piece or a	bercel of land	known as	Plot No.				Ьγ
	admeasurment	<u>- </u>	square	meters	or	thereabout		he
		Sector o	a layout of	land situa	teđ, lyir	g and being at	Vilage N	∴w
	Bombay within the Reg	sistration Distric	l and sub c	hstrici		bounded as folio	ws:	-7.
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,	On the East by							
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	And On behalf of the Cl	TY AND INDIX	STRIAL	,				
4	DEVELOPMENT COR	PORATION OF						
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	In the presence of							
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दिनांक: 20/12/2017

Wednesday, December 20,2017

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7:24 PM

Regn.:39M

पावती कं.: 18832

गानाचे नाद: बासी

दम्नम्बयाचा अनुकर्माक, दसन8-17715-2017

वस्तर्वेषयाचा प्रकार : कुलभुखस्यारपम

मादर करणाऱ्याचे शाव: कुलमुखत्यार देशार - में, शील सिद्धो दिवल्टीज तर्फे भावीवार

शम्पेश उमनादास पालन --

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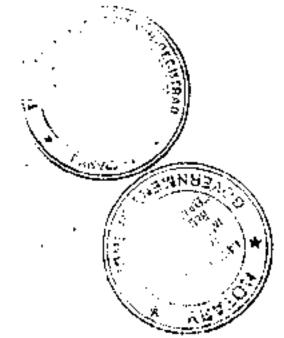
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काजार मुख्यः रू.1 🚣 भंक्षदला ६,०/-

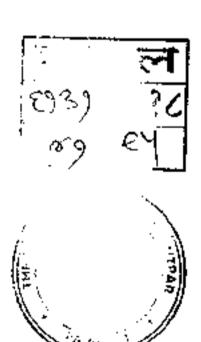
भरषेले मुटांक शुल्क : ह. 500/-

1) देवकाचा प्रकार: By Cash रक्षम: रू 100/-

2) देशकाचा प्रकार: By Cash स्कूम: व 620/-







कुलमुखत्यार पत्राबाबत घोषणा पत्र

मी प्राप्त प्राप्त प्राप्त प्राप्त प्राप्त करायात है। प्राप्त करायात करायात करायात करायात करायात करायात करायात आला आहे.

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दिनांक करायात मादर केला आहे /निष्पादीत करुन कर्माया प्राप्त आहे माही किंवा अन्य कोणत्याही कारणामूळे कूलमूखत्यारपत्र एदंद बदल उरलेले नाही, सदरवे कूलमूखात्यारपत्र पूर्णपणे वैध असून उपसेक्त कृती करण्यात भी पूर्णत सक्षम आहे.

सदरचे कथन चूकीचे आढळून आल्यास नोदंणी अधिनियुप १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन यहची मला जाणीय ओहे

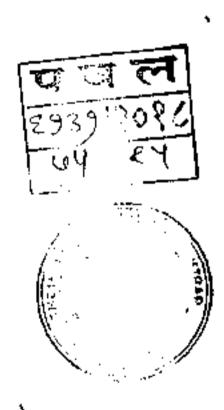
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्रकूलमूखत्यारपत्र धारकाचे नाव

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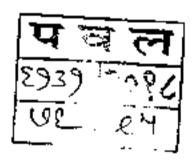


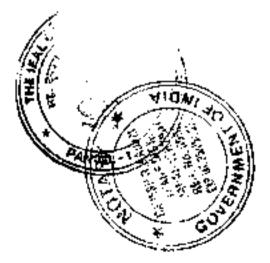
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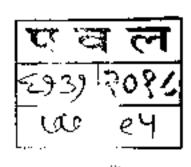
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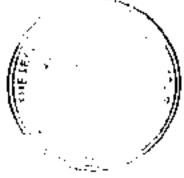
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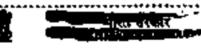
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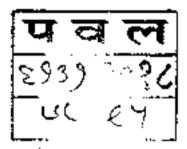


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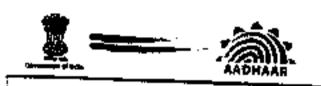




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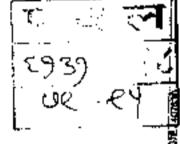


सूचना

- आकर ओळखीचे प्रचय कार्ड, नागरीकत्वाचे नाही.
- औसर्जीवे उनाम ऑनसर्बंग अधिउन्ह्यमां हारे प्रथ्य करा.

INFORMATION

- Andhaur is proof of identity, not of citizenship.
- To establish identity, authenticate online.



- 🔍 व्यक्तर देशपास ग्राम्य आहे.
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कारतास्य मध्य अलागक प्राधिकाण

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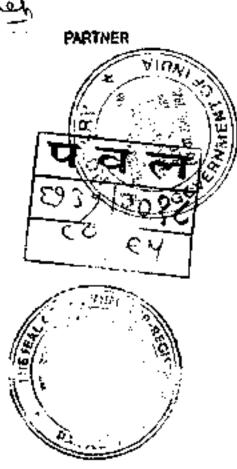
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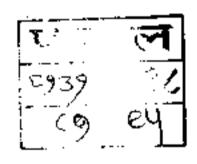


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[See Rule 10(1)]

Registration Certificate

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NEEL SIDH! REALTIES

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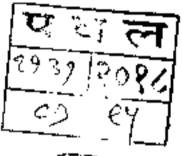
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For NEEL SIDHI REALTIES

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Legal Name

NEEL SIDHI REALTIES

Trade Name, if any

NEEL SIDHI REALTIES

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Name

KALPESH JAMNADAS PALAN

DARSKAN GOPALJI PALAN

Designation/Status

PARTNER

Resident of State

Maharashtra

Name
Designation/States

PARTNER

Resident of State

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SHEH SANDEEP SAMPAT

Designation/Status

PARTNER

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Name

VILAS MADANLAL KOTHAR!

Designation/Status

PARTNER

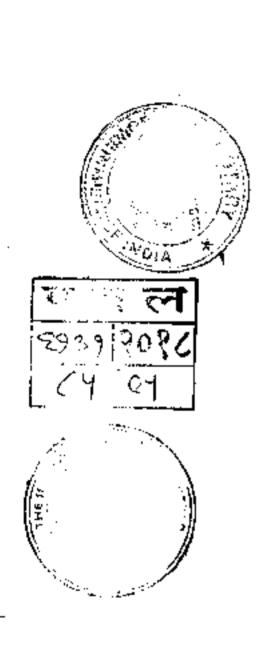
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For NEEL SIDHI REALTIES

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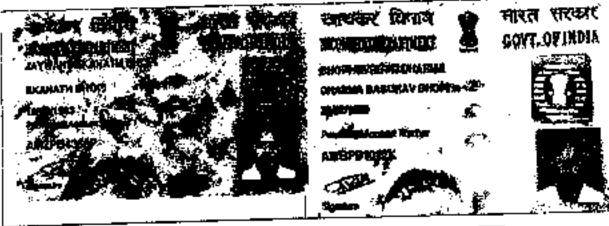
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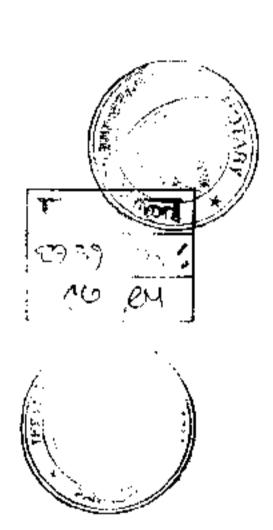
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आम्ही खाली सही करणार ओळखदार असे नमूद करतो की. मान्तांद्रण महिल्लिक वृद्धांक नियंत्रक महाराष्ट्र राज्य पूर्ण यांचे परिपक्षकीय आदेशानुसार सदय व्यक्तांत्रल लिहन देणार तहतर सर्व निष्णदक पृक्षकार हे आमध्या ओळखीचे व परिचक्षक आहेल के अम्ही त्यांना पूर्णपणे ओळखतो. तसेच त्यांनी सदर दस्तावर त्यांचे स्वतःचे फोटो चिकटवृन अंगठ्याचा करा उमरविता आहे व त्यांनी स्वाक्षरी / अंगठा केलेला आहे. तसेच साक्षकीत चेलेल्या ओळखपत्र्याच्या प्रती दस्तासोबत जोडल्या आहेत. सुद्धाच्या सह व्यक्तां या त्यांच अर्था केलेल्या आहेत. त्यांचुळ आम्ही त्यांना पूर्णपणे ओळखत असल्याचा सहया।अर्थेन केलेला असून आहेत त्यांचुळ आम्ही त्यांना पूर्णपणे ओळखत असल्याचा सहया।अर्थेन केलेला असून आहेर कोटो चिकटविलेले आहेत. तसेच या कामी आम्ही आमचे ओळखपत्राचे झाझकीत प्रती दस्तासोक ओडलेल्या आहेत. सदर व्यक्तीच्या ओळखीस आम्ही सर्वस्वी जवाबदार अर्थेन.

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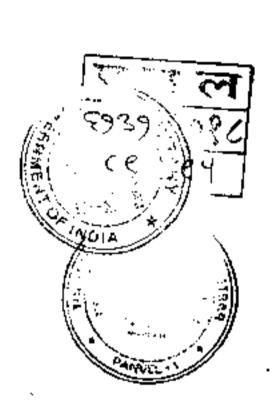
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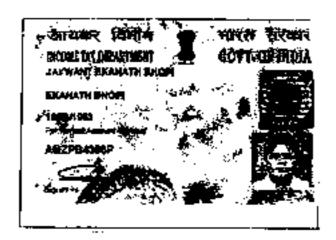
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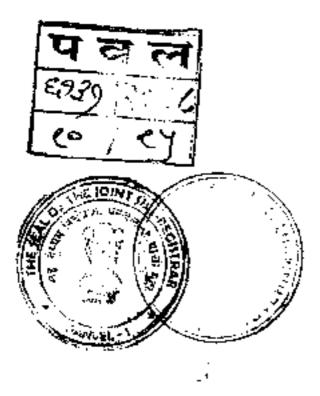
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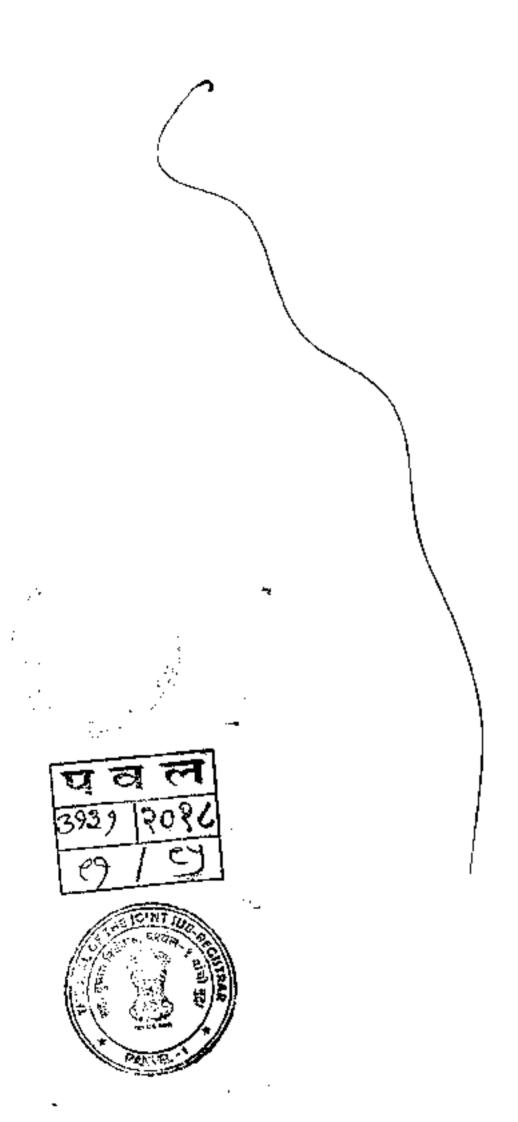


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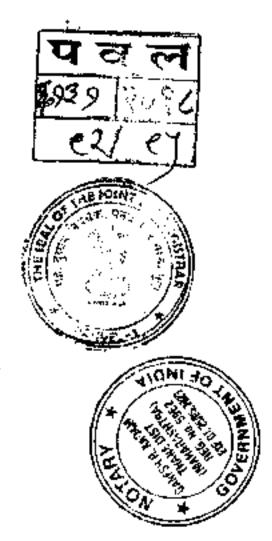
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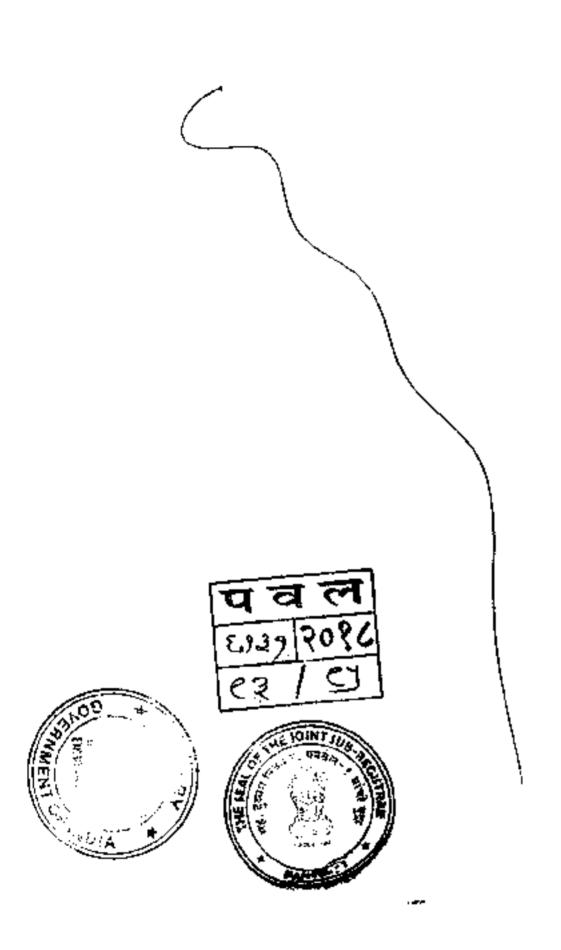






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पावती विनाम, 08/06/2018

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पक्षकागणे मान व पता सन् ह.

> शाव:मं, नीच मिद्रदी रिकाटीज तकें भागीरार केंद्र संविध मंकुर हे स्थाता करिता व करवेश जनमानाम पासन, दर्शन वोपालजी पासन, विचास सदस्याल घोठारी सांच्या स्तीने कुल**म्**लम्बारी **परप्**र

पंचा: 195 वी. -, वि इसरव्ह , -, बेक्टर नंबर 12, वाली. नवी मुंबई, इ.इ.बाइरर, MAHARASHTRA, THANE, Non-Government.

र्गन नंतर:AAOFN1118L

नाव:गिवको नाँ, समेक्ष एम, सिने क्या:प्रांट तं: 🖫 काश्री मैं: दुसरा सकता , द्रमारतीचे नाव: ਰਕ :-55 निर्मल , स्त्रीक थे: -, गोड थे: वरीयव पाँडैट, बुंबर्ग , महाराष्ट्र , स्त्रामधी:-पृप्दर्र. पैन नंबर:

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खामीन रमभ अमे विवेतीत करताल की ने दम्मऐक्ट करन देना-कार्ता **भवकित: बीटका**तात, व स्वांची ओक्स पटकितात

अनु इ. पंधानताचे नाम र पत्ता

नाव:तरवंत एक्टांश घोषी रक:37 दक्ष(मा स्टिचर, मा. दस्केन, जि. सदसद

पिन को४:410206







वादे हिंदूनी धर्मा गोपी

पतां;}}}, रिट्रघर, ना, धनवेल, जि. राजनक

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प्रमाणित करखेत येते की महर दस्ताम एकूण : पाने आहेत. पुस्तक क्र.

_मक्षमांक <u>१५२</u>३

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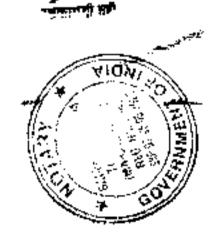
Original/Duplicate पावती 86/4277 नोदनी के :38म 2018, 19 Shursday, April 19 Regn.:39M 12:00 PM दिवांक: 19/04/2018 चावती के.: 5211 वाबाचे नावः पनवेतः इम्बदेवजाचा अनुक्रमांक: पवल1-4277-2018 दम्बऐबजावा प्रकार ; बहायचस मादर करका कार्य माद: में, नील लिस्दी डेव्हलवर्स तके भागीदार विभास मदनसाल कोठारी Ŧ, 30000.00 नीदची भी ₹, 2080.00 दस्त हत्ताख्यी की पृष्ठांकी संस्था: 103 ₹. 32060.00 आपनाम मूळ दस्त , संदनेतं प्रिंट, सूची-२ संदावे JOINT 'S R PANVEL 1 12:09 PM ह्या वे**केस मि**केस. बाकार मुख्यः रू.० 🗠

बाजार मुख्य: रू.0 /-भीवरमः रू.500000000/-भरतेने मुझक गुण्य: रू. 1000000/-

() देवकाचा प्रकार: eChelet पहुम: रु.30000/-दीदी/हजादेश/मे अर्डेटर क्रमॉक; MH000538182201819€ विमांक: 18/04/2018 वीको साथ व पत्ता:

देवकाचा प्रकार: By Cash रहाम: रु 2060/-

ा जायास्मही भी । श्रीवली प्रियो राज्योद्ध संद्वी व हेक्सेल वस्य प्राचीकृत काल असे भी घटे। राज्योद्ध संद्वी व हेक्सेल भावकर रंपवाल काले ही किसेली





19/04/2016

सूची क.2

बुरमम् निबंधकः दुःनिः यनवेशः 1

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दस्त क्रमांच : 4277/2018

नोरंगी :

Regn 63m

शक्ष नार : **पनवंस**

(1)विवेदाचा प्रकार

मा प्रकार

(2)मोबदमा

(3) बाजारभाव(भावेषट्टपाच्या बायवितपट्टाकार आकारणी देतो की पटटेदार हे जमुद करावे)

(4) शृ-मापन,पोडहिस्सा व वरकर्णाक (असम्याम)

(5) वेशपळ

(6)आक्यरकी किया सुद्री देण्यात अमेल तेयहा.

(१) रम्मोदव करूत देशा-वा/शिह्न ठेवणा-या पक्षकाराचे नाव किया दिवाणी म्याबालवाला हुबुमनामा किया खदेश असल्बास,प्रतिवादिचे नाव व पता.

(8)दानएंबय करून वेषा-ना पक्षकाराचे य किया दिशामी स्वादालनाचा हुकुमनामा किया आवेध अमुख्यान,प्रतिवादिचे नाव न पहा

(9) उस्तऐपय करन दिन्याचा दिनांक

(10)वस्त मोदपी केम्याचा दिनांक

(11)अनुक्रमोत्त,श्रंद न दूर

(12)कालारभावापनीय मुक्क गुर्के

(13)वाजारमावी**मान.** (14)नेप ||≦

महाराखव

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1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती; , इतर माहिती; मीचे भवीन धनचेन पश्चिम,तालुका पनचेस,जिल्हा रायगढ देखीत सेक्टर संबर 11,प्लांट नंबर 21,केच 4853 ची. मी,प्लांट नंबर 22,केच 7,213 ची. मी,प्लांट नंबर 23,केच 7,185 ची. मी. एकून केच 19,230 ची. मी, या पिडककीचे महामक्षत((SECYOR NUMBER: 11 ;))

1) 19230.00 ची.मीटर

1): नाव:-कोटक महिंद्रा प्रार्थन लिमिटेड तर्फे अविकृत सही भरणार - नवव:-45; पत्ता:-, तिसरा मणसा , बोद्या कुर्ता कॉक्स्नेक्स , 12 बीकेसी, सी - 12, जी क्लोक , बोद्या पूर्व, मुंबर्ष , यू.ण्. भवन , MAHARASHTRA, MUMBAI, Non-Government, पिन कोड:-400051 पेंस ने:-AAACK5934A

1): नाव:-में, नीस सिस्टी देख्नभपर्व तक यांगीदार विकास मदनसार होतारी वव:-58; पता:-195 वी , दुसरा भजवा . दि दमरव्य , -, सेक्टर नंबर 12, वाशी, भवी युंबई , इ.क.वाकाड. MAHARASHTRA, THANE, Non-Government. वित कोड:-400703 वंब वं:-AAOFN1118L

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व्याम निर्वेशक, सर्ग-१ (कारेस-१)



मृत्योदनामाठी विचाराते कर्ताती तपतील;ः केविकिताची व्यवस्थकता नाही कारण व्स्तप्रकारतुमार अवश्वक नाही कारणाचा तपशील दुस्तप्रकारनुमार अवश्यक नाही

मुद्रोक तुरक अकारताना विश्वयसमा अनुष्येद ५ : b) When possession is not given