

528/5250

पावती

Original/Duplicate

Wednesday, April 19, 2023

नोंदणी क्र. : 39म

7:41 PM

Regn.: 39M

पावती क्र.: 5623 दिनांक: 19/04/2023

गावाचे नाव: कळंबोली

दस्तऐवजाचा अनुक्रमांक: पबल4-5250-2023

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: मे. शुभ रियल्टी तर्फे प्रोप्रायटर प्रभू विरजी पटेल - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

एकूण:

रु. 30880.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:54 PM ह्या वेळेस मिळेल.



Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक वर्ग २
पनवेल क्र. ४

बाजार मूल्य: रु. 0/-

मोबदला रु. 129050508.51/-

भरलेले मुद्रांक शुल्क : रु. 6455000/-

1) देयकाचा प्रकार: DHC रकम: रु. 880/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202314138 दिनांक: 19/04/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000796135202324E दिनांक: 18/04/2023

बँकेचे नाव व पत्ता:

मूळ दस्तऐवज घेऊन मिळाले

पक्षकाराची लिपि

लिपिक

निबंधक पनवेल ४



20/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्ता क्रमांक : 5250/2023

नोदणी :

Regn:63m

गावाचे नाव : कळबोली

(1) धिसेखाचा प्रकार	भावेपट्टा
(2) नोदणी	129050508.51
(3) बाजारभावाप्रमाणे पट्ट्याच्या बाबतले पट्टाकार जाकारणी देतो की पट्टेदार ते नमुद करावे	0
(4) शुभापन, पोटहिस्सा व परक्यांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्लॉट नं. 15, सेक्टर 9 ई, कळबोली, तालुका पनवेल, जिल्हा रायगड. क्षेत्रफळ - 1549.17 चौ. मी. ((Plot Number : 15 ; SECTOR NUMBER : 9 E ;))
(5) क्षेत्रफळ	1) 1549.17 चौ.मीटर
(6) जाकारणी किंवा जुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/मिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सै. शुभ रिशली वर्फे प्रोग्रायटर प्रभू विरजी पटेल -- वव:-34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शोप नं. 11, सेक्टर 6, प्लॉट नं. 6, डावनेस्टी बिल्डिंग, ऐरोसी, नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-ATLPP4612R
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सिडको लिमिटेड वर्फे असिस्टंट मार्केटींग ऑफिसर राजेंद्र सोनावणे -- वव:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निर्मल, 2 रा मजला, नरीमन पॉइंट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	19/04/2023
(10) दस्त नोदणी केल्याचा दिनांक	19/04/2023
(11) अनुक्रमांक, खट व पुढ	5250/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	8455000
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेष	



दस्तासोबतची सूची क्रमांक II

(Signature)
सह दुय्यम निबंधक वर्ग २,
पनवेल-४

मुल्यांकनासाठी विचारात घेतलेली तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

मुद्रांक शुल्क जाकारताला निवडलेला अनुच्छेद:-

(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	SHUBH REALTY	eChallan	69103332023041818310	MH000796135202324E	6455000.00	SD	0000455385202324	19/04/2023
2		DHC		1904202314138	880	RF	190420231413805	19/04/2023
3	SHUBH REALTY	eChallan		MH000796135202324E	30000	RF	0000455385202324	19/04/2023

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

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1904202314138	Date 19/04/2023
Received from -, Mobile number 9999999999, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 3 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 19/04/2023
Bank CIN 10004152023041912557	REF No. 2829746738
This is computer generated receipt, hence no signature is required.	

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Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1904202314138

Receipt Date 19/04/2023

Received from -, Mobile number 9999999999, an amount of Rs.880/-, towards Document Handling Charges for the Document to be registered on Document No. 5250 dated 19/04/2023 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.

DEFACED

₹ 880

DEFACED

Payment Details

Bank Name IBKL

Payment Date 19/04/2023

Bank CIN 10004152023041912657

REF No. 2829746738

Deface No 1904202314138D

Deface Date 19/04/2023

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





CHALLAN
MTR Form Number-6



GRN	MH000796135202324E	BARCODE			Date	18/04/2023-16:12:35	Form ID	36
Department			Inspector General Of Registration					
Type of Payment			Stamp Duty Registration Fee					
Office Name			PNL3_PANVEL 3 JOINT SUB REGISTRAR					
Location			RAIGAD					
Year			2023-2024 One Time					
Account Head Details			Amount In Rs.		Payer Details			
0030046401 Stamp Duty			6455000.00		TAX ID / TAN (If Any)			
0030063301 Registration Fee			30000.00		PAN No.(If Applicable)			
					ATLPT1612R			
					Full Name			
					SHUBH REALTY			
					Flat/Block No.			
					PLOT NO. 15, SECTOR 9 E,			
					Premises/Building			
					Road/Street			
					KALAMBOLI, TALUKA PANVEL,			
					Area/Locality			
					DISTRICT RAIGAD			
					Town/City/District			
					PIN			
					4 1 0 2 1 8			
			Remarks (If Any)					
			PAN2=AACCC3303K-SecondPartyName=CIDCO LIMITED-CA=60					
					Amount In			
					Sixty Four Lakh Eighty Five Thousand Rupees Only			
					Words			
Total			64,85,000.00					
Payment Details:			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN		Ref. No.		69103332023041818310 2803853840	
Cheque/DD No.			Bank Date		RBI Date		18/04/2023-16:17:20 Not Verified with RBI	
Name of Bank			Bank-Branch		IDBI BANK			
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.

Mobile No. :

9819060727

सदर चलन केवल दुय्यम निवशक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

(Signature)

CHALLAN
MTR Form Number-6



GRN	MH000796135202324E	BARCODE			Date	18/04/2023-16:12:35	Form ID	36
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) ATLPP4612R			
Office Name PNL3_PANVEL 3 JOINT SUB REGISTRAR					Full Name SHUBH REALTY			
Location RAIGAD					Flat/Block No. PLOT NO: 15, SECTOR 9 E,			
Year 2023-2024 One Time					Premises/Building			
Account Head Details					Amount In Rs.			
0030048401 Stamp Duty					6455000.00			
0030063301 Registration Fee					30000.00			
					Road/Street KALAMBOLI, TALUKA PANVEL,			
					Area/Locality DISTRICT RAIGAD			
					Town/City/District			
					PIN 4 1 0 2 1 8			
					Remarks (If Any)			
					PAN2=AACCC3303K-SecondPartyName=CIDCO LIMITED-CA=60			
					Amount In Sixty Four Lakh Eighty Five Thousand Rupees Only			
					Words			
Total 6485000.00								
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK			
Cheque-DD Details					Bank CIN Ref. No. 69103332023041818310 2803853840			
Cheque/DD No.					Bank Date RBI Date 18/04/2023-16:17:20 Not Verified with RBI			
Name of Bank					Bank-Branch IDBI BANK			
Name of Branch					Scroll No. , Date 100 , 19/04/2023			

Department ID: Mobile No.: 9819060727
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नॉट वॉलन केवल दुर्योग निबंधक कार्यालयत नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-528-5250	0000455385202324	19/04/2023-19:41:25	IGR547	30000.00
2	(IS)-528-5250	0000455385202324	19/04/2023-19:41:25	IGR547	6455000.00
Total Defacement Amount					64,85,000.00

गोंडपत्र - १/ Annexure - II

110 APR 2023

दस्तावेज नं. 175 दि.

प्रस्तावना भाग Agreement

दस्तावेज नं. 175 दि.

मिशन/प्लॉट नं. 175 दि.

मुद्रांकित/मुद्रांकित



हस्त लिखित भाग. भाग नं. Bharat Patel Kalamboli.

दस्तावेज नं. 175 दि.

मुद्रांकित/मुद्रांकित 175 दि.

Signature

Signature

पंजीकृत भाग नं. 175 दि.
पंजीकृत भाग नं. 175 दि.
पंजीकृत भाग नं. 175 दि.
पंजीकृत भाग नं. 175 दि.

यह दस्तावेज मुद्रांकित/मुद्रांकित 175 दि.
मुद्रांकित भाग नं. 175 दि.

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

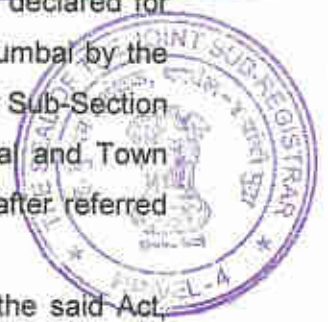
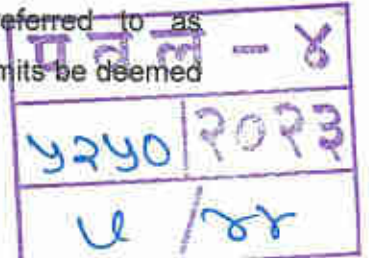
(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 19th day of April Two Thousand Twenty Three 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/Company/Firm M/s. Shubh Realty and (Address and Occupation) Shop No. 11, Sector 6, Plot No. 6 Dynasty Building, Airoli, Navi Mumbai-400708 (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:

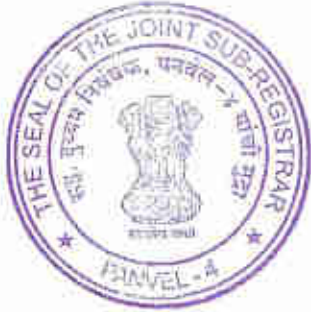
- a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its powers under Sub-Section (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act").
- b) The State Government is, pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- c) Vide scheme no. **MM-SCH-24-2021-22** Corporation has launched a scheme for lease of **22 Plots for Residential Cum Commercial use Ghansoli, Vashi, Nerul, New Panvel(E), New Panvel (W) and Kalamboli Nodes of Navi Mumbai** through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for **Plot No. 15, Admeasuring 1549.17 Sq.mtr, Sector-9E, Kalamboli node** by quoting **Rs. 83,303/- per Sq.mtr.**
- e) Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favour of the licensee on 19.07.2022 as per the provision of Navi Mumbai Disposal of Land (Amendment) Regulation, 2008.
- f) 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 thereon by a red colour boundary line, and containing by measurement



[Signature]
Assistant Marketing Officer

For SHUBH REALTY
[Signature]
Proprietor

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Joint Sub-Registrar, Panvel - 4

Joint Sub-Registrar, Panvel - 4

Joint Sub-Registrar, Panvel - 4

Joint Sub-Registrar, Panvel - 4

Joint Sub-Registrar, Panvel - 4

Joint Sub-Registrar, Panvel - 4

Joint Sub-Registrar, Panvel - 4

Joint Sub-Registrar, Panvel - 4

1549.17 sq. mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **RESIDENTIAL CUM COMMERCIAL** and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained.

- 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. 12,90,50,508.51 (Rupees Twelve Crore Ninety Lakh Fifty Thousand Five Hundred Eight and Fifty One Paise Only)** being the full premium agreed to be paid by the Licensee to the Corporation.

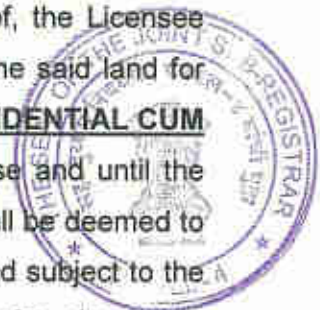
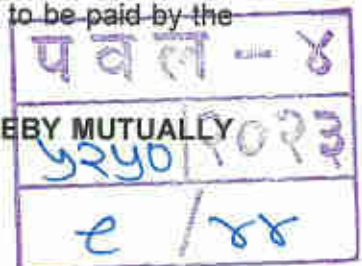
THIS AGREEMENT WITNESSES AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

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



R. Masane
Assistant Marketing Officer



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force.

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

SUBMISSION OF PLANS FOR APPROVAL:

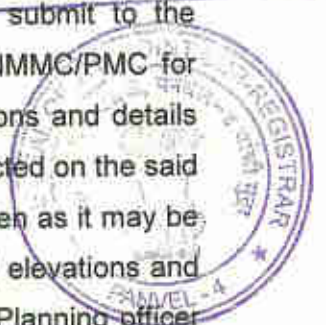
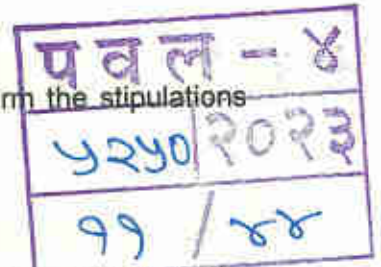
- (a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation/NMMC/PMC for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee 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 without prejudice to the generality of the rights and remedies of the corporation. In respect of such breach, the Managing Director shall be



R. Sawane

Assistant Marketing Officer

For SHUBH REALTY

[Signature]
Proprietor

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at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, implement, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.

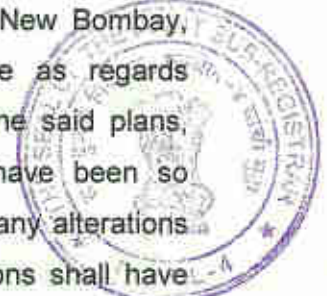
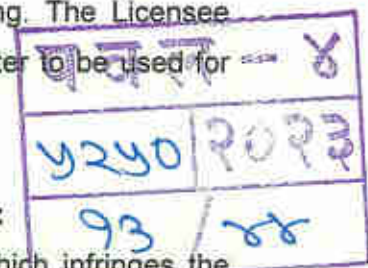
- (bb) The License is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer for his approval the plans, elevation, section, specification and details of the building or buildings hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defense for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided any physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the Corporation for construction of the intended building. The Licensee hereby agrees to make its own arrangement for water to be used for erection of the intended building on the said land.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED :

- (c) That no work shall be commenced or carried on which infringes the CIDCO General Development Control Regulations for New Bombay, 1975 or any other law for the time being in force as regards construction of a building on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

- (d) That he/they/it shall, within a period of 6 months from the date hereof, commence and within a period of **FOUR** years from the date hereof at its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer of the concerned planning authority and comfortably the building lines marked on the plans and completely finish fit for occupation a building to be used as **Residential cum Commercial** use with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby



R. Saware
Assistant Marketing Officer

For SHUBH REALTY
[Signature]
Proprietor

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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.

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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 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 :

R. Santhosh
Assistant Marketing Officer

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



EXCAVATION:

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



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

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

NUISANCE:

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

INSURANCE:

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

RECOVERY OF ANY SUM DUE TO THE CORPORATION:

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

Signature

Assistant Marketing Officer

Signature
Proprietor

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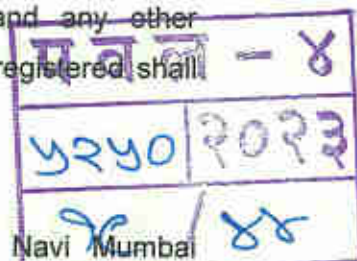
determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon it.

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

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

REGISTRATION UNDER REGISTRATION ACT, 1908:

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



4. RESTRICTION AGAINST TRANSFER :

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



5. POWER TO TERMINATE AGREEMENT:

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

POWERS OF CORPORATION:

- i. If the Licensee commits a breach of any of the Regulations and further

Signature

Assistant Marketing Officer

For SHUSH REALTY

Signature
Proprietor

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fails to remedy the said breach within a period of six months from the date of issue of notice by the Corporation thereof or within any extended period not exceeding three months granted by the Managing Director, the Corporation shall have powers;

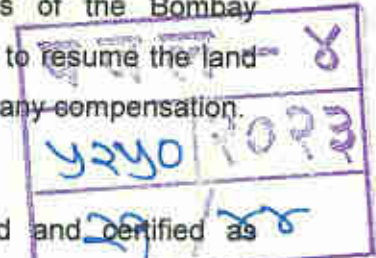
- a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal of or alteration is carried out within the time prescribed, cause the same to be carried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

TO RESUME LAND:

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

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



[Signature]
Assistant Marketing Officer

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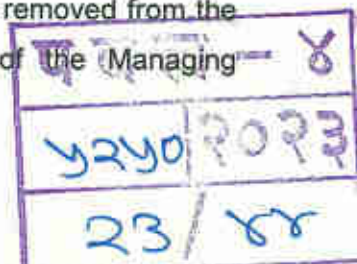


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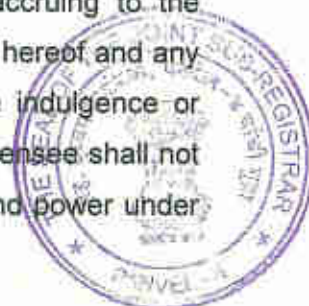
such fine or premium as may be decided upon by the Managing Director (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the occupancy Certificate within the time prescribed in that behalf and on such removal of or alteration not 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:

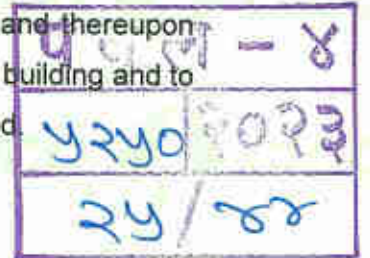
Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building 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 Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of, The Navi Mumbai Disposal of Lands (Amendment)

Signature
Assistant Marketing Officer

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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 to accept a lease shall be taken to refer to such extended period.



7. GRANT OF LEASE:

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



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

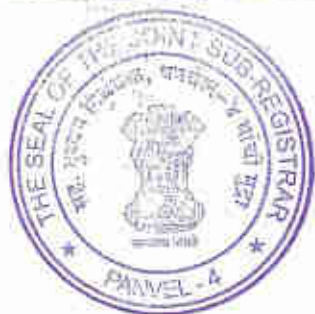
7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including, The Navi Mumbai Disposal of Lands (Amendment) Regulations, 2008 for the time being in force and as amended from time to time the said regulations stated in the Letter of Allotment dated 19.07.2022, 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 be applicable as per the regulations mentioned in the Unified Development Control & Promotion Regulations for Maharashtra**

R. Sanasane
Assistant Marketing Officer

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State.

9. FORM OF LEASE:

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

10. Transfer of assignment of right

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

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

11. NOTICE:

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

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

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

R. S. S. S.
Assistant Marketing Officer

For SHREY REALTY

[Signature]
Proprietor

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SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. 15** situated in **Sector-9E**, situated at **Kalamboli**, contained by admeasurements **1549.17 Sq. Mtr.** Or thereabouts and bounded as follows that is to say:

Plot No. 15, Sector-9E, situated at **Kalamboli, Navi Mumbai**

On or towards the North by : Plot No. 16
On Or Towards The South By : Plot No. 14
On Or Towards The West By : Existing 15M Wide Road
On Or Towards The East By : Tree Belt



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

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

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



Asst. Marketing Officer
Shri. Rajendra Sonawane

R. Sonawane
Assistant Marketing Officer

In the presence of

1. Alok Madhale *Ashu*
2. Prubham Ambe *Shamir*

Signed and Delivered by Licensee
M/s. Shubh Realty

In the presence of

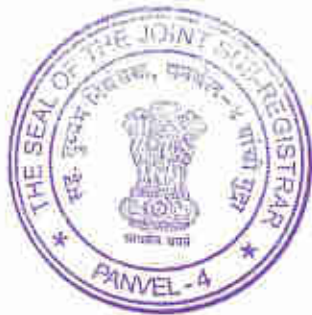
1. Alok Madhale *Ashu*
2. Prubham Ambe *Shamir*

For SHUBH REALTY

15/11/23
Proprietor



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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:- 'गिरील' 'दुसरा मजला, नरिमन पॉइंट, मुंबई - ४०००२९, मुख्य कार्यालय:- 'सिडको' सी.पी.ओ बेलगावरी नवी मुंबई ४००६१४.

भूमी व भूमापन विभाग-सिडको भवन

दिनांक : 13/4/2023

मोजमापासह कळंबोली नोड मधील सेक्टर क्रमांक 9E भूखंड क्रमांक 15 (C+R) याचा सिमांकन नक्शा

वरिष्ठ नियोजनकार (द.) याचेकडील पत्र क्रमांक CIDCO/PLNG(S)/2021/ E-75515

दिनांक: 16/11/2021

च्यानुसार सिमांकनाचा नक्शा तयार केला.

भूखंडाचे क्षेत्रफळ : 1549.17 चौ.मी.

याप्रमाणे भूखंडाची रकम

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संमत सिमांकन नक्शा
मा. वरिष्ठ नियोजनकार (रस्त/2021/E-75515)
पत्र क्र. सिडको/नियोजन/
दिनांक:- 16/11/2021

बिळ पद
क्षेत्राधिकारी (भूमापन)
सिडको मर्या

[Signature]
13/04/23
सहाय्यक भूमापन अधिकारी
सिडको

प्रमाण - 1: 1000

[Signature]
13/4/23
भूमापक

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13/04/23
भूमापक

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13/04/23
भूमापक

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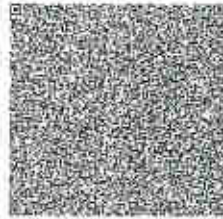
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक: / Enrolment No.: 0000/00112/96606

To
प्रभु विरजी पटेल
Prabhu Virji Patel
S/o: Virji Mandan Patel,
201 Amila Palace
Plot No. 103/1A
Airoli
Sector- 8A
Navi Mumbai
Thane Maharashtra - 400708
9920133192

Signature valid



आपला आधार क्रमांक / Your Aadhaar No. :

8803 6754 4194

VID : 9125 7503 5062 1308

माझे आधार, माझी ओळख



भारत सरकार
Government of India



प्रभु विरजी पटेल
Prabhu Virji Patel
जन्म तारीख/DOB: 25/12/1988
पुरुष/ MALE

8803 6754 4194

VID : 9125 7503 5062 1308

माझे आधार, माझी ओळख



Government of India



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन प्रमाणीकरण A वापरून ओळख सत्यापित करा.
- हे इलेक्ट्रॉनिक प्रक्रियेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

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- आधार आपल्याला विविध सरकारी आणि खाजगी सेवा सुलभतेने घेण्यास मदत करते
- आपला मोबाइल नंबर आणि ईमेल आयडी आधारमध्ये अद्ययावत ठेवा
- आपल्या स्मार्ट फोनमध्ये आधार घ्या - mAadhaar App वापरा

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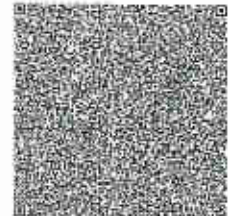


भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
व/प्र. किरजी पटेल वटेन, २०१ अमिला पॅलेस, प्लॉट नं. १०३/१आ, ऐरोली, सेक्टर-८आ, नावी मुंबई, ठाणे, महाराष्ट्र - ४००७०८

Address:
S/o: Virji Mandan Patel., 201 Amila Palace,
Plot No. 103/1A, Airoli, Sector- 8A, Navi
Mumbai, Thane,
Maharashtra - 400708



8803 6754 4194

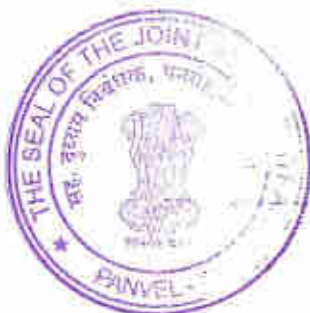
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1947

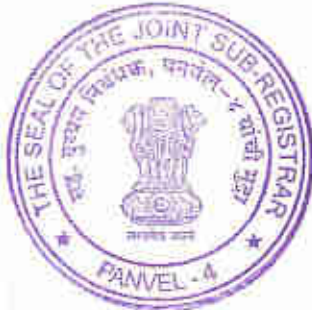
help@uidai.gov.in

www.uidai.gov.in

प व ल - ४	
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३३ / ४४	



प व ल - ४	
५२५०	२०२३
३५ / ४४	



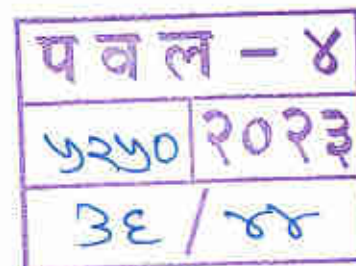


(Amended)

Government of India
Form GST REG-06

[See Rule 10(1)]

Registration Certificate



Registration Number :27ATLPP4612R1ZX

1.	Legal Name	PRABHU VIRJI PATEL			
2.	Trade Name, if any	SHUBH STATIONERY AND XEROX / SHUBH REALTY			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	SHOP NO 11,, DYNASTY BUILDING, PLOT NO 3, SEC-6, AIROLI NAVI MUMBAI, Thane, Maharashtra, 400708			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Maharashtra Goods and Services Tax Act, 2017			
Signature		Validity unknown Digitally signed by GS GOODS AND SERVICES TAX NETWORK Date: 2022.04.09 16:45:22 IST			
Name		AMIT PANDURANG OHAL			
Designation		State Tax Officer			
Jurisdictional Office		AIROLI_704			
9. Date of issue of Certificate		09/05/2022			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					



This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 09/05/2022 by the jurisdictional authority.

प व ल - ४	
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३७	/ ४४

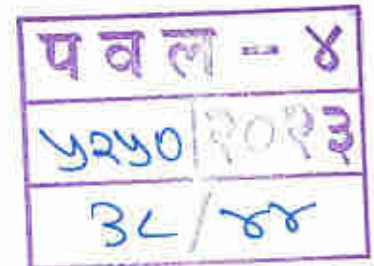




Details of Additional Place of Business(s)

GSTIN	27ATLPP4612R1ZX
Legal Name	PRABHU VIRJI PATEL
Trade Name, if any	SHUBH STATIONERY AND XEROX / SHUBH REALTY

Total Number of Additional Places of Business(s) in the State 0





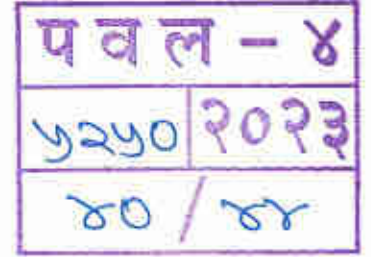
Annexure B

GSTIN 27ATLPP4612R1ZX
Legal Name PRABHU VIRJI PATEL
Trade Name, if any SHUBH STATIONERY AND XEROX / SHUBH REALTY

Details of Proprietor

1.

Name PRABHU VIRJI PATEL
Designation/Status PROPRIETOR
Resident of State Maharashtra



प व ल - ४	
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४९ / ४४	





भारत सरकार
Government of India



मुकेश प्रेमजी पटेल
Mukesh Premji Patel
जन्म तारीख / DOB : 05/11/1985
पुरुष / Male



8550 3010 0324

मेरा आधार, मेरी पहचान

Handwritten signature

प व ल - ४	
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४२ / ४४	



भारत सरकार
Government of India



योगेश प्रताप कंखर
Yogesh Pratap Kankhar
जन्म तारीख / DOB : 01/06/1992
पुरुष / MALE



7766 9561 2591

मेरा आधार, मेरी पहचान

Handwritten signature

528/5250

बुधवार, 19 एप्रिल 2023 7:43 म.नं.

दस्त गोषवारा भाग-1

पवेल 4

दस्त क्रमांक: 5250/2023

दस्त क्रमांक: पवेल 4 /5250/2023

बाजार मूल्य: रु. 00/-

मोबदला: रु. 12,90,50,509/-

परमेल मुद्रांक शुल्क: रु.64,55,000/-

दु. ति. सह: दु. ति. पवेल 4 यांचे कार्यालयात

पावली:5623

पावली दिनांक: 19/04/2023

ब. क्र. 5250 वर दि.19-04-2023

सादरकरणाचे नाव: मे. शुभ रियल्टी तर्फे प्रोप्रायटर प्रभु विरजी पटेल - -

मंजरी 7:33 म.नं. वा. इतर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 880.00

पृष्ठांची संख्या: 44

समज इतर करणाऱ्याची सही:

एकूण: 30880.00

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्तावा प्रसार: भाषेपट्टा

मुद्रांक शुल्क (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये समूह न केलेल्या कोणत्याही नागरी क्षेत्रात

शिका क्र. 1 19 / 04 / 2023 07 : 33 : 18 PM ची वेळ: (सादरीकरण)

शिका क्र. 2 19 / 04 / 2023 07 : 34 : 14 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणेस दाखल केलेला आहे. दस्तावीतसंपूर्ण मजकूर, निष्ठापकव्यक्ती, साक्षदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. कस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्ठापक व कदुलीधारक हे संपूर्णपणे जबाबदार राहतील

लिहून देणारे

लिहून घेणारे



दस्त गोपवारा भाग-2

पक्षल4

दस्त क्रमांक:5250/2023

19/04/2023 7:42:52 PM

दस्त क्रमांक :पक्षल4/5250/2023

दस्तावा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	सावंते, शुभ रिक्स्टी तर्फे प्रोप्रायटर प्रभू विरजी पटेल -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं. 11, सेक्टर 6, प्लॉट नं. 6, डायनॅस्टी विलिज, गेरोली, नवी मुंबई, ब्लॉक नं:-, रोड स्वाक्षरी:- नं:-, महाराष्ट्र, ठाणे. पिन नंबर:ATLPP4612R	भाडेकरू वय :-34 स्वाक्षरी:-		
2	साव:सिडको लिमिटेड तर्फे असिस्टंट मार्केटींग ऑफिसर राजेंद्र सोनावणे -- पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निर्मल, 2 रा मजला, सरोजन पॉइंट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुंबई. पिन नंबर:AACCC3303K	मालक वय :-45 स्वाक्षरी:-		

इश्टीक दस्तावेज करून देणार तपाकधीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

मिळी क्र.3 ची वेळ:19 / 04 / 2023 07 : 35 : 04 PM

शेळख:-

कार्नाशन डमर असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीय: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	सावंते, शुभ रिक्स्टी तर्फे प्रोप्रायटर प्रभू विरजी पटेल -- वय:37 पत्ता:नं-29, रवाळे नवी मुंबई पिन कोड:400701		
2	सावंते, शुभ रिक्स्टी तर्फे प्रोप्रायटर प्रभू विरजी पटेल -- वय:28 पत्ता:नं-18, वाशी, नवी मुंबई पिन कोड:400703		

शिवका क्र.4 ची वेळ:19 / 04 / 2023 07 : 35 : 43 PM

Joint Sub Registrar Panel 4

Payment Details:

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHUBH REALTY	eChallan	69103332023041818310	MH000796135202324E	6455000.00	SD	0000455385202324	19/04/2023
2		DHC		1904202314138	880	RF	1904202314138D	19/04/2023
3	SHUBH REALTY	eChallan		MH000796135202324E	30000	RF	0000455385202324	19/04/2023

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

5250 /2023

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1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

पुस्तक क्र 9

दस्त क्र ५२५० वर नोंदला.

प्रमाणित करणेत येते की, या दस्तामध्ये ४४ पृष्ठे आहेत.

सह दुय्यम निबंधक वर्ग २, पक्षल क्र.४
दि.१९ मार्च २०२३सह दुय्यम निबंधक वर्ग २,
पक्षल-४