

394/8513

Tuesday, May 14, 2024

1:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8911 दिनांक: 14/05/2024

गावाचे नाव: नेरुळ

दस्तऐवजाचा अनुक्रमांक: टनन11-8513-2024

दस्तऐवजाचा प्रकार: भाडेपट्टा

मादर करणाऱ्याचे नाव: पंकजा डेव्हलपर तर्फे मालक पंकज डी. गुप्ता - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, अंमलेस प्रिंट, सूची-२ अंदाजे
1:28 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 11
सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ११

बाजार मूल्य: रु. 443487162 /-

मोबदला रु. 443487162/-

भरलेले मुद्रांक शुल्क: रु. 22175000/-

1) देवकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0524149208528 दिनांक: 14/05/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH001853048202425E दिनांक: 14/05/2024

बँकेचे नाव व पत्ता:

पंकज
पक्षकारीची सही
मुळ दस्त परत मिळवता

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 8513/2024

नोंदणी :

Regn:63m

गावाचे नाव : नेरुळ

(1)चिन्हेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	443487162
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	443487162
(4) भु.मापन,गोटेहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: प्लॉट नं 17+31+32 सेक्टर 13 नेरुळ नवी मुंबई -400706 क्षेत्रफळ 1392.42 चौ.मी. ((SECTOR NUMBER : 13 :))
(5) क्षेत्रफळ	1) 1392.42 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पंकजा डेव्हलपर तर्फे मालक पंकज डी.गुमा - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: वळ मजला , प्लॉट नं. १५१ , कुमार्म , सेक्टर -२१ , नेरुळ , नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र. THANE. पिन कोड:-400706 पॅन नं:-AJHPG2076Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिडको लि.तर्फे मार्केटींग ऑफीसर एकता भोईर - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निर्मल दुसरा मजला नरिमन पॉईंट मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र. MUMBAI. पिन कोड:-400021 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/05/2024
(11)अनुक्रमांक,खंड व पृष्ठ	8513/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	22175000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण सहदुय्यम निबंधक वर्ग-२ तपशील दस्तप्रकारानुसार आवश्यक नाही

व्यणे क्र.११

मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PANKAJA DEVELOPERS	eChallan	02400412024051000164	MH001853048202425E	22175000.00	SD	0001106896202425	14/05/2024
2		DHC		0524149208528	600	RF	0524149208528D	14/05/2024
3	PANKAJA DEVELOPERS	eChallan		MH001853048202425E	30000	RF	0001106896202425	14/05/2024

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



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

Receipt of Document Handling Charges

PRN 0524149208528

Receipt Date 14/05/2024

Received from , Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 8513 dated 14/05/2024 at the Sub Registrar office Joint S.R. Thane 11 of the District Thane.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name SBIN

Payment Date 14/05/2024

Bank CIN 10004152024051407868

REF No. 413565291665

Deface No 0524149208528D

Deface Date 14/05/2024

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



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PERMISSION/LICENSE TO ENTER UPON THE LAND

I/WE M/S. PANKAJA DEVELOPER, HAVE THIS 10th DAY OF MAY, 2024 RECEIVED POSSESSION OF PLOT No. 17+31+32 ADMEASURING AREA OF 1392.42 SQ.MTR. IN SECTOR NO.

13 PERTAINING TO REVENUE VILLAGE NERUL TALUKA THANE DISTRICT THANE EARMARKED FOR RESIDENTIAL CUM COMMERCIAL PURPOSE AS PER DEMARCATION ON SITE AND SHOWN

ON THE ENCLOSED PLAN BY RED COLOUR AND AS PER THE PERMISSION/ LICENSE GRANTED.

Ehoo
I/c Assistant Marketing Officer
CIDCO Ltd.

HANDED OVER

For PANKAJA DEVELOPERS

Pankaj
TAKEN OVER

Proprietor



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Department ID : Mobile No. 8879407311
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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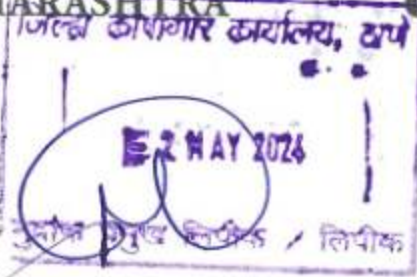


महाराष्ट्र MAHARASHTRA

2023

CN 000142

9 MAY 2024



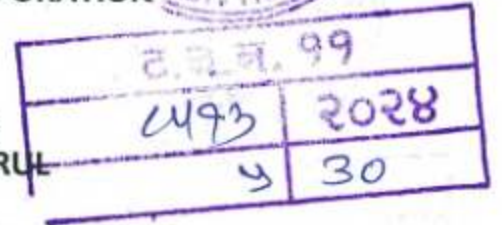
**AGREEMENT TO LEASE FOR PLOT
(RESIDENTIAL CUM COMMERCIAL PURPOSE)**

BETWEEN

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD.**

AND

**M/S. PANKAJA DEVELOPER
PLOT NO. 17+31+32, SECTOR-13, NERUL
NAVI MUMBAI**



Ehoss
Assistant Marketing Officer
CIDCO Ltd.

For PANKAJA DEVELOPERS

Pankaj
Proprietor

जोड पत्र-२ / Annexure-II

9 MAY 2024

मुद्रांक विक्री नोंदणी कर कालांक 31958 दिनांक
 दस्त नोंदणी करणार आहेत का होय/नाही
 नोंदणी होणार असल्यास दुव्यम जिहलक कावातयावे नाव
 मिळकतीचे वर्णन

मोवदला रक्कम For PANKAJA DEVELOPERS

मुद्रांक विकत घेणाऱ्याचे नाव C.D.O.

दुस-या पक्षकाराचे नाव Pankaj Guptha / Sec-31 Pl-157

हस्ते असल्यास त्यांचे नाव व पत्ता
 मुद्रांक शुल्क रक्कम मुद्रांक विकत घेणाऱ्याची सही

मुद्रांक विक्रीचे ठिकाण/पत्ता:- अंकुर सहिसेस, दुकान नं. ६, नवता मार्केट,
 सेक्टर-३, नेरुळ, नवी मुंबई-४००७०६, मो.क्र.९३२९९८२७९

मुद्रांक विक्रेत्याची सही वपरवाना

क.५३/९२ नविन परवाना कं.९२०९०४४ श्री. मधुकर नारुती कावडे

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी

मुद्रांक खरेदी केल्यापासून ६ महिन्यांचा आत वापरने बंधनकारक आहे



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मुद्रांक विक्रीचे ठिकाण/पत्ता:- अंकुर सहिसेस, दुकान नं. ६, नवता मार्केट, सेक्टर-३, नेरुळ, नवी मुंबई-४००७०६, मो.क्र.९३२९९८२७९

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

(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 10th day of May Two Thousand Twenty Four BETWEEN THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD., a Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400 021 (hereinafter referred to as "the Corporation" which expression shall where context so admits, be deemed to include its successors and assigns) of the One part AND Name of Person M/s. Pankaja Developer of (Address and Occupation Ground Floor, Plot no. 151, Kumars, Sector-21, Nerul, Navi Mumbai-400706, (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-30-2022-23** Corporation has launched a scheme for lease of **70 Residential, Residential-cum-Commercial & Star Category Hotel use of plots at Ghansoli, Vashi, Nerul, Kharghar, Kalamboli and New Panvel Nodes in Navi Mumbai** through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for **Plot No. 17+31+32 Admeasuring 1392.42 Sq.mtr, Sector-13, Nerul node** by quoting **Rs. 3,18,501.00/- 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 **10.02.2023** 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

For PANKAJA DEVELOPERS

Echor
1/c Assistant Marketing Officer
CIDCO Ltd.

Pankaj
Proprietor

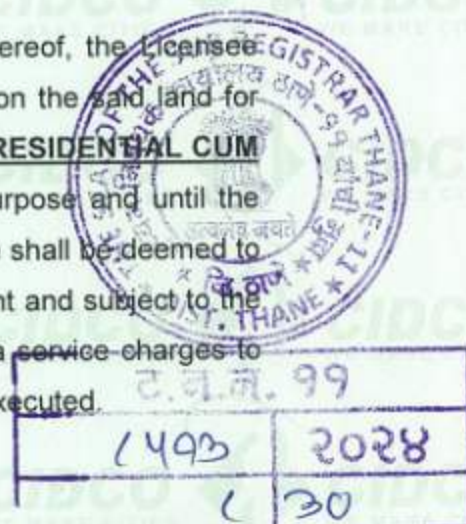
thereon by a red colour boundary line, and containing by measurement **1392.42 sq. mtrs.** or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for **Residential cum Commercial** and has permitted the Licensee to occupy the said land from 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. 44,34,87,162.42/- (Rupees Forty Four Crore Thirty Four Lakh Eighty Seven Thousand One Hundred Sixty Two and Forty Two Paise Only.)** being the full premium agreed to be paid by the Licensee to the Corporation.

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

GRANT OF LICENCE :

1. During the period of **Four** years from the date hereof, the Licensee shall have license and authority only, to enter upon the said land for the purpose of erecting a building or buildings for **RESIDENTIAL CUM COMMERCIAL** purpose only and for no other purpose and until the grant of lease as provided hereinafter, the licensee shall be deemed to be mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of a service charges to the Corporation as if the lease has been actually executed.



NOT A DEMISE :

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered but the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement. The licensee shall not be entitled to transfer or assign his rights and interest in or benefits under this agreement in favour of any person or persons provided that if he intends to have a lease in the name of a Co-operative Housing Society or a Company or an Association of Apartment of Owners constituted of the buyers of Apartment in a building constructed on the said land. He will be permitted to do so if he has complied with all the terms and conditions of this Agreement and further such transfer purports to be conveyance of his rights, title and interest in the said land building thereon in the performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats

For PANKAJA DEVELOPERS

Echo
I/c Assistant Marketing Officer
CIDCO Ltd.

Pankaj
Proprietor

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

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

SUBMISSION OF PLANS FOR APPROVAL:

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

PLANS TO COMPLY WITH THE FOLLOWING RULES :

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



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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

For PANKAJA DEVELOPERS

E. Chauhan
Assistant Marketing Officer
CIDCO Ltd.

Pankaj
Proprietor

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

- (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



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For PANKAJA DEVELOPERS

Echoi
The Assistant Marketing Officer
CIDCO Ltd.

Pankaj
Proprietor

convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 75% of the permissible floor space index under the provisions of the Navi Mumbai Disposal of Land (Amendment) Regulations 2008. & UDCPR.

RATE AND TAXES:

- (e) That it will pay all rates, taxes charges, claims and outgoing chargeable against an owner or occupier in respect of the said land 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/MMC/PMC a yearly payment at a rate as may be determined and notified from time to time by the Corporation as its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days there from. "Without prejudice to the other rights of the Corporation under this Agreement and/or in law, the Licensee shall be liable to pay to the Corporation interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payable by the Licensee under this clause if such amount remained unpaid for seven days more after becoming due."

PAYMENT OF LAND REVENUE:

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

INDEMNITY:

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

SANITATION :

- (i) That it shall observe and conform to the "Unified Development Control and Promotion Regulations for Maharashtra State (UDCPR) or any other law for the time being in force relating to public health and

For PANKAJA DEVELOPERS


Hc Assistant Marketing Officer
CIDCO Ltd.


Proprietor

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, 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.

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INSURANCE:

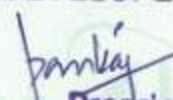
- (m) That it shall as soon as any building to be erected on the said land shall be roofed, insure and keep insured the same in its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and 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 determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon it.

For PANKAJA DEVELOPERS


2/c Assistant Marketing Officer
CIDCO Ltd.


Proprietor

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.



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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 fails to remedy the said breach within a period of six months from the

For PANKAJA DEVELOPERS

Ethor
1/c Assistant Marketing Officer
CIDCO Ltd.

Pankaj
Proprietor

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 such fine or premium as may be decided upon by the Managing Director

For PANKAJA DEVELOPERS

Elhori
1/c Assistant Marketing Officer
CIDCO Ltd.

Pankaj
Proprietor



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(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.

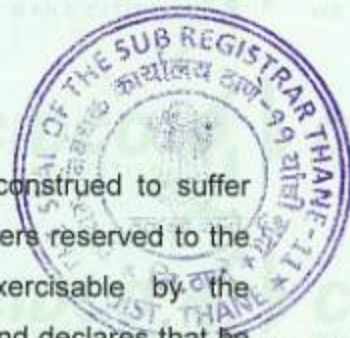
(iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the 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.



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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) Regulations, 2008 made and amended from time to time by the Corporation under the provisions of the said Regulations and thereupon

For PANKAJA DEVELOPERS

Ethos
1/c Assistant Marketing Officer
CIDCO Ltd.

Pankaj
Proprietor

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.

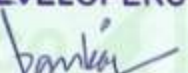
7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 118 and other applicable Provisions of the Maharashtra 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 10.02.2023, 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 State.

For PANKAJA DEVELOPERS


Assistant Marketing Officer
CIDCO Ltd.


Proprietor

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:

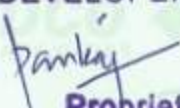
All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall 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.


I/c Assistant Marketing Officer
CIDCO Ltd.

For PANKAJA DEVELOPERS


Proprietor

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SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. 17+31+32** situated in **Sector-13** situated at **Nerul**, contained by admeasurements **1392.42 sqm** Or thereabouts and bounded as follows that is to say:

Plot No. 17+31+32, Sector-13, situated at Kalamboli, Navi Mumbai

On or towards the North by : 12.00 M Wide Road

On or towards the South by : 12.00 M Wide Road

On or towards the West by : 7.00 M Wide Road

On or towards the East by : 15.00 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 set their hands and seal the day and year first above written:

Signed and Delivered for and on

Behalf of the City and Industrial

Development Corporation of

Maharashtra Limited, Lessor

By the hand of

Asst. Marketing Officer

Smt. Ekta Bhoir

Ethor
I/c **Assistant Marketing Officer**
CIDCO Ltd.

In the presence of

1. Shubham Ambre *Shubham Ambre*
2. Avinash Tadhar *Avinash Tadhar*

Signed and Delivered by Licensee

M/s. Pankaja Developer

For PANKAJA DEVELOPERS

In the presence of

1. Shubham Ambre *Shubham Ambre*
2. Avinash Tadhar *Avinash Tadhar*



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नॉंदणीकृत कार्यालय: 'निर्मल' दुसरा मजला, नरिमन पॉइंट, मुंबई-400021. मुख्य कार्यालय: सिडको भवन, सिबीडी, बेलापुर, नवी मुंबई-400 614

भूमी व भूमापन विभाग-सिङ्को भवन

दिनांक-12/03/2024

मोजमापासह नेरूळ नोड मधील सेक्टर क्र. 13, भूखंड क्र. 17+31+32 (R+C), (M/s.Pankaja Developer) यांचा सिमांकन नकाशा वरिष्ठ नियोजनकार (उत्तर) यांचे पत्र क्र. CIDCO/PLNG/North/Conf/2024/E-285027 DATE-04.03.2024 च्या नुसार सिमांकनाचा नकाशा तयार केला.

भूखंड क्र. 17+31+32 (R+C) चे क्षेत्रफळ: 1392.42 चौ. मी.

..... भूखंडाची हदद

For PANKAJA DEVELOPERS

Proprietor

I/c Assistant Marketing Officer
CIDCO Ltd.

संमत सिमाकन नकाशा
मा. वरिष्ठ नियोजनकार (अंतर) यांचे
पत्र क्र. सिडको / नियोजन (अंतर) / 2024/E-285027
दिनांक 04/03/2024 अन्वये भोजणी नकाशा
तयार करण्यात आलेला आहे

क्षेत्राधिकारी (भूभाषण)
सिद्धको मर्यादित

सहाय्यक भूमापन अधिकारी



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Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AJHPG2076Q1ZQ

1.	Legal Name	PANKAJ DHARMENDRA GUPTA			
2.	Trade Name, if any	PANKAJA DEVELOPERS			
3.	Additional trade names, if any	null			
4.	Constitution of Business	Proprietorship			
5.	Address of Principal Place of Business	Ground Floor, Kumars, Kumars, Plot No. 151, Sector 21, Nerul East, Navi Mumbai, Thane, Maharashtra, 400706			
6.	Date of Liability				
7.	Period of Validity	From	02/01/2023	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving Authority	Validity unknown Digitally signed by CSO SERVICES TAX NETWORK 07 Date: 2023.01.02 06:00:15 IST			
Signature					
Name		HRYADESH KUMAR KAIM			
Designation		Superintendent			
Jurisdictional Office		NERUL_702			
9. Date of issue of Certificate		02/01/2023			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					



This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 02/01/2023 by the jurisdictional authority.

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GSTIN 27AJHPG2076Q1ZQ
Legal Name PANKAJ DHARMENDRA GUPTA
Trade Name, if any PANKAJA DEVELOPERS
Additional trade names, if any null

Details of Additional Places of Business

Total Number of Additional Places of Business in the State 0



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GSTIN 27AJHPG2076Q1ZQ
Legal Name PANKAJ DHARMENDRA GUPTA
Trade Name, if any PANKAJA DEVELOPERS
Additional trade names, if any null

Details of Proprietor

1



Name PANKAJ DHARMENDRA GUPTA
Designation/Status PROPRIETOR
Resident of State Maharashtra



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भारत सरकार
GOVERNMENT OF INDIA



पंकज धर्मेंद्र गुप्ता
Pankaj Dharmendra Gupta
जन्म तारीख / DOB: 13/12/1987
पुरुष / MALE
Mobile No.: 8879407311
5898 8712 1122
VID : 9149 2401 7230 6295

माझे आधार, माझी ओळख

For PANKAJA DEVELOPERS

Pankaj
Proprietor



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O धर्मेंद्र गुप्ता, 35/603, सीवूड्स इस्टेट्स लिमिटेड
नरी कॉम्प्लेक्स, सेक्टर- 54, 56, 58, नेरुल, नवी मुंबई
ठाणे,
महाराष्ट्र - 400706

Address:
S/O Dharmendra Gupta, 35/603, SEAWOODS
ESTATES LTD. NRI COMPLEX, SECTOR- 54, 56, 58,
NERUL, NAVI MUMBAI, Thane, Maharashtra -
400706

5898 8712 1122
VID : 9149 2401 7230 6295



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



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For PANKAJA DEVELOPERS

Pankaj
Proprietor



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भारतीय विनिश्चय आधिकार

भारत सरकार

Unique Identification Authority of India
Government of India

संज्ञिपणक्रमांक / Enrollment No 1190/11453/74547

To,

पंकज धर्मदेव गुप्ता

Pankaj Dharmendra Gupta

S/O Dharmendra Gupta

35/503, SEAWOODS ESTATES LTD NRI COMPLEX

SECTOR- 54 56 58 NERUL

NAVI MUMBAI

Nerul Node-III Thane

Maharashtra 400706

9819697389

Ref: 44 / 04E : 85999 / 87780 / P



UE405829532IN



आपला आधार क्रमांक / Your Aadhaar No

5898 8712 1122

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

GOVERNMENT OF INDIA

पंकज धर्मदेव गुप्ता

Pankaj Dharmendra Gupta

जन्म वर्ष : Year of Birth 1987

लिंग : Male



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आधार — सामान्य माणसाचा अधिकार

Pankaj

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भारत सरकार
GOVERNMENT OF INDIA

पंकज धर्मद्व गुप्ता
Pankaj Dharmendra Gupta
जन्म तारीख / DOB: 13/12/1987
पुरुष / MALE
Mobile No.: 8879407311

5898 8712 1122
VID : 9149 2401 7230 6295

माझे आधार, माझी ओळख

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
पं.सं.:
S/O धर्मद्व गुप्ता, 34/603, सीवूड्स इस्टेट्स लिमिटेड
नरी कॉम्प्लेक्स, सेक्टर- 54, 56, 58, नेरुल, नवी मुंबा
ठाणे,
महाराष्ट्र - 400706

Address:
S/O Dharmendra Gupta, 35/603, SEAWOODS
ESTATES LTD. NRI COMPLEX, SECTOR- 54, 56, 58,
NERUL, NAVI MUMBAI, Thane, Maharashtra -
400706

5898 8712 1122
VID : 9149 2401 7230 6295

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 091

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJHPG2076Q

पं.सं. PANKAJ D GUPTA

पिता का नाम / Father's Name
DHARMENDRA KUMAR GUPTA

जन्म तारीख / Date of Birth
13/12/1987

हस्ताक्षर / Signature



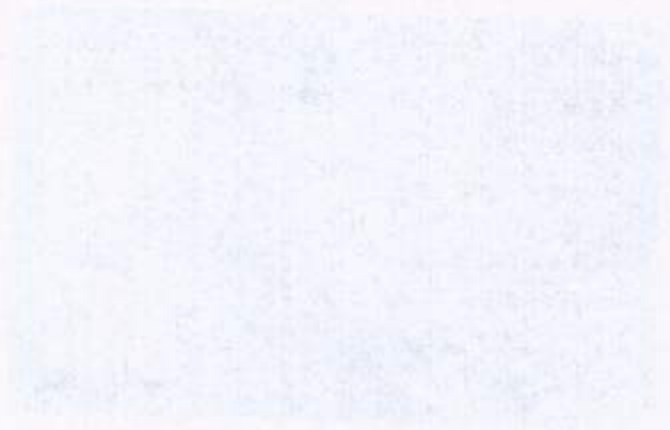
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मंगळवार, 14 मे 2024 1:08 म.नं.

दस्त गोषवारा भाग-1

टनन11

22/30

दस्त क्रमांक: 8513/2024

दस्त क्रमांक: टनन11 /8513/2024

वाजार मूल्य: रु. 44,34,87,162/-

मोवदला: रु. 44,34,87,162/-

अमलेचे मुद्रांक शुल्क: रु.2,21,75,000/-

दु. नि. सह. दु. नि. टनन11 यांचे कार्यालयात

पावती:8911

पावती दिनांक: 14/05/2024

अ. क्र. 8513 वर दि.14-05-2024

सादरकरणाचे नाव: पंकजा डेव्हलपर तर्फे मालक पंकज डी.गुप्ता - -

रोजी 1:06 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण: 30600.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 11
सह दुय्यम निबंधक वर्ग-२
वर्ग क्र.९९Joint Sub Registrar Thane 11
सह दुय्यम निबंधक वर्ग-२
वर्ग क्र.९९

दस्ताचा प्रकार: भाडपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही शहर क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (अनिमचेच्या अंतर्गत वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 14 / 05 / 2024 01 : 06 : 48 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 05 / 2024 01 : 08 : 11 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सबर दस्तानेवज ह्या नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस तयार केलेला आहे. दस्तानील संपूर्ण मसकूर लिखाणादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आपली दस्तानील सत्यता, वैधता व कथ्यदेशीत बाबींसाठी खात्रील लिखाणादक व कबुलीधारक हे अनुषंगाने जबाबदार राहतील.

लिहून देणार

१)
२)

लिहून घेणार

१)
२)

पंकजा

दस्त गोपबारा भाग-2

टनन11



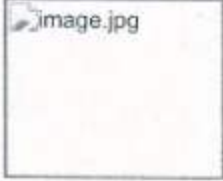

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14/05/2024 1 16:57 PM

दस्त क्रमांक:8513/2024

दस्त क्रमांक :टनन11/8513/2024





दस्ताचा प्रकार :-भाडेपट्टा

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:पंकजा डेव्हलपर्स तर्फे मानक पंकज डी.गुप्ता -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: नळ मजला, प्लॉट नं. १५१, कुमार्गे, सेक्टर -२१, नेरळ, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन नंबर:AJHPG2076Q	भाडेकरू वय :-36 स्वाधरी:-		
2	नाव:मिडको लि.तर्फे मार्केटींग ऑफीसर एकता भोईर -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निर्मल दुसरा मजला त्रिगुण पॉइंट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI. पिन नंबर:	मालक वय :-40 स्वाधरी:-		

वरिल दस्तऐवज करून देणार तयारकीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात,
शिक्का क्र.3 ची वेळ:14 / 05 / 2024 01 : 15 : 32 PM

ओळख:-

खालील दस्त असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दस्ता प्रमाणित
1	नाव:शानु विजय नागयण जयमवाल -- वय:28 पत्ता:नेरळ पिन कोड:400706	स्वाधरी		
2	नाव:धर्मेश कुमार गुप्ता -- वय:58 पत्ता:नेरळ पिन कोड:400706	स्वाधरी		

खालील पक्षकारांची कपेला उपलब्ध आहे

अनु.क्र.	पक्षकाराचे नाव व पत्ता
1	मिडको लि.तर्फे मार्केटींग ऑफीसर एकता भोईर -- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: निर्मल दुसरा मजला त्रिगुण पॉइंट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, MUMBAI.

शिक्का क्र.4 ची वेळ:14 / 05 / 2024 01 : 16 : 38 PM

सह दुय्यम निबंधक वर्ग-२
छाणे क्र.११

प्रमाणित करण्यात येते की, सदर दस्तास
एकूण पाने... 30..... आहेत.
पुस्तक क्र...१.... मधील
क्रमांक.... 1493..... वर नोंदला.

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		0524149208528	600	RF	0524149208528D	14/05/2024
3	PANKAJA DEVELOPERS	eChallan		MH001853048202425E	30000	RF	0001106896202425	14/05/2024

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