

353/17256

पावती

Original/Duplicate

Thursday, October 05, 2023

नोंदणी क्र.: 39म

4:00 PM

Regn.: 39M

पावती क्र.: 19886 दिनांक: 05/10/2023

गावाचे नाव: पनवेल

दस्तावेजाचा अनुक्रमांक: पवल2-17256-2023

दस्तावेजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: मे. केटी अँड एलके स्वीट होम्स तर्फे भागीदार हितेशकुमार दिलीपभाई वाधवानी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:20 PM ह्या वेळेस मिळेल.

Joint Sr Panvel 2

सह दुय्यम निबंधक वर्ग-२
(पनवेल -२)

बाजार मूल्य: रु.0/-

मोबदला रु.352842984.00/-

भरलेले मुद्रांक शुल्क : रु. 17642500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023059008586 दिनांक: 05/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008313308202324R दिनांक: 05/10/2023

बँकेचे नाव व पत्ता:

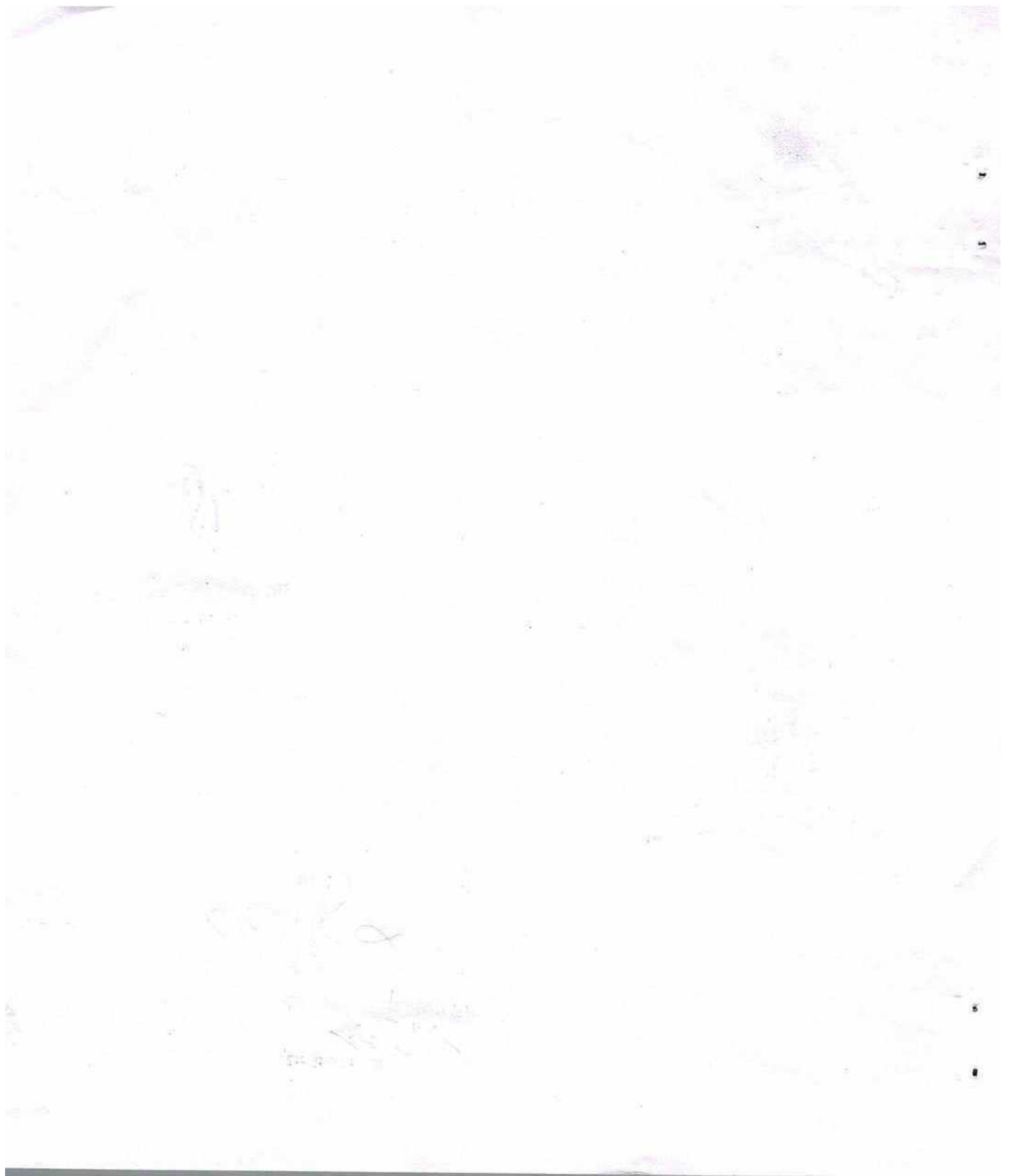
मुळ दस्तावेज परत दिला

ज्येष्ठ

दुय्यम निबंधक, पनवेल-२

मुळ दस्तावेज परत मिळाला

पक्षकारची सही





सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

05/10/2023

दस्त क्रमांक : 17256/2023

नोदणी :

Regn:63m

गावाचे नाव : पनवेल

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	352842984.00
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देता की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा. इतर वर्णन : , इतर माहिती: भुखंड क्र 9,सेक्टर 20 नोड न्यू पनवेल ईस्ट,ता.पनवेल जि.रायगड क्षेत्र - 3769.69 चौ.मी.((Plot Number : 9 ; SECTOR NUMBER : 20 :))
(5) क्षेत्रफळ	1) 3769.69 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पध्दताराने नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मं. केटी अँड एलके स्वीट होम्स वर्क भागीदार हितेशकुमार दिलीपभाई बाधवानी - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: शॉप नं.05,एलके प्रिन्स टॉवर, प्लॉट नं. 11, सेक्टर 17, कामोठे नवी मुंबई ता.पनवेल जि.रायगड, RAIGARH(MH). पिन कोड:-410206 पॅन नं:-AAYFK0518M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिडको लिमिटेड च्या बतीने श्री राजेंद्र सोनावणे - - वय:-38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	04/10/2023
(10)दस्त नोदणी केल्याचा दिनांक	05/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	17256/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	17642500
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

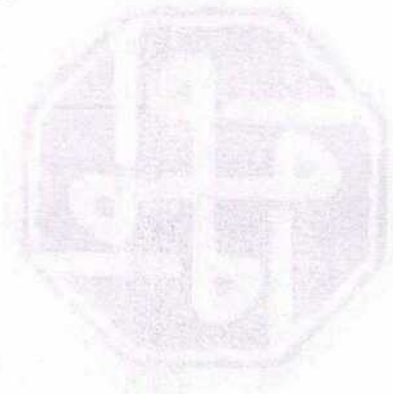
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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


सह दुय्यम निबंधक दर्ग-२
(पनवेल -२)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	KT AND LK SWEET HOMES	eSBTR/Simple Receipt	69103332023091851283	MH008313308202324R	17642500.00	SD	0004727007202324	05/10/2023
2		DHC		1023059008586	800	RF	1023059008586D	05/10/2023
3	KT AND LK SWEET HOMES	eSBTR/SimpleReceipt		MH008313308202324R	30000	RF	0004727007202324	05/10/2023

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





CHALLAN
MTR Form Number-6



GRN	MH008313308202324R	BARCODE			Date	18/09/2023-18:30:58	Form ID	36
Department Inspector General Of Registration				Payer Details				
Bank Portal - Simple Receipt				TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable) AAYFK0518M				
Office Name PNL2_PANVEL 2 JOINT SUB REGISTRAR				Full Name KT AND LK SWEET HOMES				
Location RAIGAD				Flat/Block No. PLOT NO 09, SECTOR 20, NODE NEW PANVEL				
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street TAL PANVEL, DIST				
0030046401 Stamp Duty(Bank Portal)			17642500.00	Area/Locality RAIGAD,E				
0030063301 Registration Fee			30000.00	Town/City/District				
				PIN				
				Remarks (If Any)				
				Prop mvblty=N/A~Prop Amt=362842984.00~Prop area=3769.69~Prop				
				area UOM=Sq.Meter~oth Prop ID=RAN-AACCC3303K~oth Prop				
				Name=CIDCO LTD~				
				Amount In One Crore Seventy Six Lakh Seventy Two Thousand Fi				
Total			1,76,72,500.00	Words ve Hundred Rupees Only				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332023091851283	731913827	
Cheque/DD No.				Bank Date	RBI Date	18/09/2023-17:32:23	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

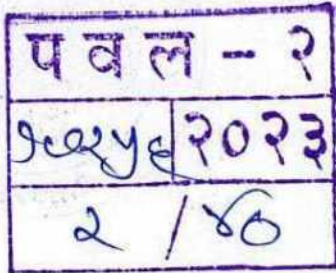
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 918237379439

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023059008586	Date 05/10/2023
Received from K, Mobile number 9320381010, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name SBIN	Date 05/10/2023
Bank CIN 10004152023100507975	REF No. CHN8598962
This is computer generated receipt, hence no signature is required.	



Handwritten signature



Data of Bank Receipt for GRN MH008313308202324R

Bank - IDBI BANK

Bank/Branch :
 Pmt Txn id : 731913827 Simple Receipt
 Pmt DtTime : 18/09/2023 17:32:23 Print DtTime :
 ChallanIdNo : 69103332023091851283 GRAS GRN : MH008313308202324R
 District : 1301 / RAIGAD GRN Date : 18/09/2023 18:30:58
 Office Name : IGR147 / PNL2_PANVEL 2 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 1,76,42,500.00/- (Rs One Crore Seventy Six Lakh Forty Two Thousand Five Hundred Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : 36
 Prop Mvblty : Consideration : 35,28,42,984.00/-
 Prop Descr : PLOT NO 09,SECTOR 20,NODE NEW PANVEL , TAL PANVEL,DIST
 : RAIGAD,E
 : 410206

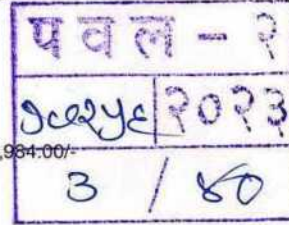
Duty Payer : PAN-AAYFK0518M KT AND LK SWEET HOMES
 Other Party : PAN-AACCC3303K CIDCO LTD

Bank Scroll No : 100
 Bank Scroll Date : 20/09/2023
 RBI Credit Date : 20/09/2023
 Mobile Number : 918237379439

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-353-17256	0004727007202324	05/10/2023-16:00:46	IGR147	30000.00
2	(iS)-353-17256	0004727007202324	05/10/2023-16:00:46	IGR147	17642500.00
Total Defacement Amount					1,76,72,500.00

Only for verification not to be printed and used



1850

1850

1850



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

Receipt of Document Handling Charges

PRN 1023059008586

Receipt Date 05/10/2023

Received from K, Mobile number 9320381010, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 17256 dated 05/10/2023 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name SBIN

Payment Date 05/10/2023

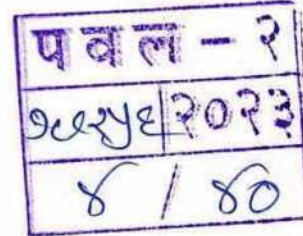
Bank CIN 10004152023100507975

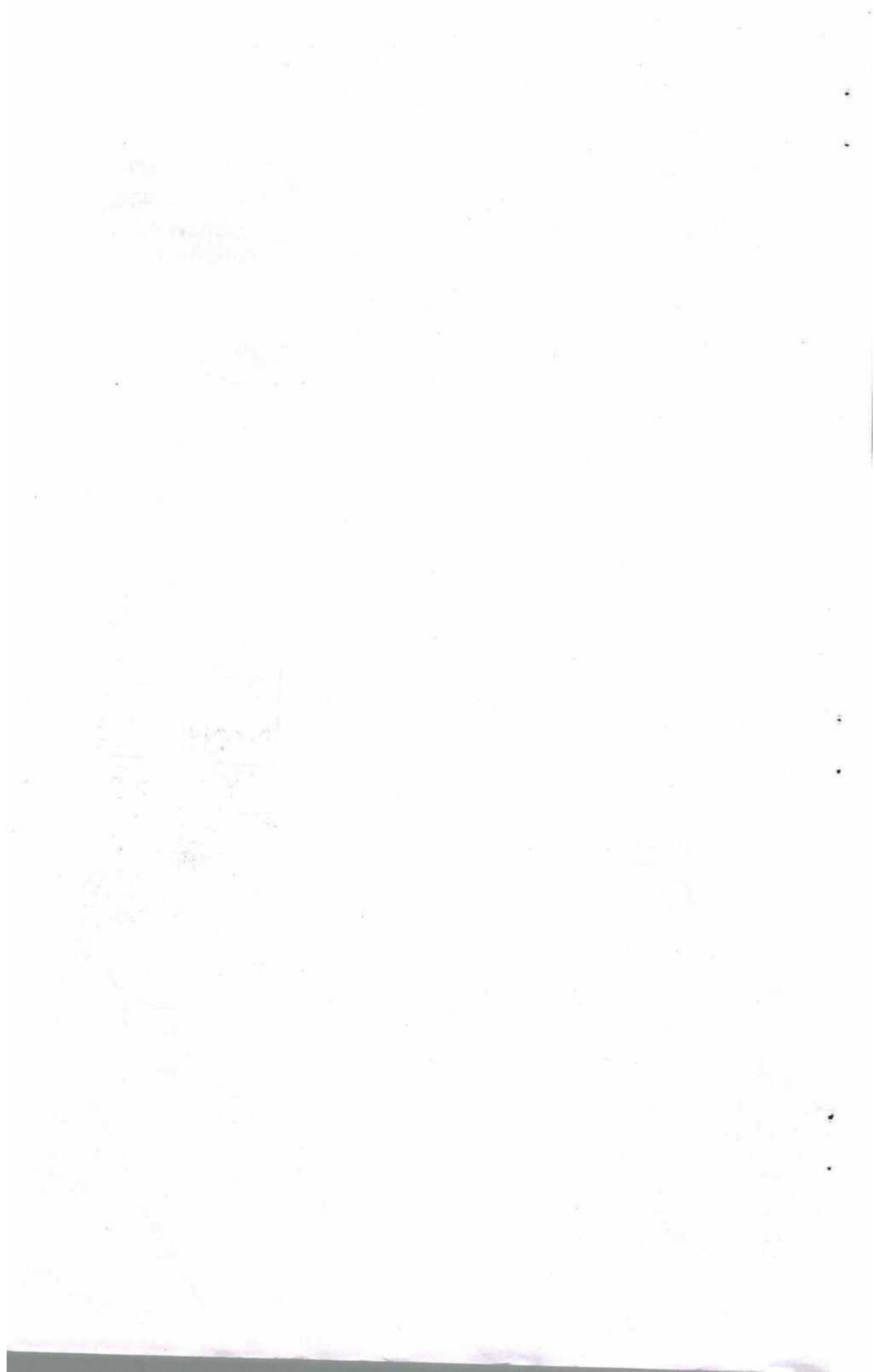
REF No. CHN8598962

Deface No 1023059008586D

Deface Date 05/10/2023

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





PERMISSION/ LICENSE TO ENTER UPON THE LAND

I/WE SHRI / MESSRS M/S. KT & LK SWEET HOMES HAVE THIS 4th DAY OF OCTOBER, 2023
RECEIVED POSSESSION OF PLOT NO. 9 ADMEASURING AREA OF 3769.69 SQ MTR IN SECTOR NO.
20 PERTAINING TO NODE NEW PANVEL (E) 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/ LICENCE GRANTED.

HANDED OVER

R. Saware
Assistant Marketing Officer

TAKEN OVER

For KT & LK SWEET HOMES

Partner
Partner

पवल - २	
२२	२०२३
५	४०



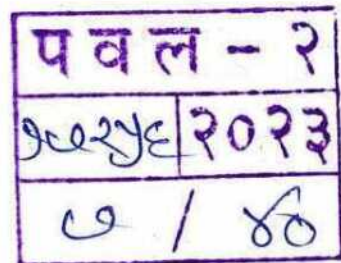
प व ल - २
१८२५६/२०२३
६ / ४०





महाराष्ट्र MAHARASHTRA 2023

67AA 058666



AGREEMENT TO LEASE FOR
(RESIDENTIAL CUM COMMERCIAL PLOT)
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD
AND
M/S. KT & LK SWEET HOMES
PLOT NO. 9, SECTOR-20, NEW PANVEL (E),
NAVI MUMBAI

For KT & LK SWEET HOMES

Assistant Marketing Officer

[Signature]
Partner

08 SEP 2023

49481

चिनांक

दस्तावेज प्रकार

Agreement

इसका नैतिकी कारण क्या है ? हल्का/बढ़ी

विद्युत्कृतीन्त्रे वर्धन

For KT & LK SWEET HOMES

मृदांक विकृत प्रेक्षा-याच्ये मात

दुष्-वा पलांकाराचं नमः

CFDCO.

इष्टो अकम्पास नाय, कला

vikar

Partner

सुखं सुखं सुखं

1000

कुद्रांक विक्रंत्वापी सही त विजयीचं विजयान्न

राष्ट्रीय बैंक ऑफ़ इंडिया, ब्रिचमंडली रोड, नया दिल्ली

(सी. टी. बी. गण्डो)

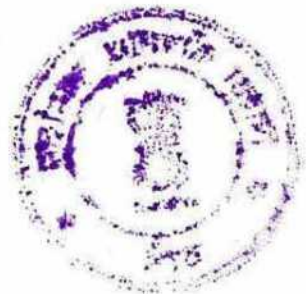
संकाट १-जे, सी.पी.डी. कोणापुर, नवी मुंबई-४००६१४

~~SECRET~~ REF ID: A6909089

जब कारणावादी म्हणजे इतरांचे चुकीचे काम त्यांनी त्याच कारणावादी

मुद्रांक सहेदी कल्ल्याकसर ६ वर्ग-सात तापरन संशयकारक आहे.

पवल - २
२०२५ २०२३
८/४०

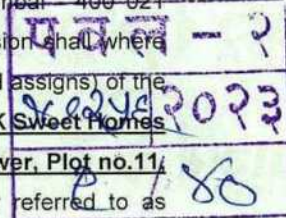


**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF
MAHARASHTRA LIMITED**

(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 4th day of October 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. KT & LK Sweet Homes and (Address and Occupation) Shop no.05, LK Prince Tower, Plot no.11, Sector.17, Kamothe, Navi Mumbai-410206. (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-20-2021-22** Corporation has launched a scheme for lease of **19 Plots for Residential Cum Commercial use at Kharghar, and New Panvel node of Navi Mumbai** through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for **Plot No. 9, Admeasuring 3769.69 Sq.mtr, Sector-20, New Panvel (E) node** by quoting **Rs. 93,600.00 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 27.04.2022 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



1

R. S. S. S.
Assistant Marketing Officer

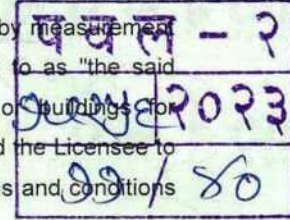
For KT & LK SWEET HOMES

Jitesh
Partner

पवेल - २
१०/१०
२०२३



more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **3769.69 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. 35,28,42,984.00 (Rupees Thirty Five Crore Twenty Eight Lakh Forty Two Thousand Nine Hundred Eighty Four 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

For KT & LK SWEET HOMES

[Signature]
Assistant Marketing Officer

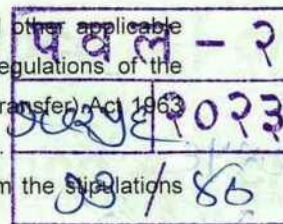
[Signature]
Partner

प व ल - २	
१०२५६	२०२३
१२ / ४०	



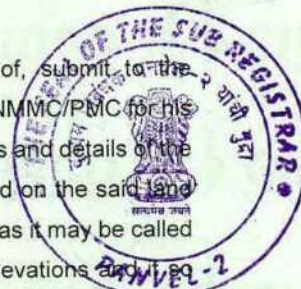
performance of his obligation under Section 11 and other applicable provisions of the Maharashtra Ownership Flats (Regulations of the promotion of Construction, Sale, Management and Transfer) Act 1963 or any other corresponding law for time being in force.

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

R. Sawane
Assistant Marketing Officer

3

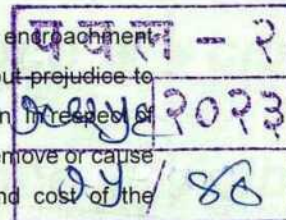
For KT & LK SWEET HOMES

Jitesh
Partner

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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 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,

[Signature]
Assistant Marketing Officer

4

For KT & LK SWEET HOMES

[Signature]
Partner

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