

392/24768

Friday, November 03, 2023

4:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 26256 दिनांक: 03/11/2023

गावाचे नाव: घणसोली

दस्तऐवजाचा अनुक्रमांक: टनन8-24768-2023

दस्तऐवजाचा प्रकार: अग्रीमेंट टू लीज

सादर करणाऱ्याचे नाव: भाडेकरू - मे. गामी अँड सत्यम व्हॅचर्स प्रायव्हेट लिमिटेड तर्फे
रामजी वालजी वैद - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:56 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 8

बाजार मुल्य: रु. 833953320/-

मोबदला रु. 833953320/-

भरलेले मुद्रांक शुल्क :

रु. 41697700/-

सह दुय्यम निबंधक वर्ग-२

ठाणे. क्र-६

1) देयकाचा प्रकार: DHC रक्कम: रु. 560/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1123036914676 दिनांक: 03/11/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010544171202324E दिनांक: 03/11/2023

बँकेचे नाव व पत्ता:



03/11/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8

दस्ता क्रमांक : 24768/2023

नोडणी :

Regn:63m

गावाचे नाव : घणसोली

(1) विवेकाचा प्रकार	ब्रीडिंग टू लीज
(2) मोबदला	833953320
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	833953320
(4) भू-मापन, पोटहिसा व घरकमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: प्लॉट नं. 21, सेक्टर - 9, घणसोली नवी मुंबई, 2989.08 चौ.मी. (Plot Number : 21 ;)
(5) क्षेत्रफळ	1) 2989.08 चौ.मीटर
(6) आकारणी किंवा जुबी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/मिळून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- भाडेकरू -मे.गामी अँड सत्यम ब्लॅचर्स प्राइव्हेट लिमिटेड तर्फे रामजी बालजी वैद -- बच:-42; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी/३/३१, २-३, अष्टविनायक अपार्टमेंट विजया बँक समोर, बाजी नवी मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AAICG7432R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मालक -सिडको लि. तर्फे असिस्टंट मार्केटिंग ऑफिसर राजेंद्र सोनावणे -- बच:-50; 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 देणा-या दिनांक	03/11/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/11/2023
(11) अनुक्रमांक, खंड व पृष्ठ	24768/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	41697700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) सैरा	

सह दुय्यम निबंधक वर्ग-२

उप-क्र-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारणचा तपशील दस्तऐवजानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना 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	GAMI AND SATYAM VENTURES PVT LTD	eChallan	69103332023110316000	MH010544171202324E	41697700.00	SD	0005516733202324	03/11/2023
2		DHC		1123036914676	560	RF	1123036914676D	03/11/2023
3	GAMI AND SATYAM VENTURES PVT LTD	eChallan		MH010544171202324E	30000	RF	0005516733202324	03/11/2023

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

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1123036914676	Date 03/11/2023
Received from , Mobile number 0000000000, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 03/11/2023
Bank CIN 10004152023110313793	REF No. 367374602468
This is computer generated receipt, hence no signature is required.	



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2806C/19.2C
२०२३



महाराष्ट्र MAHARASHTRA

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72AA 654463



जिल्हा कोषागार कार्यालय, ठाणे
30 OCT 2023
मुद्रांक प्रत्यक्ष लिपिक / लिपिक

AGREEMENT	
दस्तावा प्रकार	
दस्त मोदणी कारणा का ?	
विलक भावे वर्गन / रकम	
विकत देणान्याचे नाव	
दसना पलकावाचे नाव	
हस्त	
भुतल विहीन दिवस / मोदणी क्रमांक	
गुप्त विलक देणान्याचे सही	
गुप्त वारकावाचे सही	
मुद्रांक विहीन / मोदणी क्रमांक	
गुप्त विलक देणान्याचे सही	
गुप्त वारकावाचे सही	



059665

3 NOV 2023



28 OCT 2023

AGREEMENT TO LEASE FOR
(RESIDENTIAL+COMMERCIAL)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LTD

AND

M/s. Gami & Satyam Ventures Pvt. Ltd
PLOT NO. 21, SECTOR - 9, Ghansoli,
NAVI MUMBAI

[Signature]
Assistant Marketing Officer

For GAMI AND SATYAM VENTURES PVT. LTD.

[Signature]
DIRECTOR



CHALLAN
MTR Form Number-6



GRN	MH010544171202324E	BARCODE			Date	03/11/2023-14:10:19		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)		AAICG7432R			
Office Name THN8_THANE NO 8 JOINT SUB REGISTRA					Full Name		GAMI AND SATYAM VENTURES PVT LTD			
Location THANE										
Year 2023-2024 One Time					Flat/Block No.		PLOT NO-21, SECTOR-9			
Account Head Details				Amount In Rs.	Premises/Building					
0030046401 Stamp Duty				41697700.00	Road/Street		GHANSOLI			
0030063301 Registration Fee				30000.00	Area/Locality		NAVI MUMBAI			
					Town/City/District					
					PIN		4 0 0 7 0 1			
					Remarks (If Any)					
					Second Party Name = CIDCO - CA - 833953320					
					2806C/13.2C					
					2023					
Total				4,17,27,700.00	Amount In Words		Four Crore Seventeen Lakh Twenty Seven Thousand Seven Hundred Rupees Only			
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	69103332023110316000		2836682262	
Cheque/DD No.					Bank Date	RBI Date	03/11/2023-14:11:03		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.
सदर चलन केवल दृश्य निबंध कार्यालय नोदणी करवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 8828972188

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

(For Residential cum Commercial Purpose)

AGREEMENT TO LEASE

AN AGREEMENT made at CBD Belapur on the 3rd day of November 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 M/s. Gami & Satyam Ventures Pvt. Ltd of (Address and Occupation B/3/31, Ashtvinayak Apartment, Opp. Vijaya Bank, Sector - 15, Vashi, Navi Mumbai 400703, (Hereinafter referred to as "Licensee" which expression shall, where the context so admits be deemed to include its successor or successors); of the other part.

WHEREAS:

- 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-19-2020-2021 Corporation** has launched a scheme for lease of **39 Residential (R), Service Industry (SI), and Residential-Cum-Commercial (R+C) use Plots at Ghansoli, Vashi, Sanpada, Nerul & CBD Belapur Nodes of Navi Mumbai** through e-Tender cum e-Auction.
- d) The licensee has participated in the said scheme and applied for **Plot No. 21, Admeasuring 2,989.08 Sq. mtr, Sector-9, Ghansoli node by quoting Rs. 2, 79,000.00 per Sq. mtr.**
- e) Being the Highest bidder among the participants for the above said plot, the allotment letter was issued in favor of the licensee on **27.12.2021** 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


Assistant Marketing Officer

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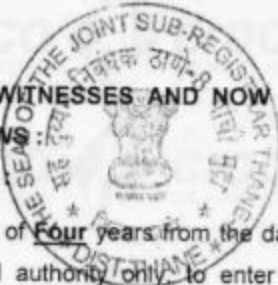
For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement **2,989.08 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. 83,39,53,320.00 (Rupees Eighty Three Crore Thirty Nine Lakh Fifty Three Thousand Three Hundred Twenty 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



277
2808/14.2C
2023

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

RS Sawane
Assistant Marketing Officer

For GAMI AND SATYAM VENTURES PVT. LTD.

[Signature]
DIRECTOR

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:

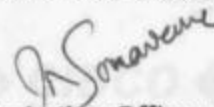
- (a) That it will within six months from the date hereof, submit to the concerned Town Planning Officer of the Corporation/NMMC/PMC for his approval the plans, elevations, sections, specifications and details of the building hereby agreed by the Licensee to be erected on the said land and the Licensee 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 the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement without prejudice to the


Assistant Marketing Officer

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For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

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

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED:

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

TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

- (d) That he/they/it shall, within a period of 6 months from the date hereof, commence and within a period of **FOUR** years from the date hereof at its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the said Development Control Regulations and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specification and details to the satisfaction of the Town Planning Officer of the concerned planning authority and comfortably the building lines marked on the plans


Assistant Marketing Officer

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For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

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 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:

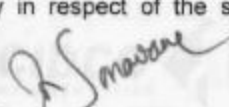
- (f) That it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Town Planning Officer whichever is earlier, make to the CIDCO/NMMC/PMC a yearly payment at a rate as may be determined and notified from time to time by the 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.

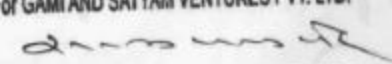
INDEMNITY:

- (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


Assistant Marketing Officer

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For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

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 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 therefor.

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.

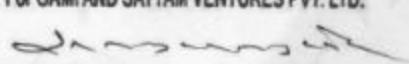
RECOVERY OF ANY SUM DUE TO THE CORPORATION:

- (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


Assistant Marketing Officer

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For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

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.

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.


Assistant Marketing Officer

For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

POWERS OF CORPORATION:

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

- a) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion certificate, within the time prescribed in that behalf and if no such removal or alteration is carried out within the time prescribed, cause the same to be carried out and recover the cost incurred for the same from the Licensee.
- b) to evict the Licensee under the provisions of the Bombay Government 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

[Signature]
Assistant Marketing Officer

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For GAMI AND SATYAM VENTURES PVT. LTD.

[Signature]
DIRECTOR

- all other legal rights and remedies of the Corporation against the Licensee.
- (ii) to continue the said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the occupancy Certificate within the time prescribed in that behalf and on such removal 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.

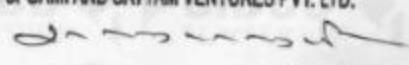
6. EXTENSION OF TIME:

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) Regulations, 2008 made and amended from time to time by the Corporation


Assistant Marketing Officer

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For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

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 16.01.2023, 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 MAHARERA 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.


Assistant Marketing Officer

10

For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

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.


Assistant Marketing Officer

For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR

SCHEDULE

ALL THAT piece or parcel of land known as **Plot No. 21** situated in **Sector 9**, situated at **Ghansoli** contained by admeasurements **2,989.08 sqm** or thereabouts and bounded as follows that is to say:

Plot No. 21, Sector 9, situated at Ghansoli, Navi Mumbai

On or towards the North by	:	Proposed 24M Wide Road
On or towards the South by	:	34M Wide Road
On or towards the West by	:	30M Wide Road
On or towards the East by	:	Plot No. 37+38

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

In the presence of

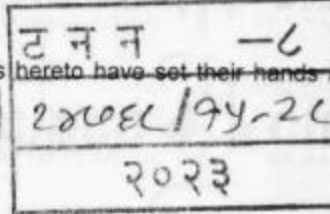
1. Mahendra Tatyamhake
2. A.T. Jadhav

Signed and Delivered by Licensee

M/s. Gami & Satyam Ventures Pvt.Ltd

In the presence of

1. Mahendra Tatyamhake
2. A.T. Jadhav



R Sonawane
Assistant Marketing Officer



For GAMI AND SATYAM VENTURES PVT. LTD.

[Signature]

DIRECTOR

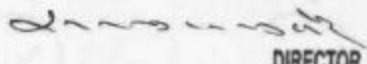


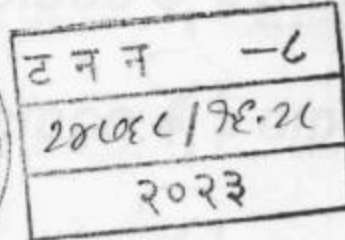
PERMISSION/ LICENSE TO ENTER UPON THE LAND

I/WE SHRI / MESSRS M/s. GAMI & SATYAM VENTURES PVT.LTD HAVE THIS 3rd DAY OF
NOVEMBER, 2023 RECEIVED POSSESSION OF PLOT NO. 21 ADMEASURING AREA OF 2,989.08
SQ MTR IN SECTOR NO. 9 PERTAINING GHANSOLI NODE FOR RESIDENTIAL+COMMERCIAL
PURPOSE AS PER DEMARCATION ON SITE AND SHOWN ON THE ENCLOSED PLAN BY RED COLOUR
AND AS PER THE PERMISSION/ LICENCE GRANTED.


Assistant Marketing Officer
HANDLED OVER

For GAMI AND SATYAM VENTURES PVT. LTD.


DIRECTOR
TAKEN OVER





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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

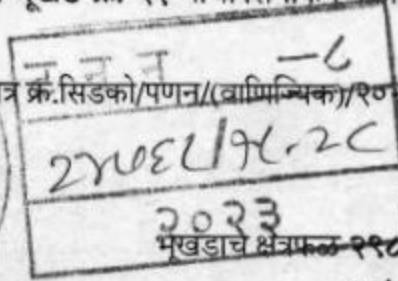
नोंदणीकृत कार्यालय: 'निर्मल' दुसरा मजला, नरिमन पॉइंट, मुंबई-४०००२९. मुख्य कार्यालय: सिडको भवन, सिवोडी, बेलापुर, नवी मुंबई-४०० ६१४

भूमी व भूमापन विभाग -सिडको भवन

घणसोली नोड सेक्टर क्र.०९ मधील भूखंड क्र. २१ यांचा सिमांकन नकाशा

संदर्भ :- सहा पणन अधिकारी यांचे कडील पत्र क्र.सिडको/पणन/(वाणिज्यिक)/१०२२/३०४१/

E-१७७१८२ दि.१०/०१/२०२३.



भूखंडाचे क्षेत्रफळ २९८९.०८ चौ.मी.

भूखंडाची हदद

समत सिमांकन नकाशा

भा. चरित्र नियोजनकार (N) यांचे

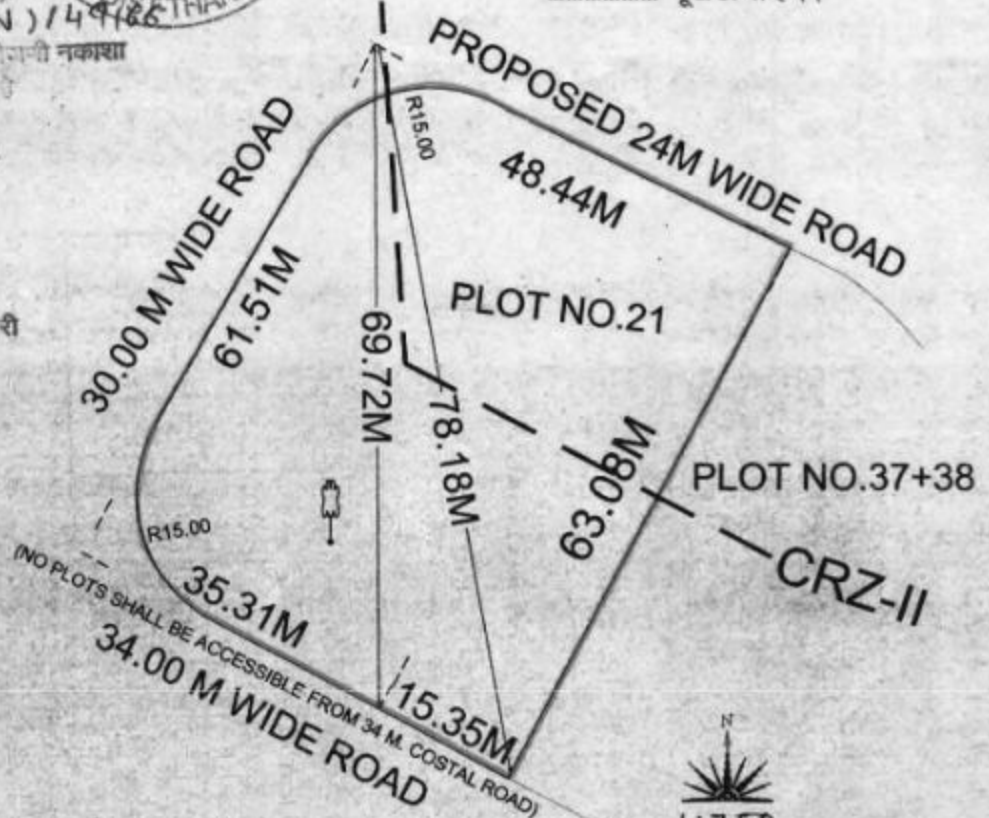
पत्र क्र. सिडको/पणन/(N)/४९/८६

दिनांक २/८/२०२१ याचे मोजणी नकाशा

[Signature]

सिडको नकाशा

सहाय्यक भूमापन अधिकारी



[Signature]
सहाय्यक भूमापन अधिकारी
सिडको

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भूमापक

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भूमापक

भूमापक

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Gami & Satyam Ventures Pvt. Ltd.

B/3/31,2-3, Ashtvinayak Apartment, Sector-15, Vashi, Navi Mumbai- 400703.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF GAMI AND SATYAM VENTURES PRIVATE LIMITED HELD ON WEDNESDAY, THE 01TH DAY OF NOVEMBER 2023 AT 11:00 AM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT B/3/31,2-3, ASHTVINAYAK APARTMENT OPP VIJAYA BANK, SECTOR-15, VASHI, THANE, THANE, MAHARASHTRA, INDIA, 400703.

TO AUTHORIZE MR. RAMJI VALJI VAID (DIRECTOR OF THE COMPANY) AS AN AUTHORISED REPRESENTATIVE OF THE COMPANY FOR THE TENDER:

"RESOLVED THAT consent of the Board of Directors of the Company be and is hereby accorded to authorize Mr. Ramji Valji Vaid, Director of the Company to do on behalf of the Company all such acts, deeds and things necessary including executing lease agreement, modification agreement and Rectification deed/ agreement with CIDCO in connection with or incidental thereto:

Tender Ref No. 146507/1000886

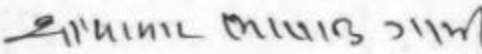
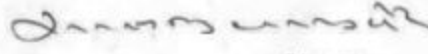
"Plot details: Plot No.21, Sector-9 at Node Ghansoli, Navi Mumbai under Scheme No. MM- SCH-19-2021-22"

RESOLVED FURTHER THAT the board be and hereby approve payments already made for plot along with TDS and other miscellaneous charges paid for execution of the said Scheme.

RESOLVED FURTHER THAT all the acts, deeds and things lawfully done by the Authorized Representative shall be deemed to have been done by the Company"

CERTIFIED TRUE COPY

For GAMI AND SATYAM VENTURES PRIVATE LIMITED
For Gami And Satyam Ventures Pvt. Ltd. For Gami And Salyam Ventures Pvt. Ltd.

Director

Director

AMBALAL BHANJI GAMI

RAMJI VALJI VAID

DIN: 00344557

DIN: 08943681

(Director)

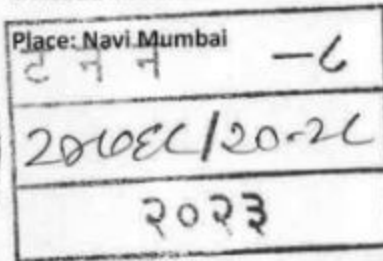
(Director)

Date: 01 November 2023

Date: 01 November 2023

Place: Navi Mumbai

Place: Navi Mumbai





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28084/29.24
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAICG7432R



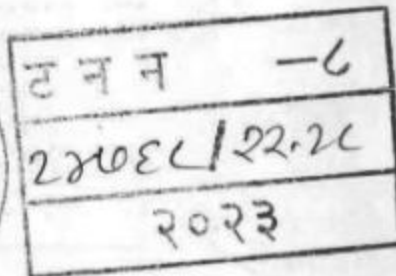
नाम / Name
GAMI AND SATYAM VENTURES
PRIVATE LIMITED

स्थापना की तारीख
Date of Incorporation/Formation
22/12/2020

For GAMI AND SATYAM VENTURES PVT. LTD.

[Signature]

DIRECTOR



FOR GAME AND SATYAM VENTURES PVT. LTD.

DIRECTOR



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2206/23-24
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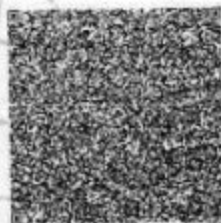
भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक / Enrolment No.: 0000/00266/52766

To
रामजी वलजी वैद
Ramji Valji Vaid
Ramji Valji Vaid
B-3301, Satyam Imperial Heights, Plot no.11
Sector -11, Ghansoli
Near Sai Baba Mandir
Sector 11
Navi Mumbai
Thane Maharashtra - 400701
8879253088

Signature Not Verified
DIGITAL SIGNATURE
AUTHORITY OF INDIA
UIDAI



आपला आधार क्रमांक / Your Aadhaar No.

3747 8515 7114

VID : 9131 2411 6816 1186

माझे आधार, माझी ओळख



भारत सरकार
Government of India



रामजी वलजी वैद
Ramji Valji Vaid
जन्म तारीख/DOB: 12/08/1982
पुरुष/ MALE

3747 8515 7114

VID : 9131 2411 6816 1186

माझे आधार, माझी ओळख



Government of India



AADHAAR

माहिती

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

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
रामजी वलजी वैद, B-3301, सत्यम इमिपेरियल हైघट्स,
प्लॉट नं. ११, सेक्टर - ११, घणसोली, नेट साई बाबा मंदिर,
सेक्टर ११, नवी मुंबई, ठाणे,
महाराष्ट्र - ४००७०१

Address:
Ramji Valji Vaid, B-3301, Satyam Imperial
Heights, Plot no.11, Sector -11, Ghansoli,
Near Sai Baba Mandir, Sector 11, Navi
Mumbai, Thane,
Maharashtra - 400701



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VID : 9131 2411 6816 1186

1947 | help@uidai.gov.in | www.uidai.gov.in



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आयकर विभाग
 INCOME TAX DEPARTMENT
 RAMJI VALJI VAID
 VALJI BHURA VAID
 12/08/1982
 Permanent Account Number
 ADSPV0633K
 Signature
 भारत सरकार
 GOVT. OF INDIA



Handwritten signature



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2023	

392/24768
शुक्रवार, 03 नोव्हेंबर 2023 4:36 म.नं.

दस्त गोपवारा भाग-1

टनन8

दस्त क्रमांक: 24768/2023

दस्त क्रमांक: टनन8 /24768/2023

बाजार मूल्य: रु. 83,39,53,320/-

मोबदला: रु. 83,39,53,320/-

भरलेले मुद्रांक शुल्क: रु.4,16,97,700/-

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात

अ. क्र. 24768 वर दि.03-11-2023

रोजी 4:35 म.नं. वा. हजर केला.

पावती:26256

पावती दिनांक: 03/11/2023

सादरकरणाचे नाव: भाडेकरू -मे.गामी अँड सत्यम व्हॅचर्स प्रायव्हेट लिमिटेड तर्फे रामजी वालजी वैद --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

दस्त हजर करणाऱ्याची सही:

एकुण: 30560.00

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

दस्ताचा प्रकार: अँग्रीमेंट टू लीज

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

शिक्का क्र. 1 03 / 11 / 2023 04 : 35 : 15 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03 / 11 / 2023 04 : 36 : 16 PM ची वेळ: (फी)





03/11/2023 4 39:58 PM

दस्त गोपवारा भाग-2

दनन8

दस्त क्रमांक:24768/2023

दस्त क्रमांक :दनन8/24768/2023

दस्तावा प्रकार :-ऑप्रीमेट दू लीज

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:भाडेकरू -मे.गामी अँड सत्यम व्हेंचर्स प्रायव्हेट लिमिटेड तर्फे रामजी कालजी वेद - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी/ 3/31, 2-3, अष्टविनायक अपार्टमेंट विजया वॉक समोर, वाशी नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAICG7432R	भाडेकरू वय :-42 स्वाक्षरी:-		
2	नाव:मालक -सिडको लि. तर्फे असिस्टंट मार्केटिंग ऑफिसर राजेंद्र सोनावणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निर्मल, 2 रा मजला, नरीमन पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AACCC3303K	मालक वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत ऑप्रीमेट दू लीज चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:03 / 11 / 2023 04 : 39 : 09 PM

ओळख:-

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

अनु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सौरभ पाटील -- - वय:20 पत्ता:सेक्टर 24, कोपरखैरणे नवी मुंबई पिन कोड:400709		
2	नाव:सतिश चौगुले -- - वय:25 पत्ता:सेक्टर 24, कोपरखैरणे नवी मुंबई पिन कोड:400709		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु.क्र.	पक्षकाराचे नाव व पत्ता
1	मालक -सिडको लि. तर्फे असिस्टंट मार्केटिंग ऑफिसर राजेंद्र सोनावणे - - प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: निर्मल, 2 रा मजला, नरीमन पॉईंट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. AACCC3303K

प्रमाणित करण्यात येत की,
मूळ दस्तास एकूण 2 पाने आहेत
पुस्तक क्र. 24768/2023
क्रमांकावर नोंदवला

शिकका क्र.4 ची वेळ:03 / 11 / 2023 04 : 39 : 44 PM

Joint Sub Registrar Thane 8

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface
1	GAMI AND SATYAM VENTURES PVT LTD	eChallan	69103332023110316000	MH010544171202324E	41697700.00	SD	0005516733202324	03/11/2023
2		DHC		1123036914676	560	RF	1123036914676D	03/11/2023
3	GAMI AND SATYAM VENTURES PVT LTD	eChallan		MH010544171202324E	30000	RF	0005516733202324	03/11/2023

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

24768 /2023

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