

**Translation from Marathi to English**

**CIDCO City and Industrial Development Corporation(Maharashtra) Ltd.**

Residential Department, First Floor,  
'CIDCO Bhavan, C.B.D. Belapur, Navi Mumbai-400614.

CIDCO/Residential/Satyo/Kalamboli/174/2014



To,

M/s. Tarachand & Sons,

Through, Owner Mr. VinayKumar Tarachand Agrawal,

D-1110, Bhima Complex Kalamboli,

Navi Mumbai.

Sub: NOC for Mortgage of Plot of Land.

Respected Sir/Ma'am,

In respect of your application dated 07/03/2014, you are being informed that, at Kalamboli Nod Sector No. 10E, RoadPali, Kalamboli, as per distribution plan of 12.5% Plot of Land. The plot No. 6, admeasuring area 1450.00 Sq. Mtr

All the terms and conditions of the 12.5 per cent scheme as well as the provisions of the View Disposal of Regulation are applicable to the land you are holding. It has been informed that for the construction on the above plot, we want to take a loan by mortgaging the plot free of cost to SBI, Chandigarh, a financial institution. We have no objection to mortgaging the land subject to the terms and conditions mentioned below and taking a loan from the said financial institution.

**Main Terms and Conditions**

In case of this plot, all the terms and conditions of CIDCO's payment letter dated 27/05/2003 have to be complied with.

1. All the terms and conditions of the agreement entered into in the case of this land on the date have to be complied with. There is no objection to submitting the original copy of the agreement for the above plot of land to the Financial Institution for borrowing from the State Bank of India Chandigarh, Branch. However, Ownership of these plots cannot be given to this financial Institution (SBI).

2. We have informed that we want to take a loan from State Bank of India, Chandigarh for construction on the plot by mortgaging the plot without any possession. We do not mind, the main terms and conditions
3. All the terms and conditions of the agreement made in respect of this plot on the date have to be complied with. There is no objection to submitting the original copy of the agreement of the above plot of land for the loan from this financial institution. However, possession of these plots cannot be given to this financial institution.
4. If you are unable to repay the loan taken from the said financial institution or if the said financial institution is in breach of any of the terms and conditions on which the financial institution has disbursed the loan and sells the said plot through auction or other means to recover the loan with interest. If it decides to do so, it will have to get the prior permission of CIDCO and if CIDCO wishes to purchase the land, CIDCO will have the preference to purchase it.
5. If any other person or entity other than CIDCO takes the above plots in the auction or the lending financial institution takes possession of the plots and keeps the plots with you for more than 6 months, transfer fee and any other amount at the rate fixed by CIDCO. Will have to pay.
6. CIDCO does not know if you have already taken a loan from any other financial institution by mortgaging the above plots or if there is any collateral or guarantor on the collateral of the plot. Also, if any building is constructed on the plot, if CIDCO and its flats or shops are transferred without the permission of CIDCO, or if there is any agreement for sale or development of the plot or transfer through other means, then CIDCO does not know. Therefore, even if CIDCO has no objection to take a loan by mortgaging the land, the financial institution concerned in the above case has to take the next decision on its own responsibility. CIDCO will have no responsibility in this regard.
7. If the concerned financial institution has accepted any type of loan, plot / flat / shop or any building constructed on this plot without taking possession and has created a burden of the said loan and interest amount, the financial institution has submitted the original copy of the registered mortgage to CIDCOS to record the amount of this burden. Should. It should be noted that if a copy of the registered mortgage deed is not submitted to CIDCO, it will not be possible to keep it in CIDCO's docket.
8. Allotment of the above plots has been made on the basis of land acquisition and other documents submitted by the concerned landholder to CIDCO and the information provided, hence the discrepancy between the said documents and the information given for allotment of plots is always false or discrepancy between actual facts and information. If it is observed, the deed of payment and agreement or lease of the plot will be canceled automatically from the day of notice and if the plot is allotted or transferred, the



responsible debtor will be deemed to have taken all the responsibility in this matter. Also, on such occasions, CIDCO will take possession of the land without paying any compensation or any other amount along with any building constructed on the land and to do so with the land which has direct or indirect relation to 2/11. No one will object or dispute that the transfer of the land is allowed. Also, if CIDCO has allowed the transfer of the land, the documents submitted by both the parties to CIDCO for obtaining the permission and the documents on the basis of which the transfer is allowed are false. In case of any discrepancy between the facts and the information shown or any information in it is found to be incorrect, the permission for transfer of the plot, depending on the said documents, will be revoked without any prior notice from the day of notice. The plot will be taken over by CIDCO without any compensation or any other kind of payment along with any structure built on the plot and in doing so no person directly or indirectly associated with the plot will object or dispute. Considering all these factors, debt The decision regarding disbursement is to be taken by the concerned financial institution at its own risk.

9. If the financial institution or any other person mentioned in this letter has given a loan by mortgaging the plot and has incurred the burden of loan and interest or other amount on the plot, Or the transfer of the shop as well as the plot or any part of the building is not objectionable and the load cannot be transferred in full or in part or the flats or shops in the building built on it without giving written notice. However, CIDCO will not be held responsible for such transfers.

Yours faithfully,  
3 6 Vahipavipki (Cities Opportunity Scheme)  
CIDCO Limited,

Copy of Letter: CIDCO Building, CBD - Belapur, Navi Mumbai 400614. Copy- 1) Branch Manager Rate Leak Mamalidopra. 24 State Phase-1 3 160002.

Note: You have to disburse the loan only after verifying the place copy of the letter of no objection to the mortgage of the said property given by this department, otherwise the corporation will not be responsible for it.

**CIDCO**

City and Industrial Development Corporation (Maharashtra) Ltd  
Estate Division 1st Floor,

CIDCO Ltd. CIDCO Bhavan,  
CBD Belapur, Navi Mumbai, 19

CIDCO/ Colony / Satyo / Kalamboli / 174/2006

To,

Shri. Vinay Kumar Tarachand Agarwal,

Prop. M/s. Tarachand & Sons

9000, Bhima Colony, kalamboli.

Subject – 12.5% Distribution Scheme, at Kalamboli of Land allotment.

Regarding-the transfer of land allotted at Mauje Kalamboli/174/2006 as  
per 12.5 % scheme dated 02/03/2006

Respected,

1) Shri. Kesrinath Shantaram Padhye, 2) Shri. Madhukar Shantaram Padhye, 3) Mrs. Jvashri Chandrakant Ghumare, 4) Shri. Suresh Prabhakar Paudwal, 5) Shri. Sunil Prabhakar Paudwal, 6) Shri. Mahendra Prabhakar Paudwal, 7) Smt. Manisha (Alka) Harishchandra Karekar, 8) Smt. Shubhangi Anand Malandkar

The abovementioned are been allotted a plot of land out of 12.5% distribution scheme, situated at kalamboli Sector 10 E, land admeasuring survey No. 06, admeasuring about 1450 Sq.Mtr. A. Proprietor from Tarachand & Sons, Shri. Permission has been granted in the above reference letter to transfer the names of Vinay Kumar Tarachandra Agarwal.

In the tripartite agreement of the above head dated 07/03/2006, MIDCO 1) Shri. Kesrinath Shantaram Padhye, 2) Shri. Madhukar Shantaram Padhye, 3) Mrs. Jashri Chandrakant Bhare, 4) Shri. Suresh Prabhakar Paudwal, 5) Shri. Sunil Prabhakar Shri Bal, 6) Shri. Mahendra Prabhakar Paudwal, 7) Mrs. Manisha (Alka) Harishchandra Karekar, 8) Mrs. Shubhangi Anand Maledkar, and Ms. Tarachand & Sons Tarke Popiter Shri. Vinay Kumar Tarachandra Agarwal and as this tripartite agreement has been registered with the Deputy Registrar Panvel 1 under registration number 1909/2006 dated 07/3/2006 and since you have submitted the true copy of the tripartite Kasnabha to us. The name of Mr. Vinay Kumar Tarachandra Agarwal, the proprietor of Tarachand & Sons has been registered in the docket of CIDCO.

Your trustworthy,

(colony officer)

Copy to abovementioned 8 person.



**CIDCO City and Industrial Development Corporation(Maharashtra) Ltd.**

Residential Department, First Floor,  
'CIDCO Bhavan, C.B.D. Belapur, Navi Mumbai-400614.

CIDCO/Residential/Satyo/Kalamboli/174/2014

To,

Shree. Vinaykumar Tarachand Agarwal

Prop. Tarachand & Sons,

R/o. Kalamboli, Tal. Panvel

Raigad.

Sub: NOC for Mortgage of Plot of Land.

Respected Sir/Ma'am,

In respect of your application dated 13/02/2009, you are being informed that, at Kalamboli Nod Sector No. 10E, Road Pali, Kalamboli, as per distribution plan of 12.5% Plot of Land. The plot No. 6, measuring area 1450.00 Sq. Mtr

All the terms and conditions of the 12.5 per cent scheme as well as the provisions of the View Disposal of Regulation are applicable to the land you are holding. It has been informed that for the construction on the above plot, we want to take a loan by mortgaging the plot free of cost to State Bank of India, Chandigarh a financial institution. We have no objection to mortgaging the land subject to the terms and conditions mentioned below and taking a loan from the said financial institution.

**Main Terms and Conditions**

In case of this plot, all the terms and conditions of CIDCO's payment letter dated 27/05/2003 have to be complied with.

1. All the terms and conditions of the agreement entered into in the case of this land on the date have to be complied with. There is no objection to submitting the original copy of the agreement for the above plot of land to the Financial Institution for borrowing from the State Bank of India Chandigarh, Branch. However, Ownership of these plots cannot be given to this financial Institution (SBI).
2. We have informed that we want to take a loan from State Bank of India, Chandigarh for construction on the plot by mortgaging the

plot without any possession. We do not mind, the main terms and conditions

3. All the terms and conditions of the agreement made in respect of this plot on the date have to be complied with. There is no objection to submitting the original copy of the agreement of the above plot of land for the loan from this financial institution. However, possession of these plots cannot be given to this financial institution.
4. If you are unable to repay the loan taken from the said financial institution or if the said financial institution is in breach of any of the terms and conditions on which the financial institution has disbursed the loan and sells the said plot through auction or other means to recover the loan with interest. If it decides to do so, it will have to get the prior permission of CIDCO and if CIDCO wishes to purchase the land, CIDCO will have the preference to purchase it.
5. If any other person or entity other than CIDCO takes the above plots in the auction or the lending financial institution takes possession of the plots and keeps the plots with you for more than 6 months, transfer fee and any other amount at the rate fixed by CIDCO. Will have to pay.
6. CIDCO does not know if you have already taken a loan from any other financial institution by mortgaging the above plots or if there is any collateral or guarantor on the collateral of the plot. Also, if any building is constructed on the plot, if CIDCO and its flats or shops are transferred without the permission of CIDCO, or if there is any agreement for sale or development of the plot or transfer through other means, then CIDCO does not know. Therefore, even if CIDCO has no objection to take a loan by mortgaging the land, the financial institution concerned in the above case has to take the next decision on its own responsibility. CIDCO will have no responsibility in this regard.
7. If the concerned financial institution has accepted any type of loan, plot / flat / shop or any building constructed on this plot without taking possession and has created a burden of the said loan and interest amount, the financial institution has submitted the original copy of the registered mortgage to CIDCOS to record the amount of this burden. Should. It should be noted that if a copy of the registered mortgage deed is not submitted to CIDCO, it will not be possible to keep it in CIDCO's docket.
8. Allotment of the above plots has been made on the basis of land acquisition and other documents submitted by the concerned landholder to CIDCO and the information provided, hence the discrepancy between the said documents and the information given for allotment of plots is always false or discrepancy between actual facts and information. If it is observed, the deed of payment and agreement or lease of the plot will be canceled automatically from the day of notice and if the plot is allotted or transferred, the responsible debtor will be deemed to have taken all the responsibility in this matter. Also, on such occasions, CIDCO will



take possession of the land without paying any compensation or any other amount along with any building constructed on the land and to do so with the land which has direct or indirect relation to 2/11. No one will object or dispute that the transfer of the land is allowed. Also, if CIDCO has allowed the transfer of the land, the documents submitted by both the parties to CIDCO for obtaining the permission and the documents on the basis of which the transfer is allowed are false. In case of any discrepancy between the facts and the information shown or any information in it is found to be incorrect, the permission for transfer of the plot, depending on the said documents, will be revoked without any prior notice from the day of notice. The plot will be taken over by CIDCO without any compensation or any other kind of payment along with any structure built on the plot and in doing so no person directly or indirectly associated with the plot will object or dispute. Considering all these factors, debt The decision regarding disbursement is to be taken by the concerned financial institution at its own risk.

9. If the financial institution or any other person mentioned in this letter has given a loan by mortgaging the plot and has incurred the burden of loan and interest or other amount on the plot, Or the transfer of the shop as well as the plot or any part of the building is not objectionable and the load cannot be transferred in full or in part or the flats or shops in the building built on it without giving written notice. However, CIDCO will not be held responsible for such transfers.

REGARDS,

Yours faithfully,  
Manager.

Copy of Letter:  
State bank of India, Chandigarh.

## **CIDCO**

**City and Industrial Development Corporation (Maharashtra)**  
**Limited**

Department, 1st Floor,  
CIDCO Ltd., CIDCO Building,  
CBD Belapur, Navi Mumbai.

CIDCO / Colony / Satyo/Kalamboli/174/2006

To,  
Shri. Kesari Shantaram Padhye and other 8,  
Post- Dahivali, Karjat  
Raigad.

Subject: As per the plan of twelve and a half per cent, regarding  
the transfer of land allotted.

Sir / Madam.

It is hereby informed that on the subject of the above subject of your letter dated 14/02/2006, the plot allotted to you at Kalamboli Sector 10E as per the scheme of 12.5% Land distribution, Survey No. 6, admeasuring 1450 Sq.Mtr. transferred to Mr. Vinaykumar Tarachand Agrawal, Prop. Tarachand and Sons, subject to all the terms and conditions of the 12.5 per cent scheme as well as the provisions of The New Bombay Disposal of Land Regulation 1975 and the exemption required under the Civil Land (Maximum Retention and Regulation) Act. Consideration will be given to allowing. However, before that you have to pay administrative Fee amounting Rs. **02,42,000/- and Rs.500 /** - as Document Handling Charges is required to be paid. **Total sum of Rs. 02,42,500/- to the CIDCO Ltd.**

Also, However, after receiving this letter, the amount should be paid within **15 days** by contacting CIDCO's Colonial Department through back demand draft drawn in the name of 'CIDCO Limited' and payable in New Mumbai.

Your Trustworthy,  
Colony Officer.



**CIDCO**

**City and Industrial Development Corporation (Maharashtra) Ltd**

Estate Division,  
1st Floor, 'CIDCO Building,  
CBD. Belapur,  
Navi Mumbai 400 614.

CIDCO / Vasahat / Satyo / Kalamboli / 174/2006.

To,

Shri Suresh Prabhakar Paudwal and others 8,  
At. Chaal No. F, Next to Gajanan Apartment,  
Kalyan (West) Thane.

Subject: - Regarding registration of names of heirs for the land allotted at Kalamboli as per 12.5 % scheme.

Sir,

It is informed from your application dated 14.02.2006 regarding the above subject that. As per 12.5% plan, plot number 06 area at Kalamboli Sector 10E admeasuring 1450.00 sq.m. Shri. Mr. Kesrinath Shantaram Padhye, Mr. Madhukar Shantaram Padhye, Mrs. Jayshree Chandrakant Ghumte and Mrs. Prabhavati Prabhakar Paudwal have been allotted and the agreement of this plot has been signed on 27-05-2003. Due to the death of Smt. Prabhavati Prabhakar Paudwal, a narrow application filed under No. 443/2005 in the Civil Court at Panvel, the court has appointed Mrs. Prabhavati Prabhakar Paudwal as his successor. 1) Mr. Suresh Prabhakar Paudwal 2) Sunil Prabhakar Paudwal, 3) Mahendra Prabhakar Paudwal, 4) Manisha (Alka) Harishchandra Kodekar and 5) Shubhangi Anand Maledkar have been certified and announced. From now on, it is your responsibility to comply with all the terms and conditions of the above plot agreement along with other allotments and you will be treated as the only licensee of the plot.

Let me know.

Yours faith  
Colony Officer (4)

## **CIDCO**

City and Industrial Development Corporation (Maharashtra) Ltd

Estate Division,  
1st Floor, 'CIDCO Building,  
CBD. Belapur,  
Navi Mumbai 400 614.  
17/02/2006.

CIDCO / Colony / Satyo / Kalamboli/174/2006.

To,

Suresh Prabhakar Paudwal,

Jijamatha Colny, Kalyan(W)

Thane.

Subject- To Update the names of Heirs.

Sir / Madam,

It is informed from your application regarding the above subject dated 14/02/2006. As per the heir certificate issued by Civil Judge Panvel due to the death of Mrs. Prabhavati Prabhakar Patil out of the allotment of plot number 06 area 1450 sq. mtr. You have requested to file the names in CIDCO's docket. To take necessary action in this regard, you are kindly requested to pay an administrative fee of Rs. 500 / - to CIDCO through Bank Demand Draft drawn in the name of "CIDCO Limited".

Your trustworthy,  
Co-Colony Officer(Akkrum)



**CIDCO**

City and Industrial Development Corporation (Maharashtra) Ltd  
Estate Division 1st Floor,

CIDCO Ltd. CIDCO Bhavan,

CBD Belapur, Navi Mumbai, 19

CIDCO / Colony / Satyo / Kalamboli / 174/2006

To,

Shri. Vinay Kumar Tarachand Agarwal,

Prop. M/s. Tarachand & Sons

9000, Bhima Colony, kalamboli.

Subject – 12.5% Distribution Scheme, at Kalamboli of Land allotment.

Regarding-the transfer of land allotted at Mauje Kalamboli/174/2006 as per 12.5 % scheme dated 02/03/2006

Respected,

1) Shri. Kesrinath Shantaram Padhye, 2) Shri. Madhukar Shantaram Padhye, 3) Mrs. Jvashri Chandrakant Ghumare, 4) Shri. Suresh Prabhakar Paudwal, 5) Shri. Sunil Prabhakar Paudwal, 6) Shri. Mahendra Prabhakar Paudwal, 7) Smt. Manisha (Alka) Harishchandra Karekar, 8) Smt. Shubhangi Anand Malandkar

The abovementioned are been allotted a plot of land out of 12.5% distribution scheme, situated at kalamboli Sector 10 E, land admeasuring survey No. 06, admeasuring about 1450 Sq.Mtr. A. Proprietor from Tarachand & Sons, Shri. Permission has been granted in the above reference letter to transfer the names of Vinay Kumar Tarachandra Agarwal.

In the tripartite agreement of the above head dated 07/03/2006, MIDCO 1) Shri. Kesrinath Shantaram Padhye, 2) Shri. Madhukar Shantaram Padhye, 3) Mrs. Jashri Chandrakant Bhare, 4) Shri. Suresh Prabhakar Paudwal, 5) Shri. Sunil Prabhakar Shri Bal, 6) Shri. Mahendra Prabhakar Paudwal, 7) Mrs. Manisha (Alka) Harishchandra Karekar, 8) Mrs. Shubhangi Anand Maledkar, and Ms. Tarachand & Sons Tarke Popiter Shri. Vinay Kumar Tarachandra Agarwal and as this tripartite agreement has been registered with the Deputy Registrar Panvel 1 under registration number 1909/2006 dated 07/3/2006 and since you have submitted the true copy of the tripartite Kasnabha to us. The name of Mr. Vinay Kumar Tarachandra Agarwal, the proprietor of Tarachand & Sons has been registered in the docket of CIDCO.

Your trustworthy,

(colony officer) 4

Copy to: Shri. Keshrinath Shantaram padhye and other 8 .



verified by me.