

City And Industrial Development Corporation Of Maharashtra Ltd**Allotment Letter - Non Pmay Housing Scheme - FIRST COME FIRST SERVE(FCFS)**

Application No. - 1260002294

Date: 24-07-2026

To,

MR/MRS:-RAJENDRA NARAYAN BHALERAO & SARIKA RAJENDRA BHALERAO

Add - S/O NARAYAN BHALERAO 54/404,SEAWOOD ESTATE,NRI COMPLEX NEAR D.P.S SCHOOL SECTOR 54/56/58

Contact No. 9867407894

Email: atharvaent118@gmail.com

Subject: Allotment of Apartment in Non Pmay Housing Scheme (FCFS), Sec.58 SEAWOODS NRI**Reservation Category for General Public**

Dear Sir/Madam

You have booked below Apartment in the FCFS Scheme launched by CIDCO. Your booking
Application No. 1260002294

We are pleased to allot you the said apartment, subject to the terms & conditions annexed herewith.

A. DETAILS OF APARTMENT ALLOTTED:

Building No.	Floor No.	Apartment No.	RERA Carpet Area sq.mt
N54	4	403	86.97

B. PRICE OF APARTMENT (Excluding GST, Stamp Duty & Registration Charges)

Sale Price (Rs)(A)	Incidental Charges (Rs) (B)	Total(Rs) (A+B)	EMD Received (Rs)	Sale Price Balance
29038807.50	0.0	29038807.50	1000000.00	28038807.50

Note: i) The above Sale price is tentative and may increase as per the provision of the NMDL(A)R, 2008.

ii) Floor Rise Rate: Rs 50 per sq. ft. for apartments located on the 4th floor and above.

iii) The above sale price is inclusive of the floor rise charges.

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C. INCIDENTAL & DOCUMENTATION CHARGES:

Particulars	Amount	CGST(Rs)	SGST(Rs)	Total Amount (Rs)	Due Date
ZPWD	0.0	0.00	0.00	0.0	01.03.2027
ZWCC	0.0	0.00	0.00	0.0	01.03.2027
ZWDB	0.0	0.00	0.00	0.0	01.03.2027

* ZPWD = Power supply network development charges

* ZWCC = Water connection charges

* ZWDB = Water distribution betterment charges

D. PAYMENT SCHEDULE

Installment No.	Amount	CGST(Rs)	SGST(Rs)	Total Amount (Rs)	Due Date
BC1	4673134.58	0.00	0.00	4673134.58	02.09.2026
BC2	4673134.58	0.00	0.00	4673134.58	02.10.2026
BC3	4673134.58	0.00	0.00	4673134.58	01.11.2026
BC4	4673134.58	0.00	0.00	4673134.58	01.12.2026
BC5	4673134.58	0.00	0.00	4673134.58	31.12.2026
BC6	4673134.58	0.00	0.00	4673134.58	30.01.2027

* BC = Buyer's Contribution/Installment.

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E. OTHER CHARGES:

Particulars	Total Amount (Rs) (Inc.Tax)	Due Date
ZSCF	0.0	01.03.2027
ZSHM	260.0	01.03.2027
ZPDC	590.0	01.03.2027

* ZSHM = Share Money

* ZSCF = Service Charges (3 Months)

* ZPDC = Documentation charges

* Maintance charges shall be paid by the Applicant to the respective Cooperative Housing Society.

Notes:

1. Variation in area & price, if any, shall be acceptable to you.
2. If the apartment is allotted under the reserved category, then the transfer will be permitted within the same reserved category only.
3. The allottee shall pay the maintance & repair charges directly to the concern Housing cooperative society
4. Other terms & conditions of allotment shall be as per Annexures attached herewith.

City And Industrial Development Corporation Of Maharashtra Ltd**Allotment Letter - Non Pmay Housing Scheme - FIRST COME FIRST SERVE(FCFS)****ANNEXURE****1) Mode of Payment:-**

The payment should be made through online mode only by visiting the link provided for Payment under Online payment on CIDCO website <https://cidcofcfs.cidcoindia.com/> Observance of payment schedule is an essence of the contract.

2) Extension of time:-

i) Payment of Installments: The Corporation may in deserving cases, extend the period determined in the scheme for payment of installments, which shall not exceed Six Months in all. For extended period, Delayed Payment Charges at the rate as may be fixed by the Corporation by a general or specific order, shall be payable by the allottee along with next due installment. The Delayed Payment Charges will be at the rate 'Prime Lending Rate' declared by State Bank of India prevailing as on 01st January of every year and it shall be applicable for the entire calendar year.

ii) Default in Payment: In case of default in payment of any installment by the allottee, the allotment of apartment is liable for termination/cancellation. In the event of termination of the concluded allotment and cancellation of the same, the EMD along with 10% of the installment/s amount paid shall be forfeited without prejudice to the other rights of the Corporation to recover compensation for loss and or damage, if any suffered in consequence of such default. In case of termination or the cancellation of allotment if the allottee has availed loan from any Bank/Financial Institute, first the refund amount will be credited to the said Bank/Financial Institute and thereafter on submission of the NOC from the said Bank/Financial Institute, the balance amount will be refunded to the allottee.ii

iii) Surrender of Allotment: In the event of surrender of allotment by the allottee after issue of allotment letter, the EMD along with 10% of the installment/s amount paid shall be forfeited without prejudice to the other rights of the Corporation to recover compensation for loss and or damage, if any suffered, in consequence of such default. In such case, if the allottee has availed loan from any Bank/Financial Institute, first the refund amount will be credited to the said Bank/Financial Institute and thereafter on submission of the NOC of the said Bank/Financial Institute the balance amount shall be refunded to the allottee.

3) Facility to raise Housing Loan:-

Allottee may avail housing loan from the Banks/Financial Institutions approved by the Corporation for paying the sale price of the allotted apartment. A separate request will have to be made online for issuance of NOC in favor of the Banks/Financial Institutions from which the allottee intends to take home loan. An amount of Rs.250/- or amount as decided by the Corporation plus GST as applicable will be charged for issuance of NOC. The allottee will be solely responsible for the details furnished about the said Bank/Financial Institutions and the formalities done in that regard. In case of dispute between the allottee and the bank, the Corporation shall not be held accountable for any discrepancy arising there from and shall have full authority to safeguard its interest in respect of the subject property.

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If the allottee makes request for issuance of mortgage NOC by cancelling previously issued NOC for whichever reason, then administrative charges to the tune of Rs 250/- or amount as decided by the Corporation plus GST will be levied. The said NOC shall be issued on submission of No Objection Certificate from the earlier Bank/Financial Institutions. After payment of the same, the 2nd mortgage NOC will be issued and 1st NOC shall stand cancelled automatically. On issuance of the said 2nd NOC, the allottee shall be required to submit the no dues certificate from the earlier Bank/Financial Institutions within a period of 15 days from the date of issuance of 2nd NOC from the Corporation. The allottee will be held liable for any misuse of the mortgage NOC issued by the Corporation.

If the allottee has been issued a mortgage NOC against the allotted apartment and he/she chooses to cancel the allotment of the apartment, then the request for cancellation will be only considered after producing the mortgage cancellation letter in Corporations format from the lending Bank/Financial Institution.

4) Addition of Co-applicant name in Allotment letter :

If the allottee is single applicant and intends to add his/her spouse name (if married) or his/her mother name (if unmarried) as co-applicant in the allotted flat, he/she can make a separate request online on CIDCO FCFS portal. The allottee shall note that request made for addition of the name of co-applicant name shall be considered on payment of Rs 5000/-plus 18% GST as administrative charges. After the allottee has made payment of the administrative charges, then the necessary changes shall be made in the allotment letter.

5) Charges for electric connection:

The electric power connection to the apartment allotted to allottee shall be obtained by him/her in his name, by paying necessary charges thereto directly to the MSEDCL, after execution of Agreement for sale and after taking over the possession of the apartment.

6) Payment of Stamp Duty, G.S.T. and Registration Charges:

Allottee shall bear and pay in full the stamp duty and the Registration Charges payable in accordance with the Bombay Stamp Act 1958 amended from time to time, before the Agreement for sale is executed between Corporation and allottee in respect of the allotted apartment. After production of receipt of the payment made against stamp duty and registration charges by the allottee, the agreement will be executed by the Corporation. The allottee shall ensure the exact payment of the stamp duty and charges due as well as filled in exact property details as mentioned in the allotment letter for successful execution of agreement. In case of any error committed by the allottee towards payment of stamp duty and registration charges, no special request for re-execution / re-validation of the concluded agreement shall be entertained and Corporation shall not be responsible for the same.

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The allottee is not allowed to sell, transfer, mortgage, underlet, sublet, assign whole or part with his/her interest in or benefits of this allotment in favor any person/s nor can he/she part with the same before the execution of agreement. The same shall be permissible after the period as mentioned in the scheme booklet, calculated from the date of execution of Agreement for sale. The Corporation shall grant the permission to transfer the apartment on such terms and conditions as may be specified by the Corporation from time to time in accordance to the terms & conditions, covenants contained in the Lease Deed to be granted by the Corporation to the said Co-Operative Housing Society.

After the execution of Agreement to Sale, the Apartment Owner shall not sell, assign, mortgage, underlet, sublet or otherwise transfer wholly or partly the apartment sold to him or his interest therein or shall not part with the possession of the apartment nor shall permit any person to use wholly or partly such apartment without the prior written permission of the Managing Director, which permission shall, on specific request in writing of the Apartment Owner be granted on execution of such documents and on payment of Transfer Charges at the rate as may be determined by the Corporation from time to time.

Transfer of Apartment to the legal heir(s) in case of demise of the apartment owner before the formation and registration of a Company or Society or an Association of the Apartment Owners within a condominium, the apartment shall be transferred to the legal heirs of demised Apartment Owner, as may be declared by a Court of law by the succession certificate or by heirship certificate or in case of will made by the demised Apartment Owner, by a Probate.

8) Execution of agreement to Sale:-

After full and final payment of agreed amount of sale price and other charges, the Allottee shall, within a period of Thirty Days from the date of issue of letter by the Corporation thereof, execute with the Corporation, the Agreement to Sale and shall obtain the possession of the Apartment.

After execution of agreement of the apartment, if the allottee desires to withdraw from the Scheme, the entire amount paid shall be forfeited by the Corporation. The Corporation may, on request of the allottee, extend the above mentioned period for execution of agreement by three months, on the conditions that the Allottee shall pay to the Corporation the Watch and Ward Charges @ Rs. 5/- per sq. mtr. OR at the revised rate of the Apartment, per calendar month or part thereof and Maintenance charges at the rate, as may be prescribed by the Corporation.

If the Agreement to Sale is not executed and the possession of the apartment is not taken within specified period, allotment of the Apartment shall be liable for termination and the Registration Money/EMD along with 10% + applicable GST of the installments amount paid shall be forfeited without prejudice to the rights of the Corporation to recover compensation for loss or damage, if any suffered in consequence of such default.

9) Allottee shall use the apartment allotted to him for residential purpose only and not for any other purpose. The Apartment Owner shall not alter or modify or undertake any structural changes to the apartment/s without prior permission of the Corporation.

10) Maintenance of the condominium is the collective responsibility of all the allottees and they shall pay for the same to appropriate authority separately (Society/Proposed Society, Municipal Corporation, Local Authority, etc).

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11) Grant of lease:

The allottee shall join in forming and registering a Housing Society under the provisions of the Maharashtra Co-operative Society Act, 1960 thereafter make an application to the Corporation for Grant of lease of said land in favour of the said co-operative housing society. All cost, charges and expenses in connection with formation and registration of Co-operative housing society as well as cost of preparing, stamping and registering the Deed of Lease or any other document or documents required to be executed by the Co-operative housing society or by the purchaser of said apartment shall be borne and paid proportionately by the purchasers of the apartments in the building in the said Co-operative housing society.

The purchaser hereby agrees to observe all the terms, conditions covenants contained in the Lease Deed to be executed between the Corporation and the Co-Operative Housing Society in the housing scheme to be formed.

12) All terms and conditions in the scheme Booklet, this annexure, the proposed agreement and Navi Mumbai Disposal Of Lands (Amended) Regulations, 2008 are applicable for allotment of this apartment and shall always be binding upon you and subsequent transferees. The allottee will have no right to claim ignorance on the above and CIDCO reserves all rights to enforce provisions of the same.

13) The Corporation reserves all the rights to amend, cancel any of the conditions mentioned in the Allotment Letter along with annexure.

**ALL THE TERMS & CONDITIONS MENTIONED IN THE NMDL(A)R, 2008 ARE BINDING
UPON THE APPLICANT.**

Signature Not Verified
CHETANA VINOD PATIL

28.07.2026 14:50