

# Cidco Manual

## Citizen Part

### 1. Homepage :

Skip to main content -A A A+

**National Generic Document Registration System**  
Department of Land Resources - Government of India  
Department of Registration & Stamps, Government of Maharashtra iSarita 2.0

Total No. of Registered Documents: 2

**Citizen**  
Login Register

**Organization**  
Login

Our Reach : Andaman & Nicobar Island, Dadra & Nagar Haveli, Goa, Him

Now Property Registration is easy for everyone.

Feedback User Manual NGDRS Downloads Network speed: 10.23 Mbps Help (Manuals)

Site designed and developed by National Informatics Centre  
Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra iSarita 2.0  
29 January 2020, 12:44:11

This site is best viewed in 1024 x 768 resolution & above Help Desk:- helpdesk.ngdrs@nic.in

## 2. Cidco Citizen Login :

- Click on citizen login, enter login username and password, CAPTCHA code and click on Login.
- Click on Data Entry in that go to Data Entry.

The screenshot shows the homepage of the National Generic Document Registration System. The header includes the system name, the Department of Land Resources, and the Government of India - Ministry of Rural Development. The left sidebar has a dark background with white text for navigation: Home, Data Entry, User Management, and Valuation. A red arrow points to the 'Data Entry' link, which is also marked with a red octagon containing the number '1'. The main content area is mostly blank, with a footer containing the NIC logo, site design information, and network speed (10.38 Mbps).

- Click on New Document Entry.

The screenshot shows the 'Document Entry' page. At the top, there are buttons for 'Scheme', 'New Document Entry', and 'Help??'. Below these is a search bar and a 'Show 10 entries' dropdown. The main part of the page is a table with the following columns: Select, Pre Reg. No., Party Name, Document Title, Location, Status, Pre Reg. Summary, Appointment, Download Deed, and Download Final Document. The table contains 10 rows of data. A red arrow points to the 'New Document Entry' button, which is also marked with a red octagon containing the number '2'. At the bottom, there is a pagination control showing 'Showing 1 to 10 of 43 entries' and a set of buttons for 'Previous', '1', '2', '3', '4', '5', and 'Next'.

Select	Pre Reg. No.	Party Name	Document Title	Location	Status	Pre Reg. Summary	Appointment	Download Deed	Download Final Document
Select	20200000000372		अॅग्रीमेंट दू सेल		Data Entry	PDF			
Select	20200000000370		अॅग्रीमेंट दू सेल		Data Entry	PDF			
Select	20200000000369		अॅग्रीमेंट दू सेल		Data Entry	PDF			
Select	20200000000368		अॅग्रीमेंट दू सेल	Raigad , Uran , DRONAGIRI, Navi Mumbai	Data Entry	PDF			
Select	20200000000365		अॅग्रीमेंट दू सेल	Raigad , Uran , DRONAGIRI, Navi Mumbai	Data Entry	PDF			
Select	20200000000364		अॅग्रीमेंट दू सेल		Data Entry	PDF			
Select	20190000000350		खरेदीखत	Raigad , Uran , DRONAGIRI, Navi Mumbai	Data Entry	PDF			
Select	20190000000347		खरेदीखत		Data Entry	PDF			
Select	20190000000331		खरेदीखत	Raigad , Uran , DRONAGIRI, Navi Mumbai	Data Entry	PDF			
Select	20190000000330		खरेदीखत	Raigad , Uran , DRONAGIRI, Navi Mumbai	Data Entry	PDF			

### 3. PDE :

- A. General Info: In general Info select Scheme, Enter Contract no, Select Office and click on Generate Document Button.

The screenshot displays the 'iSarita 2.0 - CIDCO' web application interface. The top navigation bar includes 'Skip to Main Content', 'Select Language', and user information 'ngdrscidco'. The main navigation menu shows steps from 'A- General Info' to 'N- Submit Data'. The 'Document Information' section contains the following fields:

- Pre Reg. No. :-** 20200000000408. Notes: English data entry is compulsory; Reference document number/Token number is required to fetch party name from old document; Link document number is previous registration number for this property.
- Select Scheme:** Swapnoorti (indicated by a red arrow).
- Enter Contract Number:** 10000098 (indicated by a red arrow).
- Article\*:** 25 - Conveyance.
- Document Title:** अंशदान दू देत.
- Date of Execution\*:** 24-01-2020.

The **Document Submission Office Details** section includes:

- District\*:** Raigad.
- Taluka:** Panvel.
- Office Name\*:** Joint S.R. Panvel 2 (indicated by a red arrow).

The **Article Related Information** section includes:

- Property Type\*:** Immovable.

At the bottom, a red arrow points to the **Generate Document** button, with a **Cancel** button next to it.

Footer information includes: Site designed and developed by National Informatics Centre; Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra; Network speed: 9.02 Mbps; and logos for NIC and Digital India.

B. Property Valuation: In property Valuation select Usage Category. Then Contract related property details will be displayed below, check the details and click on save. Also you can View Valuation by clicking on View Valuation button.

The screenshot displays the 'iSarita 2.0 - CIDCO' web application interface. The top navigation bar includes 'Skip to Main Content', 'Select Language', and user profile information. The breadcrumb trail shows the current step: 'B- Property Details'. The main content area is titled 'Property Valuation' and contains the following sections:

- Pre Reg. No. :-** 20200000000408
- Property Valuation** section with details:
  - District : Raigad
  - Area Type : URBAN
  - Taluka : Panvel
  - Local Governing Body : Panvel Municipal Corporation
  - City / Village : Kharghar , Navi Mumbai
- Location :**
- A dropdown menu for selecting a usage category, with 'Cidco Residential Flat' selected (indicated by a red arrow).
- Non Agriculture Build And Open => Residential => Cidco Residential Flat** section with the following details:
  - Carpet Area: 25.8100 (Square Meter)
  - Consideration Amount: 1715000.000000
  - Flat Number: 0201
  - Floor: 2nd floor
  - Buiding Number: E01
  - Apartment No: E01
  - Address: Plot No. 1 , Sector No. 10 GHA
- A table for survey and plot numbers:
 

Selected Attribute	Gat / Plot / Khata / Survey / C.TS	Hissa 1	Hissa 2
Survey Number			
C.T.S. Number			
Plot Number			
Final Plot Number	10		
- A 'Save' button (indicated by a red arrow).
- Property Details** section with a table showing 0 entries:
 

Property Details	City / Village	Location	Usage Category	Action
No data available in table				

The footer contains the NIC logo, site information, and network speed: 11.03 Mbps.

C. Party:

1. Select Party type as Purchaser/Buyer/Executor then contract related Purchaser List will be displayed, then select (by clicking on checkbox) and click on save.

iSarita 2.0 - CIDCO

Skip to Main Content | Select Language | A+ | A | A- | ngrscidco

Dept. of Registration & Stamps, Govt. of Maharashtra

Home | Data Entry | User Management | Valuation

Status:
 

- A- General Info.
- B- Property Details
- C- Party
- D- Identifier
- E- Stamp Duty
- F- Payment
- G- Upload Document
- H- Party Execution
- J- Identifier Execution
- K- Party Admission
- L- Identifier Admission
- M- Sign Agreement

A- General Info. B- Property Details C- Party D- Identifier E- Stamp Duty F- Payment G- Upload Document H- Show Draft I- Party Execution J- Identifier Execution K- Party Admission L- Identifier Admission M- Sign Agreement N- Submit Data

**Party** Help

Pre Reg. No. :- 20200000000408

**Note:1:** English data entry is compulsory.  
**Note:2:** Data entry of both parties is compulsory and set one party as Presenter compulsory.  
**Note:3:** If one party selected as tribal then select all parties as tribal.

Select Party Type: Purchaser|Buyer|Executor | Select Party Category: Builder|Purchaser

**List of Properties**

Show 5 entries | Search:

Sr. No.	Action	Location	Usage Category	Property Details
1	<input checked="" type="radio"/>	Kharghar , Navi Mumbai	Cidco Residential Flat	

Showing 1 to 1 of 1 entries | Previous 1 Next

**Purchaser List(Party 2)**

Sr. No.	Party Name	Address	Mobile No.	Action
1	SAKSHI MESTRY	001, JAIKAMAL APARTMENT, MANPADA ROAD, N ,Kalyan ,Thane	8446201111	<input checked="" type="checkbox"/>

Save Cancel Top

**Details of Parties**

Sr. No.	Party Name	Power Of Attorney	Party Type	Party Category	Action	Upload Form 60/61
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Network speed: 8.03 Mbps

- Now Select Party Type as Seller/Executor, and then scheme related seller list will be displayed, select (by clicking on checkbox) and click on save.

iSarita 2.0 - CIDCO

Dept. of Registration & Stamps, Govt. of Maharashtra

Record Save Successfully

A- General Info. B- Property Details C- Party D- Identifier E- Stamp Duty F- Payment G- Upload Document H- Show Draft I- Party Execution

J- Identifier Execution K- Party Admission L- Identifier Admission M- Sign Agreement N- Submit Data

Party

Pre Reg. No. :- 20200000000408

Note:1: English data entry is compulsory.  
Note:2: Data entry of both parties is compulsory and set one party as Presenter compulsory.  
Note:3: If one party selected as tribal then select all parties as tribal.

Select Party Type: Seller/Executor Select Party Category: Builder/Purchaser

List of Properties

Show 5 entries

Sr. No.	Action	Location	Usage Category	Property Details
1	<input checked="" type="radio"/>	Kharghar , Navi Mumbai	Cidco Residential Flat	

Showing 1 to 1 of 1 entries

Builder List(Party 1)

Sr. No.	Party Name	Address	Mobile No.	Action
1	Ameet Ashok Rajput	Marketing II Department, Raigad Bhavan, 3rd Floor, CBD Belapur	9004011234	<input checked="" type="checkbox"/>

Save Cancel

Details of Parties

Show 10 entries

Sr. No.	Party Name	Power Of Attorney	Party Type	Party Category	Action	Upload Form 60/61
1	SAKSHI MESTRY		Purchaser/Buyer/Executor	Builder/Purchaser	Delete Set as Presenter	

Showing 1 to 1 of 1 entries

Network speed: 12.47 Mbps

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- After filling party details, set one party as Presenter by clicking on Set As Presenter button which is present on Details of Parties Table.

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Dept. of Registration & Stamps, Govt. of Maharashtra

Record Save Successfully

A- General Info. B- Property Details C- Party D- Identifier E- Stamp Duty F- Payment G- Upload Document H- Show Draft I- Party Execution J- Identifier Execution K- Party Admission L- Identifier Admission M- Sign Agreement N- Submit Data

Party

Pre Reg. No. :- 20200000000408

Note:1: English data entry is compulsory.  
 Note:2: Data entry of both parties is compulsory and set one party as Presenter compulsory.  
 Note:3: If one party selected as tribal then select all parties as tribal.

Select Party Type: Purchaser/Buyer/Executor Select Party Category: Builder/Purchaser

List of Properties

Show 5 entries

Sr. No.	Action	Location	Usage Category	Property Details
1		Kharghar , Navi Mumbai	Cidco Residential Flat	

Showing 1 to 1 of 1 entries

Purchaser List(Party 2)

Sr. No.	Party Name	Address	Mobile No.	Action
1	SAKSHI MESTRY	001, JAIKAMAL APARTMENT, MANPADA ROAD, N .Kalyan , Thane	8446204748	<input type="checkbox"/>

Save Cancel

Details of Parties

Show 10 entries

Sr. No.	Party Name	Power Of Attorney	Party Type	Party Category	Action	Upload Form 60
1	SAKSHI MESTRY		Purchaser/Buyer/Executor	Builder/Purchaser	Delete Set as Presenter	
2	Ameet Ashok Rajput		Seller/Executor	Builder/Purchaser	Delete Set as Presenter	

Showing 1 to 2 of 2 entries

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After set as presenter:

List of Properties

Show 5 entries

Sr. No.	Action	Location	Usage Category	Property Details
1		Kharghar , Navi Mumbai	Cidco Residential Flat	

Showing 1 to 1 of 1 entries

Save Cancel

Details of Parties

Show 10 entries

Sr. No.	Party Name	Power Of Attorney	Party Type	Party Category	Action	Upload Form 60
1	SAKSHI MESTRY		Purchaser/Buyer/Executor	Builder/Purchaser	Delete Presenter	
2	Ameet Ashok Rajput		Seller/Executor	Builder/Purchaser	Delete Set as Presenter	

Showing 1 to 2 of 2 entries

- D. Identifier: Select Identifier from Identifier Master List. Click on save.
  1. First Identifier-

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Skip to Main Content | Select Language | A+ | A | A- | ngdrcsidco

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**Identifier** [Help](#)

Pre Reg. No. :- 20200000000408

**Note:1:** English data entry is compulsory.  
**Note:2:** For Party Wise Identifier ,Entry of both parties identifier is compulsory

**Identifire Master List**

Identifire Name	Mobile	Email	Action
Kishor Baburao Korde	9869282092		<a href="#">Select</a>
Samir Mahadev Sawane	7021104210		<a href="#">Select</a>

Select Identifier/Witness Type:

Identifier/Witness Full Name :- \*

Age :- \*

Mobile :-

Pin code :- \*

Address :-

[Save](#) [Cancel](#)

Name	Party Type	Identification Type	Action
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Network speed: 12.73 Mbps

## 2. Second Identifier-

iSarita 2.0 - CIDCO Skip to Main Content | Select Language | A+ | A | A- | ngdrscidco

**Record Saved Successfully**

A- General Info. B- Property Details C- Party D- Identifier E- Stamp Duty F- Payment G- Upload Document H- Show Draft I- Party Execution  
J- Identifier Execution K- Party Admission L- Identifier Admission M- Sign Agreement N- Submit Data

**Identifier** Help

**Pre Reg. No. :-**  Note:1: English data entry is compulsory.  
Note:2: For Party Wise Identifier ,Entry of both parties Identifier is compulsory

**Identifire Master List**

Identifire Name	Mobile	Email	Action
Kishor Baburao Korde	9869282092		<span style="background-color: #007bff; color: white; padding: 2px 5px;">Select</span>
Samir Mahadev Sawane	7021104210		<span style="background-color: #007bff; color: white; padding: 2px 5px;">Select</span>

Select Identifier/Witness Type:

**Identifier/Witness Full Name :- \***

**Age :- \***

**Mobile :-**

**Pin code :- \***

**Address :-**

Top

➔
Save
Cancel

Name	Party Type	Identification Type	Action
Kishor Baburao Korde		Other	<span style="background-color: #007bff; color: white; padding: 2px 5px;">Edit</span> <span style="color: red; font-size: 1.2em; margin-left: 5px;">✕</span>

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Network speed: 9.96 Mbps

## Both Identifiers details-

Name	Party Type	Identification Type	Action
Samir Mahadev Sawane		Other	<span style="background-color: #007bff; color: white; padding: 2px 5px;">Edit</span> <span style="color: red; font-size: 1.2em; margin-left: 5px;">✕</span>
Kishor Baburao Korde		Other	<span style="background-color: #007bff; color: white; padding: 2px 5px;">Edit</span> <span style="color: red; font-size: 1.2em; margin-left: 5px;">✕</span>

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Network speed: 8.25 Mbps

- E. Stamp Duty: In SD calculation, Select Property and then click on Calculate and Save then click on Save and Next to save the Stamp Duty.

iSarita 2.0 - CIDCO

Skip to Main Content | Select Language | A+ | A | A- | ngdrscidco

Dept. of Registration & Stamps, Govt. of Maharashtra

A- General Info. | B- Property Details | C- Party | D- Identifier | **E- Stamp Duty** | F- Payment | G- Upload Document | H- Show Draft | I- Party Execution

J- Identifier Execution | K- Party Admission | L- Identifier Admission | M- Sign Agreement | N- Submit Data

### Stamp Duty/Registration Charges/Other Charges

Pre Reg. No. :- 20200000000408

#### Stamp Duty Calculation

Fee Rule: Conveyance

Action	Property ID	Property Details	Usage Category	Location
<input checked="" type="radio"/>	766		Cidco Residential Flat	Kharghar , Navi Mumbai

#### Stamp Duty Calculation

Governing Body: (within the limits of any Municipal Co)

Is StampDuty to be Adjust: No

Previous Document Year: 0

Enter Document Number: 0

Document Registered Office: 0

Metro Tax Applicable: No

Consideration Amount: 1715000

Previously paid registration fee: No

Previous Document Number: 0

Previously Amount Paid: 0

Document Registration Date: 0

Previously Paid StampDuty: 0

Local Tax Applicable: Yes

Market Value/SR Value: 1715000

**Calculate & Save**

Sr.No.	Particulars	Payment Mode	Min.	Max.	Calculation	Total	Final Amount
1	Total Stamp Duty		-NA-	-NA-	1715000*0.05	102900	1,02,900
2	Registration Fee		100	30000	1715000*0.01	17150	17,150
<b>Total</b>							<b>1,20,050/-</b>

#### Details

Property Id 766

Fee Rule: Conveyance

1	Registration Fee	17,150
2	Total Stamp Duty	1,02,900
<b>Total</b>		<b>1,20,050</b>

Online Pay: 120050 | Counter Pay: 0 | Total Amount: 120050

#### Fee Exemption

Have Exemption?  Yes  No

Online Pay: 120050 | Fee Exemption: 0 | Online Pay Total Amount: 120050

**Save & Next** | Cancel

F. Payment: In Payment select payment mode accordingly and fill the details of payment mode and click on save.

**NGDRS** | Skip to Main Content | Select Language | A+ | A | A- | ngdrscidco

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**Stamp Duty**

Registration Fee	Stamp Duty	Total Amount
₹8000/-	₹40000/-	₹48000/-

Online Pay: 48000 | Fee Exemption: 0 | Total Amount Online Pay: 48000

**Payment** [Help](#)

Pre Reg. No. :- 2020000000408 **Note:1: English data entry is compulsory.**

**Mode of Payment**

Select Payment mode\*  [Go to GRAS Payment Page](#)

GRN Number:

Challan Date:

Challan Amount:

[+ Save](#) [Reset](#) [New Entry](#)

After Payment –

**iSarita 2.0 - CIDCO** | Skip to Main Content | Select Language | A+ | A | A- | ngdrscidco

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**Stamp Duty**

Registration Fee	Stamp Duty	Total Amount
₹8000/-	₹40000/-	₹48000/-

Online Pay: 48000 | Fee Exemption: 0 | Total Amount Online Pay: 48000

**Payment** [Help](#)

Pre Reg. No. :- 2020000000408 **Note:1: English data entry is compulsory.**

**Mode of Payment**

Select Payment mode\*  [Go to GRAS Payment Page](#)

Payment Mode	Payment Head	Payer Name	Amount Paid	Other Details	Action
E-Challan(GRAS)		MAYURI ARGUNDE	48000.00	GRN Number : MH000023726201920E Defacement Number :	<a href="#">Delete</a>

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Network speed: 9.73 Mbps

G. Upload Documents: Upload all mandatory documents.

**iSarita 2.0 - CIDCO**

Dept. of Registration & Stamps, Govt. of Maharashtra

File Uploaded Successfully

A- General Info. B- Property Details C- Party D- Identifier E- Stamp Duty F- Payment **G- Upload Document** H- Show Draft I- Party Execution

J- Identifier Execution K- Party Admission L- Identifier Admission M- Sign Agreement N- Submit Data

Upload Document

Pre Reg. No. :- 20200000000408

**Common Upload Document**

**Note:1:** Red Star(\*) Indicates Mandatory Document  
**Note:2:** Only Alphabets,Number,Dash(-),Underscore(\_) allowed in file name.

Document Title	Select	Download	Action
Execution Page Copy	Browse... No file selected.		Upload/Update
Document deed file *	Browse... No file selected.	Download	Upload/Update

Please wait...!!!

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H. Show draft: You can download draft copy of the scheme.

**iSarita 2.0 - CIDCO**

Dept. of Registration & Stamps, Govt. of Maharashtra

A- General Info. B- Property Details C- Party D- Identifier E- Stamp Duty F- Payment G- Upload Document **H- Show Draft** I- Party Execution

J- Identifier Execution K- Party Admission L- Identifier Admission M- Sign Agreement N- Submit Data

Pre Reg. No. :- 20200000000408

Download Draft

**Agreement For Sale**

REF:

Contract	10000098
Scheme	Swapnpoori
Customer	0000309489
Property No	NMGH01000000010E01020201

THIS AGREEMENT made at **Joint S.R. Panvel 2** on **24th** day of **January**, **Two Thousand Twenty** BETWEEN

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** A Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400021 HEREINAFTER REFERRED to as '**The Corporation**' (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part

AND

**SAKSHI MESTRY** Address- 001, JAIKAMAL APARTMENT, MANPADA ROAD, N ,Kalyan ,Thane, HEREINAFTER REFERRED to as '**Purchaser/Buyer/Executor**' Adult Indian inhabitant (which expression shall unless repugnant to the context or meaning thereof include his/her heirs, executor's administrators and permitted assigns etc.) of the Other Part.

**WHEREAS:**

- 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-Sections (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 MRTP Act).
- The State Government in pursuance to Section 113 (A) of the MRTP Act, is acquiring lands described there in and is vesting such lands with the Corporation for

I. Party Execution: Do photo capture and fingerprint capture of both parties.

The screenshot shows the iSarita 2.0 - CIDCO web application interface. The top navigation bar includes 'Skip to Main Content', 'Select Language', and user profile 'ngdrscidco'. The main navigation menu is on the left, and the breadcrumb trail is: A- General Info. > B- Property Details > C- Party > D- Identifier > E- Stamp Duty > F- Payment > G- Upload Document > H- Show Draft > I- Party Execution. The 'Execution List' table contains the following data:

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	SAKSHI MESTRY	Female		Purchaser/Buyer/Executor	Builder/Purchaser			Photo Capture Fingerprint Capture Reset Lock
2	Ameet Ashok Rajput	Male	36	Seller/Executor	Builder/Purchaser			Photo Capture Fingerprint Capture Reset Lock

Showing 1 to 2 of 2 entries. Network speed: 7.86 Mbps.

After Party Execution -

The screenshot shows the iSarita 2.0 - CIDCO web application interface after successful biometric registration. A red banner at the top reads 'Biometric Registration Successfully'. The breadcrumb trail is: A- General Info. > B- Property Details > C- Party > D- Identifier > E- Stamp Duty > F- Payment > G- Upload Document > H- Show Draft > I- Party Execution. The 'Execution List' table now shows captured photos and fingerprints for both parties:

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	SAKSHI MESTRY	Female		Purchaser/Buyer/Executor	Builder/Purchaser			Photo Capture Fingerprint Capture Reset Lock
2	Ameet Ashok Rajput	Male	36	Seller/Executor	Builder/Purchaser			Photo Capture Fingerprint Capture Reset Lock

Showing 1 to 2 of 2 entries. Network speed: 12.73 Mbps.

J. Identifier Execution: Do photo capture and fingerprint capture of both Identifiers.

Pre Reg. No. :- 20200000000408

### Identifier Execution

Show 10 entries

Sr. No.	Identifier Name	Mobile	Age	Photo	Finger	Action
1	Samir Mahadev Sawane	7021104210	36			Photo Capture Fingerprint Capture Reset
2	Kishor Baburao Korde	9869282092	56			Photo Capture Fingerprint Capture Reset

Showing 1 to 2 of 2 entries

Network speed: 13.87 Mbps

After Identifier Execution -

Pre Reg. No. :- 20200000000408

### Identifier Execution

Show 10 entries

Sr. No.	Identifier Name	Mobile	Age	Photo	Finger	Action
1	Samir Mahadev Sawane	7021104210	36			Photo Capture Fingerprint Capture Reset
2	Kishor Baburao Korde	9869282092	56			Photo Capture Fingerprint Capture Reset

Showing 1 to 2 of 2 entries

Network speed: 15.86 Mbps

K. Party Admission: Click on EKYC button then Click on Biometric button. Take EKYC of both parties by entering UID and agreeing the conditions and capturing the biometric details.

The screenshot shows the 'Party Admission' page in the iSarita 2.0 - CIDCO application. The navigation bar at the top includes steps from A to N, with 'K- Party Admission' selected. The page displays a 'Pre Reg. No. :-' field with the value 20200000000408. Below this is a table with 2 entries:

Sr. No.	Party Full Name	Gender	Age	Party Type	Action
1	SAKSHI MESTRY	Female		Purchaser/Buyer/Executor	<a href="#">EKYC</a>
2	Ameet Ashok Rajput	Male	36	Seller/Executor	<a href="#">EKYC</a>

The table shows 'Showing 1 to 2 of 2 entries' and navigation buttons for 'Previous', '1', and 'Next'. The footer includes the NIC logo, site design information, and a network speed of 15.44 Mbps.

After EKYC Verification -

The screenshot shows the 'Party Admission' page after EKYC verification. The navigation bar remains the same, with 'K- Party Admission' selected. The table now shows 'Ekyc Verified' in the 'Action' column for both entries:

Sr. No.	Party Full Name	Gender	Age	Party Type	Action
1	SAKSHI MESTRY	Female		Purchaser/Buyer/Executor	<a href="#">Ekyc Verified</a>
2	Ameet Ashok Rajput	Male	36	Seller/Executor	<a href="#">Ekyc Verified</a>

The table shows 'Showing 1 to 2 of 2 entries' and navigation buttons for 'Previous', '1', and 'Next'. The footer includes the NIC logo, site design information, and a network speed of 7.53 Mbps.

- L. Identifier Admission: Click on EKYC button then Click on Biometric button. Take EKYC of both Identifiers by entering UID and agreeing the conditions and capturing the biometric details.

The screenshot displays the 'Identifier Admission' page in the iSarita 2.0 - CIDCO system. The navigation bar at the top includes steps from A- General Info. to N- Submit Data, with 'L- Identifier Admission' currently selected. The page shows a 'Pre Reg. No. :-' field with the value 20200000000408. Below this is a table listing two identifiers:

Sr. No.	Identifier Name	Mobile	Age	Action
1	Samir Mahadev Sawane	7021104210	36	<a href="#">EKYC</a>
2	Kishor Baburao Korde	9869282092	56	<a href="#">EKYC</a>

The page also includes a sidebar with navigation options, a status section with checkboxes for various steps, and a footer with the National Informatics Centre logo and contact information.

After EKYC Verification -

The screenshot displays the 'Identifier Admission' page after the EKYC verification process. The navigation bar remains the same, with 'L- Identifier Admission' selected. The table now shows the status of the identifiers:

Sr. No.	Identifier Name	Mobile	Age	Action
1	Samir Mahadev Sawane	7021104210	36	<a href="#">Ekyc Verified</a>
2	Kishor Baburao Korde	9869282092	56	<a href="#">Ekyc Verified</a>

The page also includes a sidebar, a status section, and a footer with the National Informatics Centre logo and contact information.

M. Download Agreement: In Download Agreement you can view agreement by clicking on view agreement button. In View Agreement you can download the Agreement.

The E-Sign Facility is provided. For this you have to upload a document which you require E-signature. Then click on Sign and Save PDF button to perform E-Sign, then you can download Signed PDF file by hitting Download Signed PDF File Button.

All the details are shown on Download Agreement tab i.e. Party Execution details, Identifier Execution details and all EKYC details of Parties and identifiers.

The screenshot shows the 'M- Sign Agreement' step in the iSarita 2.0 - CIDCO application. The breadcrumb trail includes: A- General Info, B- Property Details, C- Party, D- Identifier, E- Stamp Duty, F- Payment, G- Upload Document, H- Show Draft, I- Party Execution, J- Identifier Execution, K- Party Admission, L- Identifier Admission, M- Sign Agreement, and N- Submit Data. The main content area displays the 'Agreement' section with a 'Pre Reg. No. :-' field containing '20200000000408'. Below this are three buttons: 'View Agreement', 'Sign Agreement', and 'Download Signed PDF File'. A table titled 'Execution -Party Details' is shown below, with the following data:

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	SAKSHI MESTRY ... Maharashtra PAN No.: AQGPM8607H, Age:	Purchaser/Buyer/Executor			
2	Ameet Ashok Rajput ... Maharashtra PAN No.: AIZPR7136D, Age:36	Seller/Executor			

Below the table is an 'Identification:' section with another table:

Sr.NO	Identifier/Witness Name and Address	Photo	FingerPrint	Signature
1	Kishor Baburao Korde			

N. Submit Data: Click on Submit button to Submit data.

The screenshot shows the 'N- Submit Data' step in the iSarita 2.0 - CIDCO application. The breadcrumb trail is updated to include 'N- Submit Data'. The main content area displays the 'Final Submission' section with a 'Pre Reg. No. :-' field containing '20200000000408' and a 'Submit Data' button. The footer of the page includes the following information:

Site designed and developed by National Informatics Centre  
 Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra .  
 Network speed: 9.01 Mbps

# SRO Part

## 1. Home Page :

The screenshot shows the home page of the iSarita 2.0 - CIDCO system. The left sidebar contains a navigation menu with the following items: Home, Document Registration (highlighted with a red arrow), E-Search, Reports, SD Calculation, User Management, and Will Details. The main content area is mostly blank, with a 'Help Desk' button in the top right corner. The header includes the user name 'S.R. Uran', a 'Skip to Main Content' link, a 'Select Language' dropdown, and font size controls (A+, A, A-). The footer contains the NIC logo, network speed '7.98 Mbps', and site design information: 'Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Revenue, Government of Maharashtra.'

## 2. Document Registration: Click on Document Registration in that click on Registration tab.

The screenshot shows the Document Registration page in the iSarita 2.0 - CIDCO system. The left sidebar contains a navigation menu with the following items: Home, Document Registration (highlighted with a red arrow), Document Pending Remark, Document Release, Document Status, Inspection Search, Manual Registration, Payment Receipt, Registration (highlighted with a red arrow), SRO Approve Deed Writer, E-Search, Reports, SD Calculation, User Management, and Will Details. The main content area shows a 'Today's Appointments' section with a value of '0'. Below this is a navigation bar with tabs for PDE, Document pending for scan, Tokens, New Document, Reports, Appointment, and Search. The 'e-Registration' tab is selected, and a 'Show' button is visible. The main content area displays a table titled 'Newly Submitted Tokens' with columns: Sr. No., Pre Reg. No., Document Type, Presenter Name, Appointment, Slot number, and Action. The table is currently empty, showing 'No data available in table'. The footer contains the NIC logo, network speed '10.15 Mbps', and site design information: 'Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Revenue, Government of Maharashtra.'

- PDE: Select E registration from drop down menu and click on Show Button to view the submitted documents.  
You can view all Newly Submitted Tokens, and then click on Check In button to Check In the Document.

The screenshot displays the National Generic Document Registration System interface. The header includes the system name and the Department of Land Resources, Government of India - Ministry of Rural Development. The left sidebar contains navigation options like Home, Document Registration, E-Search, Reports, SD Calculation, User Management, and Will Details. The main content area shows a navigation bar with tabs for PDE, Doc. pending for Sign/Scan, Tokens, New Document, Reports, Appointment, and Search. A dropdown menu is open under the PDE tab, showing 'e-Registration' selected, with a red circle '1' around it. A red arrow points to the 'Show' button, labeled with a red circle '2'. Below, a table titled 'Newly Submitted Tokens' contains one entry with a 'Check In' button, which is also circled in red with a '3'. The footer includes the NIC logo and text: 'Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra.'

- Accept Document: After Check In complete Document Information is displayed, on top of the page you can view agreement by clicking on View Agreement Button, and On Bottom of the Page SRO can accept the document and also he can Revert the Document Because of any missing information. Also SRO can print the Document Information by Clicking on Print Button.

ISarita 2.0 - CIDCO | Joint S.R. Panvel 2 | Skip to Main Content | Select Language | A+ A A- | stocdco2

Dept. of Registration & Stamps, Govt. of Maharashtra | National Generic Document Registration System | Department of Land Resources | Government of India - Ministry of Rural Development

Home | Document Registration | E-Search | STAMP-1 | STAMP-2 | STAMP-3 | STAMP-4 | STAMP-5 | User Management | Will Details

PDE | Doc pending for Sign/Scan | Tokens | New Document | Reports | Appointment | Search

### Document Information

View Agreement

Local Language For Data Entry	English	No. of Pages	
Article	25 - Conveyance	Document Title	अंकीत दू सेत
Date of Execution	24 Jan 2020	Document Execution Type	
Reference Doc No.		Reference/Registered Doc.Date	
SRO Remark			

### Property Valuation

Property - 1

Valuation No.	4032 / 2020	> 2019-2020	User Id	134	Date	24-January-2020 15:58 PM
State	Maharashtra	District	Raigad	Tahsil	Panvel	
Land Type	URBAN	Corporation	Panvel Municipal Corporation	Village/City	Kharghar , Navi Mumbai	
Final Plot Number	10					

Valuation Rule : Cidco Residential Flat  
Usage : Non Agriculture Build And Open => Residential => Cidco Residential Flat

#### Property Details

1	Carpet Area	25 8100 Square Meter
2	Consideration Amount	1715000
3	Flat Number	0201
4	Floor	2nd floor
5	Buiding Number	E01
6	Apartment No	E01
7	Address	Plot No. 1 , Sector No. 10 GHANSOLI

#### Calculation Details

Sr.No.	Description	Calculation	Total
1	Property Valuation	1. 1715000.000000=1715000	₹17,15,000/-
A	Total		₹17,15,000/-

Note : Final Valuation is Rounded to Next 500/-  
Total Valuation (A) ₹17,15,000/-  
Total Amount in Words : Seventeen Laks Five Thousands Rupees Only.  
Reference : Cidco Residential Flat  
CIDCO

### Party Details

#### Party 1

Select Party Type	Seller/Executor	Select Party Category	Builder/Purchaser
Party Full Name	Ameet Ashok Rajput	Date Of Birth	1983-11-18
Is Presenter	NO	Is Executor?	YES
Gender	Male	Age	36
Email Id	amom2.cidco@gmail.com	Mobile No.	9004011234
		PAN Card	AZPR7136D

#### Party 2

Select Party Type	Purchaser/Buyer/Executor	Select Party Category	Builder/Purchaser
Party Full Name	SAKSHI MESTRY	Date Of Birth	
Is Presenter	YES	Is Executor?	YES
Gender	Female	Age	
Email Id	aniket.mane84@gmail.com	Mobile No.	8446204748
		PAN Card	AQGPM8607H

### Identifier List

#### Identifier 1

Identifier Full Name	Kishor Baburao Korde	Mobile No.	9869282092
Address	...	Pin Code	400614

#### Identifier 2

Identifier Full Name	Samir Mahadev Sawane	Mobile No.	7021104210
Address	...	Pin Code	400614

### Stamp Duty

Property Id: 766

Fee Rule-Conveyance		
1	Registration Fee	17,150
2	Total Stamp Duty	1,02,900
	<b>Total</b>	<b>1,20,050</b>

### Uploaded Files List

Document Title	Action
Document deed file	Download

Accept Revert Back Print

Agreement is seen like below, you can download the agreement also-

The screenshot shows a document titled "AGREEMENT FOR SALE" with a "Download" button highlighted by a red arrow. The document content includes:

**Final Agreement**

### Agreement For Sale

REF:

<b>Contract</b>	<b>10000098</b>
<b>Scheme</b>	<b>Swapnpoorti</b>
<b>Customer</b>	<b>0000309489</b>
<b>Property No</b>	<b>NMGH01000000010E01020201</b>

THIS AGREEMENT made at **Joint S.R. Panvel 2** on **24th** day of **January, Two Thousand Twenty** BETWEEN

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** A Company incorporated under the Companies Act 1956, having its registered office at 'Nirmal' 2nd floor, Nariman Point, Mumbai - 400021. HEREINAFTER REFERRED to as '**The Corporation**' (which expression shall, unless it be repugnant to the context or meaning thereof, includes its successors and assignees) of the One Part

AND

**SAKSHI MESTRY** Address- 001, JAIKAMAL APARTMENT, MANPADA ROAD, N ,Kalyan ,Thane, HEREINAFTER REFERRED to as '**Purchaser/Buyer/Executor**' Adult Indian inhabitant (which expression shall unless repugnant to the context or meaning thereof include his/her heirs, executor's administrators and permitted assigns etc.) of the Other Part.

**WHEREAS:**

1. 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-Sections (1) and (3-A) of Section 113 of the Maharashtra Regional

5. Check In Document: After Accepting Document user need to Check In document. For this user has to select E Registration from drop down menu and click on Show button to view the document. Click on Select button to complete all the SRO steps.

The screenshot shows the "Check In Documents" interface. The "e-Registration" dropdown is selected, and the "Show" button is visible. The table below lists documents with "Select" buttons highlighted by a red arrow.

Sr. No.	Pre Reg. No.	Document Type	Presenter Name	Appointment	Slot number	Status	Download	Action
1	20200000000408	25 - Conveyance	SAKSHI MESTRY	Not Available		Submitted		Select
2	20190000000307	25 - Conveyance	madhuri aher	Not Available		Pending For Payment Verification		Select
3	20200000000400	25 - Conveyance	SAKSHI MESTRY	Not Available		Pending For Payment Verification		Select
4	20190000000318	25 - Conveyance	CITY AND INDUSTRIAL DEVELOPMENT CORPORATION	Not Available		Registration Process		Select

Showing 1 to 4 of 4 entries

Previous 1 Next

- Stamp 1: At the Stamp 1 SRO Accept the document, SRO can view complete Report by hitting on Report button, SRO can View all uploaded files by clicking on Uploaded Files button also if any document is remaining for upload then SRO can upload the file by clicking on Upload button.

The screenshot shows the 'National Generic Document Registration System' interface. The top navigation bar includes 'iSarita 2.0 - CIDCO', 'Joint S.R. Panvel 2', and a language selector. The main header identifies the system as part of the 'Department of Land Resources, Government of India - Ministry of Rural Development'. The left sidebar contains navigation options like 'Home', 'Document Registration', 'E-Search', and 'Stamp' options (STAMP-1 to STAMP-5). The main content area displays a progress bar with steps: STAMP -1, STAMP -2, STAMP -3, STAMP -4, STAMP -5, and Other Activities. Below this, a 'Document Presentation' table is shown with the following data:

Sr. No.	Article Name	Presenter Name	Action
1	25 - Conveyance	SAKSHI MESTRY	Report   Uploaded Files   Upload

Below the table is a green 'Accept' button. The footer includes 'Network speed: 14.83 Mbps' and 'Site designed and developed by National Informatics Centre'.

a. On Report Button:

The screenshot shows the 'Document Summary' modal window overlaid on the main interface. The modal title is 'Pre Registration Summary' and includes the following details:

Date :- 24-01-2020 04:41 pm      Token No:- 20200000000408

Document Title	अंश्रीनेट दू सेल
Consideration	₹17,15,000
Market Value	₹17,15,000
Document Execution Date	24-Jan-2020
No. of Pages	
Stamp Duty	₹1,02,900

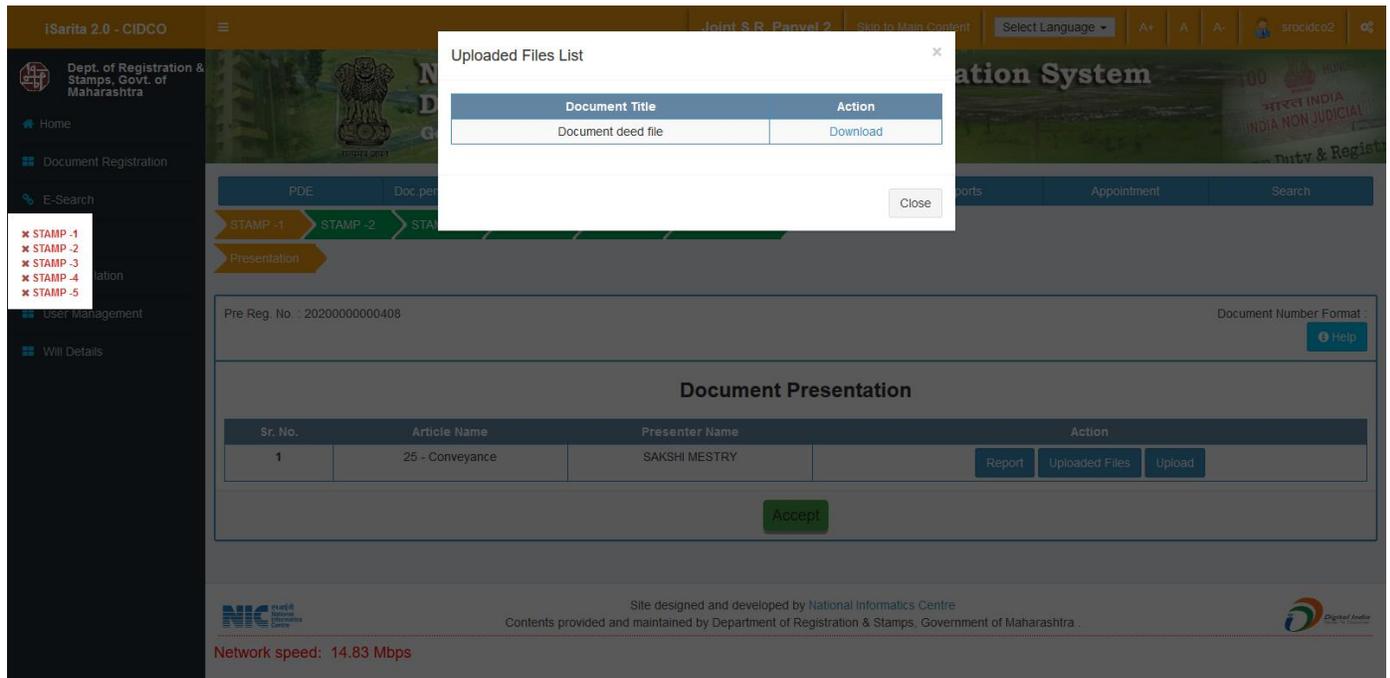
**Rent and Deposit Details**

Property Type	Immovable
---------------	-----------

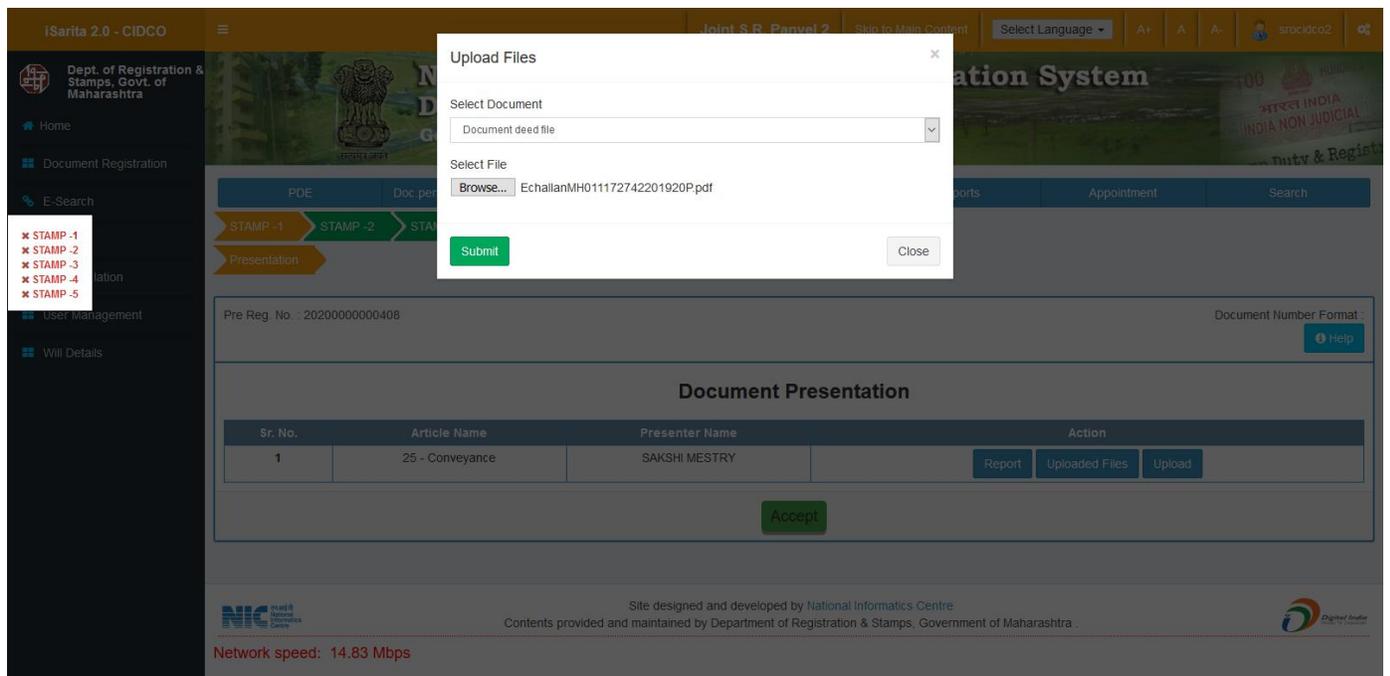
**Property Id: 766**

Village Name	Kharghar , Navi Mumbai, Panvel, Raigad
Other Description of the Property	
Final Plot Number	10
Property Description	Carpet Area : 25.81 Square Meter, Consideration Amount : 1715000 00

b. On Uploaded Files:



c. On Upload: Select Document then Browse the File Directory and click on submit to upload the file.



d. After Accept:

**National Generic Document Registration System**  
 Department of Land Resources  
 Government of India - Ministry of Rural Development

Pre Reg. No. : 20200000000408 Document Number Format : PNL2-30-2020

**Document Presentation**

Sr. No.	Article Name	Presenter Name	Action
1	25 - Conveyance	SAKSHI MESTRY	Report   Uploaded Files   Upload

Accept

Network speed: 8.26 Mbps

7. Stamp 2: Stamp 2 is Payment Verification Tab. Click on Online payment and enter online payment details accordingly. After fetching the details Stamp 2 button will get enabled.

**National Generic Document Registration System**  
 Department of Land Resources  
 Government of India - Ministry of Rural Development

Pre Reg. No. : 20200000000408 Document Number Format : PNL2-30-2020

**Payment**

Payment Details | Offline Payment Entry | **Online Payment** | View Citizen Data | Other Fees | Adjustment Amount | Document Refuse

Payment Head	Amount To Be Paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference	Amount Paid	Action
Registration Fee	17150	0	17150					
Stamp Duty	85750	0	85750					
Local Tax	17150	0	17150					
<b>Total Amount</b>	<b>120050</b>	<b>0</b>	<b>120050</b>					

Amount Paid in Presence of SRO

STAMP 2

- Online Payment: If citizen done payments at citizen part then his/her Payment details will be visible at View Citizen Data tab.

The screenshot shows the NGDRS interface. The top navigation bar includes 'NGDRS', 'S.R. Uran', 'Skip to Main Content', 'Select Language', and user profile 'srouan'. The main header reads 'National Generic Document Registration System, Department of Land Resources, Government of India - Ministry of Rural Development'. The left sidebar contains navigation options like 'Home', 'Document Registration', 'E-Search', and 'User Management'. The main content area shows a progress bar with 'STAMP -1' to 'STAMP -5' and 'Other Activities'. Below this, a 'Payment' section is active, with a red arrow pointing to the 'View Citizen Data' tab. The 'View Citizen Data' tab displays a table with the following data:

Payment Mode	Payment Head	Payer Name	Amount Paid	Other Details
E-Challan(GRAS)	Document Handling	Amav Aher	1050.00	GRN Number : MH000023653201920E Defacement Number :

- Enter all details and click on verify and save.

The screenshot shows the iSarita 2.0 - CIDCO interface. The top navigation bar includes 'iSarita 2.0 - CIDCO', 'Joint S.R. Panvel 2', 'Skip to Main Content', 'Select Language', and user profile 'srocidco2'. The main header reads 'National Generic Document Registration System, Department of Land Resources, Government of India - Ministry of Rural Development'. The left sidebar contains navigation options like 'Home', 'Document Registration', 'E-Search', and 'User Management'. The main content area shows a progress bar with 'STAMP -1' to 'STAMP -5' and 'Other Activities'. Below this, a 'Payment' section is active, with a red arrow pointing to the '+ Verify And Save' button. The 'View Citizen Data' tab displays a form with the following fields:

Select Payment mode\*  
  
 GRN Number  
  
 Challan Date  
  
 Challan Amount \*

Buttons: + Verify And Save, Reset, New Entry

- Payment Verification: After successful verification Stamp 2 button gets enabled.

The screenshot shows the 'National Generic Document Registration System' interface. The top navigation bar includes 'iSarita 2.0 - CIDCO', 'S.R. Uran', and 'Skip to Main Content'. The left sidebar lists various menu items, with 'STAMP -1' through 'STAMP -5' highlighted. The main content area displays a 'Payment Verified Successfully!' message. Below this, a 'Payment' section is visible, containing a table with payment details and a 'STAMP 2' button highlighted with a red arrow.

Payment Head	Amount To Be Paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference	Amount Paid	Action
Registration Fee	175	175	0	E-Challan(GRAS)	Amav Aher	GRN Number : MH000023653201920E Defacement Number :	₹ 175.00	View Challan
Stamp Duty	875	875	0	E-Challan(GRAS)	Amav Aher	GRN Number : MH000023653201920E Defacement Number :	₹ 875	View Challan
Total Amount	1050	1050	0					

Amount Paid In Presence of SRO

**STAMP 2**

- You can download Payment Receipt by clicking on Payment Receipt Tab.

The screenshot shows the 'National Generic Document Registration System' interface. The top navigation bar includes 'iSarita 2.0 - CIDCO', 'S.R. Uran', and 'Skip to Main Content'. The left sidebar lists various menu items, with 'STAMP -1' through 'STAMP -5' highlighted. The main content area displays a 'payment Accepted' message. Below this, a 'Payment' section is visible, containing a table with payment details and a 'Download' button highlighted with a red arrow.

Payment Head	Amount To Be Paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference	Amount Paid	Action
Registration Fee	175	175	0	E-Challan(GRAS)	Amav Aher	GRN Number : MH000023653201920E Defacement Number :	₹ 175.00	View Challan
Stamp Duty	875	875	0	E-Challan(GRAS)	Amav Aher	GRN Number : MH000023653201920E Defacement Number :	₹ 875	View Challan
Total Amount	1050	1050	0					

Amount Paid In Presence of SRO

**Download**

- Stamp 3: In stamp 3 SRO Check EKYC of both parties by clicking on View EKYC button and Verify PAN details. Then click on STAMP 3.

The screenshot shows the 'National Generic Document Registration System' interface. The top navigation bar includes 'iSarita 2.0 - CIDCO', 'Joint S.R. Panel 2', and a language selector. The left sidebar contains navigation options like 'Home', 'Document Registration', 'E-Search', and 'User Management'. The main content area displays the system title and a progress bar with steps: STAMP -1, STAMP -2, STAMP -3 (highlighted), STAMP -4, STAMP -5, and Other Activities. Below the progress bar, there's a 'Party Identification' section with a table titled 'Admission List'. The table has columns for Sr. No., Party Full Name, Gender, Age, Party Type, Party Category, Photo, Thumb, and Action. Two entries are visible: SAKSHI MESTRY (Female) and Ameet Ashok Rajput (Male). The 'Action' column for both entries contains 'Lock', 'Checked', and 'Verify PAN' buttons, with red arrows pointing to the 'Verify PAN' buttons. At the bottom of the page, a 'STAMP 3' button is highlighted with a red arrow.

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	SAKSHI MESTRY	Female		Purchaser/Buyer/Executor	Builder/Purchaser			Lock Checked Verify PAN
2	Ameet Ashok Rajput	Male	36	Seller/Executor	Builder/Purchaser			Lock Checked Verify PAN

- After Completion of Party details (EKYC verification) and PAN verification.

The screenshot shows the same interface as the previous one, but with the 'Party Details Completed Successfully' message at the top. The 'Admission List' table now shows the 'Action' column for both entries as 'Locked'. The 'STAMP 3' button at the bottom is still highlighted with a red arrow.

Sr. No.	Party Full Name	Gender	Age	Party Type	Party Category	Photo	Thumb	Action
1	SAKSHI MESTRY	Female		Purchaser/Buyer/Executor	Builder/Purchaser			Locked
2	Ameet Ashok Rajput	Male	36	Seller/Executor	Builder/Purchaser			Locked

8. Stamp 4: In stamp 3 SRO Check EKYC of both Identifiers by clicking on View EKYC button.

The screenshot shows the 'National Generic Document Registration System' interface. The top navigation bar includes 'iSarita 2.0 - CIDCO', 'Joint S.R. Panvel 2', and a language selector. The left sidebar contains navigation options like 'Home', 'Document Registration', 'E-Search', and 'User Management'. The main content area displays a progress bar with steps: PDE, Doc. pending for Sign/Scan, Tokens, New Document, Reports, Appointment, and Search. Below this, a breadcrumb trail shows 'STAMP -1' through 'STAMP -5', with 'STAMP -4' highlighted. The 'Identifier List' table contains two entries:

Sr. No.	Identifier Name	Gender	Date Of Birth	Age	Photo	Finger	Action
1	Samir Mahadev Sawane			36			Lock View EKYC
2	Kishor Baburao Korde			56			Lock View EKYC

Below the table, there is a 'STAMP 4' button highlighted with a red arrow. The interface also shows 'Pre Reg. No.: 20200000000408' and 'Document Number Format: PNL2-30-2020'.

- After Completion of Identifier details (EKYC verification)

The screenshot shows the same interface as above, but with the status 'Identification Details Completed Successfully' displayed in red. The 'Identifier List' table now shows the 'Action' column updated to 'Locked' for both entries:

Sr. No.	Identifier Name	Gender	Date Of Birth	Age	Photo	Finger	Action
1	Samir Mahadev Sawane			36			Locked
2	Kishor Baburao Korde			56			Locked

The 'STAMP 4' button remains highlighted with a red arrow. The interface also shows 'Pre Reg. No.: 20200000000408' and 'Document Number Format: PNL2-30-2020'.

- Stamp 5: At Stamp 5 SRO can view and download Summary 1 Report, Summary 2 Partial View Report. Click on Stamp 5 to do Final Stamp.

The screenshot shows the 'National Generic Document Registration System' interface. The top header includes the user name 'Joint S.R. Parvel 2' and a 'Skip to Main Content' link. The left sidebar contains navigation options like 'Home', 'Document Registration', 'E-Search', 'User Management', and 'Will Details'. The main content area displays the 'FINAL STAMP' screen for Pre Reg. No. 20200000000408. A progress bar at the top indicates the current stage is 'STAMP -5'. Below the progress bar, there is a table with columns 'Sr. No.', 'Overrides', 'Status', and 'Action'. The table contains the text 'No Record Found'. At the bottom of the screen, there is a 'STAMP-5' button highlighted with a red arrow. The footer includes the NIC logo and the text 'Site designed and developed by National Informatics Centre'.

- After Completion of Final Stamp SRO can Download Complete Document.

The screenshot shows the 'National Generic Document Registration System' interface after successful registration. The top header includes the user name 'Joint S.R. Parvel 2' and a 'Skip to Main Content' link. The left sidebar contains navigation options like 'Home', 'Document Registration', 'E-Search', 'User Management', and 'Will Details'. The main content area displays the 'FINAL STAMP' screen for Pre Reg. No. 20200000000408. A progress bar at the top indicates the current stage is 'STAMP -5'. Below the progress bar, there is a table with columns 'Sr. No.', 'Overrides', 'Status', and 'Action'. The table contains the text 'No Record Found'. At the bottom of the screen, there is a 'STAMP-5' button. A red message 'Registration Completed Successfully' is displayed at the top of the main content area. The footer includes the NIC logo and the text 'Site designed and developed by National Informatics Centre'. A network speed indicator shows 'Network speed: 12.06 Mbps'.

a. View Summery 1 Button:

**Document Registration Summary I**

Date :-14-Jan-2020  
Office/PNL2-30-2020

Article : 25 - Conveyance (विकसनकरनामा)

- Market Value: ₹17500/-
- Consideration Amount: ₹17500 /-
- Paid Stamp Duty: ₹1325 /-

Receipt: 461  
Receipt Date : 14-01-2020  
Sr. No. 1 On Date 14-Jan-2020 03:01:21 pm Presented at S.R. Uran  
Presenter Name: sellerfirst s sellerfirst  
Registration Fee ₹175.00  
No.of Pages:

Signature of Presenter  
S.R. Uran

Payment Head	Amount To Be paid	Paid Amount	Payment Mode	Reference No.	Payment Amount
Registration Fee	175	175	E-Challan(GRAS)	GRN Number : MH000023653201920E Defacement Number : 0000002789201920	175.00
Stamp Duty	875	875	E-Challan(GRAS)	GRN Number : MH000023653201920E Defacement Number : 0000002789201920	875

b. Summery 2 Full view:

**Document Registration Summary II**

Print Date :- 24-Jan-2020  
Document Reg. No.:PNL2-30-2020

Article : अंमिंत दू सेल

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	SAKSHI MESTRY ... Maharashtra PAN No.: AQQPM8607H, Age:	Purchaser/Buyer/Executor			
2	Ameet Ashok Rajput ... Maharashtra PAN No.: AIZPR7136D, Age:36	Seller/Executor			

The above seller party अंमिंत दू सेल agrees the document  
Stamp No. 3 at On Dated 24-Jan-2020 05:01:33 pm

**Party Admission -EKYC Details**

Type of Party,Name,UID	Date & Time of Admission	Date & Time of Verification with UIDAI	Information received from UIDAI(Name, Gender, Aadhar No)	Photo
Purchaser/Buyer/Executor, SAKSHI MESTRY	2020-01-24 14:47:55	2020-01-16T03:21:29	Mayuri Gajanan Gadhe, F, *****4320	
Seller/Executor, Ameet Ashok Rajput	2020-01-24 14:48:11	2020-01-16T03:23:47	Madhuri Sandeep Aher, F, *****2934	

c. Index Reports:

The screenshot displays the iSarita 2.0 - CIDCO web application interface. A modal window titled "Index Reports" is open, showing a list of reports: "Index 1" and "Index 2". Below the list is a "Close" button. The background shows the main application page with a navigation menu on the left, a header with "National Generic Document Registration System" and "Department of Land Resources", and a main content area with a "FINAL STAMP" section. The "FINAL STAMP" section includes a table with columns "Sr. No.", "Overrides", "Status", and "Action", and a message "No Record Found". Below the table are buttons for "View Summary 1", "Summary 2 Full View", "Send Mutation Data", "Index Reports", and "Document Download". A "Document Disposal" button is also visible. The footer contains the NIC logo and text: "Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra." A network speed indicator at the bottom left shows "Network speed: 12.06 Mbps".

d. Document Download:

The screenshot displays the iSarita 2.0 - CIDCO web application interface. The main content area shows the "FINAL STAMP" section with a table and a message "No Record Found". Below the table are buttons for "View Summary 1", "Summary 2 Full View", "Send Mutation Data", "Index Reports", and "Document Download". A red arrow points to the "Document Download" button. The background shows the main application page with a navigation menu on the left, a header with "National Generic Document Registration System" and "Department of Land Resources", and a main content area with a "FINAL STAMP" section. The "FINAL STAMP" section includes a table with columns "Sr. No.", "Overrides", "Status", and "Action", and a message "No Record Found". Below the table are buttons for "View Summary 1", "Summary 2 Full View", "Send Mutation Data", "Index Reports", and "Document Download". A "Document Disposal" button is also visible. The footer contains the NIC logo and text: "Site designed and developed by National Informatics Centre. Contents provided and maintained by Department of Registration & Stamps, Government of Maharashtra." A network speed indicator at the bottom left shows "Network speed: 12.06 Mbps".

10. Other Activities: E sign on Deed Document and Final Agreement document is done at this step.

a. Sign Deed Document

1. Click on Sign Deed File Button.

The screenshot shows the 'National Generic Document Registration System' interface. The header includes 'iSarita 2.0 - CIDCO', 'Joint S.R. Panvel 2', and a language selection dropdown. The main navigation bar contains 'PDE', 'Doc. pending for Sign/Scan', 'Tokens', 'New Document', 'Reports', 'Appointment', and 'Search'. Below this, a progress bar shows 'STAMP -1' through 'STAMP -5' and 'Other Activities'. The 'Sign Deed Document' button is highlighted in orange. The main content area is titled 'Sign Document' and contains a large empty box with a 'Sign Deed file' button at the bottom center, indicated by a red arrow. A 'Please wait...!!!' message is visible at the bottom left.

2. Enter token Password and click on OK.

The screenshot shows the same interface as above, but with a 'Confirmation' dialog box open. The dialog box has a title bar 'Confirmation' and a close button 'X'. It contains a text input field labeled 'Enter Token Password' and an 'OK' button. A red arrow points to the 'OK' button. The 'Sign Deed file' button is now visible below the dialog box. The footer shows 'Network speed: 8.72 Mbps'.

3. Click on Confirm Sign to perform signature on the document.

The screenshot displays the 'Agreement For Sale' document within the National Generic Document Registration System. The document text includes:

**Agreement For Sale**

REF: Contract: 10000996  
Scheme: Sraggpoor1  
Customer: 0000391459  
Property No: NMGH010000900010E91020201

THIS AGREEMENT made at Joint S.R. Panvel 2 on 24th day of January, Two Thousand Twenty BETWEEN

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED** A Company incorporated under the Companies Act 1956, having its registered office at 'Normal' 2nd floor, Narayan Point, Mumbai - 400021 HEREINAFTER REFERRED to as 'The Corporation' (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns) of the One Part

AND

**SAKSHI MESTRY** Address- 001, JAIKAMAL APARTMENT, MANPADA ROAD, N. Kalyan, Thane. HEREINAFTER REFERRED to as 'Purchaser/Buyer/Executor' Adult Indian Inhabitant (which expression shall unless repugnant to the context or meaning thereof include his/her heirs, executor's administrators and permitted assigns etc.) of the Other Part.

**WHEREAS:**

- 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-Sections (1) and (3A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVIII of 1966) (hereinafter referred to as the MRTP Act).
- The State Government in pursuance to Section 113 (A) of the MRTP Act, is acquiring lands described there in and is vesting such lands with the Corporation for development and disposal. The State Government has under Section 113 A of the MRTP Act, acquired privately held lands in Navi Mumbai & vested such acquired lands along with its own lands in the Corporation for purpose of development and disposal. Further the Corporation has been confirmed with powers and authority under Section 118 of the MRTP Act to dispose of the lands so vested in it by lease subject to rules, regulations & direction of the State.

**AND WHEREAS:**

- The Corporation under its power & authority, in order to provide affordable Housing to the public, has constructed on one of such lands buildings with Ground and 7 upper floors for EWS type apartment and Ground and 14 upper floors LIG type. These buildings comprise of apartments and is

A red arrow points to the 'Confirm Sign' button at the bottom of the document viewer.

4. Now you can download signed PDF file by clicking on Download Signed PDF file button.

The screenshot shows the 'Sign Document' page in the National Generic Document Registration System. The page features a navigation menu with options like 'Home', 'Document Registration', 'E-Search', 'Reports', 'SD Calculation', 'User Management', and 'Will Details'. The main content area displays the document progress, including 'PDE', 'Doc. pending for Sign/Scan', 'Tokens', 'New Document', 'Reports', 'Appointment', and 'Search'. Below this, there are buttons for 'Sign Deed Document' and 'Sign Final Document'. At the bottom, there are buttons for 'Sign Deed file' and 'Download Signed PDF File', with a red arrow pointing to the latter.

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- b. Sign Final Document –
  - 1. Click on Sign PDF.

The screenshot shows the user interface of the National Generic Document Registration System. The header includes the system name and the Department of Land Resources, Government of India. A navigation menu on the left lists various functions. The main content area displays a progress bar with steps from STAMP -1 to STAMP -5, with 'Sign Final Document' being the current step. Below this, there is a 'Sign Final Document' section with a 'Sign Pdf' button highlighted by a red arrow. The footer contains the NIC logo and network speed information: 'Network speed: 9.41 Mbps'.

- 2. Enter token Password and click on OK.

This screenshot shows the same interface as the previous one, but with a 'Confirmation' dialog box overlaid. The dialog box contains the text 'Enter Token Password' and an 'OK' button, which is highlighted by a red arrow. The 'Sign Pdf' button is still visible below the dialog box. The footer shows the network speed as 'Network speed: 9.69 Mbps'.

3. Click on Confirm Sign to perform signature on the document.

The screenshot shows the iSarita 2.0 - CIDCO portal interface. A central window displays the 'Pre Registration Summary' for a document. The summary includes the following details:

Pre Registration Summary	
Date	24-01-2020 05:17 pm
Token No.	20200000000408
Document Title	वहिले घर
Consideration	₹17,15,000
Market Value	₹17,15,000
Document Execution Date	24-Jan-2020
No. of Pages	1
Stamp Duty	₹1,02,900

Below the summary, there are sections for 'Rent and Deposit Details' and 'Identifier Details'. A red arrow points to the 'Confirm Sign' button at the bottom of the summary window.

4. Now you can download signed PDF file by clicking on Download Signed PDF file button.

The screenshot shows the iSarita 2.0 - CIDCO portal interface. The main content area displays the 'Sign Final Document' page. The page includes a navigation bar with buttons for 'PDE', 'Doc. pending for Sign/Scan', 'Tokens', 'New Document', 'Reports', 'Appointment', and 'Search'. Below the navigation bar, there are buttons for 'STAMP -1', 'STAMP -2', 'STAMP -3', 'STAMP -4', 'STAMP -5', and 'Other Activities'. A red arrow points to the 'Download Signed PDF File' button at the bottom of the page.