

398/8019

पावती

Original/Duplicate

Wednesday, December 13, 2017

नोंदणी क्र.: 39म

12:07 PM

Regn.: 39M

पावती क्र.: 10233

दिनांक: 13/12/2017

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवेल3-8019-2017

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: कमलाकर अनंत गोंधळी - -

नोंदणी फी

रु. 300.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण:

रु. 1700.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:12 PM ह्या वेळेस मिळेल.

Sub Registrar Panvel 3

बाजार मूल्य: रु.0/-

मोबदला रु.60/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 300/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 1400/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दस्त मूळ भिळ्यास
(21/12)
पक्षिकावारी तारी
मूळ दस्त
मिळेल.



सत्य प्रत

विशेष कार्यकारी अधिकारी
नगरपालिका, सरण नगर परिषद

C/41
507C
100



महाराष्ट्र MAHARASHTRA

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AC 181181



जिल्हा कोषागार कार्यालय,
ठाणे
15 NOV 2017
गुद्राक प्रमुख लिपीक / लिपीक
15/11/2017

File No	CHIM-ICIG-24
Structure No.	M-182
Unique ID Plot No.	VAD-2-3-46

पवेल-3
10902017
9/100

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

AGREEMENT TO LEASE

THIS AGREEMENT made at CBD, Belapur, Navi Mumbai, on the 7th day of December Two thousand Seventeen.

BETWEEN



सत्य प्रत

जिल्हा कोषागार कार्यालय,
ठाणे नगर परिषद

21/11/17

Asstt. Estate Officer (NMA)
Asstt. Estate Officer (NMA)



29 NOV 2017

4 जोडपत्र - 2

मुद्रांक दिक्ती नोंदवही क्र. क. दिनांक

दस्तावा प्रकार: ... ८१७८० ... दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन

मुद्रांक विकत घेणा-याचे नाव ... सिडको लिमिटेड

सुस-या पक्षकाराचे नाव ... सिडको भवन ... 100

हस्त अस्तव्यास त्याचे नाव व पत्ता ... सीबीडी, बेलापूर ... सी ... Godhar

मुद्रांक शुल्क रक्कम ... 100 ... बवी मुंबई

मुद्रांक विक्रेत्याची सही व दिक्तीचे ठिकाण ...

दुकान क्र. ४९, प्रभात सेंटर, ... (सिलोप ड. वाळूंसकर) ...

सेक्टर ०९ अ, सीबीडी, बेलापूर - ४०० ६९४. ... परवाना क्रमांक - ९२०९०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यासून ६ महिन्यात वापरणे बंधनकारक आहे.

प्रवल - ३
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सत्य प्रत

मुद्रांक निष्पक्ष
कार्यकारी अधिकारी
ज्या नगर परिषद



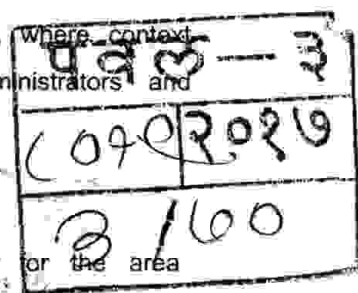
C/43

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies, Act, 1956 (1 of 1956) and having its registered office at Nirmal, 2nd Floor, Nariman Point, Mumbai - 400 021, (hereinafter referred to as the "Corporation" or as the "Licensor", which expressions shall where the context so admits, be deemed to include its successors and assigns) of the **ONE PART**

AND

- 1 Shri/Smt. KAMLAKAR ANANT GONDHALI, HOUSE NO-241, AT-CHINCHPADA-VADGHAR, POST & TAL- PANVEL, DIST-RAIGAD, 410 206, Occupation SERVICE

(hereinafter referred to as "the Licensee" which expression shall, where context so admits, be deemed to include his heirs, executors, administrators and representatives) of the **OTHER PART**



WHEREAS

- a) The Corporation is the New Town Development Authority for the area designated as the site for the new towns of Navi Mumbai, as declared by Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "MRTP Act, 1966").
- b) The State Government, as per section 113(A) of the MRTP Act, 1966, has acquired lands described therein and vested such lands in the Corporation for development and disposal.
- c) The Corporation, as a part of the development of Navi Mumbai, has decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central



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अधिकारी
नवी मुंबई विकास प्राधिकरण

Isabale
Asstt. Estate Officer (NMIA)

पवेल-३
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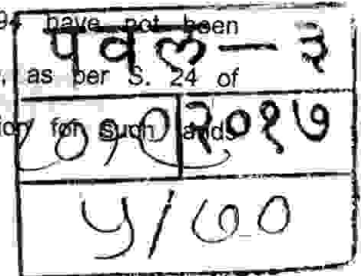


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रुक्मिणी शिंदे
कार्याकारी अधिकारी
रायगड, रायगड नगर परिषद

Government. (hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto).

d) Except for land(s) already in possession of the Corporation, the remaining private land(s), required for the Project, were notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA ACT, 1894") by the State Government.

e) The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act 2013 (hereinafter referred to as the "LARR ACT, 2013") came into force w.e.f. 01.01.2014 replacing the LA Act 1894. Although the land for the Project was notified under the LA Act 1894, awards under section 11 of the LA Act, 1894 have not been declared for certain lands as on 01.01.2014. Therefore, as per S. 24 of the LARR Act, 2013, the determination of compensation for such lands shall be in conformity with the LARR Act, 2013.



f) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dtd. 1st March 2014 (hereinafter referred to as the "G.R. dated 01.03.2014") has, in lieu of monetary compensation provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.



g) There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban



Patali
Asstt. Estate Officer (NIMRA)

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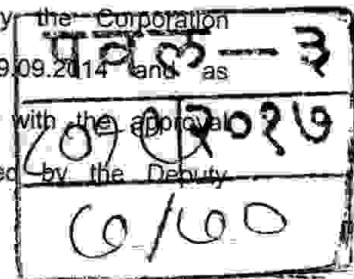


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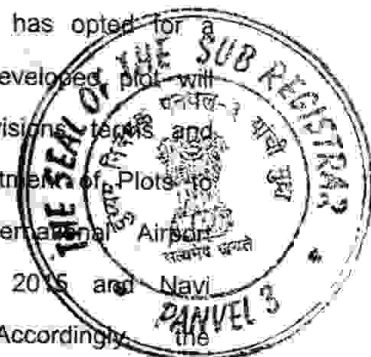
गंधीरा विदि
 न कार्यकारी अधिकारी
 सचिव, छत्रपति नगर परिषद

C/47

Development Dept. No.CID-1812/CR-274/UD-10 dtd. 28th May 2014 (hereinafter referred to as the "G.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dtd. 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.Sa./Aa. Vi.Ta./2014" dated. 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.



h) The land hereinafter mentioned, owned by the Licensee, was notified for acquisition under the Land Acquisition Act. The Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot will be allotted by the Corporation, on lease, as per the provisions, terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008. Accordingly, the Dy. Collector (Land Acquisition), Metro Center No.1 Panvel, who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.



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Asstt. Estate Officer (NMIA)

पवल-३
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सत्य प्रत

महेश शिंदे

जिल्हा कार्यकारी अधिकारी

८-सेवक, सत्य नगर परिसर

C/49

Details of land acquired along with structures standing thereon

Village	Taluka & District	Award No.	S.No./ H.No.	Area acquired (H.A.)	Name of the Awardee
VADGHAR	Panvel Raigad	CHIM-ICIG-24	Un-numbered land in Gaothan along with structure	50.93	KAMLAKAR ANANT GONDHALI

Relevant details of the Structure(s)

Award No	Name of the structure owner	Building No. as per survey	Structure No. as per survey	Use of structure	Area admissible for determining eligibility	Area of the plot to be allotted
CHIM-ICIG-24	KAMLAKAR ANANT GONDHALI	24	M-182	Residential	5.47	180

i) As per directives and policies of the State Government, referred to hereinabove, and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/2922 dtd. 27/07/2015, which is annexed to this Agreement as ANNEXURE 1 in original and which shall form a part of this Agreement, a piece and parcel of land which is written hereinafter and more particularly delineated by a red colour boundary on the plan annexed hereto as ANNEXURE 2 (hereinafter referred to as the "SAID LAND"), for the purpose of constructing a building or buildings on the said terms and conditions hereinafter contained.



Description of land allotted

Place/Node	Plot No.	Sector No.	Area in sq.mtr.	Admissible FSI
PUSHRAK VADGHAR	46	R2	160	1.5

P. Babale
Asstt. Estate Officer (NMIA)



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नगर अधिकारी
नगर प्रमुख, उरण नगर परिषद

P. Babale
Asstt. Estate Officer (NMIA)

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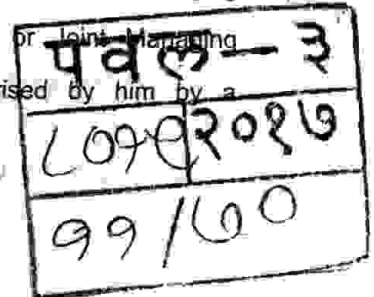
गणेश शिंदे
जिल्हा जायंकारी अधिकारी
रायगड, उरण नगर परिषद

j) The Licensee has, before the execution of this Agreement, paid to the Corporation on 07/12/2017 a sum of Rs. 60/- (Rupees Sixty only) being "Lease Rent" for the period of 60(Sixty) years at the rate of Re.1/- per annum as per the letters from the Urban Development Dept. bearing No.CID-1812/CR-274/UD-10 dtd. 18th August 2014 and No. CID-1812/CR-274/UD-10 dtd. 6th October 2015.

THIS AGREEMENT WITNESSES AND IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. INTERPRETATION

In this Agreement, the term 'Managing Director' shall mean the Managing Director of the Corporation and includes the Additional or Joint Managing Director of the Corporation or any other officer authorised by him by a general or special order.



2. GRANT OF LICENSE:

During the period of six years from the date of execution of this Agreement until the grant of lease as described hereinafter, the Licensee shall only have license and authority to enter upon the said land for the purpose of constructing a building or buildings. The Licensee shall be deemed to be only a Licensee of the said land, at the same time, and subject to the terms and conditions, including the liability of payment of service charges to the Corporation, as if the lease has been actually executed.



3. NOT A DEMISE

Nothing in this Agreement shall be construed as a demise in law of the said land or any part thereof, so as to give to the Licensee any legal interest as a lessee therein, until the lease, provided for hereinafter, is executed and registered by the Licensee. The Licensee shall only a license to enter upon the said land for the purpose of this Agreement as mentioned herein.

Debate
Asstt. Estate Officer (NMIA)



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गिरेश
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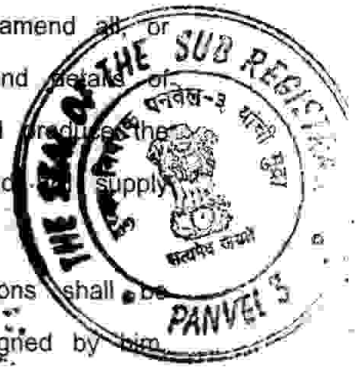
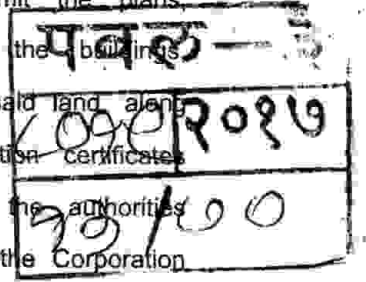
4. THE LICENSEE HEREBY AGREES TO GOVERN HIMSELF
ACCORDING TO THE FOLLOWING STIPULATIONS:

A. USE OF THE LAND

The allotted land is to be used only for residential purposes as per the
admissible Floor Space Index and not for any other purpose.

B. SUBMISSION OF PLANS FOR APPROVAL

- i. The Licensee shall, within one year hereof, submit the plans, elevations, sections, specifications and details of the buildings proposed by the Licensee to be constructed on the said land along with necessary permissions, approvals and no-objection certificates from the competent authorities, as determined by the authorities from time to time, to the Town Planning Officer of the Corporation for his approval.
- ii. The Licensee shall, whenever called upon to do so, amend all, or any, such plans, elevations, sections, specifications and details of the buildings at his own cost and, if so required, will produce the amended plans before the Town Planning Officer and supply such details as may be sought by the Town Planning Officer.
- iii. When such plans, elevations, details and specifications shall be finally approved by the Town Planning Officer and signed by him, the Licensee shall sign and submit to him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning Officer.



Provided that the building or buildings, hereby agreed by the Licensee to be so constructed, shall not be less than 33% of the permissible Floor Space Index as per the provisions of General Development

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Asstt. Estate Officer (N/A)



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जाते
नगर कार्यकारी अधिकारी
पनवेल-3, उरण नगर परिषद

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न्यायी अधिकारी
पवेल, उरण नगर परिषद

C/55

Control Regulations for Navi Mumbai, 2008 and/or any other law in force.

C. TRANSFERABLE DEVELOPMENT RIGHTS

The Licensee/Lessee may utilize for himself, or transfer to any other person/entity, any Transferable Development Rights which are made available to him, as per the provisions of applicable General Development Control Regulations.

D. FENCING UPON POSSESSION

The Licensee shall, immediately after the Corporation shows the boundaries of the said land and hands over the possession of the said land, have the said land fenced at his expense. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Corporation shall be at liberty to remove, or cause to be removed, any such encroachment, at the risk and cost of the Licensee, and to remove or dispose of any tool, instrument, material or thing involved in such encroachment and to recover expenses of such removal and disposal, thereof from the Licensee.

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E. NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

i. No work shall be commenced or carried on, with respect to the construction of a building or buildings on the said land, until the plans, elevations, sections, specifications and details have been approved as provided hereinabove. The Licensee also shall not make any alterations or additions thereto unless such alterations and additions have been approved as provided hereinabove.

ii. No work shall be commenced or carried on, with respect to the



Page 8 of 25

Debate
Asstt. Estate Officer (NMIA)

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सत्य प्रत

विप्रा शिंदे
 जिलाधिकारी अधिकारी
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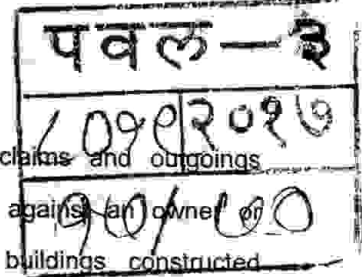
construction of a building or buildings on the said land, which infringes the General Development Control Regulations for Navi Mumbai, 2008, or any other law for the time being in force.

F. TIME LIMIT FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK

The Licensee shall complete the construction of the building or buildings, strictly in accordance with the approved plans elevations, sections, specifications, and details to the satisfaction of the Town Planning Officer which would be fit for occupation, along with proper drains, outlets and other proper convenience thereto at his own cost, within a period of 6 years from the date of execution of this Agreement, in compliance with Development Control Regulations of 2008 and any other law for the time being in force.

G. PAYMENT OF CESS AND TAXES

The Licensee shall pay all cess, taxes, charges, claims and outgoings which are chargeable, or may become chargeable, against an owner or occupier of the said land and any building or buildings constructed thereon.



H. PAYMENT OF SERVICE CHARGES

The Licensee shall,

- (i) upon completion of six years from the date of execution of this agreement or
- (ii) upon obtaining a Completion and Occupancy Certificate from the Town Planning Officer; whichever is earlier,

make to the Corporation, on the first day of April in each year or within 30 days therefrom, a yearly payment as Licensee's contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainages, conservancy for the said area, regardless of the



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Devali
Asstt. Estate Officer (NMI/A)

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सत्य प्रत

गणेश शिंदे
विशेष कार्यकारी अधिकारी
पर-सेवक, उरण नगर परिषद

extent of benefit derived by the Licensee from such amenities, at the rate that shall be determined and notified from time to time by the Corporation.

Provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force.

I. PAYMENT OF LAND REVENUE

The Licensee shall pay the land revenue and cesses which are assessed, or which may be assessed in respect of the said land.

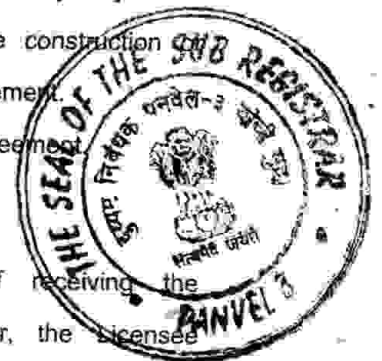
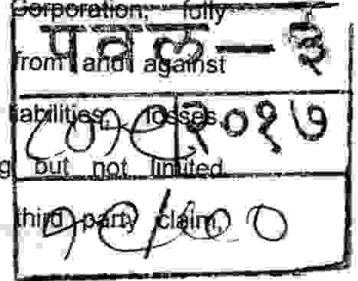
J. INDEMNITY

The Licensee shall, upon a demand by the Corporation, fully indemnify, hold harmless and defend the Corporation from and against all claims, demands, actions, suits, damages, liabilities, losses, settlements, judgements, costs and expenses (including but not limited to reasonable legal fees), whether or not involving a third party claim, which may arise out of or relate to:

- (i) Any damage which may be caused to any adjoining buildings or other premises as a consequence of any construction or work carried out on the said land pursuant to this Agreement.
- (ii) Payments which may become due or be demanded by any Local Authority or any other authority in respect of the construction work carried out on the said land pursuant to this Agreement.
- (iii) Anything done under the authority contained in this Agreement.

K. STRUCTURAL AUDIT

Upon completion of five years from the date of receiving the Occupancy Certificate from the Town Planning Officer, the Licensee shall, through a certified Engineer, conduct a structural audit of the building or buildings, constructed on the said land. Thereafter, the



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नमोरा अधिकारी
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Rabak
Asstt. Estate Officer (NMA)

पवेल - ३
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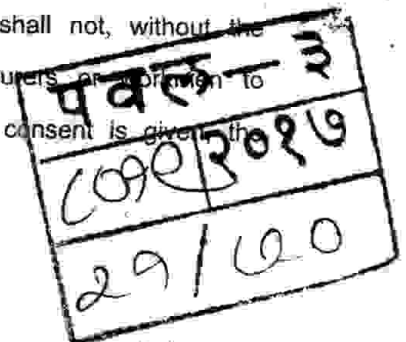
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Licensee shall conduct a structural audit every three years.

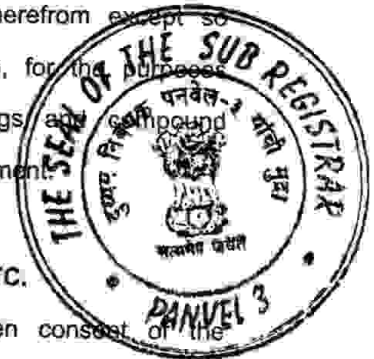
L. SANITATION

The Licensee shall observe all provisions, terms and conditions of the General Development Control Regulations for Navi Mumbai, 2008 and/or any other law for the time being in force, relating to public health and sanitation and shall provide sufficient latrines, accommodation and other sanitary arrangements for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the satisfaction of the Corporation. The Licensee shall not, without the consent in writing of the Corporation, permit labourers or workmen to reside upon the said land. In the event that such consent is given, the Licensee shall comply strictly with the terms thereof.



M. EXCAVATION

The Licensee shall not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as is necessary, in the opinion of the Corporation, for the purpose of forming the foundation of the building or buildings, walls and for executing any works authorized by this Agreement.

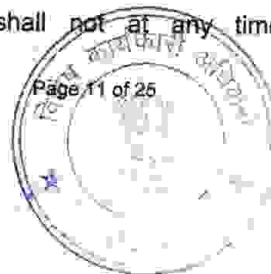


N. RESTRICTION ON SIGN-BOARDS, ADVERTISEMENTS ETC.

The Licensee shall not, without obtaining prior written consent of the Corporation, affix, display, permit to be affixed or permit to be displayed, any sign boards, sky-signs, neon-signs or advertisements (painted, illuminated or otherwise) on the said land, or on the buildings constructed thereon.

O. NUISANCE

That the Licensee shall not at any time do, cause or permit any



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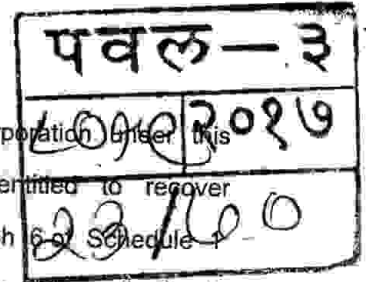
nuisance to be committed in, or upon, the said land.

P. INSURANCE

That the Licensee shall, as soon as the construction of any building on the said land is completed and roofed, insure and keep insured the same, in his name, against any damage caused by fire, for an amount equal to the cost of such building and shall, on request, forthwith produce and submit to the Corporation the policy/policies of insurance and the receipt of payment of the last premium.

Q. RECOVERY OF ANY SUM DUE TO THE CORPORATION

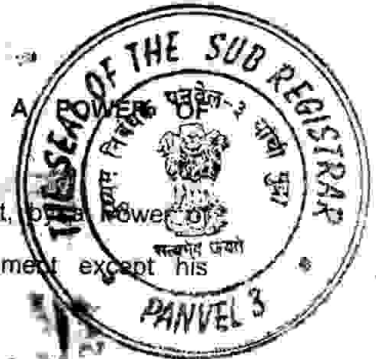
Where any sum payable by the Licensee to the Corporation under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue as per paragraph 6 of Schedule 1 to the MRTD Act 1966. The Corporation shall have sole authority to determine the sum payable, if any, and such determination shall be binding upon the Licensee without any dispute.



R. RESTRICTION ON APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE

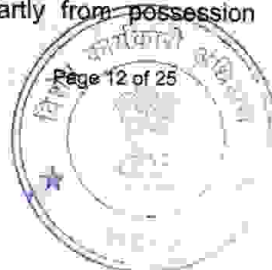
The Licensee shall not appoint any person as his agent, by a Power of Attorney or otherwise, for the purpose of this Agreement except his spouse, parent, sibling or a major child.

Provided that in case the Licensee is a Company, Society or such body Corporate, its officer or employee may be appointed so.



S. RESTRICTION OF TRANSFER OR ASSIGNMENT

The Licensee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the rights, benefits and interest that he derives from the said land and/or the rights, benefits and interest that he derives wholly or partly from possession of the said land or permit any



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सचिव, शिर्डी
नगरपालिका अधिकारी
नगर, उरण नगर परिषद

21/02/19

Asstt. Estate Officer (NMA)

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 सत्य, उरण नगर परिषद

person to use wholly or partly the said land.

Provided that nothing contained herein shall apply if the Licensee shall perform, to the satisfaction of the Corporation, the following conditions and any other conditions which shall be imposed by the Corporation from time to time:

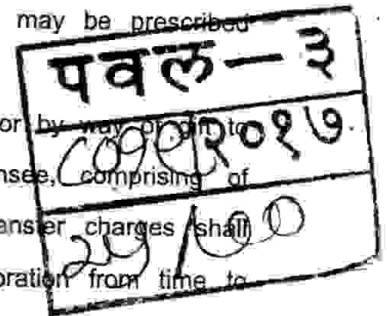
- (i) To pay to the Corporation the transfer charges, with respect to any alienation, at the rate as may be fixed from time to time by the Corporation, subject to such minimum as may be prescribed by the Corporation from time to time.

Provided that if the transfer is by succession or by way of gift to the immediate family members of the Licensee, comprising of his spouse, children, parents and siblings, transfer charges shall be recovered at rates specified by the Corporation from time to time for such transfer.

- (ii) Before grant of permission for transfer of the rights and benefits in respect of the said land, the transferee shall pay to the Corporation charges for Infrastructure Development, Water Resource Development, Power Supply Infrastructure Development, and any other charges as may be decided by the Corporation from time to time.

Provided that unless and until the structure owned by the Licensee situated on the area, which is being used for the proposed Navi Mumbai International Airport and allied purposes is removed, the Corporation shall not grant any permission to transfer the said land.

- (iii) The Licensee shall, while transferring his rights, benefits and interest in the said land, include in the instrument, that will be executed with the transferee, a stipulation to perform and observe all terms and conditions stipulated in this Agreement.



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सत्य प्रत

गणेश शिंदे
जिल्हा कार्यकारी अधिकारी
नगर-सेवक, उरण नगर परिषद

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Explanation 1

Nothing contained herein shall apply to mortgage(s) effected, with prior written permission of the Corporation of the land agreed to be leased / leased out or any part thereof to the Central Government., or State Government., Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Finance Corporation, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time for obtaining a loan.

Explanation 2

Transfer of rights derived under the Agreement to Lease shall mean and include the transfer of share or shares by the shareholders of a Company registered under the Companies Act, 2013 or any transfer made in favour of the Limited Liability Partnership or by the members of a Co-operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 or by the partners of a Partnership Firm registered under the Indian Partnership Act, 1932, in which case the Transfer Charges as is allocable to the extent of the share or shares so transferred or at the rate as may be determined by the Corporation from time to time, shall be recovered.

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T. SOLID WASTE MANAGEMENT

- i. The Licensee shall segregate waste, into biodegradable waste (food waste etc.) and recyclable waste (such as paper, plastic, metal, galls, rags, etc.)
- ii. The Licensee shall identify locations for composting and disposal of waste within the land agreed to be leased/leased out.
- iii. The Licensee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- iv. Licensee shall make separate arrangement for disposal of toxic or



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 नर-शेवक, उरण नगर परिषद

hazardous household waste such as used batteries, containers for chemicals and pesticides, discarded medicines, and other toxic or hazardous household waste.

- v. The Licensee shall ensure proper segregation and storage of household waste in two separate bins/containers i.e. bio-degradable waste and recyclable waste.

U. RAIN WATER HARVESTING

Rain Water Harvesting at a building site includes storage and/or recharging into the ground, with such rain water which accumulates on the terrace or on any paved or unpaved surface which is a part of the building site. The Licensee/Lessee shall adopt following systems for harvesting the rain water drawn from such surfaces:

- (i) Open well of a minimum dimension of 1.00 m. diameter and 1.00 mt. depth, into which the rain water may be channeled and allowed after a filtration process for removal of silt and floating materials. The well shall be provided with ventilating covers. The water from such open well may be used for non-potable domestic purposes including washing, flushing and for watering the garden etc.
- (ii) Rain water harvesting for recharging the ground water may be done through a bore-well, around which a pit of one meter diameter may be excavated up to a depth of at least 3.00 mt. and then re-filled with stone aggregate and sand. The rain water after a filtration process may be channeled to the re-filled pit for recharging the bore-well.
- (iii) An impervious surface/underground storage tank of required capacity may be constructed in to the setback or other open spaces and the rain water may be channeled to such storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the

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निरीक्षक कार्यकारी अधिकारी
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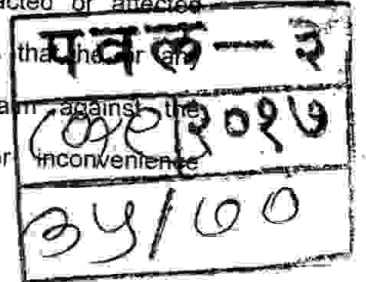
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नमोदा शिंदे
कार्यकारी अधिकारी
रायगड, उरण नगर परिषद

Provided further that it will be ensured that for such use, proper disinfectants and water purification arrangements have been made.

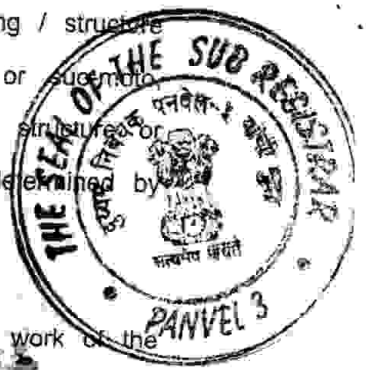
V. AIRPORT NOISE

The Licensee hereby agrees and acknowledges that the allotted land is located in the vicinity of the Navi Mumbai International Airport forming a part of the aircraft noise sensitive area and may be impacted or affected by the Airport noise and the Licensee agrees and accepts that no person claiming through him shall have no right or claim against the Licensor in respect of any loss, damage, nuisance or inconvenience suffered by the Licensee on account of such airport noise.



5. EXTENSION OF TIME

If the Licensee does not complete the construction of building / structure as stipulated hereinabove, the Corporation, on application or submission, may permit extension of time for completion of building / structure or other work on payment of additional premium as may be determined by the Corporation from time to time.



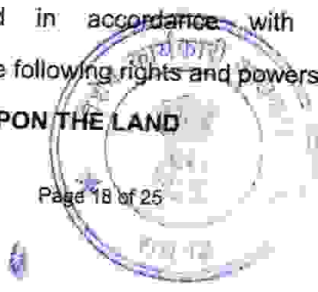
Provided that if the Licensee has completed the construction work of the building / buildings consuming not less than 33% admissible FSI, within the stipulated time or within the extended period, the additional premium shall not be levied for granting extension of time for completion of the building / buildings

6. RIGHTS AND POWERS OF THE CORPORATION

Until the building and other construction works have been completed and certified as completed in accordance with Clause (6) hereof, the Corporation shall have the following rights and powers -

A. POWER TO ENTER UPON THE LAND

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Asstt. Estate Officer (N.M.I.A)



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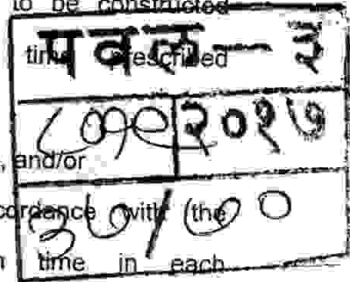
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The Officers, employees and agents of the Corporation shall have the power and authority to enter upon the said land at all reasonable times to view the state and progress of the work and for all other reasonable purposes.

B. POWER TO REVOKE THE LICENSE AND RESUME LAND

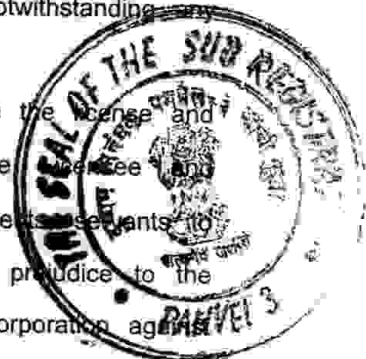
In case the Licensee fails -

- (i) to submit to the Town Planning Officer of the Corporation for his approval, the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be constructed on the said land within the stipulated time prescribed hereinbefore, and/or
- (ii) to complete it within the time prescribed hereinbefore, and/or
- (iii) in the performance of each act and in accordance with the stipulations hereinbefore contained for which time in each respect is essence of the contract,



the Corporation shall have the powers and liberty, notwithstanding any enactment for the time being in force to the contrary, to-

- a) By giving notice in writing to the Licensee, revoke the license and terminate the Agreement hereby granted to the Licensee and resume the land and restrain the licensee, its agents, servants, to enter upon the said land in which case, without prejudice to the other legal rights and remedies available to the Corporation against the Licensee, all erections, plants, machineries and other objects on the said land shall belong to the Corporation and the Corporation, shall not be liable for making any payment of compensation or allowance or any refund or repayment of any premium paid to the Corporation,
- b) allow to continue the said land in the occupation of the Licensee on payment of such fine or premium as may be decided by the Corporation.
- c) direct removal or alteration of any building or structure, erected or



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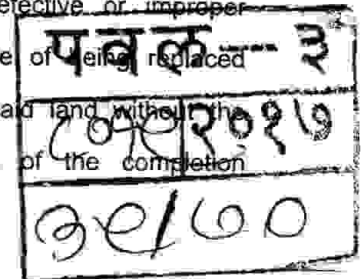
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built, contrary to the provisions of the approval granted or completion, within a time-period as prescribed by the corporation and if such removal of or alteration is not carried out within the time prescribed, the corporation shall cause the same removal of or alteration to be carried out and shall recover the cost of the same from the Licensee.

- d) consider immediately attached to the said land, all building materials and plants, which shall have been brought upon the said land by, or for, the Licensee, for the purpose of constructing such building as aforesaid and no part thereof other than the defective or improper materials (which may be removed for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of the Corporation until grant of the completion certificate by the corporation.



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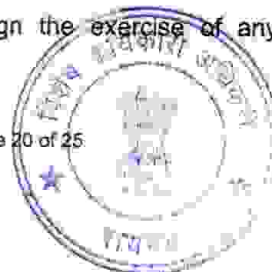
Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing clauses due to extension of time, amalgamation, consent, compromise, release, indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of such right and power by the Corporation under the said clause.



Explanation 2

Nothing contained in the foregoing clauses shall be construed to suffer from any inconsistency to derogate from the rights and powers reserved by the Corporation under respective clauses and such rights and powers exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will not take up defense based on such inconsistency to impugn the exercise of any right or power by the Corporation.

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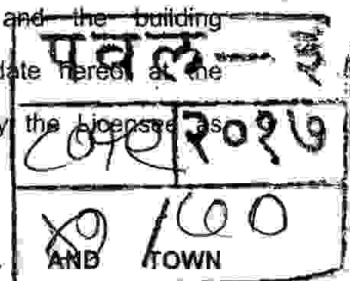
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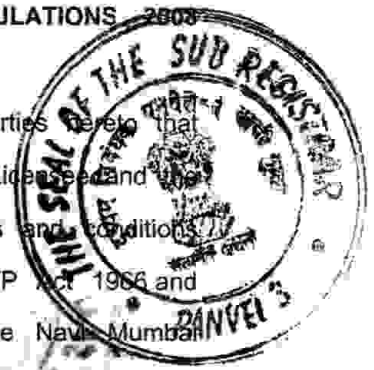
7. GRANT OF LEASE

As soon as the Town Planning Officer has certified that the building and works have been constructed in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions herein contained, the Licensee shall approach the Corporation and the Corporation shall grant a lease of the said land and the building constructed thereon, for the term of 60 years from the date hereof at the yearly rent of Rupee One only, which is already paid by the Licensee as mentioned hereinabove.



8. APPLICATION OF MAHARASHTRA REGIONAL PLANNING ACT 1966, AND NAVI MUMBAI DISPOSAL OF LAND (ALLOTMENT OF PLOTS TO AIRPORT PROJECT AFFECTED PERSONS FOR NAVI MUMBAI INTERNATIONAL AIRPORT AND PURPOSES ALLIED THERETO) (AMENDMENT) REGULATIONS 2015 AND NAVI MUMBAI DISPOSAL OF LAND REGULATIONS 2008 AS FAR AS APPLICABLE.

It is hereby agreed and declared by and between the parties here that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein contained and is subject to provisions of the MRTPL Act 1966 and the rules and regulations made there under including the Navi Mumbai Disposal of Land (Allotment of Plots to Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations 2015 and the Navi Mumbai Disposal of Lands Regulation, 2008 for the time being in force and also the provisions of the Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 1st March 2014 and Govt. Resolution Urban Development Department No. CID-1812/CR-274/UD-10 dated 28th May 2014 and all other provisions that will be decided by the Government of India, State of



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Asstt. Estate Officer (NMA)

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Maharashtra and the Corporation from time to time.

9. FORM OF LEASE

The lease shall be prepared in duplicate in accordance with the annexed form of lease with such modifications and additions thereto as may be determined by the Corporation from time to time.

10. NOTICE

All notices, consents and approvals to be given under this Agreement shall be in writing, and, unless otherwise provided herein, shall be signed by the Officer authorised by its Managing Director. Any notice to be given to the Licensee shall be considered as duly served if the same shall have been addressed to the Licensee and delivered to or left or posted, at the last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or construction, whether temporary or otherwise upon the said land.

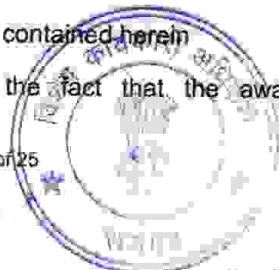
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11. REVOCATION / TERMINATION OF THE AGREEMENT

The Licensee agrees and accepts that if it is found, at any point of time during the subsistence of the present Agreement, by the concerned Revenue Authority or the Corporation that

- The Licensee is not entitled for the allotment of the land, as per the Government Resolution or Circulars issued by the Corporation or the norms / policies adopted by the Corporation
- The information provided by the Licensee is false or contrary to the record or the documents submitted by the Licensee are illegal or forged
- The Licensee has failed to observe any of the stipulations / obligations on his/their part as contained herein

The Corporation, notwithstanding the fact that the award and entitlement



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 पुणे नगर परिषद

of the Licensee as determined by the Dy. Collector (Land Acquisition) Metro Centre No.1 Panvel has not been cancelled, may by giving notice in writing to the Licensee cancel and revoke the License hereby granted to the Licensee and restrain the Licensee, its, agents, servants to enter upon the said land, and all erections, structures, materials, plants and things upon the said land, notwithstanding any enactment for the time being in force, shall stand forfeited and shall belong to the Corporation without making payment of any compensation or allowance or any refund or repayment of any premium paid by the Licensee.

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The Licensee, on occurrence of the above events, shall be liable for civil as well as criminal action by the Corporation and he shall also be liable for any expenditure incurred by the Corporation for such purpose, which amount the Corporation can recover as arrears of land revenue from the Licensee, if such amount is not paid within 7 days from the date of intimation of the same.

12. MISCELLANEOUS

- (i) The pronouns used herein shall include, where appropriate, either gender or both, either a natural person or artificial entity or both, in singular and plural, as the case may be.
- (ii) No indulgence, waiver, election or non-election by the Corporation under this Agreement shall affect the Licensee's duties and liabilities hereunder.
- (iii) The parties hereby agree that this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- (iv) If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be



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Asstt. Estate Officer (NMIA)

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affected thereby, but instead shall be enforced to the maximum extent permitted by law.

- (v) The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Corporation or the Licensee/Lessee.

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IN WITNESS WHEREOF the parties hereto set their hands and seal on this day and year first above written:

SIGNED AND DELIVERED for and on behalf of the

City and Industrial Development Corporation of Maharashtra Limited,

By the hand of Shri/Smt. P. B. Sabale



Asstt. Estate Officer (R & R) / Estate Officer (R & R) / Addl. Chief Lands & Survey Officer (NMIA)

P. Sabale
Asstt. Estate Officer (NMIA)

In the presence of

1. Shri/Smt. M. G. Parul

2. Shri/Smt. K. S. Parate

SIGNED AND DELIVERED by the within named Licensee

1. Shri/Smt. KAMLAKAR ANANT GONDHALI

Gondhali



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सिने
नगरपालिका अधिकारी
नगर, धरम नगर परिवर्तन

In the presence of

1. Shri/Smt. Mangesh Kamalakar Bhopi, At

-Chinchpada, Post & Tal - Panvel, Dist -

Raigad 410 206

2. Shri/Smt. Pavan Chintaman Bhopi, At -

Chinchpada, House No.- 107 A, Post & Tal -

Panvel, Dist - Raigad 410 206

I have read over and explained the contents
of this Agreement in Marathi to

Shri/Smt. KAMLAKAR ANANT GONDHALI &
OTHERS

[Signature]

[Signature]

[Signature]



[Signature]
Asstt. Estate Officer (NMLA)

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न्यायकारी अधिकारी

रायगढ़ जिला नगर परिषद

C/91

Bio Metric Sheet**बायोमेट्रिक तक्ता**

गावाचे नाव वडघर

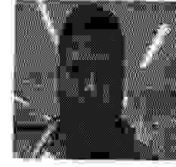
संचिका क्रमांक CHIM-ICIG-24

दिनांक 07/12/2017

अनु.क्र.	भूखंडधारकाचे नाव	सही	छायाचित्र	अंगठा / ठसा	जोडीदाराचे छायाचित्र	जोडीदाराचा अंगठा / ठसा
1	कमलाकर अनंत गोंधळी जोडीदाराची माहिती Jyoti Kamalakar Gondhli Spouse					

Witness Details**साक्षीदाराचे तपशील**

पवेल-३
८०९६२०१७
५९/६०

अनु.क्र.	साक्षीदाराचा नाव आणि तपशील	सही	छायाचित्र	अंगठा / ठसा
1	Witness-1 Mangesh Kamalakar Bhopi 9702411400 At -Chinchpada, Post & Tal - Panvel, Dist - Raigad 410 206			
2	Witness-2 Pavan Chintaman Bhopi 7045558310 At - Chinchpada, House No.- 107 A, Post & Tal - Panvel, Dist - Raigad 410 206			



सत्य प्रत

[Signature]

कार्याकारी अधिकारी

रायगड जिल्हा, चिंचपडा नगर परिषद

पवेल-३
 ८०९९३०१७
 ५२/७०



सत्य प्रत

गणेश शिंदे
 कार्यकारी अधिकारी
 - सैन्य, सुरण नगर परिषद

C/93

No. CIDCO/PLNG(SPECIAL SCHEMES)/ 866

Dtd: 29.11.2016

CONFIRMATION OF PLOT NO.46, SECTOR-R2, R&R POCKET NO. 2, PUSHPAK NODE.

REF : CIDCO/OSD(Lands)/NMIA/R&R/VADGHAR/2016/2024 DATED 25.05.2016.

(Revenue Village Vadghar)

NOTES:

1. This confirmation based on lottery of R & R plots dated 24.12.2014
2. Plot is confirmed as per survey submitted by engg. section.
3. WGS-84 co-ordinates of the confirmed plot are based on GPS survey submitted vide CIDCO/EE(AP-R/R-1)/2016 / 25 dated 14.01.2016.
4. WGS-84 co-ordinates are measured with respect to the control point no. 3202 of IIT Bombay.
5. ACL&SO (NMIA,R&R) is requested to verify (i) availability of plots and (ii) possession status of land before processing.
6. EE (R&R) is requested to maintain confirmed dimensions while finishing road edges.
7. No concession/ deviation from prevailing GDCR or pricing shall be sought by the applicant.
8. In case, the confirmed dimensions are not available after completion of infrastructure work, it is not binding on CIDCO to retain the confirmed dimensions.
9. Access to the plot will be available only after development of proposed roads as per layout. No claim or compensation in this case will be entertained in future.
10. All the above conditions will be applicable to PAP and all subsequent owners in case of transfer.
11. No measurements should be checked on the drawing. Only written dimensions shall be followed.
12. Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (Special Schemes).
13. Confirmation uploaded on URL - www.cidcoindia.com.1021.

AREA STATEMENT

STRUCTURE NO.	SECTOR NO.	PLOT NO.	AREA IN SQ.MT.	CUR. DEP. IN SQ.MT.	NET AREA IN SQ.MT.	USE
M-182	R2	46	159.95	NIL	159.95	R



COORDINATES

POINTS	EASTING	NORTHING
P01	299376.702	2100053.568
P02	299387.398	2100050.347
P03	299383.268	2100036.635
P04	299372.573	2100039.856

CONFIRMED

Date: 29-11-2016

Sr.D'man (SS) *[Signature]*

Deputy Planner (SS)

Associate Planner (SS) *[Signature]*

Senior Planner (SS) *[Signature]*

TO

1. ACL&SO(NMIA,R&R)
2. ASO (R&R)



NORTH

SCALE - NTS

PLAN OF R & R POCKET NO. 2, PUSHPAK NODE, SECTOR - R2

REMARKS
CONFIRMED PLOTS SHOWN IN RED MARK.
ALL DIMENSIONS ARE IN METRES.

CIDCO LTD.

PLANNING SECTION (SPECIAL SCHEMES)

Asstt. Estate Officer (NMIA)

पवेल-३
 ८०९६२०१७
 ५४/८०



सत्य प्रत

सत्य प्रत
 कार्यकारी
 पंचायत समिति

सिडको

सहरांचे शिल्पकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९९-२२-६६५० ०९००

००-९९-२२-६६५० ०९२८

फॅक्स : ००-९९-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :

'सिडको' भवन, सी.बी.डी. बेलापूर,

नवी मुंबई ४०० ६९४.

दूरध्वनी : ००-९९-२२-६७९९ ८९००

फॅक्स : ००-९९-२२-६७९९ ८९६६

CIN-U99999 MH 1970 SGC-014574

दिनांक २७/०७/२०१५

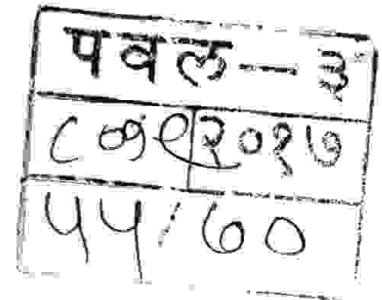
क्र.सिडको/आवित/पुनःस्थापना/२०१५/२५२२

प्रति,

श्री./श्रीमती. कमलाकर अनंत गोंधळी

राहणार चिंचपाडा-वडघर,

ता.पनवेल, जि.रायगड.

**वाटपपत्र**

विषय:- प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी गावठाणामधील संपादित करण्यांत येणाऱ्या जमिनीबद्दल व त्यामधील स्थलांतरीत होणाऱ्या निवासी/वाणिज्यिक/मिश्र वापराच्या बांधकामाबद्दल नुकसान भरपाईपोटी व पुनःस्थापनेसाठी भूखंडाचे वाटप करणेबाबत.

संदर्भ:-

- १) शासन निर्णय नगर विकास विभाग क.सीआयडी-१८१२/प्र.क्र.२७४/नवि-१०, दिनांक १ मार्च, २०१४
- २) शासन निर्णय महसूल व वन विभाग क. एलकयुए-३९-अ-२ दिनांक १६ जून २०१४
- ३) शासन निर्णय महसूल व वन विभाग क.आरपीए २०१४/प्र.क्र.५३२-३ दिनांक २५ जून, २०१४
- ४) सिडकोचे परिपत्रक क.सिडको/व्य.सं./आवित/२०१४ दिनांक १९ सप्टेंबर २०१४



महोदय/महोदया,



सत्य प्रत

१. उपरोक्त शासन निर्णय नगर विकास विभाग क.सीआयडी-१८१२/प्र.क्र.२७४/नवि-१०, दिनांक १ मार्च, २०१४ अन्वये प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी आवश्यक असलेल्या मौजे वडघर(चिंचपाडा) ता.पनवेल, जि.रायगड येथील गावठाणामधील पुढे नमूद केलेल्या आपल्या जमिनीच्या संपादनाचा संमती निवाडा (Consent Award) उपजिल्हाधिकारी (भूसंपादन), मॅट्रो सेंटर क्र.१ पनवेल यांनी आपण दिलेल्या

“समंतीपत्रानुसार” भूमिसंपादन अधिनियम १८९४ च्या तरतुदीप्रमाणे जाहिर केला आहे.

२. उपरोक्त गावठाणामधील आपल्या जमिनीच्या तसेच त्यामध्ये झाडे, विहिरी वगैरे असल्यास, त्या सर्वांबद्दल एकत्रितरित्या देय होणाऱ्या नुकसान भरपाईपोटी व पुनःस्थापनेसाठी वडघर येथे निर्धारित केलेल्या ठिकाणी सोडतीनुसार आपणांस देय झालेला खालील वर्णनाचा भूखंड वाटप करण्याबद्दल उपजिल्हाधिकारी (भूसंपादन), मेट्रो सेंटर क्र. १ पनवेल यांनी निवाडयामध्ये नमूद केले आहे व त्यानुसार सदर भूखंड आपणास खालील अटी व शर्तीवर तसेच सिडकोबरोबर करावयाच्या भाडेपट्टा करारनामा (Agreement to Lease) आणि भाडेपट्टाखत (Lease Deed) यामध्ये अंतर्भूत असलेल्या अटी व शर्तीस अधीन राहून वाटप करण्यांत येत आहे.

३. उप जिल्हाधिकारी(भूसंपादन) यांनी निवाडयामध्ये नमूद केलेल्या संपादीत जमिनीचा व आपणांस सर्व मिळून एकत्रितरित्या वाटप केलेल्या भूखंडाचा संक्षिप्त तपशिल खालीलप्रमाणे आहे.

भूमी संपादन निवाडा क्र.	सर्वेक्षणानुसार बांधकाम क्रमांक	बांधकामाचे / संपादित जमिनीचे क्षेत्र (चौ.मी.)	बांधकामाचा वापर	निवाडयानुसार भूखंड वाटपाची पात्रता ठरविण्यास अनुज्ञेय क्षेत्र (चौ.मी.)	भूखंड वाटपाचा तपशिल			
					भूखंड वाटपाचे स्थळ	सेक्टर क्र.	भूखंड क्र.	क्षेत्र (चौ.मी.)
CHIM-ICIG-२४	२०१६/२०१७	५०.९३	निवासी	५१.४७	वडघर	२	४६	१६०.००

४. उपरोक्त भूखंडाचा वाटप आपणाकडून संपादीत झालेली जमिन, त्यावरील झाडे, विहिरी वगैरेसाठी देय होणाऱ्या एकत्रित नुकसान भरपाईपोटी व पुनःस्थापनेसाठी, आपण दिलेल्या लेखी समंतीनुसार ६० वर्षांच्या भाडेपट्ट्याने संदर्भात नमूद केलेल्या शासन निर्णयान्वये करण्यांत येत आहे.

५. सदर वाटप करण्यात आलेल्या भूखंडासाठी, नवी मुंबई आंतरराष्ट्रीय विमानतळ प्रकल्प व तत्संबंधीत वापरामुळे बाधित प्रकल्पग्रस्तांसाठी भूखंड वाटप(सुधारीत) विनियम २०१५ नुसार प्रति वर्षास प्रति भूखंडास रुपये ६०/- (अक्षरी रुपया एक मात्र) या दराने वार्षिक भाडेपट्ट्यापोटी देय होणारी रक्कम रुपये ६०/- (अक्षरी रुपये साठ मात्र) हे वाटप पत्र मिळाल्यापासून ३० दिवसात निम्न स्वाक्षरीकाराच्या सिडको भवन, तळमजला, सीबीडी-बेलापूर, नवी मुंबई ४००६१४ येथील कार्यालयाशी, सुट्टीचे दिवस सोडून, संपर्क साधून भरणा करावी.

६. सदर भूखंडाच्या वाटपास नवी मुंबई जमिन विनियोग (नवी मुंबई आंतरराष्ट्रीय विमानतळ प्रकल्प व तत्संबंधीत वापरामुळे बाधित प्रकल्पग्रस्तांसाठी भूखंड वाटप) (सुधारीत) विनियम २०१५ आणि “सिडको विकास नियंत्रण नियमावली १९७५” च्या तरतुदी त्यामध्ये वेळोवेळी होणाऱ्या सुधारणासह लागू राहतील. त्याचप्रमाणे संदर्भात नमूद केलेल्या शासन निर्णयामधील व सिडकोच्या परिपत्रकामधील तरतुदीसुद्धा लागू राहतील.

७. सदर भूखंडाचा वापर आपण केवळ निवासी या प्रयोजनासाठी करावा. या व्यतिरिक्त इतर प्रयोजनासाठी भूखंडाचा वापर केल्यास तो अटी व शर्तीचा भंग समजण्यात येईल व त्याबद्दल योग्य त्या कार्यवाहीस आपण पात्र ठराल.

८. सदर भूखंडास अनुज्ञेयतेनुसार चटई क्षेत्र निर्देशांक उपलब्ध राहिल. स्थलांतरीत होणाऱ्या बांधकामाचा वापर जर उपरोक्त कोष्टकामध्ये "निवासी व वाणिज्यक" असा मिश्र दर्शविण्यात आला असेल, तर अनुज्ञेय चटई क्षेत्र निर्देशांकापैकी कमाल १५ % चटई क्षेत्राचा वापर वाणिज्यक प्रयोजनासाठी करण्यास अनुमती राहिल.

९. सदर वाटपपत्रातील आणि सिडकोबरोबर करण्यात येणाऱ्या करारनाम्यातील तसेच भाडेपट्टा खतातील सर्व अटी व शर्तीचे काटेकोरपणे पालन करणे आपणावर बंधनकारक आहे.

१०. सदर वाटपपत्रामधील अटी व शर्ती आणि संदर्भाधिन शासन निर्णयामधील अटी व शर्ती, यामध्ये तफावत आढळल्यास, शासन निर्णयामधील अटी व शर्ती अंतिम समजण्यात येतील.

११. उपरोक्त संपादीत जमिनीमध्ये असलेली बांधकामे स्वतःच्या खर्चाने निष्काषित करून आपण संबधीत उप जिल्हाधिकारी (भूसंपादन) यांचेकडे सदर जमिनीची सोयीस्वरूपी शासनाद व शांततापूर्णरितीने दयावा.

कळावे.

आपला विश्वासू

(अश्विद रा. जाधव)

विशेष कार्याधिकारी (भूमी)



सत्य प्रत

शिर्द

जिल्हाधिकारी

पुणे जिल्हा, उरण नगर परिषद

ज्ञात दि. २०/११/२०१५ रोजी

जाचपत्र दिले

१५

मंडळ अधिकारी

उपजिल्हाधिकारी (भूसंपादन)

प्रत्येकासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला मेल द्यावी

मेल: cidco.maharashtra@gov.in / CIDCO VIGILANCE MODULE NEW / User: admin aspx



सत्य/प्रत

नगरीय विधि
नगरीय कार्यकारी अधिकारी
न-संयुक्त, उद्योग नगर परिषद

C/99

भारत सरकार
Government of India

कमलाकर आनंत गोंधली
Kamlakar Anant Gondhli
जन्म तारीख / DOB : 05/10/1980
पुरुष / Male

9008 4321 7359

आधार - सामान्य माणसाचा अधिकार

जि.सं.

पवल - 3
20/09/2016
प.स. 60



अभिलेखन
Unique Identification Authority of India

पत्ता S/O: आनंत गोंधली, हाऊस नं. 241, पंचायत ऑफिस जवळ, गाव-चिंचपाडा, तालुका- पनवेल, वडघर, पनवेल, रायगड, महाराष्ट्र, 410206. Address: S/O Anant Gondhli, House No 241 Near Panchayat Office, Village- Chinchpada, Taluka- Panvel, Vadghar, Panvel, Raigarh, Maharashtra, 410206.

9008 4321 7359

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in



सत्य प्रत.

निलि लिखित
कार्यकारी अधिकारी
रायगड, उरण नगर परिषद

पवल-३
७०९३०१७
६०/७०



सत्य प्रत

गणेश शिंदे
मुख्य नगरपालिका अधिकारी
पुणे-तेवके, उरण नगर परिषद

पवल-३
 ८०९८३०१७
 ६९६००



आयकर विभाग
 INCOME TAX DEPARTMENT
 KAMLA KAR ANANT GONDHALI
 ANANT GONDHALI
 05/10/1980
 Permanent Account Number
 AYUPG8795J
 भारत सरकार
 GOVT. OF INDIA



सत्य प्रत

सत्य प्रत
 १. आयकर अधिकारी
 २. आयकर, उरण नगर परिषद

पत्र-३
 ८०७९०१७
 ६२/७०



सत्य प्रत

ना. सिद्धे
 ना. अधिकारी
 ना. नागर पंचायत



भारत सरकार
Government of India



वैभव शरद केणी
Vaibhav Sharad Keni
जन्म तारीख / DOB : 20/02/1994
पुरुष / Male



9163 3371 2391

आधार - सामान्य माणसाचा अधिकार

पवेल-३

09/02/2016

63/00

Handwritten signature



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: S/O: शरद केणी, मधला पाडा,
समाजी मंदीर जवळ, गाव- चिंचपाडा,
तालुका- पनवेल, वडघर, पनवेल,
रायगड, महाराष्ट्र. 410206

Address: S/O. Sharad Keni, Madhala
Pada, Near Samaj Mandir, Village-
Chinchpada, Taluka- Panvel, Vadghar,
Panvel, Raigad, Maharashtra. 410206

9163 3371 2391

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



पत्ता प्रत

न लिखित
रायगड जिल्हा
रायगड जिल्हा
रायगड जिल्हा

पवल-३
८०९८२०१७
६४/७०



सत्य प्रत
लिखित
अधिकारी
पानजी नगर परिषद



Government of India



राजेश चागा केणी
Rajesh Changa Keni
जन्म तारीख / DOB 27/07/1986
पुरुष / Male

जन्म तारीख / DOB 27/07/1986

पुरुष / Male



आधार - सामान्य माणसाचा अधिकार

पवल-३

CO9020919

24/60



R. G. Ken,



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O: बाबा कपरी, हाऊस
न-242, मधला पाडा, ग्राम पंचायत
श्रीफोडस जवळ, गाव- सिंचपाडा, तालुका-
पनवेल, जिल्हा, पनवेल, रायगड.
संसारधंदे 410206

Address: S/O: Changa Keni, House
No-242, Madhala Pada, Near Gram
Panchayat Office, Village: Chinchpada,
Taluka- Parvel, Vadghar, Parvel, Raigarh,
Maharashtra 410206

8912 7821 7486



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1800 300 1947



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सत्य प्रत

अधिकारी

१००० रु. छत्रपति नगर परिषद

पबल - ३
 10902020
 66/00



सत्य प्रत

रायगाड
 जिल्हा अधिकारी

रायगाड, जिल्हा नगर परिषद

398/8019

बुधवार, 13 डिसेंबर 2017 12:07

म.नं.

दस्त गोश्वारा भाग-1

पवेल 3 441600-

दस्त क्रमांक: 8019/2017

दस्त क्रमांक: पवेल 3 /8019/2017

बाजार मूल्य: रु. 00/-

मोबदला: रु. 60/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. पवेल 3 यांचे कार्यालयात

पावती:10233

पावती दिनांक: 13/12/2017

अ. क्र. 8019 वर दि.13-12-2017

सादरकरणाचे नाव: कमलाकर अनंत गोंधळी - -

रोजी 11:50 म.पू. वा. हजर केला.

नोंदणी फी

रु. 300.00

दस्त हाताळणी फी

रु. 1400.00

पृष्ठांची संख्या: 70

एकूण: 1700.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Panvel 3

Sub Registrar Panvel 3

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिकका क्र. 1 13 / 12 / 2017 11 : 50 : 27 AM ची वेळ: (सादरीकरण)

शिकका क्र. 2 13 / 12 / 2017 11 : 52 : 13 AM ची वेळ: (फी)

दस्तऐवजावरील शोधलेली अंगणवट.

मुद्रांक शुल्क: रु. 500/- याचा हस्ताक्षर वर आहे.

अतिरिक्त नोंदणी शुल्क याचा भाग म्हणून जरायवारी

दस्त नोंदणीवजाची नसू.

४४ १३/१२/१७

मि. निरंकर



सत्य प्रत

महेशा विंदें

दस्तावेजारी अधिकारी

नगरपालिका, उरगा नगर, मरिच



दस्त गोषवारा भाग-2

पवल3 ६६६०.

13/12/2017 12 11:10 PM

दस्त क्रमांक:8019/2017

दस्त क्रमांक :पवल3/8019/2017

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कमलाकर अनंत गोधळी - पत्ता:प्लॉट नं: -, साळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: हाउस नं. 241, चिंचपाडा-वडघर, पो. ता. पनवेल, जि. रायगड, महाराष्ट्र, राईगार: (००:). पैन नंबर:AYUPG8795J	भाडेकरू वय :-37 स्वाक्षरी:-		
2	नाव:सिडको लिमिटेड तर्फे असि. इस्टेट ऑफिसर पी. बी. साबळे - पत्ता:प्लॉट नं: -, साळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सिडको भवन, पहिला मजला, सौबीडी बेलापूर, नवी मुंबई, महाराष्ट्र, ठाणे. पैन नंबर:AACCG3303K	मालक वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:13 / 12 / 2017 11 : 53 : 14 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश चांगा केणी - वय:31 पत्ता:रा. चिंचपाडा, ता. पनवेल, जि. रायगड पिन कोड:410206	स्वाक्षरी		
2	नाव:वैभव शरद केणी - वय:23 पत्ता:मधला पाडा, समाज मंदिर जवळ, चिंचपाडा, वडघर, ता. पनवेल, जि. रायगड पिन कोड:410206	स्वाक्षरी		

शिवका क्र.4 ची वेळ:13 / 12 / 2017 11 : 54 : 32 AM

शिवका क्र.5 ची वेळ:13 / 12 / 2017 11 : 55 : 51 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Panvel 3



सत्य प्रत

नियंत्री अधिकारी

पनवेल, जिल्हा नगर परिषद

8019 /2017

Know Your Rights as Registrants

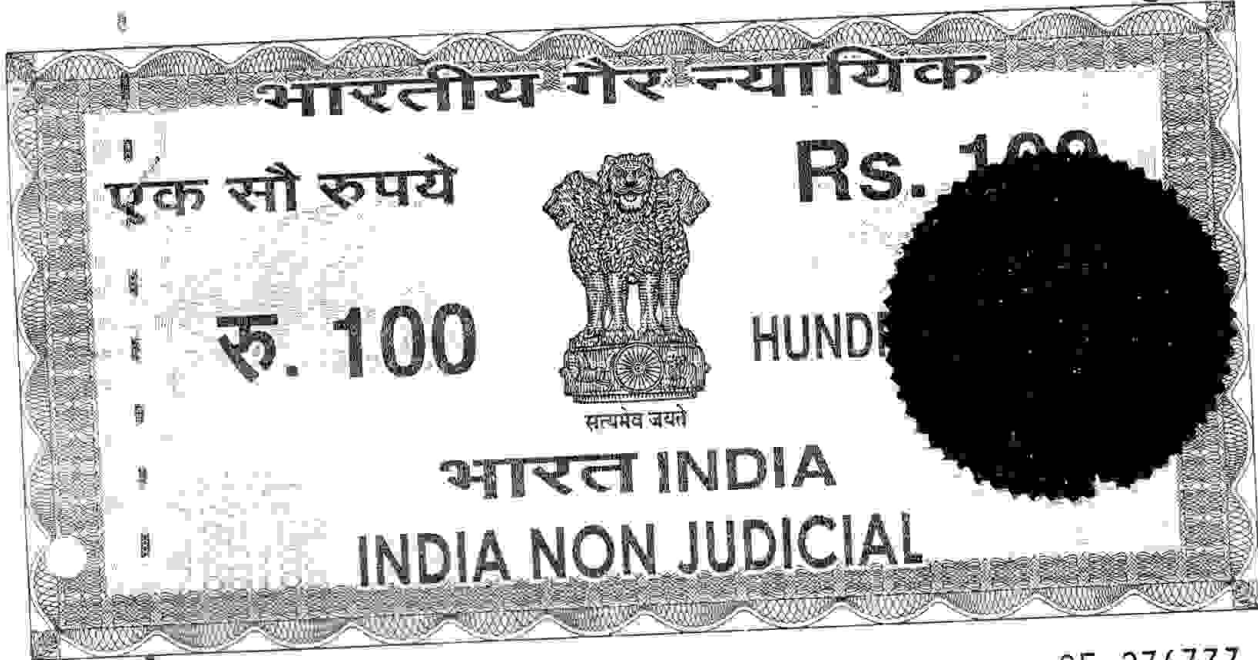
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout, after registration.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isrta@gmail.com



clm

4372/17
31/10/17



महाराष्ट्र MAHARASHTRA

30 OCT 2017

जि. रायगड
रायगड जिल्हा
रायगड जिल्हा



2017-9

Annexure-II

पुढाक विक्री मॉडेल अनुक्रमिक

43275

SE 276737

दिनांक 31/10/17

दस्तावेज प्रकार

कपल

दस्त मॉडेली करणार आहेत का - होय/नाही

पिढाकतीला वर्गीत

पुढाक विक्री मॉडेल अनुक्रमिक

कमलाकर अ. गोंधळी

दस्तावेज पेशकाराचे नाव

परिवार

हस्त अस्तित्वात त्याचे दोन, पत्नी याकडी

पुढाक शुल्क रक्कम

1000

परवाना पुढाक विक्रीसाठी कोणते व प्रदाना क्रमांक
पुढाक विक्रीचे ठिकाण व पत्ता

श्री. सुनिल विठ्ठल परदेशी
श्री. सत्यप्रतिज्ञेवर व गांधीपूर पूर्वक
पनवेल, अनुक्रमिक - पनवेल 27, 10, 17

या कारणासाठी यांना पुढाक खेरीद करण्या यांनी त्याच कारणासाठी पुढाक खेरीद करण्याबाबत 27, 10, 17

प्रतिज्ञापत्र

मी कार्यकारी दंडाधिकारी/पब्लिक नोटरी साहेब पनवेल यांचे समोर...

मी/आम्ही श्री. कमलाकर अनंत गोंधळी, राहणार-चिंचपाडा-वडघर,
ता. पनवेल, जि. रायगड सत्यप्रतिज्ञेवर व गांधीपूर पूर्वक लिहून देते/देतो की, नवी
मुंबई आंतरराष्ट्रीय विमानतळासाठी माझी खालील वर्णनाचे बांधकाम नवी मुंबई
आंतरराष्ट्रीय विमानतळासाठी पुनर्वसनासाठी बांधीत झालेले आहे.

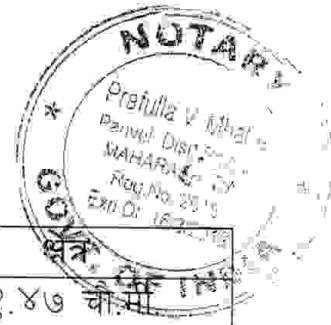


27/10/17 सत्य प्रत

जिल्हा अधिकारी
रायगड जिल्हा परिषद

C/113

..२..



गांव	बांधकाम क्रमांक	
चिंचपाडा	M-182	५१.४७ चौ.मी.

सदर संपादीत जमिनीपोटी मला/आम्हाला खालील वर्णनाच्या भूखंडाचे वाटपपत्र देण्यात आले आहे.

नोड	सेक्टर	भूखंड क्रमांक	क्षेत्र
वडघर	२	४६	१६०.०० चौ.मी.

मी/आम्ही असे प्रतिज्ञापत्र देत आहे की, वरील बांधकामाबाबत दावे दाखल नाहीत. किंवा न्यायालयाकडील दाव्यामध्ये कोणत्याही प्रकारचा मनाई हुकूम झालेला नाही. तसेच सदर मिळकतीबाबत आम्ही खाली सहया करणा-या व्यतिरिक्त आणखी कोणा व्यक्तीने जर भविष्यात हक्क सांगण्याचा प्रयत्न केल्यास त्यास आम्ही पूर्णपणे जबाबदार आहोत व त्यानंतर होणा-या सर्व प्रकारच्या फौजदारी/न्यायालयीन वगैरे चौकशीसाठी आम्ही पूर्णपणे तयार राहू व सिडको महामंडळास कोणत्याही प्रकारची तोषिष लागू देणार नाही, असे सत्यप्रतिज्ञापत्राद्वारे कथन करीत आहोत. मी/आम्ही चिंचपाडा या गावचे कायमचे रहिवासी आहोत. सदर सत्यप्रतिज्ञापत्र आम्ही पूर्णपणे शुध्दीत राहून कोणत्याही दबावाला बळी न पडता कोणत्याही प्रकारची नशापाणी न करता करीत आहोत.

IDENTIFIED BY ME
साक्षीदार

१. मुकेश गोखले
९७०२४११४००

मी खाली सही करणार



सत्य प्रत
श्री. कमलाकर अनंत गोंधळी
BEFORE ME

PRAFULLA V. MHATRE
ADVOCATE & NOTARY

NOTED AND REGISTERED

At Sr. No. 4372/17

31 OCT 2017

10, "Keshavnagar" - Rajpur
Opp. Old Tahsilgaur Office
Panvel, Dist. Raipur

