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पावती

Friday, July 28, 2017

11:48 AM

Office Copy

नोंदणी क्रं.: 39म

Regn.: 39M

पावती क्रं.: 7915 दिनांक: 28/07/2017

गावाचे नाव: वडघर

दस्तऐवजाचा अनुक्रमांक: पवल1-6210-2017

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: श्री. प्रदीप अंकुश पाटील - -

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 1300.00

पृष्ठांची संख्या: 65

एकूण: रु. 1400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे  
12:02 PM ह्या वेळेस मिळेल.

JOINT S R PANVEL

सह दुय्यम निबंधक पनवेल

बाजार मूल्य: रु.0/-

मोबदला रु.:60/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 1300/-

श्री. प्रदीप अंकुश पाटील

पवन नोपवा-नामक गावाचे वडघर येथील

धाना प्राधिकृत नगर, पनवेल येथील

स्थापक हे देयकदार यांनी या दस्तऐवजाची

Patel

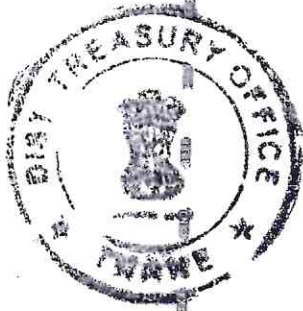
पत्रकाराची सही



महाराष्ट्र MAHARASHTRA

© 2016 ©

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जिल्हा कोषागार कार्यालय,  
ठरणे  
20 JUL 2017  
मुद्रांक प्रमुख सिपीक / सिपीक

2017/2017

File No	CHIT-OC-44
Structure No.	T-70, T-71
Unique ID Plot No.	VAD-1-3-210

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION  
OF MAHARASHTRA LIMITED

AGREEMENT TO LEASE

THIS AGREEMENT made at CBD, Belapur, Navi Mumbai, on the  
July Two thousand seventeen.

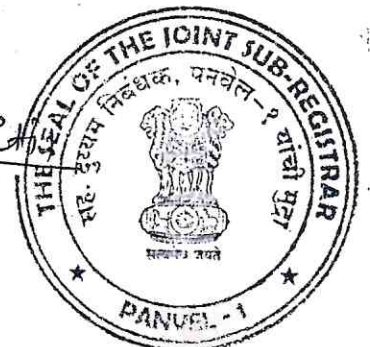
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26 th day of  
9 / 17

BETWEEN

*Rabale*  
Asst. Estate Officer (NMIA)

*Patel*

*SAT*



**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. PRADIP ANKUSH PATIL, AT. CHINCHPADA-VADGHAR, POST. & TAL. PANVEL DIST. RAIGAD 410 206, Occupation BUSINESS

2 Shri/Smt. SANDIP ANKUSH PATIL, AT CHINCHPADA-VADGHAR, POST. & TAL PANVEL, DIST RAIGAD-410 206, Occupation SERVICE

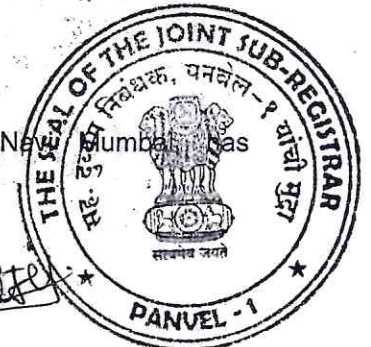
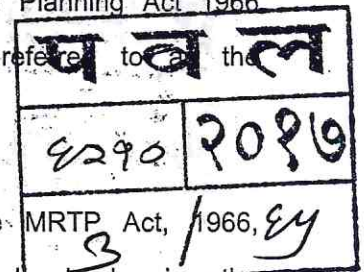
(hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include their respective successors, executors, administrators ) of the **OTHER PART**

**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

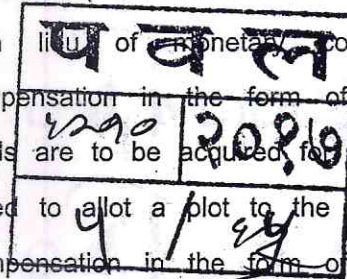


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Asst. Estate Officer (NMIA)

*S.A. Redi*

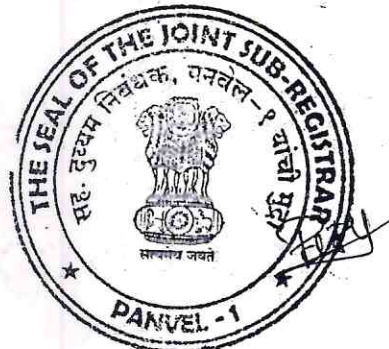
decided to establish an International Airport namely "Navi Mumbai International Airport" with the approval of the State and Central Government. (hereinafter referred to as the "Project" which includes development of land for the purposes allied thereto).

- 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.



*Babale*  
Asst. Estate Officer (NMIA)

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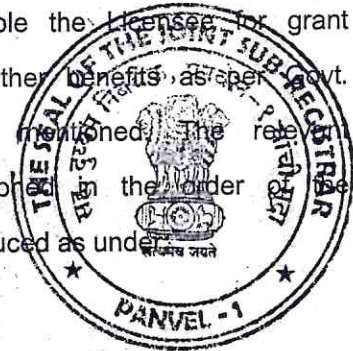


*S. A. Pathi*

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 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/Ya.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.

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h) The Licensee is having un-authorized structure on the land possessed by the Corporation at Village VADGHAR Tal. Panvel which is required to be shifted due to development of the project. The Collector Raigad vide his order No. NIL dtd. 21/11/2015 determined eligible the Licensee for grant of a plot of 100 sq.mtr. for resettlement and other benefits as per Govt. Resolution dtd. 28th May, 2014 hereinabove mentioned. The details of the structure of the Licensee mentioned in the order of Collector Raigad, eligibility determined etc. is re-produced as under



*Debate*  
Asst. Estate Officer (NMIA)

Page 4 of 25

*Debate*

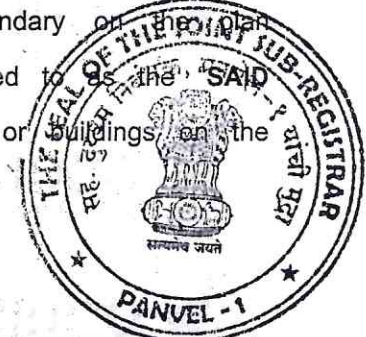
*S. A. Padi*

**Relevant details of the Structure(s)**

Order 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 jointly
CHIT-OC-44	PRADIP ANKUSH PATIL, SANDIP ANKUSH PATIL	44	T-70, T-71	Residential	90.09	100

i) As per directions of the State Government vide G.R dated 28.05.2014, referred to hereinabove, and as per the order passed by the Commissioner Raigad, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/2954 dtd. 13/10/2015, 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 terms and conditions hereinafter contained.

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**Description of land allotted**

Place/Node	Plot No.	Sector No.	Area in sq.mtr.	Admissible FSI
PUSHPAK VADGHAR	210	R1	100	1.5

*Babale*  
Asst. Estate Officer (NMIA)

The Licensee has, before the execution of this Agreement, paid to the Corporation on 26/07/2017 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 Dept.No.CID-1812/CR-274/UD-10 dtd. 18th August 2014 and No. CID-1812/CR-274/UD-10 dtd. 6th October 2015.

*Babale*  
Asst. Estate Officer (NMIA)

*Patil*

S.A. Patil

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.

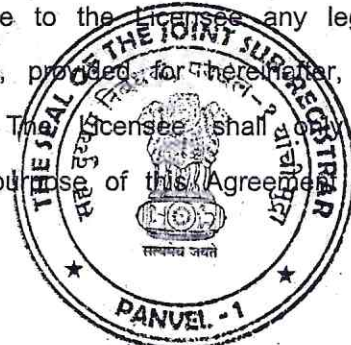
2. GRANT OF LICENSE:

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 rent, and subject to the terms and conditions, including the liability for 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.

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

A. USE OF THE LAND

*Psabale*  
Asst. Estate Officer (NMIA)

*[Handwritten Signature]*

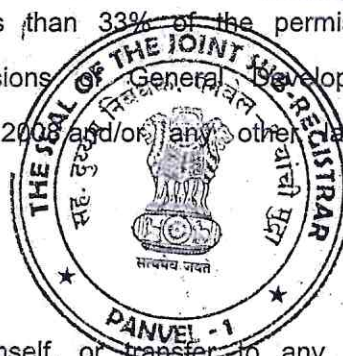
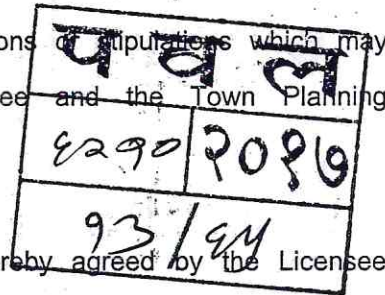
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S.A. [Handwritten]

The allotted land is to be used 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 will 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 the General Development 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

*Rebate*  
Asst. Estate Officer (NMIA)

*[Handwritten Signature]*

*S.A. Rehi*



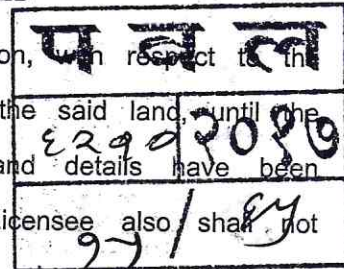
person/entity, any Transferable Development Rights which are made available to him, as per the provisions of applicable General Development Control Regulations.

**D. FENCING UPON POSSESSION**

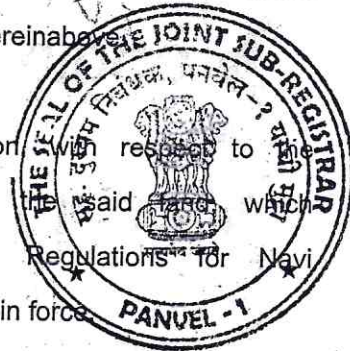
The Licensee shall, immediately after the Corporation shows the boundaries of the said land and hands over the possession of the said land, have the said land fenced at his expense. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath in any manner whatsoever. Any such encroachment 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, or disposal, thereof from the Licensee.

**E. NO WORK TO BEGIN UNTIL PLANS ARE APPROVED**

i. No work shall be commenced or carried on, in 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, in respect to the 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.



*P. Babale*  
Asst. Estate Officer (NMIA)

*B. B. B.*

*S. A. Patil*

**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 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 the Corporation; 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, within 30 days therefrom, a yearly payment as Licensee's contribution to the cost of establishing and maintaining civic amenities such as road water, drainages, conservancy for the said area, regardless of the 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.



*Rebate*  
Asst. Estate Officer (NMIA)

*Patel*

S.A. Patil

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.

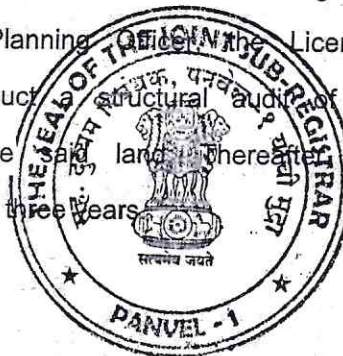
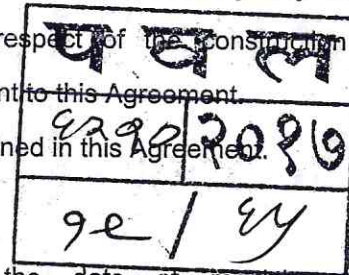
**J. INDEMNITY**

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 or 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 Licensee shall conduct a structural audit every three years.



**L. SANITATION**

*Rehal*  
Asst. Estate Officer (NMIA)

*Rehal*

*S. A. Rehal*

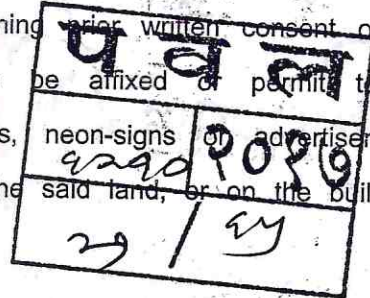
The Licensee shall observe all provisions, terms and conditions of the General Development Control Regulations for Navi Mumbai, 2008 and/or any other law for the time being in force, relating to public health and sanitation and shall provide sufficient latrines, accommodation and other sanitary arrangements 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 purposes of forming the foundation of the building or buildings and compound walls and for executing any works authorized by this Agreement.

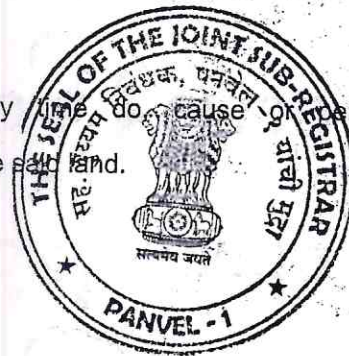
#### N. RESTRICTION ON SIGN-BOARDS, ADVERTISEMENTS ETC.

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



#### P. INSURANCE

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Asst. Estate Officer (NMIA)

[Handwritten Signature]

S.A. [Handwritten Signature]

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.

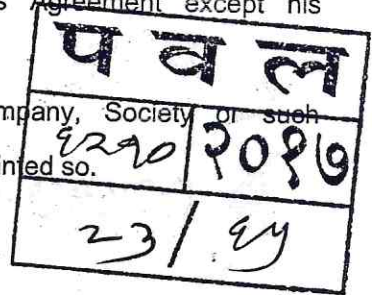
**Q. RECOVERY OF ANY SUM DUE TO THE CORPORATION**

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 MRTP 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**

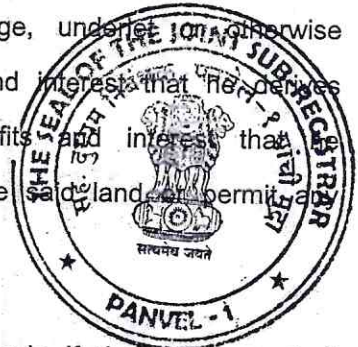
The Licensee shall not appoint any person as his agent, by a Power of Attorney or otherwise, for the purpose of this Agreement except his spouse, parent, sibling or a major child.

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 interests that he derives from the said land and/or the rights, benefits and interests that derives wholly or partly from possession of the said land, or permit a person to use wholly or partly the said land.



Provided that nothing contained herein shall apply if the Licensee shall

*P. Balakrishnan*  
Asst. Estate Officer (NMIA)

*[Handwritten Signature]*

*S. A. Pathi*

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 the Agreement.

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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 /

*Babale*  
Asst. Estate Officer (NMIA)

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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.

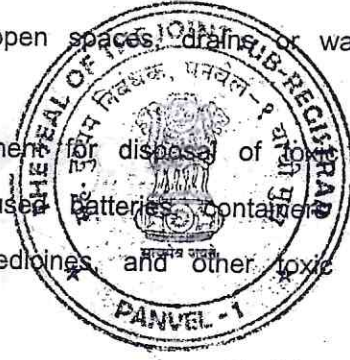
**Explanation 2**

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.

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

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Asst. Executive Officer (NMIA)

*[Signature]*  
S.A. R.H.I.

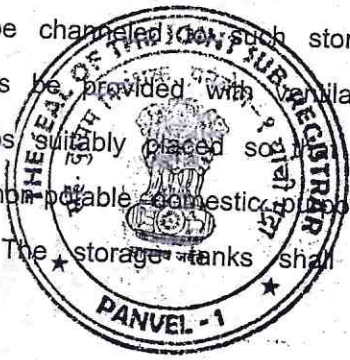
- v. The Licensee shall ensure proper segregation and storage of household waste in two separate bins/containers i.e. bio-degradable waste and recyclable waste.

#### 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 mt. diameter X 6.00 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 width 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 on such storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for non-potable domestic purposes such as washing, gardening etc. The storage tanks shall be provided with an overflow.

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Asst. Estate Officer (NMIA)

S.A. Bhatil



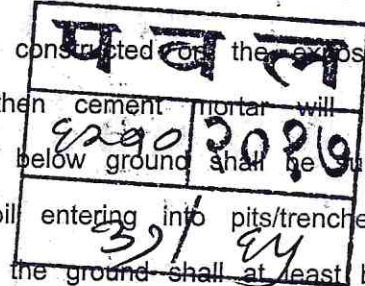
(iv) The surplus rain water after storage may be recharged into the ground through percolation pits or trenches or combination of percolation pits and trenches. Depending on the geomorphologic and topographical conditions, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to such percolation pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials -

- a. 40 mm stone aggregate as the bottom layer, up to 50% of the depth;
- b. 20 mm stone aggregate as the lower middle layer, up to 20% of the depth;
- c. Coarse Sand as the upper middle layer, up to 20% of the depth;
- d. A thin layer of fine sand as the top layer.
- e. Top 10% of the pits / trenches will be left empty and a splash is to be provided in this portion in such a way that the roof top water falls on the splash pad.

f. Brick masonry walls are to be constructed on the exposed surfaces of pits/trenches and then cement mortar will be plastered. The depth of the wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above the ground shall at least be 15 cms.

g. Perforated concrete slabs shall be provided on the pits/trenches.

h. If any open space surrounding the building is not paved the top layer up to a sufficient depth shall be removed and then refilled with coarse sand to allow percolation of rain water into



the ground.

- (v) The terrace shall be connected to the open well / borewell / storage tank recharge pit /trench by means of HCPE/PVC pipes through filter media. A valve system shall be provided to drain the first washings from roof or terrace catchment, as they would contain dirt.
- (vi) The mouths of all pipes and openings shall be covered with mosquito insect proof wire net.
- (vii) For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq. mt.
- (viii) Rain water harvesting structures shall be cited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part the walls or foundation of the building or those of an adjacent building.
- (ix) The water so collected / recharged shall, as far as possible, be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper water filter arrangement exists and a separate outlet for by-passing the first rain water has been provided.

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

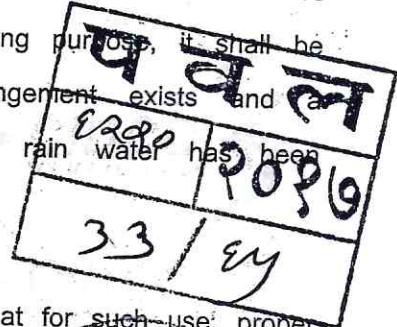
#### V. AIRPORT NOISE

The Licensee hereby agrees and acknowledges that the allotted land is

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Asst. Estate Officer (NMIA)



*S.A. Rathi*



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 he or any 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 suo-moto, 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

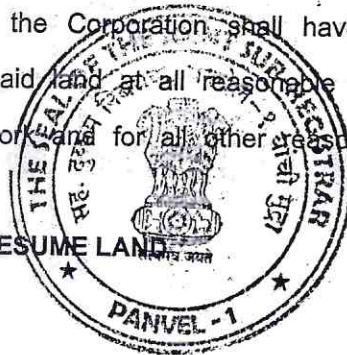
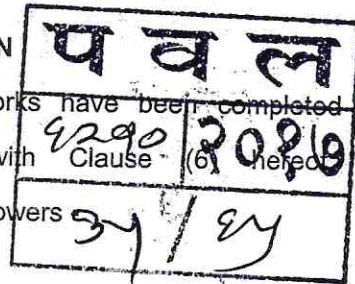
Until the building and other construction works have been completed and certified as completed in accordance with Clause (6) hereof the Corporation shall have the following rights and powers

##### A. POWER TO ENTER UPON THE LAND

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

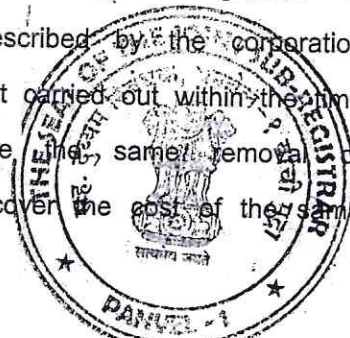
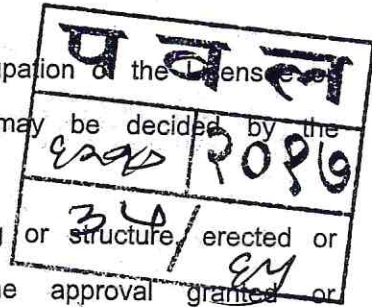
In case the Licensee fails -



- (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 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 or alteration to be carried out and shall recover the cost of the same from the Licensee.



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Asst. Estate Officer (NMIA)

*Paabale*  
*S.A. Paabale*

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.

**Explanation 1**

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing clauses due to extension, 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.

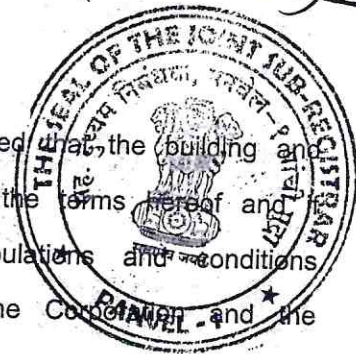
**Explanation 2**

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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**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 the Licensee shall have observed all the stipulations and conditions herein contained, the Licensee shall approach the Corporation and the



*Babale*  
Asst. Estate Officer (NMIA)

*BHJ*

*S.A.B.H.*

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 AND TOWN 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 hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein contained and is subject to provisions of the MRTP 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 Land 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 Maharashtra and the Corporation from time to time.

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**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

*Balab*  
Asst. Estate Officer (NMA)

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*S.A. Bhi*

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.

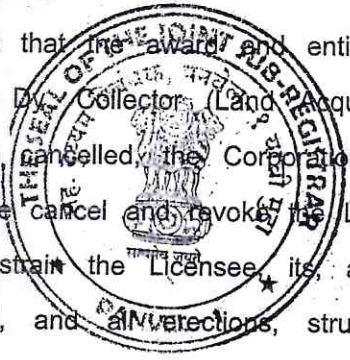
#### 11. REVOCATION / TERMINATION OF THE AGREEMENT

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

- (i) 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
- (ii) The information provided by the Licensee is false or contrary to the record or the documents submitted by the Licensee are illegal or forged
- (iii) 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 of the Licensee as determined by the Dy. Collector (Land Acquisition) Metro Centre No.1 Panvel has not been cancelled, the Corporation 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 ~~any~~ structures,

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Asst. Estate Officer (NMIA)

*Patel*

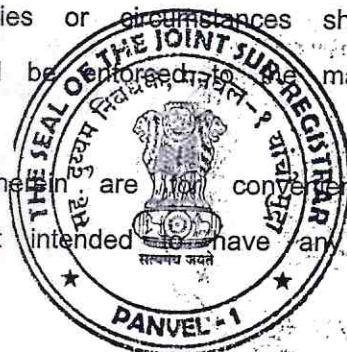
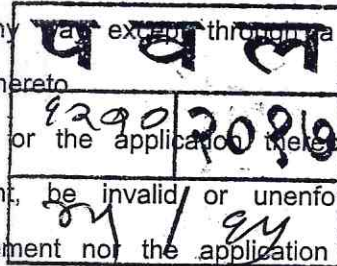
*S.A. Patil*

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.

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 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.



  
Asst. Estate Officer (NMIA)

  
S.A. Patil



whatsoever in determining the rights or obligations of the Corporation or the Licensee/Lessee.

IN WITNESS WHEREOF the parties hereto set their hands and seal on the 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  
Asst. Estate Officer (NMIA)

In the presence of

1. Shri/Smt. M. G. Patil

M. G. Patil

2. Shri/Smt. R. H. Mhacatre

R. H. Mhacatre

SIGNED AND DELIVERED by the within named. Licensee

1. Shri/Smt. PRADIP ANKUSH PATIL

Pradip

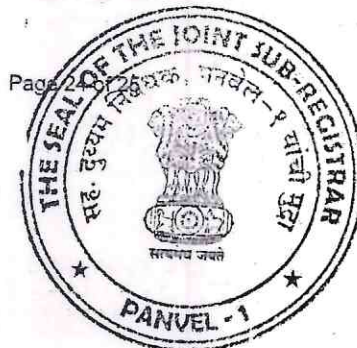


2. Shri/Smt. SANDIP ANKUSH PATIL

S. A. Patil



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In the presence of

1. Shri/Smt. Rohidas Ambu Patil, At - chinchpada,  
Post - Tal - Panvel, Dist - Raigad, 410 206.

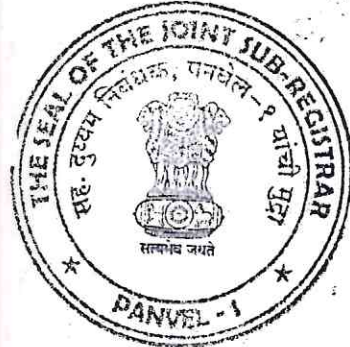
2. Shri/Smt. Vinod Atmaram Gawand, House no.  
461, At - Chinchpada, Post - Tal - Panvel, Dist -  
Raigad, 410206.

I have read over and explained the contents }  
of this Agreement in Marathi to }  
Shri/Smt. PRADIP ANKUSH PATIL & OTHERS }

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ }

Rabale  
Asst. Estate Officer (NMIA)

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## Bio Metric Sheet

बायोमेट्रिक तक्ता

गावाचे नाव वडघर







संचिका क्रमांक CHIT-OC-44

दिनांक 11/27/2015 4:34:56 PM

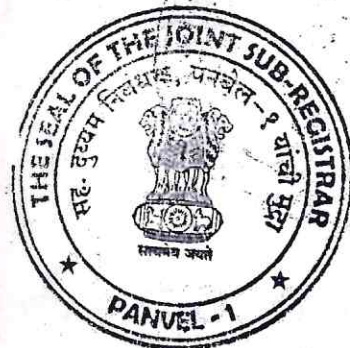
अनु.क्र.	भूखंडधारकाचे नाव	सही	छायाचित्र	अंगठा / ठसा	जोडीदाराचे छायाचित्र	जोडीदाराचा अंगठा / ठसा
1	प्रदिप अंकुश पाटील जोडीदाराची माहिती Supriya Pradip Patil Spouse					
2	संदिप अंकुश पाटील जोडीदाराची माहिती Minakshi Sandip Patil Spouse					

## Witness Details

साक्षीदाराचे तपशील

अनु.क्र.	साक्षीदाराचा नाव आणि तपशील	सही	छायाचित्र	अंगठा / ठसा
1	Witness-1 Rohidas Ambu Patil At - chinchpada, Post - Tal - Panvel, Dist - 9321567046			
2	Witness-2 Vinod Atmaram Gawand House no. 461, At - Chinchpada, Post - T: 9870140034			

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११/१५



CONFIRMATION OF PLOT NO.210, SECTOR-R1, R&R POCKET NO. 2, KARANJADE NODE.

REF : CIDCO/OSD(Lands)/NMIAR/R&RVADGHAR/2015/ 1411 DATED 22.12.2015.

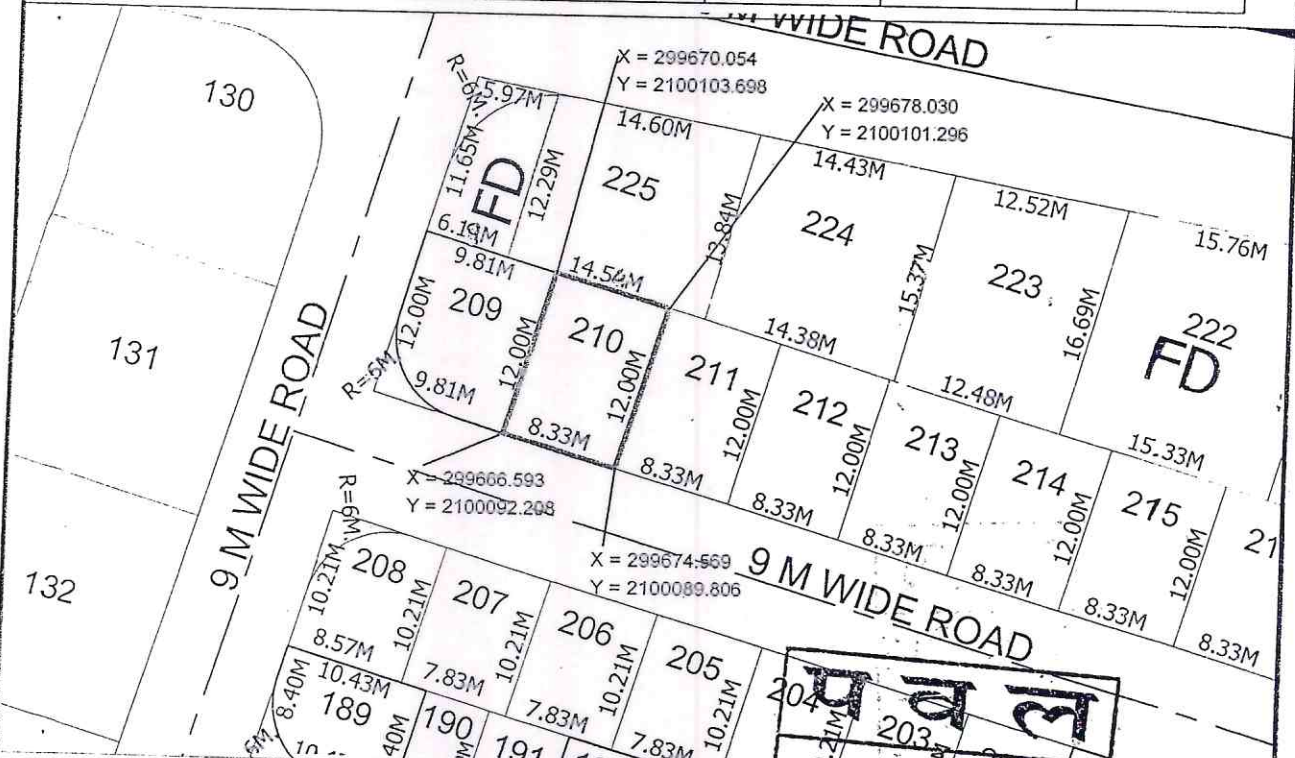
PUSHPAK

NOTES: As per modified Pushpak node boundary dtd. 12-05-2016.

- This confirmation based on lottery of R & R plots dated 24.12.2014.
- Plot is confirmed as per demarcation provided by Lands Section dated 14.08.2015.
- WGS-84 co-ordinates of the confirmed plot are based on GPS survey submitted vide CIDCO/EE(AP-R/R-1)/2016 / 25 d dated 14.01.2016.
- WGS-84 co-ordinates are measured with respect to the control point no. 3202 of IIT Bombay.
- OSD (Lands) is requested to verify (i) availability of plots and (ii) possession status of land before processing.
- EE (R&R) is requested to maintain confirmed dimensions while finishing road edges.
- No concession/ deviation from prevailing GDCR or pricing shall be sought by the applicant.
- In case, the confirmed dimensions are not available after completion of infrastructure work, it is not binding on CIDCO to retain the confirmed dimensions.
- 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.
- All the above conditions will be applicable to PAP and all subsequent owners in case of transfer.
- No measurements should be checked on the drawing. Only written dimensions shall be followed.
- Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (Special Schemes).

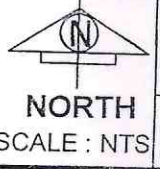
AREA STATEMENT

STR. NO.	SECTOR NO.	PLOT NO.	AREA IN SQ.MT.	CUR. DED. IN SQ.MT.	NET AREA IN SQ.MT.	USE
T-70,T-71	R1	210	99.96	NIL	99.96	R



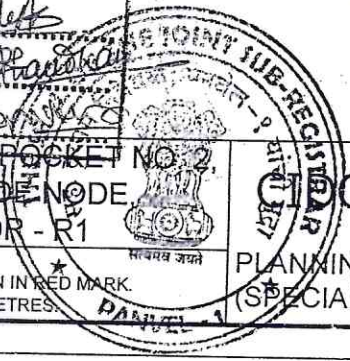
**CONFIRMED / RECONFIRMED**  
 Date..... 21-03-2016  
 D'man / Sr. D'man.....  
 Deputy Planner (S).....  
 Associate Planner (S).....  
 Senior Planner (S).....

- TO
- OSD (Lands)
  - E.E.(R&R)
  - A.T.P.O.(B.P.)
  - FO. SURVEY (R&R)



PLAN OF R & R POCKET NO. 2,  
 KARANJADE NODE,  
 PUSHPAK SECTOR - R1

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



CIDCO LTD.  
 PLANNING SECTION  
 (SPECIAL SCHEMES)

**सिडको**  
शहरांचे शिल्पकार

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :  
निर्मल दुसरा मजला, नरीमन पॉइंट,

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 १३/१०/२०१५

क्र.सिडको/आवित/पुनःस्थापना/वडघर/२०१५/२९४४

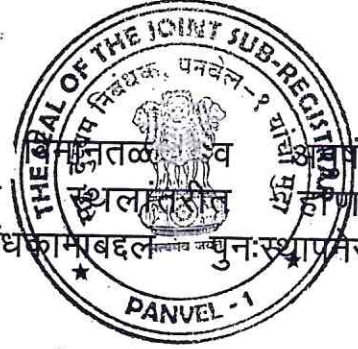
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प्रति,

श्री./श्रीमती. प्रदिप अंकुश पाटील, संदिप अंकुश पाटील  
राहणार - वडघर,  
ता.पनवेल, जि.रायगड.

## वाटपपत्र

विषय:- प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी सिडकोच्या जमिनीवरील आवश्यक असलेल्या मौजे निवासी/वाणिज्यक/मिश्र वापराच्या बांधकामाबद्दल पुनःस्थापनेसाठी भूखंडाचे वाटप करणेबाबत.



- संदर्भ:-
- १) शासन निर्णय नगर विकास विभाग क.सीआयडी-१८१२/प्र.क.२७४/नवि-१०, दिनांक १ मार्च, २०१४
  - २) शासन निर्णय नगर विकास विभाग क.सीआयडी-१८१२/प्र.क.२७४/नवि-१०, दिनांक २८ मे, २०१४
  - ३) शासन निर्णय महसूल व वन विभाग क. एलव्युएन-०५/२०१४/प्र.क.३९-अ-२ दिनांक १६ जून २०१४
  - ४) शासन निर्णय महसूल व वन विभाग क.आरपीए २०१४/प्र.क.५२/ए-३ दिनांक २५ जून, २०१४
  - ५) सिडकोचे परिपत्रक क.सिडको/व्य.सं./आवित/२०१४ दिनांक १९ सप्टेंबर २०१४

महोदय/महोदया,

१. प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी आवश्यक असलेल्या मौजे वडघर ता.पनवेल, जि.रायगड येथील सिडकोच्या जमिनीवरील, आपले बांधकाम स्थलांतरित होणार

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.

cidco.maharashtra.aov.in/CIDCO VIGILANCE MODULE NEW / Userlogin.aspx

असल्यामुळे उपरोक्त संदर्भात नमूद केलेल्या शासन निर्णयान्वये, जिल्हाधिकारी रायगड यांनी त्यांचेकडील पत्र क्रमांक पुनर्वसन/पु-२/न.मुं.विमानतळ, मौजे. कोपर, कोल्ही व वडघर/२०१५ दिनांक १९/०१/२०१५ अन्वये पुनःस्थापनेसाठी भूखंड व इतर लाभ देण्याकरीता पात्र ठरविले आहे.

२. उपरोक्त पत्रास अनुसरून, आपणांस पुनःस्थापनेसाठी देय असलेला भूखंड, खालील अटी व शर्तीवर तसेच सिडकोबरोबर करावयाच्या भाडेपट्टा करारनामा (Agreement to Lease) आणि भाडेपट्टाखत (Lease Deed) यामध्ये अंतर्भूत असलेल्या अटी व शर्तीस अधीन राहून सर्व मिळून वाटप करण्यांत येत आहे. सदर भूखंड वाटपाचा संक्षिप्त तपशील खालीलप्रमाणे आहे.

सांकेतिक क्रमांक	सर्वेक्षणानुसार बांधकाम क्रमांक	बांधकामाचे पाया/बांधीव क्षेत्र (चौ.मी.)	बांधकामाचा वापर	आदेशानुसार भूखंड वाटपाची पात्रता ठरविण्यास अनुज्ञेय क्षेत्र (चौ.मी.)	भूखंड वाटपाचा तपशील			
					भूखंड वाटपाचे स्थळ	सेक्टर क्र.	भूखंड क्र.	क्षेत्र (चौ.मी.)
CHIT-OC-४४	T-७०, T-७१	७५.९०	निवासी	९०.०९	वडघर	१	२१०	१००.००

३. उपरोक्त संदर्भात नमूद केलेल्या शासन निर्णयानुसार सदर भूखंडाचे वाटप, आपणांस ६० वर्षांच्या भाडेपट्ट्याने करण्यात येत असून, नवी मुंबई जमिन विनियोग (नवी मुंबई आंतरराष्ट्रीय विमानतळ प्रकल्प व तत्संबंधीत वापरामुळे बाधित प्रकल्पग्रस्तांसाठी भूखंड वाटप) (सुधारित) विनियम २०१५ नुसार प्रति वर्षास प्रति भूखंडास रुपया १/- (अक्षरी रुपया एक मात्र) या दराने वार्षिक भाडेपट्ट्यापोटी देय होणारी रक्कम रुपये ६०/- (अक्षरी रुपये साठ मात्र) हे वाटप पत्र मिळाल्यापासून आपण ३० दिवसात निम्न स्वाक्षरीकारांच्या सिडकोभवन, तळमजला, सीबीडी.बेलापूर नवी मुंबई ४००६१४ येथील कार्यालयाशी, सुट्टीचे दिवस सोडून संपर्क साधून भरणा करावी.

४. 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 तरतूदी त्यामध्ये वेळोवेळी होणा-या सुधारणासह लागू राहतील. त्याचप्रमाणे संदर्भात नमूद केलेल्या शासन निर्णयामधील व सिडकोच्या परिपत्रकामधील तरतूदीसुद्धा लागू राहतील.

५. 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 आपणांस पात्र ठराल.

६. 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.

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

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

९. सिडकोच्या जमिनीवर असलेली आपली बांधकामे आपण स्वतःच्या खर्चाने निष्काषित करून जागा मोकळी करून द्यावी.

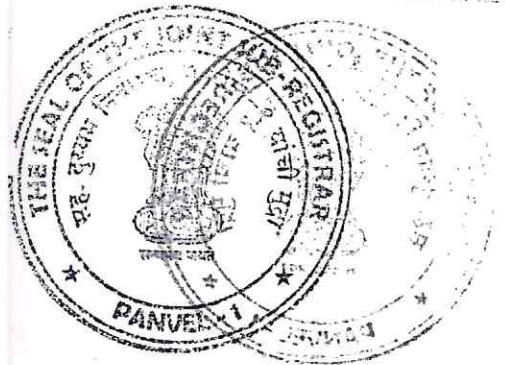
कळावे.

आपला विश्वासू

(अरविंद रा.जाधव)  
विशेष कार्याधिकारी (भूमी)

28/10/15

प वास्तव	
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भारत सरकार

Government of India



संदीप अंकुश पाटील  
Sandip Ankush Patil  
जन्म वर्ष / Year of Birth : 1986  
पुरुष / Male



3653 3020 3284

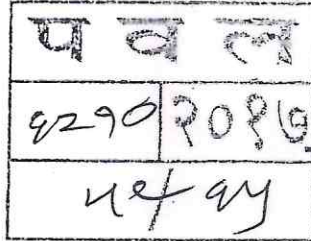
आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O: अंकुश पाटील,  
गाव-चिंचपाडा, उरण पनवेल रोड,  
हनुमान मंदिर जवळ, पनवेल, पनवेल,  
पनवेल, रायगड, महाराष्ट्र, 410206

Address: S/O: Ankush Patil, gaon-  
Chinchpada, Uran Panvel Road, Near  
hanuman mandir, panvel, Panvel, Panvel, :  
Raigarh, Maharashtra, 410206

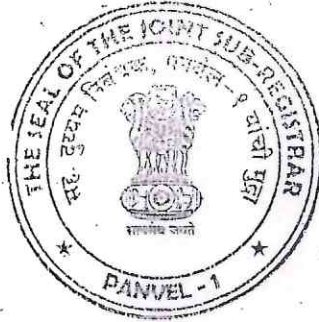


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भारत सरकार  
GOVERNMENT OF INDIA



प्रदीप अंकुश पाटील  
Pradeep Ankush Patil  
जन्म तारीख/ DOB: 30/09/1988  
पुरुष / MALE



4371 5789 0116

आधार-सामान्य माणसाचा अधिकार



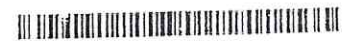
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: Address:

S/O: अंकुश पाटील, घर नं.  
873, हनुमान मंदिर जवळ,  
चिंचपाडा, पनवेल, रायगड,  
महाराष्ट्र - 410206

S/O: Ankush Patil, House No. 873,  
Near Hanuman Mandir,  
Chinchpada, Panvel, Raigarh,  
Maharashtra - 410206

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Bengaluru-560 001





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अजय बजरंग पाटील  
Ajay Bajarang Patil  
जन्म तारीख/ DOB: 02/11/1990  
पुरुष / MALE



4995 2408 4746

माझे आधार, माझी ओळख



भारतीय विशिष्ट ओळख प्राधिकरण  
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पत्ता:  
S/O: बजरंग पाटील, 776, चैरोबा मंदीर,  
मोठा पाडा, गाव- चिंचपाडा, तालुका-  
पनवेल, वडघर, रायगड,  
महाराष्ट्र - 410206

Address:  
S/O: Bajrang Patil, 776, Cheroba  
Mandir, Motha Pada, Village-  
Chinchpada, taluka- panvel,  
Vadghar, Raigarh,  
Maharashtra - 410206

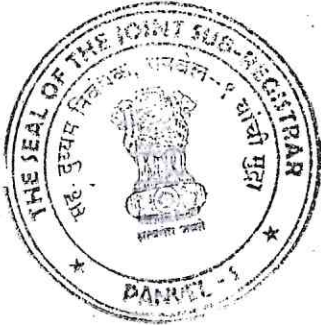
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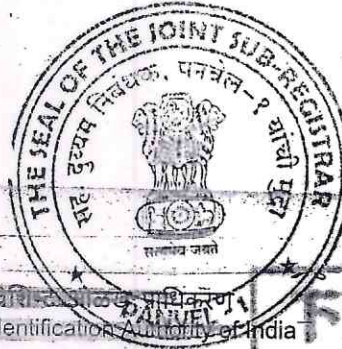
संदेश मुंडकर  
Sandesh Mundkar  
जन्म तारीख / DOB : 15/10/1983  
पुरुष / Male



2266 9350 0040

आधार - सामान्य माणसाचा अधिकार

प व ल
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६१ / ९५



भारतीय विशिष्टता आयोग  
Unique Identification Authority of India

पत्ता S/O: कृष्णा मुंडकर, उरान  
पनवेल रस्ता, रूम न-235अ,  
चिंचपाडा, वडघर, पनवेल, रायगड,  
महाराष्ट्र, 410206

Address: S/O: Krishna Mundkar, uran  
panvel road, room no-235A, Chinchpada,  
Vadghar, Panvel, Raigarh, Maharashtra,  
410206

नि. उ. अ.
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1800 300 1847

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—: ओळख देणार :-

प व ल

६२१० २०१७

आम्ही खाली सही करणार ओळखदार असे नमूद करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परिपत्रकीय आदेशानुसार सदर दस्तातील लिहून देणार/लिहून घेणार व इतर सर्वे निष्पादक पक्षकारांच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पूर्णपणे ओळखतो. त्यांच्या स्वतःचे दस्तावर त्यांचे स्वतःचे फोटो चिकटवून अंगठ्याचा ठसा उमटविला आहे. त्यांना स्वाक्षरी/अंगठा केलेला आहे. तसेच साक्षांकित प्रती दस्तासोबत जोडलेल्या सदरच्या सर्व व्यक्ती या त्याच असून ख-या आहेत. त्यामुळे आम्ही त्यांना पूर्णपणे ओळखत असल्याचा सहया/अंगठा केलेला असून आमचे फोटो चिकटविलेला आहे. तसेच या कामी आम्ही आमचे ओळखपत्राचे साक्षांकित प्रती दस्तासोबत जोडलेल्या आहेत. सदर व्यक्तीच्या ओळखीस आम्ही सर्वस्वी जबाबदार आहोत.

अ.क्र.	ओळखदाराचे नाव व पूर्ण पत्ता	ओळखदाराचा फोटो	सही
१]	अजय व्जरंगा पारील पत्ता- चिंचपाडा, वडघर ता. पन्वेल, जि. रायगड	 DSC04485 08-10-2014	
२]	संदेश कुळगा मुंडकर चिंचपाडा वडघर ता. पन्वेल, जि. रायगड.		

Summary1 (GoshwaraBhag-1)

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शुक्रवार, 28 जुलै 2017 11:48 म.पू.

दस्त गोशवारा भाग-1

पवल1

दस्त क्रमांक: 6210/2017

दस्त क्रमांक: पवल1 /6210/2017

बाजार मुल्य: रु. 00/-

मोवदला: रु. 60/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवल1 यांचे कार्यालयात

पावती:7915

पावती दिनांक: 28/07/2017

अ. क्रं. 6210 वर दि.28-07-2017

सादरकरणाराचे नाव: श्री. प्रदीप अंकुश पाटील --

रोजी 11:41 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 1300.00

पृथांची संख्या: 65

दस्त हजर करणाऱ्याची सही:

एकुण: 1400.00

JOINT S R PANVEL 1

JOINT S R PANVEL 1

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्षा क्रं. 1 28 / 07 / 2017 11 : 41 : 54 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 28 / 07 / 2017 11 : 42 : 11 AM ची वेळ: (फी)

पवल	
६२१०	२०१७
४४	६५



प्रतिज्ञा पत्र

\*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. \*दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, यादीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \*दस्ताची सत्यता, वैधता कायदेशीर दाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील. \*दस्तऐवजासोबत जोडलेले कागदपत्रे कुळमुख्यारपत्र व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल

लिहून देणारे

लिहून देणारे



28/07/2017 11 50:11 AM

दस्त गोषवारा भाग-2

पवल1

दस्त क्रमांक:6210/2017

दस्त क्रमांक :पवल1/6210/2017

दस्ताचा प्रकार :-भाडेपट्टा

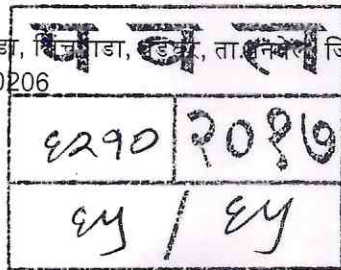
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. प्रदीप अंकुश पाटील -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चिंचपाडा, वडघर, ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, RAIGARH(MH). पॅन नंबर:	भाडेकरू वय :-29 स्वाक्षरी:- 		
2	नाव:श्री. संदीप अंकुश पाटील -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चिंचपाडा, वडघर, ता.पनवेल, जि.रायगड, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाऱ्ः(००:). पॅन नंबर:	भाडेकरू वय :-31 स्वाक्षरी:- 		
3	नाव:सिडको लि. तर्फे सही करणार सहा. वसाहत अधिकारी पी.बी.साबळे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सिडको भवन, दुसरा मजला, सीबीडी बेलापूर नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AACCC3303K	मालक वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्रा क्र.3 ची वेळ:28 / 07 / 2017 11 : 43 : 18 AM

ओळख:-

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

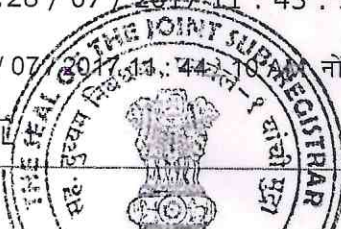
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संदेश कृष्णा मुंडकर -- वय:33 पत्ता:चिंचपाडा, वडघर, ता.पनवेल, जि.रायगड पिन कोड:410206	स्वाक्षरी 	
2	नाव:अजय वजरंग पाटील -- वय:27 पत्ता:मोठा पाडा, चिंचपाडा, वडघर, ता.पनवेल, जि.रायगड पिन कोड:410206	स्वाक्षरी 	



शिक्रा क्र.4 ची वेळ:28 / 07 / 2017 11 : 43 : 50 AM

शिक्रा क्र.5 ची वेळ:28 / 07 / 2017 11 : 44 : 00 AM

JOINT S R PANVEL



घाणित करणेत येते की सदर दस्तास एकूण १५  
गाने आहेत. पुस्तक क्र १  
क्रमांक १२९० वर नोंदला



28/07/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. पनवेल 1

दस्त क्रमांक : 6210/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) वडघर

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	60
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन ; इतर माहिती: प्लॉट नं. 210, सेक्टर नं. आर 1, मौजे- वडघर (पुष्पक), ता. पनवेल, जि. रायगड, क्षेत्र. 100 चौ. मी. या मिळकतीचे... (( Plot Number : 210 ; SECTOR NUMBER : आर 1 ; ))
(5) क्षेत्रफळ	1) 100 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री. प्रदीप अंकुश पाटील -- वय:- 29; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: चिंचपाडा, वडघर, ता. पनवेल, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:- 410206 पॅन नं:- 2): नाव:- श्री. संदीप अंकुश पाटील -- वय:- 31; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: चिंचपाडा, वडघर, ता. पनवेल, जि. रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगार (००). पिन कोड:- 410206 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सिडको लि. तर्फे सही करणार सहा. वसाहत अधिकारी पी.बी. साबळे -- वय:- 31; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सिडको भवन, दुसरा मजला, सीबीडी बेलापूर नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:- 400614 पॅन नं:- AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2017
(10) दस्त नोंदणी केल्याचा दिनांक	28/07/2017
(11) अनुक्रमांक, खंड व पृष्ठ	6210/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

प्र 28/07/17  
सह दुय्यम निबंधक पनवेल १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.