



MR. RAJU B. CHAUDHARI

Mob. No.: 9892782892

Office No.: 8104216136

Purchaser Name : _____

MR. DILIP. V. KADAM

Cont. No.: _____

Owner Name : _____

Builders Name : **CIDCO LTD.**

PROPERTY ADDRESS

FLAT NO. _____, PLOT NO. **6**

SECTOR: **18**, NODE: **TALDJA**

TAL.: **PANVEL**, DIST : **RAIGAD**

- * Stamp Duty
- * Registration
- * CIDCO Transfer
- * Society Registration
- * Conveyance Deed
- * Adjudication



SAI KRUPA
ENTERPRISES

606, Satra Plaza Building, Plot No. 19/20,
Sector 19D, Vashi, Navi Mumbai - 400703.

Mob.: 8104216136

Email : saikrupaentp2007@yahoo.in



353/2321

पावती

Original/Duplicate

Wednesday, February 16, 2022

नोंदणी क्र.: 39M

2:33 PM

Regn.: 39M

पावती क्र.: 2597 दिनांक: 16/02/2022

गावाचे नाव: तळोजा पाचनंद
दस्तऐवजाचा अनुक्रमांक: पवल2-2321-2022
दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू लीज
सादर: करणाऱ्याचे नाव: दिलीप वामनराव कदम --

नोंदणी फी: रु. 7900.00

दस्त हाताळणी फी: रु. 700.00

पृष्ठांची संख्या: 35

एकूण: रु. 8600.00

आपणास मूळ दस्त धंबनेल प्रिंट, सूची-२ अदाजे
2:53 PM ह्या वेळेस मिळेल.

J. J. J.
Joint Sr Panvel 2

वाजार मूल्य: रु. 0 /-
मोबदला रु. 788399.08/-
भरलेले मुद्रांक शुल्क : रु. 39500/-

सह दुय्यम निबंधक पग-२
(पनवेल-२)

1) देयकाचा प्रकार: DHC रकम: रु. 700/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: 1602202203493 दिनांक: 16/02/2022
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 7900/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013098909202122E दिनांक: 16/02/2022
बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

मूळ दस्तऐवज परत दिवत

लेणीक

दुय्यम निबंधक, पनवेल-२

मूळ दस्तऐवज परत दिवत

पदाकारची सती



Vertical text on the right edge of the page, possibly a page number or margin indicator, consisting of several small, faint characters.



सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 2

दस्त क्रमांक : 2321/2022

नोदंणी :

Regn:63m

16/02/2022

गावाचे नाव : तळोजा पाचनंद

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू लीज
(2)मोबदला	788399.08
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: प्लॉट नं 6,सेक्टर 18,तळोजा ता. पनवेल,जि. रायगड. क्षेत्रफळ 1093.48 चौ. मी.((Plot Number : 6 ; SECTOR NUMBER : 18 ;))
(5) क्षेत्रफळ	1) 1093.48 चौ.मीटर
(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:-दिलीप वामनराव कदम - - वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोयनावेळे ता पनवेल जि रायगड, प्लॉट नं: 6, सेक्टर: 18, महाराष्ट्र, राईगाड:(0:). पिन कोड:-410206 पॅन नं:- 2): नाव:-अशोक वामनराव कदम - - वय:-68; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोयनावेळे ता पनवेल जि रायगड, प्लॉट नं: 6, सेक्टर: 18, महाराष्ट्र, राईगाड:(0:). 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. - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सिडको भवन, पहिला मजल, सिडको विंग नगर, नवी मुंबई, प्लॉट नं: 40, सेक्टर: 18, महाराष्ट्र, राईगाड:(0:). पिन कोड:-400614 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2321/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	39500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	7900
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

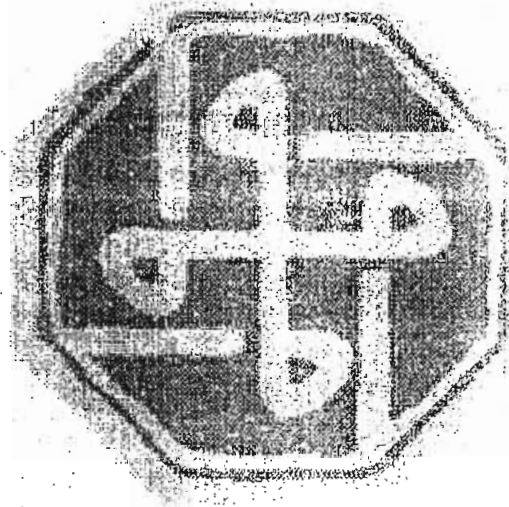
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Signature
सह दुय्यम निबंधक वग-२
(पनवेल-२)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DILIP V KADAM	eChallan	69103332022021419450	MH013098909202122E	39500.00	SD	0006399230202122	16/02/2022
2	DILIP V KADAM	eChallan		MH013098909202122E	7900	RF	0006399230202122	16/02/2022
3		DHC		1602202203493	700	RF	1602202203493D	16/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



१-१९९९ ०००००० ०००० ००००
(००००००००)



CHALLAN
MTR Form Number-6



GRN	MH013098909202122E	BARCODE	[Barcode]		Date	14/02/2022-17:35:48	Form ID	25.2
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				PNL2_PANVEL 2 JOINT SUB REGISTRAR				
Location				RAIGAD				
Year				2021-2022 One Time				
Account Head Details				Amount in Rs.				
0030046401 Stamp Duty				39500.00				
0030063301 Registration Fee				7900.00				
Total				47,400.00				
Payment Details				IDBI BANK				
Cheque/DD No.				[Blank]				
Name of Bank				IDBI BANK				
Name of Branch				[Blank]				
Remarks (If Any)				SecondPartyName=CIDCO				
Amount In				Forty Seven Thousand [Blank] Rupees Only				
Words				[Blank]				
Flat/Block No.				PLOT NO. 2329				
Premises/Building				PANVEL RAIGAD				
Road/Street				SECTOR 18, TALOJA				
Area/Locality				PANVEL RAIGAD				
Town/City/District				[Blank]				
PIN				4 1 0 2 0 6				



Department ID : [Blank] Mobile No. : 9892356404
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

पवल-२	
२३२१	२०२३
२/७५	

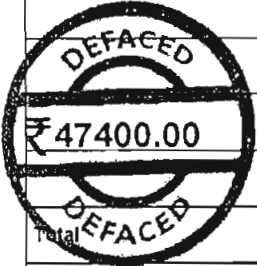
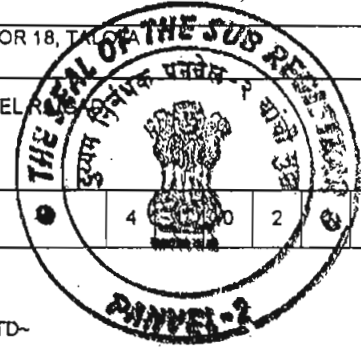




CHALLAN
MTR Form Number-6



GRN	MH013098909202122E	BARCODE	Date 14/02/2022-17:35:48		Form ID	25.2
Department Inspector General Of Registration			Payer Details			
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	पवल-२			
		PAN No.(If Applicable)				
Office Name PNL2_PANVEL 2 JOINT SUB REGISTRAR		Full Name	DILIP V. KADAM 29/2022			
Location RAIGAD		Flat/Block No.	PLOT NO. 6			
Year 2021-2022 One Time		Premises/Building				
Account Head Details		Amount In Rs.				
0030046401 Stamp Duty		39500.00	Road/Street SECTOR 18, TAL...			
0030063301 Registration Fee		7900.00	Area/Locality PANVEL			
			Town/City/District			
			PIN 4 0 2 6			
			Remarks (If Any)			
			SecondPartyName=CIDCO LTD-			
			Amount In Forty Seven Thousand Four Hundred Rupees Only			
			Words			
Total		47,400.00				
Payment Details IOBI BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	69103332022021419450 2729636242	
Cheque/DD No.			Bank Date	RBI Date	14/02/2022-17:36:42 Not Verified with RBI	
Name of Bank			Bank-Branch		IOBI BANK	
Name of Branch			Scroll No. , Date		100 , 15/02/2022	



Department ID : Mobile No. : 9892356404
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सादर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलन लागू नाही.

Challan Defaced Details

(Signature)
सह दुय्यम निबंधक वर्ग-२
(पनवेल-२)

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-353-2321	00063992302021 22	16/02/2022-14:33:48	IGR147	7900.00
2	(IS)-353-2321	00063992302021 22	16/02/2022-14:33:48	IGR147	39500.00
Total Defacement Amount					47,400.00

प व ल-२	
2829	२०२२
४/७५	



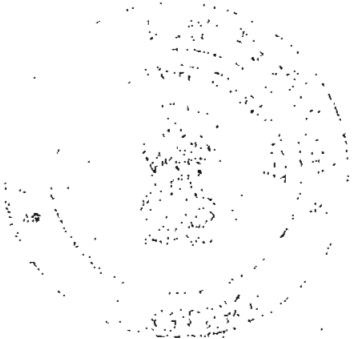
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1602202203493	Date 16/02/2022
Received from ANANT YASHWANT KADAM, Mobile number 9892356404, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 16/02/2022
Bank CIN 10004152022021603164	REF No. 2744318668
This is computer generated receipt, hence no signature is required.	

प व ल-२	
2329	२०२२
५/१५	



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प व ल-२	
2029	२०२२
e/३५	





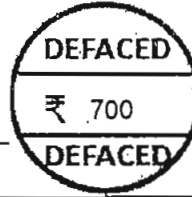
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1602202203493

Receipt Date 16/02/2022

Received from ANANT YASHWANT KADAM, Mobile number 9892356404, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 2321 dated 16/02/2022 at the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.



Payment Details

Bank Name IBKL

Payment Date 16/02/2022

Bank CIN 10004152022021603164

REF No. 2744318668

Deface No 1602202203493D

Deface Date 16/02/2022

This is computer generated receipt, hence no signature is required.

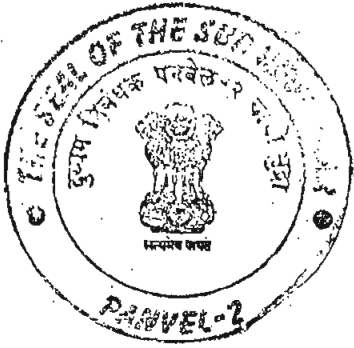
पवल-२

2321/२०२२

u/34



प व ल - २	
२३२७	२०२२
८/७५	





महाराष्ट्र MAHARASHTRA

2021



जिल्हा कोषागार कार्यालय, ठाणे
- 8 FEB 2022
मुद्रांक प्रमुख लिपीक / लिपीक
08/02/2022

प व ल-३ 813
2022 2022
e/84

AGREEMENT TO LEASE

BETWEEN

CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD,
CIDCO BHAVAN, CBD BELAPUR,
NAVI MUMBAI



AND

1) Shri. Dilip Wamanrao Kadam

2) Shri. Ashok Wamanrao Kadam

Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.

जोडपत्र - २
54648

दिनांक 14 FEB 2022

मुद्रांक विक्री नोंदणी क्र. ८

दिनांक

दस्तावा प्रकार:

Agreement

दस्त नोंदणी करणार आहेत का? होय/नाही

मिळकतीचे वर्णन

Talaja Tal. panvel Raigad

मुद्रांक दिकत घेणा-याचे नाव

Dilip Wamanrao Kadam

दुस-या पक्षकाराचे नाव

दस्तो असल्यास त्याचे नाव व पत्ता

Pranod Kadam

राही

मुद्रांक शुल्क रक्कम

500/-

मुद्रांक विक्रीसाठी सही व दिवशीचे ठिकाण

सुकान क्र ४१, प्रभात सेंटर,

सेक्टर ०१ अ, सीबीडी, वेलापुर - ४०० ६१४

(संतोष द. वाळणूसकर)

परवाना क्रमांक - १२०१०४०

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात याप्रमाणे बंधनकारक आहे.

प व ल - २

2329-2022

90/84





भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1067/14022/00248

To,
 दिलीप वामनराव कदम
 Dilip Wamanrao Kadam
 6, mulkam post koyanavele
 ghol camp
 Panvel
 Panvel Panvel Raigarh
 Maharashtra 410206

05/05/2013

प व ल - २	
2329	२०२२
२८/३५	

Ref: 344 / 21G / 531612 / 531952 / P



SH049428316FT



आपला आधार क्रमांक / Your Aadhaar No. :

2469 9366 3090

आधार - सामान्य माणसाचा अधिकार



Government of India



दिलीप वामनराव कदम
 Dilip Wamanrao Kadam
 जन्म वर्ष / Year of Birth : 1952
 पुरुष / Male



2469 9366 3090

आधार - सामान्य माणसाचा अधिकार

Devi

पवल-२	
2329	२०२२
२९/३५	



सूचना


- आधार जोडणीचे प्रमाण आहे, नागरीकत्वाचे नाही .
- ओळख सिद्ध करण्यासाठी, ऑनलाईन अधिप्रमाणित करावे .



INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधारला देशभरात मान्यता आहे .
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .


आधार प्राधिकरण
Unique Identification Authority of India
 पत्ता : ६, मुक्तास, पोस्ट कोयनवेड, Address: 6, Muktas, Post: Koyanvela, Ghot
 घोट कॅम्प, पनवेल, रायगड, पनवेल, camp, Panvel, Raigarh, Panvel,
 महाराष्ट्र, ४१०२०६ Maharashtra, 410206

2469 9366 3090



भारत सरकार

Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61656/15235

To.
अशोक वामनराव कदम
Ashok Wamanrao Kadam
20, 3rd floor, kedar darshan chs
akashganga road
near panchganga 2nd rabodl,shivaji nagar, thane west
Thane
Thane Thane Thane
Maharashtra 400601
9004405682

05/03/2013

Ref: 31 / 21G / 60179 / 61845 / P



SH048326324FT



आपला क्रमांक / Your No. :

4403 8747 5454

- सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



अशोक वामनराव कदम
Ashok Wamanrao Kadam
जन्म वर्ष / Year of Birth : 1956
पुरुष / Male



4403 8747 5454

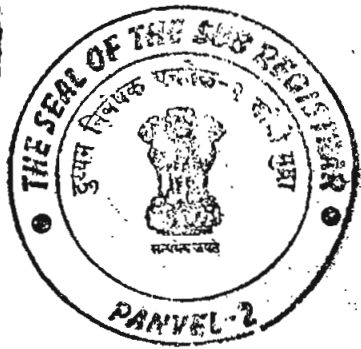
- सामान्य माणसाचा अधिकार

[Handwritten Signature]

प व ल-२	
२०२१	२०२२
३०/३५	



पवल-२	
२३२९	२०२२
९१ / ९५	



भारत सरकार

GOVT. OF INDIA

RECOMMENDATION

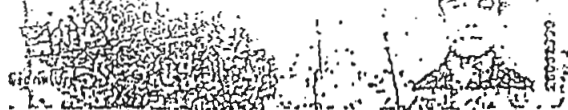
GOVT. OF INDIA

THAKARE MADAN RAMDEV

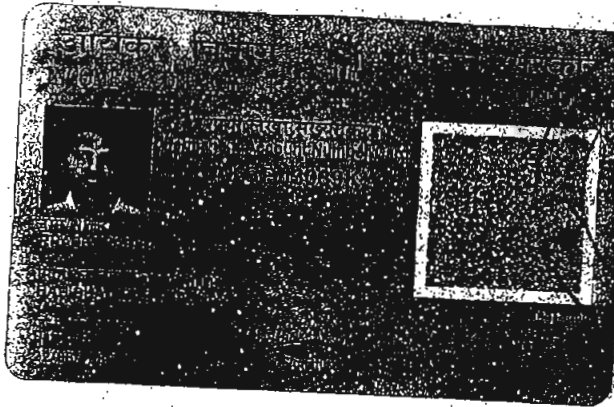
RAMDEV PAROVANG THAKARE

65/01/1983
Fingerprint Accredited Member

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353/2321

बुधवार, 16 फेब्रुवारी 2022 2:34 म.नं.

दस्त गोषवारा भाग-1

पवेल 2

दस्त क्रमांक: 2321/2022

दस्त क्रमांक: पवेल 2 /2321/2022

वाजार मुल्य: रु. 00/-

मोबदला: रु. 7,88,399/-

भरलेले मुद्रांक शुल्क: रु.39,500/-

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 2 यांचे कार्यालयात

पावती:2597

पावती दिनांक: 16/02/2022

अ. क्रं. 2321 वर दि.16-02-2022

सादरकरणाराचे नाव: दिलीप वामनराव कदम --

रोजी 2:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 7900.00

दस्त हाताळणी फी

रु. 700.00

पृष्ठांची संख्या: 35

एकुण: 8600.00

दस्त हजर करणाऱ्याची सही:

Joint Sr Panvel 2

Joint Sr Panvel 2

दस्ताचा प्रकार: अॅग्रीमेंट टू लीज

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 16 / 02 / 2022 02 : 32 : 09 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 02 / 2022 02 : 33 : 42 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेली कागदपत्रे

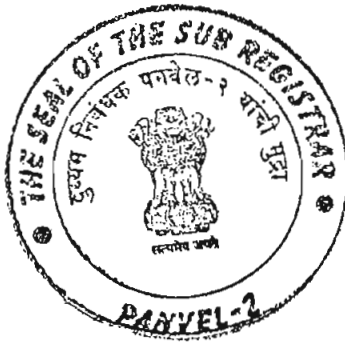
कुळमुखस्यारपत्रे व्यक्ती इत्यादी बनाषट

आढळून आल्यास याची संपूर्ण जबाबदारी

दस्त निष्पादकाची राहिल

लिहून देणार

लिहून देणार





THESE NOTES SONT PAS
A REPRODUIRE
SANS L'AUTORISATION
DE L'EDITEUR

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दस्त गोपवारा भाग-2

पवेल2

दस्त क्रमांक:2321/2022

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दस्त क्रमांक :पवेल2/2321/2022

दस्ताचा प्रकार :-अॅग्रीमेंट दू लीज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिलीप वामनराव कदम -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोयनावेळे ता पनवेल जि रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(0:). पॅन नंबर:	भाडेकरू वय :-69 स्वाक्षरी:-		
2	नाव:अशोक वामनराव कदम -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कोयनावेळे ता पनवेल जि रायगड , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, राईगाड:(0:). पॅन नंबर:	भाडेकरू वय :-65 स्वाक्षरी:-		
3	नाव:सिडको लि - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सिडको भवन, पहिला मजल, सिबीडी बेलापूर, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	मालक वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट दू लीज चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:16 / 02 / 2022 02 : 36 : 18 PM

ओळख:-

खालील डसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशःओळखतात व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मदन नामदेव ठाकरे -- वय:38 पत्ता:606, मन्ना प्लाझा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई पिन कोड:400703		
2	नाव:प्रदीप हरिभाऊ जाधव -- वय:33 पत्ता:606, मन्ना प्लाझा, प्लॉट नं 19/20, सेक्टर 19डी, वाशी नवी मुंबई पिन कोड:400703		

खालील पक्षकाराची कवुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 सिडको लि - :-

प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सिडको भवन, पहिला मजल, सिबीडी बेलापूर, नवी मुंबई , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे.

शिक्षा क्र.4 ची वेळ:16 / 02 / 2022 02 : 37 : 13 PM

Joshi Sr Panvel 2



प्रमाणित करणेत येते की सदर दस्तऐवज एकूण

पाने आहेत. पुस्तक क्र.

क्रमांक 2329 वर नोंदला.

Payment Details.

sr.	Purchaser	Type	Verification no/vendor	GRN/Licence	Amount	Deface At	Deface Number	Deface Date
1	DILIP V KADAM	eChallan	69103332022021419450	MH013098909202122E	39500.00	SD	0006399230202122	16/02/2022
2	DILIP V KADAM	eChallan		MH013098909202122E	7900	RF	0006399230202122	16/02/2022
3		DHC		1602202203493	700	RF	1602202203493D	16/02/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

2321 /2022

2. Get print immediately after registration.

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

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

AGREEMENT TO LEASE

(Residential Purpose)

Plot allotted under 12.5% scheme

File No.	1086
Node	Taloja
Sector	18
Plot No.	6
Area	1093.48M ²

AN AGREEMENT made at CBD, Belapur, Navi Mumbai, the 15th day of February Two thousand Twenty Two

BETWEEN CITY & 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" which expression shall where the context so admits, be deemed to include its successors and assigns) of the

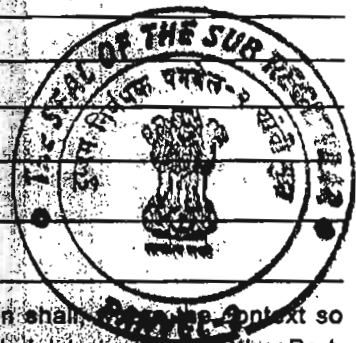
One Part AND (1) Name of Person/s 1) Shri. Dilip Wamanrao Kadam
2) Shri. Ashok Wamanrao Kadam

(Address and Occupation) _____ hereinafter referred to as "the Licensee" which expression shall, where context so admits, be deemed to include his heirs, executors, administrators and representatives)

(2) Name of the Person _____

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of (Address and Occupation) _____



(hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include their respective successors, executors, administrators or the Other Part.

1) Shri. Dilip Wamanrao Kadam
2) Shri. Ashok Wamanrao Kadam

(Signature)
Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.



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WHEREAS

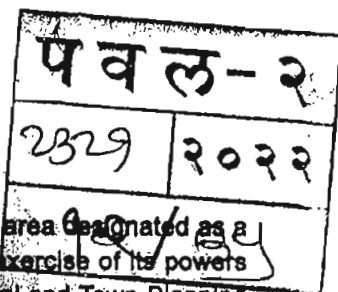
- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act").
- (b) The State Government in pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has by his application dt. 18/12/2020 requested the Corporation to grant lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.
- (d) The Corporation has consented to grant to the Licensee a lease of all that piece of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 1093.48 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for residential users and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.
- (e) The Licensee has before the execution of this Agreement paid on the 10/02/2022 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs. 788399.08 (Rupees Seven Lac Eighty Eight Thousand Three Hundred Ninety Nine Point Zero Eight Paise) being the full premium agreed to be paid by the Licensee to the Corporation.
- (f) The Intending Lessee / Lessee unconditionally agree to pay the additional lease premium of the land, which will be increased in the event reference court / Special Land Acquisition Officer makes any enhancement in compensation in pursuance to the claims submitted under section 18 or 28(a) of the Land Acquisition Act, since the lease premium at the time of agreement / lease has been worked out on the basis of compensation awarded by the concerned special Land Acquisition Officer under section 11 of the Land Acquisition Act, 1894.

The said additional payment will be made immediately within 15 days from the date of receipt of demand notice of the Corporation, failure to pay this additional lease premium the Corporation is

1) Dudh

2) Balain

Pravin
Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.





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entitled to terminate the agreement to lease / lease and resume the land alongwith standing structure, if any.

THIS AGREEMENT WITNESS AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

GRANT OF LICENSE:

1. During the period of Four years from the date hereof, the Licensee shall have license and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation if the lease has been actually executed.

NOT A DEMISE:

2. Nothing in these presents contained shall be construed as demise in law of the land and hereby agreed to be demised or any part thereof so as to give to the Licensee any legal right therein until the lease hereby provided shall be executed and registered by the Licensee shall only have a licence to enter upon the said land for the purpose of performing this Agreement.
3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say.
- (a) The allotted plot is for residential user. However, commercial use upto 15% of the permissible FSI shall be allowed.

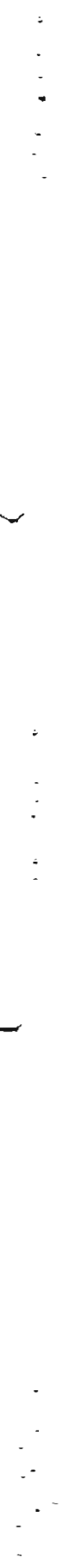
SUBMISSION OF PLANS FOR APPROVAL:

- (aa) That he/they will within six months from the date hereof, submit to the Town Planning Officer of the Corporation / NMMC for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and 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 leave with 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

1) Basal

2) Basal

Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.



Officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible Floor Space Index under the provisions of General Development Control Regulations for Navi Mumbai, 1975. The maximum permissible floor space index as defined by the General Development Control Regulations for Navi Mumbai 1975 and also the 12.5% Scheme shall be applicable.

FENCING DURING CONSTRUCTION :

- (b) That the said land shall be fenced properly by the Licensee at his/her/its expenses within a period of **2 months** from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation 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 encroachment, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, instrument, material or things involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.
- bb) The Licensee is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer of the Corporation of his approval the plans, elevation, section, specification and details of the building hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defence for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided an physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the corporation for construction of the intended building. The Licensee hereby agrees to make his/her/their own arrangement for water to be used for erection of the intended building on the said land.

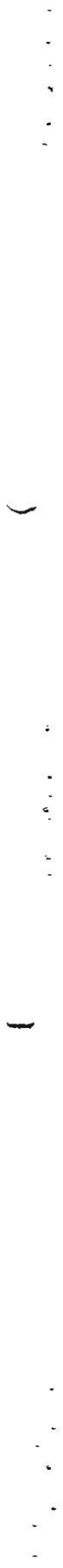
NO WORK TO BEGIN UNTIL PLANS ARE APPROVED -

- (c) That no work shall be commenced or carried on, which infringes the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force as regards to construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

1) Shah

2) Balsani

Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.



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THE LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

- (d) That he/she/they/it shall within a period of 12 months from the date hereof, commence and within a period of Four years from the date hereof at his/their/its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with the General Development Control Regulations for Navi Mumbai 1975 and any other law for the time being in force and in strict accordance with the approved plan, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and complete the building as per lines marked on the plans and completely finish fit for occupation the building to be used as residential building, with all requisite drains and other proper convenience thereto. Provided that the bulkings or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the General Development Control Regulations for Navi Mumbai 1975, and also the other laws in force.

RATE AND TAXES:

- (e) That he/she/they/it will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

PAYMENT OF SERVICE CHARGES:

- (f) That he/she/they/it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at the rate as may be determined and notified from time to time by the Corporation as his/their/its contribution to the cost of establishing and maintaining civic amenities such as road, water, drainage, conservancy for the said and regardless of the extent of benefit derived by him/them/it from such amenities, 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. The payment hereunder shall be paid on the first day of April in each year or within 30 days therefrom.

PAYMENT OF LAND REVENUE:

- (g) That he/she/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

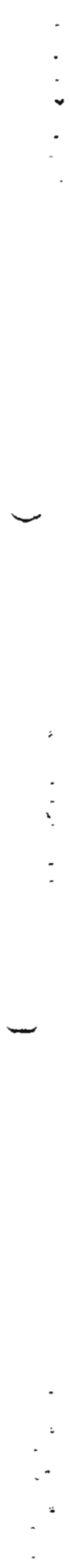
INDEMNITY:

- (h) That he/she/they/it will keep the Corporation indemnified against any land all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever, which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.

1) Shad

2) Balash

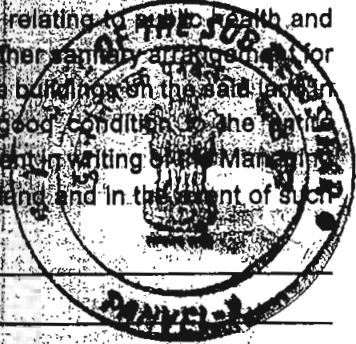
(Signature)
 Chief Land & Survey Officer
 CIDCO Ltd. CIDCO Bhavan, 7th Floor,
 C.B.D. Belapur, Navi Mumbai.



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SANITATION :

- (i) That he/she/they/it shall observe and conform to the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine, accommodation and other sanitary arrangements for the labourers and workmen employed during the construction of the building on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

**EXCAVATION :**

- (j) That he/she/they/it will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorised by this Agreement.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC. :

- (k) That he/she/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neon sign or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE :

- (l) That he/she/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE:

- (m) That he/she/they/it shall as soon as any building to be erected on the said land is completed and roofed, insure and keep insured the same in his/her/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and shall forthwith

1) Shankar

2) Balraj

Chintan



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RECOVERY OF ANY SUM DUE TO THE CORPORATION :

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the Licensee and shall be final and binding upon him/therein.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE

- (o) The Licensee shall not appoint any person as his/his/their/its agent by a power of attorney or otherwise for the purpose of this Agreement except his/her/their spouse, father, mother, brother, sister or a major child and if the Licensee shall be a Company, Society or such body Corporate, an officer or Servant.

RESTRICTION AGAINST TRANSFER OF ASSIGNMENT :

- (p) The land shall not be assigned, mortgaged, underlet, sublet or otherwise transfer wholly or partly or his/their/its interest therein or part wholly or partly or permit any person to use wholly or partly the land hereunder mentioned without express written permission of the Corporation. The Corporation will grant permission to transfer the land on such terms & conditions which will be determined from time to time by the Corporation.

ADDITIONAL CONDITION OF SOLID WASTE MANAGEMENT :

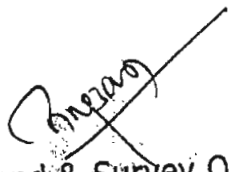
- The Licensee/Lessee shall keep two streams of waste, one for food waste and biodegradable waste and another for recyclable waste such as papers, plastic, metal, galls, rags, etc.
- The Licensee/Lessee shall identify locations for composting and disposal to waste within their complex.
- The Licensee/Lessee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- Licensee/Lessee shall make separate arrangement for disposal of toxic or hazardous household waste such as used batteries, Containers for chemicals and pesticides, discarded medicines, and other toxic or hazardous household waste.
- The Licensee shall ensure proper segregation and storage of household waste in two separate bins/containers for storage of food waste/bio-degradable waste and recyclable waste.

DECLARATIONS :

The Licensee declares that he/she or his blood relations has not encroached upon the Corporation's land or otherwise not made any unauthorised construction on the Corporation's land and further covenant with the Corporation that in future he/she will not made encroachment or otherwise made any unauthorised construction upon the Corporation's land. If he/she or his/her relative is found with encroachment or made any encroachment after the allotment of plot, then he/she shall be liable for further criminal/civil action against such encroachment and also liable to give up the land which is free from encumbrances to Corporation with own risk.

1) Radh

2) Balsi


Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.



PAYMENT OF INFRASTRUCTURE OF DEVELOPMENT CHARGES :

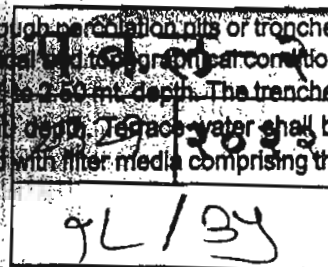
That he/she/they It shall pay to the Executive Engineer (Building Permission) and Additional Town Planning Officer the infrastructure development charges at the rate as may be determined from time at the time of submitting the plans buildings to the Additional Town Planning Officer.

RAIN WATER HARVESTING :

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water filing on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rain water Drawn from terrace and the paved surface.

- (i) Open well of a minimum of 1.00 mt. dia and 6mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be proved with ventilating covers. The water from the open well may be used for non potable domestic purposes such as washing, flushing and for watering the garden etc.
- (ii) Rain Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- (iii) An impervious surface / underground storage tank of required capacity may be constructed in to setback or other open space and the rain water may be channeled to the 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 domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
- (iv) The surplus rain water after storage may be recharged into ground through permeation pits or trenches or combination of pits and trenches. Depending on the geomorphological conditions and soil condition, 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 pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials.



Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.

1) Bad

2) 30/10/17



- a) 40 mm stone aggregate as bottom layer upto 50% of the depth;
- b) 20 mm stone aggregate as lower middle layer upto 20% of the depth
- c) Coarse Sand as upper middle layer upto 20% of the depth;
- d) A thin layer of fine sand as top layer.
- e) Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above ground shall atleast be 15 cms.
- g) Perforated concrete slabs shall be provided on the pits/trenches
- h) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.

The terrace shall be connected to the open well / borewell / storage tank/recharge pit / trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq. mt.

Rain water harvesting structures shall be sited 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.

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 filter arrangement and the 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 the water purification arrangements have been made.

प व ल - २	
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१९/३५	



Raman
Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.

1) Back

2) ३०१३५७

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THE LICENSEE HEREBY AGREES TO OBSERVE & PERFORM THE STIPULATIONS FOLLOWING THAT IS TO SAY-

- (q) a) The allotted plot for residential user, however commercial use up to 10% of the permissible F.S.I. shall be allowed.

म न ल २	
2329	२०२२

POWER TO TERMINATE AGREEMENT :

4. Should the Town Planning Officer not approve the plans, elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon the licence shall come to an end.

POWER OF CORPORATION:

5. Until the building and works have been completed and certified as completed in accordance with Clause (7) thereof, the Corporation shall have the following rights and powers

(a) RIGHT :

The right of the Managing Director and Officer and servants of the Corporation acting under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose.



TO RESUME LAND :

(b) POWER :

- (i) In case the Licensee (1) shall fail 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 erected on the said land to commence the erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by him/ them/ it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

1) Deed

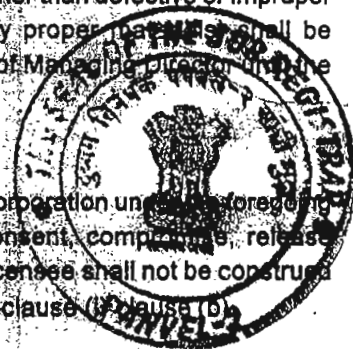
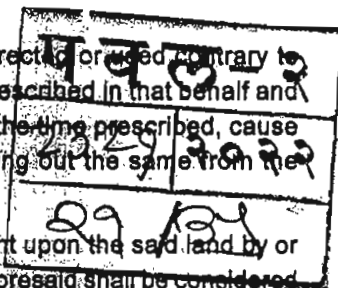
2) 2019/17

(Signature)
 Chief Land & Survey Officer
 CIDCO Ltd. CIDCO Bhavan, 7th Floor,
 C.B.D. Belapur, Navi Mumbai.



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- (ii) to continue to said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant or the completion within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.
- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of Managing Director and the grant of the completion.



EXPLANATION - 1.

Any delay or omission to exercise the right or power accruing to the Corporation under the foregoing sub-clause (i) of clause (b) hereof any extension, accommodation, consent, compromise, release, indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation such right and power under the said sub-clause (i) of clause (b).

EXPLANATION - 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up to defence based on such inconsistency to impung the exercise of any right or power by the Corporation.

EXTENSION TO TIME :

6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and works for the said period mentioned in clause 3 (d) above, if he/she/they satisfied that the Building and Works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the New Bombay Disposal of Lands Regulations, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

1) Radh

2) Salas

(Signature)
 Chief Land & Survey Officer
 CIDCO Ltd. CIDCO Bhavan, 7th Floor,
 C.B.D. Belapur, Navi Mumbai.



GRANT OF LEASE :

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupee One only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975 :

- 7A. 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 and subject to Section 118 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act 29 of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations, 1975 for the time being in force.

FORM OF LEASE :

8. 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 and all costs, charges and expenses of and incidental to the execution of this Agreement and its completion shall be borne and paid by the Licensee wholly and exclusively.

NOTICE :

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Managing Director or any other officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to left, or posted, addressed to the Licensee at the usual or last known place or 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 erection whether temporary or otherwise upon the said land.

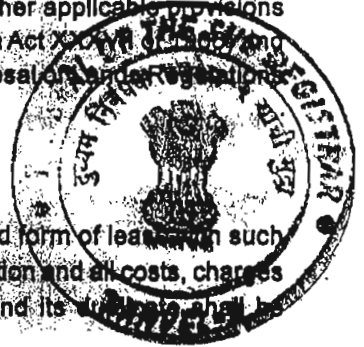
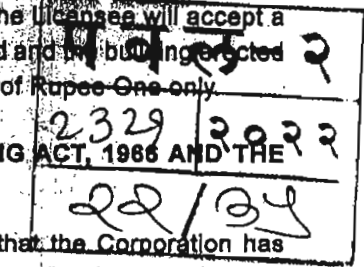
SURRENDER :

10. The Licensee may terminate this Agreement and surrender the Licence and authority granted hereunder on such terms and conditions as may be determined by the Corporation from time to time by general or special order.

1) Rad

2) 301053

Prakash
Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.

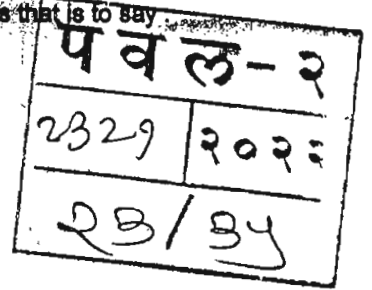




SCHEDULE

All that Piece or parcel of land known as Plot No. 6 Sector 18 in village / site Talaja of 12.5% (Erstwhile Gaothan Expansion Scheme) Scheme, containing by measurement 1093.48 Sq. Mtrs. or thereabout and bounded as follows that is to say

- On or towards the North by — Plot No. 5A
 On or towards the South by — 11.0 Mtrs. wide Road
 On or towards the East by — Plot No. 6B
 On or towards the West by — 15.0 Mtrs wide Road



and delineated on the plan annexed hereto and shown thereon by a red colour boundary line.

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

SIGNED AND DELIVERED for and on behalf of the)
 City & Industrialment Corporation of)
 Maharashtra Ltd.,)

by the hand of Shri/Smt. Bhinkya N. Padwal)
 Asstt. Lands & Survey Officer)

in presence of)

1) Shri/Smt. Subhash K. Mahade)

2) Shri/Smt. Suvarcel Akhadmal)

3) Mahendra Mhatre



Chief Land & Survey Officer
 CIDCO Ltd. CIDCO Bhavan, 7th Floor,
 C.B.D. Belapur, Navi Mumbai.

6/12/2022
 (12.5 टक्के भूमि विभाग - सामान्य)

1) Dev

2) Balasa



SIGNED AND DELIVERED by the with-innamed.

Licencee in the presence of _____

1) Shri/Smt. Anant Yashwanth Kadam)

Anant

2) Shri/Smt. Rajesh Yashwanth Kadam)

~~Rajesh~~

I have read over and explained)

the contents of this Agreement to)

Shri/Smt. 1) Shri. Dilip Wamanrao Kadam)

Dilip

2) Shri. Ashok Wamanrao Kadam)

Ashok



(Signature)

Chief Land & Survey Officer
CIDCO Ltd. CIDCO Bhavan, 7th Floor,
C.B.D. Belapur, Navi Mumbai.

प व ल - २	
2329	२०२२
२२/७५	





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शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको भवन, भूमि व भूमापन विभाग, सातवा मजला, सी.बी.डी. बेंलापूर, नवी मुंबई - ४०० ६१४

क्र. सिडको / भूमि / १२.५% योजना / 1086 / तळोजा / 2022

दिनांक : 15/02/2022

ताबा पावती

गांव तळोजा संचिका क्रमांक 1086 नोड तळोजा **प व ल - २**
 भूधारकांचे नाव श्री./ श्रीमती. दिलीप वामनराव कदम, अशोक वामनराव कदम
 सेक्टर क्र. 18 भूखंड क्र. 06 क्षेत्रफळ 1098.484/94 चौ. मी.

अति. मुख्य भूमि व भूमापन अधिकारी सिडको यांचेकडील पत्र क्र. सिडको/भूमि/साटयो/1086/तळोजा/2022/9594। दिनांक 11/02/2022 अंतर्गत, मौजे तळोजा

जिल्हा उत्तरांचल नवी मुंबई येथील १२.५% योजनेनुसार भूमि विभागात विशेष केलेले भूधारक श्री./ श्रीमती दिलीप वामनराव कदम, अशोक वामनराव कदम



यांना वाटप करण्यात आलेल्या वरील नमूद वर्णनाच्या भूखंडाची मोजनी हि दिनांक 15/02/2022 रोजी जागेवर जाऊन नियोजन विभागाकडून प्राप्त झालेल्या सदर भूखंडाच्या संमती करण्याच्या नकाशात आलेल्या प्रमाणे सदर भूखंडाचा चर्तुःसिमा/हद्दी भूधारकांना व्हिडीओ शूटमध्ये समक्ष दाखवून देण्यात आलेल्या आहेत. त्यावेळी सदर भूखंडावर कोणतेही अनधिकृत बांधकाम नाहीत. सदर सिमांकन नकाशासहा हद्दी व क्षेत्रफळाबाबतचे पत्र हे सदर भूखंडाच्या करारनाम्यातील सर्व अटी व शर्तीस अधिन राहून तसेच वेळोवेळी करण्यात येणाऱ्या नियमांचे पालन करण्याच्या शर्तीवर देण्यात आलेले असून, वर नमूद केलेल्या भूखंडाच्या ठिकाणी या विभागातील प्रतीनीधी श्री. प्रदीप वेष्टकर, सुकुम कुवत भूमापक / प्रमुख भूमापक/क्षेत्राधिकारी (भूमापन) ह्यांनी सदर भूखंडाच्या चर्तुःसिमा व क्षेत्रफळ जागेवर जाऊन आज दि. 15/02/2022 रोजी सदरचे भूधारक यांना छायाचित्रीकरणद्वारे भूखंडाच्या हद्दी दाखविल्या व ते प्रत्यक्ष पाहिले.

भूखंडाच्या चर्तुःसिमा खालील प्रमाणे

पूर्व भूखंड क्र. 6B पश्चिम 15.0 मी. कॅर वस्ता
 दक्षिण 11.0 मी. कॅर वस्ता उत्तर भूखंड क्र. 5A
 भूधारकाचे नांव श्री. दिलीप वामनराव कदम स्वाक्षरी [Signature]
 भूधारकाचे नांव श्री. अशोक वामनराव कदम स्वाक्षरी [Signature]
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प्रमुख भूमापक

प्रमुख भूमापक

क्षेत्राधिकारी (भूमापन) रजेवर

[Signature]
 सहा. भूमापक अधिकारी
 सहा. भूमापन अधिकारी



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

भूमि व भूमापन विभाग, सिडको भवन, सातवा मजला, सी.बी.डी. बेलापूर, नवी मुंबई - ४००६१४

सिडको/भूमि/१२.५% योजना/१०८६/तळोजा/२०२२

दिनांक : १५/०२/२०२२

सिमांकन नकाशा

गाव.....तळोजा..... संघिका क्रमांक १०८६ नोड.....तळोजा.....

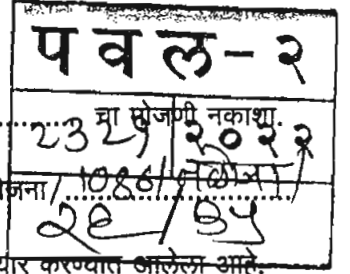
भूधारकाचे नांव श्री./श्रीमती. दिलीप रामनराय कदम, उद्दीक रामनराय कदम

सेक्टर क्र. १८ भूखंड क्र. ०६ क्षेत्रफळ १०९३.४८ चौ.मी.

नवी मुंबई १२.५% योजने अंतर्गत नोड क्र. तळोजा सेक्टर क्र. १८ भूखंड क्र. ०६

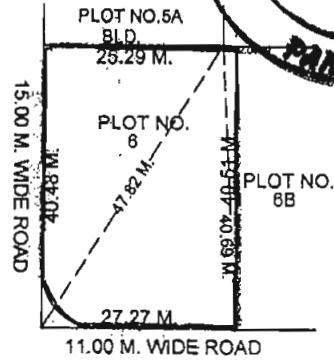
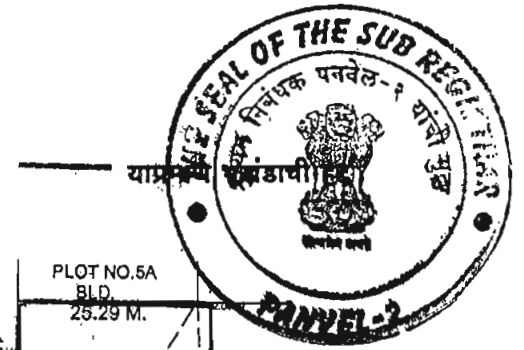
संदर्भ : (१) अति. मुख्य भूमि व भूमापक अधिकारी ह्यांचे कडील पत्र क्र. सिडको/भूमि/१२.५% योजना/१०८६/तळोजा/

२०२२/१९९९। दि. ११/०२/२०२२ च्या पत्रानुसार मोजणी नकाशा तयार करण्यात आलेला आहे.



भूखंड खालील गांव जमिन मोजे.

- १) शेत
- २) उगाड



प्रमाण १:१०००
नकाशा तयार करणार
मोजणी दि. १५/०२/२०२२

संमत सिमांकन नकाशा
मा. वरिष्ठ नियोजनकार (A/R)
पत्र क्र. सिडको/नियोजन (A/R)/२०२१/१०-१५११
दिनांक:- १३/१२/२०२१

स्वाक्षरी.....
भूमापक

स्वाक्षरी.....
प्रमुख भूमापक

स्वाक्षरी.....
प्रमुख भूमापक

क्षेत्राधिकारी (भूमापन)
सिडको मर्या
क्षेत्राधिकारी (भूमापन) - रजेंद्र

सहा. भूमापक अधिकारी
सहाय्यक भूमापन अधिकारी
सिडको



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LANDS DEPARTMENT (12.5% Scheme)

AGREEMENT TO LEASE

Date of Allotment: 08-02-2022

Total PAP's As Per Allotment 2

File No: 1086

Node : Taloja

Village: Raigarh

Date: 15/02/2022


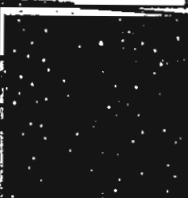
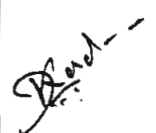
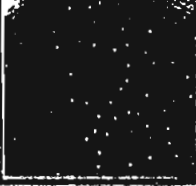
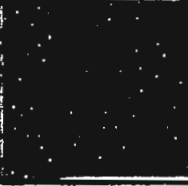
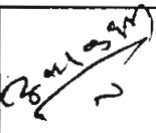
Alloted Node : Taloja

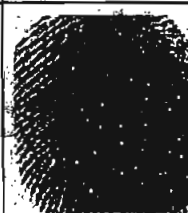
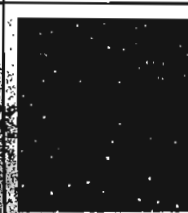


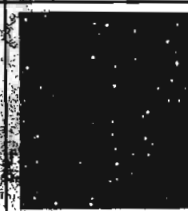

Sector No: 18

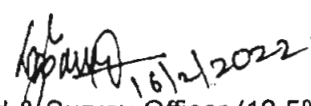
Plot No: 6

Area (SqM): 1093.48

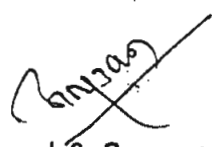
प व ल - ३
 २३२१ / २०२२

PAP Details				
Sr.No	Holder Details	Left Thumb Finger	Photo	Signature
1	Dilip Wamanrao Kadam Dilip Wamanrao Kadam, 6, Mukkam Post Koyanavele, Ghot Camp, VTC: Panvel, Po. Panvel. Dist Raigarh; Maharashtra 410206 Aadhar card - 246993663090			
2	Ashok Wamanrao Kadam Ashok Wamanrao Kadam, 20, 3rd Floor, Kedar Darshan CHS, Akashganga Road, Near Panchganga, 2nd Rabodi, Shivaji Nagar, Thane West, Thane 400601 Aadhar card - 440387475454			

Witness Details				
Sr. No.	Name & Address	Left Finger	Photo	Signature
1	Anant Yeshwant Kadam Koyanavele, Raigarh, Maharashtra 410206 (Aadhar Card No 899012195671) Phone No - 8976289812			
2	Rajesh Yeshwant Kadam Koyanavele, Raigarh, Maharashtra 410206 (Aadhar Card No 554926209290) Phone No - 9819493005			


 Addl. Chief Land & Survey Officer (12.5%)

**अतिरिक्त मुख्य भूमि व भूमापन
 अधिकारी
 (12.5 टक्के भूमि विभाग - सामान्य)**


 Chief Land & Survey Officer
 CIDCO Ltd. CIDCO Bhavan, 7th Floor,
 C.B.D. Belapur, Navi Mumbai
 Chief Land & Survey Officer (12.5%)

