

Receipt (पार्षी)

528/3711

Wednesday, March 23, 2022

8:26 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3963

दिनांक: 23/03/2022

वाचार्थे नाव: उलवे

दस्तऐवजाचा अनुक्रमांक: पनवेल-4-3711-2022

दस्तऐवजाचा प्रकार: लीजडीट

सादर करणाऱ्याचे नाव: सूर्यकांत कादुराम देशमुख --

नोंदणी फी

₹. 300.00

दस्त हाताळणी फी

₹. 760.00

पृष्ठांची संख्या: 38

एकूण:

₹. 1060.00

आपणास फूळ दस्त, पनवेल पॅरि, सुनी-२ अदावे
8:46 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Panvel 4

सह दुय्यम निबंधक, पनवेल-४

वाचार्थे मुल्य: ₹. 0/-

गोबदला ₹. 1/-

वरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 760/-

डीडी/घनवेश/पे ऑर्डर क्रमांक: 2303202218890 दिनांक: 23/03/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹. 300/-

नोंदणी फी माफी वसुल्यास ठपविल :-

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

मु. व. दस्तऐवज परत मिळाल

पक्षकाराची सही

सह दुय्यम निबंधक, पनवेल-४



23/03/2022

सूची क्र.2

दुष्यम निबंधक : सह दु.नि.पनवेल 4

दस्ता क्रमांक : 3711/2022

नोदणी :

Regn.63m

याबाबे नाव : उलवे

(1) वित्तेशाचा प्रकार	बीजक्रीड
(2) मोबदला	1
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते समुद करावे)	0
(4) मू-नापन, पोटहिसा व परक्रमांक (सतल्याम)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मीजे-उलवे, पुष्क नोड, वेथील प्लॉट नं. 137, सेक्टर 26, ता. पनवेल, जि. रायगड, क्षेत्रचक्र 1210 चौ.मी. ((Plot Number : 137 ; SECTOR NUMBER : 26 ;))
(5) क्षेत्रचक्र	1) 1210 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल ऐव्या.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा वादेश अखल्याम, प्रतिवादिचे नाव व पत्ता.	1) नाव:-सूर्यकांत काळुराम देशमुख -- वय:-72; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. सदानिका क्र. ५०१, सिल्वर वॅड्स सीएचएस जि., प्लॉट नं. १५, सेक्टर नं. ४०, नेरळ, तमी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AAGPD5229C 2) नाव:-जगदीश तुकाराम देशमुख -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. ३०२, दत्तमंदिर जवळ, सु.पोस्ट- वऱ्याण, ता.पनवेल, जि. रायगड,, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-APBPD3196J 3) नाव:-अभाकर तुषारराम देशमुख -- वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. ३०२, दत्तमंदिर जवळ, सु.पोस्ट- वऱ्याण, ता.पनवेल, जि. रायगड,, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-BERPD9237C 4) नाव:-निर्मला नारायण देशमुख -- वय:-74; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. ३०२, दत्तमंदिर जवळ, सु.पोस्ट- वऱ्याण, ता.पनवेल, जि. रायगड,, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-BYWPD0445D 5) नाव:-सुनीता बाळाराम देशमुख -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. ३०२, दत्तमंदिर जवळ, सु.पोस्ट- वऱ्याण, ता.पनवेल, जि. रायगड,, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AYNPD7369L 6) नाव:-प्रदीप नारायण देशमुख -- वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. १५२, साईबाबा नगर, धोपोली, पॉवर हाऊस जवळ, धोपोली, ता.छात्रापूर, जि. रायगड,, महाराष्ट्र, राईगाड:(००). पिन कोड:-410204 पॅन नं:-BPTPD3173G 7) नाव:-संतोष नारायण देशमुख -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा. १५२, साईबाबा नगर, धोपोली, पॉवर हाऊस जवळ, धोपोली, ता.छात्रापूर, जि. रायगड,, महाराष्ट्र, राईगाड:(००). पिन कोड:-410204 पॅन नं:-AAOPD4085C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा वादेश अखल्याम, प्रतिवादिचे नाव व पत्ता	1) नाव:-सिंहको लिमिटेड तर्फे चीफ लेंट व्रेट सर्व्हे ऑफिसर - सतीश कुमार खडके -- वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस निर्मल भवन, दुसरा मजला, नरिमान पॉईंट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400021 पॅन नं:-AACCC3903K
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3711/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	300
(14) शेर	

सह दु.नि.पनवेल, पनवेल-४

मुल्यांकनासाठी विचारात घेतलेला उपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील शासकीय/निमशासकीय किंमत

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BL 700110	1201040	500	SD		
2		DHC		2303202218890	760	RF	23032022188900	23/03/2022
3		By Cash			300	RF		

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



528/3711

दुबारा, 23 मार्च 2022 8:27 म.ने.

दस्त गोपवारा भाग-1

पत्रांक

9135

दस्त क्रमांक: 3711/2022

दस्त क्रमांक: पत्रांक 4 (3711/2022)

बाजार शुल्क: ₹. 00/-

श्रीकलना: ₹. 01/-

भारतीय मुद्रांक शुल्क: ₹. 500/-

नोंदणी फी माफी असल्यास इच्छित :-

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

ड. वि. चड. दु. नि. पत्रांक 4 चावे कार्यालय

पत्रांकी 3983

बावडी दिनांक: 23/03/2022

म. क्रं. 3711 का दि. 23-03-2022

सावरकरपाराचे नाव: सूर्यकांत काळुराम देशमुख --

रोणी 8:25 म.ने. का. हुकर केला.

नोंदणी फी

₹. 300.00

दस्त हाताळणी फी

₹. 780.00

पुढाची संख्या: 38

एकूण: 1080.00

Bestmable

दस्त हुकर करवावानी मही:

Joint Sub Registrar Panvel 4

Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: लीकडी

मुद्रांक शुल्क: (बोन) कोषावारी नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोषावारी अटक कोषावारी इदीत किंवा मुंबई महानगर प्रदेश इतितल प्रा. विकरणाच्या इदीत असलेल्या कोषावारी प्राचीन कोषाव, किंवा मुंबई मुद्रांक (पालमतेच्या इतल बाजार शुल्काचे निशारण) नियम, 1995 अन्वये प्रकाशित झालेला वार्षिक विवरणपत्रातील वटाप्रमाण प्रभाव केला.

दिनांक नं. 1 23 / 03 / 2022 08 : 25 : 07 PM ची वेळ: (सादरीकरण)

दिनांक नं. 2 23 / 03 / 2022 08 : 26 : 25 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या

दस्तामध्ये

असादिल

पुढे आहेत.

सह दुय्यम *निष्पत्ती पत्रांक 4*

दस्त ऐक्यातोलत कोडलेसे कावदपत्रे कुळमुळ बा. अक्ती इत्यादी घनायट आरळुन बाव्यात बाची संपुर्ण जबाबदारी निष्पत्तीची राईत.

सिद्धम देवार

सिद्धम देवार

Devar

Devar

Devar

Devar

प्रति न. देवामुद

Devar



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2303202218090	Date	23/03/2022
Received from SURYAKANT KALURAM DESHMUKH, Mobile number 9819298684, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panel 2 of the District Raigadh.			
Payment Details			
Bank Name	stbpay	Date	23/03/2022
Bank CIN	16004152022032315852	REF No.	202208279295005
This is computer generated receipt, hence no signature is required.			

पत्र - ४
3699 2022
2 / 35



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

Receipt of Document Handling Charges

PRN 2303202218890 Receipt Date 23/03/2022

Received from SURYAKANT KALURAM DESHMUKH, Mobile number 9819296984, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered on Document No. 3711 dated 23/03/2022 at the Sub Registrar office Joint S.R. Panel 4 of the District Raigarh.



Payment Details

Bank Name sbiepay Payment Date 23/03/2022

Bank CIN 10004152022032315852 REF No. 202208279296005

Deface No 2303202218890D Deface Date 23/03/2022

This is computer generated receipt, hence no signature is required

3099 / 2022
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महाराष्ट्र MAHARASHTRA

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BL 700110



जिल्हा कोषागार कार्यालय, ठाणे
 16 MAR 2022
 मुद्रांक प्रमुख लिपीक / लिपीक
 16/03/2022

पत्र - ४
 3699 2022
 8 / 35

File No.	9/NUR
Unique ID	SEC-26/PLOT-137
Contract No.	2000480



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

AGREEMENT TO LEASE

THIS AGREEMENT made at CBD, Belapur, Navi Mumbai, on the 23RD Day of, March 2022

BETWEEN

[Signature] *[Signature]*



[Signature] प्रदिपन देसाय

[Signature]
 Chief Land & Survey Officer (Land Acquisition)
 CIDCO Ltd., CIDCO Bhavan,
 CBD-Belapur, Navi Mumbai 400 634.

जोडपत्र - २
60815
दिनांक 21 MAR 2022

मुद्रांक विज्ञापन संस्था, अ. CIDCO
दस्तावेज क्रमांक: CIDCO
दस्तावेजाचे ठिकाण: वस्तु नोंदणी कार्यालय, व्हॉलिवुम १, होबळ, मुंबई

सिद्धकर्त्याचे नाव Gorhan panvel

मुद्रांक दिव्याचे नाव-बांधेदार prabhakar Tukaram Deshmukh

दुक-या पध्दतीचे नाव

हस्तोत्पत्त्यास त्यांचे नाव व पत्ता Nitin pakh
रुमी Nitin

मुद्रांक शुल्क रक्कम 500/-

मुद्रांक विक्रेत्याची सही व दिव्याचे ठिकाण

दुकान क्र. ४९, मन्नाटा सेंटर,
सेक्टर ०१ अ, सीटीडी, बेलगाव - ४०० ६१४
(संपर्क नं. २२२२२२२)
परवाना क्रमांक - १२०१०४०

ज्या कारणासाठी फर्माची मुद्रांक खरेदी करता त्याची त्याच कारणासाठी
मुद्रांक खरेदी करण्याबाबत ६ महिन्यांत वापरणे बंधनकारक आहे.

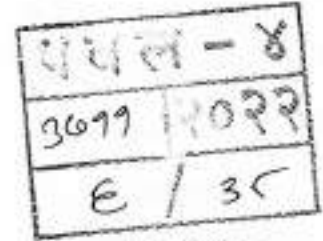
प व ल - ४
3699 2022
५ / ३८



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 0030390808 SURYAKANT KALURAM DESHMUKH
- 2 0030484903 PRABHAKAR TUKARAM DESHMUKH
- 3 0030484904 JAGADISH TUKARAM DESHMUKH
- 4 0030484905 NIRMALA NARAYAN DESHMUKH
- 5 0030484906 SUNITA BALARAM DESHMUKH
- 6 0030484907 PRADIP NARAYAN DESHMUKH
- 7 0030484908 SANTOSH NARAYAN DESHMUKH



(hereinafter collectively referred to as "the Licensee" which expressions 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 town 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 corporation, as per section 126 (a) &(b) of the MRTP Act. Acquired lands for the
development of Nerul Uran Railway Project & Navi Mumbai Project.
- c) The Corporation, as a part of the development of Navi Mumbai, has decided to establish
a NewTown "Navi Mumbai" (Allotment of plots to Railway line Project affected persons for
Nerul Uran Railway Project/Mumbai Trans harbour link Project/Navi Mumbai project and
purposes allied thereto) 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) The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation
and Resettlement Act 2013 (hereinafter referred to as the Page 2 of 22 "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.
- e) 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

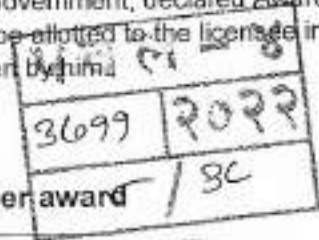
Page: 2 of 16

Handwritten signatures and names in Marathi: 'Deshmukh', 'Pradip Narayan', 'Santosh Narayan', 'Jagadish Tukaram'.

Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 644.

2014 & Govt. Resolution Urban Development Dept. No. CID/3317/1295/C.R.184/NV-10 Dated 28.02.2018 (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.

f) The land hereinafter mentioned, owned by the Licensee, was notified for acquisition under the Land Acquisition Act. The Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot will be allotted by the Corporation, on lease, as per the provisions, terms and conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Railway line Project Affected Persons for Nerul Uran Railway Project / Navi Mumbai Project and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008. Accordingly, the chief Land and survey officer CIDCO who is delegated with powers under MRTP Act. 126 (a) & (b) by Hon. VC & MD & the Dy. Collector (Land Acquisition), Metro Center Panvel/Uran/Thane, who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared Award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.



Details of land acquired as per award

Village	Taluka & District	Award No.	S.No./H.No.	Area acquired (H.A.)	Name of the Awardee
Gavhan	RA	39	276/1	0-76-3	Refer point #



g) As per the provisions of MRTP Act. 1966 section 126 (a) & (b) CLSO/Deputy collector in metro center Panvel/Uran declared the award, the Corporation has allotted to the Licensee, vide its allotment letter No. 2000480 dtd. . . ., intended plot 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 as per the map drawn 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.

Description of land allotted

Node	Plot No.	Sector No.	Area in Sq.Mtrs	Admissible FSI
Pushpak Node	137	26	1210	Approx. 2.0 or 2.5 applicable as per Note *

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Chief Land & Survey Officer (Land Acquisition)
 CIDCO Ltd., CIDCO Bhavan,
 CBD-Selapur, Navi Mumbai - 400 614.



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*Note: FSI 2.5 for 10% area allotted against compensation of land for all land owners and FSI 1.5 for additional 12.5% area allotted to the PAP's who are otherwise eligible under 12.5% scheme, and only 10% developed plot for the absentee landlord, Salt pan owner, public trust and other institution.

h) The Licensee has, before the execution of this Agreement, paid to the Corporation on 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 bearing Dept.No.CID-1812/CR-274/UD-10 dtd. 18th August 2014 and Dept. No. CID-1812/CR-274/UD-10 dtd. 8th October 2015.

THIS AGREEMENT WITNESSES AND IS HEREBY MUTUALLY AGREED AS FOLLOWS:

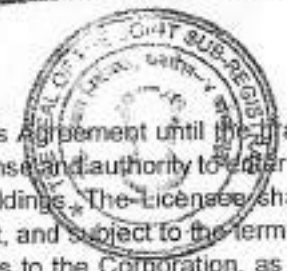
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1. INTERPRETATION

In this Agreement, the term 'Managing Director' shall mean the Managing Director of the Lessor and includes the Additional or Joint Managing Director of the Lessor 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.

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

A. USE OF THE LAND

The allotted plot is to be used for residential purposes as per the admissible Floor Space Index. Provided that, 15% of admissible Floor Space Index of the allotted plot, may be utilized by the Licensee for commercial 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.

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Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

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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 75% of the permissible Floor Space Index as per the provisions of General Development Control Regulations for Navi Mumbai, 2008 and any other law in force.

C. TRANSFERABLE DEVELOPMENT RIGHTS

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

D. FENCING UPON POSSESSION

The Licensee shall, immediately after the Corporation shows the boundaries of the said land and hands over the possession of the said land, have the said land fenced properly 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.

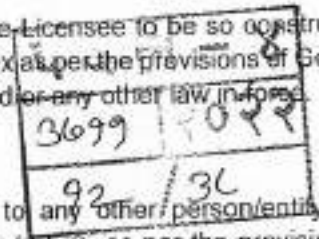
E. NO WORK TO BEGIN UNTIL PLANS ARE APPROVED

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

ii. No work shall be commenced or carried on, with respect to the construction of a building or buildings on the said land, which infringes the General Development Control Regulations for Navi Mumbai, 2008, or any other law for the time being in force.

F. TIME LIMIT FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK

The Licensee shall complete the construction of the building or buildings, strictly in accordance with the approved plans elevations, sections, specifications, and details to the satisfaction of the Town Planning Officer which would be fit for occupation, along with proper drains, 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



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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.

The Licensee shall,

- (i) upon completion of six years from the date of execution of this agreement.
- (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 roads, 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. 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.

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H. PAYMENT OF SERVICE CHARGES

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

I. PAYMENT OF LAND REVENUE

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 payable 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.

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, judgments, 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:

Beeshmukh
G. Amma
Sanjay
Sanjay
Sanjay

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- (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 payable 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.

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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

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.



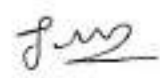

The Licensee shall not, without obtaining prior written consent of the Corporation, affix, display, permit to be affixed or permit to be displayed, any sign boards, sky-signs, neon-signs or advertisements (painted, illuminated or otherwise) on the said land, or on the buildings constructed thereon.


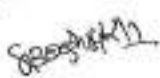
O. NUISANCE

That the Licensee shall not at any time do, cause or permit any nuisance to be committed in, or upon, the said land.

P. INSURANCE

That the Licensee shall, as soon as the construction of any building on the said land is completed and roofed, insure and keep insured the same, in his name, against any damage caused by fire, for an amount equal to the cost of such building and shall, on request, forthwith

Chief Land & Survey Officer (Land Acquisition)
 Cidco Ltd., CIDCO Bhevan,
 CBD-Belapur, Navi Mumbai - 400 614.

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

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

(i) To pay to the Corporation the transfer charges, with respect to any alienation, at the rate as maybe fixed from time to time by the Corporation, subject to a minimum of Rs.5,000/- only. 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 amounting, only upto Rs.5,000/- shall be recovered.

(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 land, which is being used for the proposed Navi Mumbai International Airport and allied purpose thereto, is removed, the Corporation shall not grant any permission to transfer the said land.

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

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Yashwantrao Deshpande

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S. S. Deshpande

Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

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Explanation 1

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

Explanation 2

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

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T. SOLID WASTE MANAGEMENT

- i. The Licensee shall segregate waste, into biodegradable waste (food waste etc.) and recyclable waste (such as paper, plastic, metal, galls, rags, etc.)
- ii. The Licensee shall identify locations for composting and disposal of waste within the land agreed to be leased/leased out.
- iii. The Licensee shall ensure that no domestic/institutional waste shall be thrown on the streets, foot-paths, open spaces, drains or water bodies.
- iv. Licensee shall make separate arrangement for disposal of toxic or hazardous household waste Such as used batteries, containers for chemicals and pesticides, discarded medicines, and other toxic or hazardous household waste.
- v. The Licensee shall ensure proper segregation and storage of household waste in two separate bins/containers i.e. bio-degradable waste and recyclable waste.

U. RAIN WATER HARVESTING


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

- (i) Open well of a minimum dimension of 1.00 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 upto a depth of at least 3.00 mt.

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Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

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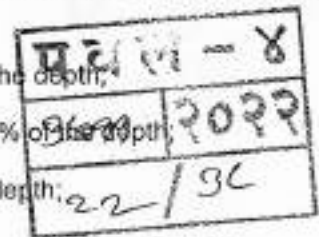


and then re-filled with stone aggregate and sand. The rain water after a filtration process may be channeled to the re-filled pit for recharging the bore-well.

(iii) An impervious surface/underground storage tank of required capacity may be constructed in to the setback or other open spaces and the rain water may be channeled to such storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the 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.

(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, upto 50% of the depth,
 - b. 20 mm stone aggregate as the lower middle layer, upto 20% of the depth,
 - c. Coarse Sand as the upper middle layer, upto 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 surface 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.



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(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. INDEMNIFICATION AGAINST NOISE

The Licensee hereby agrees and acknowledges that the allotted plot is located in the vicinity of the Navi Mumbai International Airport forming a part of the aircraft noise sensitive area and may be impacted or affected by the Airport noise and the Licensee agrees and accepts that 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 75% 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

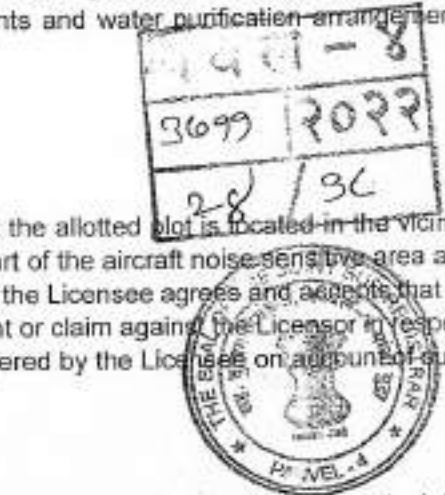
The Officers, employees and agents of the Corporation shall have the power and authority to enter upon the said land at all reasonable times to view the state and progress of the work and for all other reasonable purposes.

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

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Chief Land & Survey Officer (Land Acquisition)
Oldco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

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(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 of 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 by 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 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.

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

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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.

7. GRANT OF LEASE

As soon as the Town Planning Officer has certified that the building and works have been constructed in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions herein contained, the Licensee shall approach the Corporation and the Corporation shall grant a lease of the said land and the building constructed thereon,

Handwritten signatures and stamps:
Bashir
S. J. J. J.
S. J. J. J.
S. J. J. J.
S. J. J. J.
S. J. J. J.

Signature:
Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

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 NAVI MUMBAI PROJECT AFFECTED PERSONS FOR NAVI MUMBAI PROJECT 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 Lands Regulation, 2008 for the time being in force and also the provisions of the Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dated 28th May 2014 and Govt. Resolution Urban Development Dept. No. CID-3317/1295/C.R. 184/NV-10 Dated 28.02.2018 (hereinafter referred to as the "G.R. Dated 01.03.2014") 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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GOVT. RESOLUTION
URBAN DEVELOPMENT DEPT.
NO. CID-1812/CR-274/UD-10
DATED 28/05/2014



9. FORM OF LEASE

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

10. NOTICE

All notices, consents and approvals to be given under this Agreement shall be in writing, and, unless otherwise provided herein, shall be signed by the Officer authorized 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

Handwritten signatures and stamps:
- A circular stamp on the left.
- A signature that appears to be "Bachchan" with a large flourish.
- A signature that appears to be "Suresh".
- A signature that appears to be "Dhanraj".
- A signature that appears to be "Vijay".
- A signature at the bottom that appears to be "Suresh".

Page: 13 of 16
Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

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

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.

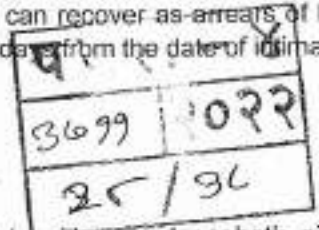
12. MISCELLANEOUS

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



Beethmar
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
[Signature]
Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhevan,
CBD-Belapur, Navi Mumbai - 400 614.

SCHEDULE

All that Piece or parcel of land known as plot No. 137 Sector 26 in village / site Gavhan of 22.5% (Erstwhile Gavhan Expansion Scheme) Scheme, containing by measurement Mtrs. Or thereabout and bounded as follows that is to say; area 0

On or towards the North by - 20 mtr wide Road
On or towards the South by - Plot no 142F, 142E
On or towards the East by - Plot NO 138
On or toward the West by - Plot NO- 138 3099 2022

2C/3C

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


IN WITNESS WHEREOF the parties hereto set their hands and seal on the day and 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. Satishkumar Khadke)

IN PRESENCE OF

1 Shri/Smt. Subhash Kakade 
ACLSO

2. Shri/ Smt. Amal K. Deshmukh 
ADO



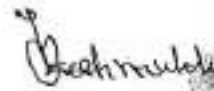
Chief Land & Survey Officer (Land Acquisition)
CIDCO Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

I have read over and explained the contents of this Agreement

SIGNED AND DELIVERED by the within Named.

Licensee

1 Shri/Smt.0030390808
SURYAKANT KALURAM
DESHMUKH





2 Shri/Smt.0030484903
PRABHAKAR TUKARAM
DESHMUKH





3 Shri/Smt.0030484904
JAGADISHTUKARAM
DESHMUKH

Jagadish



4 Shri/Smt.0030484905
NIRMALA
NARAYAN DESHMUKH



5 Shri/Smt.0030484906
SUNITABALARAM
DESHMUKH

Sunita



6 Shri/Smt.0030484907
PRADIP
NARAYAN DESHMUKH

Pradip



7 Shri/Smt.0030484908
SANTOSH NARAYAN
DESHMUKH

Santosh



IN PRESENCE OF

1 Shri/Smt. Satyajeet N. Keli — *S.Keli*
at Post Gavan Tal. Panvel

2. Shri/ Smt. Nitin. V. Patil — *Nitin*
at Post Uram Tal. Uram

पंचाल - ४
3699 2022
30 / 30



Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

No CIDCO/PLNG(A+R)/

Old -

PROVISIONAL CONFIRMATION OF PLOT NO. 137, SECTOR-26, PUSHPAK NODE.

- 1) CIDCO/ACL&SO(NMIA)/2019/SAP-476 dated 14.11.2019.
- REF - 2) CIDCO/ACP(A+R)/2019/469/SAP-113 dated 31.12.2019
- 3) CIDCO/LANDS/22.5%/NUR/2019/SAP-374 FILE NO -16 dated 28.03.2019.

NOTES:

1. This provisional confirmation is based on lottery of 22.5% scheme plots dated 16.05.2018.
2. The provisional confirmation is base on ref.1&2 above in absence of demarcation hence co-ordinate dimension & area may change after leveling on site.
3. The file no. of said plot is refereed from the list provided for the lottery within file CIDCO/LANDS/22.5%/2017/765 dated 27.10.2017.
4. This provisional confirmation is for the purpose of Agreement only.
5. ACL&SO(Land Acq.) is requested to verify (i) availability of plots and (ii) possession status of land before processing.
6. No measurements should be checked on the drawing. Only written area shall be followed.
7. Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (A+R).

AREA STATEMENT

FILE NO.	SECTOR NO.	PLOT NO.	AREA IN SQ.MT.	CUR. DED. IN SQ.MT.	NET AREA IN SQ.MT.
18	26	137	1210.00	NIL	1210.00



प्लॉट - 8
3699 2032
39113/36



COORDINATES

POINTS	EASTING	NORTHING
P01	292386.946	2098346.807
P02	292362.102	2098362.992
P03	292384.378	2098397.185
P04	292409.221	2098381.000

PROVISIONAL CONFIRMATION

Date: 23/01/2020
 D'man/Sr.D'man (A+R) *[Signature]*
 Deputy Planner (A+R) *[Signature]*
 Associate Planner (A+R) _____
 Senior Planner (A+R) *[Signature]*

TO
1. ACL&SO(Land acq.)



NORTH
SCALE : NTS

PART PLAN OF
SECTOR 26,
PUSHPAK NODE

REMARKS
PLOT UNDER REFERENCE SHOWN IN RED MARK

CIDCO LTD.
PLANNING SECTION
(A+R)

[Handwritten signatures and notes]
 23/01/2020

Chief Land & Survey Officer (Land Acquisition)
 CIDCO Ltd., CIDCO Bhavan,
 CBD Belapur Navi Mumbai - 400 614.



LAND ACQUISITION DEPARTMENT (22.5% Scheme)

AGREEMENT TO LEASE

Date of Allotment: 3/9/2022 12:1

Total PAP's As Per Allotment: 7

File No: 9/NUR

Node: PUSHPAK

Village: GAVHAN

Date: 23/03/2022

Allotted Node: PUSHPAK

Sector No: 26

3099 2099
32/30

Plot No: 137

Area (SqM): 1210

PAP's Details				
Sr.No	Holder Details	Left Finger	Photo	Signature
1	PRABHAKAR TUKARAM DESHMUKH 302, NEAR DATTA MANDIR, GAVHAN, TAL. PANVEL, DIST. RAIGAD Aadhar card - 727157501371			
2	JAGADISH TUKARAM DESHMUKH NEAR DATTA MANDIR, GAVHAN, TAL. PANVEL, DIST. RAIGAD-410206 Aadhar card - 738364031290			
3	SURYAKANT KALURAM DESHMUKH FLAT NO. 501, SILVER SAND CHS, KONKAN RAILWAY COMPLEX, SECTOR-40, NERUL, NAVI MUMBAI-400706 Aadhar card - 582696030047			
4	NIRMALA NARAYAN DESHMUKH 302 B, DESHMUKH ALI, NEAR DATTA MANDIR, AT GAVHAN, TAL. PANVEL, DIST. RAIGAD-410206 Aadhar card - 331286115770			
5	SUNITA BALARAM DESHMUKH AT POST. GAVHAN, TAL. PANVEL, DIST. RAIGADH- 410206 Aadhar card - 231142720611			
6	PRADIP NARAYAN DESHMUKH 152, SAIBABA NAGAR, KHOPOLI, NEAR KHOPOLI POWER HOUSE, RAIGADH-410204 Aadhar card - 278936180005			
7	SANTOSH NARAYN DESHMUKH SAIBABA NAGAR, KHOPOLI, TAL., KHALAPUR, DIST. RAIGADH-410203 Aadhar card - 936580571540			




Handwritten mark or signature at the bottom right of the table.



LAND ACQUISITION DEPARTMENT (22.5% Scheme)

AGREEMENT TO LEASE

Witness Details				
Sr. No.	Name & Address	Left Finger	Photo	Signature
1	SATYAJEET NAMDEV KOLI AT POST. GAVHAN, TAL. PANVEL, DIST. RAIGARH-410206 Phone No - 9833973985			
2	NITIN VITHAL PATIL BHAIRAVNATH COMPLEX, KAMTHA, TAL. URAN, RAIGARH-400702 Phone No - 9920790139			


Chief Land & Survey Officer (Land Acquisition)
Cidco Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai - 400 614.

५ व ल - ४
3699 | 2022
39 / 36



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRADIP NARAYAN DESHMUKH
NARAYAN DESHMUKH

10/11/1962
Permanent Account Number
BPTPD3173G

परिधि
Signature



आपला आधार क्रमांक / Your Aadhaar No. :

2789 3616 0005

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

प्रदिप नारायण देशमुख
Pradip Narayan Deshmukh
जन्म तारीख / DOB : 10/11/1962
पुरुष / Male

2789 3616 0005




आधार - सामान्य माणसाचा अधिकार

प्रदिप ना देशमुख

५ व ल - ४	
३०९९	२०२२
३४	३८

स्थायी लेखा क्रमांक (PERMANENT ACCOUNT NUMBER)
AAOPD4085C


व्यक्ति का नाम (NAME)
SANTOSH NARAYAN DESHMUKH

पिता या माता का नाम (FATHER'S NAME)
NARAYAN KALURAM DESHMUKH

जन्म तिथि (DATE OF BIRTH)
31-01-1972

परिधि
Signature

अधिकाारी (Commissioner of Income-tax I, Pune)



भारत सरकार
GOVERNMENT OF INDIA

संतोष नारायण देशमुख
Santosh Narayan Deshmukh
जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

9365 6057 1540




आधार - सामान्य माणसाचा अधिकार

Desai

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SATYAJIT NAWDEV KOLI
NANDEV BABU KOLI

10/12/1973
Permanent Account Number
AJZPK7038B

परिधि
Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

वित्थल व. पाटील
VITTHAL PATIL

01/08/1975
Permanent Account Number
AJCPA6875G

परिधि
Signature



Desai

Patil

पत्र - ४
3699 | 2022
34 / 96

आयकर विभाग
INCOME TAX DEPARTMENT
PRABHAKAR DESHMUKH
TUKARAM DESHMUKH
01/06/1987
Permanent Account Number
BERPD9237C
भारत सरकार
GOVT. OF INDIA
जोड़ित प्रतिपत्र
MUEL-4
Signature

7271 5750 1371
आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India
प्रबोधन तुकाराम देशमुख
Prabodhan Tukaram Deshmukh
जन्म तारीख / DOB : 01/06/1987
पुरुष / Male
7271 5750 1371

आयकर विभाग
INCOME TAX DEPARTMENT
JAGDISH T DESHMUKH
TUKARAM KALURAM DESHMUKH
01/06/1971
Permanent Account Number
APBP03198J
भारत सरकार
GOVT. OF INDIA
Signature

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India
जगदीश तुकाराम देशमुख
Jagdish Tukaram Deshmukh
जन्म तारीख / DOB : 01/06/1971
पुरुष / Male
7383 6403 1290

स्थायी अकाउंट नंबर / PERMANENT ACCOUNT NUMBER
AAGPD5229C
व्यक्ति का नाम / NAME
SURYAKANT KALURAM DESHMUKH
पिता का नाम / FATHER'S NAME
KALURAM BALWANT DESHMUKH
जन्म तिथि / DATE OF BIRTH
01-06-1950
भारत सरकार
GOVT. OF INDIA
DIRECTOR OF INCOME TAX (SYSTEMS)
Signature

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India
सुर्याकान्त तुकाराम देशमुख
Suryakant Kaluram Deshmukh
जन्म तारीख / DOB : 01/06/1950
पुरुष / Male
5826 9503 0047

आयकर विभाग
INCOME TAX DEPARTMENT
NIRMALA NARAYAN DESHMUKH
LILABAI DESHMUKH
04/03/1948
Permanent Account Number
BYWPD0445D
भारत सरकार
GOVT. OF INDIA
Signature

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India
निर्मला नारायण देशमुख
Nirmala Narayan Deshmukh
जन्म तारीख / DOB : 04/03/1948
स्त्री / Female
3312 8611 5770

माझी आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR T DESHAMUKH
TUKARAM DESHAMUKH

01/06/1967
Permanent Account Number
BERPD5237C

Signature



आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

प्रभाकर तुकाराम देशमुख
Prabhakar Tukaram Deshmukh
जन्म तारीख / DOB : 01/06/1967
पुरुष / Male

7271 5750 1371




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAGDISH T DESHMUKH
TUKARAM KALURAM DESHMUKH

01/06/1971
Permanent Account Number
APBPD3196J

Signature



आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

जगदीश तुकाराम देशमुख
Jagdish Tukaram Deshmukh
जन्म तारीख / DOB : 01/06/1971
पुरुष / Male

7383 6403 1290

प.प्र.व.सं. = ४
3679 2022
3E/3L




वर्धन सेवा केंद्र / PERMANENT ACCOUNT NUMBER
AAGPD5229C


नाम NAME
SURYAKANT KALURAM DESHMUKH

पिता या वर (FATHER'S NAME)
KALURAM BALWANT DESHMUKH

जन्म तारीख (DATE OF BIRTH)
01-06-1960

हस्ताक्षर (SIGNATURE)
Signature

असल निदेशक (प्रवर्धन)
DIRECTOR OF INCOME TAX (SYSTEMS)



भारत सरकार
Government of India

सुर्याकान्त काळुराम देशमुख
Suryakant Kaluram Deshmukh
जन्म तारीख / DOB : 01/06/1960
पुरुष / Male

5826 9503 0047




आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NIBHA Z...
LELABA DA...

04/11/1948
Permanent Account Number
BYNPD0445D

Signature



भारत सरकार
Government of India

निहाळ नारायण देशमुख
Nibhalp Narayan Deshmukh
जन्म तारीख / DOB : 04/09/1948
स्त्री / Female

3312 8611 5770




माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUNITA BALARAM DESHMUKH
NARAYAN KALURAM DESHMUKH

04/11/1968
Permanent Account Number
AYNPD7369L

Signature



भारत सरकार
Government of India

















सुनीता बालराम देशमुख
Sunita Balaram Deshmukh
जन्म तारीख / DOB : 04/11/1968
स्त्री / Female

2311 4272 0611




दस्त क्रमांक :पवत4/3711/2022

दस्ताचा प्रकार :जीनडीद

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शिबको शिमिटेड तर्फे श्रीफ भंड अॅड सर्व्हे ऑफिसर - शशीका कुमार खडके -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ऑफिस निर्मल भवन,दुसरा मजला, नरिमन पॉईंट मुंबई., महाराष्ट्र, मुम्बई. पिन नंबर:AAOCC3303K	मानक वय :-50 स्वाक्षरी:-		
2	नाव:दूर्वकांत काळुराम देशमुख -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. सदविका क्र. ५०१, शिल्बर व्हॅल्यू मीट्रॉपॉलिसि. प्लॉट नं. १५, सेक्टर नं. ४०, नेरळ, नवी मुंबई., महाराष्ट्र, ठाणे. पिन नंबर:CAAGPD5229C	भाटेकर वय :-72 स्वाक्षरी:- <i>Bestmale</i>		
3	नाव:जयदीप तुकाराम देशमुख -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. ३०२, दत्तमंदिर जवळ, मु.पोस्ट- वन्हाण, ठा.पनवेल.जि.रायगड., महाराष्ट्र, राईगड्(०). पिन नंबर:APBPD3198J	भाटेकर वय :-50 स्वाक्षरी:- <i>J J J</i>		
4	नाव:प्रभाकर तुकाराम देशमुख -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. ३०२, दत्तमंदिर जवळ, मु.पोस्ट- वन्हाण, ठा.पनवेल.जि.रायगड., महाराष्ट्र, राईगड्(०). पिन नंबर:BERPD8237C	भाटेकर वय :-55 स्वाक्षरी:- <i>Prabhakar</i>		
5	नाव:निर्वला नारायण देशमुख -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. ३०२, दत्तमंदिर जवळ, मु.पोस्ट- वन्हाण, ठा.पनवेल.जि.रायगड., महाराष्ट्र, राईगड्(०). पिन नंबर:BYWPD0445D	भाटेकर वय :-74 स्वाक्षरी:-		
6	नाव:सुनीता बाळाराम देशमुख -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. ३०२, दत्तमंदिर जवळ, मु.पोस्ट- वन्हाण, ठा.पनवेल.जि.रायगड., महाराष्ट्र, राईगड्(०). पिन नंबर:AYNPD7369L	भाटेकर वय :-45 स्वाक्षरी:- <i>Sunita</i>		
7	नाव:श्रवीण नारायण देशमुख -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. १५२, साईबाबा नगर, खोपोली, पांवर हाऊस जवळ, खोपोली, ठा.घालापूर, जि.रायगड., महाराष्ट्र, राईगड्(०). पिन नंबर:BPTPD3173G	भाटेकर वय :-60 स्वाक्षरी:- <i>श्रवीण रोड</i>		
8	नाव:संतोष नारायण देशमुख -- पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा. १५२, साईबाबा नगर, खोपोली, पांवर हाऊस जवळ, खोपोली, ठा.घालापूर, जि.रायगड., महाराष्ट्र, राईगड्(०). पिन नंबर:AAOPD4085C	भाटेकर वय :-60 स्वाक्षरी:- <i>Santosh</i>		

परील दस्तऐवज करून देणार तपासणीत घेतले जाईल असे दिव्याचे अनुमत्त करतात.
शिफा क्र.3 थी वेळ:23 / 03 / 2022 08:33:20

ओळख:-

जातीय इशम अडे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

वय:45
पचा:रा. कामठा उदण.
पिन कोड:400702

स्वाक्षरी
[Signature]



2 नाव:सत्यशित नामदेव कोडी --
वय:48
पचा:रा. मु.पोस्ट वच्छान, ता.पलनेस, जि.रायगड.
पिन कोड:410206

स्वाक्षरी
[Signature]



शिका क्र.4 ची वेळ:23 / 03 / 2022 08 : 32 : 59 PM

Joint Sub Registrar

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BL 700110	1201040	500	SD		
2		DHC		2303202218890	760	RF	2303202218890D	23/03/2022
3		By Cash			300	RF		

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

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दस्त क्र ३७११ वर नोंदला.

सह दुय्यम निबंधक कार्यालय ४
दि. २३ मार्च ०३ सन २०२२

प व ल - ४
८७११ २०२२
३८ / ३८

