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- 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.

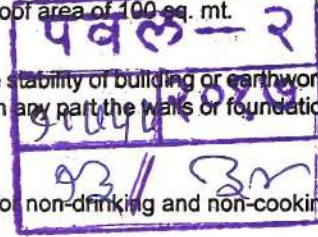
The terrace shall be connected to the open well / borewell / storage tank/recharge pit / trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes 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 purposes.

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.



1) JGP

2) र. ए. सोलाय गोपाळ पार्लम

3) H.G.P.

4) [Signature]

5) [Signature]

6) [Signature]



1) [Signature]

2) [Signature]

10) V. V. Bhoir

11) D. J. T.

[Signature]
 Chief Land & Survey Officer
 CIPCO Ltd., CIPCO Bhavan,
 CBD-Belapur, Navy Mumbai-400014.

पवेल - २
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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 15% of the permissible F.S.I. shall be allowed.

POWER TO TERMINATE AGREEMENT :

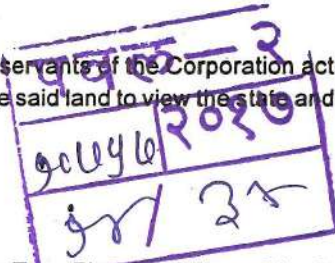
- 4. Should the Town Planning Officer not approve the plans elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon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

2) अभ्यास सिलेस तालिका सत्य

3) H.F.P. सत्य

4) सत्य

5) सत्य

6) सत्य

10) V.V. Bhoir

11) D. J. T. [Signature]
 Chief Land & Survey Officer
 CIDCO Ltd., CIDCO Bhavan,
 CBD-Belapur, Navi Mumbai-40014.

पवल-२
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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 of 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 until 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) 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.

1083-3
 9046/2020
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- 1) Job
- 2) 2 एअरलाय सिटिअस मलिन
- 3) H.F.P.
- 4) Factory
- 5) 
- 6) Pradishul
- 7) 
- 8) रक्त
- 9) 15/1
- 10) V. V. Bhoir
- 11) D. J. T.


 Chief Land & Survey Officer
 C.O. Office, GOCO Bhawan,
 CBD-Beapur, Navi Mumbai-40014.

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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 XXXVII 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 duplicate 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) JGP


2) रमेश गोपाळ पाटील

3) H.G.P.

4) ~~_____~~

5) 


6) _____

7) 

8) _____

9) V.V Bhoir

10) D.J. T


 Chief Land & Survey Officer
 O.L.D., CIDCO Bhe
 CBD-Delapur, Navi Mumbai-400114.

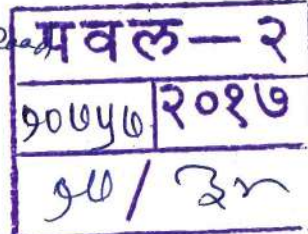
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<i>[Handwritten Signature]</i>	



SCHEDULE

All that Piece or parcel of land known as Plot No. 272 Sector 19 in village / site Gaithan / olwe of 12.5% (Erstwhile Gaithan Expansion Scheme) Scheme, containing by measurement 1049.8 Sq. Mtrs. or thereabout and bounded as follows that is to say :

- On or towards the North by — Plot No. 261
- On or towards the South by — 24 mm wide Road
- On or towards the East by — Plot No. 271
- On or towards the West by — Plot No. 273



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

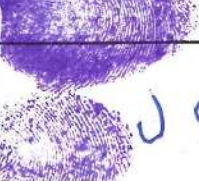
IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seal on the day and year first above written :

SIGNED AND DELIVERED for and on behalf of the)
 City & Industrialment Corporation of)
 Maharashtra Ltd.,)
 by the hand of Shri/Smt. Kishan Jawale)
 Asstt. Lands & Survey Officer)



in presence of)
 1) Shri/Smt. Gayatri Durgam)
 _____)
 2) Shri/Smt. P. N. Patil)

[Signature]
[Signature]
[Signature]



J Gb

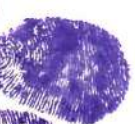


२६ नम गोळार पालम

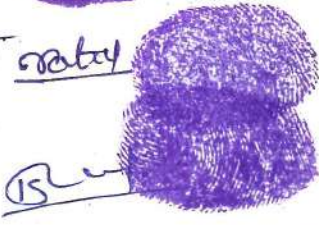
H. P.



[Signature]



[Signature]



[Signature]

10) V. V. Bhoir



11) D. J. T.



पवल-२
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SIGNED AND DELIVERED by the with-innamed.

Licencee in the presence of _____

1) Shri/Smt. Mahendra J. Patil
9702111058

MJP

2) Shri/Smt. Milind M. Patil
9865330333

MJP

I have read over and explained _____

the contents of this Agreement to _____

Shri/Smt. 1) Shri. Jnanandan Gopal Patil

JGP

2) Shri. Raghunath Gopal Patil

रघुनाथ गिणुठ गपल

3) Shri Hanuman Gopal Patil

H.G.P.

4) Shri Dattatray Gopal Patil

DGP

5) Smt Chaugunakar' Balaram Mhatre

Chaugunakar

6) Shri. Vishal Vijay Patil

Vishal

7) Smt Radhabai' Pandurang Patil

Radha

8) Shri Vilas Pandurang Patil



9) Shri Kailas Pandurang Patil

पवल -
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वि. वि. 8
2021
25/3

10) Smt Vaishali vijay Bhoir

11) Smt Dhanshree Jayashish Tandale



[Signature]
Chief Land & Survey Officer
Ch. CO. Bhavan,
CBD-beapur, Navi Mumbai-40014.

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पवल-२	
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✓	



"जसा आहे तसा" या तत्वावर



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

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

क्र.सिडको/भूमि/१२.५% योजना/३०००.../१२.५.१३ दिनांक : ०२.१२.२०१६.

सिमांकन नकाशा

गांव ...२.१०६.१०.१..... संचिका क्रमांक ...२३२..... नोड ...३०००.....
भूधारकाचे नांव श्री./श्रीमती. ...ज.व.दि.अ. ...२१.११.११... ५५२१००... १.२१.१२.....
सेक्टर क्र. ...११..... भूखंड क्र. ...२.२.२..... क्षेत्रफळ ...१०५१.६६ चौ.मी.
नवी मुंबई १२.५% योजने अंतर्गत नोड क्र. ३०००... सेक्टर क्र. ११... भूखंड क्र. २.२.२... चा मोजणी नकाशा.
संदर्भ : (१) अति. मुख्य भूमि व भूमापक अधिकारी ह्यांचे कडील पत्र क्र. सिडको/भूमि/१२.५% योजना / २१००...
/ १२.५.१३ / २०१६. दि. १५.११.२०१६. च्या पत्रानुसार मोजणी नकाशा तयार करण्यात आलेला आहे.

भूखंडा खालील गांव जमिन मोजे. ...१.११.११.....

15/10

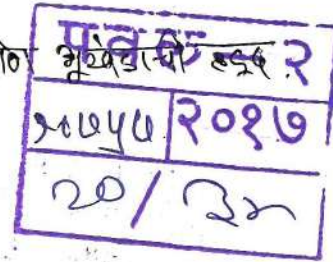
गावा ग्रीनाउट पारलान

१.५.१५

१.५.१५



भू.क्र 259	भू.क्र 260	भू.क्र 261	भू.क्र 262
भू.क्र 273	भू.क्र 272	भू.क्र 271	
23.63 M			



PROP 24.00 MTR WIDE ROAD

प्रमाण १: १०००

नकाशा तयार करणार

मोजणी दि. ०२.१२.२०१६.

1. V. Bhoir

१.५.१५

समत सिमांकन नकाशा

१. वरिष्ठ नियोजनकार (सि. व. अ. अ.)

२. सिडको/नियोजन (१२.५% योजना)

१३-०५-२०१५

स्वाक्षरी
भूमापक

स्वाक्षरी
प्रमुख भूमापक

स्वाक्षरी
प्रमुख भूमापक

क्षेत्राधिकारी (भूमापन)

क्षेत्राधिकारी (भूमापन)

सहाय्यक भूमापक

सहाय्यक भूमापक

सहाय्यक भूमापन अधिकारी

अति. मुख्य भूमि व भूमापक अधिकारी

पवल-२	
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CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)
WE MAKE CITIES

Agreement To Lease

Of Allotment 04/10/2016 Total PAP's As Per Allotment 11 Date : 09/08/2017

No. 832 Node Ulwe Village Gavhan

Node Ulwe Sector No. 19 Plot No. 272 Area 1049.8 Sq.M.

S. No.	Holder Details	Left Finger	Photo	signature
1	Shri. Janardhan Gopal Patil Resident Of Kopar ADHAR CARD NO 4411 4129 0680			JGP
2	Shri. Raghunath Gopal Patil Resident Of Kopar ADHAR CARD NO. 7928 2808 5145			
3	Shri. Hanuman Gopal Patil Resident Of Kopar ADHAR CARD NO 9129 1763 5050			
4	Shri. Dattatrey Gopal Patil Resident Of Kopar ADHAR CARD NO 4973 8832 1935			
5	Sau. Changunabai Balaram Mhatre Resident Of Kopar ADHAR CARD NO 6386 7644 4790			

(Signature)
Chief Land & Survey Officer
CIDCO Ltd., CIDCO Bhavan,
CBD-Belapur, Navi Mumbai-400114.

CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)
 WE MAKE CITIES

Agreement To Lease

Date Of Allotment 04/10/2016

Total PAP's As Per Allotment 11

Date : 09/08/2016

File No. 832

Node Ulwe









Village Gavhan

Alloted Node Ulwe


Sector No. 19

Plot No. 272

Area 1049.8 sq ft

Sr. No.	Holder Details	Left Finger	Photo	signature
6	Shri. Vishal Vijay Patil Resident Of Kopar ADHAR CARD NO 6104 0124 2837			
7	Smt. Radhabai Pandurang Patil Resident Of Kopar ADHAR CARD NO 8468 9182 2912			
8	Shri. Vilas Pandurang Patil Resident Of Kopar ADHAR CARD NO 9159 4752 7074			
9	Shri. Kalas Pandurang Patil Resident Of Kopar ADHAR CARD NO 3466 2811 1283			
10	Sau. Vaishali Vijay Bhoir Resident Of Nhave ADHAR CARD NO 5566 3043 4083			

OFFICE OF THE SUB REGISTRAR
 MIDC BELAPUR
 MIDC BELAPUR
 MIDC BELAPUR


 Chief Land & Survey Officer
 CIDCO Ltd., CIDCO Bhavan,
 CBD-Belapur, Navi Mumbai-400114.



CIDCO LAND & SURVEY DEPARTMENT (12.5 % SCHEME)
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le No. 832 Node Ulwe Village Gavhan

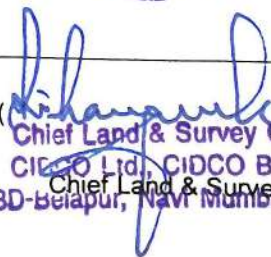
otted Node Ulwe Sector No. 19 Plot No. 272 Area 1049.8 Sq.M.

No.	Holder Details	Left Finger	Photo	signature
11	Sau. Dhanashri Jagdish Tandel Resident Of Karal Adhar Card No 3508 3461 803L			D.J.T.

Business Details

No.	Name & Address	Left Finger	Photo	Signature
1	Shri. Mahendra Janardhan Patil Address: House No - 554, At- Kopar, Post- Gavhan, Tal -Panvel, Dist -Raigad (ADHAR CARD NO - 5784 9783 8631) Phone No: 9702111058			
2	Shri. Milind Madhukar Patil (CIDCO STAFF) Address: Aura Tower, Flat No - A-602, Plot No- 17/1, Cidco Colony, Near K.A Banthia High School, Sec -17, Post -Panvel (ADHAR CARD NO - 9925 0773 9069) Phone No: 9664330333			




(Chief Land & Survey Officer)
CIDCO Ltd, CIDCO Bhavan.
Chief Land & Survey Officer,
CBD-Belapur, Navi Mumbai-400554.