

4/31

529/11685

पावती

Original/Duplicate

Saturday, October 27, 2018

नोंदणी क्र.: 39म

1:13 PM

Regn.: 39M

पावती क्र.: 12254 दिनांक: 27/10/2018

गावाचे नाव: वहाळ

दस्तऐवजाचा अनुक्रमांक: पवल5-11685-2018

दस्तऐवजाचा प्रकार: ऑग्रीमेंट टू सीज

सादर करणाऱ्याचे नाव: श्री. कमलाकर महादेव कोळी.

नोंदणी फी

रु. 100.00

दस्त हावाळणी फी

रु. 1400.00

पुढाची संख्या: 70

एकूण:

रु. 1500.00

Sub Registrar Parwel 5

सह मुख्यम निबंधक, पनवेल-५ (वर्ग-२)

बाजार मूल्य: रु. -/-

मोबदला रु. 60/-

भरलेले मुद्रांक शुल्क : रु. 500/-

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

2) देयकाचा प्रकार: DHC रक्कम: रु. 1400/-

डीडी/खनादेश/पे ऑर्डर क्रमांक: 2710201800260 दिनांक: 27/10/2018

बँकेचे नाव व पत्ता:



मुख्यम निबंधक, पनवेल-५ (वर्ग-२)





27/10/2018

सूची क्र.2

दुग्धप निबंधक : सह दु.नि.पनवेल 5

दस्त क्रमांक : 11685/2018

मोदणी :

Regn.63m

गावाचे नाव : महाळ

(1) विलेखाचा प्रकार	अॅग्रीमेंट ट्रू चीज
(2) मोबदला	60
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार वे नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व चरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: प्लॉट नं. 86, सेक्टर नं. 25ए, चीज दुग्धप-महाळ, ता. पनवेल, जि. रायगड, क्षेत्र 550 चौ.मी. या मिळकतीचे. ((Plot Number : 86 ; SECTOR NUMBER : 25ए ;))
(5) क्षेत्रफळ	1) 550.00 चौ.मीटर
(6) आकारणी किंवा जुडी वेपवात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- श्री. कमलाकर महादेव कोळी . वय:-70; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. रायगड, महाराष्ट्र. हाईव्हाय: (००:). पिन कोड:-410206 पॅन नं:- 2): नाव:- श्री. पंडरीनाथ महादेव कोळी . वय:-55; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. रायगड, महाराष्ट्र. हाईव्हाय: (००:). पिन कोड:-410206 पॅन नं:- 3): नाव:- श्री. रामकृष्ण महादेव कोळी . वय:-59; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. रायगड, महाराष्ट्र. हाईव्हाय: (००:). पिन कोड:-410206 पॅन नं:- 4): नाव:- श्रीमती वंदना गणेश कोळी . वय:-37; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. रायगड, महाराष्ट्र. हाईव्हाय: (००:). पिन कोड:-410206 पॅन नं:- 5): नाव:- श्री. विनायक कमळाकर कोळी . वय:-35; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: सु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. रायगड, महाराष्ट्र. हाईव्हाय: (००:). पिन कोड:-410206 पॅन नं:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मिहको सिमिटेड वर्क व्ही. व्ही.पी. पाटील उपलब्ध नाही . वय:-40; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: निर्मल, दुसरा मजला, गरिमन पॉईंट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:- 400002, FACC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	25/10/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/10/2018
(11) अनुक्रमांक, खंड व पृष्ठ	11685/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100



सह दुग्धप निबंधक, पनवेल-५ (वर्म-१)

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-

मुद्रांक शुल्क आकाराताना विवडलेला
अनुच्छेद :-

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

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment
Area annexed to it, or any rural area within the limits of the Mumbai
Metropolitan Region Development Authority or any other Urban area not
mentioned in sub clause (i), or the Influence Areas as per the Annual
Statement of Rates published under the Maharashtra Stamp (Determination
of True Market Value of Property) Rules, 1995.



c/35

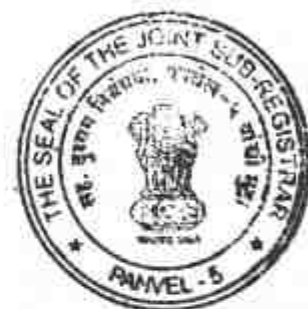


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2710201800260	Date 27/10/2018
Received from KAMLAJAR M KOLI AND OTHERS, Mobile number 9702589648, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Panel 3 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 27/10/2018
Bank CIN 10004152016102700241	REF No. 187971073
This is computer generated receipt, hence no signature is required.	



महरीनाथ महादेवकोली

पवल - ५	
११६६५	२०१८
१	१००





पत्रल - ५
११६५/२०१८
२ / ७०



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

Receipt of Document Handling Charges

PRN 2710201800260 Receipt Date 27/10/2018

Received from KAMLAKAR M KOLI AND OTHERS, Mobile number 9702589648, an amount of Rs.1400/-, towards Document Handling Charges for the Document to be registered on Document No. 11685 dated 27/10/2018 at the Sub Registrar office Joint S.R. Panvel 5 of the District Raigarh.

DEFACED

₹ 1400

DEFACED

Payment Details

Bank Name IBKL Payment Date 27/10/2018

Bank CIN 10004152018102700241 REF No. 187971073

Deface No 2710201800260D Deface Date 27/10/2018

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



पवेल-५
११६५२०१८
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मह दुय्यप निबंधक, पनवेल-५ (वर्ग-२)



पवल - ५
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महाराष्ट्र MAHARASHTRA

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AK 538141



जिल्हा कोषागार कार्यालय,
ठणे
17 OCT 2018
गुदाक प्रमुख लिपीक / लिपीक

17/10/2018



पवेल - ५
११६५/२०१८
३/१००

File No	KOM-ICIG-96
Structure No.	KB-372, KB-373, KB-373A, KB-374, KB-375
Unique ID Plot No.	ULW-25A-28-86

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED
AGREEMENT TO LEASE**



THIS AGREEMENT made at CBD, Belapur, Navi Mumbai, on the 25th day of October Two thousand eighteen.

BETWEEN

नि. डा. हा. अं.

श्री/श्रीमती. कमलाकर महादेव कोळी

Satish
Addl. Chief Lands &
Survey Officer (NMIA)

श्री/श्रीमती. वंदना महोदेव कोळी
श्री/श्रीमती. वंदना महोदेव कोळी

नि. डा. हा. अं.

श्री/श्रीमती. वंदना राजेश कोळी

V.K. Koli

22 OCT 2018

जोडपत्र - २

मुद्रांक विक्री नोंदवही अनु. क्र. 37006 दिनांक
दस्तावा प्रकार: CIDCO दस्त नोंदणी करणार आहेत का? होय/नाही
मिळकतीचे वर्णन
मुद्रांक विक्री घेणा-याचे नाव
दुस-या पक्षकाराचे नाव
हस्त अस्ताप्यास त्याचे नाव व पत्ता
मुद्रांक शुल्क रक्कम 5000 सह
मुद्रांक विक्रीसाठी सही व विक्रीचे ठिकाण
दुकान क्र. ४९, प्रभात सेंटर,
सेक्टर ०९ अ, सीबीडी, बेलपूर - ४०० ६९४.
(संतोष द. वाळूंसकर)
परवाना क्रमांक - ९२०९०४०



सह

(संतोष द. वाळूंसकर)

परवाना क्रमांक - ९२०९०४०

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

पवले - ५
९९६५/२०१८
६/६०



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

AND

- 1 Shri/Smt. KAMLAKAR MAHADEV KOLI, AT-KOMBADBHUJE
POST-ULWA, TAL-PANVEL, DIST-RAIGAD, 410206, Occupation
BUSINESS
- 2 Shri/Smt. PANDHRINATH MAHADEV KOLI, AT-KOMBADBHUJE
POST-ULWA, TAL-PANVEL, DIST-RAIGAD, 410206, Occupation
BUSINESS
- 3 Shri/Smt. RAMKRISHNA MAHADEV KOLI, AT-KOMBADBHUJE
POST-ULWA, TAL-PANVEL, DIST-RAIGAD, 410206, Occupation
BUSINESS
- 4 Shri/Smt. VANDANA GANESH KOLI, AT-KOMBADBHUJE
POST-ULWA, TAL-PANVEL, DIST-RAIGAD, 410206, Occupation
HOME-MAKER
- 5 Shri/Smt. VINAYAK KAMLAKAR KOLI, AT-KOMBADBHUJE
POST-ULWA, TAL-PANVEL, DIST-RAIGAD, 410206, Occupation
SELF-EMPLOYED

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

WHEREAS

- a) The Corporation is the New Town Development Authority for the area
designated as the site for the new towns of Navi Mumbai, as declared by

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Addl. Chief Lands &
Survey Officer (NMIA)

V. K. Kadi
श्रीमती. कलकलकर. म. कोली

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श्री/ श्रीमती. वंदना गं. कोली

नि. डा. हा. अं.



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Government of Maharashtra (hereinafter referred to as the "State Government") in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as the "MRTP Act, 1966").

b) The State Government, as per section 113(A) of the MRTP Act, 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

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

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

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

f) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No. CID-1812/CR-274/UD-10 dtd. 1st March 2014 (hereinafter referred to as the "G.R. dated 01.03.2014") has, in lieu of monetary compensation,

Adm. Chief Lands & Survey Officer (NMIA)

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श्री/श्रीमती. क. क. क. कोली

पं. री. नाथ महादेव कोली
श्री/श्रीमती. क. क. क. कोली V.K. Koli



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provided for higher and better compensation in the form of developed plots to the land owners, whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.



g) There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban Development Dept. No.CID-1812/CR-274/UD-10 dtd. 28th May 2014 (hereinafter referred to as the "G.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-5218 dtd. 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R. dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Vya.Sa./Aa. Vi.Ta./2014" dated. 19.09.2014 and as determined by the District Rehabilitation Officer Raigad, with the approval of the Collector Raigad, or as per the award declared by the Deputy Collector (Land Acquisition), as the case may be.

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श्री/श्रीमती. वंदना.ठा. कोली
क. डा. हा. अं.

h) The land hereinafter mentioned, owned by the Licensee, was notified for acquisition under the Land Acquisition Act. The Licensee has opted for a developed plot in lieu of monetary compensation. This developed plot will be allotted by the Corporation, on lease, as per the provisions, terms and



Satish
Addl. Chief Lands & Survey Officer (NMIA)

नि. डा. हा. अं.

श्री/श्रीमती. कमलाकर.म. कोली

पं. राजाध. महादेव कोली
अ.म.पू.का. महादेव कोली

V. K. Koli

10-02-2018

10-02-2018



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conditions under the Navi Mumbai Disposal of Land (Allotment of Plots to Airport Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations, 2015 and Navi Mumbai Disposal of Land Regulations 2008 and as per GR dated 01.03.2014. Accordingly, the Dy. Collector (Land Acquisition), Metro Center No.1 Panvel, who is an officer delegated with the powers under the Land Acquisition Act 1894 by the State Government, declared award under the LA Act 1894, specifying therein, the area of the plot to be allotted to the licensee in lieu of monetary compensation as per the option and consent given by him.

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१३/६०

Details of land acquired along with structures standing thereon as per Award

Village	Taluka & District	Award No.	S.No./ H.No.	Area acquired (H.A.)	Name of the Awardee
KOMBADBUJE	Panvel Raigad	KOM-ICIG-96	Un-numbered land in Ga o t h a n along with structure	155.80	KAMLAKEAR MAHADEV KOLI, PANDHRINATH MAHADEV KOLI, RAMKRISHNA MAHADEV KOLI, VANDANA GANESH KOLI, VINAYAK KOLI, KAMLAKEAR KOLI



Relevant details of the Structure(s)

Award No	Name of the structure owner	Building No. as per survey	Structure No. as per survey	Use of structure	Area admissible for determining eligibility	Area of the plot to be allotted jointly
KOM-ICIG-96	KAMLAKEAR MAHADEV KOLI, PANDHRINATH MAHADEV KOLI, RAMKRISHNA MAHADEV KOLI, VANDANA GANESH KOLI, VINAYAK KOLI, KAMLAKEAR KOLI	96	KB-372, KB-373, KB-373A, KB-374, KB-378	Residential and Commercial	181.21	550

नि. डा. हा. अं.

श्री/ श्रीमती. वंदना. मा. कोली



i) As per directives and policies of the State Government, referred to hereinabove, and as per the award declared by the Dy. Collector (Land

नि. डा. हा. अं.

Satish
Addl. Chief Lands & Survey Officer (NMIA)

वंदना. मा. महादेव कोली
रामकृष्ण. मा. महादेव कोली

श्री/ श्रीमती. कलकाकर. मा. कोली

V.K.Koli



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Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. 2015/3915 dtd. 14/08/2015, which is annexed to this Agreement as ANNEXURE 1 in original and which shall form a part of this Agreement, a piece and parcel of land which is written hereinafter and more particularly delineated by a red colour boundary on the plan annexed hereto as ANNEXURE 2 (hereinafter referred to as the "SAID LAND"), for the purpose of constructing a building or buildings on the terms and conditions hereinafter contained.

पवेल - 4
998/2016
13/100

Description of land allotted

Place/Node	Plot No.	Sector No.	Area in sq.mtr.	Admissible FSI
PUSHPAK VAHAL	86	25A	550	1.5



[Signature]
Addl. Chief Lands &
Survey Officer (NMIA)

j) The Licensee has, before the execution of this Agreement, paid to the Corporation on 25/10/2018 a sum of Rs. 60/- (Rupees Sixty only) "Lease Rent" for the period of 60(Sixty) years at the rate of Re.1/- per annum as per the letters from the Urban Development Dept. bearing No.CID-1812/CR-274/UD-10 dtd. 11th August 2014 and No. CID-1812/CR-274/UD-10 dtd. 6th October 2015.

THIS AGREEMENT WITNESSES AND IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. INTERPRETATION

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

2. GRANT OF LICENSE:

During the period of six years from the date of execution of this

नि. डा. हा. अं.

[Signature]
Addl. Chief Lands &
Survey Officer (NMIA)

पंढरीनाथ महोदय कोठी
श्री/श्रीमती. कमलाकर म. कोठी
V.K.Koti

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श्री/श्रीमती. वंदना. ग. कोठी



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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 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 have only a license to enter upon the said land for the purpose of this Agreement as mentioned herein.

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

A. USE OF THE LAND

The allotted land is to be used for residential purposes as per the admissible Floor Space Index.

Provided that, 15% of the admissible Floor Space Index of the allotted land, may be utilized by the Licensee for commercial purpose.

B. SUBMISSION OF PLANS FOR APPROVAL

- 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



[Signature]
Adm. Chief Lands &
Survey Officer (NMIA)

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पं. रीनाथ महादेव कोली
रामचूडा महादेव कोली

V. K. Koli

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क. म. का. क. म. कोली



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from the competent authorities, as determined by the authorities from time to time, to the Town Planning Officer of the Corporation for his approval.

ii. The Licensee shall, whenever called upon to do so, amend all, or any, such plans, elevations, sections, specifications and details of the buildings at his own cost and, if so required, will produce the amended plans before the Town Planning Officer and will submit 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.

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Provided that the building or buildings, hereby agreed by the Licensee to be so constructed, shall not be less than 33% of the permissible Floor Space Index as per the provisions of General Development Control Regulations for Navi Mumbai, 2008 and/or any other law in force.

C. TRANSFERABLE DEVELOPMENT RIGHTS

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

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D. FENCING UPON POSSESSION

The Licensee shall, immediately after the Corporation shows the boundaries of the said land and hands over the possession of the said land, have the said land fenced at his expense. The Licensee shall not



Addl. Chief Lands & Survey Officer (NMA)

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श्री. ना. म. हा. दे. व. कोली
V.K. Koli

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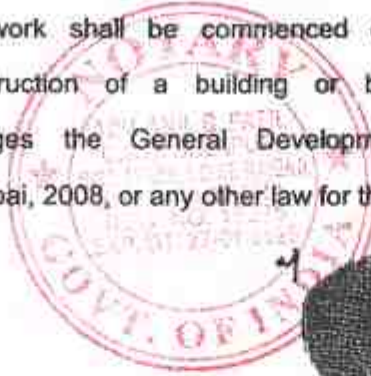
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encroach upon any adjoining land, road, pathway or footpath in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect 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 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.

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रामकृष्ण महादेव जोशी

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Survey Officer (NMIA)

V. K. Koli

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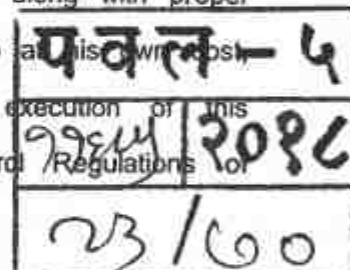
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F. TIME LIMIT FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK

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



G. PAYMENT OF CESS AND TAXES

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



H. PAYMENT OF SERVICE CHARGES

The Licensee shall,

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

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

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Addl. Chief Lands & Survey Officer (NMIA)

पं. रीनाथ महादेव कोली
रामकृष्ण महादेव कोली

V. K. Koli

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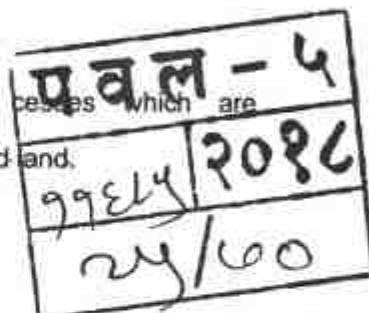


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Provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force.

I. PAYMENT OF LAND REVENUE

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



J. INDEMNITY

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



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

K. STRUCTURAL AUDIT

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

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L. SANITATION

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Addl. Chief Lands & Survey Officer (NMIA)

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पं. श्रीवा.प.महादेव कोली
रामपूरा महादेव कोली
V.K. Roli



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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.

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M. EXCAVATION

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

Addl. Chief Lands & Survey Officer (NMIA)

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

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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 to the MRTD Act 1966. The Corporation shall have sole authority to determine the sum payable, if any, and such determination shall be binding upon the Licensee without any dispute.



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

The Licensee shall not appoint any person as his agent, by a Power of Attorney or otherwise, for the purpose of this Agreement except his spouse, parent, sibling or a major child. Provided that in case the Licensee is a Company, Society or such body Corporate, its officer or employee may be appointed so.

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S. RESTRICTION OF TRANSFER OR ASSIGNMENT

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



Provided that nothing contained herein shall apply if the Licensee shall

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Satish
Addl. Chief Lands & Survey Officer (NMIA)

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पंजीवान महोदय को
31.12.2011 महोदय को
V. K. Koli



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perform, to the satisfaction of the Corporation, the following conditions and any other conditions which shall be imposed by the Corporation from time to time:

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

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

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

Provided that unless and until the structure owned by the Licensee situated on the area, which is being used for the proposed Navi Mumbai International Airport and allied purpose, 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.

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 /

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Addl. Chief Lands &
Survey Officer (NMIA)

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leased out or any part thereof to the Central Government., or State Government., Nationalised Bank, the Life Insurance Corporation of India, the Maharashtra State Finance Corporation, Employer of the Intending Lessee or any other Financial Institutions as may be approved by the Corporation from time to time for obtaining a loan.

Explanation 2

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

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T. SOLID WASTE MANAGEMENT

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

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Satish
Addl. Chief Lands &
Survey Officer (NMIA)

पंढरीनाथ महादेव कोली
अमरावती, महाराष्ट्र कोली

V.K. Koli



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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 recharging into the ground, with such rain water which the terrace or on any paved or unpaved surface which building site. The Licensee/Lessee shall adopt following harvesting the rain water drawn from such surfaces:

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



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Addl. Chief Lands & Survey Officer (NMIA)

पं. टी. नाथ महादेव कोली
पं. टी. नाथ महादेव कोली

V.K.Koli

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(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 -

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- 40 mm stone aggregate as the bottom layer, up to 50% of the depth;
- 20 mm stone aggregate as the lower middle layer, up to 20% of the depth;
- Coarse Sand as the upper middle layer, up to 20% of the depth;
- A thin layer of fine sand as the top layer.
- Top 10% of the pits / trenches will be left empty and a splash pad is to be provided in this portion in such a way that the rain water falls on the splash pad.
- Brick masonry walls are to be constructed on the exposed surfaces of pits/trenches and then cement mortar will be plastered. The depth of the wall below ground shall be such that the wall prevents loose soil entering into pits/trenches. The projection of the wall above the ground shall at least be 15 cms.
- Perforated concrete slabs shall be provided on the pits/trenches.
- 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



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Addl. Chief Lands & Survey Officer (NMIA)

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रामकृष्ण महादेव कोली

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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 di-charge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq. mt.
- (viii) Rain water harvesting structures shall be cited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part the walls or foundation of the building or those of an adjacent building.
- (ix) The water so collected / recharged shall, as far as possible, be used for non-drinking and non-cooking purpose.

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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.



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Satish
Addl. Chief Lands &
Survey Officer (NMIA)

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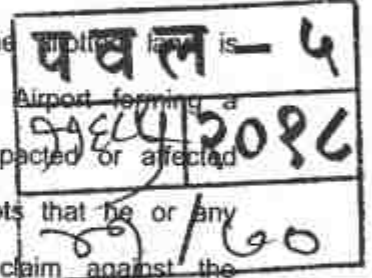


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Provided further that it will be ensured that for such use, proper disinfectants and water purification arrangements have been made.

V. AIRPORT NOISE

The Licensee hereby agrees and acknowledges that the building 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 as stipulated hereinabove, the Corporation, on application or suggestion may permit extension of time for completion of building / structure or other work on payment of additional premium, as may be determined by the Corporation from time to time.

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



6. RIGHTS AND POWERS OF THE CORPORATION

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

नि. डा. हा. अं.
पं. ना. श. कोली
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Satish
Addl. Chief Lands &
Survey Officer (NMIA)

नि. डा. हा. अं.

श्री/श्रीमती. क. का. क. र. म. कोली

पं. ना. श. कोली
११ म. २०१८
V.K.Kali



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A. POWER TO ENTER UPON THE LAND

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

B. POWER TO REVOKE THE LICENSE AND RESUME LAND

In case the Licensee fails -

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

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

- a) By giving notice in writing to the Licensee, revoke the license and terminate the Agreement hereby granted to the Licensee and resume the land and restrain the licensee, its agents, servants to enter upon the said land in which case, without prejudice to the other legal rights and remedies available to the Corporation against the Licensee, all erections, plants, machineries and other objects on the said land shall belong to the Corporation and the Corporation, shall not be liable for making any payment of compensation or allowance or any refund or repayment of any premium paid 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.

पवल - 4
29/04/2018
23/00



वंदना.ठा.कोली



नि. डा. हा. अं.

श्री/श्रीमती. कस्तूरक.अं. कोली

Satish
Addl. Chief Lands &
Survey Officer (NMIA)

पं.सी.नाथ महादेवजी
श्रीम.कृष्ण महादेवजी

V.K.Koli



पानवेल - ५

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

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

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Explanation 1

Any delay or omission to exercise the right or power according 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

नि. डा. हा. अं.

Satish
Addl. Chief Lands &
Survey Officer (NMIA)

पंढरीनाथ महोदय कोली
शिवगुला महोदय कोली

श्री/श्रीमती. कनकाक. म. कोली

V.K.Koli

नि. डा. हा. अं.
पंढरीनाथ महोदय कोली



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Corporation.

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7. GRANT OF LEASE

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

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AND TOWN ६०	

8. APPLICATION OF MAHARASHTRA REGIONAL PLANNING ACT 1966, AND NAVI MUMBAI DISPOSAL OF LAND (ALLOTMENT OF PLOTS TO AIRPORT PROJECT AFFECTED PERSONS FOR NAVI MUMBAI INTERNATIONAL AIRPORT 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 1st March 2014 and Govt. Resolution Urban Development

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श्री/ श्रीमती. पं. द. ना. श. के. को. लि.



नि. डा. हा. अं.

Satish
Addl. Chief Lands &
Survey Officer (NM/IA)

पं. द. ना. श. के. को. लि.
श्री/ श्रीमती. पं. द. ना. श. के. को. लि.

V.K. Koli



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his Agreement	2016
shall be signed	600

THE AGREEMENT

that if it is found, at any po

resent Agreement, by the

that

or the allotment of the land

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Satit

भी/ श्रीमती. कमलकांत म. कोली

V. K. Koli



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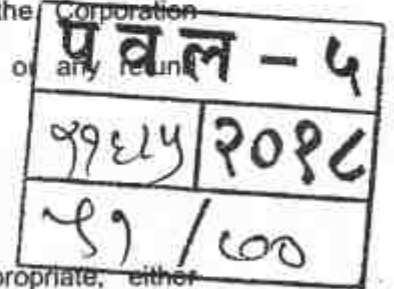


obligations on his/their part as contained herein

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

12. MISCELLANEOUS

- (i) The pronouns used herein shall include, where appropriate, either gender or both, either a natural person or artificial entity or both, 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 liabilities hereunder.
- (iii) The parties hereby agree that this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.
- (iv) If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
- (v) The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the





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

SIGNED AND DELIVERED for and on behalf of the

City and Industrial Development Corporation of Maharashtra Limited,

By the hand of Shri/Smt.

V. P. Patil

Adtl. Chief Lands & Survey Officer (NMIA)

Asstt. Estate Officer (R & R) / Estate Officer (R & R)

In the presence of

1. Shri/Smt.

K. B. Bhende Bhenek

2. Shri/Smt.

K. S. Parate

SIGNED AND DELIVERED by the within named. Licensee

1

Shri/Smt. KAMLAKAR MAHADEV KOLI



2

Shri/Smt. PANDHRINATH MAHADEV KOLI



Shri/Smt. RAMKRISHNA MAHADEV KOLI



Shri/Smt. VANDANA GANESH KOLI



नि. डा. हा. अं.

श्रीमती. कलकलकलकलकलकल

पं. री. नाथ महादेव कोळी

रामकृष्ण महादेव कोळी

नि. डा. हा. अं.

श्री/श्रीमती. वंदना. ग. कोळी



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5 Shri/Smt. VINAYAK KAMLAKAR KOLI

V.K.Koli



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In the presence of

1. Shri/Smt. Dnyaneshwar Shantaram Koli, At -
Kombadbhuje, Post - Ulwa, Tal - Panvel, Dist -
Raigad 410 206

श्रीनेकर शंकरे

2. Shri/Smt. Naresh Poshiram Koli, At -
Kombadbhuje, Post - Ulwa, Tal - Panvel, Dist -
Raigad 410 206



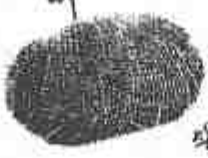
I have read over and explained the contents
of this Agreement in Marathi to
Shri/Smt. KAMLAKAR MAHADEV KOLI & OTHERS



नि. डा. हा. अं.

श्री/श्रीमती कामलकर म. कोली

पंढरीनाथ महादेव कोली
शम्भूका महादेव कोली



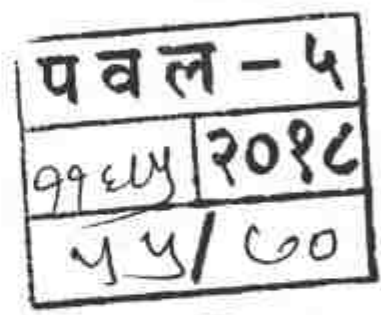
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श्री/श्रीमती पंढरा. श. कोली

Satell

Adm. Chief Lands &
Survey Officer (NMIA)

V.K.Koli





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Bio Metric Sheet

बायोमेट्रिक तक्ता

गावाचे नाव तरघर_कोंबडभुजे

संचिका क्रमांक KOM-ICIG-96

दिनांक 25/10/2018

अनु.क्र.	भूखंडधारकाचे नाव	सही	छायाचित्र	अंगठा / ठसा	जोडीदाराचे छायाचित्र	जोडीदाराचा अंगठा / ठसा
1	कमलाकर महादेव कोळी जोडीदाराची माहिती Shantibai Kamlakar Koli Spouse					
2	पंढरीनाथ महादेव कोळी जोडीदाराची माहिती Mahadubai Pandhrinath Koli Spouse	पंढरीनाथ महादेव कोळी				
3	रामकृष्णा महादेव कोळी जोडीदाराची माहिती Bebibai Ramkrishna Koli Spouse	रामकृष्णा महादेव कोळी				
4	वंदना गणेश कोळी					
5	विनायक कमलाकर कोळी जोडीदाराची माहिती Darshana Vinayak Koli Spouse	V.K. Koli				



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५७ / ७०





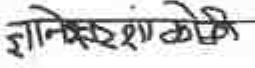
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Witness Details
साक्षीदाराचे तपशील

अनु.क्र.	साक्षीदाराचा नाव आणि तपशील	सही	छायाचित्र	अंगठा / ठसा
1	Witness-1 Dnyaneshwar Shantaram Koli 9819681695 At - Kombadbhuje, Post - Ulwa, Tal - Panvel, Dist - Raigad 410 206			
2	Witness-2 Naresh Poshiram Koli 8450974140 At - Kombadbhuje, Post - Ulwa, Tal - Panvel, Dist - Raigad 410 206			



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No. CIDCO/PLNG(A+R)/ 552

Dtd : 21.05.2018

CONFIRMATION OF PLOT NO.86, SECTOR- 25A, R&R POCKET NO. 4, 5, 6, PUSHPAK NODE.

REF- CIDCO/ACL&SO/NMIA/TARGHAR(KOMBADBUJE)/2016/8864 DATED 24.04.2018.

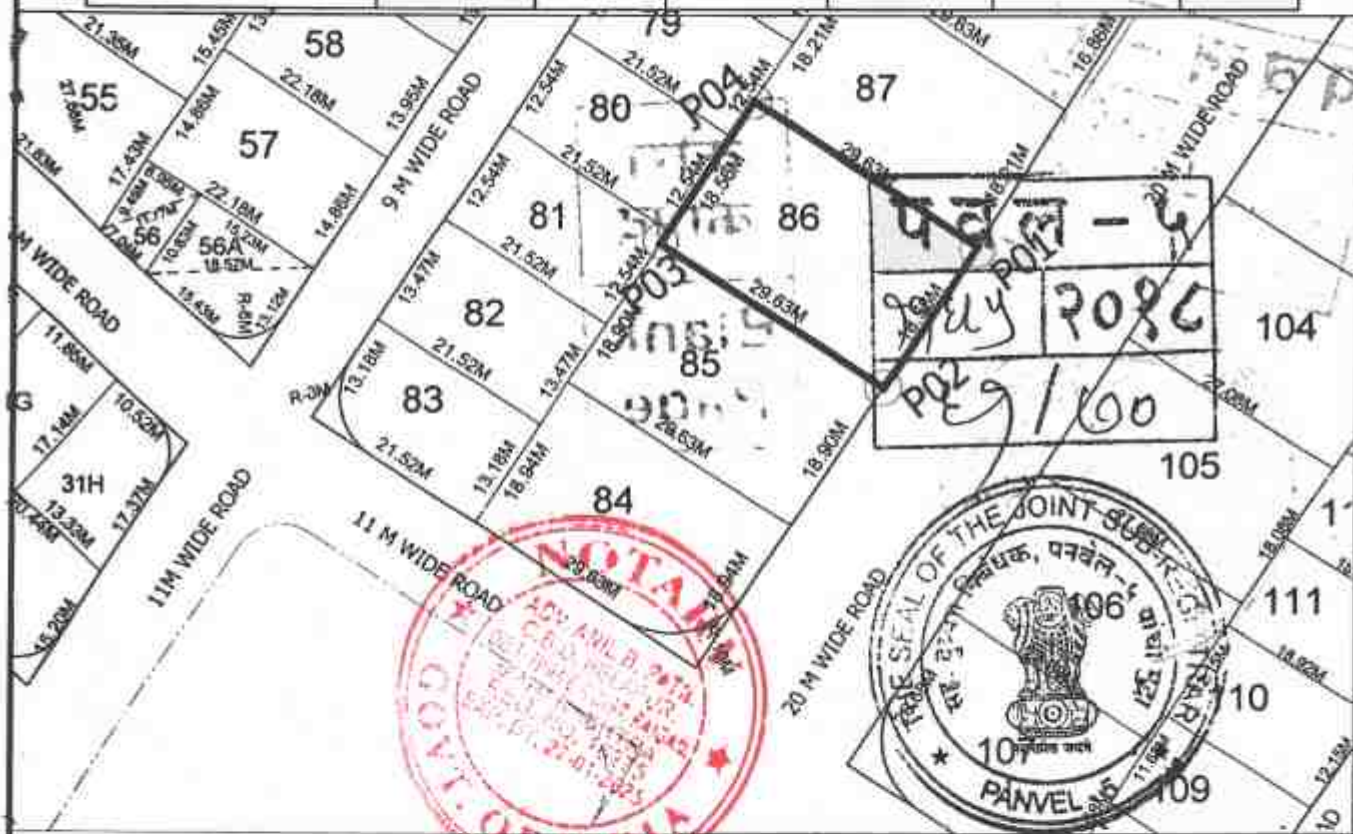
(Revenue Village Vahal)

NOTES:

1. Confirmation based on lottery of R & R plots dated 28.02.2015.
2. Plot is confirmed as per Demarcation received from lands vide CIDCO/ACL&SO/Airport/2018/7406 dated 25.01.2018.
3. Co-ordinates of confirmed plots are with respect to the IIT ref. no. 2107, near under pass on NH4B, South East of MIDC water tank (Northing=2097202.85/ Easting= 293290.75)
4. ACL&SO(NMIA) is requested to verify (i) availability of plots and (ii) possession status of land before processing.
5. EE (AP-II) is requested to maintain confirmed dimensions while finishing road edges.
6. No concession/ deviation from prevailing GDCR or pricing shall be sought by the applicant.
7. In case, the confirmed dimensions are not available after completion of infrastructure work, it is not binding on CIDCO to retain the confirmed dimensions.
8. Access to the plot will be available only after development of proposed roads as per layout. No claim or compensation in this case will be entertained in future.
9. All the above conditions will be applicable to PAP and all subsequent owners in case of transfer.
10. No measurements should be checked on the drawing. Only written dimensions shall be followed.
11. Any discrepancy in the drawing shall be brought to the notice of Sr. Planner (A+R).

AREA STATEMENT

STRUCTURE NO.	SECTOR NO.	PLOT NO.	AREA IN SQ.MT.	CUR. DED. IN SQ.MT.	NET AREA IN SQ.MT.	USE
KB-372,373,373A,374,376	25A	86	549.93	NIL	549.93	R



COORDINATES

POINTS	EASTING	NORTHING
P01	292903.15	2097251.72
P02	292893.02	2097236.17
P03	292868.20	2097252.34
P04	292878.33	2097267.90

CONFIRMED

Date: 21.05.2018

Sr.D'man (A+R)

Deputy Planner (A+R)

Associate Planner (A+R) - ON LEAVE

Senior Planner (A+R)

TO

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



NORTH

SCALE : NTS

PLAN OF R & R POCKET
NO. 4,5,6,SECTOR - 25A,
PUSHPAK NODE

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

CIDCO LTD.

PLANNING SECTION
(A + R)



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KOM-ICIG-१६

सिडको
सहरांचे सिल्यकार

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नॉवणीकर कार्यालय :
निर्मल दुबरा मजला, नरीमन पॉइंट,
मुंबई - ४०० ०२९
दूरध्वनी : (स्वागत कर) ००-९९-२२-६६५० ०९००
००-९९-२२-६६५० ०९२८
फॅक्स : ००-९९-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय :
सिडको भवन, सी.बी.डी. बेलापूर,
नवी मुंबई ४०० ६९४.
दूरध्वनी : ००-९९-२२-६७९९ ८९००
फॅक्स : ००-९९-२२-६७९९ ८९६६

CIN-U99999 MH 1970 SGC-014574

दिनांक १४/०८/२०१५

क्र.सिडको/आवित/पुनःस्थापना/तरघर (कोंबडभूजे)/२०१५/ 3915

प्रति,

श्री./श्रीमती. कमलाकर महादेव कोळी, पंढरीनाथ महादेव कोळी
रामकृष्णा महादेव कोळी, वंदना गणेश कोळी, विनायक कमलाकर
कोळी

राहणार तरघर - कोंबडभूजे,
ता.पनवेल, जि.रायगड.

वाटपपत्र

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

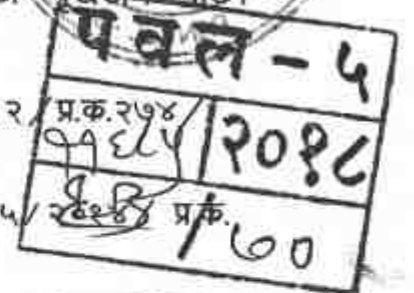
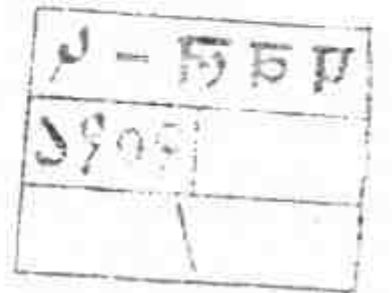
- संदर्भ:-
- १) शासन निर्णय नगर विकास विभाग क.सीआयडी-१८१२/प्र.क.२७४/नवि-१०, दिनांक १ मार्च, २०१४
 - २) शासन निर्णय महसूल व वन विभाग क. एलक्युएन-०५/३९-अ-२ दिनांक १६ जून २०१४
 - ३) शासन निर्णय महसूल व वन विभाग क.आरपीए २०१४/प्र.क.२७४/२-३ दिनांक २५ जून, २०१४
 - ४) सिडकोचे परिपत्रक क.सिडको/व्य.सं./आवित/२०१४/३९ दिनांक २० सप्टेंबर २०१४

महोदय/महोदया,

१. उपरोक्त शासन निर्णय नगर विकास विभाग क.सीआयडी -१८१२/प्र.क.२७४/नवि-१०

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला नेट द्यावी.

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



दिनांक १ मार्च, २०१४ अन्वये प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी आवश्यक असलेल्या मौजे तरघर (कॉंबडभूजे) ता.पनवेल, जिरायगड येथील गावठाणामधील पुढे नमूद केलेल्या आपल्या जमिनीच्या संपादनाचा संमती निवाडा (Consent Award) उपजिल्हाधिकारी (भूसंपादन), मेट्रो सेंटर क्र.१ पनवेल यांनी आपण दिलेल्या "संमतीपत्रानुसार" भूमिसंपादन अधिनियम १८९४ च्या तरतुदीप्रमाणे जाहिर केला आहे.

२. उपरोक्त गावठाणामधील आपल्या जमिनीच्या तसेच त्यामध्ये झाडे, विहिरी वगैरे असल्यास, त्या सर्वाबद्दल एकत्रितरित्या देय होणाऱ्या नुकसान भरपाईपोटी व पुनःस्थापनेसाठी उलवे पॉकेट नं. ५ & ६ येथे निर्धारित केलेल्या ठिकाणी सोडतीनुसार आपणांस देय झालेला खालील वर्णनाचा भूखंड वाटप करण्याबद्दल उपजिल्हाधिकारी (भूसंपादन), मेट्रो सेंटर क्र. १ पनवेल यांनी निवाडयामध्ये नमूद केले आहे व त्यानुसार सदर भूखंड आपणास खालील अटी व शर्तीवर तसेच सिडकोबरोबर करवयाच्या भाडेपट्टा करारनामा (Agreement to Lease) आणि भाडेपट्टाखत (Lease Deed) यांच्या अंतर्गत असलेल्या अटी व शर्तीस अधीन राहून वाटप करण्यांत येत आहे.

प व ल - ५
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६४/६०

भूमी संपादन निवाडा नं. ५	सर्वेक्षणानुसार बांधकाम क्षेत्राक	बांधकामाचे / संपादित जमिनीचे क्षेत्र (चौ.मी.)	बांधकामाचा वापर	निवाडयानुसार भूखंड वाटपाची पात्रता ठरविण्यास अनुज्ञेय क्षेत्र (चौ.मी.)	भूखंड वाटपाचा तपशिल			
					भूखंड वाटपाचे स्थळ	सेक्टर क्र.	भूखंड क्र.	क्षेत्र (चौ.मी.)
२-११	५१०९	१५५.८०	निवासी	१८१.२१	उलवे (उपरोक्त प्रमाणे)	२५A	८६	५५०.००

४. उपरोक्त भूखंडाचे वाटप, आपणाकडून संपादीत झालेली जमिन, त्यावरील झाडे, विहिरी वगैरेसाठी देय होणा-या एकत्रित नुकसान भरपाईपोटी व पुनःस्थापनेसाठी, आपण दिलेल्या लेखी संमतीनुसार ५० वर्षांच्या भाडेपट्ट्याने संदर्भात नमूद केलेल्या शासन निर्णयान्वये करण्यांत येत आहे.

५. सदर वाटप करण्यात आलेल्या भूखंडासाठी, नवी मुंबई आंतरराष्ट्रीय विमानतळ प्रकल्प व तत्संबंधीत वापरामुळे बाधित प्रकल्पग्रस्तांसाठी भूखंड वाटप(सुधारीत) विनियम २०१५ नुसार प्रति वर्षास प्रति भूखंडास रुपये १/- (अक्षरी रुपये एक मात्र) या दराने वार्षिक भाडेपट्ट्यापोटी देय होणारी रक्कम रुपये ६०/- (अक्षरी रुपये साठ मात्र) हे वाटप पत्र मिळाल्यापासून ३० दिवसात निम्न स्वाक्षरीकारांच्या सिडकोमवन, तळमजला, सीबीडी-बेलापूर, नवी मुंबई ४००६१४ येथील कार्यालयाशी, सुट्टीचे दिवस सोडून, संपर्क साधून भरणा करावी.

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

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

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

९. सदर वाटपपत्रातील आणि सिडकोबरोबर करण्यात येणा-या करारनाम्यातील तसेच भूडेपट्टा खतातील सर्व अटी व शर्तीचे काटेकोरपणे पालन करणे आपणावर बंधनकारक आहे.

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

११. उपरोक्त संपादीत जमिनीमध्ये असलेली बांधकामे स्वतःच्या खर्चाने निष्पत्तीत करून आपण संबंधीत उप जिल्हाधिकारी (भूसंपादन) यांचेकडे सदर जमिनीचा ताबा सदर विनियमाद व शांततापूर्णरितीने द्यावा.

कळावे.



आपला विश्वासू
(अरविंद रा. जाधव)
विशेष कार्याधिकारी (भूमि)



प्रत्येक वार्षिक कडल्याही तक्रारीसाठी कृपया या संकेतस्थळास भेट द्यावी.

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नका. १८-०२-२०१८
१८-०२-२०१८
१८-०२-२०१८
१८-०२-२०१८





भारत सरकार
Government of India

वन्दना गणेश कोली
Vandana Ganesh Koli
जन्म वर्ष / Year of Birth : 1979
स्त्री / Female

3720 1543 0624

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

रामकृष्ण महादेव कोली
Ramakrishna Mahadev Koli
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

7680 9007 9676

आधार - सामान्य माणसाचा अधिकार
रामकृष्ण महादेव कोली

भारत सरकार
Government of India

पंढरीनाथ महादेव कोली
Pandhurnath Mahadev Koli
जन्म वर्ष / DOB : 01/01/1958
पुरुष / Male

5420 0589 8494

आधार - सामान्य माणसाचा अधिकार
पंढरीनाथ महादेव कोली

भारत सरकार
Government of India

विनायक कस्तुरकर कोली
Vinayak Kastakar Koli
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male

2535 1231 7287

आधार - सामान्य माणसाचा अधिकार
V.K.Koli

भारत सरकार
Government of India

कामठाकर महादेव कोली
Kamthakar Mahadev Koli
जन्म वर्ष / DOB : 15/08/1946
पुरुष / Male

9829 2416 7651

आधार - सामान्य माणसाचा अधिकार



पवेल - ५
११ एप्रिल २०१८
६६९ / ७०



भारत सरकार
Government of India

दर्शन विनायक कोली
Darshan Vinayak Koli
जन्म : वर्ष / Year of Birth : 1989
लिंग : स्त्री / Female

3670 4401 0037

आधार - सामान्य माणसाचा अधिकार

D.Koli



पचल - ५
मार्च २०१६
६७/७०

भारत सरकार
Government of India

सुचित्र पंचनाथ कोली
Sushila Panchinath Koli
जन्म तारीख / DOB : 19/12/1993
लिंग : स्त्री / Female

8526 6297 0154



आधार - सामान्य माणसाचा अधिकार
S.P.Koli

दस्तावेज संख्या: 1685/2018

V.K.Koli





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दस्त गोपवारा भाग-2

पबल 5 ६६१००

दस्त क्रमांक: 11685/2018

दस्त क्रमांक : पबल 5/11685/2018

दस्ताचा प्रकार :- अंतीमेट टू जीव

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. कमलाकर महादेव कोळी, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. मु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. स्वाक्षरी- रायगड, महाराष्ट्र, राईगार: (००:). पिन नंबर:	भाडेकरू वय :- 70		
2	नाव: श्री. पंडरीनाथ महादेव कोळी, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. मु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. स्वाक्षरी- रायगड, महाराष्ट्र, राईगार: (००:). पिन नंबर:	भाडेकरू वय :- 55		
3	नाव: श्री. रामकृष्ण महादेव कोळी, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. मु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. स्वाक्षरी- रायगड, महाराष्ट्र, राईगार: (००:). पिन नंबर:	भाडेकरू वय :- 59		
4	नाव: श्रीमती बंदना गणेश कोळी, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. मु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. स्वाक्षरी- रायगड, महाराष्ट्र, राईगार: (००:). पिन नंबर:	भाडेकरू वय :- 37		
5	नाव: श्री. विनायक कमळाकर कोळी, पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. मु. कोंबडभुजे, पो. उलवा, ता. पनवेल, जि. स्वाक्षरी- रायगड, महाराष्ट्र, राईगार: (००:). पिन नंबर:	भाडेकरू वय :- 35		
6	नाव: सिद्धको विमिटेड तर्फे श्री. व्ही.पी. पाटील उपनय्य नाही. पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर: AACCC3303K	मानक वय :- 40		



परील दस्तऐवज करून देणार तपासणीत अंतीमेट टू जीव दस्तऐवज करून देणाऱ्याचे कबुल करतात.

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खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्याची ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: बर्बना विनायक कोळी वय: 26 पत्ता: कोंबडभुजे ता. पनवेल पिन कोड: 410206		
2	नाव: मुचिता पंडरीनाथ कोळी - वय: 24 पत्ता: कोंबडभुजे ता. पनवेल पिन कोड: 410206		



खालील पत्रकाराची कवुली उपलब्ध आहे.

अनु क्र. पत्रकाराचे नाव व पत्ता
सिद्धा लिमिटेड तर्फे श्री. व्ही.पी. पाटील उपलब्ध नाही :
1 फॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: निर्माण, दुसरा मजला, नरिपन पॉइंट, मुंबई, महाराष्ट्र, मुम्बई,
AACCC3303K

शिक्षा क्र.4 ची वेळ: 27 / 10 / 2018 12 : 09 : 04 PM

शिक्षा क्र.5 ची वेळ: 27 / 10 / 2018 12 : 09 : 16 PM नोंदणी पुस्तक 1 मध्ये

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प्रमाणित करण्यात येते की सदर दस्तऐवज एकूण

पाने आहेत. पुढील मध्ये

क्रमांक ९९६८५/२०१८

सदर दस्तऐवज दिनांक २७/१०/२०१८

सदर दस्तऐवज दिनांक २७/१०/२०१८

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