



Friday, December 21, 2018  
7:20 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18089 दिनांक: 21/12/2018

गावाचे नाव: बहाळ  
दस्तऐवजाचा अनुक्रमांक: पवल4-14123-2018  
दस्तऐवजाचा प्रकार : भाडेपट्टा  
भादर करणाऱ्याचे नाव: केशव देवजी म्हात्रे - -

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 42

रु. 100.00  
रु. 840.00

एकूण:

रु. 940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे  
7:14 PM ह्या वेळेस मिळेल:

Joint Sub Registrar Panvel 4

मोबदला रु. 60/-  
भरलेले मुद्रांक शुल्क : रु. 500/-

1) देवकाचा प्रकार: By Cash रकम: रु. 100/-  
2) देवकाचा प्रकार: DHC रकम: रु. 840/-  
सीडी/घटनादेश/पे ऑर्डर क्रमांक: 2112201810862 दिनांक: 21/12/2018  
बँकेचे नाव व पत्ता:

मूळ दस्तऐवज परत मिळाला

पक्षकारीची सही

लिरीक

सह. दुसऱ्या निबंधक पनवेल-४

केशव देवजी म्हात्रे  
तानाजीबाखाम्हात्रे

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21/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 4

दस्त क्रमांक : 14123/2018

नोदणी :

Regn:63m

## गावाचे नाव : वहाळ

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	60
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रायगड इतर वर्णन :, इतर माहिती: मौजे - पुष्पक (वहाळ),ता.पनवेल,जि.रायगड येथील प्लॉट क्र. 5,सेक्टर 26,क्षेत्र - 2480 चौ.मी. ( ( Plot Number : 5 ; SECTOR NUMBER : 26 ; ) )
(5) क्षेत्रफळ	1) 2480 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-केशव देवजी म्हात्रे - - वय:-66; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. बामनडोंगरी, पो.वहाळ, ता.पनवेल, जि.रायगड., महाराष्ट्र, राईगड:(००). पिन कोड:-410206 पॅन नं:-AVZPM0323L 2): नाव:-तानाजी बारक्या म्हात्रे - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. नावडे, कळंबोली, ता.पनवेल, जि.रायगड., महाराष्ट्र, राईगड:(००). पिन कोड:-410208 पॅन नं:-AUIPM5501C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिडको लि. तर्फे विजय पी. पाटील - - वय:-45; पत्ता:-, -, -, सिडको भवन, पहिला मजला, सीबीडी बेलापूर, नवी मुंबई, बेलापूर पोडि-- ईईई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400614 पॅन नं:-AACCC3303K
(9) दस्तऐवज करून दिल्याचा दिनांक	06/12/2018
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2018
(11)अनुक्रमांक,खंड व पृष्ठ	14123/2018
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावप्रमाणे नोंदणी शुल्क	100
(14)शेरा	



सह. दुय्यम निबंधक वर्ग-२.  
पनवेल-४.

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

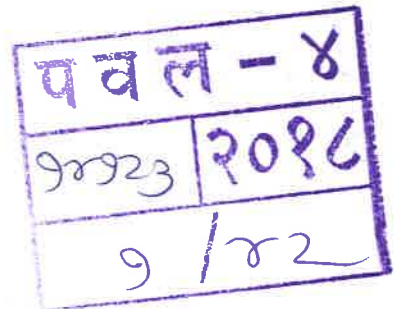
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(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.



1-5-57  
5-गैर कर्तव्यी माण्डू वा  
4-कर्तव्य

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2112201810862	Date 21/12/2018
Received from KESHAV MHATRE , Mobile number 9819009010, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Panvel 2 of the District Raigarh.	
Payment Details	
Bank Name IBKL	Date 21/12/2018
Bank CIN 10004152018122109276	REF No. 195306325
This is computer generated receipt, hence no signature is required.	







**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	2112201810862	Receipt Date	21/12/2018
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Received from KESHAV MHATRE , Mobile number 9819009010, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 14123 dated 21/12/2018 at the Sub Registrar office Joint S.R. Panvel 4 of the District Raigarh.

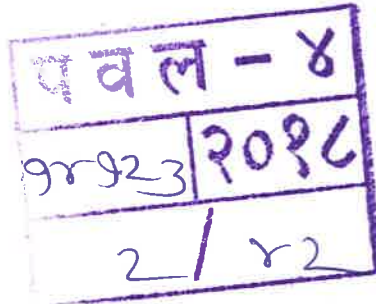


**Payment Details**

Bank Name	IBKL	Payment Date	21/12/2018
Bank CIN	10004152018122109276	REF No.	195306325
Deface No	2112201810862D	Deface Date	21/12/2018

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

*(Signature)*  
प्र. सह. दुय्यम निबंधक वर्ग-२.  
पनवेल-४.





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१९०९





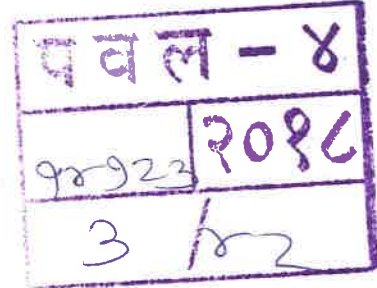
महाराष्ट्र MAHARASHTRA

2018

AM 616626



16/11/2018



File No.	VAH1-6
Structure No.	
Unique ID	SEC-26/BLK-19/PLOT-5
Contract No.	3000214



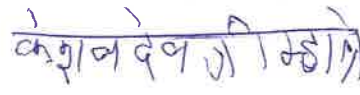
CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED

### AGREEMENT TO LEASE

THIS AGREEMENT made at CBD, Belapur, Navi Mumbai, on the 06 day of DEC , 2018

Page: 1 of 15

  
Addl. Chief Lands &  
Survey Officer (NMIA)

  
तानाजी नारक्यामहाजी



जोड़पत्र - २ / Annexure-II

26 NOV 2018

26 NOV 2018

मुद्रांक विहीन नोंदणी अनु क्र.

65741

दस्तावेज प्रकार

Agreement

हस्त नोंदणी करानेसाठी जमात का ? होय/नाही

मिळकतीचे वर्णन

मुद्रांक विकत घेणा-याचे नाव

दुस-या व्यक्तीचे नाव

हस्त असल्यास मज, रक्कम

Porte

मुद्रांक शुल्क रक्कम

500

मुद्रांक विक्रीसाठी स्थळ व मिळकतीचे ठिकाण

र.पो.पुणे वेंडर, पुणे ज. ३४, जमात सेंटर,

सबडिव्हिजन - ३, सी.पी.डी. कोलार, नवी मुंबई - ४००६२४

(सी.पी.डी. कोलार)

जमात क्र. १२०१०४९

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केलेल्यापासून ६ महिन्यात यावरून बंधनकारक आहे.

प व ल - ४

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BETWEEN

**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 Mr. KESHAV DEVAJI MHATRE
- 2 Mr. TANAJI BARKYA MHATRE

At - Bamandongari, Post - Vahal, Tal - Panvel,  
Dist - Raigad, 410206 Maharashtra.  
Ghar No.123/1, Near Home Nawade Gaon,  
Kalamboli Node, Panvel, Raigad, 410218  
Maharashtra.

केशव देवजी म्हात्रे  
तानाजी बार्क्या म्हात्रे

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

WHEREAS

a) The Corporation is the New Town Development Authority for the area designated as the site for the new 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").

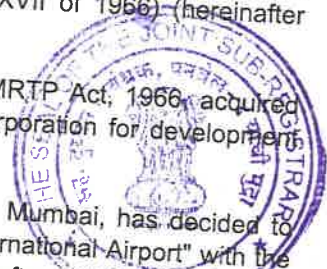
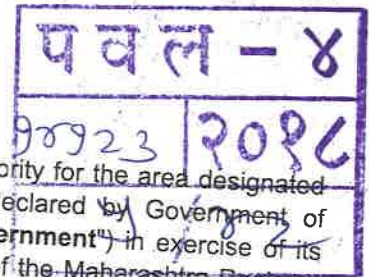
b) The State Government, as per section 113(A) of the MRTP Act, 1966, acquired lands described therein and vested such lands in the Corporation for development and disposal.

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 notified for acquisition before 01.01.2014 under the erstwhile Land Acquisition Act 1894 (hereinafter referred to as the "LA ACT, 1894") by the State Government.

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

f) Pursuant to Section 108 (1) and 108 (2) of the LARR Act, 2013, the State Government vide Govt. Resolution Urban Development Dept. No.



*Satish*  
Addl. Chief Lands &  
Survey Officer (NMIA)

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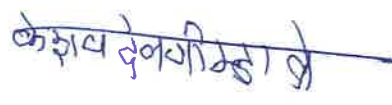



CID-1812/CR-274/UD-10 dtd. 1st March 2014 (hereinafter referred to as the "G.R. dated 01.03.2014") has, in lieu of monetary compensation, provided for higher and better compensation in the form of developed plots to the land-owners whose lands are to be acquired for the Project. Accordingly, the Corporation is obliged to allot a plot to the land owner concerned if he has opted for compensation in the form of developed plot in lieu of monetary compensation.

g) There are some structures erected on the land already acquired and in possession of the Corporation. These structures are also required to be shifted due to the project. The State Govt. vide Govt. Resolution of Urban Development Dept. No.CID-1812/CR-274/UD-10 dtd. 28th May 2014 (hereinafter referred to as the "G.R. dated 28.05.2014") has taken the decision to grant plots and other benefits to the concerned structure owners for their resettlement as a Special Case. In accordance with the Govt. Resolution Revenue and Forest Dept. No. RPA-2014/CR-52/R-3 dtd. 25th June 2014 (hereinafter referred to as the "G.R. dated 25.06.2014"), the District Rehabilitation Officer has been authorized to determine the eligibility of the structure owners, whose structures are situated on the land possessed by the Corporation and required to be shifted as stated hereinabove, with the approval of the Collector Raigad. As per G.R. dated 25.06.2014, the plots are to be allotted by the Corporation as per the applicable provisions of G.R. dated 01.03.2014, G.R dated 28.05.2014 and as per circular issued by the Corporation bearing no. "CIDCO/Mya.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.

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 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. 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.

  
Addl. Chief Lands &  
Survey Officer (NMIA)

  
केशव धनराज  
  
चन्द्रजी बाखयासागर

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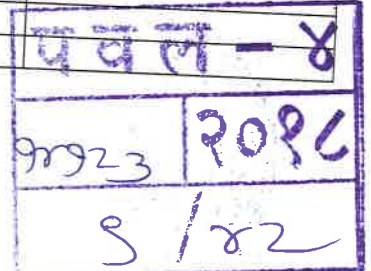


### Details of land acquired as per award

Village	Taluka & District	Award No.	S.No./H.No	Area acquired (H.A.)	Name of the Awardee
VAHAL-1	RAIGAD	VAH1-6	337/10	0-26-0	Refer point #
			332/3A	0-22-0	
			332/3B	0-22-0	
			333/7	0-02-0	
			333/8	0-06-0	
			333/9	0-72-0	
			356/5	0-07-0	

#)

Tanaji Barkya Mhatre, Keshav Devaji Mhatre



i) As per directives and policies of the State Government, referred to hereinabove, and as per the award declared by the Dy. Collector (Land Acquisition) concerned, the Corporation has allotted to the Licensee, vide its allotment letter No. VAH1-6/2016/3503 dt.03/03/2017, 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.

### Description of land allotted

Node	Plot No.	Sector No.	Area in Sq.Mtrs	Admissible FSI
PUSHPAK VAHAL	5	26	2480.0000	(Mention as applicable i.e. 2.5, 2 average)

Handwritten signature of Addl. Chief Lands & Survey Officer (NMIA)

j) The Licensee has, before the execution of this Agreement, paid to the Corporation on 06.12.2018 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. 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 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

Handwritten signature of Addl. Chief Lands & Survey Officer (NMIA)

Handwritten signature of Keshav Devaji Mhatre



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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.

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.

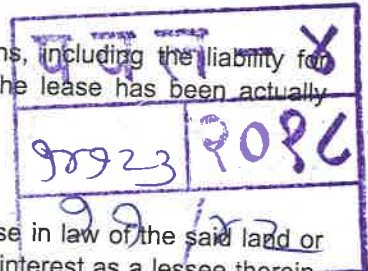
Provided that the building or buildings, hereby agreed by the Licensee to be so constructed, shall not be less than 75% of the permissible Floor Space Index as per the provisions of General Development Control Regulations for Navi Mumbai, 2008 and/or any other law in force.

#### C. TRANSFERABLE DEVELOPMENT RIGHTS

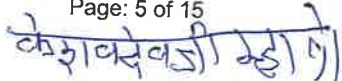
The Licensee/Lessee may utilize for himself, or transfer to any other person/entity, any Transferable Development Rights which are made available to him, as per the provisions of applicable General Development Control Regulations.

#### 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



  
Addl. Chief Lands &  
Survey Officer (NMIA)

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केशवदेवजी म्हात्रे  
तानि/ज/बि/स/या/स/म

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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.

#### G. PAYMENT OF CESS AND TAXES

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

#### H. PAYMENT OF SERVICE CHARGES

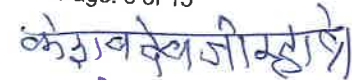
The Licensee shall,

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

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.

  
Addl. Chief Lands &  
Survey Officer (NMIA)

  
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#### I. PAYMENT OF LAND REVENUE

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

#### J. INDEMNITY

The Licensee shall, upon a demand by the Corporation, fully indemnify, hold harmless and defend the Corporation from and against all claims, demands, actions, suits, damages, liabilities, losses, settlements, 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:

- 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.
- 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.
- Anything done under the authority contained in this Agreement.

#### K. STRUCTURAL AUDIT

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

#### L. SANITATION

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.

  
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#### 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 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/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 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 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

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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.

#### 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.

### T. SOLID WASTE MANAGEMENT

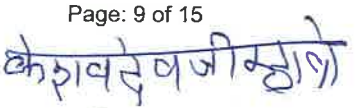
- i. The Licensee shall segregate waste, into biodegradable waste (food waste etc.) and recyclable waste (such as paper, plastic, metal, galls, rags, etc.)
- ii. The Licensee shall identify locations for composting and disposal of waste within the land agreed to be leased/leased out.
- iii. The Licensee 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.

  
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(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. 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 surfaces of pits/trenches and thencementmortarwill 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 proofwire 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.

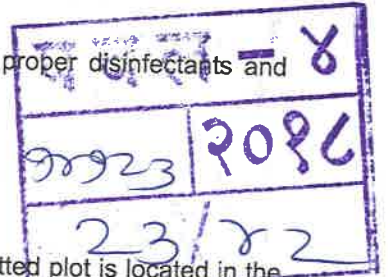
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(ix) The water so collected / recharged shall, as far as possible, be used for non-drinking and non-cooking purpose.

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

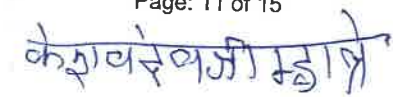
The Officers, employees and agents of the Corporation shall have the power and authority to enter upon the said land at all reasonable times to view the state and progress of the work and for all other reasonable purposes.

##### 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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(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.

#### 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

  
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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.

**8. APPLICATION OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966, AND NAVI MUMBAI DISPOSAL OF LAND (ALLOTMENT OF PLOTS TO AIRPORT PROJECT AFFECTED PERSONS FOR NAVI MUMBAI INTERNATIONAL AIRPORT AND PURPOSES ALLIED THERETO) (AMENDMENT) REGULATIONS 2015 AND NAVI MUMBAI DISPOSAL OF LAND REGULATIONS 2008 AS FAR AS APPLICABLE.**

It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein contained and is subject to provisions of the MRTP Act 1966 and the rules and regulations made there under including the Navi Mumbai Disposal of Land (Allotment of Plots to Project Affected Persons for Navi Mumbai International Airport and purposes allied thereto) (Amendment) Regulations 2015 and the Navi Mumbai Disposal of 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 Department No. CID-1812/CR-274/UD-10 dated 28th May 2014 and all other provisions that will be decided by the Government of India, State of Maharashtra and the Corporation from time to time.

**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 authorised by its Managing Director. Any notice to be given to the Licensee shall be considered as duly served if the same shall have been addressed to the Licensee and delivered to or left or posted, at the last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or construction, whether temporary or otherwise upon the said land.

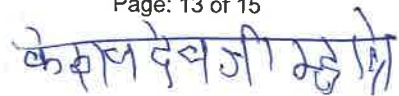
**11. REVOCATION / TERMINATION OF THE AGREEMENT**

The Licensee agrees and accepts that if it is found, at any point of time during the subsistence of the present Agreement, by the concerned Revenue Authority or the Corporation that

- (i) The Licensee is not entitled for the allotment of the land as per the Government Resolution or Circulars issued by the Corporation or the norms / policies adopted by the Corporation
- (ii) The information provided by the Licensee is false or contrary to the record or the documents submitted by the Licensee are illegal or forged
- (iii) The Licensee has failed to observe any of the stipulations / obligations on his/their part as contained herein

  
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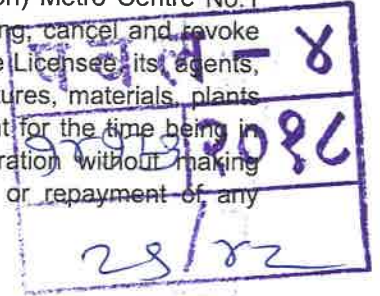
  
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The Corporation, notwithstanding the fact that the award and entitlement of the Licensee as determined by the Dy. Collector (Land Acquisition) Metro Centre No.1 Panvel has not been cancelled, may, by giving notice in writing, cancel and revoke the 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.
- (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 Corporation or the Licensee/Lessee.

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

SIGNED AND DELIVERED for and on behalf of the

City and Industrial Development Corporation of

Maharashtra Limited

By the hand of Shri/Smt. Vijay P. Patil

~~Asstt. Estate Officer (Estate officer)~~ /ACLSO(NMIA)

Satish  
Addl. Chief Lands &  
Survey Officer (NMIA)

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In the presence of

1. Shri/Smt. J. S. Patil, F.O. - 

2. Shri/Smt.

SIGNED AND DELIVERED by the within named,

Licensee

1 Mr. KESHAV DEVAJI MHATRE

2 Mr. TANAJI BARKYA MHATRE

केशव देवजी म्हात्रे

तानाजी बार्कया म्हात्रे

In the presence of

1. Shri/Smt. Datta Shivaji Londhe 

2. Shri/Smt. Kantaram Harishchandra Mhatre 

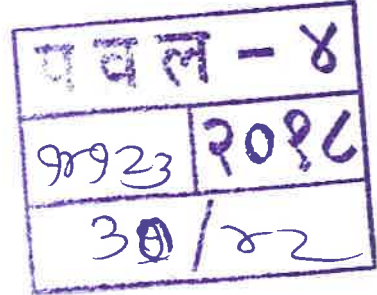
I have read over and explained the contents of this

Agreement in Marathi to

Mr. KESHAV DEVAJI MHATRE & others

केशव देवजी म्हात्रे

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**बायोमेट्रिक तक्ता**

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गावाचे नाव वहाळ







संचिका क्रमांक VAH1-6

दिनांक 06/12/2018

अनु.क्र.	भूखंडधारकाचे नाव	सही	छायाचित्र	अंगठा / ठसा	जोडीदाराचे छायाचित्र	जोडीदाराचा अंगठा / ठसा
1	तानाजी बारक्या म्हात्रे	तानाजी बारक्या म्हात्रे				
2	केशव देवजी म्हात्रे	केशव देवजी म्हात्रे				



**Witness Details**  
**साक्षीदाराचे तपशील**

अनु.क्र.	साक्षीदाराचा नाव आणि तपशील	सही	छायाचित्र	अंगठा / ठसा
1	<b>Witness-1</b> Datta Shivaji Londhe 9769269497 Satyam Apt. R.No.25, L-1, Sec-16, Airoli, Navi Mumbai-400708.			
2	<b>Witness-2</b> Kantaram Harishchandra Mhatre 9869672709 PL-5B, Bldg.No.13, Room No.4, Khanda Colony, Sec-1, New Panvel, Panvel, Raigad-410206.			

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३०/४२





No. CIDCO/ PLNG(A+R)/109

Dtd : 06.12.2018

## PROVISIONAL CONFIRMATION OF PLOT NO. 5, SECTOR-26, PUSHPAK NODE.

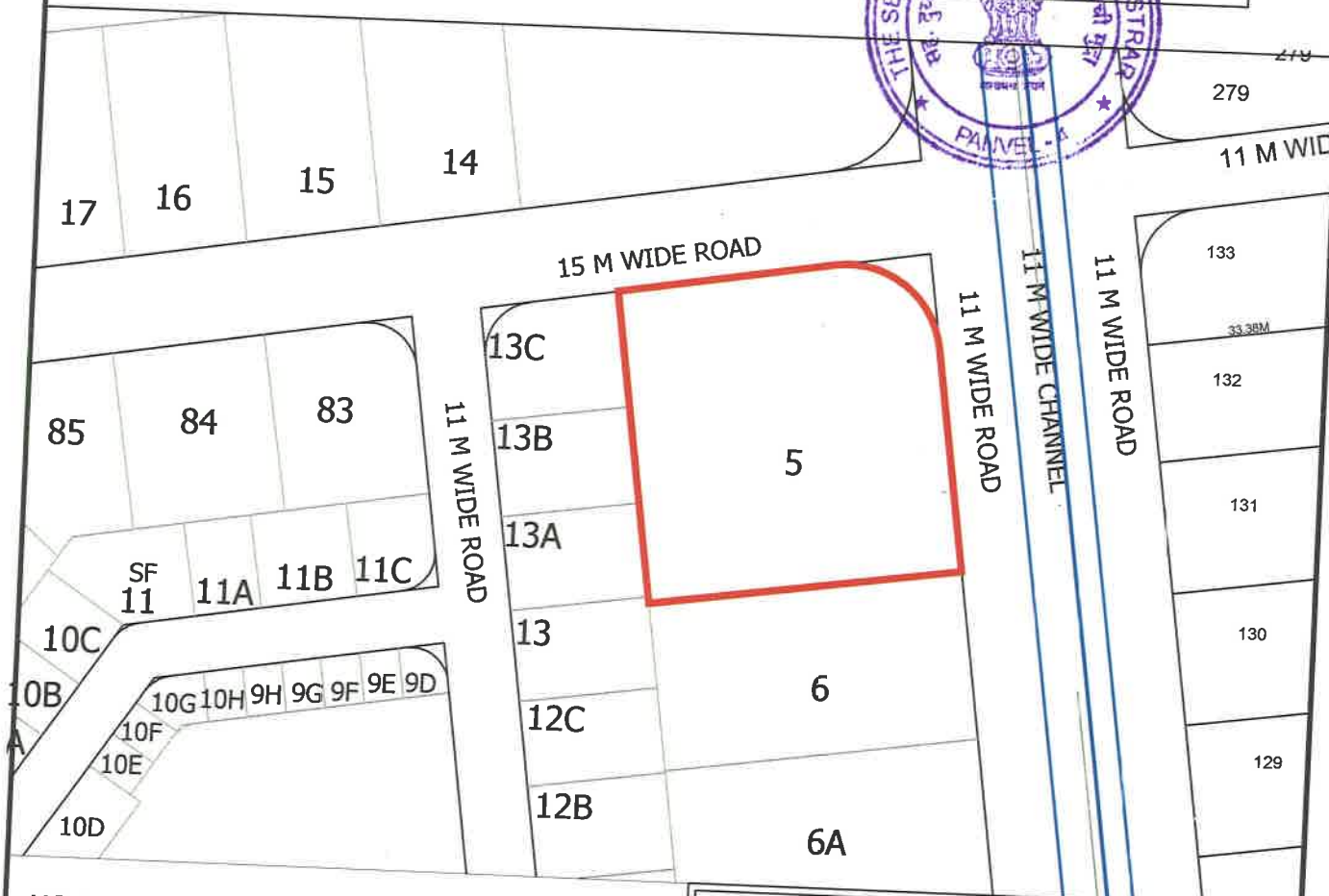
REF : CIDCO/ACLSO(NMIA)/2016/FILE NO.VAH1-6/471dated 06.12.2017

### NOTES:

1. This provisional confirmation is based on lottery of 22.5% scheme plots dated 17.12.2015
2. This provisional confirmation is for the purpose of Agreement only
3. ACL&SO(NMIA, R&R) is requested to verify (i) availability of plots and (ii) possession status of land before processing.
4. No measurements should be checked on the drawing. Only written area shall be followed.
5. 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.
VAH1-6	26	5	2480	NIL	2480



NOTE: PROVISIONAL CONFIRMATION for the purpose of Agreement only.

### PROVISIONAL CONFIRMATION

Date: 06.12.2018

Deputy Planner (A+R)

Associate Planner (A+R)

Senior Planner (A+R)

TO  
1. ACL & SO (Airport)



PART PLAN OF  
SECTOR 26,  
PUSHPAK NODE

REMARKS :  
PLOT UNDER REFERENCE SHOWN IN RED MARK.

CIDCO LTD.  
PLANNING SECTION  
(A+R)

पवस - ४	
१११२३	२०१८
३६/१२	



# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय :

'निर्मल' दुसरा मजला, नरीमन पॉइंट,

मुंबई - ४०० ०२९.

दूरध्वनी : (स्वागत कक्ष) ००-९१-२२-६६५० ०९००

००-९१-२२-६६५० ०९२८

फॅक्स : ००-९१-२२-२२०२ २५०९/६६५० ०९३३

मुख्य कार्यालय

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई ४०० ६१४.

दूरध्वनी : ००-९१-२२-६७९९ ८५००

फॅक्स : ००-९१-२२-६७९९ ८५६६

CIN-U99999 MH 1970 SGC-014574

क्र.सिडको/आवित/पुनःस्थापना/२०१६/VAH1-6/ 3403

दिनांक ०३/०३/२०१७

प्रति,

श्री./श्रीमती. तानाजी बारक्या म्हात्रे, केशव देवजी म्हात्रे.  
राहणार वहाळ, ता.पनवेल, जि.रायगड.

## वाटपपत्र

विषय:- प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी संपादीत करण्यांत येणाऱ्या जमिनीबद्दल नुकसान भरपाईपोटी विक्रीत भूखंडाचे वाटप करणेबाबत.

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

महोदय/महोदया,

उपरोक्त शासन निर्णय नगर विकास विभाग क्र.सीआयडी -१८१२/प्र.क्र.२७४/नवि-१०, दिनांक १ मार्च, २०१४ अन्वये प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामासाठी आवश्यक असलेल्या मौजे वहाळ ता.पनवेल, जि.रायगड येथील पुढे नमूद केलेल्या आपल्या जमिनीच्या संपादनाचा संमती निवाडा (Consent Award) उपजिल्हाधिकारी (भूसंपादन), मॅट्रो सेंटर क्र.१ पनवेल यांनी आपण दिलेल्या "संमतीपत्रानुसार" भूमिसंपादन अधिनियम १८९४ च्या तरतुदीनुसार जाहिर केला आहे.



प व ल - ४

आपल्या उपरांत जमिनीच्या तसेच त्यामध्ये झाडे, विहिरी वगैरे असल्यास, त्या सर्वाबद्दल एकत्रितरित्या देय होणाऱ्या नुकसान भरपाईपोटी "पुष्पक" नोड, ता.पनवेल येथे 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 करावयाच्या भाडेपट्टा करारनामा (Agreement to Lease) आणि भाडेपट्टाखत (Lease Deed) यामध्ये अंतर्भूत असलेल्या अटी व शर्तीस अधीन राहून वाटप करण्यात येत आहे.

१. संपादित जमिनीविषयीचा उप जिल्हाधिकारी भूसंपादन यांनी निवाडयामध्ये नमूद केलेला संक्षिप्त तपशिल व आपणांस वाटप केलेल्या भूखंडाचा तपशिल खालीलप्रमाणे आहे.

भूमी संपादन निवाडा क्र.	एकूण संपादित जमिनीचा तपशील		बांधकाम असल्यास त्याचा तपशील		दि.०१ मार्च, २०१४ च्या उपरोक्त शासन निर्णया नुसार भूखंड वाटपास अनुज्ञेय क्षेत्र (चौ.मी.)	दि. ०१ मार्च, २०१४ च्या उपरोक्त शासन निर्णया नुसार भूखंड वाटपास अनुज्ञेय क्षेत्र (चौ.मी.)	भूखंड वाटपाचा तपशिल		
	भूमापन क्र.	क्षेत्र (हे. आर)	बांधकामा बद्दल पुनःस्थापनेसाठी वाटप करावयाचे क्षेत्र (चौ.मी.)	बांधकामधारकाचे नांव			सेक्टर क्र.	भूखंड क्र.	क्षेत्र (चौ.मी.)
VAHAL १-६	३३२/३A	०-२२-०	-	-	२,२००.००	३४६.५०	२६	५	२४८०
	३३२/३B	०-२२-०	-	-	२,२००.००	३४६.५०			
	३३३/७	०-०२-०	-	-	२००.००	३१.५०			
	३३३/८	०-०६-०	-	-	६००.००	९४.५०			
	३३३/९	०-७२-०	-	-	७,२००.००	१,१३४.००			
	३३७/१०	०-२६-०	-	-	२,६००.००	४०९.५०			
	३५६/५	०-०७-०	-	-	७००.००	११०.२५			

टिप : वर नमूद केलेल्या जमिनीबद्दल २२.५ % योजनेप्रमाणे देय होणारे क्षेत्र, त्यामधील बांधकामाखालील जमिनीबद्दल पुनःस्थापनेसाठी दिलेल्या भूखंडाचे क्षेत्र वजा जाता, १५७०० चौ.मी. इतके आहे. या जमिनीसाठी देय होणारे क्षेत्र २४७२.७५ चौ.मी. इतके असून, सदर भूखंड त्यांना नियमानुसार स्वतंत्ररित्या वाटप करण्यात येत आहे.



२. उपरोक्त वाटप करण्यांत आलेल्या भूखंडासाठी आपणांस नवी मुंबई जमिन विनियोग विनियम नवी मुंबई आंतरराष्ट्रीय विमानतळ प्रकल्प व अनुषंगिक कामामुळे विस्थापित होणाऱ्या विमानतळ प्रकल्पबाधितांना भूखंडाचे वाटप(सुधारित) विनियम २०१५ अन्वये भराव्या लागणाऱ्या रक्कमाचा तपशिल नंतर कळविण्यांत येईल.

३. उपरोक्त भूखंडाचे वाटप आपणाकडून संपादित झालेली जमिन, त्यावरील झाडे, विहिरी वगैरेसाठी देय होणाऱ्या एकत्रित नुकसान भरपाईपोटी आपण दिलेल्या लेखी समतीनुसार ६० वर्षांच्या भाडेपट्ट्याने संदर्भात नमूद केलेल्या शासन निर्णयानुसार करण्यांत येत आहे.

४. सदर भूखंडाच्या वाटपास "नवी मुंबई जमिन विनियोग विनियम" नवी मुंबई आंतरराष्ट्रीय विमानतळ प्रकल्प व अनुषंगिक कामामुळे विस्थापित होणाऱ्या विमानतळ प्रकल्पबाधितांना भूखंडाचे वाटप(सुधारित) विनियम २०१५ आणि "सिडको विकास नियंत्रण नियमावली १९७५" च्या तरतूदी, त्यामध्ये वेळोवेळी होणाऱ्या सुधारणासह लागू राहतील. त्याचप्रमाणे संदर्भात नमूद केलेल्या शासन निर्णयामधील व सिडकोच्या परिपत्रकामधील तरतूदीसुद्धा लागू राहतील.

५. ज्या ठिकाणी आपणांस सदर भूखंडाचे वाटप करण्यांत आले आहे, त्या "पुष्पकनगर" दापोली, ता.पनवेल येथे पायाभूत विकासाची कामे सुरु आहेत. सदर कामे पूर्ण होताच, आपणास भूखंडाचा प्रत्यक्ष ताबा देण्यांत येईल.

६. दिनांक १ मार्च, २०१४ च्या संदर्भाधीन शासन निर्णयामध्ये नमूद केल्यानुसार, सदर भूखंडास चटई क्षेत्र निर्देशांक अनुज्ञेय राहिल.

सदर अनुज्ञेय चटई क्षेत्र निर्देशांकापैकी, जास्तीत जास्त १५ % चटई क्षेत्र निर्देशांकाचा वापर आपणांस वाणिज्यिक प्रयोजनासाठी करता येईल व उर्वरित चटई क्षेत्र निर्देशांकाचा वापर आपणांस निवासी प्रयोजनासाठी करावा लागेल.

ज्या भूखंडाचे बाबतीत अनुज्ञेय चटई क्षेत्र निर्देशांकाचा परिपूर्ण वापर होऊ शकणार नाही, अशा वापर न झालेल्या चटई क्षेत्रासाठी हस्तांतरणीय विकास हक्काबाबतीत (Transferable Development Right) नवी मुंबई जमिन विनियोग विनियम(नवी मुंबई आंतरराष्ट्रीय विमानतळ व अनुषंगिक कामामुळे विस्थापित होणाऱ्या विमानतळ प्रकल्पबाधितांना भूखंडाचे वाटप(सुधारित) विनियम २०१५ च्या तरतूदी लागू राहतील.

७. सुधारित "नवी मुंबई जमिन विनियोग विनियम २००८" (NMDLR) आणि "सिडको विकास नियंत्रण नियमावली १९७५" च्या तरतूदी त्यामध्ये वेळोवेळी होणाऱ्या सुधारणासह लागू राहतील.

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

४ - १७  
१९०९  
कळावे.



आपला विश्वासू

*(Signature)*

(विजय पाटील)

अति.मुख्य भूमि व भूमापन अधिकारी (नमुंआंवित)

अतिरिक्त मुख्य भुमी व भुमापन अधिकारी

(नवी मुंबई आंतरराष्ट्रीय विमानतळ)

पदल - ४  
११२३ २०१८  
३६/१२



40+2=42

भारत सरकार  
Government of India

केशव देवजी म्हात्रे  
Keshav Devaji Mhatre  
जन्म तारीख / DOB : 01/01/1953  
पुरुष / Male

4870 9410 9770

आधार - सामान्य माणसाचा अधिकार

खेगार  
G

4870

भारत सरकार  
Government of India

तानाजी बारक्या म्हात्रे  
Tanaji Barkya Mhatre  
जन्म वर्ष / Year of Birth : 1973  
पुरुष / Male

4964 8841 1637



भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O: बारक्या म्हात्रे, घर  
नं-123/1, घरा जवळ, नावडे गाव,  
कळंबोली नोड, कळंबोली नोड, रायगड,  
महाराष्ट्र, 410218

Address: S/O: Barkya Mhatre, ghar  
no-123/1, near home, nawade gaon,  
Kalamboli Node, Kalamboli Node, Raigam,  
Maharashtra, 410218

खेगार  
H

आधार - सामान्य माणसाचा अधिकार

4964 8841 1637

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

30/02

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O: देवजी म्हात्रे, विलेज-  
बामणडोंगरी, मारुती आळी, पोस्ट  
ऑफीस- वहाळ, वाहळ, वाहळ, रायगड,  
महाराष्ट्र, 410206

Address: S/O: Devaji Mhatre, Village-  
Bamandongari, Maruti Aali, post Office-  
Vahal, Vahal, Vahal, Raigam,  
Maharashtra, 410206

4870 9410 9770

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT  
KESHAV DEVJI MHATRE  
DEVJI NAGYA MHATRE

भारत सरकार  
GOVT. OF INDIA

01/06/1952  
Permanent Account Number  
AVZPM0323L

केशव देवजी म्हात्रे  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
TANAJI BARKE MHATRE  
BARKE MHATRE

11/06/1965  
Permanent Account Number  
AUIPM5501C

तानाजी बारक्या म्हात्रे  
Signature



आयकर विभाग  
INCOME TAX DEPARTMENT  
KANTARAM HARISHCHANDRA MHATRE  
HARISHCHANDRA JANU MHATRE

प व त

01/06/1961  
Permanent Account Number  
AGGPM9421M

98923

36/82

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ADAPL1080E

नाम / Name  
DATTA SHIVAJI LONDHE

पिता का नाम / Father's Name  
SHIVAJI KALLAPPA LONDHE

जन्म की तारीख / Date of Birth  
29/05/1977

हस्ताक्षर / Signature

रा. खम नं-4 विडिंगे  
नं-13 महाम्य शुके  
स्वयं अर्कडमी खवर.।  
खाता नं-1  
साक्षिदार  
4

साक्षिदार  
4

रा. AAL-1/364  
साक्षिदाई मेघेशावे जस्य  
खवर. 16 नवी शुके



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड  
Permanent Account Number Card  
CGVPC9927A

नाम / Name  
BIDHESH VIJAY GHARAT

पिता का नाम / Father's Name  
VIJAY GHARAT

पता / Address  
07/08/1989

हस्ताक्षर / Signature



*[Handwritten signature]*

पब्लिक - ४

११२३ २०१८

३९ ४२

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRATHAMESH MANGESH MOHITE  
MANGESH MARUTI MOHITE

18/08/1989

Permanent Account Number  
CGVPM7455E

*[Handwritten signature]*

THE JOINT SUB-REGISTRAR

पब्लिक - ४

११२३ २०१८

३९ ४२

पवल - ४	
	२०१८

४ -
१९०९



Handwritten signature in blue ink.

## ओळख देणार

वल - ४  
१०९२३ २०१८  
२०/४२

आम्ही खाली सही करणार ओळखदार असे नमूद करतो की मा.नोंदण महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य पुणे यांचे परिपत्रकीय आदेशानुसार सदर दस्तातील लिहून देणार / लिहून घेणार व इतर सर्व निष्पादक पक्षकार हे आमच्या ओळखीचे व परिचयाचे आहेत व आम्ही त्यांना पूर्णपणे ओळखतो. त्यांचे त्यांनी सदर दस्तावर त्यांचे स्वतःचे फोटो चिकटवून अंगठ्याचा ठसा उमटविला आहे. व त्यांनी स्वाक्षरी/अंगठा केलेला आहे. तसेच साक्षांकीत केलेल्या ओळखपत्राच्या प्रती दस्तासोबत जोडल्या आहेत. सदरच्या सर्व व्यक्ती या त्याच असून खऱ्या आहेत. त्यामुळे आम्ही त्यांना पूर्णपणे ओळखत असल्याचा सह्या/अंगठा केलेला असून आमचे फोटो चिकटविलेले आहेत. तसेच या कामी आम्ही आमचे ओळखपत्राचे साक्षांकीत प्रती दस्तासोबत जोडलेल्या आहेत. सदर व्यक्तींच्या ओळखीस आम्ही सर्वस्वी जबाबदार आहोत.

अ.क्र.	ओळखदाराचे नाव व पूर्ण पत्ता	ओळखदाराचे फोटो	सही
१.	विजय विनायक धोरे वय: २१ श्रीगोकीरण CHS. नं. ११ पनवेल		
२.	प्रथमेश मंगेश मोहिते वय: २२ श्रीगोकीरण CHS. नं. ११ पनवेल		

४ - १५ १३	
३९०९	



*Handwritten signature*

*Handwritten text, possibly a date or reference number.*

१५/११/१३  
 ११.११.१३  
 ११.११.१३  
 ११.११.१३  
 ११.११.१३





21/12/2018 7 20:32 PM

दस्त क्रमांक : पवल4/14123/2018

दस्ताचा प्रकार :- भाडेपट्टा

दस्त गोषवारा भाग-2

पवल4

दस्त क्रमांक:14123/2018

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सिडको लि. तर्फे विजय पी. पाटील - - पत्ता:-, -, -, सिडको भवन, पहिला मजला, सीबीडी बेलापूर, नवी मुंबई, बेलापूर गाडे- ईईईई, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AACCC3303K	मालक वय :-45 स्वाक्षरी:-	image.jpg	image.jpg
2	नाव:केशव देवजी म्हात्रे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. बामनडोंगरी, पो.वहाळ, ता.पनवेल, जि.रायगड., महाराष्ट्र, राईगाड:(००:). पॅन नंबर:AVZPM0323L	भाडेकरू वय :-66 स्वाक्षरी:-		
3	नाव:तानाजी बारक्या म्हात्रे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. नावडे, कळंबोली, ता.पनवेल, जि.रायगड., महाराष्ट्र, राईगाड:(००:). पॅन नंबर:AUIPM5501C	भाडेकरू वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिका क्र.3 ची वेळ:21 / 12 / 2018 07 : 03 : 24 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रथमेश मंगेश मोहिते - - वय:23 पत्ता:पनवेल पिन कोड:410206		
2	नाव:सिध्देश विजय घरत - - वय:22 पत्ता:पनवेल पिन कोड:410206		

शिका क्र.4 ची वेळ:21 / 12 / 2018 07 : 04 : 58 PM

शिका क्र.5 ची वेळ:21 / 12 / 2018 07 : 07 : 25 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Panvel 4

EPayment Details

sr. Epayment Number  
1 2112201810862

Defacement Number  
2112201810862D



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प्रमाणित करण्यात येते की सदर दस्त

क्र.१४१२३ मध्ये ४२ पाने आहेत

पुस्तक क्रमांक.....१.....वर नोंदला

दिनांक.....२१...../.....१२...../२०१८

सह. दुय्यम निबंधक, पनवेल-४

14123 / 2018

वि. सं. १५४/१०००

वि. सं. १५४/१०००



१५४/१०००

कल १५४ वि. सं. १५४/१०००  
कल १५४ वि. सं. १५४/१०००  
कल १५४ वि. सं. १५४/१०००  
कल १५४ वि. सं. १५४/१०००

४-कल १५४ वि. सं. १५४/१०००





शुक्रवार, 21 डिसेंबर 2018 7:20 म.नं.

दस्त गोषवारा भाग-1

पवेल 4

दस्त क्रमांक: 14123/2018

दस्त क्रमांक: पवेल 4 /14123/2018

बाजार मूल्य: रु. 00/-

मोवदला: रु. 60/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. पवेल 4 यांचे कार्यालयात

अ. क्र. 14123 वर दि.21-12-2018

रोजी 6:52 म.नं. वा. हजर केला.

तानाजीबाख्ताभा

केशवदेवजी म्हात्रे

पावती:18089

पावती दिनांक: 21/12/2018

सादरकरणाराचे नाव: केशव देवजी म्हात्रे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

दस्त हजर करणाऱ्याची सही:

एकुण: 940.00

  
Joint Sub Registrar Panvel 4

  
Joint Sub Registrar Panvel 4

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 21 / 12 / 2018 06 : 52 : 52 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 12 / 2018 06 : 54 : 10 PM ची वेळ: (फी)

वस्त ऐवजारीवत जोडलेले कागदपत्रे कुलमुखत्यार पत्र व्यक्ती इत्यादी वनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पदाकांय राखील.

सिंहन देणार

लिहून देणार

केशवदेवजी म्हात्रे

तानाजीबाख्ताभा



1945-46  
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