

267/1532

पावती

Original/Duplicate

Tuesday, February 16, 2021

नोंदणी क्र.: 399

3:25 PM

Regn.: 3998

पावती क्र.: 2047 दिनांक: 16/02/2021

गावाचे नाव: वडपाकड

दस्तऐवजाचा अनुक्रमांक: मगन4-1532-2021

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: श्री श्रीकृष्ण विसाराम अडवाल - -

नोंदणी फी

रु. 1250.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

**DELIVERED**

रक्कम:

रु. 1610.00

आपणास मूळ दस्त, बँबनेल प्रिंट, सूची-२ अंदाज

3:43 PM ह्या वेळेस मिळेल.

सह दुय्यम निवृत्त वर्ग-२  
मंगळूर शहर प्रा. ४

बाजार मूल्य: रु. 122100/-

मोबदला रु. 0/-

मरलेले मुद्रांक शुल्क : रु. 6200/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 40/-

2) देयकाचा प्रकार: DHC रक्कम: रु. 320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1502202110465 दिनांक: 16/02/2021

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallen रक्कम: रु. 1250/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011681672202021E दिनांक: 16/02/2021

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

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

!Pp

16-02-2021

Renewal

8) The lessor further covenant that he will at the end of the term hereby granted and so on from time to time thereafter at the end of each successive further term of years as shall be granted at the request and cost of the lessee execute to him a renewed lease of the said land for the term of thirty years. Provided the lessee shall give in writing notice of two calendar months before the expiration of the said term.

Provided that the rent may be enhanced for the grant of every renewed lease and that every renewed lease shall contain such of the conditions herein contained as shall be applicable.

Inter Pretention

9) It is agreed that the expression "the lessor" and "the lessee" herein used shall; unless inconsistent with context, include in the case of the former his successor and assigns and in the case of latter his heirs, executors, administrators, representatives and assigns.

10) All the condition of original lease deed are applicable to this indenture also.

11) Condition Applicable vide Department of Revenue and Forest Department, Government Resulation No.1 Land-2499 / S.125 / J-8 dated 23.12.2015 And 2.Land-2016 / S-186 (A) J-3 dated. 02.03.2019.

Description of Property **THE SCHEDULE ABOVE REFERED.**

Mouza/Circle No.	Nazul Plot No.	City Survey No.	Area in Sq.mtrg.	Rent	Lease period
WADPAKHAD	43B	PART OF 14	596.71SQ.M. (6423.08 sq. feet)	As per last page	1 JUNE 2015 TO 31 JUNE 2065



Boundaries

East :- LANE

West :- ROAD

North :- CTS NO.15

South :- CTS NQ.13

नगर-8  
9432/2029  
4/92



(Rent calculated and to be recovered as per G.R. dated 23.12.2015)

1. Rent calculated up to 31.12.2015 three times of previous rent 531/- ✓
2. W.e.f. 1.1.2016 to 31.12.2020 @ 0.02% / 0.04% of ready reckonr rate for year 2016 of Residential rent Rs.5132/- Per year)
3. W.e.f. 1.1.2021 to 31.12.2025 @ 0.02% / 0.04% of ready reckonr rate for year 2021 (Per Year)..
4. W.e.f. 1.1.2026 to 31.12.2030 @ 0.02% / 0.04% of ready reckonr rate for year 2026 (Per Year)..
5. W.e.f. 1.1.2031 to 31.12.2035 @ 0.02% / 0.04% of ready reckonr rate for year 2031 (Per Year)..
6. W.e.f. 1.1.2036 to 31.02.2040 @ 0.02% / 0.04% of ready reckonr rate for year 2036 (Per Year)..
7. W.e.f. 1.1.2041 to 31.02.2045 @ 0.02% / 0.04% of ready reckonr rate for year 2041 (Per Year)..
8. W.e.f. 1.1.2046 to 31.02.2050 @ 0.02% / 0.04% of ready reckonr rate for year 2046 (Per Year)..
9. W.e.f. 1.1.2051 to 31.02.2055 @ 0.02% / 0.04% of ready reckonr rate for year 2051 (Per Year)..
10. W.e.f. 1.1.2056 to 31.02.2060 @ 0.02% / 0.04% of ready reckonr rate for year 2056 (Per Year)..
11. W.e.f. 1.1.2061 to 31.03.2065 @ 0.02% / 0.04% of ready reckonr rate for year 2061 (Per Year)..

IN WITNESS WHEREOF the parties hereto have set their hands the day and year written in each case

Nagpur  
Dated

(Seal)

नागपूर-४

१५३२/२०२१

६/१६



*[Handwritten Signature]*

Officer in Charge (Nazul)  
and Deputy Collector (Protocol)  
Nagpur  
on behalf of the Government of Maharashtra States



1) Witness *[Handwritten Signature]*  
(SHRI SATISH PAWAR)  
(City Survey Officer, No. 2 Nagpur)

*[Handwritten Signature]*  
Signature of the lessee  
Dated

2) Witness *[Handwritten Signature]*  
(SHRI R.M.INGLE)  
(NMS)



1) Witness *[Handwritten Signature]*



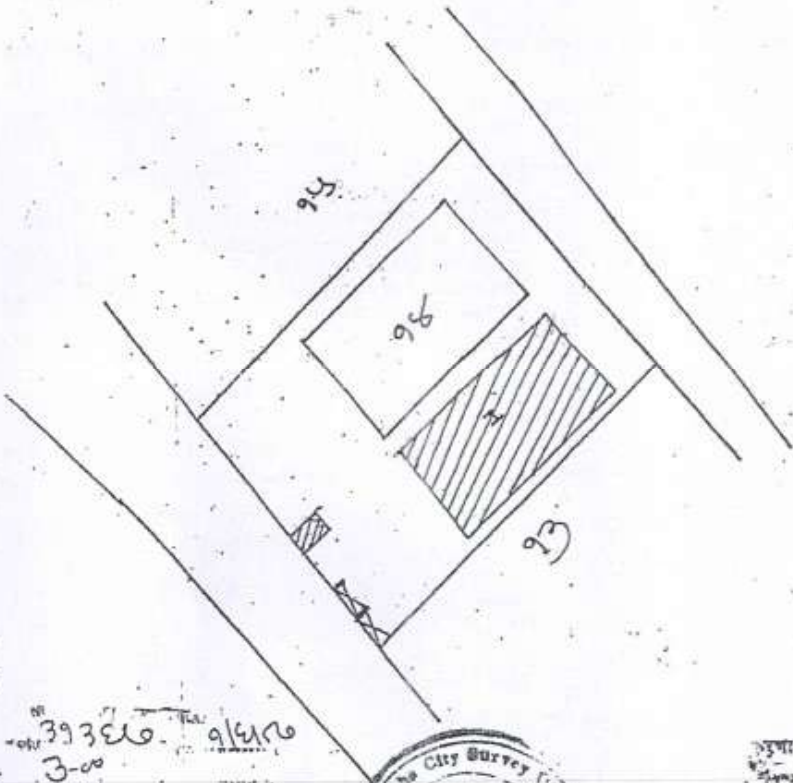
2) Witness *[Handwritten Signature]*



27

प्लान, नं.  
प्लॉट नं. वडापाक  
सिटी नं. 1  
प्लॉट नं. 98

अंतिम क्रमांक = 98



प्लॉट नं. 39366 का प्लान  
उप-प्लॉट नं. 3-00

- 1. मालिकाना हक का प्रमाण पत्र - 915176
- 2. मालिकाना हक का प्रमाण पत्र - 915176
- 3. मालिकाना हक का प्रमाण पत्र - 915176
- 4. मालिकाना हक का प्रमाण पत्र - 915176



*[Handwritten signature]*  
अधीक्षक

*[Handwritten signature]*  
अधीक्षक

नगन-8  
9432/2029  
90/76



*[Handwritten signature]*



CHALLAN  
MTR Form Number-6



GRN	MH011681672202021E	BARCODE	[Barcode]				Date	15/02/2021-15:23:42	Form ID	36
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Stamp Duty Registration Fee					TAX ID / TAN (if Any)				
Office Name	NGP4_JT NAGPUR NO 4 SUB REGISTRAR					PAN No.(if Applicable)				
Location	NAGPUR					Full Name	GOVT OF MAHA			
Year	2020-2021 One Time					Flat/Block No.	43 B			
Account Head Details	Amount In Rs.		Premises/Bulding							
0030046401 Stamp Duty	6200.00		Road/Street		WADPAKHAD					
0030063301 Registration Fee	1250.00		Area/Locality		0					
			Town/City/District							
			PIN		4 4 0 0 0 1					
			Remarks (if Any)		SecondPartyName=S K AGRAWAL-					
			Amount in		Seven Thousand Four Hundred Fifty Rupees Only					
Total	7,450.00		Words							
Payment Details	STATE BANK OF INDIA					FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	00040572021021578172	CKP5335839				
Cheque/DD No.			Bank Date	RBI Date	15/02/2021-15:25:45	Not Verified with RBI				
Name of Bank			Bank-Branch		STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दुयम निबंधक कार्यालयत नोदणी कचवयाच्या दस्तासाठी लागू आहे. नोदणी न कचवयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 00000000

*[Handwritten Signature]*

नगण-४  
१५३२/२०२१  
१/१८



OFFICE OF THE COLLECTOR, NAGPUR

Revenue Case No. 29/ NAA-48 / 2019-2020  
Mouza /Circle NO. WADPAKHAD

FORM H  
RENEWAL OF LEASE OF INTRA MUNICIPAL/ NAZUL FOR  
BUILDING PURPOSES

This Indenture made this \_\_\_\_\_ day of \_\_\_\_\_ between  
the Governor Maharashtra (hereinafter called the lessor) of the one part and  
Shri/Smt 1 . SHRI S K AGRAWAL ✓

\_\_\_\_\_ (hereinafter called lessee) of the other part

Reference to  
Previous Lease

Whereas by an indenture dated the \_\_\_\_\_ day  
of \_\_\_\_\_ the lessor demised to the lessee all that Plot land  
containing by admeasurements 6423.00 sq. feet's, Circle No/unit No.- Nazul  
Plot 43B No. Sheet No. - City Survey No. PART OF 14 thereabout situated  
at Mouza WADPAKHAD district of Nagpur which said plot of land  
in more particularly described in the schedule hereunder written and with the  
boundaries thereof is for greater clearness delineated on the Plan hereto annexed and  
thereon colored in Red hatched lines to hold the same for a term ending on the 1<sup>st</sup>  
day JUNE 2015 The said indenture containing a covenant by the lessor for a  
renewal of the demise on the expiry of the said term.

Demise

And where as the lessee has now requested to lessor to execute a new  
lease to him in accordance with the said covenant, know all men by these presents  
that the lessor, hereby demises to the lessee all the aforesaid land.

Term

To hold the same for term commencing from the date of this indenture  
and ending on the 31<sup>st</sup> day JUNE 2065

Subject to the following conditions :

Rent

1) The lessee shall pay the yearly rent of Rs 531/- till 31.12.2015 Year of  
deduction on the first day of June in each year at the Office of the Nazul Tahsildar  
, Nagpur. The first of such payments to be made on the first day of June next.  
From 01.01.2016. As shown in this indenture on page No.

भगन-४  
१५३२/२०२१  
३/१८





16/02/2021 3 26:58 PM

दस्तावेज क्रमांक : नगन4/1532/2021

दस्तावेजा प्रकार :- भाडेपट्टा

दस्त गोपवारा भाग-2

नगन4 9C 9C  
दस्त क्रमांक: 1532/2021

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराच्या प्रकार	फोटोचित्र	अंगठ्याचा ठसा
1	नाव: श्री धीरूष्य धिमावराज अग्रवाल -- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. प्लॉट नं 43बी कडवी चौक नागपूर, महाराष्ट्र, नागपूर. पिन संवर:	प्राडेवळ वय :- 89 स्वाक्षरी:		
2	नाव: मा विमलाधिकारी नागपूर तर्फे सही करणार -- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. मिच्छीम पार्सन नागपूर, महाराष्ट्र, नागपूर. पिन संवर:	मातक वय :- 45 स्वाक्षरी:	image.jpg	image.jpg

वरील दस्तऐवज करताना वेणार अधिकारीय भाडेपट्टा चा दस्त ऐवज करत दिव्याचे कबुल करतात.  
शिफा क्र. 3 ची वेळ: 16 / 02 / 2021 03 : 24 : 22 PM

ओळख:-  
साथील इतर अने निवेदीत करताना की ते दस्तऐवज करताना वेणार-भारता अतीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचे	अंगठ्याचा ठसा
1	नाव: अशोकभा मंत्रीच अग्रवाल -- वय: 23 पत्ता: प्लॉट नं 43बी कडवी चौक नागपूर पिन कोड: 440004	 स्वाक्षरी	 
2	नाव: श्री मंत्रीच धीरूष्य अग्रवाल -- वय: 48 पत्ता: प्लॉट नं 43बी कडवी चौक नागपूर पिन कोड: 440004	 स्वाक्षरी	 

शिफा क्र. 4 ची वेळ: 16 / 02 / 2021 03 : 25 : 07 PM

शिफा क्र. 5 ची वेळ: 16 / 02 / 2021 03 : 25 : 14 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, वर्ग-२  
नागपूर शहर क्र. ४

9 नं. 9432  
नं. 9432  
चंद्ररी चौदला

सह दुय्यम निबंधक, वर्ग-२,  
नागपूर शहर क्र. ४,  
१६ फेब्रु २०२१

Payment Details.

sr.	Purchaser	Type	Verification no.	Amount	Used At	Deface Number	Deface Date
1	GOVT OF MAHA	eChallan	00040572080235781234567890	6200.00	SD	0005499501202021	16/02/2021
2		By Cash		40	RF		
3		DHC		320	RF	1502202110465D	16/02/2021
4	GOVT OF MAHA	eChallan		1250	RF	0005499501202021	16/02/2021

SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges] जमागत करप्यात येते कि, या दस्तऐवजात कुठुम 9C पाने आहेत 1532/2021

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सह दुय्यम निबंधक, वर्ग-२  
नागपूर शहर क्र. ४