



CHALLAN  
MTR Form Number-6

GRN	MH001685244201718E	BARCODE					Date	25/05/2017-16:43:28	Form ID	36	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)							
				PAN No.(If Applicable)							
Office Name	NGP1_HQR SUB REGISTRAR NAGPUR 1			Full Name	SMT VATSALA I KAMDI						
Location	NAGPUR			Flat/Block No.	PLOT NO. 42, KH. NO. 58, 59						
Year	2017-2018 One Time			Premises/Building							
Account Head Details		Amount In Rs.		Road/Street	MOUZA- SAKKARDARA						
0030046401	Stamp Duty		3000.00	Area/Locality	325.160 SQ. MTRS.						
0030063301	Registration Fee		550.00	Town/City/District							
				PIN		4	4	0	0	2	4
				Remarks (If Any)	SecondPartyName=N I T NAGPUR-						
				Amount In	Three Thousand Five Hundred Fifty Rupees Only						
Total			3,550.00	Words							
Payment Details				FOR USE IN RECEIVING BANK							
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572017052565428	CKC5767533				
Cheque-DD Details				Date	25/05/2017-16:45:06						
Cheque/DD No.				Bank-Branch	STATE BANK OF INDIA						
Name of Bank				Scroll No. , Date	Not Verified with Scroll						
Name of Branch											

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available  
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

V. Karmali

नोदणी-८
9358/2090
9/94





# Nagpur Improvement Trust

(Local Planning Authority constituted under Urban Development, Department of GOM)  
(www.nitnagpur.org)

Plot No. 42

Kh. No. 58, 59

Mouza Sakkardara

Stamp Duty (Rs.): 3000.00

Regn. Fee (Rs.): 550.00

## INDENTURE OF LEASE RENEWAL

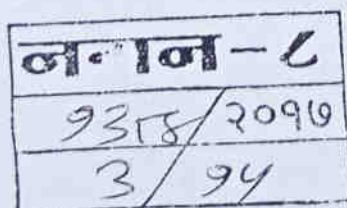
Premium Rs.: 10800.00

THIS INDENTURE made this 31<sup>st</sup> day of May 2017 Between the Nagpur Improvement Trust, Nagpur. A Statutory Authority, constituted under the Nagpur Improvement Trust, Act 1936, acting through its Executive Officer (hereinafter called the "LESSOR" which expression shall, unless inconsistent with the context include its successors and assignee) of ONE PART, and 1. SMT VATSALA ISHWARJI KAMDJI Age 65 Yrs. Occu. HOUSE WIFE R/O PLOT NO. 42, OLD SUBHEDAR LAYOUT, NAGPUR-440024.

(hereinafter referred to as the "LESSEE" which expression shall unless inconsistent with the context include his heirs, executors, administrators, representatives and assignees) of OTHER PART ;

Whereas as per original indenture dated the 30th day of Sep-1983 the "Lessor" demised to the "Lessee" all the plot containing by admeasurement area 325.160 Sq. Meter of hereabouts situated at, Nagpur within the limits of the Nagpur Corporation in Tahsil Nagpur, District Nagpur which said plot of the land is more particularly described in the Schedule 'A' hereunder written and with the boundaries thereof for greater clearness delineated on the plan hereto annexed and there on coloured and hatched in Red.

WHEREAS to hold the same for and commencing from the 25th day of JUN-1973 and ending on 31st day of MAR-2004 the said indenture containing a covenant for the renewal of demise on the expiry of the aforesaid term and it being expired.



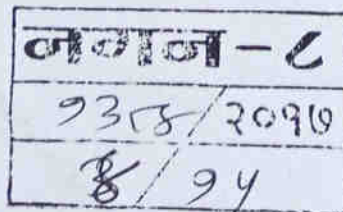
AND WHEREAS in pursuance of the said agreement the "Lessee"  
SMT VATSALA ISHWARI KAMDJI

has now requested the "Lessor" to execute a new lease to him/her in accordance with the said consent, know all men by these presents that the "Lessor" here by demises to the "Lessee" all the aforesaid plot of land.

To hold the same in continuation of the original lease-deed for the second term commencing from the 01st day of APR-2004 and ending on 31st day of MAR-2034 subject to the following conditions:-

TERMS AND CONDITIONS

- (a) That, the "Lessee" shall pay the yearly ground rent of Rs. 648.00  
(Rupees in Word Six Hundred Forty Eight Rupees Only)  
on the undivided leasehold share of land and clear of all deduction on or before the first day of June in each year at the office of Nagpur Improvement Trust, Nagpur the "Lessor", during subsistence/continuance of the lease may revise the ground rent as per policy framed by the Board of Nagpur Improvement Trust, Nagpur as well as Government and shall be binding on "Lessee" and the "Lessee" has to pay such enhanced ground rent to the "Lessor" without any default or demur.
- (b) The first of such payment is to be made on the first day of June 2004.  
The "Lessee" at present Pays Rs. 1984.00 as prevailing Corporation Taxes per annum. Total annual average rent is Rs. 2632.00 per annum.
- (c) The "Lessee" shall pay corporation taxes as assessed by the Nagpur Municipal Corporation from time to time, N.A. assessment and any other taxes, levies charges whatsoever.
- (d) The "Lessee" shall not make any excavation upon any part of the said land or remove any stone, sand, gravel, bay or earth there from except for the purpose of forming the foundation or building or for the purpose of executing any work pursuant to the terms of this LEASE and in doing so the LESSEE shall exercises reasonable care to ensure that foundations of any building on the adjoining plots are not hereby adversely affected.
- (e) No erection re-erection or alteration shall be made in any building or part thereof on the said land except in accordance with the sanction of the Nagpur Improvement Trust under its Building Regulations and Development Control Rules, nor shall a building be put to any use in contravention of the provisions of any regulation made under clause (h) of section 90 of the Nagpur Improvement Trust Act, 1936.
- (f) That, after the expiry of the initial period of 30 years, at the time of every renewal of lease, the LESSEE/ASSIGNEE shall be liable to pay three (3) times minimum of existing ground rent after the expiration of every 30 years lease period in respect of demised plot at the time of renewal. The rate of the ground rent due shall be fixed as per the decision of the Trust/LESSOR.



(6)

'SCHEDULE "A"'

Plot No. 42 in Sakkardara Street Scheme  
N.I.T. Kh.No. 58, 59 Motiza Sakkardara layout/ Precinct  
Nagpur / Ward No. 20 Division SOUTH Tahsil, and District Nagpur.  
Admeasuring 325.160 Sq.Meter 3500.00 Sq.ft Dimensions are marked on  
plan enclosed.

Sheet No. \_\_\_\_\_ City Survey No. 2248

USER OF PLOT: RESIDENTIAL

Boundaries:-  
NORTH - PLOT NO.41  
SOUTH - PLOT NO.43  
EAST - ROAD  
WEST - PLOT NO.32

'SCHEDULE "B"'

NIL

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

WITNESSES :-

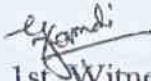


Executive Officer

Nagpur Improvement Trust

LESSOR

Date 31/5/2017



1st Witness :-



2nd Witness :-



LESSEE

Date 31/5/2017

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50-4

CUT PLAN

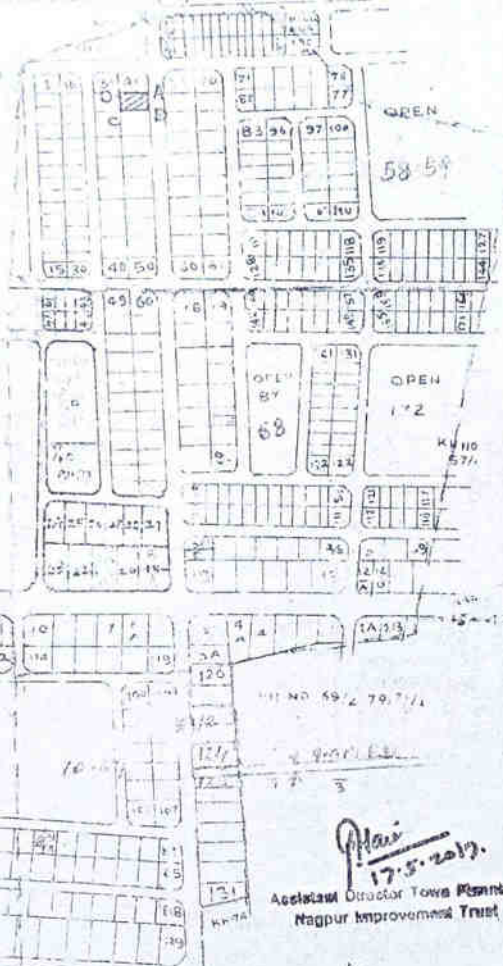
KH NO-58, 59, M2-SAKKARDARA  
PLOT NO 42 (ASPER DP-2001-  
DIMENSIONS RESIDENTIAL)

A B	15.240	MT
B C	21.336	MT
C D	15.240	MT
D A	21.336	MT

PLOT AREA 325.160 SQ. MT.  
DEDUCTION FOR ROAD CUTTING NIL  
FINAL PLOT AREA 325.160 SQ. MT.  
PLOT LEASFD ON 11-11

SRI/SMT. YAT SALA ISHWAR KAMD.

NAME OF SCHEME  
GAZETTED NOTIFICATION MIT-1667/13304-C  
SANCTIONED ON 2-9-67



*Radhika* 31/5/2017  
EXECUTIVE OFFICER  
NAGPUR IMPROVEMENT TRUST  
LESSOR

*Mani* 17.5.2017  
Assistant Director Town Planning  
Nagpur Improvement Trust

*Prasanna*  
LESSOR

*P. Chaudhary* 15/5/17  
Asst. Engineer (Planning) J/C  
NAGPUR IMPROVEMENT TRUST

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