

346/2824

Wednesday, July 24, 2019

1:27 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

पावती क्र. 3630 दिनांक: 24/07/2019

पावाचे नाव: जेष्ठ

दस्तावेजाचा अनुक्रमांक: अरन3-2824-2019

दस्तावेजाचा प्रकार: 34-35 सिव्हील जेष्ठ लायसन्सेस / आडपट्टा

सादर करणाऱ्याचे नाव: यशश्री इंजीनीअर्स व कॉन्ट्रक्टर तर्फे राम मधुकर महाजन

नोंदणी फी

रु. 1240.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

एकूण:

रु. 1820.00

आपणास मूळ दस्त, चबनेल प्रिंट, सूची-२ अंदाजे

1:47 PM ला वेळेस मिळेल.

बाजार मूल्य: रु. 0/-

सोबतला रु. 99/-

भरलेले मुद्रांक शुल्क: रु. 6200/-



1) देयकाचा प्रकार: eChallan रक्कम: रु. 1000/-

डीडी धनादेश/पे ऑर्डर क्रमांक: MH004377430201920E दिनांक: 24/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 240/-

डीडी धनादेश/पे ऑर्डर क्रमांक: MH004386453201920E दिनांक: 24/07/2019

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु. 580/-

डीडी धनादेश/पे ऑर्डर क्रमांक: 2207201912795 दिनांक: 24/07/2019

बँकेचे नाव व पत्ता:

नोंदणी फी माफरी अहल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashaula training) code added for fee adjustment of adjusted fees.

Original copy of
Lease agreement is with
MSEDC & attached with
estimate being sent to
Division office for sanction.

cross=1rXAmB9dAB

7/24/2019

26.7.19
Addl. Executive Engineer
M. S. E. D. C. LTD.
U/Inn S/In.No.III,Amravati



CHALLAN
MTR Form Number-6



GRN MH004377430201920E		BARCODE		Date 24/07/2019-11:53:18		Form ID	
Department Inspector General Of Registration				Payer Details			
Registration Fees				TAX ID (If Any)			
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)			
Office Name AMT2_JT AMRAVATI NO 2 SUB REGISTRAR				Full Name		RAM MADHUKAR MAHAJAN	
Location AMRAVATI				Flat/Block No.		AMRAVATI	
Year 2019-2020 One Time				Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		AMRAVATI	
0030063301 Amount of Tax		1000.00		Area/Locality		AMRAVATI	
				Town/City/District			
				PIN		4 4 4 6 0 1	
				Remarks (If Any)			
				PAN2--PN=A-CA=			
				<div style="border: 1px solid black; padding: 5px; text-align: center;"> 31-7-2019-3 2428/2.29 2092 </div>			
Total		1,000.00		Amount In Words		One Thousand Rupees Only	
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572019072478848		CKK0958446	
Cheque/DD No.				Bank Date		RBI Date	
				24/07/2019-11:24:53		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.

Mobile No. 9422915928

सदर चलान पत्रांत दुरायन निवाक कार्यालयान मोदणी करीकडचे पत्राखाती लागू आहे. मोदणी न करतावयाच्या दस्तांसाठी सदर चलान लागू नाही.





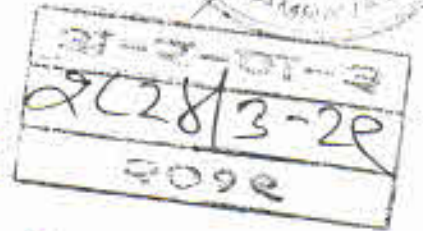
महाराष्ट्र MAHARASHTRA १९८८ ० 2018 ० ४/6/2019 UK 806314

यशश्री इंजिनियर्स वॉर कंस्ट्रक्शंस ल

हरे उग्रसिंह जाधवकर

Attestation

संजय विष्णुपंत देशमुख
मुद्रांक विक्रेता, ला.क्र.३/१९८६
तहसिल कार्यालय, अमरावती.



LEASE DEED/AGREEMENT



This Deed of Lease made and entered into at AMRAVATI, this..22.. day of JULY 2019.

BETWEEN

Between YASH:SHRI ENGINEERS & CONTRACTORS THROUGH ITS PARTNER RAM MADHUKAR MAHAJAN (name of developer) having his,

Registered office of G-2, Varad:Shri Apartment, Krushnaarpan Colony, Amravati. with the local limits of Amravati, hereinafter to as "THE LESSOR") Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) as PARTY OF THE ONE PART.

[illegible]

31-2-UT-2
2092

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2207201912795	Date 22/07/2019
Received from RAM MADHUKAR MAHAJAN, Mobile number 9422915928, an amount of Rs. 580/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Amaravati 2 of the District Amravati.	
Payment Details	
Bank Name SBIN	Date 22/07/2019
Bank CIN 10004152019072210546	REF No. CHB3973748
This is computer generated receipt, hence no signature is required.	



महाराष्ट्र MAHARASHTRA १९८५ ० 2018 ० १०/६/२०१८ UK 806315

प्रशस्ति रजिस्ट्रार जनरल का कार्यालय

हो कमीशन ६६ गान्धी

4/2/2018

संजय विष्णुवंत देशमुख
मुद्रांक विक्रेता, ला.क्र.३/१९८६
तहसिल कार्यालय, अमरावती.



AND

2028/4-2e
209e

MAHARASHTRA STATE ELECTRICITY DISTRIBUTION COMPANY LIMITED through its Name...ANIRUDHA RAMESH ALEGAONKAR (Age)....47 yrs...a company under Government of Maharashtra incorporated under the Electricity Act, 2003 and registered under the Companies Act, 1956 & having its registered office at Plot No. G9, Prakashgad, Station Road, Bandra (E), Mumbai-400051 hereinafter referred to as "THE LESSEE" (Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the distribution Company its, successors and assigns etc. under Electricity Act, 2003) as PARTY OF THE OTHER PART.

Add. Exec.
Engineer

WHEREAS the LESSOR is absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of land bearing Plot No.26A,26B,27A,27B,& 37, Survey No. 38/1, Mouje-Jewad, Ganuwadi,AMRAVATI more fully described in 'Schedule A', hereunder written, and hereinafter referred to as "said premises",

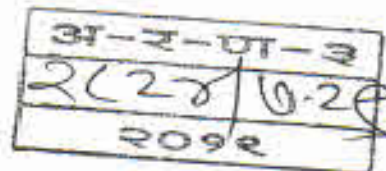
WHEREAS the lessor, has developed a residential project at Plot No.26A,26B,27A,27B,&37 Survey No. 38/1, Mouje-Jewad, Ganuwadi,AMRAVATI (place) in the AMRAVATI District in the State of Maharashtra. Known as **PUSHP:SHRI APARTMENT** (name of project) hereinafter referred to as " the said project").

WHEREAS the LESSEE has approached the LESSOR with a request to grant them the lease of a portion of the said premises belonging to the LESSOR as mentioned in 'Schedule B' herein under written, for the purpose of construction 33/11KV receiving electrical substation control room/DTC to be installed and maintained by lessee for the purpose of supply of electricity to the residents of the said project and to the consumers of MSEDCL in nearby area if MSEDCL desires.

And whereas **The LESSOR** has agreed to the above request of the **LESSEE** and has agreed to grant the **LESSEE**, a lease for the period of 99 years, of the portion of the said premises described in Schedule "B" on terms and conditions hereinbefore recited and hereinafter stated in this agreement.

NOW IT IS AGREED BY AND BETWEEN

THE PARTIES AS FOLLOWS



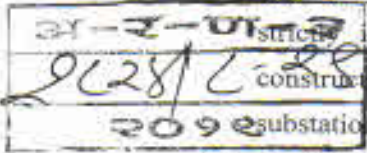
1. That the LESSOR agrees to give into the Lessee and LESSEE agrees to take on lease a portion of the said premises admeasuring about **25 sq.mtrs.**, more particularly described in Schedule 'B' hereunder written, and shown bounded by a red colour boundary line on plan annexed hereto & marked as **Annexure-A**.



2. That the LESSEE and his officers, servants contractor and agent shall be entitled, to have a right to lay underground wires, cables, pipes, drains for lighting, water, electricity or any other purpose relating to the construction of the substation.
3. That the lease rent is agreed at Rs.1/-per year and the lessee is ready to pay the total lease rent for the period of 99 years commencing from the date of registration of this deed in advance at one time. Accordingly the lessee has paid unto the lessor the total lease rent **Rs.99/-** by a cheque bearing No.184132, Dt 20/07/2019, drawn **Yash:Shri Engineers & Contractors** on the **Bank Of Maharashtra, Amravati**, Branch the receipt whereof the lessor hereby acknowledges, and separate receipt for the same shall not be necessary.
4. The lease rent for the said lease property shall be exclusive of the taxes, assessment dues and duties payable in respect of the said portion of land and the Sub- station to be constructed by the LESSEE thereon to the Government, Municipal Corporation, the

Grampanchayat or any other local authority or public body and which taxes etc. will be payable by the LESSEE as and when they become due and payable.

5. That the LESSEE shall enjoy the premises free from disturbance from the LESSOR.
6. That the LESSOR shall not create any encumbrance or third party interest in respect of the leased premises so as not to affect the enjoyment of the said premises by the LESSEE.
7. The LESSEE shall have right to put on and construct Electric sub-station/DTC on the said demised property and shall be entitled to use the same. However, the lessee shall do so strictly in accordance with the rule and regulations and the prevalent laws as to construction, use and enjoyment of such property, and the premises for electrical substation only.



8. The LESSEE shall not sub-let or sub-lease the leased premises, and shall not part with the possession under whatsoever pretext.
9. The LESSEE shall use the leased premises subject to and by following rules and regulations framed under the prevalent laws and shall maintain the said property and Electrical sub-station/DTC in good condition at his own costs.
10. The LESSEE shall not do any act affecting the title of the LESSOR to the subject premises.
11. That if the LESSEE intends to surrender the lease-hold rights, then he shall do so by giving 12 months notice to the LESSOR.
12. That in consideration of the lessee having paid the total rent, as aforesaid, the LESSOR does hereby grant and confer lease of the demised premises by putting him in actual possession TO HAVE AND TO HOLD the same for period of 99 years, as a lessee thereof.
13. All the taxes & other out going in respect of the said lease property upto date of completion of the lease and handing over possession to the lessee will be paid by lessor.
14. That all the expenses towards stamp-duty, registration charges and incidental expenses thereto were agreed to be paid and borne out by the lessor, and accordingly, he has done so.
15. The lessor declares that the said lease property is not subject to any reservation.
16. Nothing in this agreement shall be considered as sale of the said Lease Property or any part or portion thereof in favour of the Lessee.
17. If any permission or No Objection Certificate is required the obtained from any authority for granting a lease of the said Lease property as afore said, the Lessee shall obtain the same at its own costs as a condition precedent to the execution of the Deed of Lease. However the Lessor should extend full co-operation to Lessee for obtaining local sanction etc. from appropriate revenue authorities.
18. The Lessee shall observe and conform to the rules and relations prescribed by the local and/or competent authority and/ or bodies/or under any law for the time being in force relating to the constructions of substation and/ or other structures and/or public health in the said lease property..
19. That the lessee will not make any excavation upon any part of the said lease property remove any stone, earth or other material except so far as may be necessary for the purpose

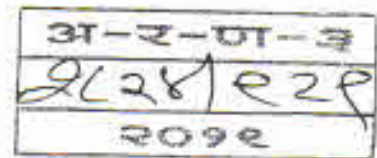


- of forming the foundation of the substation and the compound wall and executing the works as may be necessary the opinion of the company.
20. That the lessee shall permit the lessor and it's duly authorized agents and representatives to enter upon the said lease property after giving 24 hour's notice in writing in order to view and examine the state and conditions of the said lease property.
21. All notice, consent and approval under this lease shall being writing and any notice to be given to lessees shall be considered duly served if the same shall have been delivered to the address of the lessees herein above stated.
22. It is specifically agreed the parties hereto that all the expenses set up receiving station substation, and control room including construction cable upto receiving station, installation, maintenance etc. will be borne by lessee alone and on this assurance lessor has agreed to give the lessee the said lease property more particularly described in the second scheduled hereunder written.
23. The liabilities arising for the lessor by any means the attachment of the property by court's etc. will not affect any right of the lessee over the said lease property.

SCHEDULE "A" OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of the land bearing Plot No. 26A,26B,27A,27B & 37, Survey No.38/1, Mouje-Jewad, Ganuwadi, Amravati, admeasuring 612 Sq.mts within the Registration Division and District AMRAVATI Sub division and Taluka AMRAVATI situated at Revenue Village AMRAVATI and bounded by as follows.

ON OR TOWARDS THE EAST	:	ROAD
ON OR TOWARDS THE WEST	:	ROAD
ON OR TOWARDS THE NORTH	:	PLOT NO. 36B, 28A,
ON OR TOWARDS THE SOUTH	:	PLOT NO. 25



SCHEDULE "B" OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land which forms a portion of the LESSOR'S property described in Schedule A admeasuring 5m.X5m.=25 Sqmts. and bounded by,

ON OR TOWARDS THE EAST	:	Part of Plot of Pushp:Shri Apartment
ON OR TOWARDS THE WEST	:	Road
ON OR TOWARDS THE NORTH	:	Part of Plot of Pushp:Shri Apartment
ON OR TOWARDS THE SOUTH	:	Plot No. 25

IN WITNESS WHEREOF the parties hereto have signed hereunder at AMRAVATI this 22nd day of JULY 2019.

LESSOR

WITNESSES:-

1. [Signature]
2. [Signature]

For YASH:SHRI ENGINEEERS & CONTRACTORS

through its Partner Shri Ram Madhukar Mahajan

[Signature]

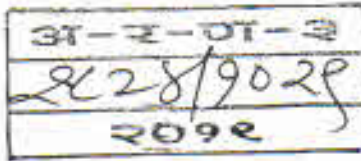
Shri Ram Madhukar Mahajan

LESSEE

[Signature]

Additional Executive Engineer

Shri Aniruddha Ramesh Alegaonkar



YASH:SHRI ENGINEEERS & CONTRACTORS,
through its Partner Shri Ram Madhukar Mahajan
LESSOR

Signature	Thumb Impression	Photograph
<u>[Signature]</u>		

(Shri Aniruddha Ramesh Alegaonkar)
Additional Executive Engineer
LESSEE

Signature	Thumb Impression	Photograph
<u>[Signature]</u>		

Witnesses :-

1) Name :- Shri Surendra Nana Pohokar

Address :- Amba Devi Road, Nr. Swami Samarth Temple, Janardan Peth, Amravati

AADHAR NO.:- 2912 4450 8967

Signature :- [Signature]

2) Name- Shri Dattatrya Prabhakar Rao Pohekar

Address:- Chhangani Nagar, Nr. Ram Mandir, Amravati

AADHAAR NO.:- -5142 1457 3281

Signature :- 





भारत सरकार
GOVERNMENT OF INDIA



आम आदमी पहचान
Anand Naray Poshkar
जन्म वर्ष / Year of Birth : 1975
लिंग / Male



2912 4450 8967

आधार - आम आदमी का अधिकार

भारत सरकार
Unique Identification Authority of India
Government of India

सामंजस क्रम / Enrolment No: 1008/22158/10296

सूचना प्राप्त की
Anand Naray Poshkar
Anand Naray Poshkar
Near Ekamra Shiksha Kendra (Anand Naray Poshkar)
Uttar
H. V. Nagar, Anand Naray Poshkar
Maharashtra 444605



5412298020290F



आपका आधार क्रमांक / Your Aadhaar No.:

2912 4450 8967

भारत सरकार
GOVERNMENT OF INDIA

आम आदमी पहचान
Dohatray Prabhakar Poshkar
जन्म वर्ष / Year of Birth : 1987
लिंग / Male

5142 1457 3281

आधार - सामान्य माणसाचा अधिकार

Signature

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O. Dohatray Prabhakar, रास्ता, गाव
के. डी. राम मंदिर रोड, कोल्हापूर / कोल्हापूर
पिन कोड: 444605, महाराष्ट्र
Address: S/O. Prabhakar
Police: Street/Road/Lane: Gali
No. 3, Ram Mandir Road,
Area/Locality/Sector: Chivargada
Nagar: Village/Town/City
Anand Naray Poshkar, H. V. Nagar
State: Maharashtra PinCode
444605

1947 1947 1947



346/2824

बुधवार, 24 जुलै 2019 1:27 म.नं.

दस्त गोषवारा भाग-1

अरन3

दस्त क्रमांक- 2824/2019

दस्त क्रमांक: अरन3/2824/2019

बाजार मूल्य: रु. 00/-

मोबदला: रु. 99/-

भरलेले मुद्रांक शुल्क: रु. 6,200/-

नोंदणी फी माफी असल्यास तपशिल :-

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

द. नि सह. द. नि अरन3 यांचे कार्यालयात

अ. क्रं. 2824 वर दि. 24-07-2019

रोजी 1:25 म.नं. वा. हजर केला.

पावती 3630

पावती दिनांक: 24-07-2019

सादरकरणाराचे नाव: यशश्री इंजीनीअर्स व कॉन्सल्टंट्स तर्फे
राम मधुकर महाजन

नोंदणी फी

रु. 1240.00

दस्त हाताळणी फी

रु. 580.00

पुष्टांची संख्या: 29

एकुण: 1820.00



दस्त हजर करणाऱ्याची सही

Joint Sub Registrar Amravati III

Joint Sub Registrar Amravati III

दस्तावा प्रकार: 36-अ-लिख अँड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्का क्रं. 24/07/2019 01:25:16 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 24/07/2019 01:27:02 PM ची वेळ: (फी)

प्रतिज्ञा: यश

नोंदणी कायदा १९०८ नियम १९६९ अंतर्गत सरवुतीनुसार
शिक्का क्रं. 24/07/2019 01:27:02 PM ची वेळ: (फी)

शिक्का क्रं. 24/07/2019 01:27:02 PM ची वेळ: (फी)







दस्त गोष्टवारा भाग-2

अरन3

28-28

दस्त क्रमांक: 2824/2019

24/07/2019 1 30:21 PM

दस्त क्रमांक : अरन3/2824/2019

दस्ताचा प्रकार :- 36-अ-लिफ्ट अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: महाराष्ट्र स्टेट इलेक्ट्रीसिटी डीस्ट्रीब्युशन कंपनी लि तर्फे अनिरुध्द रमेश आलेगावकर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एम आय डी सी अमरावती, महाराष्ट्र, अमरावती. पिन नंबर:	लायसेन्सी वय :- 47 स्वाक्षरी:		
2	नाव: यशश्री इंजीनीअर्स व कॉन्सल्टंट तर्फे राम मधुकर महाजन पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: कृष्णार्पण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन नंबर:	लायसेन्सर वय :- 49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिफ्ट अँड लायसन्सेस चा दस्त ऐवज करून दिल्यास कबुल करतात.
शिक्का क्र.3 ची वेळ: 24 / 07 / 2019 01 : 28 : 05 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देण-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: दत्तात्रय प्रभाकरराव मोहेकर वय: 50 पत्ता: छांगानी नगर अमरावती पिन कोड: 444601		
2	नाव: सुरेंद्र नाना पोहोकर वय: 42 पत्ता: जनाईन पेठ अमरावती पिन कोड: 444601		

शिक्का क्र.4 ची वेळ: 24 / 07 / 2019 01 : 28 : 47 PM

शिक्का क्र.5 ची वेळ: 24 / 07 / 2019 01 : 29 : 07 PM नोंदणी पुस्तक 1 बंधू 9 नं. 28-28 नवरी नोंदणी

Joint Sub Registrar Amravati III

EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH004377430201920E	0002294928201920
2	MH004386453201920E	0002294925201920
3	2207201912795	2207201912795D

2824 / 2019

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दस्त गोष्टवारा भाग-2

अरनउ 28 28
दस्त क्रमांक: 2824/2019

24/07/2019 1 30:21 PM

दस्त क्रमांक : अरनउ/2824/2019

दस्ताचा प्रकार :- 36-अ-लिफ्ट अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: महाराष्ट्र स्टेट ईलेक्ट्रीसिटी डीस्ट्रीब्यूशन कंपनी लि तर्फे अनिरुध्द रमेश आलेगावकर पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: एम आय डी सी अमरावती, महाराष्ट्र, अमरावती. पिन नंबर:	लायसेन्सी वय :- 47 स्वाक्षरी:		
2	नाव: यशश्री इंजीनीअर्स व कॉन्सल्टंट तर्फे राम मधुकर महाजन पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: कृष्णार्पण कॉलनी अमरावती, महाराष्ट्र, अमरावती. पिन नंबर:	लायसेन्सर वय :- 49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तपाकरीत 36-अ-लिफ्ट अँड लायसन्सेस चा दस्त ऐवज करून दिल्यास कबुल करतात.
शिक्का क्र.3 ची वेळ: 24 / 07 / 2019 01 : 28 : 05 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: दत्तात्रय प्रभाकरराव पोहोकर वय: 50 पत्ता: छांगानी नगर अमरावती पिन कोड: 444601		
2	नाव: सुरेंद्र नाना पोहोकर वय: 42 पत्ता: जेनार्दन पेठ अमरावती पिन कोड: 444601		

शिक्का क्र.4 ची वेळ: 24 / 07 / 2019 01 : 28 : 47 PM

शिक्का क्र.5 ची वेळ: 24 / 07 / 2019 01 : 29 : 07 PM नोंदणी पुस्तक 1 खध्ये 9 नोंदणी बुकाने 28 28 नोंदणी नोंदणी

Joint Sub Registrar Amravati III

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