

X-102/2 Badjale Real Estate

274/4570

पावती

Original/Duplicate

Thursday, June 01, 2017

नोंदणी क्र.: 39M

11:52 AM

Regn.: 39M

पावती क्र.: 5609 दिनांक: 01/06/2017

गावाचे नाव: रेंगापार

दस्तऐवजाचा अनुक्रमांक: नमन(ग्र)-4570-2017

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: मे. बडजाले रियल इस्टेट प्रा. ली. तर्फे श्री महावीर त्रिलोकचंद धानेचा . .

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 700.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे
12:10 PM ह्या वेळेस मिळेल.

DELIVERD

NGR10

बाजार मूल्य: रु. 16048200/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 200/-

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

2) देयकाचा प्रकार: By Cash रक्कम: रु. 600/-

नोंदणी फी माफी असल्यास तपशिल :-

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

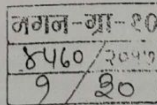
Maharajam



CHALLAN
MTR Form Number-6

GRN	MH00180063S201718E	BARCODE			Date	30/05/2017-12:24:32		Form ID	36	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID (If Any)					
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha					PAN No.(If Applicable)					
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR					Full Name		Ms BADJATE REAL ESTATES PVT LTD			
Location NAGPUR										
Year 2017-2018 One Time					Flat/Block No.		X-102/2			
Account Head Details			Amount In Rs.		Premises/Building					
0030046401 Sale of NonJudicial Stamp			200.00		Road/Street		RENGAPAR			
					Area/Locality		6144.00 SQ.MTRS			
					Town/City/District					
					PIN		4 4 1 1 0 8			
					Remarks (If Any)					
					SecondPartyName=M I D C NAGPUR-					
					Amount In		Two Hundred Rupees Only			
Total			200.00		Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN		Ref. No.		00040572017053088411 CKC6019989	
Cheque/DD No.					Date		30/05/2017-12:25:01			
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
खदर पदलन केवल दुय्यम लिखक कार्यालयत नोदणी करारवाच्या दस्तासाली लागू आहे. नोदणी न करारवाच्या दस्तासाली खदर पदलन लागू नाही.





अंतिम करारनामा (Lease Agreement)

Annexure

(Form of Lease)

मज-ग्रा-२०
४५६०/२०१९
२/३०



THIS LEASE made at NAGPUR the 31 day of March Two Thousand Seventeen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093. hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

M/S. BADJATE REAL ESTATES PVT. LTD., a company incorporated under the act 1956 (No. 1 of 1956), and having its Registered office at 274, Sanjay Apartment, Dharampeth Extension, Harne Mahila Samaj, Gokulpeth, Nagpur-440010, hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part.

WHEREAS

Bodjate Real Estates Pvt. Ltd.

Maheshwar
Director/Aut. Signatory

3
Regional Officer
M.I.D.C., Nagpur

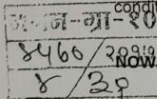
(A) By an **Agreement to Lease** dated the 24th day of **Recitals April-2012** and made between the Lessor of the **One Part** and Lessee/Lessees of the **Other Part**. The Lessor agreed to grant to the Lessee/Lessees upon the performance and observance by the Lessee/Lessees of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximately **6144.00 Square Meters** or thereabouts in **Butibori Industrial Area** bearing **Plot/ Shed/Gala/Unit No. X-102/2**, hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

The said Agreement to Lease is registered with the Jt. Sub-Registrar Class-2 of Assurances, **Nagpur Rural No. 10, Nagpur, Dist. Nagpur** Under Serial No. **01595-2012** on 08th day of **May-2012**.

(B) The Lessee/Lessees has/have paid the Stamp Duty of **Rs. 4,81,455/-** (Rupees Four Lacs Eighty One Thousand Four Hundred & Fifty Fived only) on the 20th day of **March-2012** on the **Agreement to Lease** dated 24th day of **April-2012** on the amount of the premium of **Rs. 1,60,48,200/-** (Rupees One Crore Sixty Lacs Forty Eight Thousand & Two Hundred only).

(C) At the request of the Lessee/Lessees, the Lessor handed over the **possession** of the Demised Land to the Lessee/Lessees on the 6th day of **January-2012** and the Lessee/Lessee has/have completed **0.35 %** construction on the Demised Land as per the plans approved by the Lessor and obtained **Occupation Certificate (OC)/ Building Completion Certificate (BCC)** from the Lessor.

(D) The Lessee/Lessees has/have now requested the Lessor to execute lease in favour of the Lessee/Lessees which the Lessor has agreed to do on the terms and conditions stipulated hereunder.



NOW THIS LEASE WITNESSETH as follows:

In consideration of the Demised Land of the sum of **Rs. 1,60,48,200/-** (Rupees One Crore Sixty Lacs Forty Eight Thousand & Two Hundred only) paid by the Lessee/Lessees to the Lessor towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee/Lessees hereinafter contained the Lessor doth hereby demise unto the Lessee/Lessees **ALL** that piece of land known as **Plot/Shed/Galla/Unit No. X-102/2** in the **Butibori Industrial Area**, and within Village limits of **Rengapar**, Taluka and Registration sub-District **Nagpur (Rural)**, District and Registration District **Nagpur** and outside the limits of **Nagpur Municipal Corporation**, containing by

Description of Land

Bodjate Real Estates Pvt. Ltd.
[Signature]
 Director/Author

[Signature]
Regional Officer
M.I.D.C., Nagpur

