



CHALLAN
MTR Form Number-6



GRN	1003478296202324E	BARCODE			Date	12/06/2023-18:22:05	Form ID	36
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name NGP1_HQR SUB REGISTRAR NAGPUR 1				Full Name		JEEWAN ASHA MACHHARIAL AND OTHERS		
Location NAGPUR								
Year 2023-2024 One Time				Flat/Block No.		MOUZA BHAMTI, KH.NO. 97, PLOT NO 32,		
Account Head Details			Amount In Rs.	Premises/Building		AREA 682.720 SQ MTRS		
0030046401 Stamp Duty			16200.00	Road/Street		NAGPUR		
0030063301 Registration Fee			3150.00	Area/Locality		NAGPUR		
				Town/City/District				
				PIN		4	4	0 0 2 2
				Remarks (If Any)				
				SecondPartyName=NAGPUR IMPROVEMENT TRUST-				
Total			19,350.00	Amount In		Nineteen Thousand Three Hundred Fifty Rupees Only		
				Words				
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02202292023061206792	151829964	
Cheque/DD No.				Bank Date	RBI Date	12/06/2023-18:22:05	Not Verified with RBI	
Name of Bank				Bank-Branch		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. : 9420251045

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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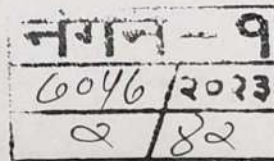
Print Date 12-06-2023 06:22:32

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1206202313467	Date 12/06/2023
Received from JEEWAN ASHA MACHHARIAL AND OTHERS, Mobile number 9420251045, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Nagpur 1 of the District Nagpur.	
Payment Details	
Bank Name BKID	Date 12/06/2023
Bank CIN 10004152023061212549	REF No. 151829766
This is computer generated receipt, hence no signature is required.	

J. A. Machharial



Nagpur Improvement Trust

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

Plot No. 32

Kh. No. 97

Mouza Bhamti

Stamp Duty (Rs.): 16200.00

Regn. Fee (Rs.) : 3150.00

INDENTURE OF LEASE RENEWAL

Premium Rs.: 246889.00

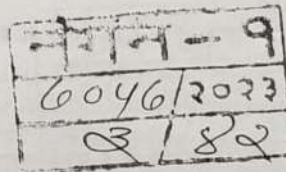
THIS INDENTURE made this 16th day of June 2023 Between the Nagpur Improvement Trust, Nagpur. A Statutory Authority, constituted under the Nagpur Improvement Trust, Act 1936, acting through its Executive Officer (hereinafter called the "LESSOR" which expression shall, unless inconsistent with the context include its successors and assignee) of ONE PART, and

1) SMT JEEWAN ASHA MACHHARIAL Age: 74 Yrs. Occu: HOUSEWIFE, FOR SELF & AS A POWER OF ATTORNEY HOLDER FOR SR. NO.22) SAUL PRIYA AKASH SONDHI Age: 44 Yrs. Occu: SERVICE, 3) SHRI. RAJESH RAMESH PAWAR Age: 47 Yrs. Occu: SERVICE, 4) SMT. VIDYA RAMESH PAWAR Age: 65 Yrs. Occu: HOUSEWIFE, R/O PLOT NO.32, NIRMAAL APARTMENT, RAM MANDIR ROAD SWALAMBI NAGARA NAGPUR-440022

(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 22nd day of Dec-1989 the "Lessor" demised to **KOYALA EMPLOYEES CO OP SOC. LTD** on lease hold rights the original "Lessee" all the plot containing by admeasurements area 682.720 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 to hold the same for and commencing from the 16th day of JUL-1989 and ending on 31st day of MAR-2020 the said indenture containing a covenant for the renewal of demise on the expiry of the aforesaid term and it being expired.

Whereas subsequently the Lease Hold Rights got assigned and transferred from time to time during the lease period, and



(2)

Whereas presently the Apartments Building is constructed over the said plot No. 32 and the said building is submitted to the provisions of Maharashtra Apartments Ownership Act and the "Deed of Declaration" in respect of the same is duly registered with the Sub Registrar Nagpur on 21/01/2021 day at Serial No. 184

And Whereas as per the Deed of Declaration, the present lessee has got 16.66 percent undivided share and interest over the said plot of land, and has requested the lessor to renew the lease/execute the lease in respect of the said undivided share and interest in the said plot. The remaining undivided share of lease deed of 83.28 % was executed on 23/12/22 vide document no. 8979. Vide this undivided remaining land share 100 % undivided land share is executed. $83.28 + 16.66 = 100\%$

The lessee of both the share i. e. 83.28 (lease renewed on 23/12/22) and 16.66 % share (present lessee) can come together at the time of further renewal as 100 % share collectively.

And Whereas the lessee has agreed to pay a yearly Ground Rent of Rs. 2469.00 and also agreed to abide by the terms and conditions of the original Indenture of Lease.

And Whereas the lessor has now granted the lease for the undivided share in the plot more specifically described in the Schedule-'B' written hereunder, on lease hold rights, in continuation of the original lease deed, for the renewed period commencing from the 01st day of APR-2020 and ending on 31st day of MAR-2050 date subject to the following terms and conditions.

TERMS AND CONDITIONS

(a) That, the "Lessee" shall pay the yearly ground rent of Rs. 2469 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 2020.

The "Lessee" at present Pays Rs. 2966 as prevailing Corporation Taxes per annum. Total annual average rent is Rs. 5435 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 (b) of section 90 of the Nagpur Improvement Trust Act, 1936.

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(3)

(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.

(g) The LESSEE/ASSIGNEE shall take the building permission from Appropriate Planning Authority, for the construction of building before starting constructions on the demised land. The construction of the building should be as per the sanctioned plan approved by the Planning Authority. If any permission for multistoried building was granted, in that case, the Deed of Declaration should be in accordance with the sec. 4, 10, 11, 12 of the Maharashtra Apartment Ownership Act, 1970 and got registered.

(h) If the demised land is subjected for the development wherein the LESSEE executes the development agreement with the DEVELOPER/BUILDER under this circumstances after the completion of entire project the re-conveyance deed shall be executed by the DEVELOPER/BUILDER in favour of the LESSEE/ASSIGNEE/SOCIETY/ASSOCIATION as per the provisions of Registration Act and other relevant laws.

Provided any documents related with the lease plot should be registered before the Registrar under the relevant provisions of Registration Act, 1908 shall be treated as a valid document of evidence of title of LESSEE/ASSIGNEE.

(i) The LESSEE shall permit the LESSOR, or any servant of the Nagpur Improvement Trust at all reasonable time of the day during the terms hereby granted to enter into and upon the demised premises and to inspect the site for repairs thereof and if upon such inspection it shall appear that any repairs are necessary the LESSOR may direct the LESSEE to execute the repairs and upon his failure to do so within a reasonable time to execute them at the expense in all respects of the LESSEE.

(j) The LESSEE shall permit the LESSOR or any person nominated by it or any servant or contractor of the Nagpur Improvement Trust, the Nagpur Corporation and Maharashtra State Electrical Board to enter into and upon the demised premises with such workmen, as may be necessary for the purpose of laying repairing or replacing a water pipe line, sewer line or an electric supply line or for any work connected therewith, as also for the purpose of making any connection from the house to those service lines laid in the premises.

(k) The LESSEE shall not disturb or build over or otherwise deal with so as to impair utility without previous permission of the LESSOR on survey marks or sub traverse make existing on the land which are for clearness shown 'Nil' on the plan hereto annexed and which are specified in Schedule 'B' hereunder written.

(l) The LESSEE shall not disturb or build over or otherwise deal with or interfere with any of the service lines, referred to in sub-clause (c) without the previous permission in writing of the authority which laid the service line.

(m) The LESSEE shall not assign transfer or part with the possession of the demised premises so as to cause any sub-division therein or otherwise to alter nature of this present demise.

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(4)

Provided however, that the LESSOR may subject to such terms and conditions, as it may fix grant permission to the LESSEE to part with permission of the demised premises so as to cause any subdivision therein, otherwise alter the nature of this present demise.

Provided further that, where sub-division of the demised plot is permissible as per the rules and LESSEE with an intention to sub-divide the demised plot and applies for sub-division and the permission to transfer/assign the sub-divide the demised plot and when such permission is granted the LESSEE shall have to pay 50% of the unearned income if the transfer/assignment is/was made within five years from the date of sub-division of plot, the unearned income shall be payable as per difference between premium paid and the market price of the land prevailing on the date of sale. In case there is dispute regarding market price of sub-divided plot, the decision of the Chairman shall be conclusive and final and binding to the LESSEE

(n) The LESSEE shall not without the previous permission in writing of the LESSOR, use or allow to be used the premises of the demised land in contravention of the regulation framed u/sec. 90 of the Nagpur Improvement Trust Act, 1936 and Development Control Rules.

(o) The LESSEE as also the assignee and the mortgagor/mortgage shall within one month of assignment, mortgage or transfer of the demised premises deliver a notice of such of assignment, mortgage or transfer to the LESSOR setting for the names and description of the parties to every such assignment, mortgage or transfer and particular and the effect thereof.

(o-1) The LESSOR, in case the notice referred to in sub-clause (o) is delivered to it, shall intimate to the LESSEE, assignee, and mortgagee or transferee about arrears of the trust due and its right of re-entry repossession over the demised premises to remedy breach of any or all clauses of condition of lease within a period of the three month of the date of the intimation of that effect.

(p) The LESSEE shall use demised land/plot as per allotment order. If, the LESSEE/ASSIGNEE use the demised land other than that of order as per allotment it is to be treated as breach of condition of the Lease Deed under this circumstances the LESSEE/ASSIGNEE shall be liable for action for cancellation of lease including penalty.

(q) This INDENTURE of LEASE the conditions and terms contained therein would be subject to Nagpur Improvement Trust Land Disposal Rules 1983, which has overriding effect and further that if the plot is allotted on concessional rates additional conditions mentioned in Rules 24 would be applicable.

(q-1) The plot is allotted on the concessional premium and hence condition as described under Rules 24 of the Nagpur Improvement Trust Land Disposal Rules, 1983 and as may be imposed by the Chairman shall be applicable.

(r) The decision of the LESSOR or any person it may appoint in this behalf on any question, which may arise, concerning any alleged breach of any of the foregoing clauses shall be final.

(s) The LEASE of demised land shall be suspended or cancelled, if the LESSEE/ASSIGNEE files any false information/documents regarding title acquired by him/her.

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(t) The LESSEE/ASSIGNEE shall have rights to transfer/assign/convey the leasehold rights of demised plot.

The LESSOR covenants that the LESSEE paying the rent thereby reserved and performing and observing the conditions herein contained shall peaceably hold and enjoy the said land during the said term without any lawful interruption or disturbance by the LESSOR or any person lawfully claiming through it.

Provided that if the said rent or any part thereof shall at any time be in arrears and unpaid for one Calendar month next after the date where on the same shall have become due whether they shall have been lawfully demanded or not, as also upon the breach or non-observance by the LESSEE of any of the said conditions, the LESSOR may notwithstanding the waiver of any previous causes or right of re-entry upon the said land and reposes it as if this demise had been made the LESSEE in such case being entitled within three Calendar months from the date of such re-entry.

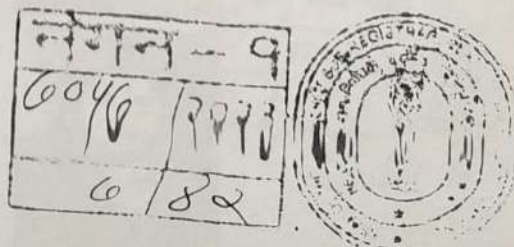
Provided further that when any cause or right of re-entry arise under the foregoing provision, it shall be lawful for the LESSOR, as the consideration for the non-exercise of the power of re-entry to receive from the LESSEE a sum of money not exceeding Two years ground rent plus interest @ 12% p.a. or as may be decided from time to time shall levied in case of payment of ground rent made after due date i.e. 1st of June of each year.

Provided also that when any cause or right off re-entry arises under the first provision, upon the breach or non-observance of the conditions of clause and sub clauses, thereof in respect of erection or alternation, it shall be lawful for the LESSOR to ask the LESSEE to demolish or alter the unauthorized construction, as it may deem necessary, within reasonable time, as a consideration for the non-exercise of the power of re-entry instead of receiving a sum of money as provided above.

(u) That, in case of any dispute between the LESSOR AND LESSEE regarding the breach of any term or condition of the Lease Indenture, the decision of the Chairman of LESSOR shall be final and binding on the parties.

(v) The LESSEE/ LESSEES, has/have read and understood the provisions of the Land Disposal Rules and agrees to abide by the provisions of Land Disposal Rules 1983, terms and conditions of this lease and the Resolutions passed/Policies framed by the LESSOR from time to time.

The LESSOR further covenants that, after the expiry of lease period, lease may be renewed as per the prevailing Rules & Regulations and policies framed by Nagpur Improvement Trust, Nagpur at the time of subsequent lease renewal.



(6)

'SCHEDULE "A"'

Plot No. 32 in Bhamti Parsodi Street Scheme
N.I.T. Kh.No. 97 Mouza Bhamti layout/ Precinct
Nagpur / Ward No. 75 Division WEST Tahsil, and District Nagpur.
Admeasuring 682.720 Sq.Meter 7349.00 Sq.ft Dimensions are marked on
plan enclosed.

'SCHEDULE "B"'

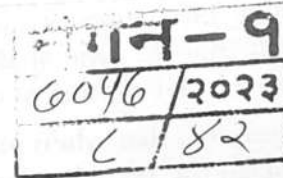
16.666 % Undivided share in NIT Plot No. 32 in
Bhamti Parsodi Street Scheme N.I.T. Kh.No. 97
Nagpur / Ward No. 75 Division WEST Tahsil, and District Nagpur.
Admeasuring 682.720 Sq.Meter 7349.00 Sq.ft Dimensions are marked on
plan enclosed.

Sheet No. 285/40 City Survey No. 37

USER OF PLOT : RESIDENTIAL

Boundaries:-

NORTH - ROAD
SOUTH - ROAD
EAST - PLOT NO. 31
WEST - ROAD



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

WITNESSES :-

Ch. S. Palode
Executive Officer

Nagpur Improvement Trust
LESSOR

Date 16/6/2023

J. A. Moehhan'd

Rajesh Pawar



S. P. Sawarkar

1st Witness :-
(S. P. SAWARKAR)



H. R. Pawar
2nd Witness :-
H. R. Pawar



R. Pawar

LESSEE
Date 16/6/2023



Nagpur Improvement Trust

Partly Undivided Land Share List

Plot Number: 32

Layout Name: KH. NO. 97 MOUZA BHAMTI

Sr
No. Account Id

Owner Name

Flat No

Land
Share%

1.	202112223	SMT JEEWAN ASHA MACHHARIAL; SAU. PRIYA AKASH SONDHI	FLAT NO. F- 1 FF	8.333
2.	202112225	SHRI. RAJESH RAMESH PAWAR, SMT. VIDYA RAMESH PAWAR	FLAT NO. F- 4 FF	8.333

Partly Land Share Total 16.666

38764
सचिव (संपत्ती विभाग) - ६
ना.सु.प्र., नागपूर

ASD Patil
Executive Officer
Nagpur Improvement Trust
Nagpur
LESSOR

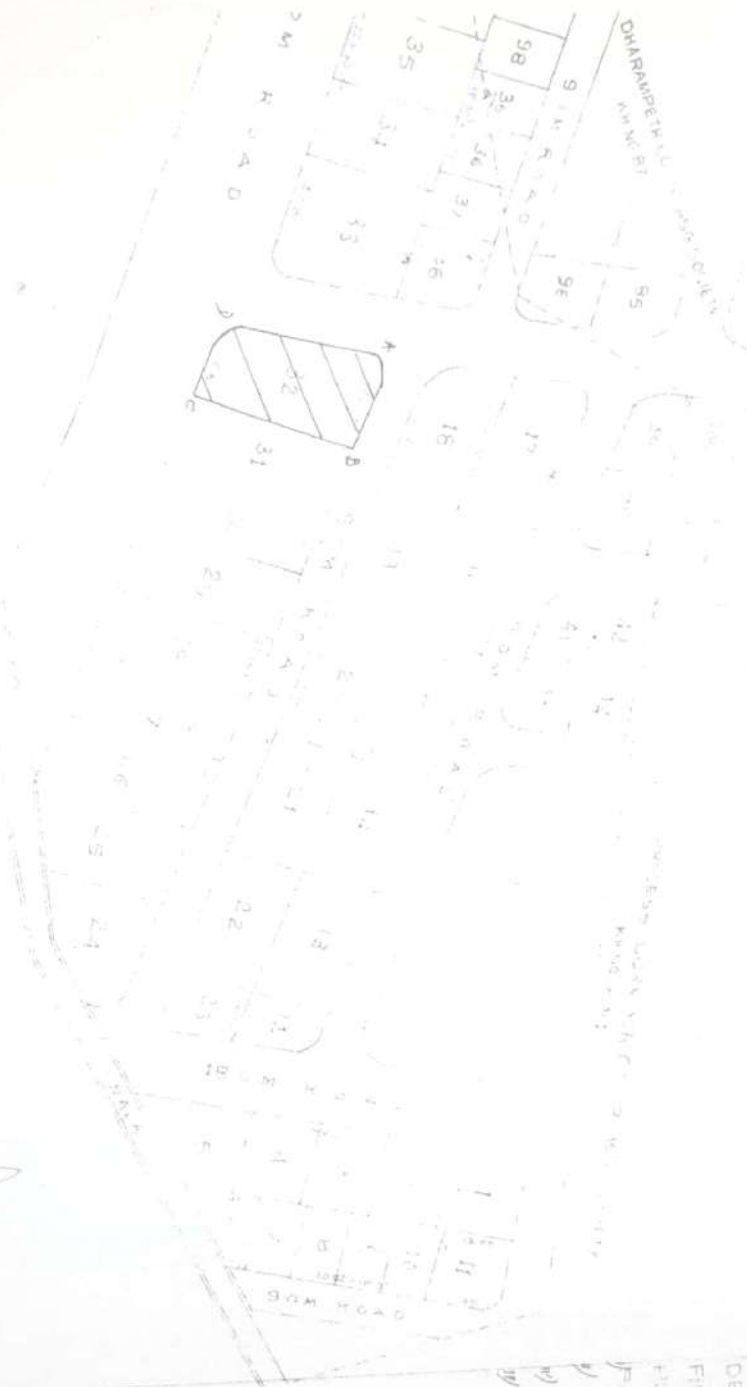
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ANCI 108 N 91
BHIMTI
BHIMTI P. ST. SCH
MT KTR/16270
18/9/79



④ Assistant District Engineer
Hapur Improvement Trust

11/11/2013

ML: BHIMTI KTR 95

PLOT NO 32 AS PER D.D. NO. 1
RESIDENT

DIMENSIONS
A B 24.00 mtr
B C 39.00 mtr
C D 15.50 mtr
D A -

PLOT AREA 781.53 sqm
DEDUCT FOR ROAD 327.53 sqm
FINAL PLOT AREA 454.00 sqm

PLOT LEASED TO
SHRI RAJESH KUMAR
SHRI VIDYA

SHRI RAJESH KUMAR
SHRI VIDYA

SHRI RAJESH KUMAR
SHRI VIDYA

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DEPUTY DISTRICT OFFICER
Hapur Improvement Trust
LESSOR

① T. P. Acharya
② T. P. Acharya

③ T. P. Acharya

LEASEE

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MTR Form Number-6

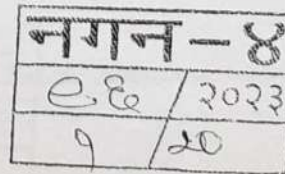
GRN	MH01319840920223E	BARCODE			Date	03/01/2023-18:41:16	Form ID	48(f)
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR				Full Name JEEWAN ASHA VIJAY KUMAR MACHHARIAL				
Location NAGPUR								
Year 2022-2023 One Time				Flat/Block No. CTS NO- 37/191				
Account Head Details			Amount In Rs.	Premises/Building				
0030046401 Stamp Duty			500.00	Road/Street MOUZA- BHAMTI				
0030063301 Registration Fee			100.00	Area/Locality NAGPUR				
				Town/City/District				
				PIN 4 4 0 0 2 4				
				Remarks (If Any)				
				SecondPartyName=PRIYA A SONDHI-				
Total			600.00	Amount In	Six Hundred Rupees Only			
				Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572023010332919 IK0CAVYBD8		
Cheque/DD No.				Bank Date	RBI Date	03/01/2023-18:24:42 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 दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 0000000000

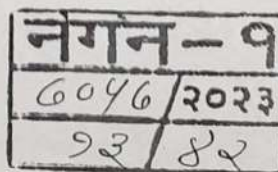
Spreeja

J. A. Machharia



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Print Date 03-01-2023 06:42:40



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0301202312730	Date 03/01/2023
Received from i, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 4 of the District Nagpur.	
Payment Details	
Bank Name SBIN	Date 03/01/2023
Bank CIN 10004152023010311934	REF No. 300394598323
This is computer generated receipt, hence no signature is required.	

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GENERAL POWER OF ATTORNEY

THIS DEED OF General Power of Attorney is made and signed at
Nagpur on this 4th day of January, 2023;

