INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Certificate No.	:	IN-MH03964371783333J
Certificate Issued Date	:	18-Aug-2011 12:09 PM
Account Reference	:	SHCIL (FI) mhshcil01/NAGPUR/ MH-NGP
Unique Doc. Reference	:	SUBIN-MHMHSHCIL01042551827772681
Purchased by	:	RAJENDRA S DESHMUKH
Description of Document	:	Article 36 Lease
Property Description	:	PLOT NO 89, KH NO 145, MOUZA LENDHRA
Consideration Price (Rs.)	:	6,900 (Six Thousand Nine Hundred only)
First Party	:	NAGPUR IMPROVEMENT TRUST
Second Party	:	RAJENDRA S DESHMUKH
Stamp Duty Paid By	:	RAJENDRA S DESHMUKH
Stamp Duty Amount(Rs.)	:	4,350 (Four Thousand Three Hundred And Fifty only)

Please write or type below this line

SEAL OF THE JOINT SUB REGISTRAR CLASS-II NAGPUR CITY NO.3

नगन - ८
४८५३/२०११
१/१०

SHCIL-MAHARASHTRA

Mode of Receipt

Received From : MAHENDRA P DESHMUKH	Pan No :
Instrument Type : CASH	Instrument No :
Instrument Number :	Instrument Amount : ₹ 5,000.00 (Rupees Five Thousand Only)
Drawn Bank Details :	
Pan Card No :	Mobile No :
Transaction Reference No : 0	





Plot-Lendhra
Front Rent Rs 4350/-

Rent 550/-



नवाप्र - ८
२४३/५०९१
2/10

Premium Rs. 6300/-

This INDENTURE made this 23rd day of Aug 2011 between the Nagpur Improvement Trust, acting through its Executive Officer thereinafter called the 'lessor' which expression shall, unless inconsistent with the context include its successors and assignees of the one part, and

Shri. Rajendra s/o Shrikrishna Deshmukh aged 54 years occu. Business, R/o. Plot No. 93 Lendhra Layout Ramdubigha Nagpur

thereinafter called the "LESSEE" which expression shall unless in consistent with the context include his heirs executors administrators, representatives and assignees of other part :

Whereas by an original indenture dated the 15th day of May 2002 the lessor demised to the lessee all the plot containing by admeasurement 954.70 square meters 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 there of 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 15th day of February 1951 ending on 14th day of February 2011 the said indenture containing a convenant 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 Shri/Smt. Rajendra S/o. Shrikrishna Deshmukh has now requested the lessor to execute a new lease to him/her in accordance with the said convent. Know all men by these presents that the lessor here by demises to the lessee all that aforesaid plot of land.

To hold the same in continuation of the original lease-deed for the second term commencing from the 15th day of February 2011 and ending on 14th day of February 2041 subject to the following conditions :-

a) The lessee shall pay the yearly ground rent of Rs. 621/- (Rs. Six hundred twenty one only) 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 of the lease may revise the ground rent, and the lessee has to pay such enhanced ground rent to the lessor without may demur. The first of such payment is to be made on the first day of June 1961. The lessee at present pays Rs. 3,723/- as Corporation Taxes per annum. Total annual average rent is Rs. 4,344/- per annum.

b) The lessee shall from time to time and all times during the said term pay and discharge all rates, taxes charges and assessments of every description including Land Revenue and Non-agriculture assessment, which at any time hereafter during the said term be assessed, charged or imposed upon the said land hereby demised or the building erected thereupon the Land Lord or Tenant in respect thereof.

c) The lessee shall not make any excavation upon part of said land or remove and stone, sand, gravel clay 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 purpose to the terms of this lessee and in doing soothe lessee shall exercise reasonable care to ensure that foundations of any building on the adjoining plots are not there by adversely affected.

d) No erection re-erection or alternating shall be made in any building or part there of 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 any use in contravention of the provisions of any regulation made under clause (h) of section 98 of the Nagpur Improvement Trust Act.

e) The lessee shall during the said term repair which term shall include the usual and necessary annual internal and external painting, colour and white washing Pave, cleanse and keep in good order and conditions to the satisfaction of the lessor or such persons as it may appoint for the purpose the said land and building, drains, compound walls, fences and any other construction thereon.

f) The lessee shall permit the lessor or any employee of the Nagpur Improvement Trust at all reasonable time of the day during the terms hereby granted or enter into and upon the demised premises and to inspect the state or 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 respect of the lessee.

f-1) The lessee shall permit the lessor or any person nominated by it or any servant of contractor of the Nagpur Improvement Trust, the Nagpur Corporation & Maharashtra State Electricity Board to enter into and upon the demised premises with such workmen, as a may be necessary, for the purpose of laying, repairing or replacing a water pipe line, sewer line or an electric supply line for any work connected there with as also for the purpose of making any connection from the house to these service lines laid in the premises.

g) The lessee shall not disturb or build over or otherwise deal with so as to repair utility without the previous permission of the Collector survey marks or sub traverse marks existing on the land which are for clearness shown "Sol" on the plan here to annex and which are specified in Schedule "B" hereunder written.

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

h-1) The lessee shall not assign transfer or mortgage the demised premises without prior permission of the lessor.

i) The lessee shall not assign transfer or part with the possession of the demised premises so as of cause any subdivision there in or otherwise to alter the nature of this present demise. Provided however, that the lessor may subject to such terms and conditions as it may by grant permission to the lessee to assig, transfer or the part with possession of the demised seas to cause any subdivision there in otherwise alter the nature of this present demise.

j) The lessee as also the assignee and the mortgage shall with in one month of assignment, mortgage or transfer of the lessor setting for the names and description of the parties to every such assignment, mortgage or transfer and the particulars and the effect there of.

k) The lessor in case the notice the referred to in sub-clause (k) is delivered to it, shall intimate to the lessee assignee, mortgage or transferee about arrears of the Trust dues and its right of re-entry repossession over the demised premises to remedy breach of any or all clauses of condition of lease with in a period of the alleged breach of any of the forgoing clauses shall be final.

l) This renewal is subject to the conditions which may be imposed by the State Government in respect of enhanced premium, Ground rent etc. or any other conditions which may be imposed by the State Government for renewal of this lease period.

m) The decision of the lessor or any person it may appoint in his behalf on any question which may arises concerning any alleged breach of any of the foregoing clauses shall be final.

n) The lessee convents that the lessee paying the rent hereby reserved and performing and observing the conditions here in contained shall peaceably hold and enjoy the said land during the said term without any lawful interruption or disturbance by the lessor or any persons lawfully claiming it.

Provided that if the said rent or any part there of shall at any time be in arrears and unpaid for one calender month next after the date where on the same shall have become due whether same shall have been lawfully demanded or nor as also upon the breach or non-observance by the lessee of any of the said conditions the lessor may notwith standing the waiver of any previous cause or right of re-entry enter upon the said land repossess it as if this demises had not been made the lessee in such case being entitled to the three calender months from the date of such re-entry to remove all building and fixtures which at any time during the currency of the demises shall have been erected or affixed by him her upon the said land.

Provided further that if such right of re-entry or right of re-entry arises under this foregoing power it shall be lawful for the lessor, at the request and consideration for the non-exercise of the power of re-entry to receive from the lessee sum of money not exceeding two years rent.

Provided also that where any cause or right of re-entry arises under the first proviso, upon the breach of any one or more of the conditions of sub-clause (k) of clause I here of in respect of erection of construction, 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.

5) The lessor further convents that after expiry of the lease period lease would be renewed as per the prevailing Rules.

SCHEDULE "A"

Plot No. 39, in Civil Station Exp. Scheme Nagpur Improvement Trust Kh. No 145, Mauza-Londhera Layout / Present Nagpur/Ward No. 78 Tahsil, Registration sub district and district Nagpur, Admeasuring 852.70 sq. meter 9200.00 sq. ft. dimension are marked on the plan enclosed Sheet No. — City Survey No. –

USER OF PLOT : Residential Only

Boundaries North : Plot No. 98

South : Plot No. 100

East : Plot No. 221 & 122

West : Road.

SCHEDULE "B"
NIL.

In witness where of the parties here to have set there hands the day and year written in each case.

WITNESSES :

1st Witness

2nd Witness

1st Witness

2nd Witness

Executive Officer
Nagpur Improvement Trust, Nagpur
LESSOR
Dated 23/8/11

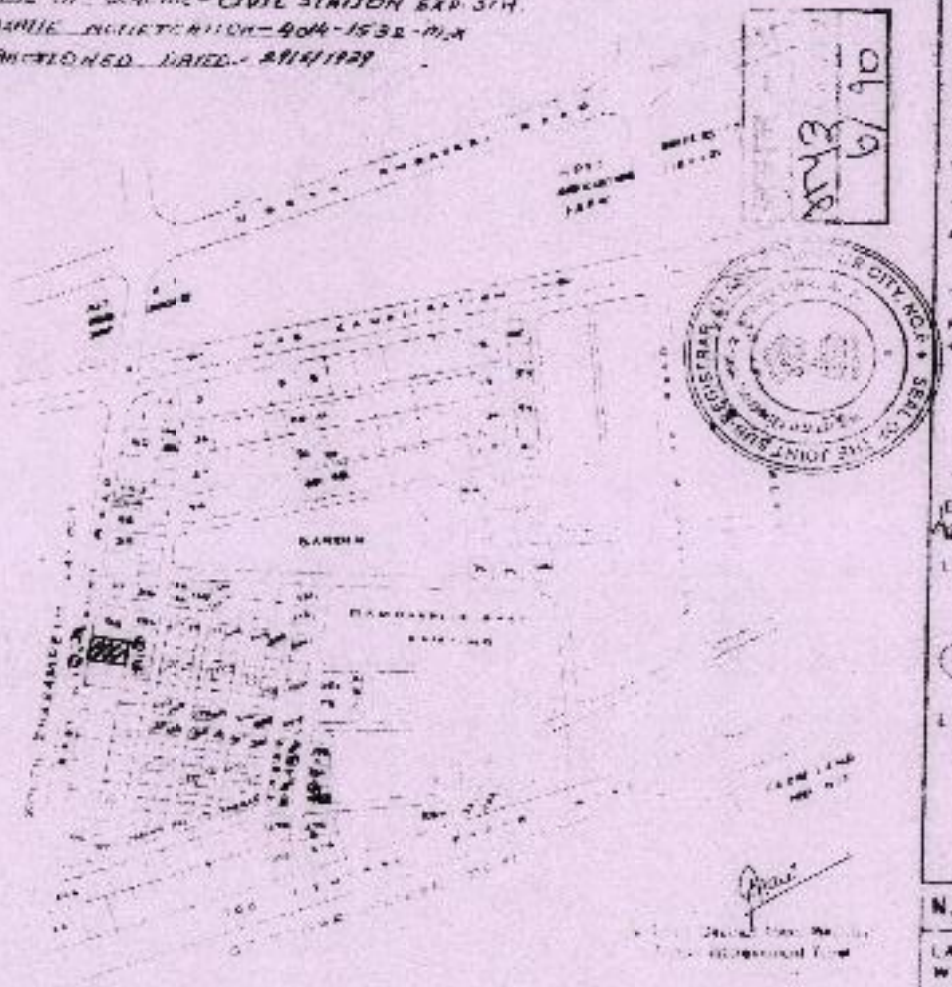
REGISTRAR CLASS-II

MN3
E/90

LESSEE
Dated 23/8/11

LD-6

NAME OF SCHEME - CIVIL STATION EXP. 3rd.
GAZETTE NOTIFICATION - 4044-1532-M/A
SANCTIONED DATED - 28/4/1929



PLOT NO - 99 (AS PER DP. 2001 - RESIDENTIAL)
DIMENSIONS
AB - 35.052 MT
BC - 24.384 MT
CD - 35.052 MT
DA - 24.384 MT
AREA OF PLOT - 854.70 SQ.MT.
DEDUCTION FOR ROAD CONCESSIONS -
TOTAL PLOT AREA - 854.70 SQ.MT.
PLOT LEASED OUT TO
NAME & ADDRESS: RAJENDRA SHRIKRUSHNA DESHMUKH

EXECUTIVE OFFICER
LESSOR

LESSEE

NAGPUR IMPROVEMENT TRUST
LAY-OUT PLAN OF LENDHRA EAST & WEST PRECINCT C & E SCHEME

[illegible] Branch]
[illegible]
[illegible]

CT | TT | 37 | 21

Refix / Date 18/4/2021/20

भुगतेय/ON DEMAND PAY Sub-Registrar ..... Urban/Gramin/City .....

.....हो या उसके आदेश पर/OR ORDER को भुगतान करें/pay

रुपये RUPEES Five Hundred Fifty Rupees only ..... Rs. 550/-

.....मात्र/ FOR VALUE RECEIVED

For The Dhantavispura Sahakari Bank Ltd.

दि धिटणवीसपुरा सहकारी बँक लि., नागपूर
The Dhantavispura Sahakari Bank Ltd. Nagpur

मुख्यालय - धुळदार बे.जार, पोळा, नागपूर
H.O.: DHULWAR BAZAR, MAHAL, NAGPUR
DDR010NC80 (856)

[illegible]
[illegible]
[illegible]

Authorised Signatories

9 8 7 6 5 4 3 2 1

"0437458" 440159005: 16



दस्त गोषवारा भाग-1

नागन8
दस्त क्र 4853/2011

बुय्यम निबंधक
नागपूर 8

दस्त क्रमांक : 4853/2011
दस्ताचा प्रकार : सर्वेनोंदणी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: [illegible] पत्ता: [illegible] ओळखीचा: ईमार्फत नाव - ईमार्फत नं - फोनवरुन: 98 [illegible] शहर/गाव: पाचगावेत तालुका: नागपूर पिन: 0 पॅन नम्बर: 0	लिहून घेणार वय 54 सही		
2	नाव: नागपूर मुख्य रचना सर्व साईसाठा जमीनदारी की [illegible] तर्फे कु. मुख्य [illegible] तर्फे का तु.पी. दिनेश कुमार निवासी: [illegible] नागपूर पत्ता: प्लॉटनं: - ओळखीचा: - ईमार्फत नं:	लिहून देणार वय 66 सही		

सह दुय्यम निबंधक, वर्ग -२,
नागपूर शहर क्र.-८

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO. 8

दस्त गोषवारा भाग - 2

नगपा३

दस्त क्रमांक (4853/2011)

दस्त क्र. [नगपा३-4853-2011] चा गोषवारा
बाजार मूल्य: 650000 मोबदला: 0 भरलेले मुद्रांक शुल्क: 4350

दस्त हजर केल्याचा दिनांक :24/06/2011 12:32 PM
नोंदणीचा दिनांक : 24/06/2011
दस्त हजर करणा-याची सही :

दस्तावर क्रमांक :28] ओळखपटवा
पेजर क्र. 1 ची वेळ : [सादरीकरण] 24/06/2011 12:32 PM
पेजर क्र. 2 ची वेळ : [सी] 24/06/2011 12:35 PM
पेजर क्र. 3 ची वेळ : [बायो] 24/06/2011 12:35 PM
पेजर क्र. 4 ची वेळ : [फोटो] 24/06/2011 12:36 PM

दस्त नोंद केल्याचा दिनांक : 24/06/2011 12:36 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देत असलेल्या संबंधातील व त्याची ओळख पटवितात.
1) श्री सुरेश रामेश्वर वैरागडे - ,पक्षकाराचे नाव -
राहणार: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: रेल्वेस्टेशन
शहर/गाव: नागपूर
तालुका: 0
पिन: 0
2) श्रीकर गहाणेश्वरराव तिरणकर - ,पक्षकाराचे नाव: -
राहणार: -
इमारतीचे नाव: -
इमारत नं: -
पेठ/वसाहत: रामेश्वरी
शहर/गाव: नागपूर
तालुका: 0
पिन: 0

नंबरावे बुकावे
४८५३ नंबरी नोंदला

सह दुय्यम निबंधक, वर्ग-२,
नागपूर शहर क्र. ८
दि. २४ पाहे ६ सन २०११

दस्ताची सही
नागपूर ३

प्रमाणित करण्यात येते कि, या दस्तऐवजाचे एकूण ....१०.... पाने आहेत.

सह दुय्यम निबंधक, वर्ग -२,
नागपूर शहर क्र. ८,

SEAL OF THE JOINT SUB-REGISTRAR NAGPUR NO 8
सह दुय्यम निबंधक नागपूर क्र. ८

दस्ताची सही

नगपा३

दस्त क्रमांक :4853/2011

नोंदणी फी रु.5078 दिनांक:24/06/2011
सादरीकरण दर्शन
नाव श्री सतीश बाबुराव वैरागडे - -

550 नोंदणी फी
200 कलम (अ. 11(1)), दुय्यम निबंधक कलम (अ. 11(2)),
कलम (अ. 12) व प्रमाणित (अ. 13) ->
एकत्रित फी

750 एकूण

दुय्यम निबंधक वर्ग २, नागपूर ३



