



Monday, March 09, 2009

12:24:39 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 845

गावाचे नाव हंसापुरी

दिनांक 09/03/2009

दस्तऐवजाचा अनुक्रमांक

नगन3 - 00822 - 2009

दस्ता ऐवजाचा प्रकार

भाडेपट्टा

सादर करणाराचे नाव: श्री विष्णु सिताराम असवाल -

नोंदणी फी

:-

170.00

एकूण

रु.

170.00

आपणास हा दस्त अंदाजे 12:39PM ह्या वेळेस मिळेल


दुय्यम निबंधक
नागपूर 3

बाजार मुल्य: 120000 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 6100 रु.

COVERED





Monday, March 09, 2009

12:24:09 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 844

गावाचे नाव हंसापुरी

दिनांक 09/03/2009

दस्तऐवजाचा अनुक्रमांक

नगन3 - 00822 - 2009

दस्ता ऐवजाचा प्रकार

भाडेपट्टा

सादर करणाराचे नाव: श्री विष्णु सिताराम अग्रवाल

नोंदणी फी

:-

600.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

200.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)

एकूण

रु.

800.00

आपणास हा दस्त अंदाजे 12:38PM ह्या वेळेस मिळेल

पुढे कुठे

दुय्यम निबंधक

नागपूर 3

बाजार मुल्य: 120000 रु.

मोबदला: 000

भरलेले मुद्रांक शुल्क: 6100 रु.

वेयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कॅनरा बँक सीए रोड नागपूर;

डीडी/धनाकर्ष क्रमांक: 410857; रक्कम: 600 रु.; दिनांक: 07/03/2009

कलकत्ता अधिन संकुल

SAHAKARI SAHAKARI BANK LTD
NAGPUR, CHITNIS PARK CHOWK
BUDHAI MARI, MAHAL
NAGPUR - 440 002

भारत 41158
155287
R.0006100/- PB5421
INDIA STAMP DUTY MAHARASHTRA

Wala Register No. - 11152 Date 09/05/2009
Vishnu S. Agrawal
Wardhamah Nagar Nagpur
Plot No. 10/100
Gandhinagar
Chitnis Park Chowk
Nagpur - 440 002

Authorized Signature
Mr. Kishor M. Gupta
Jr. Officer

OFFICE OF THE COLLECTOR, NAGPUR

Revenue Case No. 239 / NAA-48 / 2009
Mouza/Circle No. Habsa Rahi (work shop area)

FORM H

RENEWAL OF LEASE OF INTRA MUNICIPAL/NAZUL FOR
BUILDING PURPOSES

This Indenture made this 9th day of March 2009 between the
Governor of Maharashtra (herein
after called the lessor) of the one part and
Shri/Smt. Vishnu S/o Sitaram Agrawal Age 53
2) Smt. Manju w/o Vishnu Agrawal Age 48
A/o. Wardhamah Nagar Nagpur.

(here in after called lessee) of the other part.

Reference to
Previous
Lease

Where as by an indenture dated the - - - day of - - -
the lessor demised to the lessee all that
Plot land containing by admeasurement 9800 Sq. feets, of
Circle No. 10/100 Nazul Plot No. 10 Sheet No. -
City Survey No. 65



situated at Hansa Puri Unit No. 1 within the Nagpur/Kamptee Municipal limits of that town in the district of Nagpur which said plot of land is more particularly described in the schedule here under written and with the boundaries thereof is for greater clearness delineated on the plan here to annexed and thereon coloured in Red hatched lines to hold the same for a term ending on the 31st day of March 2005. The said Indenture containing a covenant by the Lessor for a renewal of the demise on the expiry of the said term.

And where as the lessee has now requested the lessor to execute Demise a new lease to him in accordance with the said covenant, know all men by these presents that the lessor, here by demises to the lessee all the aforesaid land.

Term To hold same for the term commencing from the date of this indenture and ending on the Thirty first day of March 2035.

Subject to the following conditions :-

Rent 1) The lessee shall pay the yearly rent of Rs. 3087/- year of deduction on the first day of June in each year at the office of the Nazul Tahsildar, Nagpur.

The first of such payments to be made on the first day of June next.

Taxes etc. 2) The lessee shall from time to time and at all times during the said term pay and discharge all rates, taxes charges and assessments of every description which are now or may at any time hereafter during the said terms to be assessed charged or imposed upon the said land hereby demised or the buildings to be erected there upon or upon the landlord or tenant in respect thereof.

Regulation of building 3) In the matter of erection, re-erection or alteration of any building on the said land the lessee shall be subject to the provisions of the law relating to N.I.T./N.M.C. and to the rules, bylaws and orders lawfully made thereunder and for the time being in force.

He shall also be bound to obtain the approval of the Collector to all plans of buildings, alterations or extensions.

Proper maintenance 4) The Lessee shall during said the term keep the said land and the buildings erected thereon in a condition fit for habitation and use.

Trade or business 5) The lessee shall not without the previous permission of the Collector carry on or permit to be carried on the premises any trade, business or activity for the regulation of which provision has for the time being been made by or under the law relating to NIT/NMC provided that such permission shall not exempt the lessee from fulfilling any requirement under the said law to which he shall always remain subject. The lease land shall be used for non residential purpose only.

Transfer 6) (a) The lessee shall not dispose of the land except along with



the construction there on if any and the land so disposed of shall not be used for any other purpose than the residential purpose for which it is initially granted without the permission of the State Govt.

L.R.C. 1966
Sec. 29

(b) The Lessee shall not subdivide the land or dispose of any such sub-division without the permission of the State-Govt.

Rule 41 to 46 of
M.L.R.

(Disposal of
Govt. Land)
Rule 1971

(c) In case lessee dispose of the land or land alongwith the structure, installation there on by way of sale etc. without prior permission state Government shall be entitled to half unearned without any construction on the aforesaid the State Govt. shall be entitled to unearned increment/income upto 90%.

Quiet
enjoyment

(d) the provisions of the Maharashtra Land Revenue Code and all rules and order for the time being inforce there under shall apply to renewed lease so far as the same is applicable.

(7) The lessor contents that the lessee paying the rent hereby 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 of disturbances by the lessor or any person lawfull under him.

Re-entry

Provided that if the said rent or any part thereof shall at any time be in arrear and unpaid for one calendar month next after the date whereon the same shall have become due whether the same shall have been lawfully demanded or not as also upon the breach or non-observance by the lessee of the said conditions, the lessor may not with standing the waiver of any previous cause or right of re-entry enter upon the said land and responses it as if demise had not been made the lessee in such case being entitled within there calender months from the date of such reentry to remove all building and fixtures which at any time during the currency of demise shall have erected or affixed by him upon the said land.

Renewal

8) The lessor further covenant that he will at the end of the term hereby granted and so on from time there after at the end of each successive further term of years as shall be granted at the request and cost of the lessee execute to him a renewed lease of the said land for the term of thirty years. Provided the lessee shall give in writing notice of two Calendar months before the expiration of the said term.

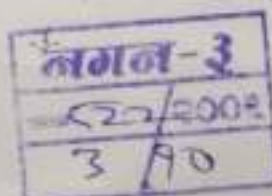
Provided that the rent may by enhanced for the grant of every renewed lease and that every renewed lease shall contain such of the conditions herein contained as shall be applicable and such other conditions as may be thought fit for the future.

Penalty clause

9) In the event of breach of any of the conditions of this renewed lease deed and lessee shall be liable to the penalty provided in the Mah. Land Revenue code 1966 and the rules made thereunder.

Inter Pretation

10) It is agreed that the expression "the lessor" and "the lessee" herein used shall, unless inconsistent with context, include in the case of the former his successor and assigns and in the case of latter his heirs, executors, administrators, representatives and



assigns.

11) All the condition of original lease deed are applicable to this Indenture also.

THE SCHEDULE ABOVE REFER.

Description of Property

Mouza/Circle No.	Nazul Plot No.	City Survey No.	Area	Rent	Lease period
HANSA PURI					
Unit No 1	19	65	9800	3087/-	1.4.2005
House No. 657			st		31.3.2035
Ward No. 53					

Boundaries

East : - Plot No 20 -

West : - Plot No 18 -

North : - Road -

South : - Road -

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

1) Witness [Signature]
Deputy Collector (Revenue)
Nagpur

2) City Survey Officer No. [Signature]
NAGPUR

[Signature]
COLLECTOR
Nagpur
on behalf of the Governor of Maharashtra State
(Seal)

परिक्षण भूमापक
3) ADIL R Nazul Nagpur



1) Witness [Signature]

Dated [Signature]

2) Witness [Signature]



[Signature]
Signature of the lessee

Dated [Signature]



OUT PLAN OF WORK SHOP AREA & KARIBAGH BASTI PRECINCT OF PHA SCHEME



माता : साधुरी
 लॉक : -
 नं १४ : ६५
 दाल : ८८००-१५८
 लॉक नं १५ : १९
 लॉक नं १६ : ३०८०८
 मापदण्ड : ११/१२/२००४
 कालावधि : ३१/३/२०३५

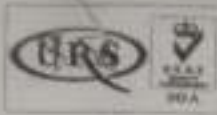
MOTIBAGH RAILWAY AREA

M.P. No 19

माला-३
 २२/२००८
 ५/१०

परिष्करण भूमापक

६४२ भूमापक अधिकारी, ५
 धनपुर



२००८ - २००९
नागपूर महानगरपालिका,
कर आकारणी विभाग, नागपूर
ISO 9001 : 2000 प्रमाणित



(ही रसीद १.४.२००८ पासून ३१.३.२००९ पर्यंतची वापरली जाईल त्यामुळे वापरल्यास ती खोटी आहे)

रसीद क्र. F.

रसीद क्र. N° 00016

देवक क्र.

घर क्र. 657

वाड क्र. 53

इडेन्स क्र.

मोहत्याचे नांव

घर मालकाचे नांव

Vishnu Subhash Agrawal & Manish V

क. शहरदाराचे नांव

Agrawal

तारीख पासून

31/11/2008

ता.

31/3/2009

पावेली

(If payment is made by cheque, this receipt is valid subject to realization of cheq.)

Details of Taxes / कराचे नांव	Arrears / बकाया	Current / चालू	Rem.	३१ शेरा
मलजल कर (Sewerage Tax)		845	08	7
पाणी कर (Water Tax)		—	21	21
सामान्य कर (General Tax)		1518	31	24
प्रकाश कर (Light Tax)		70		
अग्नि सेवा कर (Fire S. Tax)		70		
मलजल लाभ कर (Sewerage Bene. Tax)				
पाणी लाभ कर (Water Bene. Tax)				
नोटीस फी (Notice Fee)				
व फी (Warrant Fee)				
किरकोळ (Misc)				
हासशि कर (Educn. cess)		845		
रोजगार हमी कर (E.G.S. cess)		211		
मोठ्या निवासी इमारतीवरील शासनाचा कर (Tax on Large Residential Properties)		—		
एकूण (Grand Total)	—	3559	35	39

एकूण रक्कम अक्षरीत, in words local Rs. Three Thousand five hundred

thirty nine Rupees

दिनांक Date

31/11/08

JKI

बसुल करणाराचे

नं. सही

Full Signature of

Official



अधिकार प्रत्यापन कार्ड क्र. १०
विना कार्यकारी अधिकारी

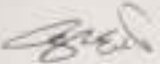
अधिकार पत्र

क्रमांक / नझुल / नोंदणी / २००८

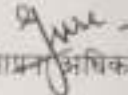
कार्यालय— नगर भूमापन अधिकारी क.२

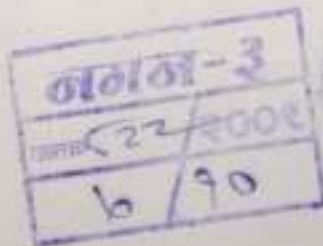
नागपूर २०-६-२००८

मा. जिल्हाधिकारी नागपूर यांचे कडून मंजूर झालेली नझुल विभागा कडील भाडे पट्टा नोंदणी करणे करीता . इकडील कार्यालयातील परिक्षण भूमापक श्री व्ही. एम. घराडे यांना अधिकार पत्र देण्यात येत आहे . त्यांची स्वाक्षरी साक्षातीत करण्यात येत आहे.


जिल्हाधिकारी


नगर भूमापन अधिकारी क. २
नागपूर


नगर भूमापन अधिकारी क.२
नागपूर







09/03/2009

दुधम निबंधक

दस्त गोषवारा भाग-1

नगन3

दस्त क्र 822/2009

12:27:30 pm

नागपुर 3

E/90

दस्त क्रमांक : 822/2009

दस्ताचा प्रकार : भाडेपट्टा

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: श्री विष्णु किलाराम बघवतल - पत्ता: घर/फ्लॅट नं - गल्ली/रस्ता: ईमारतीचे नाव - ईमारत नं - पैठ/वसहत: कोमान नगर नागपूर शहर/गाव: तालुका: जिल्हा: पिन नम्बर: 0	लिहून घेणार वय 53 सही		
2	नाम: श्रीमती मनु विष्णु आगवाल - पत्ता: घर/फ्लॅट नं - गल्ली/रस्ता: ईमारतीचे नाव - ईमारत नं - पैठ/वसहत: कोमान नगर शहर/गाव: नागपूर तालुका: जिल्हा: पिन नम्बर: 0	लिहून घेणार वय 48 सही M.V. Agawal		
3	नाम: महाशयदेव राजयशस यांचे वडील जिल्हाधिकारी नागपूर वी प्रविण बराडे यांचा भारतीय मीटमी अडीनिधन 1908 च्या काळी 85 वर्षाचे कायमलवात जमिनीचा राहणघस सुट आहे - - पत्ता: घर/फ्लॅट नं -	लिहून देणार वय 0 सही	उपलब्ध नाही	उपलब्ध नाही
4	नाम: यादव सतीश व शिवका यांची ओळख पटविलेली श्री उषम भावेदेवराव धरडे रा.7, ठाणे कोलनी नागपूर पत्ता: घर/फ्लॅट नं - गल्ली/रस्ता: ईमारतीचे नाव - ईमारत नं - पैठ/वसहत: श	लिहून देणार वय 50 सही		



१३/३/०९
सह दुधम निबंधक, वर्ग - २
नागपूर शहर क्र. २



दस्त गोपवारा भाग - 2

नगन3

दस्त क्रमांक (822/2009)

90/90

दस्त क्र. [नगन3-822-2009] या गोपवारा
बाजार मूल्य : 120000 मोबदला 0 भरलेले मुद्रांक शुल्क : 8100

दस्त हजर केल्याचा दिनांक : 09/03/2009 12:19 PM
निष्कादनाचा दिनांक : 09/03/2009
दस्ता हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : (अ) बाईपेरल
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 09/03/2009 12:19 PM
शिक्षा क्र. 2 ची वेळ : (पी) 09/03/2009 12:24 PM
शिक्षा क्र. 3 ची वेळ : (कमुली) 09/03/2009 12:25 PM
शिक्षा क्र. 4 ची वेळ : (श्रीकृष्ण) 09/03/2009 12:26 PM

दस्त मोद केल्याचा दिनांक : 09/03/2009 12:26 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते इतरांपासून काढून देणा-याचा बाबतीचा ओळखलेला,
व त्याची ओळख पटविताने.

1) श्री जितेंद्र विजयलालजी अग्रवाल - , पत्नी/पत्नी नं. -

माली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत: जयमान नगर नागपूर

शहर/गाव -

तालुका: 0

पिन: 0

2) इकबालसिंग लखविंदरसिंग खोखर - , पत्नी/पत्नी नं. -

माली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत: अशोक नगर

शहर/गाव: नागपूर

तालुका: -

पिन: 0



दु. निष्कादनाची सही नागपूर 3

[Signature]



[Signature]

दु. निष्कादनाची सही
नागपूर 3

9 नंवाचे मुद्राळे
२२ नंवी येथे

[Signature]

सह मुख्य निबंधक, नागपूर झ.

०९ मार्च ०९ सन २००९



प्रमाणित करण्यांत येते की, या दाताऐवजीत
एकूण.... १०. आहे आहेत.

[Signature]

सह मुख्य निबंधक क्र. ३
नागपूर शहर