266/7139
Friday,October 28 ,2022
10:34 AM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 11231 दिनांक: 28/10/2022

गावाचे नाव: बिबवेवाडी (दे)
दस्तऐवजाचा अनुक्रमांक: नगन3-7139-2022
दस्तऐवजाचा प्रकार : भाडेपट्टा
सादर करणाऱ्याचे नाव: मे कारीया फुड अँन्ड स्नॅक्स प्रा.लि. तर्फे संचालक राजेंद्रकुमार शिवकिशन अग्रवाल - -

DELIVERED

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकूण:	रु. 30360.00

सादरीकरण मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
10:54 AM ह्या वेळेस मिळेल.

NGP3

बाजार मूल्य: रु.73230000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 3361500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2710202205221 दिनांक: 28/10/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009761123202223E दिनांक: 28/10/2022
बँकेचे नाव व पत्ता:

Rajendra Agrawal

CHALLAN

MTR Form Number-6

GRN	MH009761123202223E	BARCODE		Date	27/10/2022-14:05:24	Form ID	36

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP3_JT NAGPUR NO 3 SUB REGISTRAR	Full Name	MS KARRIA FOODS AND SNACKS PVT LTD
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	PLOT NO 384
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	3361500.00
0030063901 Registration Fee	30000.00
Total	33,91,500.00

Road/Street	MZ CHIKHALI DEO
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 0 8

Remarks (If Any)

SecondPartyName=NAGPUR IMPROVEMENT TRUST~

Amount In Words	Thirty Three Lakh Ninety One Thousand Five Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022102728937	CKV2219537
Cheque/DD No.		Bank Date	RBI Date	27/10/2022-14:24:06	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 : Mobile No. : 7122767995

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Nagpur Agrawal

Print Data 27-10-2022 02:06:55

नागन-३
6930 / २०२२
9 / 9C

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2710202205221	Date	27/10/2022
Received from NIT, Mobile number 7122767995, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Nagpur 3 of the District Nagpur.			
Payment Details			
Bank Name	SBIN	Date	27/10/2022
Bank CIN	10004152022102704869	REF No.	CHK8035572
This is computer generated receipt, hence no signature is required.			

Rajender Agrawal

नगन-3
6938/2022
2/9C

L.D. RULE 1983

Nagpur Improvement Trust

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

Plot No. 384
Khasra No. 63,67,61,68,70, 71,72,74,75,102/2, 103/1-2
Mouza Chikhali (Deo)
Stamp Duty (Rs.): 3361500.00
Regn. Fee (Rs.): 30000.00

INDENTURE OF LEASE

This INDENTURE made this 27th day of Oct. 2022 Between the Nagpur Improvement Trust, a statutory Authority, costituted under the Nagpur Improvment 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 the ONE PART.

'AND'

1 . M/S KARRIA FOODS AND SNACKS PVT. LTD. THROUGH IT'S DIRECTOR SHRI RAJENDRAKUMAR SHIVKISHAN AGRAWAL Age 62 Yrs. Occu. BUSINESS R/O PLOT NO.919 , BHANDARA ROAD , NEAR NIT GARDEN , DESHPANDE LAYOUT , WARDHAMAN NAGAR , NAGPUR - 440008

(hereinafter called the "LESSEE", which expression shall unless inconsistent with the context include his heirs, executors, administrators, representatives and assignee) of the OTHER PART.

WITNESSETH, that in consideration of Rs. 52862400.00

(Rupees in Word Five Crores Twenty Eight Lakh Sixty Two Thousand Four Hundred Rupees

paid as premium by the LESSEE, the receipt whereof the LESSOR hereby acknowledge and of the rent, hereinafter reserved and of the convenants on the part of the LESSEE hereinafter contained;

नगन-३
६९३९ / २०२२
3 / 9L

The LESSOR, hereby demises to the LESSEE all the piece and plot of land contained by area admeasuring 1440.000 Sq. Meter or there about situated at Nagpur within limits of the Nagpur Municipal Corporation / Nagpur Improvement Trust, Nagpur in Tahsil- Nagpur, District - Nagpur, which said plot of land is more particularly described in the Schedule 'A' hereunder written and with the boundaries thereof is for greater clearness delineated on the plan hereto annexed and there on colored and hatched in red;

To hold the same for a term commencing from the 04th day of OCT-2022 and ending on 03rd day of OCT-2052 subject to the terms and conditions mentioned in the Allotment Letter No 936 dated 23/09/2022 and on the following terms and conditions:-

(a) The LESSEE shall pay the yearly ground rent of Rs 1057248.00 (Rupees in Word Ten Lakh Fifty Seven Thousand Two Hundred Forty Eight Rupees Only) clear of all deductions on or before the first day of June in each year at the office of Nagpur Improvement Trust, Nagpur, the first of such payment is to be made on the first day of June 2023. The LESSEE at present pays Rs. 34520.00 as prevailing Corporation Taxes per annum. Total annual average rent is Rs. 1091768.00

(b) 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.

(c) 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 of 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.

(d) 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 if any regulation made under clause (h) of section 90 of the Nagpur Improvement Trust Act, 1936.

(e) The LESSEE shall commence the construction of a building within one year from the date on which the possession of the plot is offered to him and shall complete the same within three years of such date, such building structure of work as may be necessary according to design and the purpose to be approved of by the LESSOR or such persons at it may appoint for the purpose.

नगन-३
६९३९ / २०२२
४ / ९८

(e-1) Provided further that the Chairman of the Lessor in his discretion permit extension of the time, prescribed for completion of building structure of or other works on payment of additional premium at the following rates :-

1 year	Upto	05% of the premium
1 - 2 year	Between	10% of the premium
2 - 3 year	Between	25% of the premium

(e-2) That, as per Rule 17(2) of Nagpur Improvement Trust Land Disposal Rules, 1983, and Government order dated 26/2/2001, the LESSEE/ASSIGNEE, shall pay additional 30% of premium per year for extension of the time limit for construction after six years [i.e. three years from possession and subsequent three years in addition to and after payment of 40% mentioned in clause (e-1)].

(e-3) 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

(e-4) 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.

(e-5) 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.

(f) 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.

नागन – ३
693P / २०२२
५ / १८

(g) 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, sewar 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.

(h) The LESSEE shall not disturb or build over or otherwise deal with so as to impair their 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.

(h-1) 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.

(i) 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.

Provided however, that the LESSOR may subject to such terms and conditions, as it may fix grant permission to the LESSEE to assign, transfer of the part with possession 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.

(j) 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.

(k) The LESSEE as also the assignee and the mortgagor/mortgagee 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 the particular and the effect thereof.

नगन-३
६९३९/२०२२
९८/८

(k-1) The LESSOR, in case the notice referred to in sub-clause (k) is delivered to it, shall intimate to the LESSEE, assignee, 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 from the date of the intimation of that effect.

(l) The LESSEE shall use demised land for COMMERCIAL use 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.

(m) 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.

(m-1) The plot is allotted on the concessional premium and hence conditions 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.

(n) 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.

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

(p) 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 proviso, 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 @ 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 sub clauses, & clause thereof in respect of erection or alteration, 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.

(q) 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.

(r) 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.

नगन-३
६९३९/२०२२
९८/९८

'SCHEDULE "A"

Plot No.384 in Eastern Industrial Area Street Scheme

N.I.T. Kh.No. 63,67,61,68,70, 71,72,74,75,102/2, 103/1-2 Mouza Chikhali (Deo) layout/ Precinct Nagpur / Ward No. 22 Division EAST Tahsil, and District Nagpur. Admeasuring 1440.000 Sq.M. 15500.000 Sq.ft.Dimensions are marked on plan enclosed.

Sheet No. 50,59,61,62,69,70,71,72,73,76,77,78,79,80,712,718

City Survey No. 392,393,395,399,402,411,412,413,414,415,417,418

USER OF PLOT : Commercial

Boundaries:- NORTH - ROAD
SOUTH - ROAD
EAST - PLOT NO.383
WEST - PLOT NO.385

'SCHEDULE "B"

NIL

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

Witness :-

Executive Officer
27/10/2022
Nagpur Improvement Trust

LESSOR

नागन-३
६९३९ / २०२२
९ / ७८

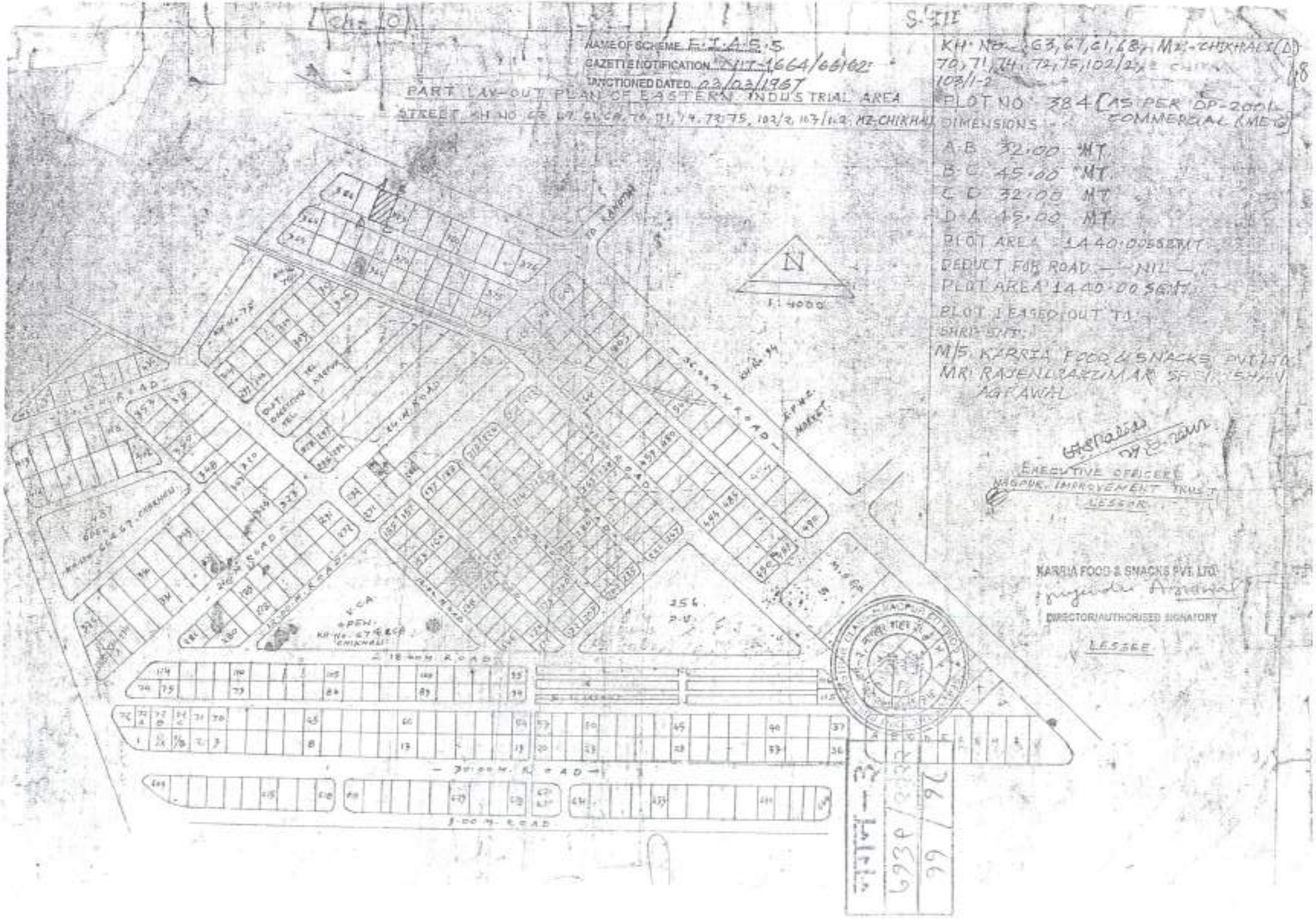
1st Witness :-

2nd Witness :-

KARRIA FOOD & SNACKS PVT. LTD.
Director/Authorised Signatory

LESSEE
Date 27/10/2022


नागन-३
६९३९/२०२३
९०/९८


NAME OF SCHEME F.I.A.S.5
GAZETTE NOTIFICATION NIT-1664/6B162
SANCTIONED DATED 23/02/1967
PART LAY-OUT PLAN OF EASTERN INDUSTRIAL AREA
STREET KH NO 63 67 61 68 70 71 74 72 75 102/2 103/1-2 MZ CHIKHALI
KH. NO. 63,67,61,68, MZ. CHIKHALI (D) 70,71,74,72,75,102/2, 103/1-2
PLOT NO 384 (AS PER DP-2001) COMMERCIAL (ME-6)
DIMENSIONS
A-B 32.00 MT.
B-C 45.60 MT.
C-D 32.00 MT.
D-A 45.00 MT.
PLOT AREA 1440.00 SQ.MT.
DEDUCT FOR ROAD — NIL —
PLOT AREA 1440.00 SQ.MT.
PLOT LEASED OUT TO
SHRI/SMT.
M/S. KARRIA FOOD & SNACKS PVT LTD
MR. RAJENDRA KUMAR SHIV AGRAWAL
EXECUTIVE OFFICER
NAGPUR IMPROVEMENT TRUST
LESSOR
KARRIA FOOD & SNACKS PVT. LTD.
DIRECTOR/AUTHORISED SIGNATORY
LESSEE
N
1:4000
24 MT. ROAD
30 MT. ROAD
18 MT. ROAD
9 MT. ROAD
TO KAMPTHI
EXPRESS HIGHWAY
PETROL PUMP
DUST BIN
OPEN
PARK
PUBLIC TOILET
384
P.U.
6230
26/66


नगन-३
६९३९ / २०२२
१२ / १८


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AADCK4315E
Name
KAHRA FOOD & SNACKS PRIVATE LIMITED
Date of Incorporation / Formation
23/04/2008


भारत सरकार
GOVERNMENT OF INDIA
राजेंद्रकुमार शिवकिशन अग्रवाल
Rajendrakumar Shivkishan Agrawal
जन्म तारीख/ DOB: 22/01/1960
पुरुष / MALE
5810 2434 4268
माझे आधार, माझी ओळख

Rajendra Agrawal


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
पता:
S/O शिवकिशन अग्रवाल, प्लॉट न. ९१९, भंडारा रोड, एन. आय. टी गार्डन जवळ, देशपांडे ले आऊट वर्धमान नगर, नागपूर, नागपूर, महाराष्ट्र - 440008
Address:
S/O Shivkishan Agrawal, PLOT N. 919, BHANDARA ROAD, NEAR N.I.T.GARDEN, DESHPANDE LAY OUT WARDHAMAN NAGAR, Nagpur, Nagpur, Maharashtra - 440008
5810 2434 4268
1947
help@uidai.gov.in
www.uidai.gov.in

नागनि-३
693P / २०२२
93 / ९८





राजकुमार देवानंद कनेकर
Rajkumar Dewanand Kanekar
जन्म तारीख/DOB: 02/09/1993
पुरुष/ MALE

4616 8571 3290
VID : 9117 7606 6694 1344
माझे आधार, माझी ओळख



पत्ता:
S/O: Dewanand Kanekar, ward no 3, SAVGAON, Kiladi, Bhandara, Maharashtra - 441903

Address:
S/O: Dewanand Kanekar, ward no 3, SAVGAON, Kiladi, Bhandara, Maharashtra - 441903

4616 8571 3290
VID : 9117 7606 6694 1344



मनोजकुमार किशनलाल गुप्ता
Manojkumar Kishanlal Gupta
जन्म तारीख/DOB: 04/11/1975
पुरुष/ MALE
Mobile No: 9764447997

5492 0068 3583
VID : 9177 3129 6290 4022
माझे आधार, माझी ओळख

पत्ता:
प्लॉट नं 50 किर्तीधार सोसायटी, हनुमान मंदिर जवळ, वाठोडा, वाठोडा, नागपूर, महाराष्ट्र - 440035

Address :
Plot No 50 Kirtidhar Society, Near hanuman Mandir, wathoda, Vathoda, Nagpur, Maharashtra - 440035

5492 0068 3583
VID : 9177 3129 6290 4022





CHALLAN
MTR Form Number-6

GRN	MH009761123202223E	BARCODE	Date	27/10/2022-14:05:24	Form ID	36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	NGP3_JT NAGPUR NO 3 SUB REGISTRAR	Full Name	MS KARRIA FOODS AND SNACKS PVT LTD
Location	NAGPUR		
Year	2022-2023 One Time	Flat/Block No.	PLOT NO 384
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	3361500.00
10003301 Registration Fee	30000.00
Total	33,91,500.00

Road/Street	MZ CHIKHALI DEO
Area/Locality	NAGPUR
Town/City/District	
PIN	4 4 0 0 0 6
Remarks (If Any)	SecondPartyName=NAGPUR IMPROVEMENT TRUST~
Amount In Words	Thirty Three Lakh Ninety One Thousand Five Hundred Rupees Only

DEFACED ₹3391500.00 DEFACED

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572022102728937	CKV2219537
Cheque/DD No.		Bank Date	RBI Date	27/10/2022-14:24:06	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 : Mobile No. : 7122767095

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-266-7139	0004846161202223	28/10/2022-10:34:37	IGR385	30000.00
2	(IS)-266-7139	0004846161202223	28/10/2022-10:34:37	IGR385	3361500.00
			Total Defacement Amount		33,91,500.00

नगन-३
693P/2022
94/9C

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

1/1

Print Date 28-10-2022 10:39:31


नगम - 3
693P / 2022
9E / 9L

266/7139
शुक्रवार,28 ऑक्टोबर 2022 10:34 म.पु.

दस्त गोषवारा भाग-1

नगन3 १७१९८
दस्त क्रमांक: 7139/2022

दस्त क्रमांक: नगन3 /7139/2022

बाजार मुल्य: रु. 7,32,30,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.33,61,500/-

दु. नि. सह. दु. नि. नगन3 याचे कार्यालयात

अ. क्र. 7139 वर दि.28-10-2022

रोजी 10:33 म.पु. वा. हजर केला.

पावती:11231 पावती दिनांक: 28/10/2022

सादरकरणाराचे नाव: मे कारीया फुड अॅन्ड स्नॅक्स प्रा.लि. तर्फे संचालक राजेंद्रकुमार शिवकिशन अग्रवाल - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 360.00
पृष्ठांची संख्या: 18	
एकुण:	30360.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ३

सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ३

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 28 / 10 / 2022 10 : 33 : 20 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 28 / 10 / 2022 10 : 34 : 06 AM ची वेळ: (फी)

दस्त गोषवारा भाग-2

नमुना 9 ८ 19८

दस्त क्रमांक:7139/2022

28/10/2022 10:39:16 AM

दस्त क्रमांक :नागप3/7139/2022

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे कारीया फुड अॅन्ड स्नॅक्स प्रा.लि. तर्फे संचालक राजेंद्रकुमार शिवकिशन अग्रवाल - - पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: प्लॉट नंबर 919 भडारा रोड एमआयडी गार्डन जवळ देशपांडे ले आऊट वर्धमान नगर नागपूर आधार नंबर 581024344268, महाराष्ट्र, NAGPUR. पॅन नंबर:AADCK4319E	भाडेकरू वय :-62 स्वाक्षरी:-		
2	नाव:नागपूर सुधार प्रन्यास तर्फे कार्यकारी अधिकारी अनिलकुमार शंकरराव पातोडे तर्फे कबुली जवाब देणार श्री पृथ्वीराज महादेव सूर्यवंशी पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागपुर सुधार प्रन्यास कार्यालय सदर नागपूर आधार नंबर 680271626973, महाराष्ट्र, नागपुर. पॅन नंबर:AAALN0004D	मालक वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
सिद्धा क.3 ची वेळ:28 / 10 / 2022 10 : 35 : 31 AM

Aujkeu
पु.सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ३

ता:-
दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबतची प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	भाडेकरू मे कारीया फुड अॅन्ड स्नॅक्स प्रा.लि. तर्फे संचालक राजेंद्रकुमार शिवकिशन अग्रवाल - -	28/10/2022 10:36:46 AM	राजेंद्रकुमार शिवकिशन अग्रवाल M XXXX XXXX 4268	
2	मालक नागपूर सुधार प्रन्यास तर्फे कार्यकारी अधिकारी अनिलकुमार शंकरराव पातोडे तर्फे कबुली जवाब देणार श्री पृथ्वीराज महादेव सूर्यवंशी	28/10/2022 10:37:24 AM	पृथ्वीराज महादेव सूर्यवंशी M XXXX XXXX 6973	

9 नंबराचे बुकाचे
6939 नंबरी नोंदला
प्रमाणित करण्यात येते कि,
या दस्ताला एकूण 26 पाने आहेत.

सिध्दता क.4 ची वेळ:28 / 10 / 2022 10 : 37 : 29 AM

सिद्धता क.5 ची वेळ:28 / 10 / 2022 10 : 38 : 02 AM नोंदणी पुस्तक 1 मध्ये

NGR3 Aujkeu
सह दुय्यम निबंधक वर्ग-२
नागपूर सहर क्र. ३

Aujkeu
सह दुय्यम निबंधक वर्ग-२
नागपूर शहर क्र. ३

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS KARRIA FOODS AND SNACKS PVT LTD	eChallan	00040572022102728937	MH009761123202223E	3361500.00	SD	0004846161202223	28/10/2022
2		DHC		2710202205221	360	RF	2710202205221D	28/10/2022
3	MS KARRIA FOODS AND SNACKS PVT LTD	eChallan		MH009761123202223E	30000	RF	0004846161202223	28/10/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]