

279/200

Friday, 03 February 2023 4:40 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 291 दिनांक: 03/02/2023

गावाचे नाव: -कांद्री त.सा.क्र. 15

दस्तऐवजाचा अनुक्रमांक: पसन-200-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: एलम वच्छलागोपी फाऊंडेशन तर्फे अधिकृत संचालम (1) लिलाधर गोपीचंद बर्वे
वर्णन

दस्त हाताळणी फी
पृष्ठांची संख्या: 2

रु. 40.00

एकूण:

रु. 40.00

1); देयकाचा प्रकार: DHC रक्कम: रु.40/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0302202310250 दिनांक: 03/02/2023

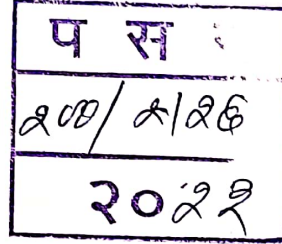
वैकेचे नाव व पत्ता:

मुख्य निबंधक श्रेणी-१
पारशिवनी

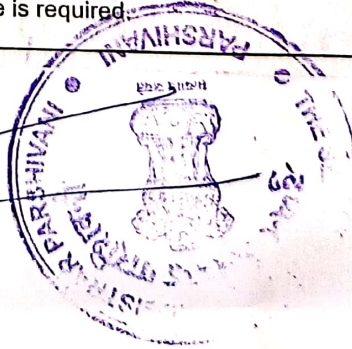
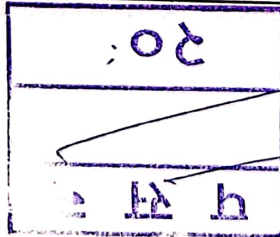
Department ID :
NOTE: TEL:



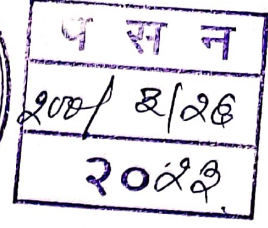
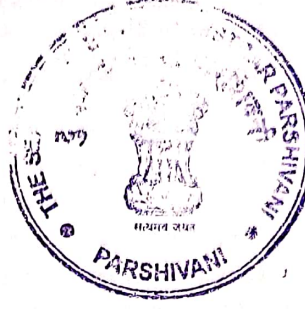
Scanned with OKEN Scanner



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0202202311592	Date 02/02/2023
Received from Elam Vachchhalagopi Foundation, Mobile number 0000000000, an amount of Rs.480/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Parshivani of the District NagPur Grm.	
Payment Details	
Bank Name SBIN	Date 02/02/2023
Bank CIN 10004152023020210093	REF No. CHL6470967
This is computer generated receipt, hence no signature is required.	



2223-H-1515



STAMP RS. 9,27,500/-
REG FEE RS. 30,000/-

LEASE DEED

MARKET VALUE RS. 1,85,50,000.00 ONLY

(Land @ Rs. 1400 per Sqr. Mtr.x 90 read with Rule 16(b), Construction Rs. 23,958/- per Sqr. Mtr.
as per ASR 2022-23)

THIS DEED OF LEASE is made and executed at PARSHIVANI on this Day _____ of FEBRUARY, 2023, BETWEEN :- **SHRI. LILADHAR S/o GOPICHAND BARVE**, Aged about 43 Years, Occupation – Agriculturist & Business, Income Tax PAN AGXPB8237B, Aadhar Unique Identity No. 329197063355 and Cell No. 9326560090, Resident of Ward No. 3, Ambedkar Nagar, Kandri-Kanhan-441401, Tahsil – Parshivani and District - NAGPUR, hereinafter called the **LESSOR**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **LESSOR**, as well as his heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

ELAM VACHCHHALAGOPI FOUNDATION, a Social Foundation duly registered under the Companies Act, 1956 bearing Certificate of Incorporation No. U80301PN2020NPL194238, having its Registered Office at C/o Shri. Liladhar Gopichand Barve, Patil Nagar, Ward No. 5, Kandri-Kanhan-441401, Income Tax PAN AAGCE0960Q and acting through its Directors (1) **SHRI. LILADHAR S/o GOPICHAND BARVE**, Aged about 43 Years, Occupation – Business, Aadhar Unique Identity No. 329197063355 and Cell No. 9326560090 AND (2) **MRS. SHALINI W/o LILADHAR BARVE**, Aged about 43 Years, Occupation – Business, Aadhar Unique Identity No. 329197063355 and Cell No. 9326559489, Both Residents of Ward No. 3, Ambedkar Nagar, Kandri-Kanhan-441401, Tahsil – Parshivani and District - NAGPUR, hereinafter called the **LESSEE**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said COMPANY and its DIRECTOR's, as well as their legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

Contd. ...



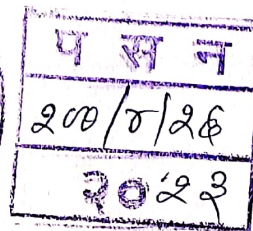
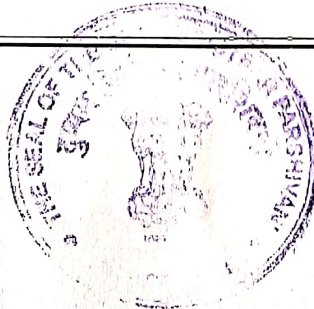
WHEREAS the Lessor hereinabovenamed is absolutely seized and possessed of or otherwise well and sufficiently entitled the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 264/2 of MOUZA – KANDRI, P.S.K. 15A, having an area of 1 Hectare (i.e. 10000 Sq. Mtrs.), Rental Rs. 1000 Yearly, held in Occupancy Class-1 Rights, Khate No. 13206 TOGETHERWITH the existing 5 (FIVE) years entire R.C.C. Superstructure standing thereon covering a total Built-up area of 613 Sq. Mtrs. and including all other easementary rights appurtenant and belonging thereto, bearing Property No. 264/2/1, within the limits of Nagar Panchayat, Kandri, situated at – Kandri in Tahsil – Parshivani and District – NAGPUR and more particularly described in the Schedule hereunder written; AND

WHEREAS. the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. (Old) 265/2, having an area of 2.50 Acres (i.e. 1 Hectare) of MOUZA – KANDRI (GUJAR), P.S.K. 15, held in Occupancy Class-2 Rights, Rental Rs. 5.30 Yearly and including all other easementary rights appurtenant and belonging thereto, situated at Village – Kandri (Gujar), in Tahsil – Ramtek and District – NAGPUR, Originally belonged to (i) Shri. Namdeo Atmaram Wahane and (ii) Shri. Wasudeo Atmaram Wahane, as a recorded Co-Owners thereof being their separate and self acquired property having purchased the same by them from Smt. Salubai Punjaram by a registered Sale Deed Dated 10-05-1977 and the same is according recorded in the Revenue Records; AND

WHEREAS during the course of time the aforesaid Co-owner Shri. Wasudeo Atmaram Wahane left for heavenly abode and consequent upon his demises, his 50% undivided share in the aforesaid property devolved upon his widow Smt. Vachchalabai Wasudeo Wahane, three sons namely (i) Shri. Baburao Wasudeo Wahane, (ii) Shri. Uttam Wasudeo Wahane & (iii) Shri. Kishor Wasudeo Wahane and three daughters namely (i) Mrs. Kusumbai Suryabhan, (ii) Ku. Rekha Wasudeo Wahane & (iii) Ku. Krishnabai Wasudeo Wahane jointly by way of intestate succession being only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 24 dated 17-06-1985; AND

WHEREAS. during the course of time Resurvey of the said Mouza – Kandri (Gujar) was conducted and the aforesaid property held by the aforesaid Co-Owners namely (i) Shri. Namdeo Atmaram Wahane, (ii) Smt. Vachchalabai Wasudeo Wahane, (iii) Shri. Baburao Wasudeo Wahane, (iv) Shri. Uttam Wasudeo Wahane, (v) Shri. Kishor Wasudeo Wahane, (vi) Mrs. Kusumbai Suryabhan, (vii) Ku. Rekha Wasudeo Wahane and (viii) Ku. Krishnabai Wasudeo Wahane bearing Survey / Khasra / Gut No.

Contd. ...



(Old) 265/2, having an area of 2.50 Acres (i.e. 1 Hectare) of MOUZA – KANDRI (GUJAR), P.S.K. 15, held in Occupancy Class-2 Rights, Rental Rs. 5.30 Yearly is now renumbered and indentified as Survey / Khasra / Gut No. 264/2 having an area of 1 Hectare, held in Occupancy Class-2 Rights, Rental Rs. 5.30 Yearly of MOUZA – KANDRI (GUJAR), P.S.K. 15; AND

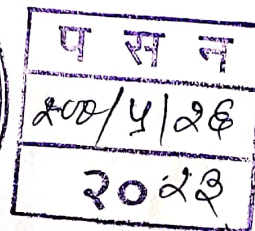
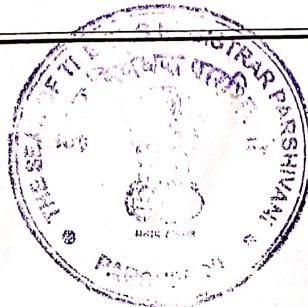
WHEREAS during the course of time the aforesaid Co-owner Shri. Namdeo Atmaram Wahane left for heavenly abode on 07-05-1997 and consequent upon his demises, his 50% undivided share in the aforesaid property bearing Survey/Khasra/Gut No. 264/2 having an area of 1 Hectare devolved upon his widow Smt. Domabai Namdeo Wahane, by way of intestate succession being only heirs of the deceased and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1059 dated 15-09-1998; AND

WHEREAS during the course of time aforesaid land bearing Survey / Khasra / Gut No. 264/2 of MOUZA – KANDRI, P.S.K. 15, having an area of 1 Hectare is converted from Occupancy Class-2 Rights (Bhumidhari Rights) to Class-1 Rights (Bhumiswami Rights) under Section 29 Sub Section 2(K) of the Maharashtra Land Revenue Code, 1997 by the Sub Divisional Officer, Ramtek vide its Order passed in the Revenue Case No. 517/LND-18/2000-01 dated 25-08-2001 and same is accordingly recorded in the Revenue Records; AND

WHEREAS during her life time the aforesaid Smt. Domabai Namdeo Wahane who was issueless executed her LAST WILL AND TESTAMENT on 20-02-2002 and thereby she bequeathed her 50% undivided share in the aforesaid property bearing Survey/Khasra/Gut No. 264/2 having an area of 1 Hectare along with Gut No. 218/1 of the said Mouza to her Nephew Shri. Jageshwar Vitthal Patil absolutely forever with heritable and transferable rights therein and the said LAST WILL AND TESTAMENT is duly registered at the Office of the Joint Sub Registrar, Parshivani at Serial No. 197 on 20-02-2002; AND

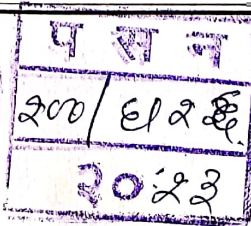
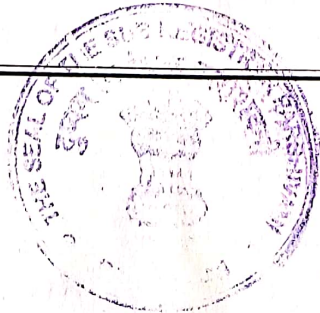
WHEREAS said Smt. Domabai Namdeo Wahane left for heavenly abode on 04-02-2003 and consequent upon her demise, her Nephew Shri. Jageshwar Vitthal Patil, become an exclusive, absolute and full Owner of the aforesaid 50% undivided share in the aforesaid property bearing Survey/Khasra/Gut No. 264/2 having an area of 1 Hectare with heritable and transferable rights therein in terms of the aforesaid WILL Dated 20-02-2002 and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 1707 dated 03-04-2007; AND

Contd. ...



WHEREAS, during the course of time the aforesaid Co-owners (i) Smt. Vachchhalabai Wasudeo Wahane, (ii) Shri. Baburao Wasudeo Wahane, (iii) Shri. Uttam Wasudeo Wahane, (iv) Shri. Kishor Wasudeo Wahane, (v) Mrs. Kusumbai Suryabhan, (vi) Ku. Rekha Wasudeo Wahane and (vii) Ku. Krishnabai Wasudeo Wahane and (viii) Shri. Jageshwar Vitthal Patil jointly later on transferred/sold a portion out of the aforesaid property comprising ALL THAT Piece and Parcel of land admeasuring 0.50 Hectare comprising NORTHERN PORTION out of the entire land bearing Survey / Khasra/Gut No. 264/2 having total area of 1 Hectare, Rental Rs. 5.30 Yearly, held in Occupancy Class-1 Rights, Khate No. 377 of MOUZA – KANDRI, P.S.K. 15A, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kandri in Tahsil – Parshivani and District – NAGPUR, by way of Sale to Shri. Liladhar Gopichand Barve, the Lessor named hereinabove, by a Sale Deed Dated to 27-03-2017, which is duly registered at the Office of the Joint Sub Registrar, Parshivani, in Book No. 1 at Serial No. PSN/523/2017 on even date and subsequently a Deed of Correction to said Sale Deed Dated 27-03-2017 thereto executed on 11-04-2017 and thereby corrected the sold portion out of the said land and the said Corrected Deed Dated 11-04-2017, which is duly registered at the Office of the Joint Sub Registrar, Parshivani in Book No. 1 at Serial No. PSN/834/2017 on 08-05-2017; AND

WHEREAS, during the course of time the aforesaid Co-owners (i) Smt. Vachchhalabai Wasudeo Wahane, (ii) Shri. Baburao Wasudeo Wahane, (iii) Shri. Uttam Wasudeo Wahane, (iv) Mrs. Kusumbai Suryabhan, (v) Ku. Rekha Wasudeo Wahane, (vi) Ku. Krishnabai Wasudeo Wahane and (vii) Shri. Jageshwar Vitthal Patil jointly later on relinquished/released their respective rights, titles, shares and interests in the aforesaid comprising ALL THAT Piece and Parcel of land admeasuring 0.50 Hectare comprising SOUTHERN PORTION out of the entire land bearing Survey / Khasra/Gut No. 264/2 having total area of 1 Hectare, Rental Rs. 5.30 Yearly, held in Occupancy Class-1 Rights, Khate No. 377 of MOUZA – KANDRI, P.S.K. 15A, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kandri in Tahsil – Parshivani and District – NAGPUR, in favour of remaining Co-owner Shri. Kishor Wasudeo Wahane, by a Release/Relinquishment Dated 27-03-2017, which is duly registered at the Office of the Joint Sub Registrar, Parshivani, in Book No. 1 at Serial No. PSN/524/2017 on even date and the same is accordingly recorded in the Revenue Records; AND



Contd. ...

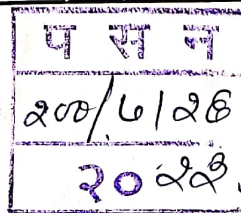
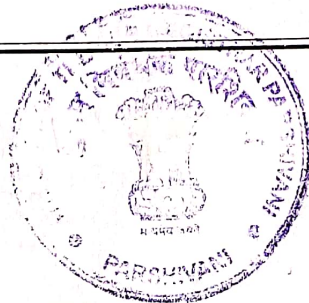
WHEREAS, during the course of time the aforesaid owner Shri. Kishor Wasudeo Wahane later on transferred/sold a portion out of the aforesaid property comprising ALL THAT Piece and Parcel of land admeasuring 0.50 Hectare (i.e. comprising SOUTHERN PORTION out of the entire Non Agricultural land bearing Survey / Khasra/Gut No. 264/2 having total area of 1 Hectare, Rental Rs. 5.30 Yearly, held in Occupancy Class-1 Rights of MOUZA – KANDRI, P.S.K. 15A, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Kandri in Tahsil – Parshivani and District – NAGPUR, by way of Sale to Shri. Liladhar Gopichand Barve, the Lessor named hereinabove, by a Sale Deed Dated to 20-11-2022, which is duly registered at the Office of the Joint Sub Registrar, Parshivani, in Book No. 1 at Serial No. PSN/1973/2022 on 29-11-2022. As a result therefore the aforesaid Shri. Liladhar Gopichand Barve, the Lessor named hereinabove, has now become an exclusive, absolute and full Owner of the property bearing Khasra/Gut/No. 264/2 having an area of 1 Hectare with heritable and transferable rights therein and same is recorded in the Revenue Records; AND

WHEREAS the Lessee hereinabove named is a Social Foundation engaged in the field of Education and Rural Development and running School, College, Institutions, Play ground, Sports academy and other related allied activities; AND

WHEREAS the Lessee is in need of land for running School, College, Institutions, Play ground, Sports academy and other allied activities and thus requested the Lessor that portion of said land along with premises may be granted to it on Lease and after detailed negotiations made between the Parties hereto, the Lessor has now jointly agreed to Lease out the aforesaid property to the Lessee initially for a period of 30 (THIRTY) Years commencing from 01-01-2023 and ending on 31-12-2052.

NOW THEREFORE IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

(1) THAT the LESSOR does hereby grant to the LESSEE and the LESSEE does hereby accept the LEASE to use and occupy the said property/premises comprising ALL THAT Piece and Parcel of Agricultural land containing by admeasurements **5110 Sq. Mtrs.** comprising NORTHERN PORTION of entire land bearing Survey / Khasra / Gut No. 264/2 of MOUZA – KANDRI, P.S.K. 15A, having an area of 1 Hectare (i.e. 10000 Sq. Mtrs.), Rental Rs. 1000 Yearly, held in Occupancy Class-1 Rights, Khate No. 13206 TOGETHERWITH the existing 5 (FIVE) years old entire R.C.C.



Contd. ...

Superstructure standing thereon covering a total **Built-up area of 613 Sq. Mtrs.** and including all other easementary rights appurtenant and belonging thereto, bearing Property No. 264/2/1, within the limits of Nagar Panchayat, Kandri, situated at – Kandri in Tahsil – Parshivani and District – NAGPUR for establishing School, College, Institutions, Play ground, Sports academy and other activities related thereon **ONLY** for the Fixed Term/Period of 30 (THIRTY) Years commencing from 01-01-2023 and ending on 31-12-2052 provided always that the Lessor and the Lessee shall be entitled its option to terminate this Agreement and to vacate the said Premises after giving at least 6 (SIX) Months' clear Notice in Advance to the Lessor or Lessee as the case may be even before the expiry of the aforesaid period of Lease or renewal or renewals thereof.

(2) THAT as consideration for of Lease hereby granted to use and occupy the said premises, the Lessee does hereby agree and covenant that it shall pay Rs. 36,000/- per month towards the Rent during the continuance of this Agreement or while the Lessee shall remain in use of the said land In Advance to the Lessor punctually without any deduction from the said amount of rent.

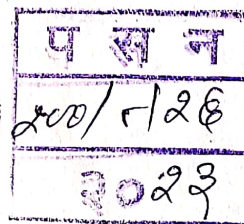
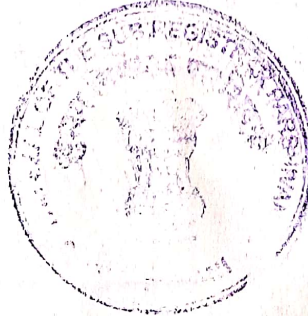
(3) THAT the aforesaid Rent of the demised premises will be increased by 5% (Five Percent) after every 3(THREE) Years during the aforesaid Lease period. The Proof for payment of Rent shall be determined on the basis of rent receipts to be issued by the Lessor to the Lessee every month as per actual payments.

(4) THAT besides the Rent as agreed to above, the Lessee shall also pay and deposit a sum of Rs. 5,00,000/- (Rupees Five Lakh) Only as an Advance/Security Deposit to the Lessor at the time of execution of this Agreement by Cheque No. 082655 dated 01-01-2023 drawn on Union Bank, Kandri Branch, Nagpur and the said amount of Security Deposit shall be returned by the Lessor to the Lessee at the time of vacation of the said demised premises free of any interest accrued thereon after deducting dues/pending electric bills, water charges etc

(5) THAT the period of the said Lease is fixed for 30 (THIRTY) Years Only. Upon termination of such period, if the Lessee requested the Lessor for further term and if the Lessor considering its request, then in such event a Fresh Agreement of Lease shall be executed in between the parties hereto upon the same terms and conditions as mentioned in the said Agreement of Lease.

(6) THAT the Lessee shall punctually pay the Agricultural Assessment, Grampanchayat Taxes, Cesses, other charges etc. and shall always keep the Lessor indemnified against such payments.

Contd. ...



(7) THAT the Lessor hereby allow and permit the Lessee to further construct a additional floor or adjacent building on the said Piece of land/demised premises strictly as per sanctioned building Plan from and out of its own funds, costs and expenses as per requirement of the Lessee as mutually decided by the parties hereto. It is further specifically agreed and understood by and between the parties hereto that at the time of vacation of the said demised premises the Lessor shall pay the cost of construction as may be fixed and calculated by the authorized Architect to the Lessee without assigning any reason or excuse.

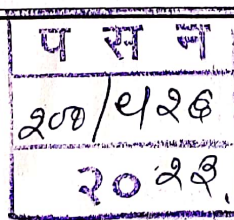
(8) THAT it is specifically agreed by the Lessor that the Lessee shall be entitled to install new Electric Meter in the demised premises and the Lessor shall issue a No Objection Certificate for the same.

(9) THAT the Lessee shall punctually pay the Land Revenue, Grampanchayat Taxes for the said demised premises, Employment Guarantee Scheme, Complete Electricity Bills for the Electric Meter to be installed for the demised premises by the Lessor, Water Charges or any other taxes levied to premises introduced in future etc. and shall always keep the Lessor indemnified against such payments and accordingly informed to the Lessor within a week from the date of payment. It is further specifically understood and agreed by the Lessee that if any new Tax levied or charged by Government/Local Bodies or Semi Government Department on the demised premises, then in such event such tax shall be borne and paid by the Lessee alone and the liability of payment of such tax upto the period of demised premises.

(10) THAT it is specifically understood and agreed by the Lessee that it shall be the sole liability and responsibility of the Lessee to pay the Service Tax/TDS or any other statutory taxes payable on the present transaction, if applicable to the concerned Department directly or reimburse the amount to the Lessor, as applicable as per the Law and shall always indemnify the Lessor against such payments.

(11) THAT it is further specifically agreed by the Lessee that, it shall always maintain the said demised premises in good condition.

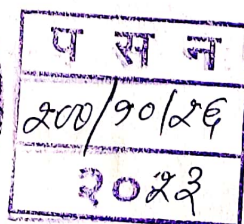
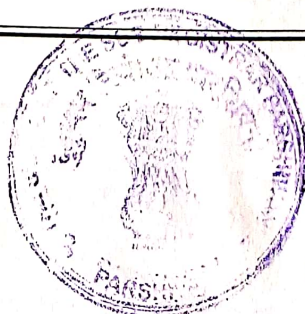
(12) THAT the Lessee hereby undertake to use the aforesaid premises only for running of School, College, Institutions, Play ground, Sports academy and other activities related thereto and shall never use the same for Residential Purposes or as a Guest House or any other illegal activities therein and shall always indemnify the Lessor against any losses.



Contd. ...

- (13) THAT the Lessee and its staff/servants shall not do or cause to be done any act, deed or thing which may cause, nuisance or annoyance to the adjoining owners/neighbours of the same locality for any illegal or immoral purposes nor to make any improper use thereof.
- (14) T THAT the Lessor hereby allowed and permitted the Lessee to get the Demised Premises, its floor area, Rooms, Office flooring and other interior electrical fittings done as per its design after approval from Lessor exclusively from and out of its own costs and expenses.
- (15) THAT the Lessee is also permitted to install Personal Computers, Fax Machine, Electronic Gadgets/Air Conditioners etc. required for carrying out the Office Activities. On termination of this Agreement the Lessee shall be entitled to remove the said Fixtures/Furniture's/Fittings etc. as may be installed by it at its own costs and shall restore the demised premises to its original condition and state, normal wear and tear excepted. The Lessee shall also guard the demised premises occupied by it at its own costs, expenses, consequences and risk from fire, theft or any other incidences which may adversely affect the existence of the demised premises along with entire industrial complex of the Lessor during the continuance of the said Agreement.
- (16) THAT the Lessee shall not store any Explosives, Combustible Goods, Obnoxious Substances, Acids etc. and shall use the said Premises only for School, College, Institutions, Play ground, Sports academy and other activities related thereto therein.
- (17) THAT the maintenance of the said Premises will be the responsibility of the Lessee. All minor repairs such as Electric Fuses, Change of fused Bulbs, Tube Lights, Toilet and Water fittings etc. will be arranged and done by the Lessee at its own costs. The said premises shall be maintained by the Lessee in good condition and no such action shall be undertaken by it so as to damage any part of the premises or the building proposed to be constructed thereon. In case such damage occurring at any time during the continuance of Lease, the Lessee shall remain liable to make good loss or damages. The Lessee shall not request the Lessor during the said period of Lease to incur any expenditure for making reinforcement/changes/replacements whatsoever in the said demised premises.
- (18) THAT it is agreed that by these presents the Lessee does not acquire any right, title and/or interest in the said demised premises in any manner whatsoever and would

Contd. ...



occupy the said premises during the existence of this Agreement as a mere Tenant/Lessee.

(19) THAT the Lessee shall not assign, sub-let or underlet the said demised premises or any part thereof, nor shall it make any addition or alteration thereto without the Lessor's prior consent/permission in writing.

(20) THAT it is specifically agreed and understood by and between the Parties hereto that if the Lessor desire to sell/transfer their aforesaid property to any third person during the aforesaid Lease Period then in such event all the terms and conditions contained in the said Lease Deed shall always remain binding upon the incoming prospective Purchaser and her/his successors-in-title only till the completion of the aforesaid period of the said Lease.

(21) THAT the Lessee shall always obtain and/or renew her License/Permit as may be required for running its business/manufacturing activities from the all concerned Departments/Competent Authority empowered on that behalf from time to time. In the like manner it shall always follow the rules and regulations of the Local Competent Authority.

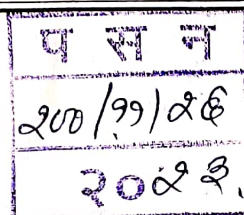
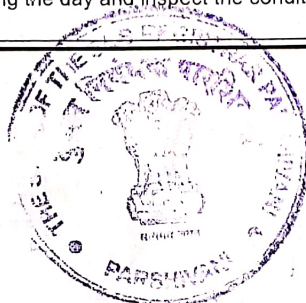
(22) THAT the Lessee hereby assures the Lessor that the security of the demised premises shall be its responsibility and for which the Lessee shall guard the demised premises and shall pay salaries to the concerned person and always indemnify the Lessor against such payments as well as any adverse incidences due to lack of responsibilities on it or by its staff any time.

(23) THAT the Lessee shall deliver vacant and peaceful possession of the said demised premises alongwith the fittings and fixtures in the condition as it is now, reasonable wear and tear expected, after the termination of Lease or earlier as the case may be.

(24) THAT it is specifically understood and agreed by and between the parties hereto that after completion of the Lease Period or sooner determination of Lease, if the Lessee fails or neglect to handover the possession of the demised premises or breach of any contract, then in such event it shall pay a sum of Rs. 15,000/- (Rupees Fifteen) Only Per Day to the Lessor towards Penalty without any demur till vacation of premises and possession receipt by the Lessor.

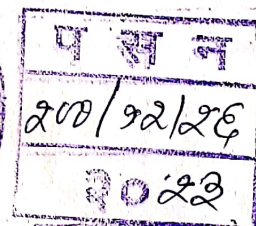
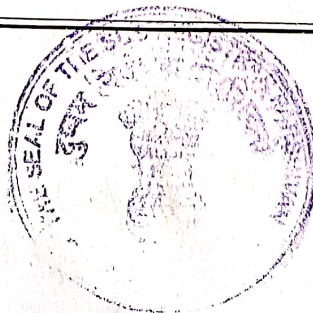
(25) THAT the Lessee shall allow and permit the Lessor or his authorised Agent/s, after giving 24 hours notice to enter into the demised premises at all reasonable times during the day and inspect the condition of the same.

Contd. ...



- (26) THAT the Lessee shall be at full liberty to place and Display its business name board at the entrances to the demised premises and also hang or affix a frame or Notice-board bearing the designation of the office of the Lessee and/or their subsidiaries/associates where the place specified by the Lessor.
- (27) THAT the Lessee shall keep the demised premises in good and tenantable repair and condition (reasonable wear and tear and damage by fire, earthquake, tempest or other act of God or inevitable accident or by irresistible force always excepted) Provided that nothing herein contained shall make the Lessee liable to carry out such repairs as are hereinafter covenanted to be carried out by the Lessee or which the Lessee shall be bound by law to do.
- (28) THAT, the Lessee shall not be entitled to Mortgage and avail loan on the said demised premises and/or transfer the benefit of this agreement to anybody else or will not be entitled to allow anybody else to occupy the said demised premises or any part thereof without obtaining written prior consent/permission from the Lessor.
- (29) THAT the Lessee shall not carry out any work or structural repairs or additions or alterations to the said demised premises. Only such alterations or additions as are not of structural type or of permanent nature may be allowed to be made by the Lessee inside the premises with the previous written permission of the Lessor.
- (30) THAT in the event of any breach of the terms and conditions of this Agreement by the Lessee and not remedied by the Lessee within 1 (ONE) Month from the receipt of written requisition from the Lessor, the Lessor shall be entitled to revoke and cancel the Lease hereby granted after giving 3 (THREE) Month's clear notice in writing and thereupon the Lessee and its Office bearers/Staff shall willingly remove themselves from the demised premises with all their goods and belongings without any reservations. The cost incurred in remedial measures by the Lessor in such event shall be adjusted against the Security Deposit without any legal objection from the Lessee. However it is specifically understood and agreed by the Parties hereto that the said Agreement of Lease shall be terminated only in case of non-payment of Rent and other municipal taxes and Security Deposit etc. as mentioned hereinabove.
- (31) THAT the Original of this Deed shall be retained by the Lessee and a Xerox/Certified copy of the same shall be given to the Lessor hereto.
- (32) THAT this Lease is subject to the Jurisdiction of the Competent Civil Court at Parshivani/Nagpur.

Contd. ...



(33) THAT this Agreement shall be registered and for which all the expenses and charges incurred for its execution and Registration shall be borne and paid by the Lessee. In the like manner all expenses on account of preparation of this Lease Deed including the cost of Stamp Duty and Registration Fees payable thereon and including also the Lawyer's Fees have also been borne and paid by the Lessee alone.

SCHEDULE REFERRED TO ABOVE
OF THE DEMISED PROPERTY

ALL THAT Piece and Parcel of Agricultural land containing by admeasurements **5110 Sq. Mtrs.** comprising NORTHERN PORTION of entire land bearing Survey / Khasra / Gut No. 264/2 of **MOUZA – KANDRI, P.S.K. 15A**, having an area of 1 Hectare (i.e. 10000 Sq. Mtrs.), Rental Rs. 1000 Yearly, held in Occupancy Class-1 Rights, Khate No. 13206 TOGETHERWITH the existing 5 (FIVE) years old entire R.C.C. Superstructure standing thereon covering a total **Built-up area of 613 Sq. Mtrs.** and including all other easementary rights appurtenant and belonging thereto, bearing Property No. 264/2/1, within the limits of Nagar Panchayat, Kandri, situated at – Kandri in Tahsil – Parshivani and District – NAGPUR and the said entire land is bounded as under:-

ON THE EAST	-	BY SURVEY NO. 261,
ON THE WEST	-	BY SURVEY NO. 265,
ON THE NORTH	-	BY SURVEY NO. 264/1,
ON THE SOUTH	-	BY REMAINING PORTION OF LESSOR.

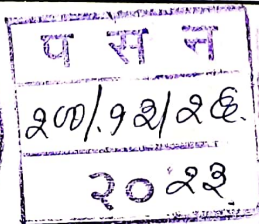
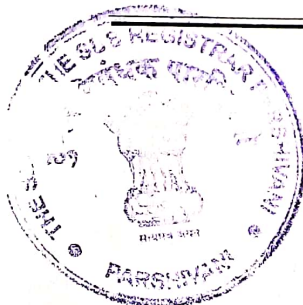
IN WITNESS WHEREOF the LESSOR and the LESSEE hereinabove named have fully examined and read over this LEASE DEED before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at PARSHIVANI in presence of the attesting witnesses signing as such on the day first above written.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
---------	------------------------------	-----------------------------	-----------------------

01




 (LILADHAR GOPICHAND BARVE)
 LESSOR



Contd.

02



FOR ELAM VACHCHHALAGOPI
FOUNDATION

1)

(LILADHAR GOPICHAND BARVE)

03



2)

(MRS. SHALINI LILADHAR BARVE)

Authorised Directors

LESSEE

WITNESSES :

I



I)

(VILAS PANDURANG KHOBRA G A D E)

WITNESS NO. 1

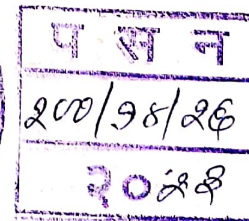
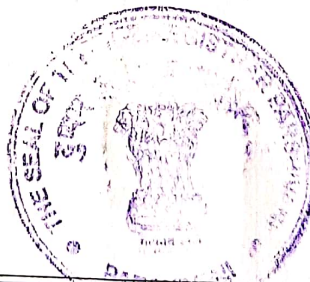
II



II)

(KISHOR WASUDEO WAHANE)

WITNESS NO. 2



Contd. ...

અહવાલ દિનાંક : 09/01/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अशिलेख पत्रक)

[महाराष्ट्र जमीन गटसूल अधिकार अभिलेख आणि नोंदधद्या (तयार करणे व भुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

माव :- कांद्री त.सा.क्र 15अ

तालुका :- पारशिवनी

जिल्हा :- नागपुर

(535453)

ULPIN : 13250837751

भूमापन क्रमांक व उपविभाग : 264/2

13250837751

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवदादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.क्रा.	कुळ, खंड व इतर अधिकार
शेताचे एकक हे.आर.ची.पो अ) नंगरास राखे क्षेत्र	1327	चमुराव चामुनेच बाळने	9.56.00	2.65		(9811)	कुळचे नाव व खंड
		उत्तम चामुनेच बाळने				(9811)	
मगावत 1.00.00		सुसुगबाभू-अभुमिच-बाळने				(9811)	
मगावत -		सुसुग-चामुनेच बाळने				(9811)	इतर अधिकार
एकुण ला.पो क्षेत्र 1.00.00		सुसुगबाभू-चामुनेच बाळने				(9811)	इतर
ब) पोट-खताव क्षेत्र (भागावट अयोग्य)		चमुराव-चामुनेच बाळने				(9811)	मा.उप.वि.अधि.साहेब रामटेक यांचे der.case no.517
अ) (अ)		चमुराव-चामुनेच बाळने				(9811)	एल.एच.डी 18/2000-01 अन्यथे वॉ 2 जमिन वॉ 1
अ) (ब)		सामाईक क्षेत्र	0.00.00	0			कण्यात आली दि.25/08/2001 (1707)
अ) (ग)							फे.क्र.1059 दि.15/09/1998 बारासात एकरण
अ) (घ)							(1707)
अ) (ङ)							रॉजटर्ड मृत्पत्राचा लेखा अन्यथे (1707 ,
अ) (च)							खोदित प्रकणावत
अ) (छ)							दि.२६/९० (9759)
अ) (ज)							लगाई
अ) (झ)							मा. महसूलदार साहेब पारंगिकरी यांचे आदेश क्र.
अ) (ड)							रा.मा.क्र.04/ए.ए.पो 34/2018-19 दि.8/1/2019 नुसार
अ) (ढ)							अकपिक कण्यात आली (10302)
अ) (ण)							बोडा - खाजगी बँक
अ) (त)							दिनांक 03/01/2020 रोजी जना म्हाळ काडूनसह लि.
अ) (थ)							चा तीनमधुर गोपीचंद ववें त. काद्री बाप्या मल
अ) (द)							र.रू.8000000/- कर. (10662)
अ) (ध)							बोडा - भा.स.पी बँक
अ) (न)							दिनांक 17/05/2022 रोजी -अना हर्मील फायनाम बँक
अ) (प)							लि. शाखा लक्ष्मी नाव ना बा लोनाधार गोपीचंद नवें त. काद्री
अ) (फ)							बाप्या नावे र.रू.4000000/- कर. (12167)
अ) (ब)							
अ) (क)							पारंगिकर पेटवतार : रातो.
अ) (ख)							शेवटचा फेकरा क्रमांक : 12456 व दिनांक : 05/01/2023
अ) (ग)							संपा आंगि भुपापन विन्हे

गाव-मुना बरा (पिकांची नोंदवही)
 ! महागडू जमीन म्हणून अधिदा अधिलेख अग्नि नोंदवही (नवरा करण घ घुसितोत देवले) नियम, १९७१ यातील नियम २१ ।
 गाव :- कांठी त.मा.क्र 15अ (535453) तालुका :- धारगिवादी जिल्हा :- नागपुर
 नमूद क्रमांक व उपविभाग : 264/2

पित्राक्षरीत शेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेत
क्र.सं.	हयाम	खतांचा क्रमांक	निधीचा प्रकार	पिकांचा नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	(१६)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2022-23	खरीप	११५६९*						चालू पड	०.१०००	
		१०६४१*						चालू पड	०.५०००	
		११५६९	निर्घेत	धान	०.१०००		मत्काळी कालवा			
	रब्बी	११५६९ ^०	निर्घेत	धान	०.५०००		मत्काळी कालवा			

टीप : * सदरची नोंद नो जाइल अथ द्वारे घेणेत आलेली आहे

Excellence
 9/11/23
 4431

<https://mahaferfar1.enlightcloud.com/DDM/Pg/111/712>

0001/000

200/94/26
2026

नगर रचनाकार
नागपुर महानगर प्रदेश विकास प्राधिकरण

वर्ष: 2022-23

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (कृषिक)
(आसामीवर खतावणी -- जमाबंदी पत्रक)

1/9/2023

गाव: कांद्री त.सा.क्र 15अ

तलाठी: पारशिवणी

जिल्हा: नागपूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र			वसुलीसाठी		एकूण		
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प.	ग्रा.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	प. (६ब)	(७)
खाते क्रमांक	लीलाधर गोपीचंद बर्वे .								
13206									
व्यक्तिगत									
खातेदार	264/2	1.00.00	0.0000	1.00.00	5.3	0	37.1	5.3	47.7
एकूण		1.00.00	0.0000	1.00.00	5.3	0	37.1	5.3	47.7

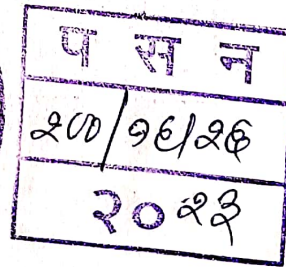
"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 09/01/2023

सांकेतिक क्रमांक :- 27090005010433000012023279

(सहसंचालक, जिल्हा प्रशासन)
तलाठी प्रशासक, कांद्री त.सा.क्र. 15 अ ता :- पारशिवणी जि :- नागपूर

१५३



१२/५३३

रसीद

वार्ड नं. ५ घर नं. ३६४/३ नगर पंचायत कान्द्री (कन्हान)

रसीद नं. ०२५

कराची पावती

विनायक गाणचंद ठव

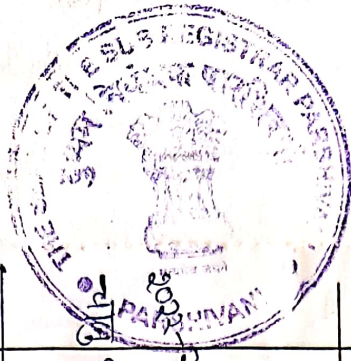
घर मालकांचे नांव

मांडेवाराचे नांव

शेतात कु. ७७

कराचे विवरण -

प स न
२००७/०७/२६
२०



सन	एकत्रित मालमत्ता कर	दिवाबत्ती कर	आरोग्य कर	विशेष स्वच्छता वि. कर	खाजगी पाणीपट्टी कर	महाराष्ट्र शिक्षण उपकर	रोजगार हमी उपकर	वृक्ष उपकर	व्याज	एरॉट कायदा	घन कचरा संकलन शुल्क	बेरीज	करांची नावे	रक्कम रुपये	पैसे
२०२२-२३	१६९२९	१००	१००	-	-	-	-	-	-	-	-	१६३२९	एकत्रित मालमत्ता कर	१६३२९	००
													दिवाबत्ती कर	१००	००
													आरोग्य कर	१००	००
													विशेष स्वच्छता वि. कर		
													खाजगी पाणीपट्टी कर		
													महाराष्ट्र शिक्षण उपकर		
													रोजगार हमी उपकर		
													वृक्ष उपकर		
													व्याज		
													एरॉट कायदा		
													घन कचरा संकलन शुल्क		
													नोटीस फी / वारंट फी		
													इतर खर्च		
													एकूण बेरीज	१६३२९	००

वसुली रक्कम (रुपये) - दोन हजार पिनसोस रुपये फक्त

१८०९/२०२२

०२/०२/२०२३

रोखपान

मुख्याधिकारी



‘नमुना - ८’

सन २०२२-२३ ते २०२५-२६ या वर्षासाठी कर आकारणी नोंदवही

नगर पंचायत कांद्री (कन्हान) पारशिवनी जि. नागपूर.

अ. क्र.	सिटी सर्वे नं.	मालमत्ता क्रमांक	मालकाचे नाव	भोगवट धारकाचे नाव	मालमतेचे वर्णन	लांबी X रुंदी	क्षेत्रफळ चौ.फु./चौ.मी.	मिळकतीचे वय	रेडी रेकरनुसार दर प्रती चौ. मी. (रूपये)	घसारा दर	इमारतीच्या वापरानुसार भारांक	भांडवली मूल्य (रूपये)	कराचे दर (पैसे)
७७	२६४/२	२६४/२ / १	श्री लिलाधर गोपीचंद बर्वे	स्वतः	आर.सी.सी.	२० X १२	१८४०/१७१	६	२७५०	०.९०	१.००	३४४७७८५	१.२०
					आर.सी.सी.	२१ X १२	२६८८/२५०	६	२७५०	०.९०	१.००	५४७५०२६	१.२०
					आर.सी.सी.	२० X १२	१८४०/१७१	६	२७५०	०.९०	१.००	३४४७७८५	१.२०
					आर.सी.सी.	२१ X ११	२३१/२१	६	२७५०	०.९०	१.००	४७०५१०	१.२०
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४

मालमत्ता कर	खाली जागेच्या कर	दिवाबती आरोग्य	सामान्य पाणी कर	कराची रक्कम				अपिलाचे निकाल आणि त्यावर केलेले फेरफार (रूपये)				नंतर वाढ किंवा घट झालेल्या बाबतीत आदेश	
				विशेष कर	एकुण कर	घरपट्टी	दिवाबती	अरोग्य	पाणी पट्टी	एकुण			
१६१२९		१००	१००	१००	१६१२९								
१६	१७	१८	१९	२०	२१	२२	२३	२४	२५	२६	२७	२८	

मुख्याधिकारी नगर पंचायत कांद्री (कन्हान), ता. पारशिवनी जि. नागपूर

नगर पंचायत कांद्री (कन्हान)

जा. क्रमांक :- नर/भान/नामप्रविप्रा/२०१११

दिनांक : ०४/११/२०२२.

प्रति,

श्री किशोर वासुदेव वाहने व इतर सातबाराप्रमाणे
पेट्रोलपंप मागे, वार्ड नं. १, कांद्री कन्हान, तह. पारशिवनी,
जि. नागपूर ४४१४०१.

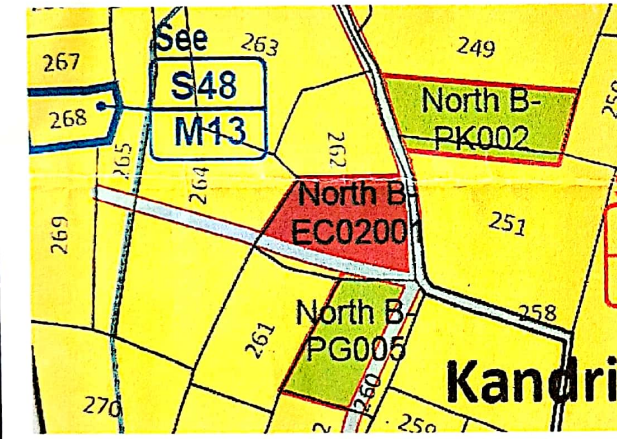
विषय :- मौजा कांद्री, खसरा क्र. २६४/२, तह. पारशिवनी., जि. नागपूर चा भाग नकाशा व झोन दाखला पुरविण्याबाबत.

संदर्भ :- आपला अर्ज आवक क्र. ५१८७ दिनांक ०३/११/२०२२.

नागपूर महानगर प्रदेश विकास योजना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(अ)/२०१६/एस.एम./नवि-९, दिनांक ०५/०१/२०१८ आणि अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६/नवि-९, दिनांक ०५/१०/२०१८ अन्वये भागशः मंजूर तसेच अधिसूचना क्र. टिपीएस-२४१६/प्र.क्र.१२२(ब)/ई.पी./२०१६ नवि-९ दिनांक २१/०२/२०१९ अन्वये वगळलेल्या क्षेत्राची विकास योजना मंजूर.

अ) भाग नकाशा :-



N
SCALE : N.T.S
S. NO. - 264
MOUZA - KANDRI
TAHSIL - PARSHIONI

ब) झोन दाखला / प्रमाणपत्र :-

मंजूर विकास योजना नकाशा नुसार विषयांकीत जागेचे पोटभाग उपलब्ध नसल्यामुळे संपूर्ण खसऱ्याचा झोन दाखला देण्यात येत आहे.

सेक्टर :- SM-07 नुसार Out of Sector.

झोन :- "निवासी, 12.00 M. Wide Proposed Road (ना.म.प्र.वि.प्राधिकरणास शासनाकडून प्राप्त पत्र क्र. टिपीएस-२४२०/६९२/प्र.क्र./२०२१/नवि-९ दिनांक ०१/१२/२०२१ अन्वये प्राप्त मार्गदर्शनानुसार)"

टीप :- १) या भाग नकाशाचा व झोन दाखल्याचा कुठल्याही प्रकरणात परवानगी म्हणून उपयोग करता येणार नाही.

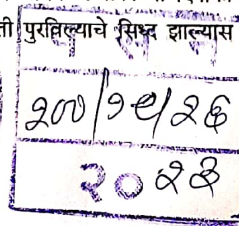
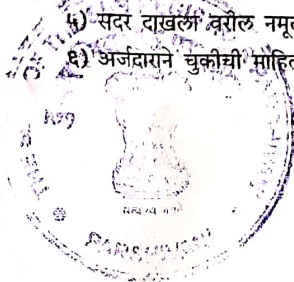
२) सदरहू झोन दाखला हा मालकी हक्काचा पुरावा म्हणून ग्राह्य धरता येणार नाही.

३) नविन/जुना एकत्रित झालेल्या सर्व्हे क्रमांक/गट क्रमांक बाबत अर्जदार यांनी आपल्या स्तरावर खात्री करावी.

४) उपरोक्त भूवापर प्रस्तावाबाबत कोणतीही शंका अथवा साशंकता उद्भवल्यास मूळ मंजूर विकास योजना नकाशा नुसारच प्रस्ताव ग्राह्य धरण्यात येईल.

५) सदर दाखला वरील नमूद जावक क्रमांकाच्या दिनांकापासून केवळ तीन महिन्यांपर्यंत ग्राह्य धरल्या जाईल.

६) अर्जदाराने चुकीची माहिती पुरविल्याचे सिद्ध झाल्यास सदर दाखला रद्द समजण्यात येईल.



नगर रचनाकार

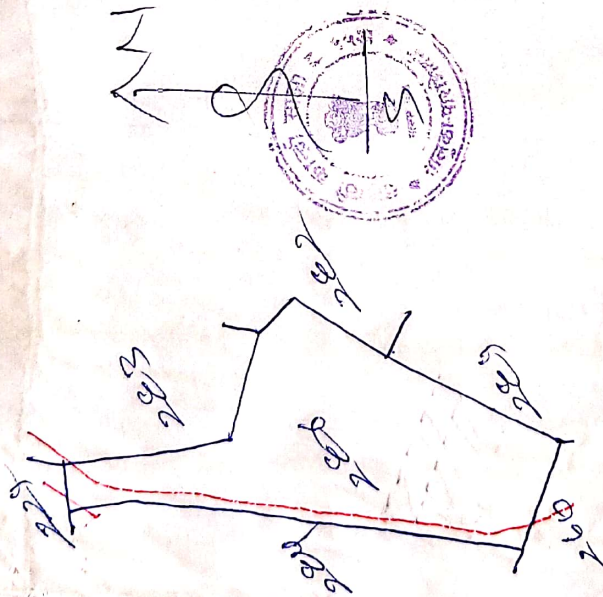
नागपूर महानगर प्रदेश विकास प्राधिकरण



प स न
२००/२०/२६
२०२६

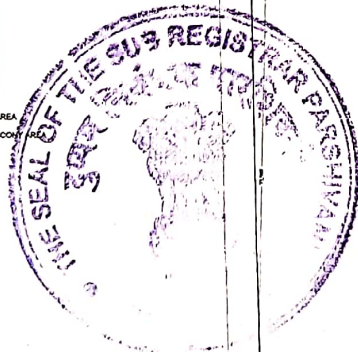
मौजा - आडी
प.ह.न.म.के -
महोदय २२४
आवा - ५१५००
सम - ५६६-६६
लाखन - ५१२६५५
जिबन - ५१२६५५

Signature
१८/११/२०२५
काजी रा.रा.क
पंजा



BALCONY AREA CALCULATIONS			
PERMISSIBLE BALCONY AREA 15% OF BUILT UP AREA (882.145) = 102.322 SQM			
ENCLOSED BALCONY AREA			
ab1	1.500X	30.872	46.308
ab2	1.500X	8.100	9.150
ab3	1.500X	3.810	5.415
ab4	1.500X	19.000	28.600
ab5	1.500X	19.000	28.590
ab6	1.500X	3.810	5.415
ab7	1.500X	8.100	9.150
TOTAL BALCONY AREA			= 132.618

Hand-drawn schematic diagram of a computer system. The central unit is a box with a monitor on top and a keyboard below. To the left, a vertical stack of four floppy disk drives is connected to the central unit. To the right, a printer is connected. Below the central unit, a circular component is connected to a rectangular component. The diagram is labeled with various components and their connections.



प स न
२००७/२९/२६
२०२३

LAYOUT AREA



Civil Engineer, Interior & Exterior Designer, Planner
N.E.T. License No. 2664
At - Kandari (Behind The petrol Pump), Kanhan
M/o. No. 9372912045, 8180848771
e-mail: mshahaniharv@gmail.com



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that ELAM VACHCHHALAGOPI FOUNDATION is incorporated on this Twenty first day of September Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U80301PN2020NPL194238.

The Permanent Account Number (PAN) of the company is AAGCE0960Q *

The Tax Deduction and Collection Account Number (TAN) of the company is NGPE01239A *

Given under my hand at Manesar this Twenty first day of September Two thousand twenty .

DS MINISTRY OF
CORPORATE AFFAIRS

Digital Signature Certificate

Mr Parvinder Singh

DEPUTY REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

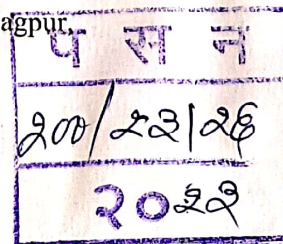
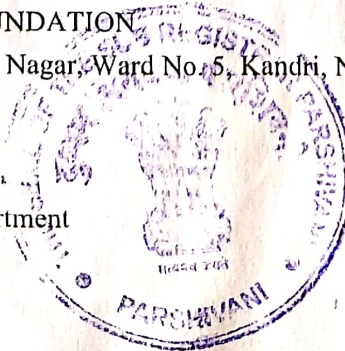
Mailing Address as per record available in Registrar of Companies office:

ELAM VACHCHHALAGOPI FOUNDATION

C/o Liladhar Gopichand Barve, Patil Nagar, Ward No. 5, Kandri, Nagpur.

Nagpur, Maharashtra, India, 441401

* as issued by the Income Tax Department



भारत सरकार
GOVERNMENT OF INDIA

लीलाधर गोपीचंद बर्वे
Liladhar Gopichand Barve
जन्म वर्ष / Year of Birth : 1979
पुरुष / Male

3291 9706 3355

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता पेट्रोल पंप, वार्ड नो. ३, आंबेडकर नगर, तह-पारशिवनी, कांद्री कन्हान, नागपूर, महाराष्ट्र, 441401

Address: PETROL PUMP, WAARD NO.3, AMBEDKAR NAGAR, TAH-PARSHIVNI, KANDRI KANHAN, Nagpur, Maharashtra, 441401

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGXPB8237B

नाम / Name
LILADHAR GOPICHAND BARVE

पिता का नाम / Father's Name
GOPICHAND KACHRU BARVE

जन्म की तारीख
Date of Birth
07/07/1979

हस्ताक्षर / Signature

24052019

19/200
शुक्रवार, 03 फेब्रुवारी

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DGLPB1190Q

नाम / Name
SHALINI LILADHAR BARVE

पिता का नाम / Father's Name
JAYANT BARVE

जन्म की तारीख / Date of Birth
14/10/1980

हस्ताक्षर / Signature

15092017

भारत सरकार
GOVERNMENT OF INDIA

शालिनी लीलाधर बर्वे
Shalini Liladhar Barve
जन्म तारीख/ DOB: 14/10/1980
महिला / FEMALE

4474 6454 1454

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: आंबेडकर नगर वॉर्ड न 3, कांद्री पेट्रोल पंप जवळ, कांद्री कन्हान, सिहोरा, नागपूर, महाराष्ट्र - 441401

Address: aambedakr nagr ward no 3, kandri near petrol pump, kandri kanhan, Sihora, Nagpur, Maharashtra - 441401

4474 6454 1454

भारत सरकार
GOVERNMENT OF INDIA

किशोर वासुदेव वाहने
Kishor Wasudev Wahane
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male

3622 2885 3364

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता पेट्रोल पंप मागे, वार्ड नो. ३, तह-पारशिवनी, कांद्री कन्हान, नागपूर, महाराष्ट्र, 441401

Address: BEHIND PETROL PUMP, WAARD NO.3, TAH-PARSHIVNI, KANDRI KANHAN, Nagpur, Maharashtra, 441401

भारत सरकार
GOVERNMENT OF INDIA

विलास पांडुरंग खोब्रागडे
Vilas Pandurang Khobragade
जन्म वर्ष / Year of Birth : 1979
पुरुष / Male

5681 4650 6197

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O पांडुरंग खोब्रागडे, वानखेडे वाटा चव्ही जवळ, वार्ड नो ६, सताजी नगर, कांद्री, तह पारशिवनी, कांद्री कन्हान, पन्धान पिपरी, नागपूर, महाराष्ट्र, 441401

Address: S/O Pandurang Khobragade, WANKHEDE ATA GHAKKI JAWAL, WAARD NO 6, SANTAJI NAGAR, KANDRI, TAH PARSHIVANI, KANDRI KANHAN, Kanhan Pipri, Nagpur, Maharashtra, 441401

200/28/20

2028

279/200

शुक्रवार, 03 फेब्रुवारी 2023 3:12 म.नं.

दस्त गोपवारा भाग-1

पसन

दस्त क्रमांक: 200/2023

दस्त क्रमांक: पसन /200/2023

बाजार मूल्य: रु. 1,85,36,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.9,27,500/-

दु. नि. सह. दु. नि. पसन यांचे कार्यालयात

अ. क्रं. 200 वर दि.03-02-2023

रोजी 3:06 म.नं. वा. हजर केला.

पावती:288

पावती दिनांक: 03/02/2023

सादरकरणाचे नाव: एलम वच्छलागोपी फाऊंडेशन तर्फे अधिकृत संचालम
(1) लिलाधर गोपीचंद बर्वे

नोंदणी फी

रु. 30000.00

दस्त हस्ताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

दस्त हजर करणाऱ्याची सही:

कमी पडलेली नोंदणी रु. 80.

Date 03.02.2023 9:02 PM पासती

रु. 209/2023 दुसरे वस्तु अंमल

माहिती

एकूण: 30480.00

PRS

दुय्यम निबंधक श्रेणी-9

पारशिवनी
दस्ताचा प्रकार: भांडपट्टादुय्यम निबंधक श्रेणी-9
पारशिवनीदुय्यम निबंधक श्रेणी-9
पारशिवनी

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विकाम प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तीच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 03 / 02 / 2023 03 : 06 : 44 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 03 / 02 / 2023 03 : 09 : 49 PM ची वेळ: (फी)



Scanned with OKEN Scanner



03/02/2023 3 24:51 PM

दस्त क्रमांक: पसन/200/2023

दस्ताचा प्रकार :- भाडेपट्टा

दस्त गोपवारा भाग-2

पसन

24/28 28/28

दस्त क्रमांक: 200/2023

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: एलम वच्छलागोपी फाउंडेशन तर्फे अधिकृत संचालक (2) शांतिनी लिलाधर वरें पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: पाटील नगर वार्ड नं 5 कांद्री कन्हान तह. पारशिवनी जि. नागपूर आधार नं. 329197063355 , महाराष्ट्र, नागपूर. पिन नंबर: AAGCE0960Q	भाडेकरू वय :- 43 स्वाधरी:-		
2	नाव: नीलाधर गोपीचंद वरें पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: रा. वार्ड क्र 3 आवेडकर नगर कान्ही कन्हान तह. पारशिवनी जि. नागपूर आधार नं. 329197063355 , महाराष्ट्र, नागपूर. पिन नंबर: AGXPB8237B	मालक वय :- 43 स्वाधरी:-		
3	नाव: एलम वच्छलागोपी फाउंडेशन तर्फे अधिकृत संचालक (1) लिलाधर गोपीचंद वरें पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , रोड नं.: पाटील नगर वार्ड नं 5 कांद्री कन्हान तह. पारशिवनी जि. नागपूर आधार नं. 329197063355 , महाराष्ट्र, नागपूर. पिन नंबर: AAGCE0960Q	भाडेकरू वय :- 43 स्वाधरी:-		

वरील दस्तऐवज करून देणार तयारकीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्रा क्र.3 ची वेळ: 03 / 02 / 2023 03 : 16 : 03 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: किशोर वासुदेव वाहने . . वय: 41 पत्ता: वार्ड नं 3 तह. पारशिवनी कांद्री कन्हान नागपूर पिन कोड: 441401		
2	नाव: विलास पांडुरंग खोत्रागडे . . वय: 44 पत्ता: वार्ड नं 6 संताजी नगर कांद्री तह. पारशिवनी जि. नागपूर पिन कोड: 441401		

शिक्रा क्र.4 ची वेळ: 03 / 02 / 2023 03 : 18 : 54 PM

शिक्रा क्र.5 ची वेळ: 03 / 02 / 2023 03 : 19 : 35 PM नोंदणी पुस्तक 1 मध्ये

PRS

दुय्यम निबंधक श्रेणी-9
प्रतिनिधी

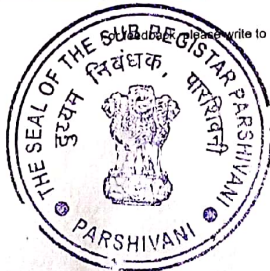
Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ELAM VACHCHHALAGOPI FOUNDATION	eChallan	02901790202202343988	MH014691493202223M	927500.00	SD	0007325036202223	03/02/2023
2		DHC		0202202311592	480	RF	0202202311592D	03/02/2023
3	ELAM VACHCHHALAGOPI FOUNDATION	eChallan		MH014691493202223M	30000	RF	0007325036202223	03/02/2023

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

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.



9 नवराचे बुकाचे

200 / 2023

200 नवरी नोंदला

दुय्यम निबंधक, पारशिवनी

जाक 3 माहे 2023

प्राणित करण्यात येते की,

दस्तामळे एकूण 26 पाने

दुय्यम निबंधक श्रेणी-9

पारशिवनी

