139/983
Friday,March 16 ,2018
4:54 PM

पावती

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

पावती क्रं.: 1515 दिनांक: 16/03/2018

गावाचे नाव: **खेडदिगर**
दस्तऐवजाचा अनुक्रमांक: **सहद-983-2018**
दस्तऐवजाचा प्रकार : **भाडेपट्टा**
सादर करणाऱ्याचे नाव: **श्री जगदीश मोहन पाटील - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 30900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 4:47 PM ह्या वेळेस मिळेल.

Sub Registrar Shahade
दुय्यम निबंधक शहादे
श्रेणी-१

बाजार मुल्य: रु.22000000 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क :
रु. 800000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011926375201718E
दिनांक: 16/03/2018
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

अहवाल दिनांक : ०२/०८/२०२१

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- खेडदिगर (५२५४९६) तालुका :- शहादा जिल्हा :- नंदुरबार

ट क्रमांक व उपविभाग : ५०/३/ब/प्लॉट नं.१

भू-धारणा पध्दती : भोगवटादार वर्ग -१ शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
त्राचे एकक आर.चौ.मी कृषिक क्षेत्र ा शेती ८८.०९.६९ कारणी १६०८.००	२८	जगदीश मोहन पाटील	88.09.69	1608.00		(1799)	कुळाचे नाव व खंड --- इतर अधिकार अकृषिक वापर - वाणिज्य (गावाठाणा बाहेरील) शैक्षणीक क्षेत्र (१५११) --- प्रलंबित फेरफार : नाही. --- शेवटचा फेरफार क्रमांक : १७९९ व दिनांक : १३/१२/२०२० ---
फेरफार क्र. (१५११)(१७९९)							सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- खेडदिगर (५२५४९६) तालुका :- शहादा जिल्हा :- नंदुरबार

क्रमांक व उपविभाग : ५०/३/ब/प्लॉट नं.१

			पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र										
र्ष	हंगाम	खाता क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

ना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २०/०५/२०२२
सांकेतिक क्रमांक :- २७०१०००४०००४९५००००५२०२२१५१

(नाव :- योगिराज अविनाश पाडवी)
तलाठी साजा :- खेडदिगरता :- शहादा जि :-नंदुरबार

अहवाल दिनांक : १३/०१/२०२२

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- खेडदिगर (५२५४९६) तालुका :- शहादा जिल्हा :- नंदुरबार

ट क्रमांक व उपविभाग : ५०/३/ब/प्लॉट नं.२

भू-धारणा पध्दती : भोगवटादार वर्ग -१ शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
त्राचे एकक आर.चौ.मी अकृषिक क्षेत्र न शेती ६२.६१.८८ कारणी १२५०.०० फेरफार क्र. (१५११)(१७९९)	२८	जगदीश मोहन पाटील	62.61.88	1250.00		(1799)	कुळाचे नाव व खंड --- इतर अधिकार अकृषिक वापर - वाणिज्य (गावाठाणा बाहेरील) प्ल्ये ग्राउंड (ओपन प्लेस) (१५११) --- प्रलंबित फ़ेरफ़ार : नाही. --- शेवटचा फेरफार क्रमांक : १७९९ व दिनांक : १३/१२/२०२० --- सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- खेडदिगर (५२५४९६) तालुका :- शहादा जिल्हा :- नंदुरबार

क्रमांक व उपविभाग : ५०/३/ब/प्लॉट नं.२

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
						घटक पिके व प्रत्येकाखालील क्षेत्र										
						पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	*४	*५	*६	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)
							आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

ना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २०/०५/२०२२
सांकेतिक क्रमांक :- २७०१०००४०००४९५०००००५२०२२१५०

(नाव :- योगिनी अविनाश पाडवी)
तलाठी साझा :- खेडदिगरता :- शहादा जि :-नंदुरबार

CHALLAN

MTR Form Number-6

GRN	MH011926375201718E	BARCODE		Date	16/03/2018-15:46:23	Form ID	36

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	SHB_SHAHADA SUB REGISTRAR	**Full Name**	Jagdish Mohan Patil
Location	NANDURBAR		
Year	2017-2018 One Time	**Flat/Block No.**	GN 50/3/B Area 8043.12 sq mtr
		Premises/Building	
Account Head Details	**Amount In Rs.**	**Road/Street**	Khed Digar
0030046401 Stamp Duty	800000.00	**Area/Locality**	Shahada
0030063301 Registration Fee	30000.00	**Town/City/District**	
		PIN	4 2 5 4 0 9
		Remarks (If Any)	
		SecondPartyName=Vihana Foundation Shahada By the President Priyank Jagdish Patil~	
Total	8,30,000.00	**Amount In Words**	Eight Lakh Thirty Thousand Rupees Only

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332018031614684	158324698
Cheque/DD No.		Bank Date	RBI Date	16/03/2018-15:46:47	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

सहद
573 /19-85
२०१८

THE SEAL OF THE SUB-REGISTRAR GRADE-1 OF SHAHADA

LEASE AGREEMENT FOR 30 YEARS

Chargeble Amount for stamp 2,20,00,000/-

This Lease Agreement (Lease) is entered into on this:

16th Friday of March 2018

by and between

Mr. Jagdish Mohan Patil age 59 Occ Farmer (Landlord)

Pan No. CEQPP2574E

R/o Khed Digar Tal. Shahada Dist Nandurbar (MS)

Pin-425409

and

Vihana Foundation Shahada Dist.Nandurbar

Reg.No.MAHA 169/15 Date 07.07.2015 By the President

Mr. Priyank Jagdish Patil age 35 Occ. Business (Tenant)

Pan No. AACTV3094M

R/o Khed Digar Tal. Shahada Dist Nandurbar (MS)

Pin-425409

Landlord is the owner of land and improvements whose address is**: Dist Nandurbar Tal.Shahada Villege Khed Digar Gat no.50/3/B Area 1.56 H.R. Ass. 3.50 RP. out of this part 8043.12 sq.mtr. open land and 1394 Sq.Mtr on it Construction Area**

Landlord makes available for lease a portion of the Land designated as _____(Leased Premises).

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the provisions set forth herein.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

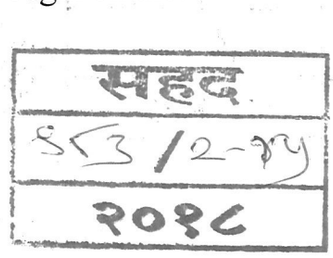
Term.

The Initial Term of the Lease shall begin on the:

01 day of March 2018

and end on the:

28 day of February 2048





Landlord shall use its best efforts to put Tenant in possession of the Leased Premises on the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

Rent.

Tenant shall pay to Landlord during the Initial Term rent of:

payable in instalments of

(1)3,00,000/- Rs.Three Lakh On 1st year, (2) 5,00,000/- Rs. Five Lakh On 2nd year, (3) 8,00,000/- Rs. Eight Lakh On 3rd t year and on words,

Each instalment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at the following address:

The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

Tenant shall also pay to Landlord a "Security Deposit" in the amount of **Nil** –

Registration charges and stamp duty paid by Land Lord

Prohibited Uses.

Notwithstanding the forgoing, Tenant shall not use the Leased Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a business with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets.

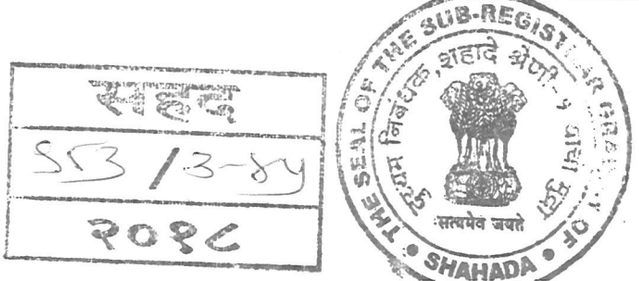
Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

Repairs.

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right, upon obtaining Landlord's consent, to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike



manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that Tenant shall repair, at Tenant's expense, all damage to the Leased Premises caused by such removal.

Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes and instalments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

Insurance.

If the Leased Premises or any other part of the Land is damaged by fire or other casualty resulting from any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

Landlord shall maintain fire and extended coverage insurance on the Land and the Leased Premises in such amount, as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

Tenant shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the particular activities of each in the Land with the premiums thereon fully paid on or before due date. Such insurance policy shall be issued by and binding upon an insurance company approved by Landlord, and shall afford minimum protection of not less than 10000000/- Rs.combined single limit coverage of bodily injury, property damage or combination thereof. Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph.

Utilities.

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges.

Tenant shall pay such all such utility charges prior to the due date. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, over load the wiring or interfere with electrical services to other tenants.

Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for Tenant to place or construct the foregoing signs. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

Entry.

Landlord shall have the right to enter upon the Leased Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Leased Premises.

Parking.

During the term of this Lease, Tenant shall have the non-exclusive use in common with Landlord.

Land Rules.

Tenant will comply with the rules of the praposed Land adopted and altered by Landlord from time to time and will cause all of its agents, employees, invitees and visitors to do so; all changes to such rules will be sent by Landlord to Tenant in writing. The initial rules for the Land are attached hereto as Exhibit "A" and incorporated herein for all purposes.

Damage and Destruction.

If the Leased Premises or any part thereof or any appurtenance thereto is so damaged by fire, casualty or structural defects, such damage or defects not being the result of any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, In the event of minor damage to any part of the Leased Premises, and if such damage does not render the Leased Premises unusable for Tenant's purposes,till tenant shall promptly repair such damage at the cost of the tenant. In making the repairs called for in this paragraph, Landlord shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labour or other matters which are beyond the reasonable control of Landlord. Tenant shall be relieved from paying rent and other charges during any portion of the Lease term that the Leased Premises are inoperable or unfit for occupancy, or use, in whole or in part, for Tenant's purposes. Rentals and other charges paid in advance for any

such periods shall be credited on the next ensuing payments, if any, but if no further payments are to be made, any such advance payments shall be refunded to Tenant. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond Tenant's reasonable control and which renders the Leased Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for Tenant's purposes.

Default.

In the event of a default made by Tenant in the payment of rent when due to Landlord, Tenant shall have fifteen (15) days after receipt of written notice thereof to cure such default. In the event of a default made by Tenant in any of the other covenants or conditions to be kept, observed and performed by Tenant, Tenant shall have thirty (30) days after receipt of written notice thereof to cure such default. In the event that the Tenant shall fail to cure any default within the time allowed under this paragraph, Landlord may declare the term of this Lease ended and terminated by giving Tenant written notice of such intention, and if possession of the Leased Premises is not surrendered, Landlord may re-enter said premises. Landlord shall have, in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity. Landlord shall use reasonable efforts to mitigate its damages.

Quiet Possession.

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

महद
SR3 /E-84
2024

Condemnation.

If any legally, constituted authority condemns the leased primises or such part thereof which shall make the Leased Premises unsuitable for leasing, this Lease shall cease when the public authority takes possession, and Landlord and Tenant shall account for rental as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

THE SEAL OF THE SUB-REGISTRAR GADEEPUR

Subordination.

Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust or other lien presently existing or hereafter arising upon the Leased Premises, or upon the Land and to any renewals, refinancing and extensions thereof, but Tenant agrees that any such mortgage shall have the right at any time to subordinate such mortgage, deed of trust or other lien to this Lease on such terms and subject to such conditions as such mortgage may deem appropriate in its discretion. Landlord is hereby irrevocably vested with full power and authority to subordinate this Lease to any mortgage, deed of trust or other lien now existing or hereafter placed upon the Leased Premises of the Land. Tenant agrees that it will from time to time upon request by Landlord

execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

Security Deposit.

Landlord shall hold the Security Deposit without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that Tenant shall not consider the Security Deposit an advance payment of rent or a measure of Landlord's damages in case of default. Unless otherwise provided by law or regulation, Landlord may commingle the Security Deposit with Landlord' s other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, Landlord shall return the balance of the Security Deposit remaining after any such application to Tenant.

Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent.return receipt requested, addressed as follows:

Landlord: Mr. Jagdish Mohan Patil

Tenant: Vihana Foundation Shahada tal Shahada (MS) By the President
Mr. Priyank Jagdish Patil

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

Waiver.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

सहद
553/10-8y
२०१८



Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

Performance.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing instalment or instalments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lesser of:

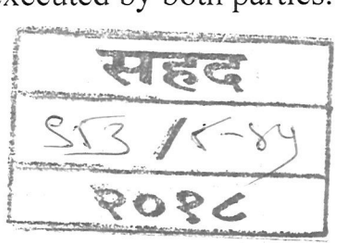
_____ percent (%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the un-reimbursed balance plus accrued interest to Tenant on demand.

Compliance with Law.

Tenant and Landlord each shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

Final Agreement.

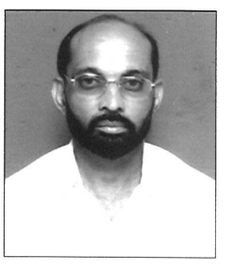
This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.





IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written

Landlord Mr. Jagdish Mohan Patil



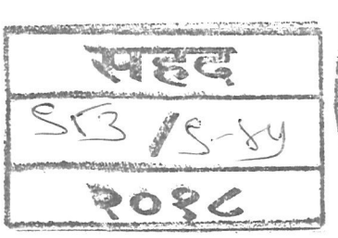
Tenant Vihana Foundation Shahada tal Shahada (MS) By the President Mr. Priyank Jagdish Patil



Witness

1- Ghanshayam Uttam Patil
R/o Khed Digar

2- Santosh Madan Savale
R/o Khed Digar





CHALLAN
MTR Form Number-6

GRN	MH011926375201718E	BARCODE		Date	16/03/2018-15:46:23	Form ID	36

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID (If Any)**	
		PAN No.(If Applicable)	
Office Name	SHB_SHAHADA SUB REGISTRAR	**Full Name**	Jagdish Mohan Patil
Location	NANDURBAR		
Year	2017-2018 One Time	**Flat/Block No.**	GN 50/3/B Area 8043.12 sq mtr
		Premises/Building	

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	800000.00
0030063301 Registration Fee	30000.00
Total	8,30,000.00

DEFACED ₹830000.00 DEFACED

Road/Street	Khed Digar		
Area/Locality	Shahada		
Town/City/District			
PIN		4 2 5 4 0 9	
Remarks (If Any)	SecondPartyName=Vihana Foundation Shahada By the President Priyank Jagdish Patil~		
Amount In Words	Eight Lakh Thirty Thousand Rupees Only		

Payment Details	IDBI BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	69103332018031614684	158324698
Cheque/DD No.		Bank Date	RBI Date	16/03/2018-15:46:47	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : Not Available

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागु आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-139-983	0006502995201718	16/03/2018-16:36:28	IGR375	30000.00
2	(iS)-139-983	0006502995201718	16/03/2018-16:36:28	IGR375	800000.00
			Total Defacement Amount		**8,30,000.00**

Print Date 16-03-2018 04:36:31

शहादे
SR 139-84
२०१८

THE SEAL OF THE SUB-REGISTRAR सह दिवाणी न्यायाधीश, शहादे श्रेणी-१ SHAHADA सत्यमेव जयते

मूल्यांकन पत्रक (ग्रामीण क्षेत्र - खुली + बांधीव)

Valuation ID 201803164587

सहद

16 March 2018,04:35:54 PM

मुल्यांकनाचे वर्ष :	2017
जिल्हा :	नंदुरबार
तालुक्याचे नांव :	शहादा
गांवाचे नांव :	खेड दिगर
प्रमुख मुल्य विभाग :	3
क्षेत्राचे नांव :	Rural
मूल्यदर :	Rs.280 /-

सर्व्हे नंबर/न.भू.क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

कॉर्नर प्लॉट नाही नुसार जामेनीचा दर

मूल्यदर		मोजमापनाचे एकक	
280	Rs.280 /-	चौ. मीटर	

खुल्या व बांधीव क्षेत्राची माहिती

बांधीव क्षेत्र-	1394चौ मीटर	एकूण क्षेत्र-	8043.12चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतींचे वय-	0 TO 2वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.14080/-
मिळकतींचा वापर -	स्वतंत्र भुखंडावरील निवासी इमारत			Layout Plot	

खुल्या क्षेत्राचे मुल्यांकन

1. 8043.12चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.280/-

=8043.12चौ. मीटर क्षेत्रासाठी मुल्याकंन = 8043.12 * 280

=Rs.2252073.6/-

खुल्या जमीनीचे एकत्रित मुल्य

= मिळकतीचे क्षेत्र 1 मूल्य
= 2252073.6
=Rs.2252073.6/-

बांधीव क्षेत्राचे मुल्यांकन

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर

= घसा-यानुसार बांधकामाचा दर * Factor
= (14080 * (100 / 100)) *1
= Rs.14080/-

A) मुख्य मिळकतीचे मुल्य

= वरील प्रमाणे मुल्य दर * मिळकतीचे क्षेत्र
= 14080 * 1394
= Rs.19627520/-

बांधीव क्षेत्राचे एकत्रित मुल्य

= मुख्य मिळकतीचे मुल्य +तळघराचे मुल्य + मेझॅनाईन मजला क्षेत्र मुल्य + बंदिस्त वाहन तळाचे मुल्य + लगतच्या गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य
= A + B + C + D + E + F + G
= 19627520 + 0 + 0 + 0 + 0 + 0 + 0
=Rs.19627520/-

खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मुल्य

= बांधीव क्षेत्राचे मिळकत मुल्य + खुल्या क्षेत्राचे मिळकत मुल्य
= 19627520 + 2252073.6
=Rs.21879593.6/-

Home Print

सहद
S13/92-84
२०१८

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES, SHAHADA NO. 1 सह दुय्यम निबंधक, शहादे क्रमांक-१ सत्यमेव जयते SHAHADA

गांव नमुना सात

(वैशाली झेरॉक्स)

(अधिकार अभिलेख पत्रक)

गांव खेडदिगर तालुका शहादा जिल्हा नंदुरबार

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील ३,५,६ व ७

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
50	3/ब	—
शेताचे स्थानिक नांव		

भोगवटदाराचे नांव: जगदिश मोहन पाटील (1437)

खाते नंबर

कुळाचे नांव

खंड रूपये पैसे

लागवडी योग्य क्षेत्र	हेक्टर	आर
जिरायत	1	56
एकुण–	1	56
पोट खराब (लागवडी योग्य नसलेले)		
वर्ग (अ)–		
वर्ग (ब)–		
एकुण–		
आकारणी जुडी किंवा विशेष आकारणी	रूपये 3	पैसे 50

सहह
553/17-18
2018

इतर अधिकार

THE SEAL OF THE SUB-REGISTRAR OF ASSURANCES दुय्यम निबंधक, शहादे श्रेणी-१ सत्यमेव जयते SHAHADA

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा

(पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील २९

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिंचित साधन	जमीन करणाऱ्याचे नांव	शेरा
			मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
		मिश्रणाचा संकेत क्र.	जलसिंचीत	अजलसिंचित	पिकांचे नांव	जलसिंचीत	अजलसिंचित	पिकांचे नांव	जलसिंचीत	अजलसिंचित					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे आर.	हे आर.		हे.आर	हे.आर.		हे. आर.	हे.आर.			हे.आर		
2017 2018								पडीत	1.56						

सही 4/12/2017