



CHALLAN
MTR Form Number-6



GRN	MH002199491202122E	BARCODE			Date	14/06/2021-15:28:42		Form ID	36		
Department Inspector General Of Registration				Payer Details							
Stamp Duty				TAX ID / TAN (If Any)							
Type of Payment Registration Fee				PAN No.(If Applicable)							
Office Name NGP3_JT NAGPUR NO 3 SUB REGISTRAR				Full Name		LAXMANRAO BALAJI DHAPODKAR					
Location NAGPUR											
Year 2021-2022 One Time				Flat/Block No.		MOUZA - WANJRI, KH NO 34, PLOT NO 708,					
Account Head Details				Amount In Rs.		Premises/Building		AREA 55.500 SQ MTR			
0030046401 Stamp Duty				1500.00		Road/Street		NAGPUR			
0030063301 Registration Fee				350.00		Area/Locality		NAGPUR			
						Town/City/District					
						PIN		4 4 0 0 2 6			
						Remarks (If Any)					
						SecondPartyName=NAGPUR IMPROVEMENT TRUST~					
						Amount In One Thousand Eight Hundred Fifty Rupees Only					
Total				1,850.00		Words					
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN		Ref. No.		02202292021061405873		115372338	
Cheque/DD No.				Bank Date		RBI Date		14/06/2021-15:28:42		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :
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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 8805802804

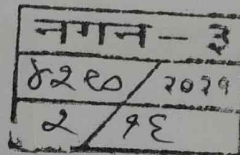
नमन धापोडकर

नमन-3
6260/2029
9/98



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1406202109763	Date 14/06/2021
Received from LAXMANRAO BALAJI DHAPODKAR, Mobile number 8805802804, an amount of Rs.320/-, 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 BKID	Date 14/06/2021
Bank CIN 10004152021061407886	REF No. 115372160
This is computer generated receipt, hence no signature is required.	

८१ ६१०१६११५१ ४२



Nagpur Improvement Trust

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

Plot No. 708

Kh. No. 34

Mouza Wanjri

Stamp Duty (Rs.): 1500.00

Regn. Fee (Rs.) : 350.00

INDENTURE OF LEASE RENEWAL

Premium Rs.: 9000.00

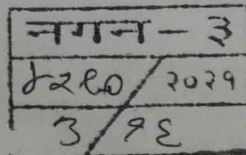
THIS INDENTURE made this 21st day of June 2021 Between the Nagpur Improvement Trust, Nagpur. A Statutory Authority, constituted under the Nagpur Improvement Trust, Act 1936, acting through its Executive Officer (hereinafter called the "LESSOR" which expression shall, unless inconsistent with the context include its successors and assignee) of ONE PART, and

1. SHRI LAXMANRAO BALAJI DHAPODKAR Age 64 Yrs. Occu. PRIVATE
R/O PLOT NO 708, NEAR YASHODHARA POLICE STATION, PAWAN NAGAR, NEAR
MAHARASHTRA SCHOOL, NAGPUR - 440026

(hereinafter referred to as the "LESSEE" which expression shall unless inconsistent with the context include his heirs, executors, administrators, representatives and assignees) of OTHER PART ;

Whereas as per original indenture dated the 30th day of Mar-2000 the "Lessor" demised to the "Lessee" all the plot containing by admeasurement area 55.500 Sq.Meter of hereabouts situated at, Nagpur within the limits of the Nagpur Corporation in Tahsil Nagpur, District Nagpur which said plot of the land is more particularly described in the Schedule 'A' hereunder written and with the boundaries thereof for greater clearness delineated on the plan hereto annexed and there on coloured and hatched in Red.

WHEREAS to hold the same for and commencing from the 26th day of OCT-1989 and ending on 25th day of OCT-2019 the said indenture containing a covenant for the renewal of demise on the expiry of the aforesaid term and it being expired.



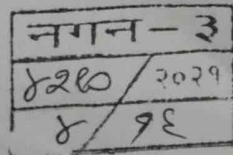
AND WHEREAS in pursuance of the said agreement the "Lessee"
SHRI LAXMANRAO BALAJI DHAPODKAR

has now requested the "Lessor" to execute a new lease to him/her in accordance with the said convent, know all men by these presents that the "Lessor" here by demises to the "Lessee" all the aforesaid plot of land.

To hold the same in continuation of the original lease-deed for the second term commencing from the 26th day of OCT-2019 and ending on 25th day of OCT-2049 subject to the following conditions:-

TERMS AND CONDITIONS

- (a) That, the "Lessee" shall pay the yearly ground rent of Rs. 540.00
(Rupees in Word Five Hundred Forty Rupees Only)
on the undivided leasehold share of land and clear of all deduction on or before the first day of June in each year at the office of Nagpur Improvement Trust, Nagpur the "Lessor", during subsistence/continuance of the lease may revise the ground rent as per policy framed by the Board of Nagpur Improvement Trust, Nagpur as well as Government and shall be binding on "Lessee" and the "Lessee" has to pay such enhanced ground rent to the "Lessor" without any default or demur.
- (b) The first of such payment is to be made on the first day of June 2020.
The "Lessee" at present Pays Rs. 537.00 as prevailing Corporation Taxes per annum. Total annual average rent is Rs. 1077.00 per annum.
- (c) 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.
- (d) 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 or 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.
- (e) 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 any regulation made under clause (h) of section 90 of the Nagpur Improvement Trust Act, 1936.
- (f) 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.



(3)

(g) 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.

(h) 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.

(i) 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.

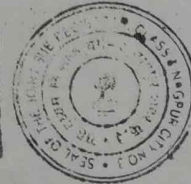
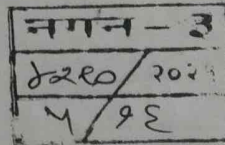
(j) The LESSEE shall permit the LESSOR or any person nominated by it or any servant or contractor of the Nagpur Improvement Trust, the Nagpur Corporation and Maharashtra State Electrical Board to enter into and upon the demised premises with such workmen, as may be necessary for the purpose of laying repairing or replacing a water pipe line, sewer 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.

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

(l) 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.

(m) 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 part with permission 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

(n) 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.

(o) The LESSEE as also the assignee and the mortgagor/mortgage 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 particular and the effect thereof.

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

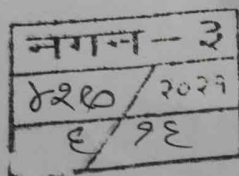
(p) The LESSEE shall use demised land/plot as per allotment order. If, the LESSEE/ASSIGNEE use the demised land other than that of order as per allotment it is to be treated as breach of condition of the Lease Deed under this circumstances the LESSEE/ASSIGNEE shall be liable for action for cancellation of lease including penalty.

(q) 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.

(q-1) The plot is allotted on the concessional premium and hence condition 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.

(r) 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.

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



(5)

(t) 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.

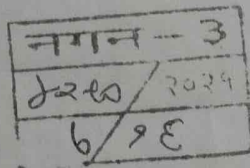
Provided further that when any cause or right of re-entry arise under the foregoing provision, it shall be lawful for the LESSOR, as the consideration for the non-exercise of the power of re-entry to receive from the LESSEE a sum of money not exceeding Two years ground rent plus interest @ 12% p.a. or 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 clause and sub clauses, thereof in respect of erection or alternation, 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.

(u) 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.

(v) The LESSEE/ LESSEESS, 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.



(6)

'SCHEDULE "A"'

Plot No. 708 in Wanjri Housing Accommodation Scheme
N.I.T. Kh.No. 34 Mouza Wanjri layout/ Precinct
Nagpur / Ward No. 43 Division NORTH Tahsil, and District Nagpur.
Admeasuring 55.500 Sq.Meter 597.00 Sq.ft Dimensions are marked on
plan enclosed.

Sheet No. 411/20 City Survey No. 34

USER OF PLOT : RESIDENTIAL

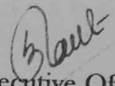
Boundaries:-
NORTH - PLOT NO.709
SOUTH - PLOT NO.707
EAST - ROAD
WEST - PLOT NO.725

'SCHEDULE "B"'

NIL

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

WITNESSES :-

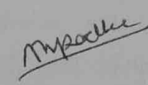

Executive Officer

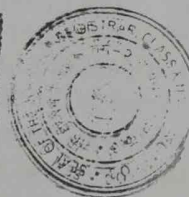
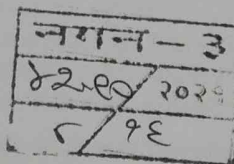
Nagpur Improvement Trust

LESSOR

Date 24/06/2024

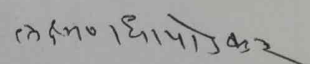



1st Witness :-




2nd Witness :-



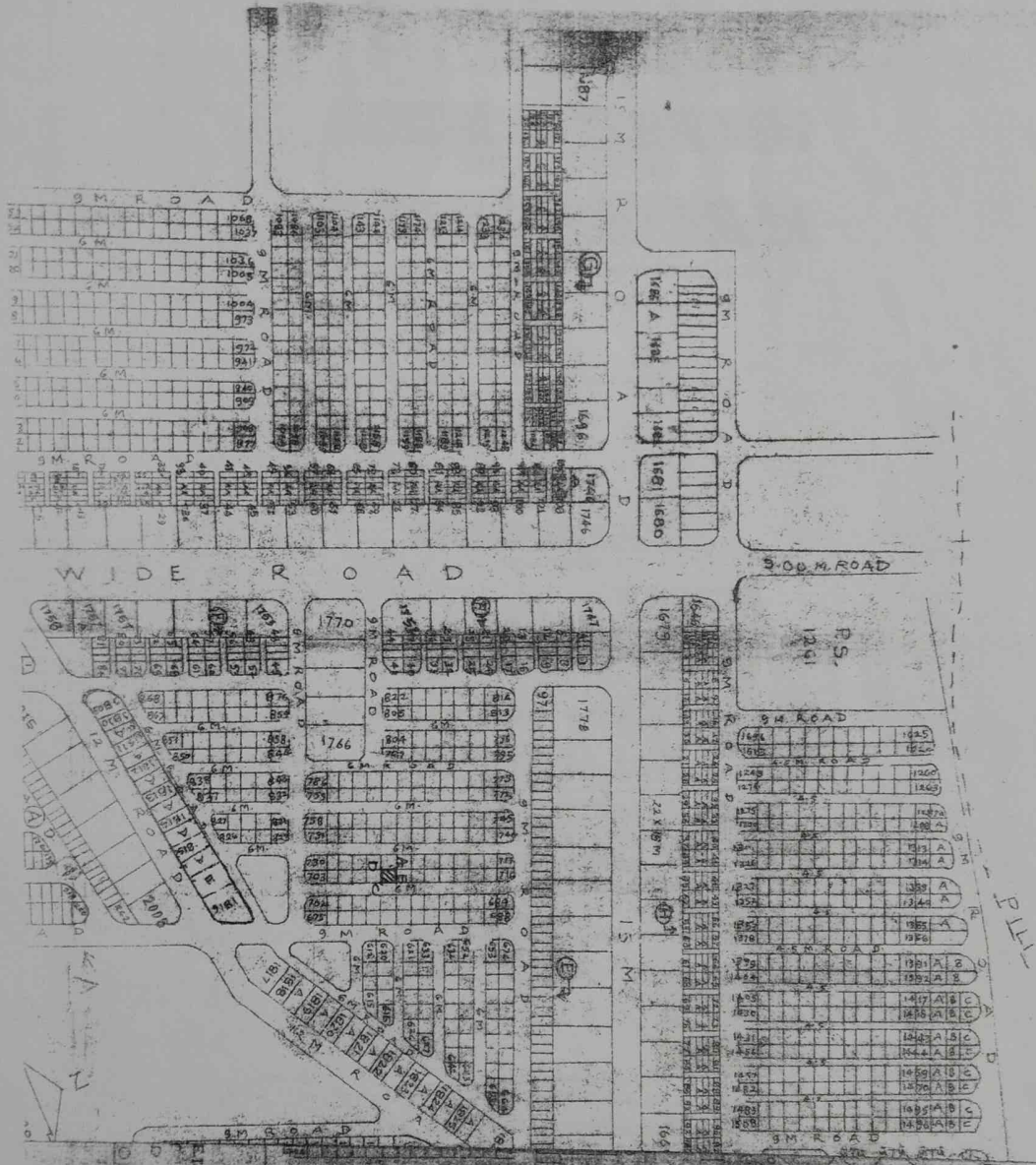

रजि.नं 181413432



LESSEE

Date 24/06/2024

EMS.



PART LAYOUT PLAN FOR KH. NO. 391, 31,
 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46 & 47
 MOUZA WANDRI
 WANDRI HOUSING ACCOMMODATION SCHEME
 NAME OF SCHEME: M.N.M.I. HSG. ACO. SCH.
 GAZETTE NOTIFICATION: 1466-76955-N
 SANCTIONED DATED: 24.03.67
 KH. NO. 34, 1, 1/2, WANDRI
 PLOT NO. 708 (45 PER DP-2001 RES.)
 DIMENSIONS:
 A-B: 7.58 MT
 B-C: 7.48 MT
 C-D: 7.36 MT
 D-A: 7.48 MT
 PLOT AREA: 55.50 SQ. MT
 ENCLOSURE: NIL
 PLOT AREA: 55.50 SQ. MT
 PRICE: 1,00,000/-
 SHRI. LAKSHMANRAO BALAJI BHAPPOKAR

EXECUTIVE OFFICER
 WANDRI IMPROVEMENT TRUST
 LESSOR

36/2
 36/2





भारतीय विधि

भारत सरकार

Unique Identification Authority of India

GOVERNMENT OF INDIA

नोंदविण्याचा क्रमांक / Enrollment No 1104/10036/23615

To,
लक्ष्मण बालाजी धापोडकर
Laxman Balaji Dhapodkar
S/O Balaji Dhapodkar
NEAR YASHODHARA POLICE STATION PLOT NO. 708
PAWAN NAGAR NEAR MAHARASTRA SCHOOL
Uppalwadi S.O
Nagpur
Maharashtra 440026
8983721408

Ref: 54 / 26B / 107030 / 107730 / P



UE098773459IN



आपला आधार क्रमांक / Your Aadhaar No. :

5233 0020 1472

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



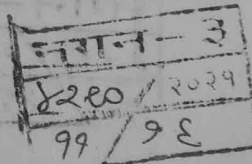
लक्ष्मण बालाजी धापोडकर
Laxman Balaji Dhapodkar
जन्म वर्ष / Year of Birth : 1956
पुरुष / Male



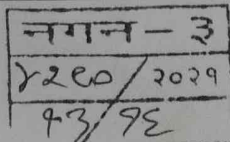
5233 0020 1472

आधार — सामान्य माणसाचा अधिकार

लक्ष्मण धापोडकर



1	(IS)-266-4290	0002020049202122	30/07/2021-10:41:31	IGR305	350.00
2	(IS)-266-4290	0002025349202122	30/07/2021-10:41:31	IGR385	1500.00
Total Defacement Amount					1,850.00



Print Date 30-07-2021 10:44:09

30/2021

266/4290

शुक्रवार, 30 जुलै 2021 10:41 म.पू.

Summary 1 (Dastgoshwara bhag 1)

दस्त गोषवारा भाग-1

नगन3 9419E

दस्त क्रमांक: 4290/2021

दस्त क्रमांक: नगन3 /4290/2021

वाजपू मुल्य: रु. 30,000/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 1,500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. नगन3 यांचे कार्यालयान

पावती: 6568

पावती दिनांक: 30/07/2021

अ. क्र. 4290 वर दि. 30-07-2021

मादरकरणाचे नाव: लक्ष्मनराव बालाजी धापोडकर - -

गोजी 10:36 म.पू. वा. हजर केला.

नोंदणी फी

रु. 350.00

दस्त हाताळणी फी

रु. 320.00

पृष्ठांची संख्या: 16

(नोंदणी धापोडकर)

दस्त हजर करणाऱ्याची मही:

एकुण: 670.00

NGP3

सह दुय्यम निबंधक, वर्ग-2

नागपूर शहर क्र. 3.

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्षा क्र. 1 30 / 07 / 2021 10 : 36 : 44 AM ची वेळ: (मादरीकरण)

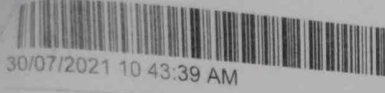
शिक्षा क्र. 2 30 / 07 / 2021 10 : 38 : 10 AM ची वेळ: (फी)

NGP3

सह दुय्यम निबंधक, वर्ग-2

नागपूर शहर क्र. 3.





30/07/2021 10:43:39 AM

दस्त गोपवारा भाग-2

नगन 3 १६१९६
दस्त क्रमांक: 4290/2021दस्त क्रमांक : नगन 3/4290/2021
दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: लक्ष्मनराव बालाजी धापोडकर -- पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: प्लॉट नंबर 708 यशोधरा पोलिस स्टेशन जवळ पवन नगर नागपूर, महाराष्ट्र, नागपूर. पिन नंबर:	भाडेकरू वय :- 64 स्वाक्षरी:-		
2	नाव: नागपूर सुधार प्रत्यास तर्फे कार्यकारी अधिकारी ललित यशवंत राऊत तर्फे कवुली जबाब देणार श्री पृथ्वीराज महादेव सुर्यवंशी पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: नागपूर सुधार प्रत्यास कार्यालय सदर नागपूर आधार नंबर 680271626973, महाराष्ट्र, नागपूर. पिन नंबर:	मालक वय :- 50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र. 3 ची वेळ: 30 / 07 / 2021 10 : 39 : 15 AM

ओळख:-

खालील डस्तम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1. नाव: विशाल लक्ष्मन धापोडकर --
वय: 30
पत्ता: यशोधरा पोलिस स्टेशन जवळ पवन नगर नागपूर
पिन कोड: 440026

स्वाक्षरी

2. नाव: आकाश लक्ष्मन धापोडकर --
वय: 26
पत्ता: यशोधरा पोलिस स्टेशन जवळ पवन नगर नागपूर
पिन कोड: 440026

स्वाक्षरी

सह दुय्यम निबंधक, वर्ग-२
नागपूर शहर क्र. 3.

छायाचित्र अंगठ्याचा ठसा



शिक्का क्र. 4 ची वेळ: 30 / 07 / 2021 10 : 40 : 14 AM

शिक्का क्र. 5 ची वेळ: 30 / 07 / 2021 10 : 40 : 18 AM नोंदणी पुस्तक 1 मध्ये

मह दुय्यम निबंधक, वर्ग-२

नागपूर शहर क्र. 3.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LAXMANRAO BALAJI DHAPODKAR	eChallan	0220229201061405873	MH002199491202122E	1500.00	SD	0002025349202122	30/07/2021
2		DHC		1406202109763	320	RF	1406202109763D	30/07/2021
3	LAXMANRAO BALAJI DHAPODKAR	eChallan		MH002199491202122E	350	RF	0002025349202122	30/07/2021

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

9 नवराचे बुकाच
०२०० नोंदला 4290 / 2021माणीत करण्यात येते कि,
या दस्ताला एकूण १६१९६ पाने आहेत

सह दुय्यम निबंधक, वर्ग-२

नागपूर शहर क्र. 3

तारीख ३० माह ०७ सन २०२१

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