

Monday, December 31, 2012
4:26 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 3239 दिनांक: 31/12/2012

गावाचे नाव: भोयर

वस्तऐवजाचा अनुक्रमांक: यवम2-3200-2012

वस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: प्रेसिडेंट नवसंजीवन शिक्षण प्रसारक मंडळ यवतमाळ तर्फे सह सचिव नवसंजीवन शिक्षण प्रसारक मंडळ वारव्हा जि. यवतमाळ सौ. पुष्पाताई माणिकराव ठाकरे 0-0

नोंदणी फी

रु. 4000.00

वस्त हाताळणी फी

रु. 600.00

डाटा एन्ट्री

रु. 20.00

DOCUMENT DELIVERED

डाटांची संख्या: 30

एकूण:

रु. 4620.00

आपणास हा वस्तऐवज बंधाचे 4:46 PM ह्या वेळेस सिकेल आणि सोबत संबन्धित पत्र व CD सादर

Joint Sub Registrar Yavatmal II

बाजार मूल्य: रु. 1064000/-

मोबदला: रु. 310000/-

भरलेले मुद्रांक शुल्क: रु. 31920/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 4000/-
बीडी/धनादेश/पे ऑर्डर क्रमांक: 066213 दिनांक: 05/12/2012
बँकेचे नाव व पत्ता: State Bank Of India
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 620/-

Monday, 31 December 2012 4:59 PM

इतर पावती

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

पावती क्र.: 3242 दिनांक: 31/12/2012

गावाचे नाव: - भोयर

दस्तावेजाचा अनुक्रमांक: यवम2-3200-2012

दस्तावेजाचा प्रकार: भाडेपट्टा

सावर करणाऱ्याचे नाव: प्रेसिडेंट नवसंजीवन शिक्षण प्रसारक मंडळ यवतमाळ तर्फे सह सचिव: नवसंजीवन शिक्षण प्रसारक मंडळ दारुव्हा जि. यवतमाळ सी. पुष्पाताई साणिकराव ठाकरे 00

वर्णन

दस्त हाडाळणी की
पुढाची संख्या: 1

रु. 20.00

रु. 20.00

एकूण:


Joint Sub-Registrar Yavatmal II

1): देयकाचा प्रकार: By Cash रकम रु 20/-

320012092

Maharashtra Industrial Development Corporation
(A Government of Maharashtra Undertaking)

Head Office :
Udyog Sarathi
Marol Industrial Area,
Mahakali Caves Road, Andheri (E),
Mumbai - 400-093
Tel. No.: 022/23687052/54/73
Fax : 022/26871587
Website : www.midcindia.org

Regional Office :
MIDC,
Amravati Industrial Area,
Badnera Bye-Pass Road,
Amravati.
Tel. No: 0721/2520998
Fax : 0721/2520507
Email : roamravatimidcindia.org

No/Amt/RO/MIDC/2012 2070

Dated :- 3-12-2012

To,
President,
Navsanjiwani Shikshan Prasarak Mandal,
Plot No. P-3, M.I.D.C.
Addl. Yavatmal Industrial Area,
Yavatmal.

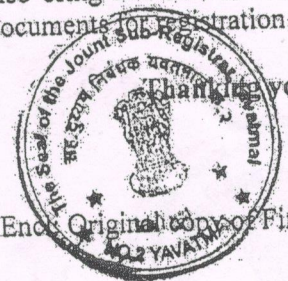
य व म - २
320012092
१/३०

Subject :- Addl. Yavatmal Industrial Area...
Plot No. P-3
Execution of Final Lease.

Dear Sir,

The Final Lease in respect of the **Plot No. P-3** admeasuring 9000th Sq. Mtrs. in **Addl. Yavatmal Industrial Area** has been executed on the day of Nov. 2012. The Final lease has to be presented to Sub-Registrar of Assurance at Amravati District, Amravati for the purpose with in a specific time limit prescribed by law (Viz. within 1 months from the date execution of the documents) We should request you to arrange to lodge one copy of the Final lease for registration making the original returnable to you and the duplicate to the MIDC at above address for further necessary action. we would also request you kindly to supply us the Photostat copy of the proof of registration bearing the serial numbers and the date on which documents would be lodged for registration, so as to enable to this office to process your case for the deed of confirmation as also to incorporate the serial numbers and date in tripartite agreement.

Government in Revenue and Forest Department by its notification numbers RGH/10/8/1886/ 30-M dated 16.4.1979 (Published in the Mah. Govt. Gazatte-Part/ IV.A Page 152 on the 3 rd May 1979) has exempted the Regional Officer/ Area Manager of the Corporation for appearing before the registrar for the purpose of registration of the lease and such other incidental documents. You may also bring this fact to the notice of the Sub Registrar at the time of presenting the documents for registration.



Thanking you,

Enc. Original copy of Final Lease

Yours Faithfully,

Regional Officer
MIDC Amravati

नवसंजिवन शिक्षण प्रसारक मंडळ, दारव्हा

रजि.नं. एफ - १५६२

सचिव
श्री नानासाहेब राजत
(07238) 255412, 255862

अध्यक्ष
श्री माणिकराव ठाकरे
(07232) 242596

E-mail : navsanjivan@rediffmail.com

दिनांक :

जा.क्र.

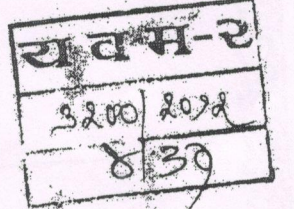
नवसंजिवन शिक्षण प्रसारक मंडळ, दारव्हा या संस्थेच्या दि. २८.१०.२०१२ रोजी झालेल्या कार्यकारी मंडळाच्या सभेतील ठाराव क्र. ३ ची सत्यप्रत

विषय क्र. ३ :- महाराष्ट्र औद्योगिक विकास महामंडळाने संस्थेत दिलेल्या P-3 च्या प्लॉटची लिजवर सही करण्याचा अधिकार देण्याबाबत.

ठाराव क्र. ३ :- आजच्या सभेत संस्थेस महाराष्ट्र औद्योगिक विकास महामंडळाने P-3 हा प्लॉट दिलेला असून या प्लॉटची लिज करावयाची आहे. त्या करीता लिजच्या कागदपत्रावर सहया करण्याचा अधिकार देण्याबाबत आजच्या सभेत चर्चा होऊन चर्चेअंती P-3 च्या प्लॉटची लिज करण्याच्या कागदपत्रावर सहया करण्याचे अधिकार संस्थेच्या सहसचिव सौ. पुष्पाताई मा. ठाकरे यांना देण्याचा ठाराव सवामिते मंजूर करण्यात आला.

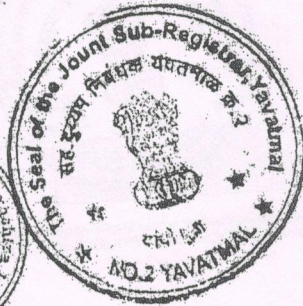
सूचक - श्रीमती माधुरीताई पोल्डे

अनुमोदक - श्री. रमेशराव बा. चांदेकर



सचिव
नवसंजिवन शिक्षण प्रसारक
मंडळ दारव्हा जि. यवतमाळ

श्री. पुष्पाताई
सचिव
नवसंजिवन शिक्षण प्रसारक
मंडळ दारव्हा जि. यवतमाळ



Regional Officer
M.F.D.C. Amravati

INDIA NON JUDICIAL
Government of Maharashtra



सत्यमेव जयते

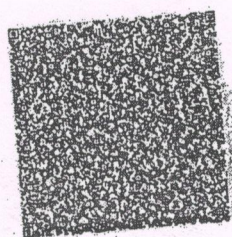
e-Stamp

Issued by:
Stock Holding Corporation of India Ltd.
Location: YAVATMAL
Signature:
Details can be verified at www.shcisstamp.com

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)

First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-MH12636771737364K
06-Nov-2012 12:32 PM
SHCIL(FI) mshcil017 YAVATMAL/MH-YMT
SUBJ:MHMHSHCIL0113497985507877K
NAVSANJIVAN SHIKSHAN PRASARAK MANDAL THR P THAKRE
Article 36 Lease
MOUZA LOHARA, DIST-YTL, PLOT NO-P-8, ADDITIONAL MIDC
YTL AREA-9000 SQM
10,64,000
(Ten Lakh Sixty Four Thousand only)
NAVSANJIVAN SHIKSHAN PRASARAK MANDAL THR P THAKRE
M.J.D.C. AMRAVATI
NAVSANJIVAN SHIKSHAN PRASARAK MANDAL THR P THAKRE
31,920
(Thirty One Thousand Nine Hundred And Twenty only)



Please write or type below this line

य व म - २
३२००/२०१२
६/३१

सौ. युक्ता ठाकरे

प्र. सचिव
नवसंजीवन शिक्षण प्रसारक
मंडळ दारका जि. यवतमाळ

0002166782



Regional Officer
M.J.D.C. Amravati
NO. 2 YAVATMAL

Statutory Alert:
1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcisstamp.com

Sum

36373

31/12

दस्त क्र

दस्ताच

अनु क्र

1

SHIL

यवम-२

३६७०	२०१२
	१०/३९

2

Seal of the Joint Sub District Yavatmal
 सा.सु.स. विभाग, यवतमाळ
 शा.सं. क्र. १०२
 अनु. क्र.

1 ना
 वर
 पत
 वि

2 ना
 वर
 पत
 वि

शिवका क्र.4

शिवका क्र.5

Joint Sub I

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shilstamp.com or at any Authorised collection center address displayed at www.shilstamp.com free of cost.

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence.

"This document contains security features like colored background, Luxe Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti-copy text, the appearance of this certificate and other Overt and covert features."



SHCIL- MAHARASHTRA
 SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
 Tel: 022-61778151
 Email:

Mode of Receipt

Receipt Id: RECIN-MHMHSHCIL0112472136673649K
 Receipt Date: 06-NOV-2012

Account Id: mhshci01
 Account Name: SHCIL- MAHARASHTRA

Received From: NAVSANGIVAN SHIKSHAN PRASARAK MANDAL THR. P. THAKRE	Pay To:
Instrument Type: CASH	Instrument Date:
Instrument Number:	Instrument Amount: 31920 (Thirty One Thousand Nine Hundred And Twenty only)
Drawn Bank Details:	Branch Name:
Bank Name:	
Out of Pocket Expenses: 00.00	

श्री. युवातम

नवसजा प्रसारक
 मठळ वारळा जि.यवतमाळ



यवतम-२
 ३१००/२०१२
 ८३९



17/11/2012

नवसंजिवन शिक्षण प्रसारक मंडळ, दारुवा

रजि.नं. एफ - १५६२

सचिव

अध्यक्ष
श्री माणिकराव ठाकरे
(07232) 242596

श्री नानासाहेब राजत
(07238) 255412, 255862

E-mail : navsanjivand17@rediffmail.com

दिनांक :

जा.क्र.

From
President,
Navsanjivani Shikshan Prasarak Mandal,
Plot No. P-3, M.I.D.C.
Addl. Yavatmal Industrial Area,
Yavatmal
Dt. 6 / 11 / 2012

य त म-२	
२२००	२०११
२०१३	

To,
Regional Officer,
M.I.D.C. Amravati

Subject :- Addl. Yavatmal Industrial Area...
Plot No. P-3
Execution of Final Lease.

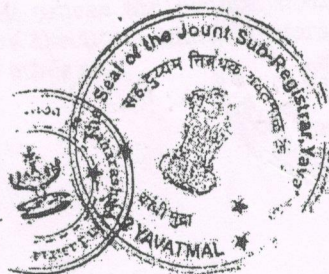
Ref. :- Regional Officer, MIDC, Amravati letter No. Amr/RO/MIDC/2012
1502
Dated :- 30 / 10 / 2012

Sir,

We have paid proper stamp duty as per our own calculations which is correct in all respects. If there is any shortfall in said stamp duty, we undertake to make it good without any delay upon intimation to us in that regard. We also understand that any short payment of stamp duty leads to levy of penalty.

Thanking you,

Yours faithfully,



नवसंजिवन शिक्षण प्रसारक मंडळ
President, श्री नानासाहेब राजत
Navsanjivani Shikshan Prasarak Mandal, अध्यक्ष
(Authorized Signatory) रजि.नं. १५६२

नवसंजिवन शिक्षण प्रसारक
मंडळ दारुवा जि.यवतमाल

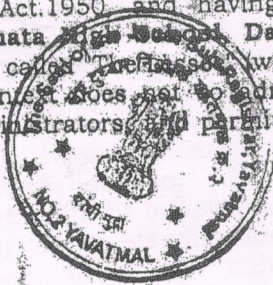
Regional Officer
M.I.D.C. Amravati

स व म - २
 ३२००/२०१२
 १२/३७

2/12/2012

THIS LEASE made at Amravati the ³⁷ day of December Two Thousand Twelve BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (MAH. III of 1962) and having its Principal Office at 4, 4[A], 12th Floor, World Trade Centre, Sector-1, Cuf Pared, Kulaba, Mumbai-400 005, hereinafter called "The Lessor" (which expression shall unless the context does not so admit, include its successors and assigns) of the One Part;

AND PRESIDENT, NAVSANJIWAN SHIKSHAN PRASARAK MANDAL YEOTMAL. A Charitable trust under the charity Act, 1950 and having its registered office at C/o. Jijamata High School, Darwaha District-Yeotmal hereinafter called "The Lessee" (which expression shall unless the context does not so admit include his heirs executors administrators and permitted assign) of the other part.



श्री पुष्प ठाकरे
 सहसचिव
 नवसंजीवन शिक्षण प्रसारक
 मंडळ, दारवाहा जि. यवतमाळ

[Signature]
 Regional Officer
 M.I.D.C. Amravati

WHEREAS by an Agreement dated the 18th day of **Recitals** **December-2006** and made between the lessor of the One Part and the Lessee of the Other part the Lessor agreed to Grant to the Lessee of the upon the performance and observance by the Lessee of the obligations and conditions contained in he said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned.

AND WHEREAS Pursuant to the said agreement the certificate of completion thereby contemplated has been granted.

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government Revenue Lessor's share of cesses and the Owner's share of municipal or Village Panchayat rates or taxes which the **Lessee** has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at **Rs.10,065/-** approximately per annum and stamp duty vide Adj. case No.109/06 Date-15/12/2006.

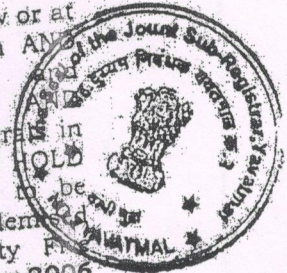
AND WHEREAS the original allotte request to this office his letter on dt.11/11/2009 to change of the activity **Nursing School to Educational Institute**. The corporation has noted the above change vide this office letter No.1618 dt.28/05/2010.

य व म-२
३२००/२०१२
११३१

NOW THIS LEASE WITNESSETH as follows :

1. In consideration of the premises and of the sum of Premium amount of **Rs.3,10,500/- (Rs. Three Lacs Ten Thousand & Five Hundred Only)** paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee all that piece of land known as **Plot No.P-3** in the **Addl. Yavatmal Industrial Area** within the village limits of **Bhoyar** and within the limit of **Yavatmal Municipal Council, Taluka and Registration Sub-District Yavatmal District and Registration District Yavatmal** containing by admeasurement **9000 sq. metres** or thereabouts and more particularly described in the **First Schedule** hereunderwritten and shown surrounded by a red colored boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon **AND**

Description of Land



TOGETHER with all rights, easements and appurtenances thereto belonging **EXCEPT** **RESERVING** unto the Lessor all mines and minerals in and under the said land or any part thereof **TO HOLD** the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as " the demised premises ") unto the Lessee for the term of **Ninety** years computed from the **first day of December-2006** subject nevertheless to the provisions of the Maharashtra Land Revenue Code 1966, and the rules thereunder **PAYING THEREFORE** yearly during the said term unto

Premium Amount
3,10,500/-
Plot No. P-3
9000 sq. metres
95 Yavatmal Leave

4-11-2012

the Lessor at the Officer of the Chief Executive Officer of the Lessor (hereinafter referred to as " the Chief Executive Officer " which expression shall include any other Officer to whom the duties or functions of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned.) or as otherwise required the yearly rent of rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the first day of January in each and every year.

य व म-	
3200	2012
95/39	

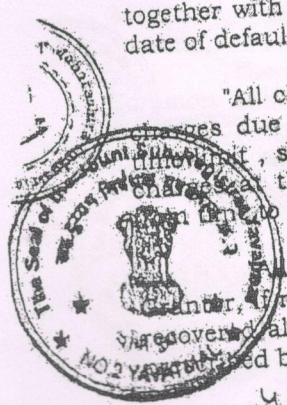
2. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Lessor as follows :- **Covenants by the Lessees.**

a) During the said term hereby created to pay unto the Lessor the said rent at the time of the days and in manner hereinbefore appointed for payment thereof clear of all deductions. **To pay rent**

b) To pay all existing and future taxes, rates, assessments and outgoings of very description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon. **To pay rates and taxes**

c) Throughout the said term hereby created to pay to the Lessor from time to time in respect of the demised premises such yearly recurring fees or service charges Drainage less as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed there under in respect of the amenities or common facilities provided by the Lessor, which are at present estimated at Rs. 27000/- approximately per annum. **To pay Fees or Service Charges.**

That the Lessee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Lessee of a notice in that behalf such recurring fees or service charges may be recovered from the Lessee as an arrear of land revenue together with interest thereon at 17.50 per cent from the date of default in payment. **Fees of Service charges to be paid by the Lessee**



"All charges including rent, recurring fees, service charges due and payable by Lessee, if not paid within time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor / Lessor from time to time."

payment due and payable by Lessee to the Grantor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor / Lessor from time to time.

27/11/12

[Handwritten signature]

1
2
0
0
0
-
0
-
11
-

d) The Lessee shall at its own expenses within a period of one year from the date hereof plant trees in the Periphery of the plot to be kept open to sky of the said land within the demised premises and shall maintain the tress so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 square meters and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises.

Planting of trees in the periphery of the plot.

e) Not to make any excavation upon any part of the said land hereby demised nor remove and stone, sand gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this lease.

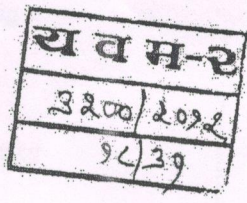
Not to Excavate

f) Not to erect any building erection or structure except a compound wall and steps and garages and necessary adjuncts thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Not to erect beyond building line.

g) The Lessee having at its own expenses constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon colored red will at times hereafter maintain the same in good order and condition to the satisfaction of the Executive Engineer, Maharashtra Industrial Development corporation, in charge of the said Industrial area, (hereinafter called "the Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned)

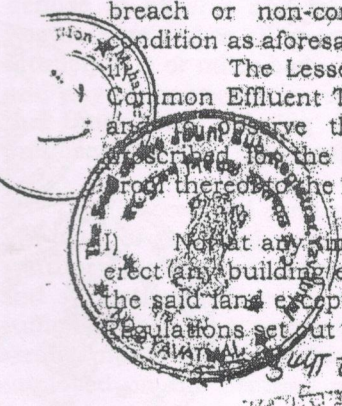
Access Road



h) The Lessee shall duly comply with the provision of the Water (prevention & Control of Pollution) Act, 1974. The Air (Prevention & Control of Pollution) Act, 1981 and the Environment (Protection) Act, 1986 and amendments issued from time to time and the rules made thereunder as also with any conditions which may from time to time be imposed by the Maharashtra pollution Control Board constituted under the said Act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise howsoever and shall indemnify and keep indemnified the Grantor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To comply with the Provision of the Water (Prevention and Control of Pollution) Act, 1974 The Air (P & C of P) Act, 1981 and the Environment (Protection) Act, 1986 and amendments issued from time to time.

The Lessee shall have to become a member of Common Effluent Treatment Plant (CETP) if established and shall observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.



i) Not at any time during the period of this demise to erect any building erection or structure on any portion of the said land except in accordance with the said Building Regulations set out in the Second Schedule hereto.

To build as per Agreement

1
1
2
0
0
0
-
0
-
1
11
1

(j) That the Lessee has on the 16th day of August-2012 completed Educational Institute building at its own expense and in substantial and workman like manner and in strict accordance with the revised plans, elevations, details and specifications which has been approved by the Deputy Engineer, MIDC, Sub-Division, Yavatmal vide letter No.DE/DB/YTL/1196/2012 dated 14/08/2012 of the said Addl. Yavatmal Industrial Area and the building Regulations set out in the second schedule hereunder written build and completely finish fit to the satisfactions of the Deputy Engineer the said building and other structures thereon at least 4046.82 square meters (F.S.I. Consumed 0.45) of plot area for the use as an Educational Institute with all requisite drains and proper conveniences thereto the Lessee has been completed its educational institute building and obtained Building Completion Certificate from Deputy Engineer, MIDC Sub-Division, Yavatmal vide letter No.DE/DB/YTL/1206/2012 DATED- 16/08/2012.

**Commence
ment and
completion
of Factory
building.**

य व म - २	
३२००	२०१२
१९/३९	

k) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and be approved in within by the Executive Engineer, and a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

**Plans to
be
submitted
before
building .**

l) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demand by the Municipality or any local Authority in respect of the said works or of anything done under the authority herein contained.

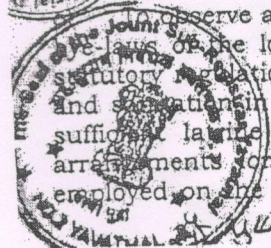
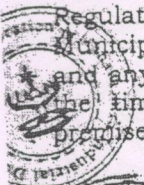
Indemnity

m) The Lessee shall at its own costs and expenses fence the said plot of land during construction of building or buildings and other works

**Fencing
during
construction.**

n) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said Building Regulations and to all by-law, rules and regulations of the Municipality or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

**To build
according
to rules.**



o) To observe and conform to all rules, regulations and by-laws of the local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labors, workmen and other staff employed on the demised premises in order to keep the

Sanitation

Handwritten signature or initials.

1
1
2
0
0
0
-
0
1
1
1

demised premises and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous approval in writing of the Executive Engineer permit any laborers or workmen to reside upon the demised premises and in the event of such approval being given shall comply strictly with the terms thereof

p) That no alterations or additions shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous consent in writing of the Executive Engineer and in accordance with the Building Regulations set out in the Second hereunderwritten **Alterations**

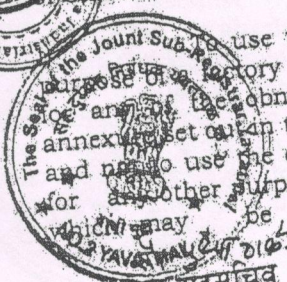
q) Throughout the said term at the Lessee's expense well and substantially to repair pave cleanse and keep in good and substantial repair and conditions (including all usual and usual and necessary internal and external painting colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fence thereunto belonging and all fixtures and additions thereto.

To Repair.

य व म - २	
३२००	२०१२
२०१९	

r) To permit the Lessor or the Chief Executive Officer or the Executive Engineer, and the Officer Surveyors, Workmen, or others employed by them from time to time and at all reasonable times of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect the state of repairs thereof and if upon such inspection it shall appear the any repairs are necessary they or any of them may by notice in writing to the Lessee call upon it to execute the repairs and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee. **To Enter and inspect.**

s) That it shall not at any time to do, cause or permit any nuisance in or upon the said land, and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunderwritten for any purpose which may be offensive by reason of emission of odour, liquid-effluvia dust smoke gas noise, vibrations or fire hazards and shall duly comply with the directions which may from time to time be issued by the said Maharashtra Pollution Control Board, Central pollution Control Board and Ministry of Environment & Forest, Govt. of India, with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odour, liquid-effluvia, dust, smoke, gas or otherwise howsoever. **Nuisance.**



The said premises shall be used only for the purpose of a factory and not for the purpose of a factory specified in the annexure set out in the Third Schedule hereunder written and not to use the demised premises or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, offensive by reason of **User.**

5
7
1
-
2

0
0
0
-
10
-
11
-

demise.

x) If the Lessee shall sell assign or part with the demised premises for the then residue of the said term to deliver at the Lessee expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

Assignments to be registered with the Lessor:

y) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able bodied and whose lands are acquired for the purpose of the said Industrial Area. While employing the skilled and unskilled labour they shall also recruit the maximum local people on the basis of their knowledge of handling and operating the equipments / machineries used by the Lessee and the general qualifications of the local labour.

To give preference in employment of labour.

z) And in the event of the death of any of the permitted assign or assigns of the Lessee being a natural person the Lessee or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

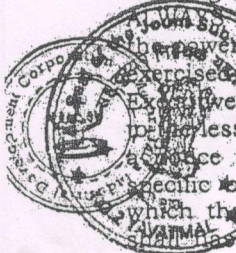
Notice in case of Death

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966)

Recovery of Rent, Fees as land Revenue.

4. (a) If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and Under upon the term hereby granted and right to any renewal thereof shall absolutely cease and determine and in that case no compensation shall be payable to the lessee on account of the building or improvements built or carried out on the demised premises or claimed by the Lessee on account of the building or improvements built or made PROVIDED

Rent Fees etc in arrears.



that except for non payment of rent as aforesaid the right of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default has been made by the Lessee in remedying such

ख व म-२	
३२००/२०१२	
२२/११	

श्री युवराज बाबर
सहसचिव
नवसंजीवन शिक्षण प्रसारक
मंडळ दारुवाडी जि.यवतमाळ

[Signature]
Regional Officer
M.I.D.C. Aarevan.

5
7
1
-
2

0
0
0
1
0
1
1
=

breach or breaches within three months after the giving or leaving of such notice.

5) The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the lessor or any person or persons lawfully claiming by from or under the lessor.

**Lessor's
Convent
for
peaceful
enjoyment.**

6) The layout of the Addl. Yavatmal Industrial Area and the Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the lessor from time to time as the lessor thinks fit and the Lessee shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

**Alteration
of Estate
Rules.**

7) If the Lessee shall have duly performed and observed the covenants and condition of the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expenses in every respect of the Lessee grant to the Lessee a new Lease of the demised premises for a further term of Ninety five years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred to in such lease shall be such as the lessor may direct.

**Renewal
of Lease.**

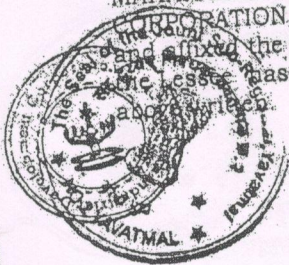
8. The stamp duty and registration charges irrespective of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

**Cost and
charges to
be borne
by the
Lessee.**

9. The marginally notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

**Marginal
Notes.**

IN WITNESS WHEREOF **SHRI GAJANAN WASUDEORAO SURANJE, The Regional Officer,** of the MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, has for and on behalf on the MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, the Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on this 22nd day of 11th month 1939.



सहसचिव
नवसंजीवन शिक्षण प्रसारक
येडळ दारवा

Regional Officer
M.I.D.C. Amravati

य व म-२	
३२००/२०३४	
२२/३९	

1
-
2

0
0
0
-
10
-
11
-

FIRST SCHEDULE
DESCRIPTION (OF LAND)

All that piece or parcel of land known as **Plot No. P-3** in the **Addl. Yavatmal Industrial Area** within the village limits of **Bhojar** and within the limits of **Yavatmal Municipal Council**, Taluka and Registration Sub-District **Yavatmal District** and Registration District **Yavatmal** containing by admeasurement **9000** square meters or thereabouts and bounded by red colored boundary line on the plan annexed hereto that is to say:-

The Lessee has completed factory Building etc. admeasuring 4046.82 m² as per occupancy certificate issued by Deputy Engineer, MIDC, Sub-Division, Yavatmal vide his letter No. DE/DB/YTL/1206 DTD.16/08/2012.

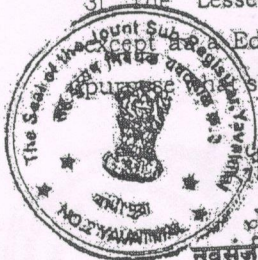
On or towards the North by : **Proposed MIDC 20 Mtr. Service road & State Highway**
On or towards the South by : **MIDC Road**
On or towards the East by : **Plot No.OS-P-3**
On or towards the West by : **MIDC Land**

य व म - २
३.२००/२०१२
२७/३९

SECOND SCHEDULE
(Building Regulations)

- 1) The Building Regulations of "A" Class Municipal Council or the Building Regulations of the respective Local Authority / Planning Authority as amended from time to time will be Building Regulations applicable for development of the Plots in Industrial Area.
- 2) Periphery of the Plot shall be utilised for the Purpose of planting trees At least one tree shall be planted per 200 square meters on the frontage of road or part thereof but within the demised premises.

- 3) The Lessee shall not use the land for any purpose except as a Educational Institute and not for any other purpose so ever.



सहसचिव
नवसंजीवन शिक्षण प्रसारक
मंडळ दारव्हा जिल्हा, यवतमल

Regional Officer
M.I.D.C. Amravati.

F
V
-
2

10
10
10

10

11

4) The Lessee shall obtain a No Objection Certificate from the Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and control of Pollution) Act, 1981 as regards the water Pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Board for the Purpose of preventing any water or Air Pollution and shall not commence any construction on the said plot before obtaining such No Objection Certificate.

5) No construction work shall be commenced unless the plans elevations and sections have been approved by the Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained and no additions or alterations to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Local Authority/Planning Authority and previous consent in writing from the Executive Engineer is obtained.

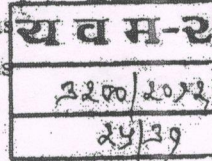
6) All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the lessee. Where more than one lessee is concerned with the same boundary mark the Officer authorized by the lesser shall allocate this obligation suitably.

Three sets of the specifications, plans elevations and sections as approved by the Local Authority / Planning Authority shall be submitted to the Executive Engineer, for record and to enable him to grant consent.



श्री पुष्पा ठाकरे
सहसचिव
नवसंजीवन शिक्षण प्रसारक
विद्यालय, चारवा नि. यवतमाल

Regional Officer
M.P.C. Amravati



12

30
30
30

30

11

SIGNED, SEALED AND DELIVERED BY

SHRI GAJANAN WASUDEORAO SURANJE the
REGIONAL OFFICER, of the within named

MAHARASHTRA INDUSTRIAL
DEVELOPMENT CORPORATION,

In the presence of following witness:

- 1) *[Signature]* - Ashokrao Bhakare
- 2) *[Signature]* - Avinash Jiddema



Regional Officer
M. I. D. C. Amravati



THE Common Seal of the abovenamed Lessee

PRESIDENT,

NAVSANJIWAN SHIKSHAN PRASARAK MANDAL
YEOTMAL. As per Res. No. 28/10/12 not passed
if president. The case Jt. secretary has signed on behalf

Was, pursuant to a Resolution, its Board of
Directors passed in that behalf of

On 3 Day of 29/10/2012

affixed hereto in the presence of
SHRI/Som. Madhukar Pathe

Director and SHRI Rameshwar B. Chundekar

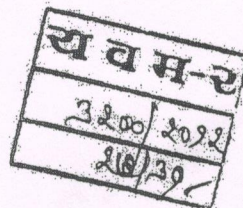
of the education society who, in token of having affixed the
society's seal hereto, has set his hand/have set
their respective hands hereto,

in the presence of.



1)

2)



निवेदन क्रमांक १२/२०१२
मंडळ कार्यालय, यवतमाळ

म
१
२

१०
१०
१०

१
१
१

१
१
१

ADDL. YAVATMAL INDU AREA

VILLAGE - BHOMAR

T.A. & DIST - YAVATMAL

PLOT No - P-3

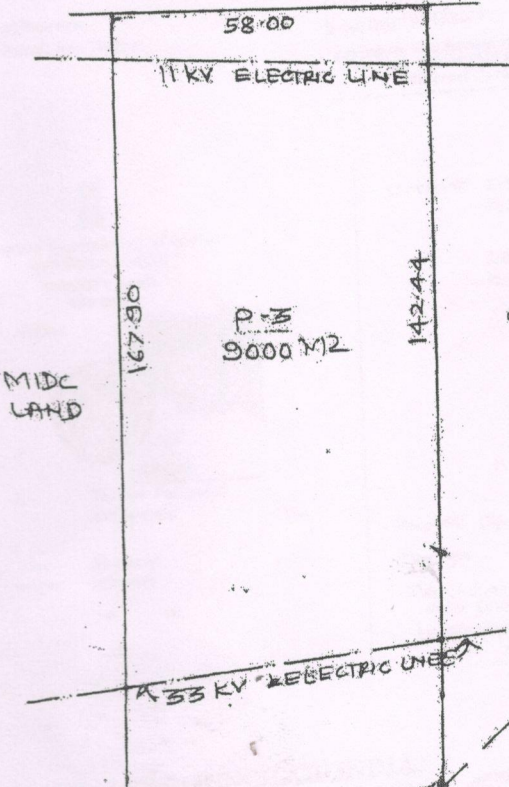
AREA - 9000 M²



SCALE
1:1000

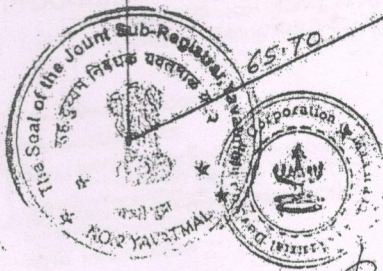
DARWHA ← PWD ROAD → YAVATMAL

20.00 m/W SERVICE ROAD



यवम-२
३२००/२०९२
२८/३९

S. Wel
 (S.S. Welpudare)
 Head Surveyor
 MIDC, Amr



Officer
 M.I.D.C. Amravati

सहसचिव
 नवसजीवन शिक्षण प्रसारक
 महळ दारका जि. यवतमाळ

१
२
३
४
५
६
७
८
९
१०

३०
३०
३०

३०

३०

निर्वाहक आयोग
Commission of India
आयुक्तिका
अधिकारिका



नाम भावराव च धर्तरे
N. B. Bhavarao Thakare
पत्तिका संख्या
Bhavarao Thakare

पत्ता १०३, सावला
गाव सावला
तालुका दारुवा
जिल्हा यवतमाळ - ४१५२०१
Address 103, Sawala



Village Sawala
Taluka Darwa
District Yavatmal-445201
Electoral Registration Officer
For 164-Darwa Assembly Constituency

स्थळ सावला
Place Darwa
दिनांक/Date 02/11/2007
हे कार्ड शासनाच्या विविध योजनांसाठी ओळखण्या वर उपयोग करता येईल.
This card may be used as an Identity Card under different Government Schemes 207/40

निर्वाहक आयोग
Commission of India
आयुक्तिका
अधिकारिका



नाम थारुकर पुष्पाबाई
Thakare Pushpabai
दामले पुष्पाबाई

पत्तिका संख्या
Bhavarao
पत्तिका संख्या
Bhavarao

Address पत्ता 238, हारु
Tq. Darwa, Dist. Yavatmal
238, हारु
ता. दारुवा, जि. यवतमाळ.



Electoral Registration Officer
For Digras Assembly Constituency
विधानसभेचा पत्रदार/अधिकारी



Place सावला Digras
Date दिनांक 15/11/07
This card may be used as an Identity card under different Government schemes
हे कार्ड शासनाच्या विविध योजनांसाठी ओळखण्या वर उपयोग करता येईल.

PHARMACY COUNCIL OF INDIA
Combined Council Building, Koda Road,
Alwan-E-Ghalib Marg, New Delhi - 110 002

Name: AVINASH S JIDDEWAR
Designation: LECTURER
College: NAVSARJAN SHIKSHAN MANDALS COLLEGE
OF PHARMACY DARWA, YAVATMAL
Name of State Pharmacy Council:
MAHARASHTRA STATE PHARMACY COUNCIL
State Pharmacy Council Regn. No.: 60360
RID No. HSM/EC/000005



DOB: 19-06-1974
Permanent Address: GURUSARUTI 2,
GURUKRUPA NAGRI WADGAON
YAVATMAL.

Telephone No. (CH): 07238 255412
Mobile No.: 9370540455
E-Mail: avinashjiddewar@rediffmail.com

No. of times FID Card issued: First Time
Date of issue: MAY-2009

President/Secretary
Pharmacy Council of India
New Delhi

NR: This FID Card is valid only for PCI's personal and not for other purposes.



१५
११
१२

००
००
००

००

११

Summary1 (GoshwaraBhag:1)

सोमवार, 31 डिसेंबर 2012 4:26 म.नं.

दस्त गोशवारा भाग-1

यवम2
दस्ता क्रमांक: 3200/2012

दस्ता क्रमांक: यवम2 /3200/2012

बाजार मूल्य: रु. 10,64,000/-

मोबदला: रु. 3,10,000/-

भरलेले मुद्रांक शुल्क: रु.31,920/-

दु. ति. सह. दु. ति. यवम2 यांचे कार्यालयाने

व. क्र. 3200 वर दि. 31-12-2012

वेळी 4:24 म.नं. वा. हजर केला.

सी. 3200 वर

दस्त हजर करणाऱ्याची सही:

दस्ता क्र. 3239

पावती दिनांक: 31/12/2012

कारकदाराचे नाव: प्रेसिडेंट नवसंजीवन शिक्षण प्रसारक
दस्त यवतमाळ तर्फे सह सचिव: नवसंजीवन शिक्षण प्रसारक
दस्त दारव्हा जि. यवतमाळ सो. पुरुपाताई माणिकराव ठाकरे 0

नोंदणी फी रु. 4000.00

दस्त हाताळणी फी रु. 600.00

भाटा एमटी रु. 20.00

पुढाची संख्या: 30

एकूण: 4620.00

Joint Sub Registrar Yavatmal II

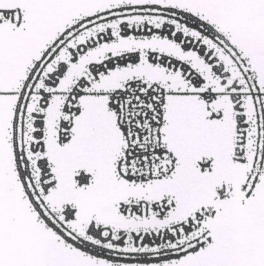
Joint Sub Registrar Yavatmal II

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्र किंवा उप-खंड (दोन) मध्ये मूळ न. क. प्यात. आलेल्या बसा कोणत्याही क्षेत्र.

शिक्का क्र. 1 31 / 12 / 2012 04 : 25 : 20 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 31 / 12 / 2012 04 : 26 : 14 PM ची वेळ: (फी)





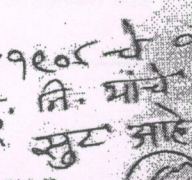
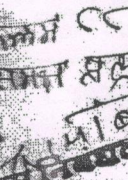
दस्तावेज गोपतारा भाग-2

यवम2
दस्तावेज क्रमांक 3200/2012

363733
31/12/2012 4 30:51 PM

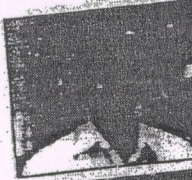
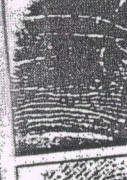


30/39

दस्तावेज क्रमांक : यवम2/3200/2012
दस्तावेजा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रेसिडेंट नवसंजीवन शिक्षण प्रसारक मंडळ यवतमाळ तर्फे सह सचिव नवसंजीवन शिक्षण प्रसारक मंडळ दारव्हा जि. यवतमाळ सौ. पुष्पाताई माणिकराव ठाकरे 0 0 पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: सुमीत्राबाई ठाकरे कॉलेज ऑफ नर्सरींग लोहारा, यवतमाळ पिन नंबर:	भाडेकरू वय :- 45 स्वाक्षरी: <i>सौ. पुष्पाताई ठाकरे</i>		
2	नाव: एम.आय.डी.सी. मुंबई तर्फे क्षेत्रिय अधिकारी एम.आय.डी.सी. अमरावती श्री. गजानन वासुदेवराव सुरजे 0 0 पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: अमरावती पिन नंबर:	मालक वय :- 45 स्वाक्षरी: <i>श्री. गजानन वासुदेवराव सुरजे</i>		



तथाकथीत भाडेपट्टा चा दस्तावेज करून दिल्याचे कबुत करत यवतमाळ
31/12/2012 04 : 26 : 55 PM

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अशोकराव महादेवराव ठाकरे वय: 52 पत्ता: अभिनव कॉलनी, यवतमाळ पिन कोड: 445001		
2	नाव: अविनाश शेषराव जिडडेवार वय: 38 पत्ता: गुरुकृपा नगरी, वडगांव रोड, यवतमाळ पिन कोड: 445001		

पुस्तक क्र 9
अ.नं. 3200
व नोंदण

शिकका क्र.4 ची वेळ: 31 / 12 / 2012 04 : 29 : 06-PM

शिकका क्र.5 ची वेळ: 31 / 12 / 2012 04 : 29 : 14 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Yavatmal II

प्रमाणित करण्यात येते की, या दस्तावेजामध्ये एकूण 20 पाने आहेत

यवतमाळ निबंधक क्र. 2