



महाराष्ट्र MAHARASHTRA

अ. क्र. 90&80-4000/- 28/12/2008

आल स्येख एज्युकेशन सोसायटी नागूर
 तर्फे सविध श्री. असपालसिंग मलकीतसिंग सगु
 वा. नागूर

शोभा व. बंजारी

सुप्र. क. विन्नेली
 तह. कामठी, कामठी.
 परवाना क्र. 41:920

482, 38

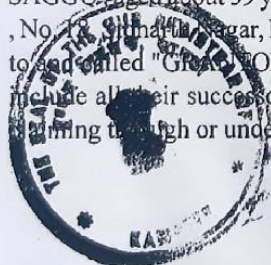
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AGREEMENT TO LEASE
STAMP DUTY Rs. 6,000/-
MARKET VALUE Rs. 2,00,000/-

THIS AGREEMENT made at Nagpur on the 26th day of December 2006 BETWEEN, S.MALKAIT SINGH SAGGU s/o S. JAGAT SINGH SAGGU, aged about 59 years, Occupation : Business Resident : 'AKALGARH', No. 18, Sitamul Nagar, Kamptee Road, Nagpur 440017. (Herein after referred to and called "Grantor") and which term and expression shall mean and include all their successors, nominees, assigns and all such other persons coming through or under his of the FIRST PART.

AND

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| | |
|------|-----|
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कोर्ट. श्री. 20/-
 दि. 28/12/2008

(Handwritten signature)
 दुय्यम निबंधक, श्रेणी - 9,
 कामठी



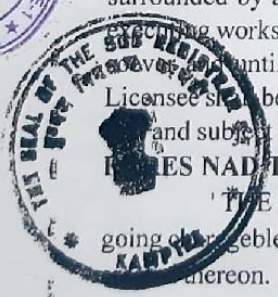
महाराष्ट्र MAHARASHTRA
 अ. क्र. 90322 400/- 28/12/2008
 हात सौख्य एज्युडेशन सोसायटी
 न 12/15
 तर्फे सचिव श्री नरसुपालकि मलकी मलकीगुरुकुल
 ना. नागपुर

श्री. व. चंजारी
 सचिव
 स. न. क. क. कायटी.
 पु. न. क. क. का. 411. 922

Office B 335 47
 21 DEC 2008
 (Signature)

WHEREAS the GRANTOR has agreed to lease the above mentioned land to ' THE LICENSEE ' for a period of 33 years from the date hereof, by paying a Yearly rent of Rs. 3,000/- (Rs. Three Thousand Only) and an advance of Rs. 30,000/- (Rs. Thirty Thousand Only) ' THE LICENSEE ' shall have Licence and authority only to enter upon the place to Land described herein under written and delineated on the plaina annexed & thereon surrounding by a red colored boundari line for the purpose of building & carrying out the works thereon as hereinafter provided & for no other purpose whatsoever until the grant of such Lease as is herein after referred to the Licensee shall be deemed to be bare Licensee only of the premises at the same time and subject to the same Terms as if the Lease had been actually executed.

RATES AND TAXES :
 ' THE LICENSEE ' shall pay all rates, taxes, charges, claims and out going charges payable an owner or occupier in respect of the said land any building thereon.



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INDEMNITY :

That ' THE LICENSEE ' shall keep the GRANTOR indeminfird against any act and all claims for damages which may be caused to any adjoining building or other permises by such building or in conequence of the exection for the aforesaid works and also against all payment whatsoever which during the progress of the ity in respect of the said works of anything done undre the authority herein contained.

SANITATION :

That ' THE LICENSEE ' will observe and conform to all rules , regulation and by-laws of the Authority concerned or any other statutory regulation in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine, accomodation and other sanitary arranfements for laborers and workmen employed durin the construction of the building on the said land in order to keep the said land its surroundings clean and in good condition.

To comply with the provesions of Water (Prevention & Control of Pollution Act 1974 ,& Air (Prevention & Control of Pollution) Act 1981.

THE LICENSEE shall duly comply with the provisions od water (Prevention & Control of Pollution) Act 1974, and Air (Prevention & Control of Pollution) Act 1981 and the rules made there under as also with any condition Board ,constituted under the said Act as regards the collection , treatment and desposal or discharge of effluent or waster or otherwise howsoever and shall indemnify and keep the GRANTOR indemnfied against the consequences of any breach or non compliance of any such provision or condition as aforesaid.

INSURANCE:

That THE LICENSEE will as soon as any building to be erected on the said land shall be roofed insure and keep insure the same in the joint with the GRANTOR and THE LICENSEE against damage by fire in an Insurance Company the policy or policies of insurance and other receipts for payment of the last premium and will forthwith apply all mancy received by virtue of such insurance in rebuilding or reinstating the building.

BENEFIT OF AGREEMENT NOT ASSIGNABLE :

That THE LICENSEE will not directly or indirectly treansfer, assign, sell encumber or part with their interest under or the benefit of this Agreement or any part thareof in any manner whatsoever without the previous consent.



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NUISANCE :

That THE LICENSEE will not any time 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 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 issued by the said Maharashtra Pollution Control Board with at most 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.

ACCESS ROAD:

That THE LICENSEE will at his own cost construct and maintain an access road leading from the Main Road to the said land in strict accordance with the specification.

POWER TO TERMINATE AGREEMENT:

THE GRANTOR by three month notice in writing to THE LICENSEE terminate this AGREEMENT and if possession as a Licensee has been given to the Licensee may re-enter upon the said plot of land and there upon the plot shall be resumed to the GRANTOR.

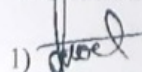
SCHEDULE OF THE PROPERTY

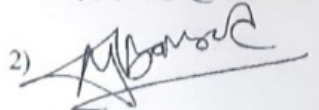
ALL THAT Non Agricultural filed of Mouza Village BHILGAON, Gram Panchayat Bhilgaon, Tahasil Kamptee, District Nagpur P.H.No.15, Kamptee Survey No. 38/8 & 38/5, Area Admeasuring 28400 sq-ft and 100 sq-ft to Construction of Teen Shed. **Boundary of Survey No.178/2, East :** Road. **West :** Open Land. **North:** Open Land. **South:** Open Land.

I have Purchased this Property, Document No.1570, Dated 25/10/2000 and Document No.550, Dated 13/04/2000 as per the sub Registrar Office Kamptee and this Property Still Belongs to me and Used by the Same.

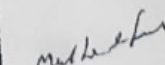
WHEREAS the GRANTOR, Sardar Malkait Singh Saggi, agrees to re-lease of the said land after the expiry of 33 years, he can do so if he desires. If he wants to terminate he can do so by paying 50% of the value of the Building and Construction to THE LICENSEE the International Ch Education Society Nagpur vacate the premises.

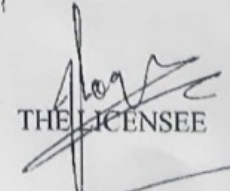
IN WITNESS WHERE OF THE TWO PARTIES GRANTOR AND THE LICENSEE HAVE SET AND SIBSCRIBE THEIR REPECTIVE SIGNATURE AS AGREED TO THE ABOVE STATED TERMS AND CONDITION IN THE PRESENCE OF TWO WITNESSES ON THE DAY AND YEAR FIRST ABOVE WRITTEN

1) 
Syed Y. Sapate
Kamla (Kamptee)

2) 

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GRANTOR


THE LICENSEE



सौ. शोभा दत्त बंजारी
मुद्रांक विक्रेती

पावती

तहसील कार्यालय, कामठी
जि. नागपूर
(महाराष्ट्र)
परवाना क्र. ८/१९८८

नंबर :

6269

दिनांक : 2६-१२-२००६

रक्षकाराचे नांव श्री. सी. व. प्रज्वळकरान जोसाणी.

नागपूर तर्फे मसिधुळी जिल्हापालिका
मालकीय निल १२०३२२ नागपूर

| क्र | नोंद अनु क्रमांक | मुद्रावरील क्रमांक | मुद्रांक वरील दिनांक | मुद्रांक शुल्क |
|-----|------------------|--------------------|----------------------|----------------|
| १ | १०३८६ | — | २६-१२-२००६ | ५०००/- |
| २ | १०३८८ | B 335246 | २६-१२-२००६ | ५००/- |
| ३ | १०३८९ | B 335247 | — | ५००/- |
| | | | एकूण मुद्रांक | ६०००/- |

क म ट
५२२६ / ०६
८१९९



वरील मुद्रांक उप-कोषागार कामठी येथून उचल केली व त्याची नोंद विक्री रजिस्टर प्रमाणे केली आहे.

श. व. बंजारी
पावती
तह. कामठी.
परवाना क्र. ८/१९८८

PERMANENT ACCOUNT NUMBER
 AFPI S4555D
 NAME
 MALKIATSINGH JAGATSINGH
 SAGGU
 FATHER'S NAME
 JAGATSIN ROOR SINGH SAGGU
 BIRTH DATE
 05-07-1947
 SIGNATURE
 MALKIATSINGH SAGGU
 COMMISSIONER OF INCOME TAX, VIHANISI

(See Note to
 Licence No.
 Name & Address
 JAGPAL SINGH S
 SIVARTH NAGAR
 NAGAR
 Son/Wife/Daughter of
 MALKIATSINGH
 (consent to drive through)
 (M.V. CAT)
 Validity for Non-Transport Vehicle
 14-07-2000
 Validity for Transport Vehicle
 To
 nature of the licence



Renew this licence after—
 Three years for transport
 vehicle drivers.
 Always carry this licence
 while driving the vehicle.
 Observe traffic rules. They
 are for the safety of—
 a) Yourself
 b) Pedestrians
 c) Other road users

4226/08
 2/99



26/12/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

कमट

दस्त क्र 5227/2006

5:19:33 pm

कागडी

90/09

दस्त क्रमांक : 5227/2006

दस्ताचा प्रकार : भाडेपट्टा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठर |
|----------|---|---|-----------|--------------|
| 1 | <p>नाव: एस.मलकियतसिंग सग्गु बल्ल जगतसिंग सग्गु</p> <p>पत्ता: घर/प्लॉट नं. -</p> <p>मालकी/दस्ता -</p> <p>इंगारतीचे नाव -</p> <p>इंगारत नं. -</p> <p>पेट/वसाहत: शिवाय नगर नागपुर</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>वेन नम्बर: -</p> | <p>लिहून देणार</p> <p>वय 59</p> <p>सही <i>[Signature]</i></p> | | |
| 2 | <p>नाव: डॉल सिख एज्युकेशन सोसायटी नागपुर वर्फे</p> <p>सेक्रेटरी जसपालसिंग मलकियतसिंग सग्गु</p> <p>पत्ता: घर/प्लॉट नं. -</p> <p>मालकी/दस्ता: -</p> <p>इंगारतीचे नाव: --</p> <p>इंगारत नं. -</p> <p>पेट/वसाहत: शिवाय नगर नागपुर</p> <p>शहर</p> | <p>लिहून घेणार</p> <p>वय 24</p> <p>सही <i>[Signature]</i></p> | | |

26/12/06
दुय्यम निबंधक
कागडी





दस्त गोषवारा भाग - 2

कमत

दस्त क्रमांक (5227/2006)

99/99

दस्त क्र. [कमत-5227-2006] चा गोषवारा
बाजार मुल्य :200000 मोबदला 30000 भरलेले मुद्रांक शुल्क : 6000

पावती क्र.:5227 दिनांक:26/12/2006
पावतीचे वर्णन
नाव: एस.मलकियतसिंग सगु वल्द जगतसिंग
सगु - -

दस्त हजर केल्याचा दिनांक :26/12/2006 05:12 PM
निष्पादनाचा दिनांक : 26/12/2006
दस्त हजर करणा-याची सही :

Mulhar

2000 :नोंदणी फी
220 :नक्कल (अ. 11(1)), पृष्ठांक-ाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

2220: एकूण

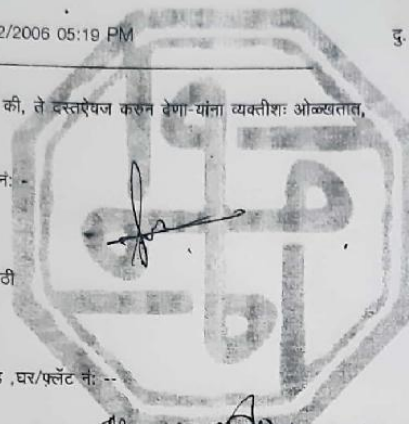
दस्ताचा प्रकार :36 भाडेपट्टा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 26/12/2006 05:12 PM
शिवका क्र. 2 ची वेळ : (फी) 26/12/2006 05:14 PM
शिवका क्र. 3 ची वेळ : (कबुली) 26/12/2006 05:18 PM
शिवका क्र. 4 ची वेळ : (ओळख) 26/12/2006 05:19 PM

दस्त नोंद केल्याचा दिनांक : 26/12/2006 05:19 PM

Mulhar
दु. निबंधक कामठी
कायदी

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तरेषज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

- 1) --
सुनिल यशवंतराव सपाटे ,घर/फ्लॅट नं:-
गल्ली/रस्ता: -
ईमारतीचे नाव: --
ईमारत नं: -
पेट/वसाहत: आदर्शनगर रनाळा कामठी
शहर/गाव:-
तालुका: -
पिन: -
- 2) -- नागेशकुमार अभिमनजी बन्सोड ,घर/फ्लॅट नं:-
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: यशोधरा नगर कामठी
शहर/गाव:-
तालुका: -
पिन: -



Mulhar
महिले नबराचे पुस्तकाचे
5226

नंबरी नोंदला

दिनांक 22
दुस्यम निबंधक कामठी
महि सन 2007

4-1 धत करण्यात येते की
दस्ता बघ्ये एकूण 99 पावे जाई.

Mulhar
दु. निबंधक कामठी
कायदी

Mulhar
दुस्यम निबंधक
कायदी



मी नक्कल केली
मी वाचली
मी रुजवत घेतली
अॅरिसल वरहकूम नक्कल
दुय्येम निबंधक, श्रेणी-१,
कामठी

अकबदर नाम सुभिसु सपारे
अंजी क्र ३९२
नक्कल अर्जमाखल झाल्याची तारीख २०/१२/२०२०
नक्कल तयार झाल्याची तारीख २५/१२/२०
नक्कल परत दिल्याची तारीख २५/१२/२०
दुय्येम निबंधक, श्रेणी-१
कामठी

