



DEED OF ASSIGNMENT

(Valued at Rs _____/-)

The Deed of Assignment made at Deoli,
Dist. Gondia on this 19 th day of June 2015.

BETWEEN

SHRI. RAMKRISHNA ZAMSING YERNE,
aged about 35 years, trading as a PROPRIETOR in
the firm name and style of **M/S. K.S.T.S.S.**
WAREHOUSE and having his office/place of business
At. Post-Deori-441901, Tah. Deori, Dist. Gondia,
herein after referred to the as "**THE ASSIGNOR**"
(which expression shall unless repugnant to the
context or meaning thereof always mean and include
the said "**THE ASSIGNOR**"(which expression shall
unless to be repugnant to the context or meaning
thereof include the said assignor her legal heirs,
administrators and permitted assigns) of the **FIRST**
PART: AND

PAN NO. : ABLPY5879P (SHRI. RAMKRISHNA ZAMSING YERNE)



IN FAVOUR OF :

KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA, Through its Secretary **Shri. Zamsing Bhuraji Yerne** and having its office/ place of business **At. Plot No. X-5, MIDC Industrial Area, Deori, Dist. Gondia**, herein after referred to the as "**THE ASSIGNEE**" (which expression shall unless repugnant to the context or meaning thereof always mean and include the said "**THE ASSIGNEE**" as well as his assignees successors in interest, legal heirs, executors transferees etc) of the **SECOND PART:**

PAN NO.: AAATK5293L (KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA)

WHEREAS By an Indenture of **Lease Deed** dated **12th** day of **March-2013** made between **MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**, a Corporation constituted under the Maharashtra Industrial Development Act 1961 (MAH III of 1962) having its principal office at **4, 4(A), 12th Floor, World Trade Centre Sankul-1, Cuffe Parade, Colaba, Mumbai-400 005** (therein called the "**LESSOR**") of the **ONE PART AND SHRI. RAMKRISHNA ZAMSING YERNE**, trading as a **PROPRIETOR** in the firm name and style of **M/S. K.S.T.S.S. WAREHOUSE** and having his office/place of business **At. Deori, Tah. Deori, Dist. Gondia** (therein called the "**Lessee**") of the **OTHER PART**, and lodged for registration in duplicate with Sub-Registrar of Assurance-**DEORI**, Dist.-**GONDIA** under Sr. No. **44/2013** on **19th** day of **March-2013**, all that piece of land Building and premises situated at **Plot No. X-5**, admeasuring **12263.00 Sq. Mtrs.** in the **Deori Industrial Area** of the MIDC within the Village Limit of **Deori**, Taluka Registration Sub-Dist. **Deori & Dist. Gondia** and more particularly described in the Schedule there under written were demised by the MIDC unto the Lessee for



the terms of 95 years computed from the 1st day of July-2009 renewable as therein provided under the terms and conditions in the said Lease contained. **THE LESSEE/ASSIGNOR** agrees that the Lease of the plot, shall be continued for period of 95 years computed with effect from 1st day of July-2009 as mentioned in the original Lease Deed executed by Maharashtra Industrial Development Corporation with the **LESSEE**.

AND WHEREAS **THE LESSEE/ASSIGNOR** i.e. **SHRI. RAMKRISHNA ZAMSING YERNE, PROP. OF M/S. K.S.T.S.S. WAREHOUSE** has applied for **Change in Activity of Plot No. X-5, adm. 12263.00 Sq. Mtrs. in Deori Industrial Area** vide his letter dated 08/08/2014. Hence the Corporation has permitted to **Change in Activity** of Plot from **Warehouse to Education Society** vide letter No./MIDC/ RO(NGP)/ GAD/ LMS-122/7126/2014, dated 13/12/2014.

AND WHEREAS, **THE LESSEE/ASSIGNOR** i.e. **SHRI. RAMKRISHNA ZAMSING YERNE, PROP. OF M/S. K.S.T.S.S. WAREHOUSE** has decided to assign transfer and assure its Lease hold rights/interest in the said **Plot No. X-5, admeasuring 12263.00 Sq. Mtrs.** along with Constructed built up area **4102.22 Sq. Mtrs.** in the **Deori Industrial Area** under the said Lease in favour of **THE ASSIGNEE** i.e. **KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA** and the MIDC vide its order bearing No. MIDC/RO(NGP)/ DOR/LMS-12/ 01/2015, dated 1st day of January-2015 granted its consent for transfer and assignment of Leasehold rights/Interest of **The Assignee** under the aforesaid lease in respect of the said Shed which is subject matter of the present transaction i.e. **Plot No. X-5, admeasuring 12263.00 Sq. Mtrs.** along with Constructed built up area **4102.22 Sq. Mtrs.** (which is more particularly described in Second schedule hereunder written) in favour of **the Assignee**, on the



terms and conditions mentioned in the said order and also subject to payment of **Differential Premium** of **Rs. 61,400/-** (Rs Sixty One Thousand Four Hundred only) by **the Assignee**, which is duly paid by **the Assignee** to MIDC vide MIDC Receipt No. R1115_001875 & R1115_001876, dated 29/12/2014.

AND WHEREAS the **Assignor** decided to transfer the leasehold right of above said **Plot No. X-5** from **Deori Industrial Area** of MIDC in favour of **the Assignee** for consideration of **Rs. Nil/-** as **the Assignor** is promoter of the said firm. The MIDC has been given consent to such transfer vide letter No. MIDC/RO(NGP)/DOR/LMS-12/ 01/2015, dated **1st day of January-2015**.

WHEREAS THE ASSIGNOR named above is the absolute owner of the property i.e. all that piece and parcel of land bearing **Plot No. X-5**, in the **Deori Industrial Area** within the Village Limit of **Deori** and outside the Limit of **Deori** Muncipal Council, Tahsil : **Deori**, Dist. : **Gondia** containing by admeasurements **12263.00** Square Meters.

In pursuance of the said Consent letter dated **01/01/2015** of the **Lessor**, **THE ASSIGNOR** has delivered the actual physical possession of said **Plot** bearing No. **X-5**, admeasuring **12263.00 Sq. Mtrs.** in the **Deori Industrial Area** along with the Constructed built up area **4102.22 Sq. Mtrs.** to **THE ASSIGNEE** on the same day and has now requested it to execute this Deed in the manner hereinafter mentioned.

NOW THEREFORE, THIS DEED OF ASSIGNMENT OF LEASE WITNESSETH AS UNDER :-

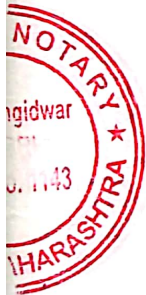
1) In pursuance to the said Consent order dated **01/01/2015** and for the consideration received as aforesaid, **THE ASSIGNOR** both hereby assign, assure and transfer unto **THE ASSIGNEE** all the rights, title,



interest in respect of the **Plot No. X-5**, admeasuring **12263.00** Sq.mtrs. or thereabout in the **Deori Industrial Area** within the Village Limit of **Deori**, Taluka and Registration Sub-District **Deori**, District and Registration District **Gondia** more particularly described in the schedule here under written and comprised in the demised by the indenture of **Lease Deed 12th day of March-2013** to have and to hold the said land hereafter mentioned and premises hereby assigned, assured and transferred to and for the use and benefit of **THE ASSIGNEE** for all the residue now un-expired term **95 years** subject however in the payment of all rates rents, taxes, assessments service charges and dues now chargeable upon the same or hereafter to become payable to the Lessor or any other legal body in respect thereof and subject to the rights to be reserved under the said Lease in respect thereof and observance and performance of the covenants and conditions of the said Lease.

2) **THAT , THE ASSIGNOR** do and each of them doth hereby covenant that the Lease hold rights in the said property have not at any time been forfeited or surrendered or become void or voidable. **THE ASSIGNOR** has good title right and full power and absolute authority in respect of the subject property and **THE ASSIGNOR** hereby transfer assign and grant the said Leasehold rights in the said **Plot No. X-5** in **Deori Industrial Area** to **ASSIGNEE**. The charges of Lessor and other local bodies as on the date of transfer shall be liable to paid by **THE ASSIGNOR** and **THE ASSIGNEE** will pay the said for the period after the date of transfer and shall observe and will also perform all the terms and conditions and obligations in respect of said lease of by the Lessor.

3) **THAT, THE ASSIGNOR** has not done any act knowingly and within suffered to the contrary or been a party to any act deed or thing whereby the demised



premises or any part thereof has or may be affected or encumbered in title, estate or whatsoever or otherwise howsoever, whereby the Assignor is in any wise hindered from Assigning and transferring the said premises or any part thereof unto **THE ASSIGNEE** in any manner aforesaid.

4) **THAT, THE ASSIGNOR** and all persons lawfully or equitably claiming or entitled to claim any estate right, title or interest into and upon the demised premises or any part thereof shall sign execute, make and do or cause to do and procure to be signed, executed made or done such documents, papers and writing required by **THE ASSIGNEE** for further or more perfectly assuring the demised premises **UNTO AND TO THE USE** of **THE ASSIGNEE** as shall be reasonably required for the better and more perfectly assuring the demised premises unto **THE ASSIGNEE** for the un-expired residue of the said term of **95 years** created under the said Lease.

5) **THAT, THE ASSIGNEE** shall and may at all times hereafter during the residue now un expired of the said term of **95 years** created by the said Lease and in the manner aforesaid peaceably and quietly possess and enjoy the demised premises and receive the rents and profits thereof and every part thereof for its own use and benefit and without any suit or any lawfully or equitably claiming under or in Trust for it **AND THAT**, free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or otherwise by **THE ASSIGNOR** well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estate, title charges and encumbrances whatsoever had made executed occasioned or suffered by **THE ASSIGNOR** or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for it.



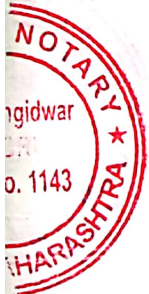
6) **THAT, THE ASSIGNEE** both hereby covenant with **THE ASSIGNOR** that **THE ASSIGNEE** shall and will at all times hereafter during the residue and un-expired of the said term of **95 years** pay to the Lessor the yearly rent reserved and observe the conditions contained in the said Lease and henceforth on the part of **THE ASSIGNEE** as the Lessee to be observed and performed including making payment of rents, taxes, cess, charges etc. of Government/Local Bodies and shall and will at all times hereafter keep indemnified **THE ASSIGNOR** and **THE ASSIGNEE** and its heirs estate and effects from and against the payment of the said yearly rent and observance and performance of the covenants and conditions reserved by and contained in the said Lease and all actions, claims and demands whatsoever for or on account of the same or in anywise relating thereto.

7) **THAT, THE ASSIGNEE** shall abide by the terms, conditions and covenants contained in the Lease-Deed dated **12th day of March-2013** executed by **THE LESSOR (MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION)** in favour of **THE LESSEE/ASSIGNOR**.

8) **THAT, THE ASSIGNEE** shall bear all the expenses such as stamp duty, Registration charge, lawyer's fees and miscellaneous expenses towards the registration of the property

9) **THAT,** the said property is not mortgaged gifted, sold anywhere, if found **THE ASSIGNOR** will be solely responsible for the refund of the amount paid by the Assignee with interest.

10) **THAT,** it is decided between the parties that the Transfer Deed of Lease hold rights will be registered within Three months from the date of execution of this Deed of Assignment.



11) THAT, all expenses on account of preparation of this Deed of Assignment have been agreed to be borne & paid by **THE ASSIGNEE**.

THE SCHEULE OF PROPERTY:-

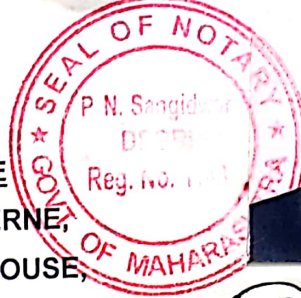
All that piece and parcel of Land bearing **Plot No. X-5 in Deori Industrial Area** within the village limit of **Deori** and outside the limit of **Deori Municipal Corporation** in Rural area, Taluka and Registration Sub-District- **Deori** and District and Registration District- **Gondia** containing by admeasurement **12263.00 Sq.Mtrs.** with constructed of built up area **4102.22 (FSI 0.33 %)** square meters or thereabouts and bounded as per the **Occupancy Certificate (Building Completion Certificate)** issued by Deputy Engineer, Sub-Division, Gondia vide its letter IFMS No./MIDC//GON/E&MD/SDGONDIA/2012/1093, dated **13/12/2012** or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say:

On or towards the North by : **MIDC Land & Quarry**
 On or towards the South by : **30.00 Mtrs. R/W.**
 On or towards the East by : **Zudpi Jungle**
 On or towards the West by : **30.00 Mtrs. R/W.**



IN WITNESS WHEREOF THE ASSIGNER AND THE ASSIGNEE herein above named have hereto set their respective hands and signed this **DEED OF ASSIGNMENT** at **DEORI, DIST. GONDIA** in presence of attesting witnesses signing as such on the day, month and year First above written :-

SIGNED AND DELIVERED BY THE
SHRI. RAMKRISHNA ZAMSING YERNE,
PROP. OF M/S. K.S.T.S.S. WAREHOUSE,
" THE ASSIGNOR " in the presence of
following witnesses :-



Ramkrishna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

(1) Signature : [Signature]

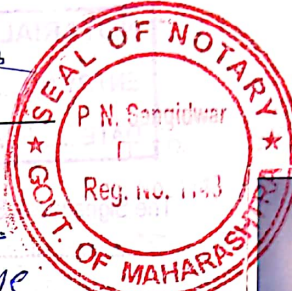
Name Devidharan. Gombur. Bumbur

Address Deori - Gondia

(2) Signature : [Signature]

Name Sonjay D. Teotone

Address At+Post+Tq Deori.



Secretary
Krushna Sahayogi Tantra Shiksha
Sanstha Deori Dist. Gondia.

SIGNED AND DELIVERED by the

The Common Seal of the withinnamed
("THE ASSIGNEE") **KRUSHNA SAHAYOGI**
TANTRA SHIKSHAN SANSTHA, a Society
incorporated under the Maharashtra Government
Societies Act, 1960 was pursuant in Resolution of
its Board of Director/Directors passed in that
behalf on the 19th day of June, 2015 affixed
hereto in the presence of Shri. Zamsingh
Bhurya Yerne. Secretary of the Society,
who in token of having affixed the C Society Seal
hereto has set her hand/have set their respective
hands hereto n the presence of following witnesses



(1) Signature : [Signature]

Name Anilkumar Z. Yerne

Address At. PO. Tah. Deori

(2) Signature :

Name [Signature]
CK.S. Raut

Address _____

25.1.2015
M.H. DEORI, Dist. Gondia

NOTARIAL REG.
ENTRY NO. 848
DATE 19-6-15

The Signature of Shri / Smt. Ramkishore Zamsingh Yessne & Zamsingh Bhusaji Yessne P10 Deori
Ta - Deori Dist - Gondia

who / is / are personally known to me / identified by Shri / Smt. Smt.

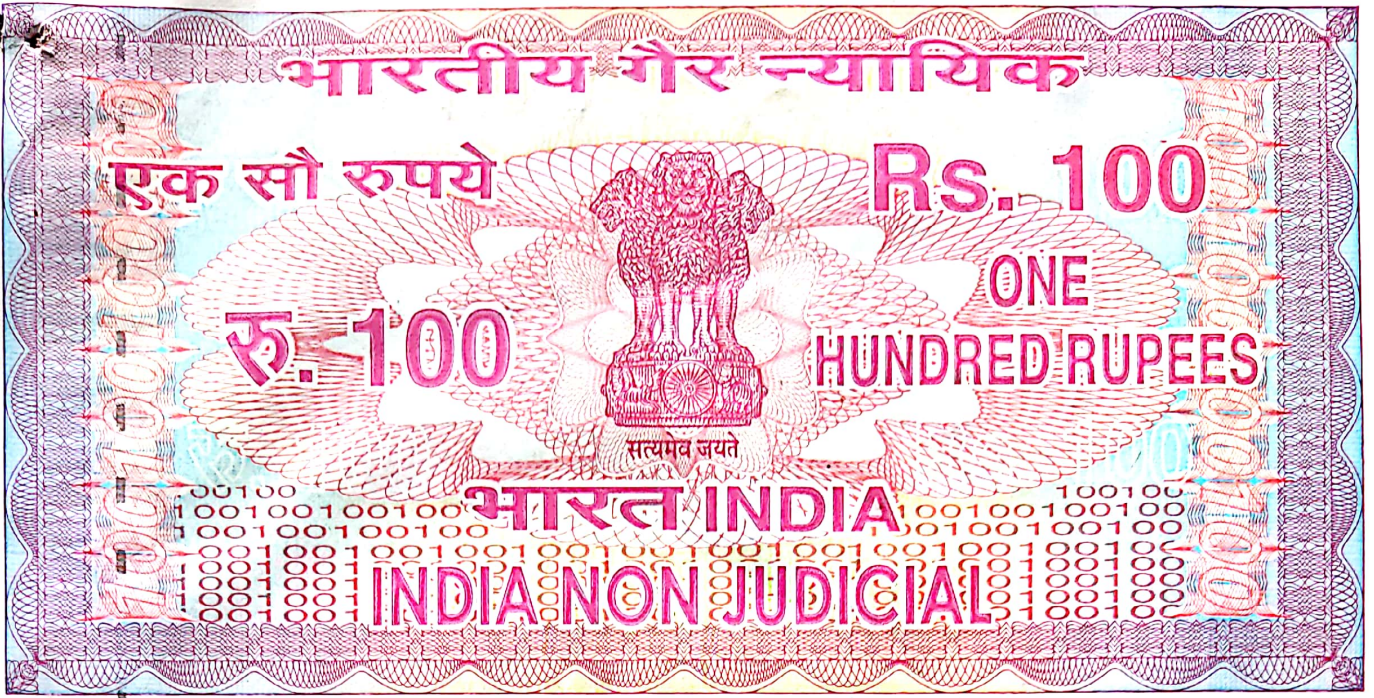
and who signed before me this day the 19th day of June 2015 at Deori is / are attested.



NOTARY
Govt. of Maharashtra
Deori (M.S.) India

Prashant N. Sangidwar
Advocate & Notary
Main Road, Ward No.3,
Deori, Ta. Deori, Dist. Gondia.





महाराष्ट्र MAHARASHTRA

श्रीमच्छ्री रामश्री यर्ने देवी
 जी० के० एस. टी. एस. एस. व्हेरु हाईवे



GB 734170

उपकोषागार अधिकारी
 देवी, जि.गोंदिया
 11 MAR 2013

अनुक्रमांक १२०६-९
 गरीब १६१३१३
 किंमत १५००
 मुद्रांक उपयोग १५००००

श्रीमच्छ्री यर्ने देवी
 एच. बी. चोरकर
 मुद्रांक विक्रेता
 देवी, ता. देवी जि. गोंदिया
 परवाना क्र ३/२५-२६

४४	२०१३
९	४३

FINAL LEASE

THIS LEASE made at NAGPUR the 12 day of March, Two Thousand and Thirteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION a Corporation constituted under the Maharashtra Industrial Development Act 1961 (MAH. III of 1962) having its Principal office at 4, 4(A), 12th Floor, World Trade Centre Sankul-1, Cuffe Parade, Colaba, Mumbai-400 005, herein after called "the Lessor" (Which expression shall unless the context does not so admit, include its successors and assigns) of the One Part AND SHRI. RAMKRISHNA ZAMSING YERNE, trading as a proprietor under the firm name and style of M/S. K.S.T.S.S. WAREHOUSE and having his Residence/Place of business at Deori, Tah.Deori, Dist. Gondia, hereinafter called "the Lessee" (Which expression shall unless the context does not so admit include successor and successors and permitted assigns) their survivor and the heirs executors administrators and permitted assigns of such last survivor) its successor or successors in business and permitted assigns) of the Other Part.



श्रीमच्छ्री यर्ने देवी
 Ramkrishna Yerne
K.S.T.S.S. Warehouse
 MIDC, DEORI, Dist. Gondia

The encumbrance by Sub Registrar Deori
 on Document number 416/09 Dated 15/7/2009
 this paid on government ruled registration
 Stamp Duty 20490/- (Twenty thousand four hundred
 ninety) & registration fee 5490/- (Five thousand
 Four hundred ninety) on document is July
 2009.

3/4/21

88	2003
2	83

3/4/21

Ramkrushna Yerne
 H.C.T.S.S. Warehouse
 MIDC, DEORI, Dist. Gondia



H.C.T.S.S. Warehouse
 MIDC, Deori, Dist. Gondia

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

☎ 2525215 Fax 2521732
E-mail : ronagpur@midcindia.org

No.MIDC/RON/BB/ 1978 /2013
Dated :- 12/03/2013

To,
Shri. Ramkrishna Zamsing Terne
Prop. of m/s. K.S.T.S.S. Ware House
Deon, Tah. Deon, Dist. Solapur

४४	२०१३
३	४३

Sub :- ^{Deon} Butibori Industrial Area
Plot No. (adm. 12.63.00 Sq. Mtrs)
Execution of Final Lease.

Ref.; Your letter dated 18/02/2013

Sir/Madam

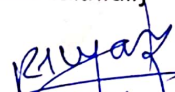
This Final lease in respect of Plot No. X.5 in Deon Industrial Area has been executed on 12th day of March - 2013. The Final lease has to be presented to Sub-Registrar of Assurance at Deon for the purpose of registration within a specific time limit prescribed by law (Viz. within 1 month from the date execution of the documents) We should request you to arrange to lodge both the copies of the Final lease for registration making the original returnable to you and the duplicate to the MIDC at above given 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 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 the Revenue and Forest Department by its notification numbers RGN/10/8/1886 30-M dated 16 April 1979 (Published in Maharashtra Government Gazette- Part 1 Page 152 on the 3rd May 1979) has exempted the Regional Officer of the Corporation for appearing before the registrar for the purpose of registration of the Final 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.

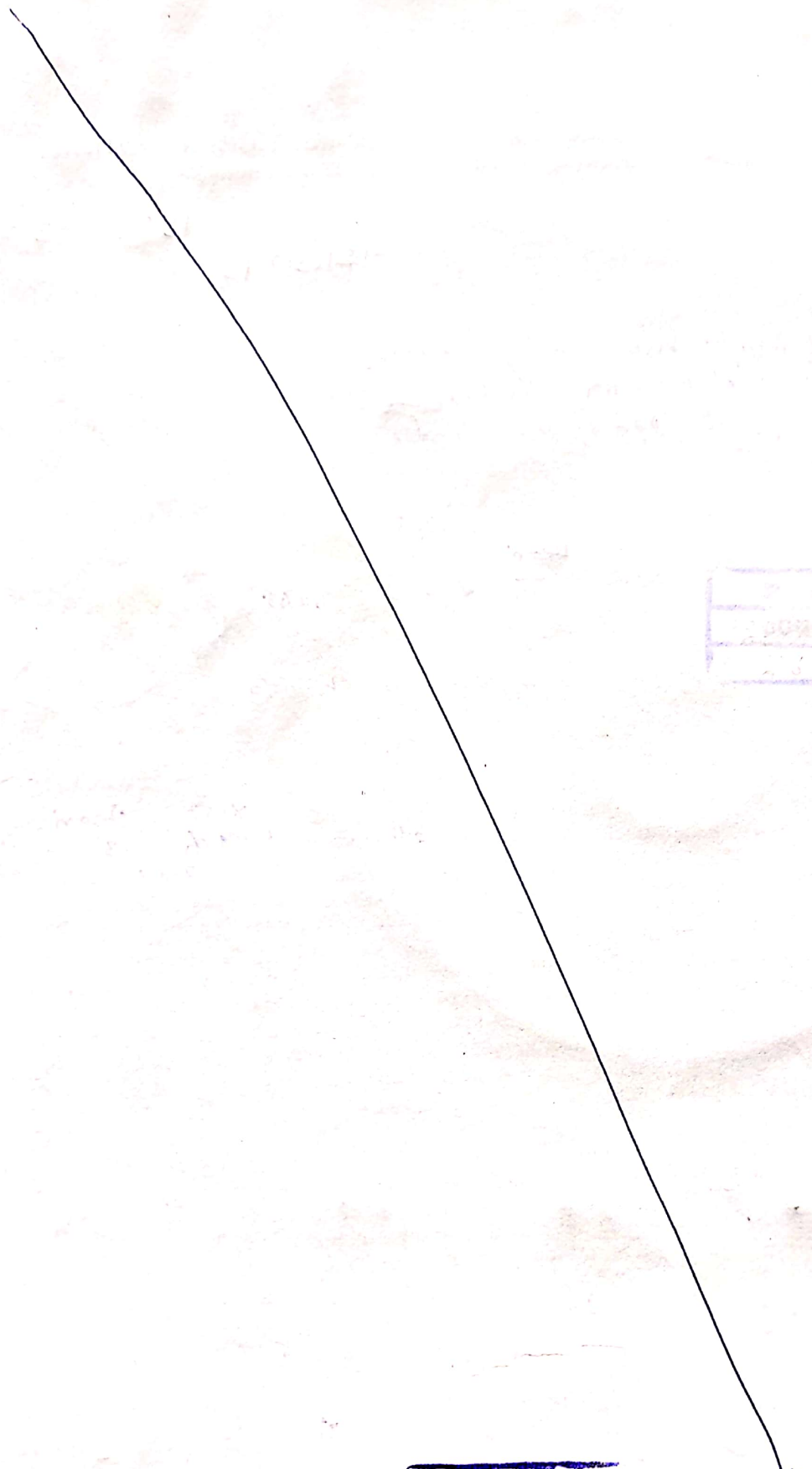
Thanking you,

Encl : Original Final Lease

Yours faithfully

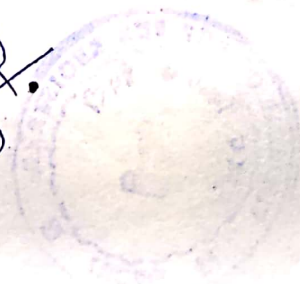

Regional Officer
MIDC, NAGPUR

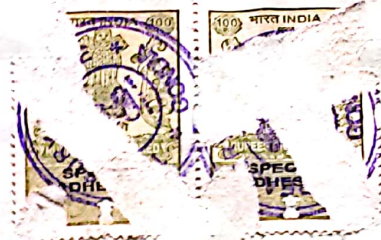




४४	२००३
४	४३

320




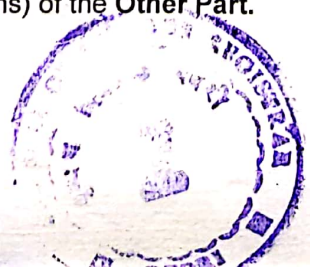


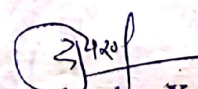
४४	२०१३
५	४३

FINAL LEASE

THIS LEASE made at NAGPUR the 12 day of March Two Thousand and Thirteen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION a Corporation constituted under the Maharashtra Industrial Development Act 1961 (MAH. III of 1962) having its Principal Office at 4, 4(A), 12th Floor, World Trade Centre Sankul-1, Cuffe Parade, Colaba, Mumbai-400 005, herein after called "the Lessor" (Which expression shall unless the context does not so admit, include its successors and assigns)of the One Part AND SHRI. RAMKRISHNA ZAMSING YERNE, trading as a Proprietor under the firm name and style of M/S. K.S.T.S.S. WAREHOUSE and having his Residence/place of business at Deori, Tah. Deori, Dist. Gondia, hereinafter called "the Lessee" (which expression shall unless the context does not so admit include successor and successors and permitted assigns) their survivor and the heirs executors administrators and permitted assigns of such last survivor) its successor or successors in business and permitted assigns) of the Other Part.


Regional Officer
M.I.D.C., Nagpur




Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. G

१	२	३
४	५	६
७	८	९



Handwritten signature or initials inside a circle.

४	५	६
७	८	९
१०	११	१२



88	2003
6	83

Recitals :

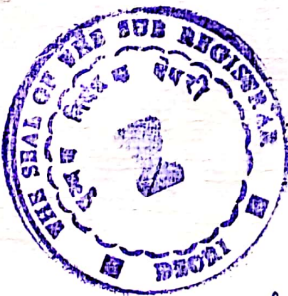
WHEREAS by an Agreement the 8th day of July-2009 made between the Lessor of **One Part** and the lessee of the **Other Part** and the Lessor agreed to grant to the Lessee upon the performance and observance at the Lessee of the Obligations & conditions contained in the said Agreement a Lease of the piece of land and premises hereinafter particularly described in the manner hereinafter mentioned. The said agreement to Lease has been registered at office of the Sub Registrar at **Deori**, Dist. **Gondia** on dated **15/07/2009**, vide their registered No. **416-2009**, Receipt No. **2290754 (30/30)**.

AND WHEREAS the unit is registered as SSI unit with Manager, District Industries Centre, **Gondia**, Dist. **Gondia** vide Provisional Registration/ Entrepreneur's Memorandum No **270112100176**, dated **11/07/2007** to start a New Unit at **Deori Industrial Area** for purpose of **Warehouse (Food Grain Storage, Storage & Stock Facility)**.

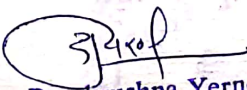
AND WHEREAS at the request of the Confirming party/parties, the Lessor has agreed to grant to the Lessee/ Lessees a Lease of the piece of land and premises in the manner hereinafter mentioned.

AND WHEREAS pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted. The **Occupancy Certificate** (Building Completion Certificate) is obtained from Deputy Engineer, MIDC, Sub-Division, Gondia's vide letter **IFMS No./MIDC/GON/ E&MD/SDGONDIA/2012/1093**, dated **13/12/2012**.

AND WHEREAS for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of cess and the owner's share of the Municipal or Village Panchayat rates or taxes which Lessee have agreed to bear and pay under these presents although by law recoverable from the Lessor is estimated at 1 % i.e. i.e. **Rs. 3,220/-** per annum approximately or as per the rules thereof.



Regional Officer
M.I.D.C., Nagpur


Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

[Faint, illegible text]

[Faint circular stamp]

88	2003
L	83

[Handwritten signature]

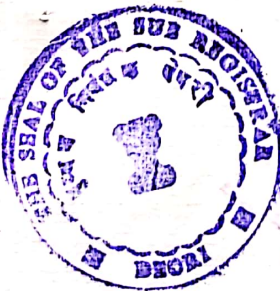


NOW THIS LEASE WITNESSETH as follows :-

Description of Land :


1 In consideration of the sum of Rs. 3,22,000/- (Rs. Three Lacs Twenty Two Thousand only) 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. X-5** in the **DEORI INDUSTRIAL AREA** within the Village Limits of **DEORI** AND Outside the Limits of **DEORI** Municipal Corporation / Council, Taluka and Registration Sub District **DEORI**, District and Registration District **GONDIA** containing by admeasurement **12,263.00** Square Meters or there about and more particularly described in the First Schedule here under written and shown surrounded by a red colored boundary line on the plan annexed here to together with the building and erections now or at any time hereafter standing and being thereon AND TOGETHER WITH all rights easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the said land and premises hereby demised (hereinafter referred to as "the demised premises") unto the Lessee for the term of 95 years computed from the **First day of July-2009**, Subject nevertheless to the provision of the Maharashtra Land Revenue Code. 1966 and the rules made there under PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter called "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 1st working day of January in each and every year.

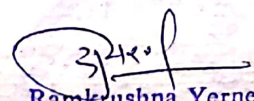
88	3003
8	82

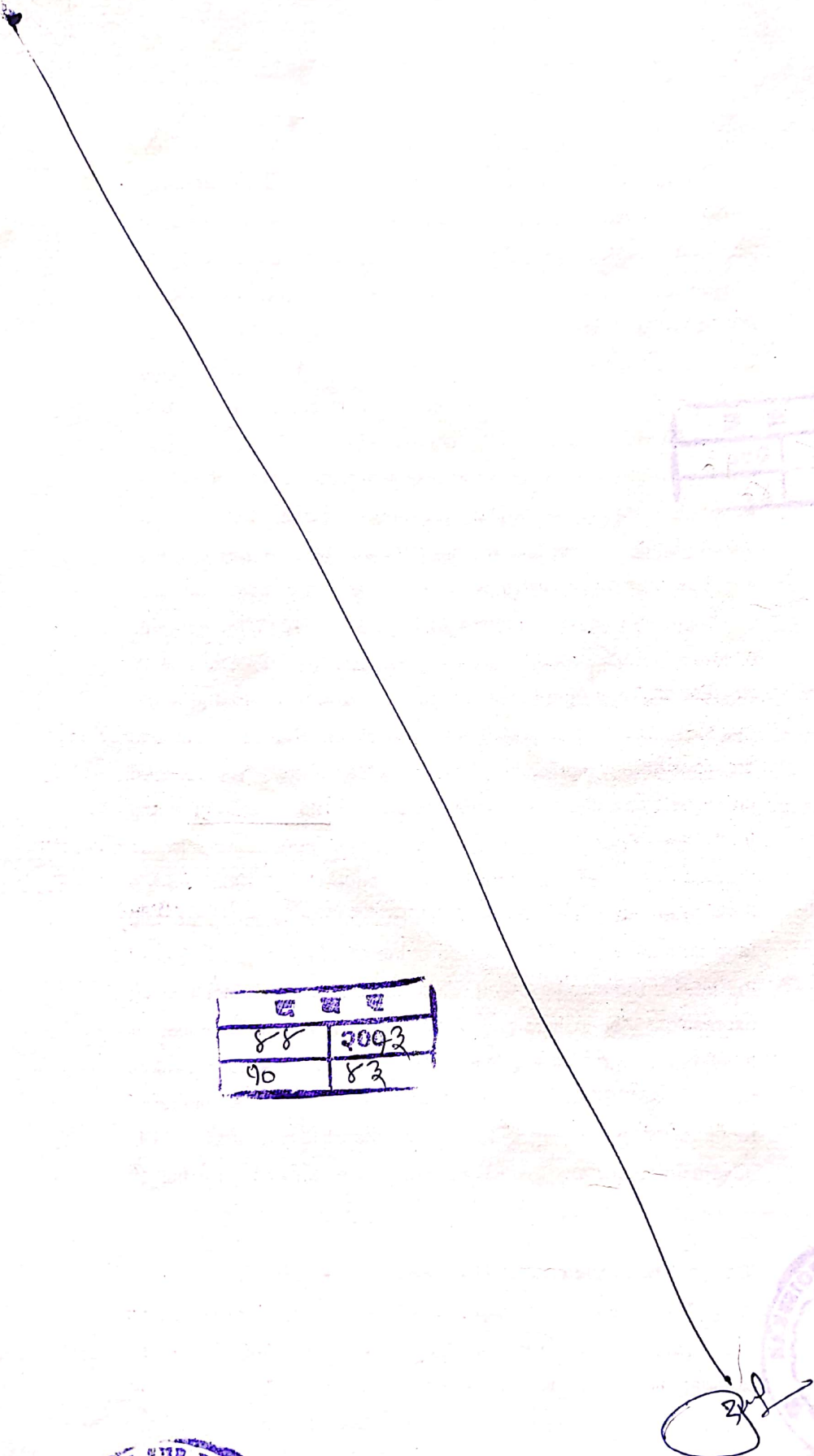


Covenants by the Lessee / Lessees:

2. The Lessee with intent to bind all persons into whose so ever hands the demised premises may come doth/do hereby covenant with the Lessor as follows :-


Regional Officer
M.I.D.C., Nagpur


Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia



88	2093
90	83



[Handwritten signature]



To pay rent :

(a) During the said term hereby created to pay unto the Lessor the said rent on the days and in the manner herein before appointed for payment thereof clear of all deductions .

To pay rates and taxes :

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

To pay fees or service charges :


(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 Cess as may from time to time 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 Lessor, which are at present estimated at **Rs. 18,395/-** (Rs. Eighteen Thousand Three Hundred Ninety Five only) approx. per annum or as per the Rules and Regulations thereof.

(i) "All charges including rent, recurring fees, service charges due and payable by Licensee/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"

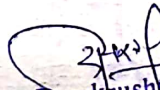
"All payments due and payable by Licensee/Lessee to the Grantor/Lessor, if not paid within prescribed time limit, shall be recovered alongwith delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time"

Completion of Commercial Building :

(d) That the Lessee has been completed the Warehouse Building to the satisfaction of the Executive Engineer at its own expense and in substantial and workman like manner and in strict accordance with the plans elevations, details and specifications

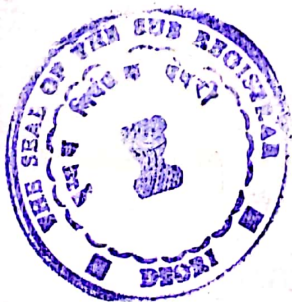

Regional Officer
M.I.D.C., Nagpur




Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

88	2002
99	83

क्र. सं. सं.	
88	3003
92	82



Handwritten signature or initials inside a circle.

approved by the Executive Engineer, in-charge of the said Industrial Area and the Building Regulations set out in the Second Schedule hereunder written build and completely finish fit to occupation to the satisfaction of the Executive Engineer the said building and other structures thereon on at least **4102.22 (F.S.I. 0.33)** Square Meters of plot area for the use as an **Warehouse Building** with all requisite drains and proper convenience thereto and has been obtained from the Deputy Engineer, MIDC, Sub-Division, Gondia, a **Occupancy Certificate** (Building Completion Certificate) to that effect vide letter **IFMS No./MIDC/GON/E&MD/SDGONDIA/ 2012/1093**, dated **13/12/2012**.

Planting of trees in the periphery of the plot. :

(e) The Lessee shall at his own expense 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 trees 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.

Not to excavate :

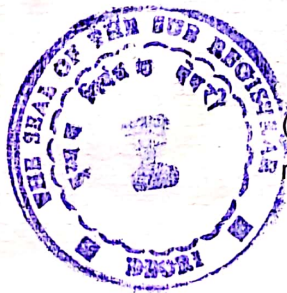
(f) Not to make any excavation upon any part of the land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond building line :

(g) Not to erect any building, erection or structures 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.

Access Road :

(h) The Lessee having at his own expense construct an access road leading from the main road to the demised premises



Regional Officer
M.I.D.C., Nagpur

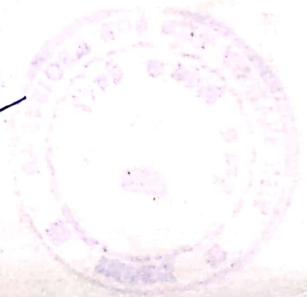
अ	ब	क
88	2093	
93	82	

Ramkushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

88	2003
88	83



3/4



delineated on the plan hereto annexed and thereon coloured RED will at all 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 pother officer to whom the duties or functions of the said Executive Engineer, Maharashtra Industrial Development Corporation, may be assigned).

To comply with the provisions of water (Prevention and Control of Pollution) Act 1974 and Air (Prevention and Control of Pollution Act., 1981 and the Environment (Protection) Act 1986 and amendments issued from time to time.

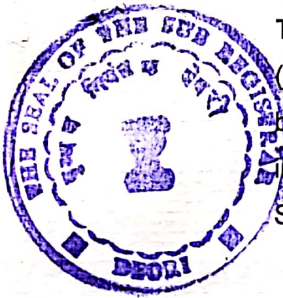
88	2003
94	82


(i) (i) The Lessee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act 1974 and The Air (Prevention and Control of Pollution) Act. 1981 and the Environment (Protection) Act 1986 and amendments issued from time to time and rules made there- under 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 other wise 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.

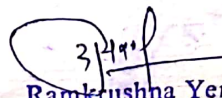
ii) The Lessee shall have to become a member of Common Effluent Treatment Plant (CETP), if established and to observe the Criteria/Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

To build as per agreement :

(j) 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.

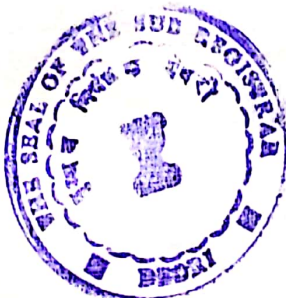



Regional Officer
M.I.D.C., Nagpur


Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

88	2002
99	83

32



Plan to be submitted before building:

(k) That no building or erection to be erected hereafter shall be commenced unless and until specifications, plans, elevation, sections and details thereof shall have been previously submitted by the Lessee in triplicate for scrutiny of and consent in writing by the Executive Engineer, and after approval for the same is obtained from the local Authority/Planning Authority and also a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations.

Indemnity :

(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 works & also against all payable or be demanded by the Municipality or any Local Authority in respect of the said works or of any thing one under the authority herein contained.

88	2003
96	82

Fencing during construction:

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

To build according to rules:

(n) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and in conform to the said Building Regulations and to all bylaws rules & regulations of the Municipality/Local Authority/ Planning 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 & any building thereon.

Sanitation:

(o) To observe and conform to all rules, regulations & bye-laws of the Municipality/ Local Authority/ Planning 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 to public



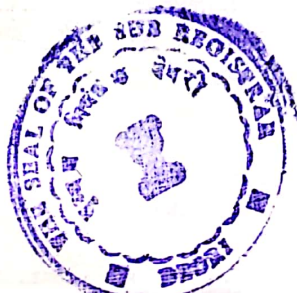
Regional Officer
M.I.D.C., Nagpur

Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

88	3092
96	82



3/2



health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the laborers, workers and other staff employed on the demised premises in order to keep the demised and surroundings clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

Alterations :

(p) That no alterations and 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 Schedule hereunder – written.

To repair :

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

To enter and inspect :

(r) To permit the Lessor, or the Chief Executive Officer or the Executive Engineer and the Officers, 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 seven days 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 that any repairs are necessary, they or any of them may by notice to the Lessees call upon them to execute the repairs and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.



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

88	7093
98	83

[Signature]
Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

A long diagonal line drawn across the page, starting from the top left and ending at a small circle containing the number '5' in the bottom right.

88	3093
20	82



Nuisance :

(s) That Lessee shall not at 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 set out in the Third Schedule hereunder written 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 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.

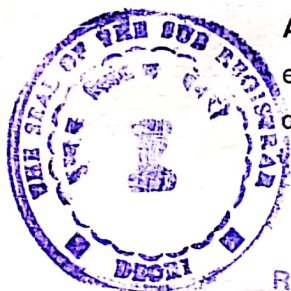
88	2003
39	182

User :

(t) To use the demised premises only for the purpose User of a Warehouse but not for the purpose of a building for any of the obnoxious industries 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 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 Maharashtra Pollution Control Board with utmost promptitude for the purpose of preventing any Air Pollution by reason of any such emission of odour, liquid – effluvial, dust, smoke, gas or otherwise howsoever.

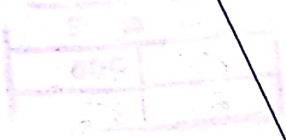
Insurance :

(u) To keep the building already erected or which may hereafter be erected on the said land, excluding foundations and plinth insured in the joint names of the Lessor and the Lessees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer the policy of such insurance and current year's receipt for the premium **AND ALSO** as often as any of the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be

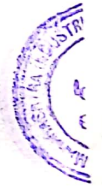


[Signature]
Regional Officer
M.I.D.C., Nagpur

[Signature]
Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia



प	व	व
४४	२०१३	
२२	४२	



3/2



received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer, AND whenever during the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Delivery of possession after expiration :

(v) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and building then standing or being thereon PROVIDED always that the Lessee shall be at liberty if he shall have paid the rent and all municipal and other taxes rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to himself all buildings, erections and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

88	3003
23	82

Not to assign :

(w) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the condition for payment of premium, and in any event not to assign, underlet or transfer the Lessee interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.



[Signature]
Regional Officer
M.I.D.C., Nagpur

[Signature]
Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

88	2003
28	83



34

Assignments to be registered with lessee. :

(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 expense of the Lessee 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.

To give preference in employment of labour :

(y) In employing skilled and unskilled labour, the Lessee shall give first preference to the person who are able-bodies 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 equipment's / machinery's used by the Licensee/Lessee and the general qualifications of the local labour".

Notice in case of death :

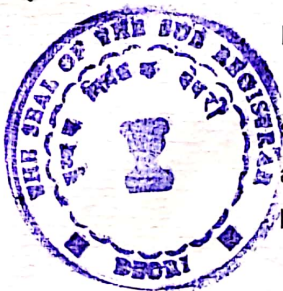
(z) And in the event of the death of the permitted assign or assigns of the Lessee being a natural person the Lessee the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Recovery of rent, fees etc. as land Revenue :

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 arrear the same may be recovered from the Lessee asw an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966 (XLI of 1966).

Rent, fees etc. in arrears :-

(4) (a) If the said rent hereby reserved or recurring fees or service charges payable by the Lessees hereunder shall be in arrears for the space of Thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a



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

[Signature]
Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia



88	2003
29	83

34

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 thereupon 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 ALWAYS** that except for non-payment of rent as aforesaid the power of re-entry herein-before contained shall not be exercised unless and until the: Lessor or the Chief Executive Officer on behalf of the Lesser shall have given to the Lessee or left on some part of the demised Premises a 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 shall have been made by the Lessees in remedying such breach or breaches within three months after the giving or leaving of such notice.

88	2093
86	83

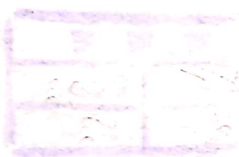
(b) (i) Without prejudice to the generality of the foregoing provision in case the Lessee shall fail to complete the said commercial building and other works agreed by the Lessee to be constructed on the demised premises within the time aforesaid and in accordance with the stipulations here in before contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or if the Lessee shall commit default in payment to the Lessor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on his part herein contained then the Lease shall determine and all erections, and materials, plant and things upon the demised premises shall notwithstanding any provision to the contrary contained in any agreement or understanding between the parties hereto belong and stand appropriated to the Lessor without making any compensation or allowance to the Lessee for the same without making any payment to the Lessee for refund or repayment of the premium aforesaid or any part thereof but without prejudice never the- less to all other legal rights and remedies of the Lessor against the Lessee.



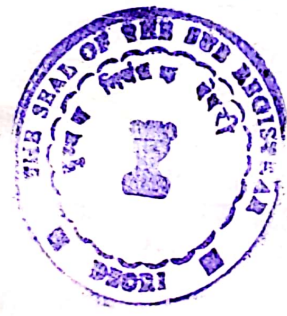
Regional Officer
M.I.D.C. Nagpur

[Handwritten Signature]

Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia



88	2002
22	83



3rd



(ii) In the alternative but without prejudice to sub-clause (i) above the Lessor may permit the Lessee to continue the demised premises in the Lessee's occupation on payment of such additional premium as may be decided upon by the Lessor or and

(iii) In the alternative but without prejudice to sub-clauses (i) and (ii) the Lessor may direct removal or alteration of any of the grant within time prescribed in that behalf, such removal or alteration not being carried out and recover the cost of carrying out the same from the Lessee as an arrear of land revenue.

(c) All building materials and plant which shall have been brought upon the demised premises by or for the Lessee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the demised premises and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the demised premises without the previous consent of the Chief Executive Officer of the Lessor until after the grant of the completion certificate mentioned in clause 2(d) hereof.

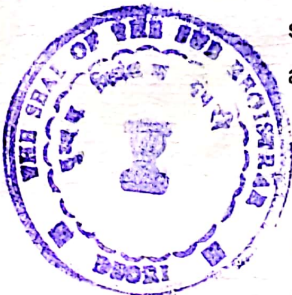
Lessors covenant for peaceful enjoyment :

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.

Alteration of Estate Rules :

6. The layout of the Deori Industrial Area, Dist. Gondia 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.

88	2093
22	83



Regional Officer
M.I.D.C., Nagpur

Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia



88	3002
30	82

3rd



Renewal of lease :

7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessees 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 desires shall give notice in writing to the Lessor six months before the Expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessees grant to the Lessees a new Lease of the demised premises for a further term of **NINETY FIVE (95 YEARS)** years on payment of premium as may be determined by the Lessor and with like covenants, provisos and stipulations hereinbefore contained except this covenant for renewal and except that the building and other regulations referred in such Lease shall be such as the Lessor may direct.

88	2003
39	83

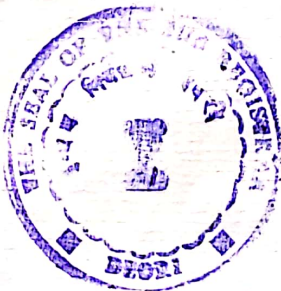
Costs and charges to be born by the lessee :

8. The stamp duty and registration charges in respect 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.

Marginal notes :

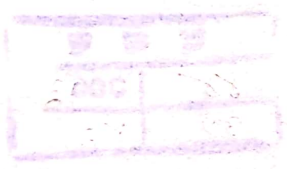
9. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF **SHRI. VIJAY S. BHAKARE**, REGIONAL OFFICER OF THE MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION has for and on behalf of Maharashtra Industrial Development Corporation the Lessor above named set this hand and affixed the common seal of the Corporation hereto on its behalf and the confirming parties set her respective hands the Lessee hath caused its Common Seal to be affixed & the Lessee has set her hand/ the Lessee has set her respective hands hereto the day year first above written.



[Signature]
Regional Officer
M.I.D.C., Nagpur

[Signature]
Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia



पं. नं.	
४४	२००३
३२	४३

3/1



FIRST SCHEDULE
(Description of Land)

88	2002
33	82

All that piece or parcel of land known as **PLOT No. X-5** in the **DEORI INDUSTRIAL AREA, DIST. GONDIA** situated at village limits of **DEORI** and outside the Limit of **DEORI** Municipal Council / Corporation, Taluka & Registration Sub-District **DEORI** and Registration District **DEORI** containing by admeasurements **12263.00** Square Meters. with constructing of built up area **4102.22 (F.S.I. 0.33)** Square Meters thereon or thereabouts as per **Occupancy Certificate** (Building Completion Certificate) issued by Deputy Engineer, MIDC, Sub-Division Gondia's vide its letter **IFMS No./MIDC/GON/E&MD/SDGONDIA/2012/1093**, dated **13/12/2012** and bounded as follows that is to say:

On or towards the North by : **MIDC Land & Quarry.**
 On or towards the South by : **30.00 Mtrs. R/W.**
 On or towards the East by : **Zudpi Jungle.**
 On or towards the West by : **30.00 Mtrs. R/W.**

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 the Building Regulations applicable for development of the plots in Industrial Area
2. The periphery of the plot shall be utilized for the purpose of planting trees .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.



RP
Regional Officer
M.I.D.C., Nagpur.

31/12/12
Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

Faint purple rectangular stamp at the top of the page.

A long, thin, curved line drawn in black ink, extending from the top left towards the bottom right, ending near a handwritten mark.

A faint purple circular stamp on the right side of the page, partially obscured.

५ ५ ५	
४४	३००३
३४	४३

A handwritten mark consisting of a circle with a signature or initials inside.



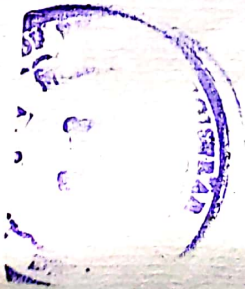
3. The Lessee shall not use the land for any purpose except as a Warehouse building. It shall not be used for obnoxious industries a list whereof is attached. With the plans and elevations approved by the Office authorised by the Lessor.

4. The Lessee shall obtain a No Objection Certificate from the Department of Environment / Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act-1974 & 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 Department / 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 Lessees. Where more than one Lessee is concerned with the same boundary mark the officer authorized by the Lessor shall allocate this obligation suitably.

7. 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.



RP
Regional Officer
M.I.D.C. Nagpur

88	2002
34	82

3/1/02
Ramkrushna Yerwe
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia



L R N	
88	2002
29	82

32



THIRD SCHEDULE
(List of Obnoxious Industries)

88	3093
36	83

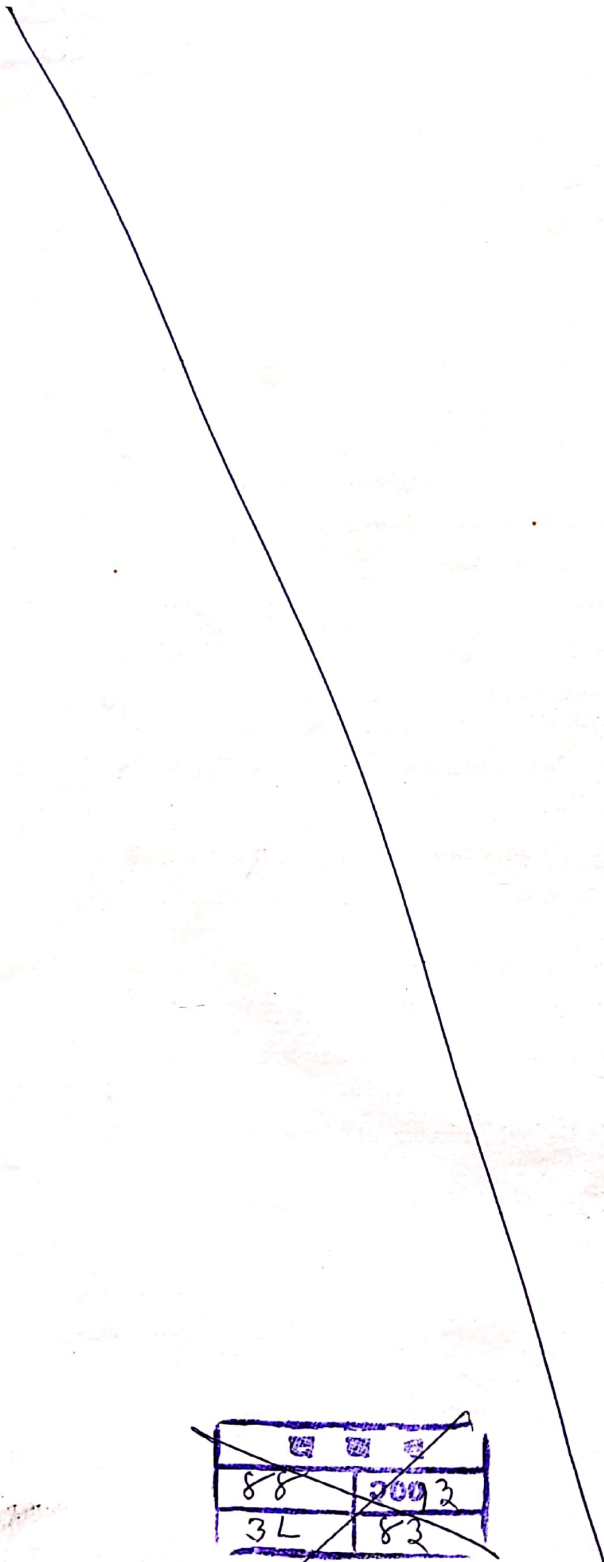
- 1 Fertilizer manufactures from organic materials provided, however, that these provisions shall not apply to the manufactures of fertilizers from previously processed materials which have no noxious odours or fumes and which do not produce noxious odours or fumes in the compounding or manufacturing thereof.
2. Sulphurous, sulfuric, picric, nitric hydrochloric or other acid manufactures or their use or storage except as accessory to a permitted industry.
3. Ammonia Manufacture.
4. Incineration, reduction or dumping of Offal, dead animals, garbage or refuse on a commercial basis.
- 5 Tar distillation or manufacture.
- 6 Cement manufacture.
- 7 Chlorine manufacture.
- 8 Bleaching powder manufacture,
- 9 Gelatin or glue manufacture or Processes involving recovery from fish or Animal offal.
- 10 Manufacture or storage of explosive or Fire works
- 11 Fat rendering
- 12 Fat, tallow, grease or lard refining or manufacture.
- 13 Manufacture of explosives or Inflammable products of pyroxylin
- 14 Pyroxylin manufacture
- 15 Dye-stuff and pigment manufacture.
- 16 Turpentine, paints, varnish or size manufacture or Refining
- 17 Garbage, offal or dead animals reductions, dumping Or incineration.
- 18 Stock-yard or slaughter of animals or fowls.
- 19 Tallow, grease or lard manufacture.
- 20 Tanning curing or storage of raw hides or skins.
- 21 Wool pulling or scouring
- 22 Yeast plant.
- 23 Paper and paper products
- 24 Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia dust, smoke, gas, noise, vibrations or fire-hazards



RF
Regional Officer
M.I.D.C., Nagpur

3/4/10
Ramkrushna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI, Dist. Gondia

Faint purple stamp at the top of the page.



Partial purple stamp on the right edge of the page.

88	3003
3L	83

Handwritten signature or initials inside a circle.



88	303
30	83



Regional Officer
M.I.D.C., Nagpur.

SIGNED, SEALED AND DELIVERED

BY SHRI VIJAY S. BHAKARE, Regional
Officer for and on behalf of the Maharashtra
Industrial Development Corporation, in the
presence of :

1. Signature:

Name: K. B. Sonule am

2. Signature :

Name : _____

SIGNED, AND DELIVERED: -

BY ABOVE NAMED LESSEE :

SHRI. RAMKRISHNA ZAMSING YERNE,
PROP. OF M/S. K.S.T.S.S. WAREHOUSE,

in the presence of :-

(1) Signature :

Name Anilkumar Z. Yerne Age-37

Address At. Post-Tah- Deorn

Dist- Gondia (M.S) 441901

(2) Signature :

Name Vijay Deralasam Kawle Age-39

Address At Parastola Post Deorn

Tah Deorn Dist-Gondia (M.S)

31/4/17
Ramkrishna Yerne
K.S.T.S.S. Warehouse
MIDC, DEORI Dist. Gondia



विजय कावळे





88	89	90	91	92	93
80	81	82	83	84	85

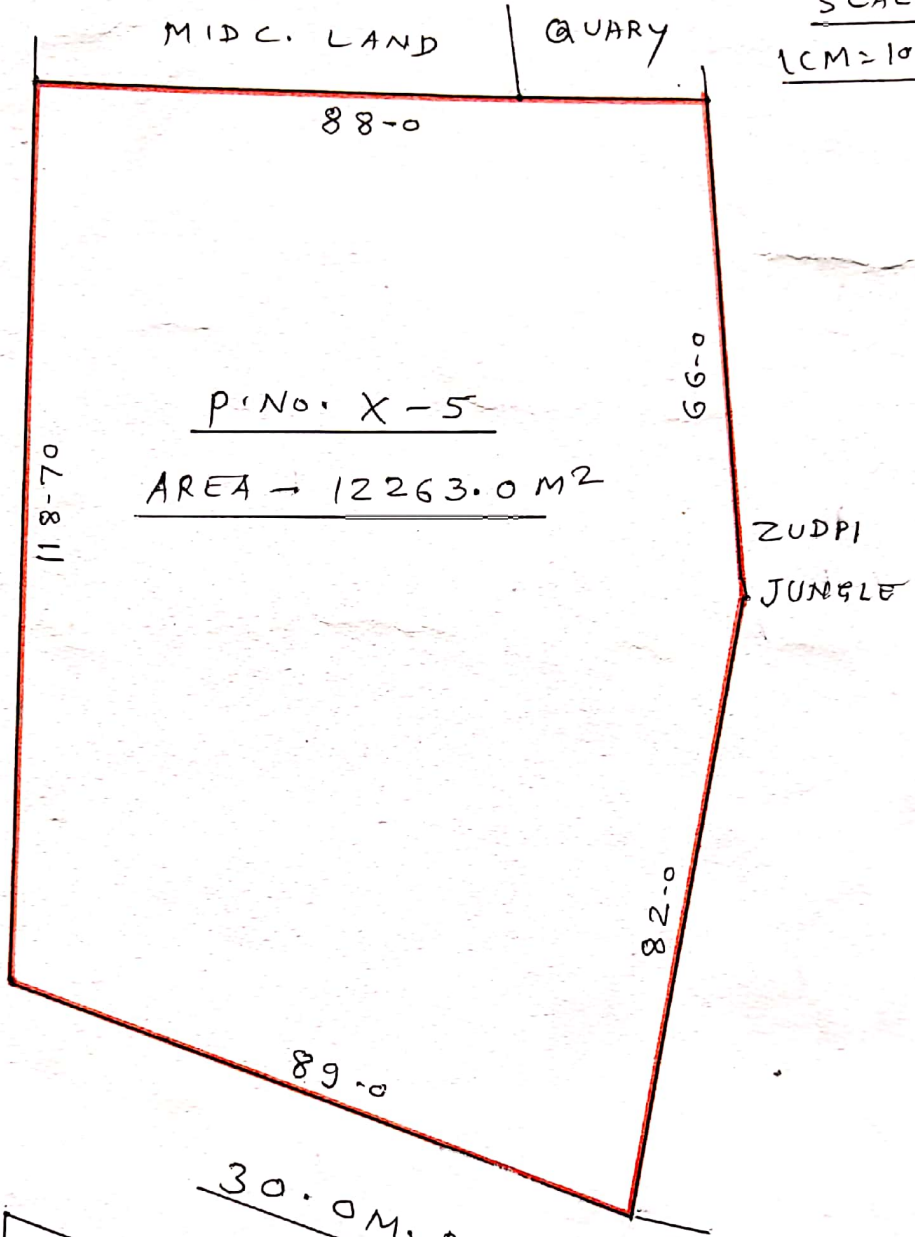
3/1



DEORI INDUSTRIAL AREA
 VILLAGE :- DEORI
 TAL :- DEORI, DIST :- GONDIA.
 Plot No :- X-5, Area :- 12263.0 M²



SCALE
 1 CM = 10 Mtr



30.0 M. R/W.

30.0 M. R/W.

R.G.
 R. G. BODKHE
 Head Surveyor
 M.I.D.C., NAGPUR



Regional Officer
 M.I.D.C., Nagpur

88	2093
3C	83

Ramkrushna
 Ramkrushna Yerne
 K.S.T.S.S. Warehouse
 MIDC, DEORI, Dist. Gondia





भारत सरकार
GOVERNMENT OF INDIA

रामकृष्ण शामसिंग येराने
Ramkrushan Zamsing Yerane
जन्म वर्ष / Year of Birth : 1979
पुरुष / Male



6856 0816 0212



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता C/O शामसिंग येराने, वार्ड ०४,
चिचगाड रोड, देवरी, गोंडिया, महाराष्ट्र.
441901

Address: C/O Zamsing Yerane,
ward 04, chichgad road, Deori,
Gondiya, Maharashtra, 441901

आधार - सामान्य माणसाचा अधिकार

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 091

४४	३०१३
४०	४३

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAMKRUSHNA Z YERANE
ZAMSINGH BHURAJI YERANE

26/08/1979
Permanent Account Number
ABLPY5879P

Signature



12082012

THE GOVT. OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No. MH28 2000012228 DOF 18-07-1986
Valid Till 18-07-2016 (MT)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA



COV DOV
MCWD 18-07-1986
LMV 18-07-1986


DOB : 06-07-1979 BG



Name ABHILASHA YERANE
S/O/M of ZAMSINGH YERANE
Add: AT. KRUSHNA KUND, CIVIL LINE, DEORI,
TAH. DEORI, DIST. GONDIA.

PW : 441901
Signature & ID of
Issuing Authority MH28 201117

Signature/Thumb
Impression of Holder




भारत निवडणूक आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
UIY1304062

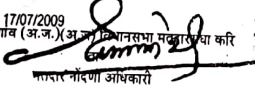
मतदाराचे नांव : विजय देवकराम कावळे
 Elector's Name : VIJAY DEVAKARAM Kavle
 वडिलांचे नांव : देवकराम कावळे
 Father's Name : Devakaram Kavle
 लिंग / Sex : पुरुष / MALE
 जन्म तारीख/Date of Birth : XXXX/1974

४४	४३
४९	४३

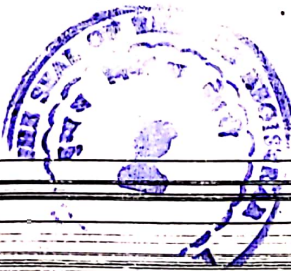
UIY1304062

पत्ता : 1091, ग्रामीन रुग्णालय जुवळील, देवरी
 गांव देवरी
 तालुका, देवरी
 जिल्हा, गोंय मराठवाडा-441901

Address: 1091, Gramin Hospital, Juvli, Devari
 GRAM, Devari
 TEHSIL, Devari
 DISTT. Gendiya (M.H.)-441901

Date: 17/07/2009
 66-आमगाव (अ.ज.) (अ.ज.) विधानसभा मतदार संघा करि

 मतदार नोंदणी अधिकारी
 Facsimile Signature of the
 Electoral Registration Officer
 for 66-Amgaon (ST)(ST) Constituency

मी बदलविण्याकरिता नवीन पत्तावर आपले नाव मतदार यादीत
 समाविष्ट करावे. आणि या पत्तावर आपले नाव काढून घ्यायचे
 तर फॉर्मर आपला वॉट नंबर अवरय लिहाय.
 In case of change in address, mention this Card No. in
 the relevant form for including your name in the roll at
 the changed address and to obtain the card with same
 number. 66235607708



मंगळवार, 19 मार्च 2013 11:57 म.पू.

दस्त गोषवारा भाग-1

दवर ४२/४३
दस्त क्रमांक: 44/2013

दस्त क्रमांक: दवर /44/2013

वाजार मुल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.100/-

दु. नि. सह. दु. नि. दवर यांचे कार्यालयात

पावती:44

पावती दिनांक: 19/03/2013

अ. क्र. 44 वर दि.19-03-2013

सादरकरणाचे नाव: श्री.रामकृष्ण झामसिंग येरणे प्रोप्रा.आफ
एम/एस के.एस.टी.एस.एस. वेअरहाऊस

रोजी 11:55 म.पू. वा. हजर केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 860.00

डाटा एन्ट्री रु. 20.00

पृथांची संख्या: 43

एकुण: 980.00

321/11
दस्त हजर करणाऱ्याची सही:

M. S. Desai
SUB-Registrar, Devgiri-9
देवगिरी.

M. S. Desai
SUB-Registrar, Devgiri-9
देवगिरी.

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (25-अ) जंगण मालमतेच्या बाबतीत असेल तर

शिक्षा क्र. 1 19 / 03 / 2013 11 : 55 : 38 AM ची वेळ: (सादरीकरण)

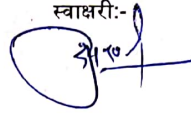




शिक्षा क्र. 2 19 / 03 / 2013 11 : 56 : 57 AM ची वेळ: (फी)



19/03/2013 12 00:54 PM

दस्त गोपवारा भाग-2





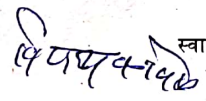

दवर 83/83
दस्त क्रमांक:44/2013दस्त क्रमांक :दवर/44/2013
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री.रामकृष्ण झामसिंग येरणे प्रोप्रा.आफ एम/एस के.एस.टी.एस.एस. वेअरहाऊस पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा.पो.ता.देवरी जि.गोंदिया, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, गोंदिया. पिन नंबर:	भाडेकरू वय :-33 स्वाक्षरी:- 		
2	नाव:श्री.विजय एस. भकारे येरीया मॅनेजर M.I.D.C. नागपुर पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: M.i.d.c. नागपुर, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, नागपुर. पिन नंबर:	मालक वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:19 / 03 / 2013 11 : 59 : 57 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अनिलकुमार झामसिंग येरने वय:37 पत्ता:रा.पो.ता.देवरी जि.गोंदिया पिन कोड:441901	 स्वाक्षरी 	
2	नाव:विजय देवकराम कावळे वय:39 पत्ता:रा.परसटोला पो.ता.देवरी जि.गोंदिया पिन कोड:441901	 स्वाक्षरी 	

शिकका क्र.4 ची वेळ:19 / 03 / 2013 12 : 01 : 01 PM

शिकका क्र.5 ची वेळ:19 / 03 / 2013 12 : 01 : 16 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar
दवर

44 / 2013

9
43
दवरचे दस्त
दवरचे दस्त
दवरचे दस्त
19 मार्च 2013प्रमाणित करण्यात येते की या
दस्तावेजो पकडण
43
की या
पाने आहेत
दवरचे दस्त

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0712) 525215, 521732
Fax: 521732
E-mail: ronagpur@midcindia.org

REGIONAL OFFICE, NAGPUR
UDYOG BHAVAN 5 TH FLOOR, OPP.
SALES TAX BUILDING, CIVIL LINES
NAGPUR - 440001

By Regd. Post A.D.

Letter No.: MIDC/RO(NGP)/DOR/LMS-12/01/2015 Date: 01-JAN-2015

Subject :- **DEORI INDUSTRIAL AREA**

Plot No. **X-5**

Request for grant of consent for transfer of...

Read :- Letter dated 08/08/2014

ORDER

Lease dated the 12th day of March, 2013

Lessee

SHRI RAMKRISHNA ZAMSING YERNE
Proprietor of M/S K.S.T.S.S. WAREHOUDING

Current Transfer No.1

KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA

By a above noted Lease executed by the Maharashtra Industrial Development Corporation in favour of the Lessee/s the Corporation in consideration of the stipulations and conditions on the part of the Lessee(s) therein contained, granted in favour of the Lessee(s) a Lease of above plot of land bearing Plot X-5 admeasuring 12263 m2 and the building and erections erected thereon in the manner specified in the said Lease. The Lessee(s) in pursuance of sub-clause (w) of Clause 2 of the said Lease represented to the Corporation for grant to him/them/it of consent for transfer and assignment of his/their/its of consent for transfer and assignment of his/their/its interest under or the benefit of the said Lease in favour of : **KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA**, (hereinafter called "the transferee/s"). The Corporation has after due consideration of the said request of the Lessee/s decided to grant its consent to the transfer and assignments of his/their/its interest under the said lease For **EDUCATION SOCIETY** .

The consent hereby granted is subject to :

(a) The payment to the Corporation by the Lessee/s of the sum of Rs.61400 (**Rs.Sixty One Thousand Four Hundred** only)as and by way of **STANDARD TRANSFER FEE** paid of **Rs.32,190 /-** vide D.R.No. **001875** dated **23-DEC-2014** & **Rs. 39,210 /-** vide D.R.No. **001875** dated **23-DEC-2014**.

(b) The Lessee/s shall deliver at the Lessee's expense a copy of the Deed of Assignment to the Corporation as provided in sub-clause(x) of clause 2 of the said Lease and such copy shall be furnished in duplicate.

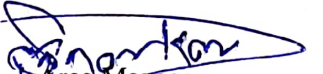
(c) The consent is restricted to the transfer and assignment of the said Lease in favour of the transferee/s alone and in case the transferee/s propose/s to make any further transfer of assignment or parting wholly or partially with the possession of the plot of land or any part thereof the transferee/s will have to make a fresh application for consent.



MIDC/RO(NGP)/DOR/LMS-12/

(d) i.e. " the consent hereby granted shall not be operative unless the Deed of Assignment is executed as per sub-para (b) above".

(e) The Transferee shall obtain & produce MPCB's Consent.


Area Manager
MIDC,NAGPUR.

To,

**SHRI RAMKRISHNA ZAMSING YERNE
AT POST TAHSIL DEORI DISTRICT GONDIA,
DEORI - 441901**

Copy with compliments to

**KRUSHNA SAHAYOGI TANTRA
SHIKSHAN SANSTHA
X-5,MIDC INDUSTRIAL AREA,
DEORI,GONDIA**

Copy submitted to:

1. THE EXECUTIVE ENGINEER,MIDC,DIVISION II,NAGPUR

Copy f.w.cs. to:

1. THE DEPUTY ENGINEER,MIDC,SUB-DIVISION,GONDIA



MIDC/RO(NGP)/DOR/LMS-12/

Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)

Tel: (0712) 525215, 521732
Fax: 521732
E-mail: ronagpur@midcindia.org

REGIONAL OFFICE, NAGPUR
UDYOG BHAVAN 5 TH FLOOR, OPP.
SALES TAX BUILDING, CIVIL LINES
NAGPUR - 440001

By Regd. Post A.D.

Letter No.: MIDC/RO(NGP)/DOR/LMS-12/ 7403/2013 Date: 24-DEC-2014
24/12/2014

TO,

SHRI RAMKRISHNA ZAMSING
YERNE
AT POST TAHSIL DEORI
DISTRICT GONDIA,
DEORI - 441901

Subject :- DEORI INDUSTRIAL AREA

Plot No. X-5

Transfer from PROPRIETOR TO TRUST

Read :- Letter dated 08/08/2014

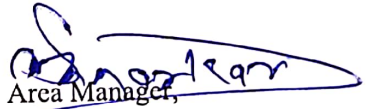
Sir/Madam,

In this connection, it is to inform you that the Corporation has examined your request and decided to transfer the subject plot in favour of KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA, for setting up their unit for activity of EDUCATION SOCIETY OTHERS. Subject to condition that:

(a) You shall pay to the Corporation Rs. 61400 /- (Rs. Sixty One Thousand Four Hundred only) being STANDARD TRANSFER FEE .

You are requested to make the payment as at (a) above by way of Demand Draft drawn in favour of MIDC NAGPUR and give acceptance NAGPUR as above also within 30 days from the date of receipt of this letter, failing which subject matter will be closed without further communication.

Yours faithfully,


Area Manager,
MIDC, NAGPUR.



MIDC/RO(NGP)/DOR/LMS-12/

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0712) 525215, 521732
Fax: 521732
E-mail: ronagpur@midcindia.org

REGIONAL OFFICE, NAGPUR
UDYOG BHAVAN 5 TH FLOOR, OPP.
SALES TAX BUILDING, CIVIL LINES
NAGPUR - 440001

By Regd. Post A.D.

Letter No.: MIDC/RO(NGP)/GAD/LMS-122/7126/2014 Date: 13/12/2014

TO,

SHRI.RAMKRISHNA ZAMSING YERNE
Pro. Of M/s K.S.T.S.S. WAREHOUSE,
At, Deori, Tah. Deori,
Dist. Gondia

Subject :- DEORI INDUSTRIAL AREA

Plot No. X-5

CHANGE OF ACTIVITY

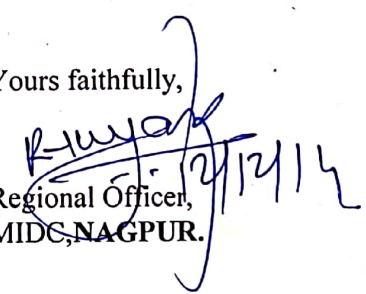
Read :- Letter dated 08/08/2014

Sir/Madam/Gentlemen,

In this connection, Corporation has permitted to start the activity of **EDUCATION SOCEITY** instead of **WAREHOUSE** on Plot No.X-5 in **DEORI INDUSTRIAL AREA**.

Thanking You,

Yours faithfully,


Regional Officer,
MIDC, NAGPUR.

Copy submitted to:

1. THE EXECUTIVE ENGINEER, MIDC, DIVISION-II, NAGPUR

Copy f.w.cs. to:

1. THE DEPUTY ENGINEER, MIDC, SUB-DIVISION, GONDIA



MIDC/RO(NGP)/WAR/LMS-371/



पावती

Original/Duplicate

Friday, August 18, 2017
2:51 PM

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 470 दिनांक: 18/08/2017

गावाचे नाव: देवरी

दस्तऐवजाचा अनुक्रमांक: दवर-255-2017

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: - - कृष्णा सहयोगी तंत्र शिक्षण संस्था देवरी च वतीने सचिव श्री. अनिलकुमार ज्ञामसिंग येरणे

नोंदणी फी	रु. 1300.00
दस्त हाताळणी फी	रु. 560.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 28	

एकूण: रु. 1880.00

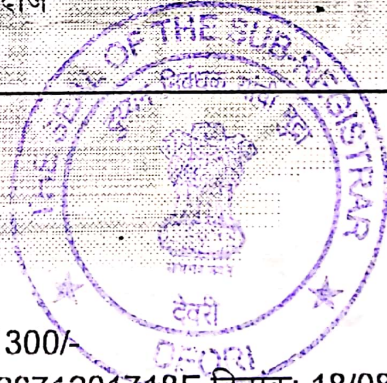
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:03 PM ह्या वेळेस मिळेल.

S. Shinde
Sub Registrar Deperi-9
देवरी.

बाजार मुल्य: रु. 130000/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 6500/-



1) देयकाचा प्रकार: eChallan रक्कम: रु. 1300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004442871201718E-दिनांक: 18/08/2017

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 580/-

(Signature)



द व र	
२५५	२०१६
१	२८



CHALLAN
MTR Form Number-6

GRN	MH004442871201718E	BARCODE			Date	11/08/2017-15:04:56	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	DONDORI SUB REGISTRAR			PAN No.(If Applicable)				
Year	2017-2018 One Time			Full Name	Anilkumar Zamsing Yerne Secretary KSTSS Deori			
Account Head Details	Amount In Rs.	Premises/Building	Flat/Block No.					
0030046401 Stamp Duty	6500.00	Road/Street	Deori					
0030063301 Registration Fee	1300.00	Area/Locality	1650.00 Sq.Mt.					
		Town/City/District						
		PIN	4 4 1 9 0 1					
		Remarks (If Any)	SecondPartyName=Area Manager MIDC Nagpur-					
Total	7,800.00	Amount In Words	Seven Thousand Eight Hundred Rupees Only					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	00040572017081155725		IK00GUHCP4			
Cheque/DD No.	Bank Date	RBI Date	11/08/2017-03:06:37		14/08/2017			
Name of Bank	Bank-Branch		STATE BANK OF INDIA					
Name of Branch	Scroll No. , Date		224 , 14/08/2017					

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दृश्यम निबंधक कार्यालय नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

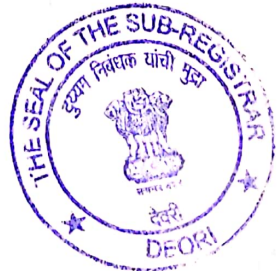
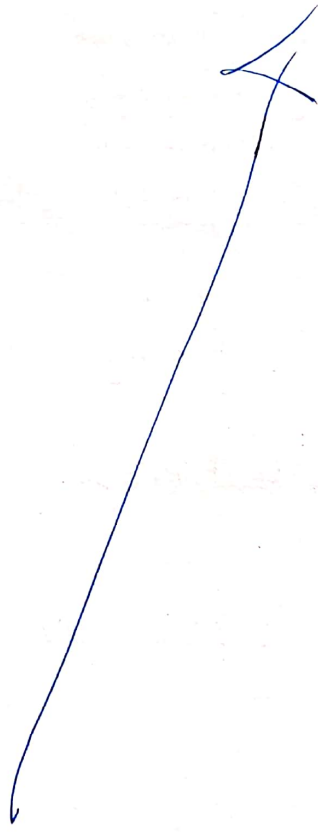
Challan Defaced Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 01

Sr. No.	Date	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-303-25 Date: 18/08/2017 Time: 14:47:24 Reason: Secure Document Location: India	0002552313201718	18/08/2017-14:47:19	IGR421	1300.00
2	(IS)-303-25 Date: 18/08/2017 Time: 14:47:24 Reason: Secure Document Location: India	0002552313201718	18/08/2017-14:47:19	IGR421	6500.00
Total Defacement Amount					7,800.00



3. 11. 2016
2016
22

द व र	
244	2016
2	22





CHALLAN
MTR Form Number-6

GRN	MH004442871201718E	BARCODE			Date	11/08/2017-15:04:56	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	DONDORI SUB REGISTRAR			Full Name	Anilkumar Zamsing Yerne Secretary KSTSS Deori				
Year	2017-2018 One Time			Flat/Block No.	Plot No.P-2				
Account Head Details	Amount In Rs.	Premises/Building							
0030046401 Stamp Duty	6500.00	Road/Street		Deori					
0030063301 Registration Fee	1300.00	Area/Locality		1650.00 Sq.Mt.					
		Town/City/District							
		PIN		4	4	1	9	0	1
		Remarks (If Any)		SecondPartyName=Area Manager MIDC Nagpur~					
		Amount In		Seven Thousand Eight Hundred Rupees Only					
Total	7,800.00	Words							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	00040572017081155725	IK00GUHCP4					
Cheque/DD No.	Bank Date	RBI Date	11/08/2017-15:06:43	Not Verified with RBI					
Name of Bank	Bank-Branch		STATE BANK OF INDIA						
Name of Branch	Scroll No. , Date		Not Verified with Scroll						

द व र	
३५५	२०१६
३	२८

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



द व र	
२५५	२०१६
४	२८

(Handwritten signature)

(Handwritten signature)

१ ३ ३	
२२०९	११४
२९	३



द व र	
२५५	२०१६
५	२८

Stamp duty of Rs. 6500/- paic.
By e. Challan GBN No. MH004442871201718E
GIN 00040572017081455725
Dated the 18-08-2017
Sub Registrar Grade-I
Deori




AGREEMENT TO LEASE

An Agreement made at Nagpur the 18 day of Aug Two Thousand Seventeen BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400093. Hereinafter called "the Grantor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

SHRI. ANILKUMAR ZHAMSING YERNE carrying on a business as SECRETARY in the name and style of KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA and having its registered office at KRUSHANA HOSPITAL, CHICHGAD ROAD, DEORI, DIST: GONDIA. hereinafter called the "Licensee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part hereinafter called the "Licensee" (which expression shall, unless the context does not so admit include his heirs, executors, administrator and permitted assigns) of the Other Part.




Secretary
Krushna Sahayogi Tantra Shiksha
Sanstha Doqri Distt. Gondia


Area Manager
M.I.D.C. Nagpur

WHEREAS the Licensee/Licensees has/have applied to the Grantor for the grant to him/them/her/it of a Lease of land and premises hereinafter described which the Grantor has agreed to grant to him upon certain terms and conditions.

Recitals :

दा	
२५५	२०१०
६	३६

AND WHEREAS, the unit is registered as SSI unit with Genral Manager, District Industries Centre. **DEORI, Dist. DEORI** vide Entrepreneur's Memorandum No. ,dt. to start an New Unit for Commercial purpose of **Hospital** .It is a new SSI Unit and exempted from Stamp duty under Mumbai Stamp Act.1958,No.60 as per the Government Resolution, Revenue and Forest Department order No.मुद्रांक-2013/अनौ.संक्र.१९/प्र.क्र.२३५/म-१,दी.१४मे,२०१३ व दी.०४/०९/२०१३, vide Certificate No _____, Ussued by Genral Manager, District Industries Centre, **DEORI, Dist. DEORI** vide letter No. _____, Dated _____.

AND WHEREAS before signing this Agreement, the Licensee/Licensees has/have paid to the Chief Executive Officer, Maharashtra Industrial Development Corporation , Mumbai (Herein after called " The Chief Executive Officer)", the sum of **Rs. 1,30,000/- (Rs. One Lac Thirty Thousand only)** is being the amount of premium payable by the Licensee/Licensees.

WHEREAS, The Grantor/Lesser is a Gove. Of Maharashtra undertaking constituted under the provisions of aforesaid MIDC Act 1961 is holding the land acquired by the State Gove. Under Chapter VI of MID Act for the purpose of securing rapid and orderly establishment of Industrial area and Industrial estates in the State of Maharashtra and to assist generally in the growth, development, management and organization of Industrial area/estate and is empowered by the Gove. F land /sheds/units/galas on such land to entrepreneurs/ undertakings to establish themselves in such areas on payment of premium to Grantor/Lesser on certain terms and conditions as prescribed by and on behalf of the State Government.

Deduction of 1% TDS on Lease Premium :




Secretary
Krushna Sahayogi Centre Sindhur
Samsaha Deori Dist. Gondia.


Area Manager
M.I.D.C. Nagpur



NOW IT IS HEREBY MUTUALLY AGREED as follows:

1. During the period of **Five years (5 Years)** from the date of Possession here of the Licensee/Licensees shall have license and authority only to enter upon the piece of land bearing **Plot No.P-2** admeasuring **1650.0 sq.m.** in **Deori Industrial Area** (hereinafter referred to as the "Demised Premises"), more particularly described in the first schedule hereunder - written and delineated on the plan annexed hereto and thereon surrounded by a red colored boundary line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is hereinafter referred to, the Licensee shall be deemed to be a bare Licensee only of the Demised Premises at the same rent and subject to the same terms as if the Lease had been actually executed.

Grant of
License :

द व र	
२५५	२०१६
६	२८

2. Nothing in these presents contained shall be constructed as demise in law of the said Demised land hereby agreed to be demised or any part thereof. So as to give to the Licensee/Licensees any Legal interest therein until the Lease hereby contemplated shall be executed and registered but the Licensees shall only have a License to enter upon the said Demised Land for the purpose of performing this Agreement.


Not to demise

3. The Licensee/Licensees hereby agree to observe and perform the following stipulations that is to say :-

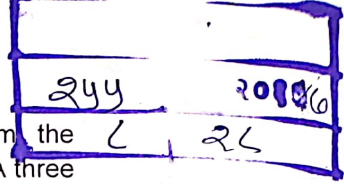
a) The Maharashtra Industrial Development Corporation is declared as Special Planning Authority (SPA) for its industrial areas in accordance with the Section 40(1A) of MR&TP Act- 1966. Accordingly the Licensee/Licensees as far as possible within **6 months** from the date hereof submit to the SPA, of the said industrial area (hereinafter called "the SPA " which expression shall include any other officer to whom the duties and functions of the said SPA may be assigned) for its/his approval the specifications, plans, elevations, sections and details of the **factory building** hereby agreed by the Licensee/Licensees to be erected on the said Demised Land and the Licensee/Licensees shall at their own cost and as often as Licensee/Licensees may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the SPA and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally

Submission
of plans for
approval:




Secretary
Krushna Sahayogi Tentre Srikumar
Sanatha Deori Distt, Gondia.


Area Manager
M. I. D. C. Nagpur




approved by the SPA and signed by him the Licensee/Licensees shall sign and leave with SPA three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee/ Licensees and the SPA.

b) The said Demised Land shall be fenced in during construction by the Licensee/Licensees at his/their/ expense in every respect. **Fencing during construction**

c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the Demised Land the subject of these presents nor until the No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulation and said plans and elevations shall have been so approved as aforesaid and thereafter Licensee shall not make any alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved. **No work to begin until plans are approved :**

d) (i) That Licensee as far as possible within **Six months** from the date hereof or from the date of possession whichever is earlier commence and within a period of **Five years** from the said date at Licensees own expense and in a substantial and workman like manner and with new and sound materials and in compliance with the Building Regulations set-out in the Second Schedule applicable thereto and strictly in accordance with the plans, elevations details and specifications to the satisfaction of the SPA and conformably to the building lines marked on the plan hereto annexed and Building Regulations set out in the Second Schedule hereunder written, build and complete at least **20% of the** construction of a building together with all requisite drains and other proper conveniences thereto, start production and obtain BCC/Occupancy Certificate. The Licensee shall also complete the balance construction within a period of 10 years from the date of expiry of development period as aforesaid (regardless to the extension period granted if any) as per the Detailed Project Report (DPR) submitted by the Licensee and/or as modified from time to time with due approval of the Grantor. In the event the Licensee does not comply with this condition the Grantor shall have the right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy. **Time limit for commencement and completion of construction work.**




Secretary
Krushna Sahayogi Tarre Stambh
Saptha Deori Distt. Gondia.


Area Manager
M. I. D. C. Nagpur

e) The Licensee shall at its own expense within a period of one year from the date hereof plant trees in the periphery of the said plot to be kept open to sky of the Demised Land within the Demised Premises and shall maintain the trees 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 the
periphery of
the plot.**

द व र	
२५५	२०१७
९	२८

f) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments or other outgoings of every description whatsoever for the time being payable either by Grantor/Lesser/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/license thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the lease deed or Agreement to lease.

**Rates and
Taxes**

g)(i) That the Licensee/Licensees 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 and Regulations framed there under 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 Licensee/Licensees of notice in that behalf such recurring fees or service charges may be recovered from the Licensee/Licensees as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

**Fees or
Service
Charges to be
paid by the
licensee**

(ii) "All charges including rent, recurring fees, service charges due and payable by Licensee, if not paid within time limit, shall be recovered along with delayed payment charges at the rate prescribed by the Grantor from time to time.




Krishna Sahayogi Tantra Siksha
Sangha Deori Distt. Gondia


Area Manager
M.I.D.C. Nagpur

h) That Licensee/Licensees shall keep the Grantor indemnified against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequences of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

244	2000
90	22

i) Not at any time during the period of this demise cause any damage to any of the infrastructure provided by the Grantor in the said Industrial Area or to Grantor's property. In the event such of damage the Grantor may by notice to the Licensee call upon them to rectify the damages and upon Licensee failure to do so within a reasonable time, Grantor may rectify the same at expense in all respect of the Licensee.

Not to cause any damage.


j) That Licensee shall observe and conform to all rules, regulations and bye-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 shall provide sufficient latrine accommodation and other sanitary arrangement for the laborers and workman employed during the construction of the building on the said Demised Land in order to keep the said Demised land and its surroundings clean and in good condition to the entire satisfaction of the SPA and shall not, without the consent in writing of the SPA, permit any laborers or workman to reside upon the said Demised Land and in the event of such consent being given shall comply strictly with the terms thereof.

Sanitation



k)(i) The Licensee shall duly comply with the provision on 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 and regulations made there under as also with any conditions which may from time to time be imposed by the Maharashtra Pollution Control Boards 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

To comply with the Provision of the Water (Prevention 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.


Secretary
Krushna Sahayogi Tante Sthanee
Samaha Deori Distt, Gondia.


Area Manager
M.I.D.C. Nagpur

condition as aforesaid.

ii) If applicable the Grantor/SPA shall direct the Licensee to become a member of Common Effluent Treatment plant (CETP) and the Licensee shall follow such direction of the SPA/ Grantor and observe the Criteria/ Rules and Regulations prescribed for the disposal of effluent and produce the proof thereof to the Grantor.

**Membership
of CETP**

द व र	
२५५	२०१६
११	२८

(l) The Licensee/Licensees shall not make any excavation upon any part of the said Demised Land nor remove any stones, earth or other material there from except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

Excavation

(m) That Licensee/Licensees shall as soon as any building to be erected on the said Demised Land shall be roofed insure and keep insured the same in the names of the Grantor and the Licensee/Licensees against damage by fire in an Insurance Company having an office in Mumbai for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, Policy or Policies of insurance and receipts for the payment of last premium and will forthwith apply all moneys received by virtue of such insurance in re-building or reinstating the building.

Insurance

(n) (i) That Licensee/Licensees shall not directly or indirectly transfer, assign, sell, encumber or part with his/their/its interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

**Benefit of
agreement
not
assignable**

(ii) If the Licensee/Licensees has/have not taken prior consent from the Grantor for transfer of interest in whatsoever manner the Grantor may give show cause notice in writing to the Licensee/Licensees and after giving them a reasonable opportunity, the Grantor shall be entitled to terminate the Agreement and resume the possession of the Demised Land incase the Licensee/Licensees fails to show sufficient cause to the satisfaction of the Grantor.




Secretary
Krushna Sahayogi Tantro Sikshao
Sanskha Deori Distt. Gandia.


Area Manager
M.I.D.C. Nagpur

(o) That Licensee shall not at any time do, cause or permit any nuisance in or upon the said Demised land and in particular shall not use or permit the said Demised land to be used for any industry set out in the Indicative List as stated in Third Schedule hereunder written for any purpose which may be offensive by reason of emission or 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 & 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 odor, liquid-effluvia dust, smoke, gas, or otherwise howsoever.

Nuisance

द व र	
२५५	२०००
१२	२८

(p) That Licensee will at own cost construct and maintain an access road leading from the Estate Road to the said Demised Land in strict accordance with the specifications and details prescribed by the SPA.

Access Road

(q)(i) That in employing skilled and unskilled labor, the Licensee shall give first preference to the persons who are able-bodied and fulfilling general qualifications as prescribed by the Licensee and whose lands are acquired for the purpose of the said Industrial Area.

Preference in employment of labour



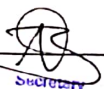
ii) The Licensee shall also Endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Licensee and fulfilling the general qualifications as prescribed by the Licensee.

r) EHV Sub-Station: In the event the power requirement of the Licensee is more than 5 MVA, the Licensee shall provide space within the Demised Premises of an area having the required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Licensee shall plan the land requirement considering the land requirement of EHV Sub-Station.

Provision of EHV Sub-Station

4. Should the SPA not approve the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Grantor may issue a show cause notice in writing to the Licensee/Licensees and after giving them a reasonable opportunity terminate this Agreement if the

Power to terminate Agreement.


Secretary
Arusha Sahayogi Tentre Station
Sanatho Deori Distt. Gandla.


Area Manager
M.I.D.C. Nagpur



Licensee fails to show sufficient cause to the satisfaction of the Grantor. In the event the possession of the Demised Land has been given to the Licensee, the Grantor may re-enter upon the Demised Land and thereupon the Demised Land shall be resumed by the Grantor.

- द व र	
२५५	२०१६
१३	२८

5. Until the factory/commercial/residential building and work have been completed and certified as completed in accordance with clause-7 hereof the Grantor shall have the following rights and powers: -

Power of Grantor

(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and Servants of the Grantor acting under the directions either of them at all reasonable times to enter upon the said Demised Land to view the state and progress of the work and for all other reasonable purpose.


To enter or Inspect.

(b) (i) In Case the Licensee/Licensees fails to complete the said factory/commercial/residential building within the time as specified in this Agreement and in accordance with the stipulation hereinbefore contained (time-in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on Licensee's part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said Demised Land and everything thereon and there upon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said Demised Land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any compensation or allowance to the Licensee/Licensees for the same and without making any payment to the Licensee/Licensees for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee/Licensees.

To resume land.

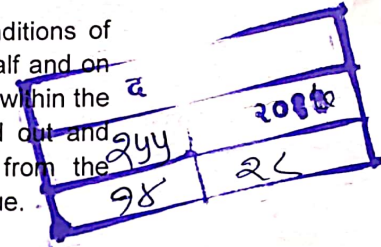
(ii) To continue the said Demised Land in the Licensee/Licensees occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer and
iii) To direct removal or alteration of any building or




Secretary
Krushna Saheyogi Tantra Siksha
Sanstha Deori Distt. Gondia


Area Manager
M.I.D.C. Nagpur

structures erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee/Licensees as an arrears of land revenue.



c) All building materials and plant which shall have been brought upon the said Demised Land by or for the Licensee/Licensees for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of Demised Land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said Demised Land without the previous consent of the Grantor until after the grant of the completion certificate mentioned in clause 7 thereof.

**Conflict
between
Agreement
& Rules.**

6. Notwithstanding any such default as aforesaid, the Chief Executive Officer, may in his discretion either give show cause notice to the Licensee/Licensees of his intention to terminate the Licensee's Agreement herein contained and after giving it a reasonable opportunity if the Licensee fails to show sufficient cause to the satisfaction of the Chief Executive Officer then the Chief Executive Officer shall be entitled to terminate the Agreement or the Grantor or may fix any extended period for the completion of the factory/commercial/residential building and the works for said period mentioned in this Agreement if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee/Licensees or force Majeure events such as floods, earthquake, storms and such other natural disasters and thereupon the obligations there under of the Licensee/Licensees to complete the factory/commercial/residential building and to accept a lease shall be taken to refer to such extended period without charging any additional premium. However, in the event the Licensee is unable to complete the building and works within the prescribed time for reasons other than situation beyond the control of the Licensee or the Force Majeure events then the Grantor shall be entitled to charge additional premium at the rate to be determined by the Grantor at the relevant time.

**Extension of
time**



7. As soon as the SPA has certified that the factory/commercial/residential building and works have been erected in accordance with the terms hereof and if

**Grant of
Lease**


Secretary
Krushna Sahayogi Truste Sthan
Sensha Deori Distt. Gondla.


Area Manager
M.I.D.C. Nagpur

the Licensee/Licensees shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee/Licensees will accept a Lease (which shall be executed by the parties in duplicate) of the said Demised Land for the term of **Ninety Five Years** from the date hereof or from the date of possession whichever is earlier at the yearly rent of Rupee one.

द व र	
२५५	२०१६
१५	२८

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Annexure annex hereto-written with such modifications, conditions and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate also the lease and its duplicate shall be borne and paid by the Licensee/Licensees alone.

Form of Lease

9. All notices, consents, approvals be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the Licensee/Licensees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee/Licensees or the Engineer or the Architect of the Licensee/Licensees at the usual or last known place of residence or business or on the said Demise Land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said Demised Land.

Notices

s



10. The Grantor in the capacity of Special Planning Authority may at any time and from time to time alter the layout, Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which they said Demised Land forms part and the Licensee/Licensees shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.

Grantor may alter Estate Rules

11. That the Licensee/Licensees shall observe and conform the provisions of MID Act, 1961 as well as all rules, regulations and policies of the Grantor framed under the said Act from time to time.

Provisions of MID Act applicable

12. The stamp duty and registration charges in respect of the preparation and execution of this Agreement and its duplicate including the costs, charges and expenses of attorneys of the Grantor shall be born and paid wholly

Cost and Charges to be borne by the Licensee.


Secretary
Krishna Sahayogi Tantro Siksha,
Sahatha Deori Distt. Gondia.

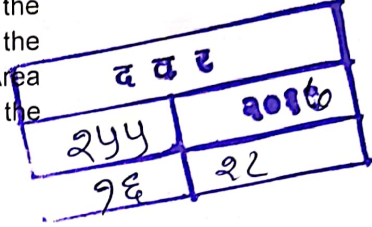

Area Manager
M. I. D. C. Nagpur

and exclusively by the Licensee/Licensees

13. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof. **Marginal Notes.**

14. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Grantors Development Control Regulations the latter shall prevail.. **Conflict between Agreement and Rules.**

15. For the purpose of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/Regional Officer/Area Manager and any other officer specially authorized by the Chief Executive Officer.




IN WITNESS WHERE OF SHRI.A.R.BHAMARE the Area Manager of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf **AND SHRI.ANILKUMAR ZAMSING YERNE** has for and on behalf of the afore said **KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA** the Licensee/Licensees hath hereunto set his/their hand/affixed the common seal of the Company the day and year first above written.



FIRST SCHEDULE
(Description of Demised Land)

All the piece of land known as **Plot No.P-2** in the **DEORI INDUSTRIAL AREA** within the village limits of **DEORI** and outside the limits of **DEORI** Municipal Council, Taluka **DEORI** District. **GONDIA** containing by admeasurements **1650.0** Square Meters or thereabouts and bounded as follows, that is to say:


Secretary
Krushna Sahayogi Tantra Shikshan
Sanstha Deori Distt. Gondia.


Area Manager
M. I. D. C. Nagpur

On or towards the North by :-Plot No.C-14

On or towards the South by :-30.0 WIDE MIDC Road

On or towards the East by :- 30.0 WIDE MIDC Road

On or towards the West by :- Plot No.C-15

द व र	
२५५	२०१६
९६	२८

SECOND SCHEDULE

(Building Regulations)

1. The Development Control Regulation prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.

2.The Licensee/Licensees shall utilize the periphery of the plot for the purpose of planting trees. 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.

3. The Licensee/Licensees shall not use the land for any purpose except the permissible use/activity allowed by the Grantor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.

4. The Licensee/Licensees shall obtain a No Objection Certificate from the Department of Environment/ Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act1974 and Air (Prevention and Control of Pollution)Act 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board 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 Officer authorized by the Grantor and no addition or alteration 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 Officer.



Krushna Sahayogi Tantra Sikshas
Sensha Deori Dist. Gandia



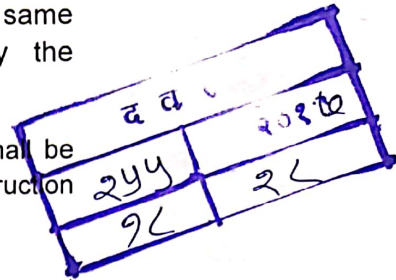
Area Manager
M.I.D.C. Nagpur



6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensee/Licensees during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark, the officer authorized by the Grantor shall allocate this obligation suitably.

7. No temporary or semi-permanent structure shall be built on the plot except during the period of construction (or reconstruction in future).

8. 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.



THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

1	Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
2	Cement Manufacture.
3	Gelatin or glue manufacture of processes involving recovery from fish or animal offal.
4	Manufacture or storage of explosives or fire-works.
5	Fat rendering.
6	Fat, tallow, grease or lard refining or Manufacture.
7	Pyroxylin manufacture.
8	Garbage, offal or dead animals reductions, Dumping or incineration.
9	Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
10	Tanning, curing or storage of raw hides or Skins.
11	Wool pulling or scouring.
12	In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, Smoke, gas, noise, vibration or fire-hazards.




Secretary
Krishna Sahayogi Tante Srikshar
Sensha Deori Distt. Gondia


Area Manager
M.I.D.C. Nagpur

द व र	
२५५	२०१६
१९	२८

SIGNED, SEALED AND DELIVERED BY

SHRI.A.R.BHAMARE,

The Area manager of the within named
Maharashtra Industrial Development
Corporation in the presence of :-



Bhamare

Area Manager
M.I.D.C. Nagpur

1) Signature

S.T. Jaiswal

Name

S.T. Jaiswal, AM

2) Signature

P.M. Sarve

Name

P. M. Sarve, Naik

SIGNED, SEALED AND DELIVERED BY THE

above named Licensee :

SHRI.ANILKUMAR ZAMSING YERNE,
SECRETARY OF
KRUSHANA SAHYOGI TANTRA SHIKSHAN
SANSTHA.

In the presence of:-



YS

Secretary
Krushna Sahayogi Tantra Shiksha
Sanstha Deori Distt. Gondia

1) Signature

Rajkumar

Name

Rajkumar

Address

Sedee Nagpur

2) Signature

Anil Chandak

Name

ANIL CHANDAK

Address

Shivaji Nagar, Nagpur.



द व र	
२५५	२०१६
२०	२८

REGISTRATION NO. 123456789

[Faint handwritten text, possibly a signature or date]

ANKASHTRA INDUS



द व र	
२५५	२०१७
२९	२८

Witness Name .

① Name: Vijay Devakram Kavde

Address: 1091, Gogamin Rughnabaya
Javad, Deori, gram. Deori
Tahsil. Deori Dist. Gondia
M.S. - 441901



age : 44 years .

विजय देवकर



② Name: Duryodhan Gobruji Bawankar

age : 38 years .

Address: C/o Shantkar Govinda Turkar,
1130, ward no, 05, Surbhi chowk,
Deori Tah. Deori Dist. Gondiya.
M.S. - 441901



दुर्योधन गोबुरुजी



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

2525215 Fax 2521732
E-mail : ronagpur@midcindia.org

No.MIDC/RO(N)/Deori/ 3282 /2017
Dated :- 18/8/2017

To,
Shri Anilkumar Zamsing Yerne
Secretary of M/s. Krushna Sahayogi
Tantra Shikshan Sanstha
Chichgad Road, Deori
Ta. Deori Dist. Gondia

द व र	
२५५	२०१६
२२	२८

Sub :- **Deori Industrial Area**
Execution of Agreement to Lease
Plot No. ~~P-2~~ admeasuring 1650 Sqmtrs.

Ref :- Your letter dated

Sir,

This Agreement to lease in respect of Industrial Plot No. ~~P-2~~ has been executed on the 18 day of Aug -2017. The Agreement to lease has to presented to Sub-Registrar of Assurance at **Deori Dist. Gondia** for the purpose of registration within a specific time limit prescribed by law (Viz. within 1 month from the date execution of the documents) We should request you to arrange to lodge both the copies of the agreement to lease for registration making the original returnable to you and the duplicate to the MIDC at above given 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 in corporate the serial numbers and date in tripartite agreement.

Government in the Revenue and Forest Department by its notification numbers RGN/2001/328/CR/83/M-1 dated 14.08.2002 has exempted the Regional Officer/Area Manager of the Corporation for appearing before the registrar for the purpose of registration of the Supplemental Agreement 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,

Encl : Original copy of
Agreement to lease.

Yours faithfully



R. S. S.
Area Manager
MIDC, Nagpur.

DEORI INDUSTRIAL AREA

VILLAGE:DEORI,TEHSIL:DEORI,DIST:GONDIA

PLOT NO.P-2, AREA=1650.0M2

N



SCALE
1:500

C-14

42.50


P-2

1650.0 M2

40.0

द व र	
२५५	२०१६
२३	२८




जी. आर. लीणकर
सदस्य
एम.आब.डी.सी. नागपूर.


Secretary
Arusha Sahayogi Tambre Sirkhan
Ganpatha Deori Dist. Gondia.


Area Manager
M. I. D. C. Nagpur





..... INDUSTRIAL AREA
VILLAGE
TAL., DIST.....
Plot No .. Area

द व र	
२५५	२०१६
२४	२८




द व र	
२५५	२०१६
२५	२८


भारत सरकार
GOVERNMENT OF INDIA
 अनिलकुमार झामसिंग येरणे.
 Anilkumar Zamsingh Yerne.
 जन्म वर्ष / Year of Birth : 1976
 पुरुष / Male



4821 8683 8822

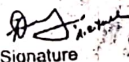
साधारण — सामान्य माणसाचा अधिकार


भारतीय जनसंख्या आयोग
भारत सरकार
GOVERNMENT OF INDIA

पत्ता C/O झामसिंग भुराजी येरणे,
 मिळीन लाईन, वार्ड नं. ४, देवरी, गोंदिया,
 महाराष्ट्र, 441901

Address: C/O Zamsingh Bhuraji
 Yerne, civil line, ward nm.4,
 Deori, Deori, Gondiya,
 Maharashtra, 441901


1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
ANILKUMAR Z YERNE
ZAMSINGH BHURAJI YERNE
08/07/1976
 Permanent Account Number
ABBPY9468L

 Signature

भारत सरकार
GOVT. OF INDIA




In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTIISL
 Plot No. 3, Sector-11, CBD/Belapur,
 Mumbai - 400 614.
 आकृतात या कार्डाचा हरपणे/सुद्धा कळवावे/वापरावे
 आयकर सेवा युनिट, (UTIISL)
 प्लॉट नं. ३, सेक्टर-११, सीडी/बेलापुर,
 मुंबई - ४०० ६१४.


 Anilkumar Yerne



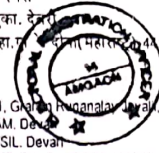
भारत निवडणूक आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD
 UIY1304062



मतदाराचे नांव : विजय देवकराम कावळे
 Elector's Name : VIJAY DEVAKARAM Kavle
 वडिलांचे नांव : देवकराम कावळे
 Father's Name : Devakaram Kavle
 लिंग / Sex : पुरुष / MALE
 जन्म तारीख / Date of Birth : XXXX/1974

द व र	
२५५	२०१६
२६	२८

UIY1304062
 पत्ता : 1091, ग्रामीन रूग्णालय जवळील, देवरी
 गाव देवरी
 तालुका, देवरी
 जिल्हा, गोंय मराठवाडा 441901
 Address: 1091, Gramin Rugganlay Javal, Devari
 GRAM, Devari
 TEHSIL, Devari
 DISTT. Gendiya (M.H.)-441901



Date: 17/07/2009
 66-आमगाव (अ.ज.) (अ.ज.) नि.मानसाचा मतदार संघा करी
 मतदार नोंदणी अधिकारी

Facsimile Signature of the
 Electoral Registration Officer
 for 66-Amgaon (ST)(ST) Constituency

पत्ता बदलविण्याकरीता तब्येन पत्त्यावर आपले नाव मतदार यादीत
 समाविष्ट करावे. आणि या पत्त्यावर याच नंबर चे कार्ड घेण्याकरिता
 फॉर्मवर आपला कार्ड नंबर अवरय लिहावा.
 In case of change in address, mention this Card No. in
 the relevant Form for including your name in the roll at
 the changed address and to obtain the card with same
 number 86/235/607/08

विजय कावळे

भारत सरकार
GOVERNMENT OF INDIA
 योधन गोबुरुजी बावनकर
 Duryodhan Gobruji Bawankar
 जन्म वर्ष / Year of Birth : 1979
 पुरुष / Male

2471 7668 6879

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : C/O शंकर गोविदा तुर्कर, 1130 वाई 05, सुरभी चौक, देवरी, गोंदिया, महाराष्ट्र.
 441901
 Address : C/O Shankar Govida Turkar, 1130 waig 05, surbhi chouk, Deori,
 Gendiya, Maharashtra, 441901

सामान्य माणसाचा अधिकार
Aadhaar - Samanya Maansacha Adhikaar

योधन बावनकर





शुक्रवार, 18 ऑगस्ट 2017 2:51 म.नं.

दस्त गोपवारा भाग-1

दवर 26/22

दस्त क्रमांक: 255/2017

दस्त क्रमांक: दवर /255/2017

बाजार मूल्य: रु. 1,30,000/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.6,500/-

दु. नि. सह. दु. नि. दवर यांचे कार्यालयात

पावती:470

पावती दिनांक: 18/08/2017

अ. क्र. 255 वर दि.18-08-2017

सादरकरपाराचे नाव: - - कृष्णा सहयोगी तंत्र शिक्षण संस्था
देवरी च वतीने सचिव श्री. अनिलकुमार झामसिंग येरणे

रोजी 2:42 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1300.00

दस्त हाताळणी फी

रु. 560.00


डाटा एन्ट्री

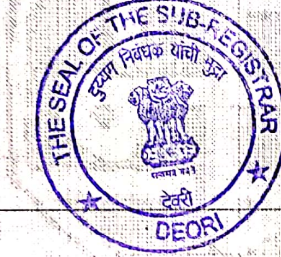
रु. 20.00

पृष्ठांची संख्या: 28

एकुण: 1880.00

दस्त हजर करणाऱ्याची सही:


Sub Registrar Devni
दुय्यम निवेद्यक अंणी-9
देवरी.




दुय्यम निवेद्यक अंणी-9
Sub Registrar Devni
देवरी.

दस्ताचा प्रकार: लीजडीड

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्रा. अधिकाऱ्याच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्षा क्र. 1 18 / 08 / 2017 02 : 42 : 37 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 18 / 08 / 2017 02 : 43 : 14 PM ची वेळ: (फी)



18/08/2017 2 53:18 PM

दस्त गोषवारा भाग-2

दवर २८/२८
दस्ता क्रमांक:255/2017

दस्त क्रमांक :दवर/255/2017

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार:	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- कृष्णा सहयोगी तंत्र शिक्षण संस्था देवरी च वतीने सचिव श्री. अनिलकुमार शामसिंग भेरणे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: रा. पो.त देवरी जि.गोंदिया, महाराष्ट्र, गोंडिया. पॅन नंबर:	भाडेकरू वय :-41 स्वाक्षरी:-		
2	नाव:- महाराष्ट्र इंडस्ट्रीड डेव्हलपमेंट कॉर्पोरेशन च वतीने एरीया मॅनेजर पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: अंधेरी मुवई, महाराष्ट्र, गोंडिया. पॅन नंबर:	मालक वय :-20 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:18 / 08 / 2017 02 : 44 : 23 PM

ओळख:-

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

S. Sharmade
दुय्यम निबंधक श्रेणी-१
देवरी.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार:	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय देवराम कावळे वय:44 पत्ता:रा. पो. देवरी त.देवरी जि.गोंदिया पिन कोड:441901	स्वाक्षरी		
2	नाव:दुर्योधन गोवरुजी बावनकर वय:37. पत्ता:रा. पो. देवरी त.देवरी जि.गोंदिया पिन कोड:441901	स्वाक्षरी		

प्रमाणित करण्यात येते की या दस्तामध्ये एकूण २८ पाने आहेत.

शिक्षा क्र.4 ची वेळ:18 / 08 / 2017 02 : 45 : 14 PM

शिक्षा क्र.5 ची वेळ:18 / 08 / 2017 02 : 45 : 29 PM नोंदणी पुस्तक 1 मध्ये

S. Sharmade
Sub Registrar Devri
दुय्यम निबंधक श्रेणी-१
देवरी.

EPayment Details.

S. Sharmade
दुय्यम निबंधक श्रेणी-१
देवरी.

१ नंबराचे बुकाचे
२५५ नंबरी नोंदला

sr.	Epayment Number
1	MH004442871201718E

Defacement Number
0002552313201718



S. Sharmade
दुय्यम निबंधक, देवरी
नारीख १८ माहे ८ रान २०१६

255 /2017

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

For feedback, please write to us at feedback.isarita@gmail.com

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

303/674

Tuesday, October 31, 2023

4:13 PM

पावती क्रं.: 777 दिनांक: 31/10/2023

गावाचे नाव: देवरी

दस्तऐवजाचा अनुक्रमांक: दवर-674-2023

दस्तऐवजाचा प्रकार : भाडेकरार

सादर करणाऱ्याचे नाव: कृष्णा सहयोगी तंत्र शिक्षण संस्था तर्फे सचिव अनिलकुमार झामसिंग येरणे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी


रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 700.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:32 PM ह्या वेळेस मिळेल.


Sub Registrar, Devri
दुरयाम निवाघाक शेणी-१
देवरी.

बाजार मूल्य: रु.1/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023317512171 दिनांक: 31/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH010351244202324E दिनांक: 31/10/2023

बँकेचे नाव व पत्ता:

Document Delivered

CHALLAN
MTR Form Number-6

682



GRN	MH010351244202324E	BARCODE			Date	31/10/2023-15:27:50	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)						
Office Name	DVR_DEORI SUB REGISTRAR			PAN No.(If Applicable)						
Location	GONDIA			Full Name	MS KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA THROUGH ANILKUMAR Z YERNE					
Year	2023-2024 One Time			Flat/Block No.	PLOT NO.P-2					
Account Head Details	Amount In Rs.			Premises/Building						
0030063301	Amount of Tax		100.00	Road/Street	MAUZA-DEORI					
				Area/Locallty	1650.00 SQ.MT.					
				Town/City/District						
				PIN	4	4	1	9	0	1
				Remarks (If Any)	SecondPartyName=M I D C~					
				Amount In	One Hundred Rupees Only					
Total	100.00			Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque/DD No.				Bank CIN	Ref. No.	00040572023103197823	IKOCMXKRH9			
Name of Bank				Bank Date	RBI Date	31/10/2023-15:24:28	Not Verified with RBI			
Name of Branch				Bank-Branch	STATE BANK OF INDIA					
				Scroll No. , Date	Not Verified with Scroll					

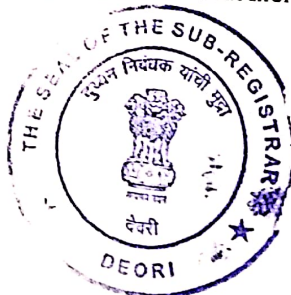
द व र
६६४ २०२३
१ ३०

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9423122020

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



CHALLAN
MTR Form Number-6



SRN	MH010274996202324E	BARCODE			Date	30/10/2023-15:58:23	Form ID	36
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				DVR_DEORI SUB REGISTRAR				
Location				GONDIA				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				200.00				
Full Name				MS KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA THROUGH ANILKUMAR Z YERNE				
Flat/Block No.				PLOT NO. P-2				
Premises/Building				MOUZA- DEORI				
Road/Street				1650.00 SQ. MTRS.				
Area/Locality				1650.00 SQ. MTRS.				
Town/City/District				PIN				
PIN				4 4 1 9 0 1				
Remarks (If Any)				SecondPartyName=M I D C-				
Amount In				Two Hundred Rupees Only				
Words				200.00				
Total				200.00				
Payment Details				STATE BANK OF INDIA				
FOR USE IN RECEIVING BANK								
Cheque-DD Details				Bank CIN Ref. No. 00040572023103054112 CKY4404738				
Cheque/DD No.				Bank Date RBI Date 30/10/2023-16:24:00 Not Verified with RBI				
Name of Bank				Bank-Branch STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date Not Verified with Scroll				

द व र
६६४ २०२३
२ ३०

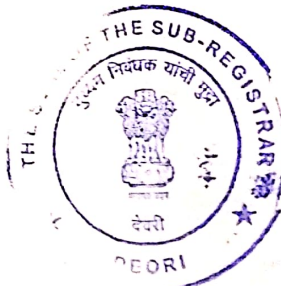
Department ID :

Mobile No. : 9423186801

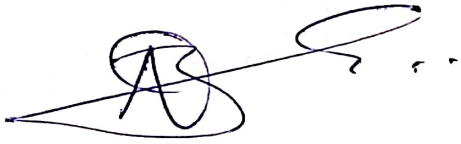
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू नाही.

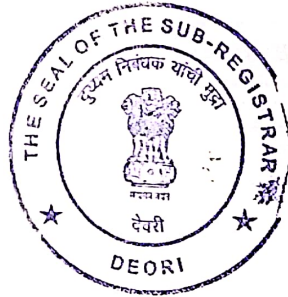
(Handwritten Signature)



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023317512171	Date 31/10/2023
Received from ANILKUMAR Z YERNE, Mobile number 9423122020, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Devri of the District Gondia.	
Payment Details	
Bank Name SBIN	Date 31/10/2023
Bank CIN 10004152023103111443	REF No. IGAQJRYVP5
This is computer generated receipt, hence no signature is required.	



द व र	
₹ 600	2023
४	30



CHALLAN
MTR Form Number-6



SRN	MH010274996202324E	BARCODE			Date	30/10/2023-15:58:23	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)						
		PAN No.(If Applicable)						
Office Name	DVR_DEORI SUB REGISTRAR	Full Name	MS KRUSHANA SAHYOGI TANTRA SHIKSHAN					
Location	GONDIA		SANSTHA THROUGH ANILKUMAR Z YERNE					
Year	2023-2024 One Time	Flat/Block No.	PLOT NO. P-2					
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Stamp Duty	200.00	Road/Street	MOUZA- DEORI					
		Area/Locality	1650.00 SQ. MTRS.					
		Town/City/District						
		PIN	4	4	1	9	0	1
		Remarks (If Any)	SecondPartyName=M I D C-					
		Amount In	Two Hundred Rupees Only					
		Words						
Total	200.00							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	00040572023103054112	CKY4404738				
Cheque/DD No.	Bank Date	RBI Date	30/10/2023-04:00:23	Not Verified with RBI				
Name of Bank	Bank-Branch		STATE BANK OF INDIA					
Name of Branch	Scroll No. , Date		304 , 31/10/2023					

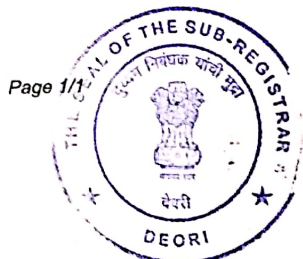
द व र
₹ 200.00
2023
4 30



Department ID : Mobile No. : 9423186801
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 लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-303-674	0005408429202324	31/10/2023-16:12:59	IGR421	200.00
Total Defacement Amount					200.00



Print Date 31-10-2023 04:16:28

CHALLAN
MTR Form Number-6



SRN	MH010351244202324E	BARCODE			Date	31/10/2023-15:27:50	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)				
Office Name	DVR_DEORI SUB REGISTRAR			PAN No.(If Applicable)				
Location	GONDIA			Full Name	MS KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA THROUGH ANILKUMAR Z YERNE			
Year	2023-2024 One Time			Flat/Block No.	PLOT NO.P-2			
Account Head Details			Amount In Rs.	Premises/Building				
0030063301	Amount of Tax		100.00	Road/Street	MAUZA-DEORI			
				Area/Locality	1650.00 SQ.MT.			
				Town/City/District				
				PIN		4	4	1 9 0 1
				Remarks (If Any)	SecondPartyName=M I D C-			
				Amount In	One Hundred Rupees Only			
Total			100.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00040572023103197823	IK0CMXKRH9	
Cheque/DD No.				Bank Date	RBI Date	31/10/2023-15:24:28	Not Verified with RBI	
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

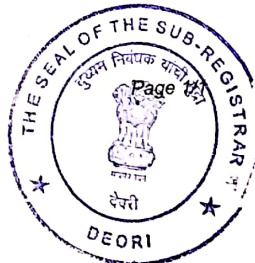
द व र
६६४ २०२३
६ ३०



Department ID : Mobile No. : 9423122020
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-303-674	0005408445202324	31/10/2023-16:13:08	IGR421	100.00
Total Defacement Amount					100.00



Print Date 31-10-2023 04:16:39



Document **H**andling **C**harges
Inspector General of Registration & Stamps

द व र

ElbX 2023

rb 30

Receipt of Document Handling Charges

PRN 1023317512171

Receipt Date 31/10/2023

Received from ANILKUMAR Z YERNE, Mobile number 9423122020, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 674 dated 31/10/2023 at the Sub Registrar office S.R. Devri of the District Gondia.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name SBIN

Payment Date 31/10/2023

Bank CIN 10004152023103111443

REF No. IGAQJRYVP5

Deface No 1023317512171D

Deface Date 31/10/2023

This is computer generated receipt, hence no signature is required.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

☎ २५२५२९५ Fax 2521732

No./RON/NGP/ 7514 /2023

E-mail : ronagpur@midcindla.org

Dated :- 30/10/2023

✓ To,
SHRI. ANILKUMAR ZHAMSING YERNE,
M/S. KRUSHANA SAHYOGI TANTRA
SHIKSHAN SANSTHA,
At. Krushana Hospital,
Chichgad Road, Deori,
Dist. Gondia (M.S.)

द व र	
E68	२०२३
८	३०

Sub :-

DEORI INDUSTRIAL AREA
Execution of Final Lease (Lease Deed)
Plot No. P-2 adm. 1650 Sq. Mtrs.

Sir,


This Execution of Final Lease in respect of Plot No. P-2 adm. 1650.00 sq.mtr. in Deori Industrial Area has been executed on 30th day of October-2023. The Execution of Final Lease has to presented to Sub-Registrar of Assurance at Deori, Dist. Gondia for the purpose of registration within a specific time limit prescribed by law (Viz. within 1 month from the date execution of the documents) We should request you to arrange to lodge both the copies of the Final Lease for registration making the original returnable to you and the duplicate to the MIDC at above given 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 in corporate the serial numbers and date in tripartite agreement.

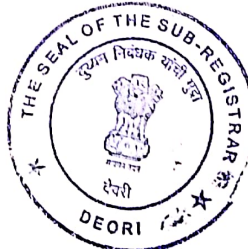
Government in the Revenue and Forest Department by its notification numbers RGN/10/8/1886-30-M-1 dated 16 April 1979 (Published in Maharashtra Government Gazette-Part IV A, Page 152 on the 3rd May 1979) has exempted the Regional Officer of the Corporation for appearing before the registrar for the purpose of registration of the Final 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,

Encl. : Original Final Lease.

Yours faithfully


Regional Officer,
MIDC,NAGPUR



द व र	
६६४	२०२३
९	३०

अंतिम करारनामा (Lease Agreement)

Annexure

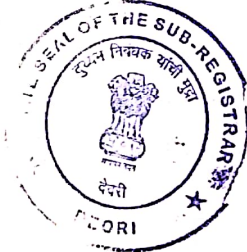
(Form of Lease)




THIS LEASE made at NAGPUR the 30th day of Octo. Two Thousand & Twenty Three BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

SHRI. ANILKUMAR ZHAMSING YERNE, carrying on a business as SECRETARY in the firm name and style of M/S. KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA and having his registered office At. Krushana Hospital, Chichgad Road, Deori, Dist. Gondia (M.S.), hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include his heirs, executors, administrator and permitted assigns) of the Other Part .




Secretary
Krushana Sahayogi Tantra Shikshan
Sanstha Deori Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR

द व र
९६४ | २०२३
१० ३०

WHEREAS:

(A) By an Agreement to Lease dated the 18th day of August-2017 and made between the Lessor of the One Part and Licensee i.e. SHRI. ANILKUMAR ZHAMSING YERNE, carrying on a business as SECRETARY in the firm name and style of M/S. KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA and having his registered office At. Krushana Hospital, Chichgad Road, Deori, Dist. Gondia (M.S.) of the Other Part. The Lessor agreed to grant to the Lessee/Lessees upon the performance and observance by the Lessee/Lessees of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximetaly 1650.00 Square Meters or thereabouts in Butibori Industrial Area bearing Plot No. P-2, hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

Recitals

The said Agreement to Lease is registered with the Sub-Registrar Class-1 of Assurances, Deori, Dist. Gondia, Under Serial No. 255 on 18th day of August-2017.

(B) The Lessee/Lessees has/have paid the Stamp Duty of Rs. 6500/- (Rupees Six Thousand Five Hundred only) on the 11th day of August-2017 on the Agreement to Lease dated 18th day of August-2017 on the amount of the premium of Rs. 1,30,000/- (Rs. One Lacs Thirty Thousand only)


(C) At the request of the Lessee/Lessees, the Lessor handed over the possession of the Demised Land to the Lessee/Lessees on the 06th day of June-2017 and the Lessee/Lessee has/have completed 0.404% construction on the Demised Land as per the plans approved by the Lessor and obtained Occupation Certificate (OC) / Building Completion Certificate (BCC) from the Lessor.


(D) The Lessee/Lessees has/have now requested the Lessor to execute lease in favour of the Lessee/Lessees which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the Demised Land of the sum of Rs. 1,30,000/- (Rs. One Lacs Thirty Thousand only) Description of Land




Secretary
Krushana Sahyogi Tantra Shiksha
Sanstha Deori Dist. Gondia

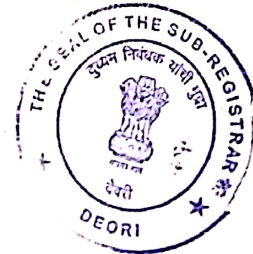

Regional Officer
M.I.D.C. NAGPUR

द व र	
६६४	२०२३
११	३०

towards land premium paid by the Lessee/Lessees to the Lessor towards land premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee/Lessees hereinafter contained the Lessor doth hereby demise unto the Lessee/Lessees ALL that piece of land known as **Plot No. P-2** in the **Deori Industrial Area**, and within Village limits of **Deori**, Taluka and Registration Sub-District **Deori**, District and Registration District **Gondia** and outside the limits of **Deori** Municipal Corporation, containing by admeasurements **1650.00 Square Meters** or thereabouts and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of **95 years** computed from the First day of **June-2017** subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under PAYING THEROF **yearly rent of rupee one** during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") 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 by the Lessosr The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.



WHEREAS, The Grantor/Lessor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961, is holding the land acquired by the State Govt. under Chapter VI of MID Act for the propose of securing rapid & orderly establishment of Industrial area & Industrial estate in the State of Maharashtra & to assist generally in the growth, development, management & organization by Industrial area/estates & is empowered by the Govt. of Maharashtra to make available the Plot of land/sheds/units/gallas onsuch land, to entrepreneurs/undertaking to establish themselves in such areas on payment of premium to Grantor/Lessor, on certain terms & conditions as prescribed by & on behalf of the State Government,




Secretary
Gruhna Sahayogi Tantra Sthaber
Senatha Deori Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR

द व र	
ए ६४	२०२३
१२	३०

2. The Lessee/Lessees with intent to bind all persons into whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows :

Covenants by the Lessee

a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.

To pay Rent.

b) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments, or other outgoings of every description whatsoever for the time being payable either by Grantor/Lessor/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/license thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest, penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the Lease Deed or Agreement to Lease.

To pay rents and taxes

c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed thereunder by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee/Lessees shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

To pay fees or service charges

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

d) The Lessee shall at its own expense maintain the trees 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 Land.

Planting of trees in the periphery of the plot.




Secretary
Ushna Sahayogi Tantra Siksha
Sanstha Deorai Dist. Gondia


Regional Officer
M.I.D.C. NAGPUR



द व र	
EbX	2023
NO. 30	30

e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of this Lease.

NO. 30
excavate

f) Not to erect any building, erection or structure except compound wall, steps, 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 or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA" which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

Not to erect
beyond
building line

g) The Lessee/Lessees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.

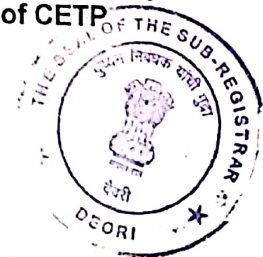
Access Road

h) (i) 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 as may be amended from time to time and the rules made thereunder as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor against the consequences of any breach or non-compliance of any such provision or condition as aforesaid.

To comply with
the Provsion of
the Water
(Prevention 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.

(ii) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/ Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

Membership
of CETP



i) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanctioned by the SPA and in accordance with the said Building

To build as
per
agreement


Secretary
Sushma Sahayogi Tantra Siksha
Sanstha Deori Distt. Gonda


Regional Officer
M.I.D.C. NAGPUR



द व र	
६६४	२०२३
१४	३०

Regulations set out in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

j) That no additional building or erection be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee/Lesseees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

Plans to be submitted before building.

k) To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity

l) Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lesseees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lesseees.

Not to cause any damage.



m) The Lessee shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

Completion of balance construction.


n) The Lessee shall at all times during the Term to observe and confirm to the said Building Regulations set-out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor.

To build according to rules

o) To observe and confirm to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health

Sanitation




Secretary
Umesh Sahayogi Tantra Siksha
Santha Deori Diatt. Gondia


Regional Officer
M.I.D.C. NAGPUR

द व र

E6X 2023

94 30

and sanitation in force for the time being and to provide sufficient Latrine facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.

p) That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA. **Alterations**

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


r) To permit the Lessor or the Chief Executive Officer or the SPA and the Officers, 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 Land and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee/Lessee's call upon him/it/them to execute the repairs and upon Lessee's failure to do so within a reasonable time the Lessor may do such repairs at the expense in all respect of the Lessee/Lessee's. **To enter and inspect**

s) Not to do or permit anything to be done on the demised premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity. **Nuisance**

t) (i) To use the Demised Land only for the purpose of **User** commercial use as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder- written and not to use the Demised Land or




Secretary
Krishna Sahayogi Tantra Siksha
Gandhinagar Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR

द व र	
९६४	२०२३
१९	३०

any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, 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 Prevention of Water Pollution Board 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.

(ii) The Lessee also agrees that in the event during the term of the lease the Lessee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

u) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee/Lesseees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee/ Lesseees will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.


Insurance



v) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee/Lesseees shall be at liberty if Lessee/Lesseees shall have paid the rent and all Municipal and other taxes, rent and assessments then due and shall have performed and observed the covenants

Delivery of possession after expiration




Secretary
Kushna Sahayogi Tantra Sanstha
Sanstha Deorli Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR

द व र	
६६४	२०२३
१७	३०

and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee/Lesseees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

w) (i) Not to assign, sublet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, sublet or transfer the Lessee/Lesseees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign

(ii) If the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee/Lesseees for termination of this Lease unilaterally.

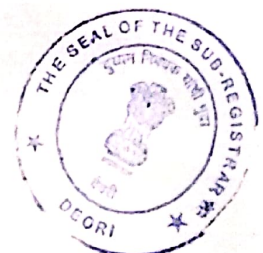
x) Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee/Lesseees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessee/Lessor's expenses within twenty days after every such assignment or assurance shall have been duly registered under 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 Lessor**

y) (i) That In employing skilled and unskilled labour, the Lessee/Lesseees shall give first preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industry.

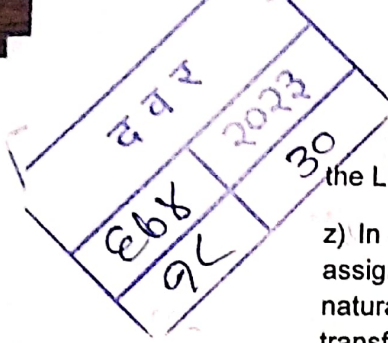
**To give
preference in
employment
of Labour**

(ii) The Lessee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessee and fulfilling the general qualifications as prescribed by




Secretary
Krishna Sahayogi Yantre Srikumar
Genatha Deori Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR



the Licensee.

z) In the event of death of the Lessee/Lessees permitted assignee or assignees of the Lessee/Lessees being a natural the person 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.

zz) In the event the power requirement of the Lessee/Lessees is more than 5 MVA, the Lessee/Lessees shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee/Lessees shall plan the land requirement considering the land requirement of EHV Sub-Station.

3) If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee/Lessees hereunder shall be in arrear, the same may be recovered from the Lessee/Lessees as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

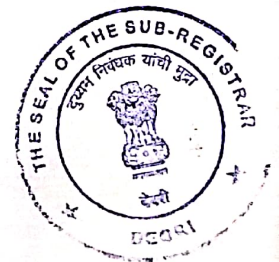
4) If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee/Lessees hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee/Lessees hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal there of shall absolutely cease and Lease the shall be determine and in that case no compensation shall be payable to the Lessee/Lessees on account of the building or improvements built or, carried out on the Demised Land or claimed by the Lessee/Lessees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee/Lessees or left on some part of the Demised Land a 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

Notice in case of death.

Provision of EHV Sub-station

Recovery of Rent fees etc. as land revenue

Rent, fees Etc. in arrears




Secretary
Umesh Sahayogi Tantra Sitabhu
Sasane Deori Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR

६७४	२०२३
१९	३०

default shall have been made by the Lessee/Lesseees in remedying such breach or breaches within three months after the giving or leaving of such notice.

5) The Lessor doth hereby covenant with the Lessee/Lesseees that the Lessee/Lesseees paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee/Lesseees part contained shall and may peacefully enjoy the Demised Land or 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
Covenant for
peaceful
enjoyment**

6) The layout of the **Deori Industrial Area, Dist. Gondia** and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessee/Lesseees 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) That the Lessee shall observe and confirm the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act from time to time.

**Provisions of
MID Act
applicable**

8) All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and any notice to be given to the Lessee/Lesseees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee/ Lesseees.

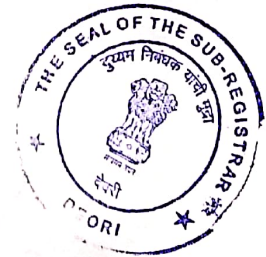
Notices

9) If the Lessee/Lesseees duly performed and observed the covenants and conditions on the part of the Lessee/ Lesseees hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessee shall give notice in writing of such desire to the Lessor at least six months before the expiration of the Term hereby granted. The Lessor shall and will at the cost and expense in every respect of the Lessee/Lesseees grant to the Lessee/Lesseees a new Lease of the Demised Land for a further term of **95 years** on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

**Renewal of
Lease.**

10) The stamp duty, registration charges and all other charges in respect of the preparation, execution and

**Cost and
charges to be**




Secretary
Usha Sahayogi Tante Srikanta
Sangathe Deori Dist. Gondia


Regional Officer
M.I.D.C. NAGPUR

द व र	
२०	२०२३
२०	३०

registration 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/Lesseees.

borne by the Lessee.

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

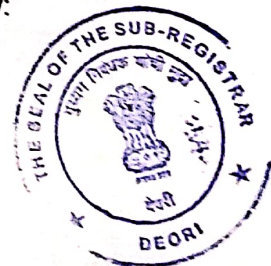
IN WITNESS WHEREOF SHRI. M. D. PATEL, the Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf.

AND SHRI. ANILKUMAR ZAMSING YERNE has for and on behalf on the afore said M/S. KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA the Lessee/Lesseees hath hereunto set his/their hand/affixed the common seal of the Company the day and year first above written.

FIRST SCHEDULE
(Description of land)

All the piece or parcel of land known as Plot No. P-2 in the Deori Industrial Area, within the village limits of Deori and outside the limit of Deori Municipal Council in Rural Area, Taluka and Registration, Sub-District Deori, and Registration District Gondia, containing by admeasurement 1650.00 Sq.Mtrs. with consisting of built up area 666.67 Sq. Mtrs. (FSI 0.404) thereon or thereabouts as per Occupancy Certificate issued by Special Planning Authority & Deputy Engineer MIDC, Division No. I, Gondia, vide letter No./DB/B-97267/ of 2023, dated 05/10/2023 and bounded by red coloured boundary lines on the plan annexed hereto, that is to say:

- On or towards the North by : Plot No.C-14,
- On or towards the South by : 30.0 Wide MIDC Road,
- On or towards the East by : 30.0 Wide MIDC Road,
- On or towards the West by : Plot No. C-15.




Secretary
Krushna Sahyogi Tantra Sikshan
Sanstha Deori Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR




द व र	
९६४	२०२३
२९	३०

SECOND SCHEDULE
(Building Regulations)

- 1) The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of plot/shed/Gala/Unit in this Industrial Area.
- 2) The Lessee shall utilise the periphery of the plot for the purpose of planting trees. 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.
- 3) The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
- 4) The Lessee shall obtain a No Objection Certificate from the Department of Environment/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 water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board 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 Officer authorized by the Lessor and no addition or alteration 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 Officer.
- 6) All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of




 Secretary
 Umashah Sahayogi Tansa Sthapur
 Ganesh Chandel Dham


 Regional Officer
 M.I.D.C. NAGPUR

द व र	
Ebx	2023
22	30

buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.

7) No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).

8) 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

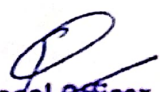
THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

- 1) Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
- 2) Cement Manufacture.
- 3) Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
- 4) Manufacture or storage of explosives or fire-works
- 5) Fat rendering.
- 6) Fat, tallow, grease or lard refining or manufacture.
- 7) Pyroxylin manufacture.
- 8) Garbage, offal or dead animals reductions, dumping or incineration.
- 9) Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
- 10) Tanning, curing or storage of raw hides or skins.
- 11) Wool pulling or scouring.
- 12) In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid effluvia, dust, smoke, gas, noise, vibration or fire hazards.




Secretary
Gruha Sahayogi Tantra Sankha
Santha Deori Distt. Gondia


Regional Officer
M.I.D.C. NAGPUR

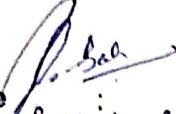
द व र	
६६४	२०२३
२३	३०

SIGNED, SEALED AND DELIVERED BY

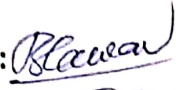
SHRI. M. D. PATEL,

The Regional Officer of the withinnamed
Maharashtra Industrial Development Corporation
in the presence of :-



1. Signature 
Name Subhash S. Barbale (C/T)


Regional Officer
M.I.D.C. NAGPUR

2. Signature : 
Name T. S. Pawar, AAM

SIGNED, SEALED AND DELIVERED BY THE

abovenamed Lessee/Lessee :

SHRI. ANILKUMAR ZAMSING YERNE,
SECRETARY OF



KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA,

Secretary
Krushna Sahayogi Tantra Shiksha
Sanstha Deori Distt, Gondia

In the presence of :



(1) Signature :
Name Dilip Prasad Achale Age 33y.

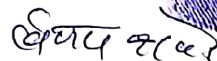
Address At + Post. Purada Tah. Deori
Distt. Gondia 441902



(2) Signature :

Name Vijay Devakrishna Kawle Age 48y.

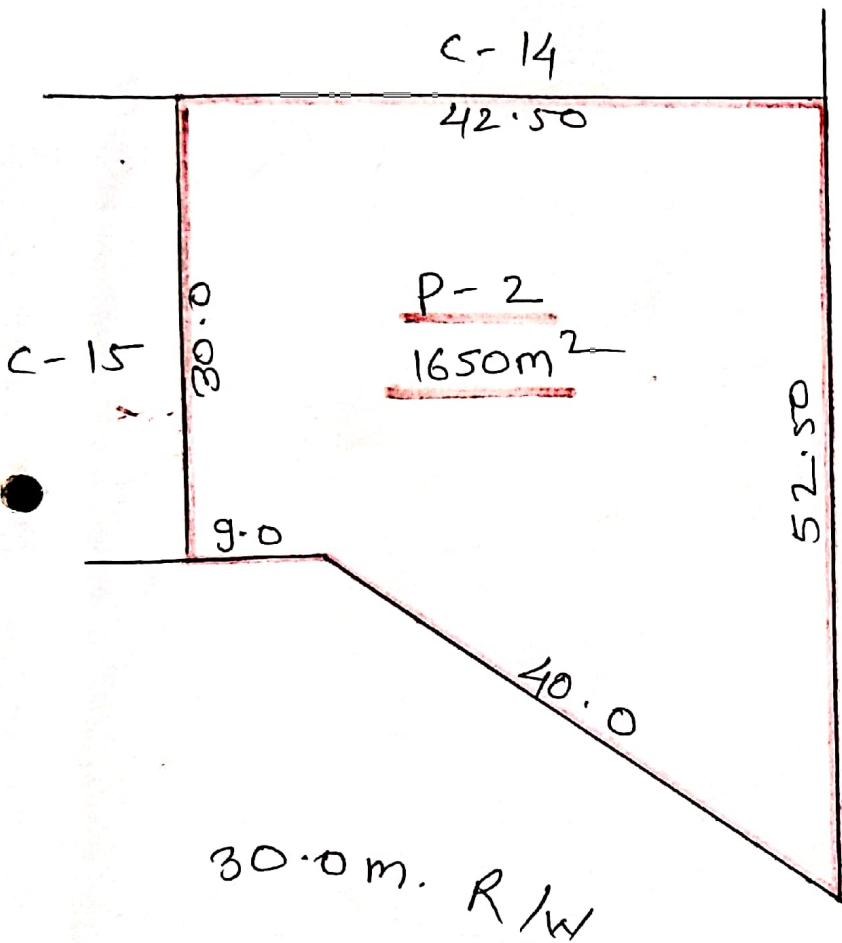
Address At + Post Tah - Deori
Distt. Gondia 441901



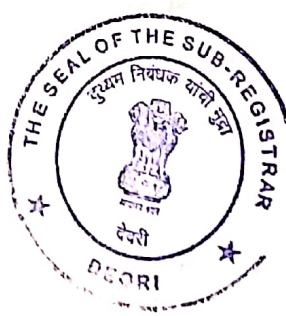


DEORI INDUSTRIAL AREA
 VILLAGE DEORI
 TAL. DEORI DIST. GONDIA
 Plot No. P-2 Area 1650.0m²

द व र	
E68	2023
२४	30




30.0 m. R/W




 Secretary
 Krishna Sahayogi Tantra Siksha
 Sanatha Deori Distt. Gondia



 Regional Officer
 M.I.D.C. NAGPUR


R. R. Borkar
 SURVEYOR
 M.I.D.C. NAGPUR

भारत सरकार
Government of India

अनिलकुमार झामसिंग येरने
Anilkumar Zamsingh Yerne
जन्म तिथि/DOB: 08/07/1976
लिंग/ GENDER: MALE

Issue Date: 27/09/2011



4821 8683 8822
VID : 9151 8826 5043 3221

मेरा आधार, मेरी पहचान

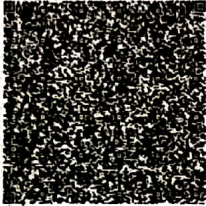
द व र	
६६४	२०२३
२५	३०

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
C/O झामसिंग भुराजी येरने, चिवील लाईन, वार्ड नं.४,
अ.०, गोंदिया,
महाराष्ट्र - ४४१९०१

Address:
C/O Zamsingh Bhuraji Yerne, civil line, ward
nm.4, Deori, Gondiya,
Maharashtra - 441901

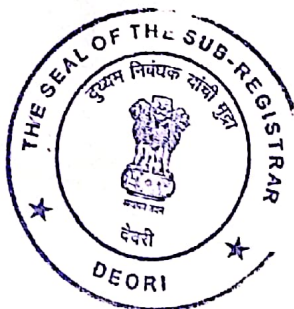
Download Date: 10/04/2023



4821 8683 8822
VID : 9151 8826 5043 3221

1847 | help@uidai.gov.in | www.uidai.gov.in

(Handwritten signature)



द व र

E68

२०२३


२६

३०

भारत सरकार
Government of India

आधार

Download Date: 11/12/2020



डिलीप प्रेमलाल आचले
Dilip Premal Achale
जन्म तारीख/DOB: 07/01/1989
पुरुष/ MALE

Issue Date: 13/04/2018

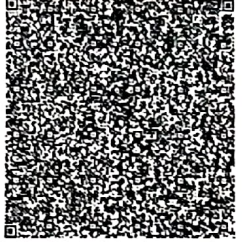
5665 3539 1768
VID : 9170 7586 3687 9683

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

आधार

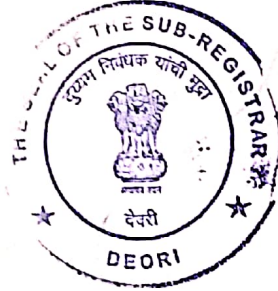
पत्ता:
जसवंता प्रेमलाल आचले, 542, महाजंतोला पुरडा,
गोंदिया, पुराडा, गोंदिया,
महाराष्ट्र - 441902



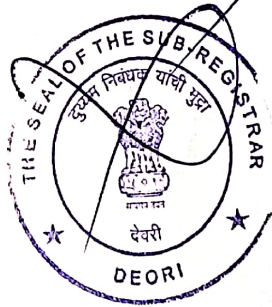
Address:
C/O Jasvanta Premal Achale, 542,
Mahajantola Purada, Gondia, Purada,
Gondiya,
Maharashtra - 441902

5665 3539 1768
VID : 9170 7586 3687 9683

1047 | help@uidai.gov.in | www.uidai.gov.in



द व र	
२७	२०२३
२७	३०





द व र

भारतीय विशिष्ट ओळख प्राधिकरण

E68

2023

भारत सरकार

३६

30

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1207/92998/08115

To,
विजय देवकराम कावळे
Vijay Devakram Kawle
S/O: Devakram Asaram Kawle
at parasalola
post deori ward no.06 deori
Deori
Deori Deori Gondiya
Maharashtra 441901
9049821137

07/04/2013

Ref: 1514 / 16G / 2122787 / 2122955 / P



SH044371433FT



आपला आधार क्रमांक / Your Aadhaar No. :

8521 8479 2085

आधार - सामान्य माणसाचा अधिकार



भारत सरकार

Government of India

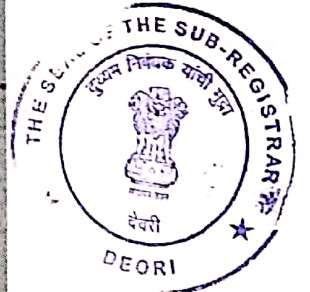


विजय देवकराम कावळे
Vijay Devakram Kawle
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male



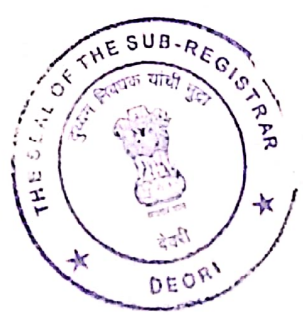
8521 8479 2085

आधार - सामान्य माणसाचा अधिकार



द व र	
९६४	२०२३
२८	३०

[Handwritten signature]



दिनांक 31 ऑक्टोबर 2023 4:13 म.नं.

दस्त गोपवारा भाग-1

दवर

दस्त क्रमांक: 674/2023

28/30

दस्त क्रमांक: दवर /674/2023

बाजार मुल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.200/-

दु. नि. सह. दु. नि. दवर यांचे कार्यालयात

पावती:777

पावती दिनांक: 31/10/2023

अ. क्रं. 674 वर दि.31-10-2023

सादरकरणाराचे नाव: कृष्णा सहयोगी तंत्र शिक्षण संस्था तर्फे सचिव
अनिलकुमार झामसिंग येरणे

रोजी 4:10 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 600.00

पृथांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 700.00

मुख्य नोंदणीक क्षेत्री-9
देवरी.

Sub-Registrar Devri
देवरी.

दस्ताचा प्रकार: भाडेकरार

मुद्रांक शुल्क: If relating to Order of High Court W.R.T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्का क्रं. 1 31 / 10 / 2023 04 : 10 : 20 PM ची वेळ: (सादरीकरण)



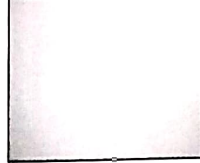
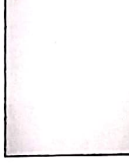
शिक्का क्रं. 2 31 / 10 / 2023 04 : 12 : 37 PM ची वेळ: (फी)



2023 4 15:45 PM

दस्त क्रमांक : देवर/674/2023
दस्ताचा प्रकार :- भंडेकरार

30/30

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:कृष्णा सहयोगी तंत्र शिक्षण संस्था तर्फे सचिव अनिलकुमार झामसिंग येरणे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. पो. ता. देवरी जि. गोंदिया, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, गोंडिया. पिन नंबर:	भाडेकरू वय :-47 स्वाक्षरी:-		
2	नाव:महाराष्ट्र औद्योगिक विकास महामंडळ नागपूर तर्फे क्षेत्रीय अधिकारी एम. डी. पटेल पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. पो. ता. जि. नागपूर, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, गोंडिया. पिन नंबर:	मालक वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेकरार चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 10 / 2023 04 : 14 : 38 PM

ओळख:-

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

दुय्यम निबंधक श्रेणी-9
देवरी.

अनु क्र. पक्षकाराचे नाव व पत्ता

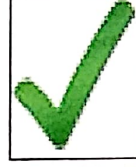
1 नाव:दिलीप प्रेमलाल आचले
वय:33
पत्ता:रा. पो. पुराडा ता. देवरी जि. गोंदिया
पिन कोड:441901

स्वाक्षरी

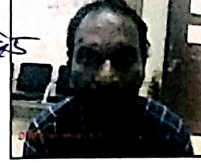
छायाचित्र



ठसा प्रमाणित

2 नाव:विजय देवकराम कावळे
वय:48
पत्ता:रा. पो. ता. देवरी जि. गोंदिया
पिन कोड:441901

स्वाक्षरी



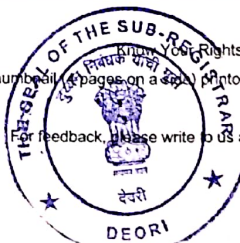
शिक्का क्र.4 ची वेळ:31 / 10 / 2023 04 : 15 : 26 PM

प्रमाणित करण्यात येत की या
दस्तामध्ये एकुण 30 पाने आहेत.Sub Registrar Devri
दुय्यम निबंधक श्रेणी-9
Payment Doneदुय्यम निबंधक श्रेणी-9
देवरी.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS KRUSHANA SAHYOGI TANTRA SHIKSHAN SANSTHA THROUGH ANILKUMAR Z YERNE	eChallan	00040572023103054112	MH010274996202324E	200.00	SD	0005408429202324	31/10/2023
2		DHC		1023317512171	600	RF	1023317512171D	31/10/2023
3		eChallan		MH010351244202324E	100	RF	0005408445202324	31/10/2023

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

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

9 नव्याचे मुकाबे
देवरी नोंदला
दुय्यम निबंधक, देवरी
गरीब 39 माहे 90 एत 2023

674 /2023

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



* * * * *


POSSESSION RECEIPT

I, **G. R. Lonkar, Surveyor**, on behalf of the Maharashtra Industrial Development Corporation and **Shri. Anilkumar Zamsing Yerne ..** **Krushana Sahyogi Tantra Shikshan Sanstha**, this day respectively handed over and taken over the possession of **Plot No. AM-5** admeasuring **1650.0 Sq.mtrs.** From **Deori Industrial Area, Dist. Gondia** after showing actual measurement and demarcation of plot on the site.

Though the physical possession of the **Plot No. AM-5** is handed over today on dt. **06/06/2017**... The legal title to the plot shall be passed on to the allottee only after the legal documents as prescribed by MIDC, are duly completed and titling conferred by the allottee and the competent officer in MIDC and this possession receipt by itself does not pass on the legal title of the plot to the person to whom the plot is handed over.

In this connection above possession is handed over subject to execution of Agreement to Lease within 30 days from the date of possession.


Handed over by :


(G. R. Lonkar)
Surveyor
MIDC, Nagpur.



Place : 06/06/2017

Taken over by :


Shri. **Anilkumar Zamsing Yerne**
Krushana Sahyogi Tantra Shikshan Sanstha.
Secretary
Krushana Sahyogi Tantra Shikshan
Sanstha Deori Dist. Gondia.

फोरकॉपी - 6970

श्री/श्री/ती अमिका कुमार झा/म/वि/गो/मे/स/के प्रो. एस वरिन प्रोमिस क्लार
रा. देवरी पो. देवरी तह. जेठा देवरी
यांनी चा. क्र. 06. /पावती क्र. ... दि. 41/20/2092
नुसार रु. ६९६०/- (अक्षरी सह) ह्याद वक्ररी
संलग्न उपांत) भरणा केला आहे.

१५/१०/२०१२
सह दुय्यम भिन्धक वर्ग - २
(४) भंडारा

२६४	२००२
१	३२

JOINT DISTRICT REGISTRAR
& COLLECTOR OF STAMPS
BHANDARA, DIST:- BHANDARA
MAH/CRA/37/YEAR - 2000

भारत 0579 SPECIAL ADHESIVE
191933 OCT 08 2012
R.0006970 PB 0134
INDIA STAMP DUTY MAHARASHTRA



AGREEMENT TO LEASE

AN AGREEMENT made at Nagpur the 31st day of October, Two Thousand Twelve BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION. a Corporation constituted under the Maharashtra Industrial Development Act.1961 (Mah.III of 1962) and having Principal Office at 4, 4(A), 12th Floor, World Trade Centre Saokul-1, Cuffe Parade, Colaba, Mumbai - 400 005, hereinafter called the 'Grantor' (which expression shell, unless the context does not so admit, include its successors and assigns) of the One Part AND SHRI. ANILKUMAR ZAMSING YERNE, trading as a PROPRIETOR in the Firm name and stile of M/S. C. S. RICE PROCESS PLANT and having her office/ place of business at KRUSHNAKUNJ, CIVIL LINE, GONDIA 441901, hereinafter called "the Licensee (which expression shall unless the context does not so admit include their survivors or survivor and the heirs, executors, administrators and permitted assigns of such last heirs, executors, administrators and permitted assigns of such last survivor) of the Other Part.:

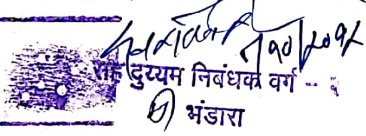
Handwritten signature



Handwritten signature
Area Manager
MIDC, NAGPUR

Handwritten signature ..2..
Proprietor
C. S. Rice Process Plant
DEORI Dist. Gondia.

द म ह	
२६४	२००२
२	३२

दस्तावेज प्रकार (Nature of Document)	अपेक्ष्य अंशरनामा
दस्त नोंदणीचा तपशील (Registration Details) If Registrable Name of S.R.O.	Registrable <input checked="" type="checkbox"/> Non Registrable <input type="checkbox"/> ड. नि. देवरी
ठशेव्या बुकिंग नंबर (Franking No.)	१९९९३३
मिळवणीचे संकेतक्यात वर्णन (Property Description in brief)	मीना देवरी MIDC येथील प्लॉट नं. C-12, C-13 C-14 हजेरा ३७२५ चौ. मीटर.
मोबदला रक्कम (Consideration Amount)	१,३३,३००/-
मुद्रांक खरेदीकर्त्याचे नाव (Stamp Purchaser's Name)	श्री. अशिलकुमार कामसिंग देवरी प्रो. लक्ष. वरिष्ठ देवरी
दस्तावेज घेणाऱ्या कंपनीचे नाव (Name of company)	MIDC - DEORI
हस्त अंतर्गत (If through Agent's Address)	—
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	₹ ६६०/-
प्राधिकृत अधिकार्याची पूर्ण स्वाक्षरी व निवडणूक (Autho. Person's full Sign. & Seal)	 श्री. दुय्यम निबंधक वर्ग - ३ ७) भंडारा



288	2092
3	32

Recitals:

WHEREAS, the Licensees have applied to the Grantor for the grant to them of a lease of the land and premises hereinafter described which the Grantor has agreed to grant to them upon certain terms and conditions.

AND WHEREAS. The unit s registered as SSI unit with General Manage. District Industries Centre, Gondia, Dist. Gondia vide Provisional Registration/Entrepreneurs Memorandum No. **27011100957, dated 08/07/2011** to for manufacturing /purpose of **Rice, Rice Bran, Rice Husk**. It is a new SSI Unit and exempted from Stamp duty under Bombay Stamp Act. 1958 as per the Government Resolution, Revenue and Forest Department order No./Stamp-2007/P.N. 196 (1)/M-1, dated 12/06/2007, vide Certificate No. _____, Issued by General Manager, District Industries Centre Gondia, Dist. Gondia vide letter No. _____, dated _____.

AND WHEREAS before signing this Agreement. the Licenses have paid to the Chief Executive Officer. Maharashtra industrial Development Corporation, Bombay (hereinafter called the Chief Executive Officer'), the sum of **Rs. 1,33,300/- (Rs. One Lakh Thirty Three Thousand Three Hundred only)** being the amount of premium payable by the Licensee:

AND where as for the purpose of stamp duty recurring charges such as Government revenue / Grantors share of cesses and the owner's shares of Municipal / Village Panchayat rates of taxes which the Licensee has agreed to bear and pay under these present although by law recoverable from the Grantors has been estimated at **Rs. 1,333/-** approximately 1% per annum.

Grant of License:

NOW IT IS HEREBY MUTUALLY AGREED as follows: -

1. During the period of Five years from the date hereof the Licensees shall have License and authority only to enter upon the place of land described in the First Schedule hereunder written and delineated on the plan annexed hereto and thereon surrounded by a red - coloured boundary line for the purpose of building and executing works thereon as hereinafter provided and for no other purpose whatsoever and until the grant of such Lease as is herein after referred to the Licensees shall be deemed to be bare Licensees only of the premises at the same rent and subject to the same terms as If the Lease had been actually executed.

Handwritten signature
Area Manager
MIDC, NAGPUR

.. 3..
Handwritten signature
Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.



२४४		२००२	
४		३२	

.. 3 ..

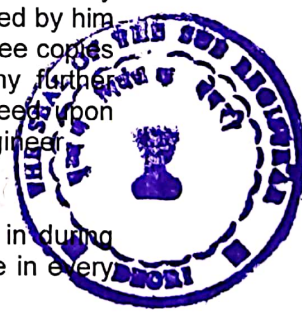
Not to demise

2. Nothing in these covenants contained shall be construed as a demise of the said land hereby agreed to be demised of any part thereof so as to give to the Licensee any legal interest therein until the lease hereby contemplated shall be executed and registered but the Licensee shall only have a License to enter upon the said land for the purpose of Rice, Rice Bran, Rice Husk performing this Agreement.

Submission of plans for approval:

3. The Licensees hereby agree to observe and perform the following stipulations that is to say :-

(a) That he / she will within **5 years (Five years)** from the date of possession hereof submit to 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 and functions of the said Executive Engineer Maharashtra Industrial Development Corporation may be assigned) for his / her no objection to the specifications, plans, elevations, sections and details of the factory building approved by the Local Authority / Planning Authority, hereby agreed by the Licensee to be erected on the said land and the Licensees shall at their own cost and as often as they may be called upon to do so amend all or any such plans and elevations and if so required will produce the same before the Executive Engineer and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the Executive Engineer and signed by him the Licensee shall sign and leave with him three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensees and the Executive Engineer.



Fencing during construction :

(b) The said plot of land shall be fenced in during construction by the Licensee at their expense in every respect.

No work to begin until plans are approved :

(c) No work shall be commenced which infringes any of the Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the land the subject of these presents nor until a No Objection Certificate shall have been obtained from the Maharashtra Pollution Control Board as provided in the said Building Regulations and the said plans and elevations shall have been so approved as aforesaid and thereafter they shall not make any alterations or

.. 4 ..

[Signature]
 Area Manager
 MIDC, NAGPUR

[Signature]
 Proprietor
 C.S. Rice Process Plant
 DEORI Dist. Gondia.

२६४	२००२
५	३२

.. 4 ..

additions thereto unless such alterations and additions shall have been previously in like manner approved.

Time limit for commencement and completion of construction work

(d) That he / she shall **within a period of 5 years (Five years)** from the date of Agreement/ Date of Possession whichever earlier and within a period of five years from the said date at their own expense and in a substantial and workman like manner and with new and sound material and in compliance with all Municipal rules, bye — laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications to the satisfaction of the Executive Engineer and conformably to the building lines marked on the plan hereto annexed and the Building Regulations set out in the Second Schedule here underwritten, build and completely finish fit for occupation a building to be used as **Rice, Rice Bran, Rice Husk** with all requisite drains and other proper conveniences thereto.

Planting of trees in the open space:

(e) The Licensee shall at its own expenses within a period of one year from the date hereof plant trees in the open space on the periphery of the said land (one tree per 200 sq. meters And one tree at a distance of 15 meters on the frontage or road or part thereof) and shall maintain the trees so planted in good condition throughout the term hereby agreed to be created under these presents.

Rates and Taxes:

(f) That he / she will pay all rates, taxes, charges, claims and out goings chargeable against an owner or occupier in respect of the said land and any building erected thereon.



Fees or Service Charges to be paid by the licensee:

(g) That the Licensee 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 Licensee of a notices in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land revenue together with interest thereon at 17.00 per cent from the date of default in payment. The Licensee shall to pay the service charges of Rs. 4688/- per annum approximately or as per the rules thereof

.. 5 ..

[Signature]
Area Manager
MIDC, NAGPUR

[Signature]
Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia

288	2002
£	32

.. 5 ..

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

(ii) "All payments due and payable by Licensee/Lessee to the Grantor/Lessor, if not paid within prescribed time limit, shall be recovered along with delayed payment charges at the rate prescribed by the Grantor/Lessor from time to time."

Indemnity:

(h) That he/she will keep the Grantor indemnified against any act 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 works and also against all payment whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any local authority in respect of the said works or of anything done under the authority herein contained.

Sanitation:

(i) That he / she shall observe and conform to all rules, regulations and bye-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 shall provide sufficient latrine, accommodation and other sanitary arrangement for the laborers and workmen employed during the construction of the building on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Executive Engineer, and shall not, with-out the consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.



To comply with the provisions of water (Prevention and Control of Pollution) Act. 1974 and Air (Prevention and Control of Pollution Act., 1981 and the Environment (Protection) Act 1986 and amendments issued from time to time.

(J) i) The Licensee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act. 1974 and The Air (Prevention and Control of Pollution) Act. 1981 and the Environment (Protection) Act. 1986 and amendments issued from time to time and rules made there- under 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

.. 6 ..

[Signature]
Area Manager
MIDC, NAGPUR

[Signature]
Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.

२६४		२००२	
६		३२	

.. 6 ..

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.

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

Excavation:

(k) That he will not make any excavation upon any part of the said land nor remove any stone, earth, or other materials there from except so far as may, in the opinion of the officer authorized by the Grantor, be necessary for the purpose of forming the foundations of the building and compound walls and executing the works authorized by this Agreement.

Insurance:

(l) That he will as soon as any building to be erected on the said land shall be roofed insure and keep insured the same in the joint names of the Grantor and the Licensee against damage by fire in an Insurance Company having an office in Bombay and to be approved by the Chief Executive Officer for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, the policy or policies of insurance and receipts for the payment of the last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building..

Benefit of agreement not assignable:

(m) That he will not directly or indirectly transfer, assign sell encumber or part with their interest under or the benefit of this Agreement or any part thereof in any manner whatsoever without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.

Nuisance :

(n) (i) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

(ii) That the Licensee 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 hand to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be

.. 7 ..

Area Manager
MIDC, NAGPUR

Proprietor
C S Rice Process Plant
DEORI Dist. Gondia.



२६४	२००३
८	३२

.. 7 ..

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 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.

Access Road:

(o) That he / she shall at their own cost construct and maintain an access road leading from the Estate road to the said land in strict accordance with the specifications and details prescribed by the Executive Engineer.

Preference in employment of Labour:

(p) That in employing skilled and unskilled labour they 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 equipment's / machinery's used by the Licensee/Lessee and the general qualifications of the local labour"



Power to terminate Agreement:

4. Should the Executive Engineer not approve of the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time herein before stipulated the Chief Executive Officer may by notice in writing to the Licensee terminate this Agreement and if possession as a Licensee has been given to the Licensees may re-enter upon the said plot of land and thereupon the plot shall be resumed to the Grantor.

Power of Grantor :

5. Until the factory building and works have been completed and certified as completed in accordance with clause 6 hereof the Grantor shall have the following rights and powers

To enter and inspect:

(a) The right of the Chief Executive Officer, the Executive Engineer and the Officers and servants of the Grantor acting under the directions of them at all reasonable times to enter upon the said premises to view the state and progress of the work and for all other reasonable purpose.

.. 8 ..

[Signature]
Area Manager
MIDC, NAGPUR

[Signature]
Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.

२६४	२००२
e	३२

To Resume land:

(b) (i) In case the Licensee shall fail to complete the said factory building within the time aforesaid and in accordance with the stipulations herein before contained (time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as herein above provided or shall fail to observe any of the stipulation on their part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said land and everything thereon, and thereupon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said plot of land shall notwithstanding any enactment for the time being in force to the contrary belong to the Grantor without making any payment to be Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the Licensee.

(ii) To continue the said and in the Licensees occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer, and

(iii) To direct removal or alteration of any building or structure erected or used contrary to conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed, cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrears of land revenue.

(c) All building material and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said land without the previous consent of the Chief Executive Officer until after the grant of the completion certificate mentioned in clause 6 thereof.

Extension of time :

6. Notwithstanding any such default as aforesaid, the Chief Executive Officer may in his discretion give notice to the Licensees of his intention to enforce the Licensee Agreement herein contained or may fix any extended period for the completion of the factory building and the works for the said period mentioned in clause 3(d) above if he is satisfied that the building and works could not be completed within the

[Signature]
Area Manager
MIDC, NAGPUR

[Signature]
Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.



248	2692
90	32

prescribed time for reasons beyond the control of the Licensee and thereupon the obligation hereunder of the Licensee to complete the factory building and to accept a lease shall be taken to refer to such extended period.

Grant of Lease :

7. As soon as the Executive Engineer has certified that the Godown & Business Centre cum Ware-housing building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions herein before contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said land and the factory building erected thereon for the term of **95 (Ninety Five) years** from the date hereof at the yearly rent of Rupee one.

Form of Lease:

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Schedule hereunder — written with such modifications and additions therein as may be agreed upon and all costs. Charges and expenses of and incidental to the execution of this Agreement and its duplicate, also the lease and its duplicate shall be borne and paid by the Licensee alone.

Notice:

9. All notices, consents and approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to left or posted, addressed to the Licensees or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said land hereby agreed in be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.




Grantor may alter Estate Rules:

10. The Grantor may at any time and from time to time alter the layouts, building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said land forms part and the Licensees shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.

Marginal Notes:

11. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

Area Manager
MIDC, NAGPUR


President
C.S. Rice Process Plant
DEORI Dist. Gondia.

६ ३ ६	
२६४	२००२
११	३२

Conflict between Agreement and Rules:

12. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Building Regulations set out in the Second Schedule and the General Estate Regulation hereunder written the former shall prevail.

13. For the purposes of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/ the Administrative Officer/ the General Manager (Legal), Manager (Legal)/ the Area Manager and any other officer specially authorized by the Chief Executive Officer.

IN WITNESS WHERE OF Ku. H. G. JOSHI, Area Manager. Of the Maharashtra Industrial Development Corporation has for and on behalf of the aforesaid. Maharashtra industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensees have set their respective hands hereunto the day and year first above written



**FIRST SCHEDULE
(Description of Land)**

All that piece of land known as PLOT NO. C-12, C-13 & C-14 in the Deori Industrial Area, within the Village limits of Deori and outside the limits of Gondia Municipal Council / Corporation, Taluka - Deori, District Gondia containing by admeasurements 3125.00 Square Meters or thereabouts and bounded as follows, that is to say :-

On or towards the North by :- 15 Mtrs Road


On or towards the South by :- Aminity,
Plot No. C-15

On or towards the East by :- 30 Mtrs Road

On or towards the West by :- Nala Streep

**SECOND SCHEDULE
(Building Regulations)**

1. The Building Regulation of 'A' class Municipal Council or the Building Regulation of the respective local authority as amended from time to time will be Building Regulations applicable for development of the plots in industrial area


Area Manager
MIDCO, NAGPUR


Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.

288	2002
92	32

2. The set back of 0.75 meters on all sides will have to be kept with only ground floor structures permissible. The Licensees shall utilize the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 square meters & one tree at a distance of 15 meters the frontage of road or part thereof.

3. The Licensee shall be used the land for the purpose of factory building it shall not be used for obnoxious industries, a list whereof is set out in the Third Schedule hereunder written,

4. The Licensee 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 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 and 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 and no addition or alteration 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.

6. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Licensees during the period of construction of buildings. Where more than one Licensee is concerned with the same boundary mark the officer authorized by the Grantor shall allocate this obligation suitably.

7. Three sets of the specifications, plans elevations & sections as approved by the Local Authority/Planning Authority, shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE
(List of Obnoxious Industries)

1. Fertilizer manufacture from organic materials, provided, however, that these provisions shall not apply to the manufacture of fertilizers from previsions processed materials which have no noxious odours or fumes and which do not produce noxious odours of fumes in the compounding or manufacturing thereof.

Area Manager
MIDC, NAGPUR

Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.


.. 12 ..

248	2002
93	32

2. Sulphurous, sulphuric picric, nitric, hydrochloric or other acid manufacture or their use or storage except as accessory to a permitted industry.
3. Ammonia manufacture
4. Incineration reduction or dumping of offal, dead animals garbage or refuse on a commercial basis.
5. Tar distillation or manufacture
6. Cement manufacture
7. Chlorine manufacture.
8. Bleaching powder manufacture.
9. Gelatins or glue manufacture or processes involving recovery from fish or animal offal.
10. Manufacture or storage of explosives or fire — works.
11. Fat rendering.
12. Fat, tallow's, grease or lard refining or manufacture.
13. Manufacture of explosives or inflammable products of pyroxylin.
14. Pyroxylin manufacture.
15. Dye — stuff and pigment manufacture.
16. Turpentine, paints, varnish or size manufacture or Refining
17. Garbage, offal or dead animals reductions, dumping or Incineration
18. Stock Yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning, curing or storage of rawhides or skins.
21. Wool pulling or scourling.
22. Yeast plant.
23. Paper and paper products
24. Charcoal.
25. Manufacture of Viscose Rayon
26. In general those uses which may be obnoxious or Offensive by reason of emission of odour, liquid — Effluvia, dust, smoke, gas, noise, vibrations or fire — Hazards.



.. 13 ..


Area Manager
MIDC, NAGPUR


Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.



१४	२०१२
१४	३२

**FORTH SCHEDULE
(Form of Lease)**

THIS LEASE made at the day of Two Thousand BETVEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah. III of 1962 and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Bombay — 400 038, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the one Part AND SHRI _____ carrying on business in Partnership under the firm name and style of M/s _____ and having their office / place of business at _____ hereinafter called "the Lessee" (which expression shall, unless the context does not so admit, include their survivors or survivors or survivor and the heirs executors, administrators, and permitted assigns of such last survivor) of The Other Part.

Recitals

WHEREAS by an Agreement dated the _____ day of 20 and made between the Lessor of the One Part and the Lessee of the Other Part the Lessor agreed to grant to the Lessee upon the performance and observance by the Lessees of the obligations and conditions contained in the 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, the Lessor's share of cesses and the owner's share of Municipal or Village Panchayat at rates or taxes. Which the Lessees have agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. _____ (Rs. _____) approximately per annum :

Description of land :

NOW THIS LEASE WITNESSETH as follows :-

1. In consideration of the premises and of the sum of Rs. _____ (Rs. Rupees _____ only) paid by the Lessees to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessees hereinafter contained the Lessor doth hereby demise unto the Lessees ALL that piece of land known as Plot No. _____ in the Industrial Area, and within / outside the limits of ----- Municipal Council, within the village limits

HS
Area Manager
MIDC, NAGPUR

.. 14 ..
[Signature]
Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.



२६४	
१५	३२

of ---- Taluka and Registration Sub-District -----
 District and Registration District containing by
 admeasurement _____ square meters or thereabouts
 and more particularly described in the First Schedule
 hereunder written and shown surrounded by a red
 coloured boundary line or the plan annexed hereto
 together with the buildings and erections now or at any
 time hereafter standing and being thereon AND
 TOGETHER WITH all rights, easements and
 appurtenances thereto belonging EXCEPT AND
 RESERVING unto the Lessor all mines and minerals in
 and under the said land or any part thereof TO HOLD
 the land and premises herein before expressed to be
 hereby demised (herein after referred to as "the
 demised premises") unto the Lessees for the term of
 _____ years computed from the first day of _____ 2007
 subject nevertheless to the provisions of the
 Maharashtra Land Revenue Code, 1966 and the rules
 thereunder PAYING THEREFOR YEARLY DURING
 THE SAID TERM UNTO THE Lessor at the Office 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 function 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 1ST
 day of January in each and every year.



Convenience by the Lessee:

2. The Lessee with intent to bind all persons into
 whosoever hands the demised premises may come
 doth hereby convenient with the Lessor as follows :-

To pay rent:

(a) During the said term hereby created to pay unto
 the Lessor the said rent at the times on the days and in
 manner herein before appointed for payment thereof
 clear of all deductions.

To pay rates and taxes

(b) To pay all existing and future taxes, rates,
 assessments, and out goings of every description for
 the time being payable either by land — lord or tenant
 or by the occupier in respect of the demised premises,
 and anything for the time being thereon.

To pay fee or service charges:

(c) Throughout the said term hereby created to pay
 to the Lessor from time to time such recurring fees in
 the nature of service charges as may from time to time
 be prescribed by the Government of Maharashtra
 under Maharashtra Industrial Development Act. 1961
 Rules framed thereunder in respect of the amenities or
 common facilities provided by the Lessor.

Area Manager
 MIDC, NAGPUR

Proprietor
 G. S. Rice Process Plant
 DEORI Dist. Gondia.

288	2009
9.8	32

(i) "All charges including rent, recurring fees, service charges due and payable by Licensee/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."

(ii) "All payments due and payable by Licensee/Lessee to the Grantor/Lessor, 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."

Planting of trees in the open space:

(d) The Lessee shall at its/own expense within a period of one year from the date hereof plant trees in the marginal space to be kept open to sky of the said land within the demised premise and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. Atleast 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 there of but within the demised premises.

Not to excavate:

(e) Not to make any excavation upon any part of the land hereby demised nor remove any stone, sane, gravel, clay, or earth there from except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

Not to erect beyond building line.

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

Access Road

(g) The Lessee having at their own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all thanes hereafter maintain the same in good order and conditions to the satisfaction of the Executive Engineer, Maharashtra Industrial Development Corporation in charge of said Industrial Area (hereinafter referred to as 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)



[Signature]
Area Manager
MIDC, NAGPUR

[Signature]
Prasanna
C.O. No. 1000/2009
DEORI Dist. Gondia.

248	2009
96	32

To comply with the provisions of water (Prevention and Control of Pollution) Act. 1974 and Air (Prevention and Control of Pollution Act. 1981 and the Environment (Protection) Act. 1986 and amendments issued from time to time.

(h) i) The Licensee shall duly comply with the provisions of the Water (Prevention and Control of Pollution) Act. 1974 and The Air (Prevention and Control of Pollution) Act. 1981 and the Environment (Protection) Act. 1986 and amendments issued from time to time and rules made there- under 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 other wise 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.

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

To build as per agreement:

(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.

Plans to be submitted before building:

(j) 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 Lessees in triplicate for scrutiny of and be approved in writing by the Executive-Engineer and a No Objection Certificate shall have been obtained from the Maharashtra Pollution Board as provided in the said Building Regulations.

Indemnity:

(k) 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 works and also against all payments whatsoever which during, the progress of the work may become payable or be demanded by the Municipally or any Local Authority in respect of the said works or of anything done under the authority herein contained.



Area Manager
MIDC, NAGPUR

Preparator
C.S.Nico Process Plant
DEORI Dist. Gondia.

248	2072
96	39

To build according to rules:

(l) 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 bye-laws, 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.
Sanitation:

(m) To observe & conform to all rules, regulations and bye-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 labourers, workmen & other staff employed on the demised premises in order to keep the demised premises and surrounding, clean and in good condition to the satisfaction of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer and shall not without the previous consent in writing of the Executive Engineer, permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

Alterations.

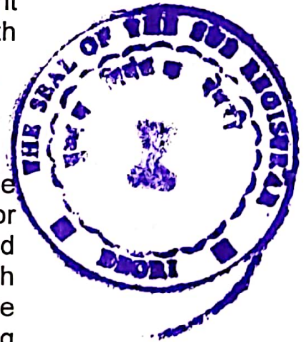
(n) That no alterations or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Executive Engineer and in accordance with the Building Regulations set out in the second schedule hereunder written.

To repair:

(o) Throughout the said term at the Lessees expense well and substantially to repair, pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, color and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto,

To enter and inspect.

(p) 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 time to the day during the term hereby granted after a week's previous notice to enter into and the said demised premises and to



Area Manager
MIDCO, NAGPUR

.. 18 ..
C.S. Rice Process Plant
DEORI Dist. Gondia.

28/8	2012
9C	32

inspect to state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee call upon them to execute the repairs and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessees

Nuisances:

(q) (i) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners occupiers or residents of other premises in the vicinity.

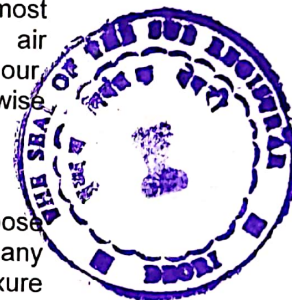
(ii) That he / she shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for any industry set out in the Third Schedule hereunder written for any purpose which may be offensive by reason of emission of odour, 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 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.

User:

(r) To use the demised premises only for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries 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 emission of odder, 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 Prevention of Water Pollution Board with utmost promptitude for the purpose of preventing any air pollution by reason of any such emission of odder, liquid — effluvia, dust, smoke, gas or otherwise how so ever

Insurance.

(s) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance



Area Manager
MDC, NAGPUR

[Signature]
Proprietor
C.S.Rice Process Plant
DEORI Dist. Gondia.

248	2009
20	32

and the current years receipt for the premium **ANDALSO** as often as any of the buildings which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Executive Engineer AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee well reinstate and repair the same to the satisfaction of the Executive Engineer and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Delivery of possession after expiration

(t) At the expiration or sooner determination of the said term quietly to deliver up to the Lessor the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if they shall have paid the rent and all municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections and structures and materials from the said land but so nevertheless that the Lessees shall deliver up as aforesaid to the Lessor leveled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.



Not to assign:

(u) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent of grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessees interest therein so as to cause any division by meters and bounds or otherwise to alter the nature of this present demise.

Assignment to be registered with Lessor.:

(v) 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's 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

[Signature]
Area Manager
MIDC, NAGPUR

[Signature]
Proprietor
C.S.Rice Process Plant
DEORI Dist. Gondia.

248	2002
29	32

time require.

To give preference in employment of Labour.

(w) In employing skilled and unskilled labour, the Lessees 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 / machinery's used by the Licensee/Lessee and the general qualifications of the local labour"

Notice in case of death :

(x) And in the event of the death of the Lessee, the person 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.

Recovery of rent fees etc. as land revenue:

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

Rent fees etc. in arrears

4. 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 been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee herein before contained the Lessor may re — enter upon any part of the demised premises in the name of the whole and thereupon 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 Lessees on account of the building or improvements built or carried out the demised premises, or claimed by the Lessee / Lessees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non — payment of rent as aforesaid the power of re — entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessees or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which the re — entry is intended to be made and default shall have been made by the



Area Manager
MIDC, NAGPUR

Proprietor
C.S Rice Transacs Plant
DEORI Dist. Gondia.

२४४	२०१२
२२	३२

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

Lessor's Covenant for peaceful enjoyment:

5. The Lessor doth hereby covenant with the Lessees that the Lessees paying the rent hereby reserved and performing the covenants herein — before on the Lessee 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.

Registration of estate rules :

6. The layout of the Deori 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 Lessees shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

Renewal of Lease:

7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessees herein before 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 expense in every respect of the Lessee grant to the Lessees a new Lease of the demised premises for a further term of 15 years on payment of premium as may be determined by the Lessor and with covenants, provisos and stipulations herein before 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.



Costs and charges to be borne by the Lessees:

8. The stamp duty and registration charges in respect 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 Lessees.

Marginal notes:

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

IN WITNESS WHEREOF SHR _____
The Regional Officer of the Maharashtra Industrial Development Corporation, has for and on behalf of the Maharashtra Industrial Development Corporation, the

.. 22 ..

[Signature]
Area Manager
MIDC, NAGPUR

[Signature]
Proprietor
G.S. Rice Process Plant
DEORI Dist. Gondia.

248	2092
23	32

Lessor above named, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and Confirming Party has/ Parties have set his / its/ their hand, respective hands the Lessee hath caused its Common Seal to be affixed the Lessee has set his hand the Lessees have set their respective hands hereto the day and year first above written.

FRST SCHEDULE
(Description of Land)


All that piece or parcel of land known as Plot No- _____ in the _____ Industrial Estate, situated at village limits of _____ and out side the limit of _____ Municipal Council in rural area, Taluka _____ and Registration sub-district _____ Containing by admeasurements _____ sq. metesr. Or thereabouts and bounded by red coloured boundary line on the plan annexed hereto, that is to say :-

- On or towards the North by
- On or towards the South by
- On or towards the East by
- On or towards the West by



SECOND SCHEDULE
(Building Regulations)

- 1 The Building Regulations of 'A' Class Municipal Council or the Building Regulations of the respective Local Authority as amended from time to time will be the Building Regulations applicable for development of the plots in industrial area
2. The periphery of the plot shall be utilized for the purpose of planting trees, 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.
3. The Lessee shall not use the land for the purpose of factory building It shall not be used for obnoxious industries a list whereof is attached
4. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Officer authorized by the Lessor , and no additions or alterations to buildings, the plants of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.


Area Manager
MIDC, NAGPUR


C.S. Rice Process Plant
DEORI Dist. Gondia.

288	2002
28	32

5. The Lessees 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 Department' Board for the purpose of preventing any Water or Air Pollution and shall no commence any construction on the said plot before obtaining such No Objection Certificate.


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 on Lessee is concerned with the same boundary Mark the officer authorized by the Lessor shall allocate this obligation suitably.

7 Building plans in triplicate as Approved by the Executive Engineer, MIDC

**THIRD SCHEDULE
(List of Obnoxious Industries)**

- 1 Fertilizer manufactures from organic materials, provided, However, that these provisions shall not apply to the Manufactures of fertilizers from previously processed Materials which have no noxious odours or fumes and which do not produce noxious dours or fumes in the compounding or manufacturing thereof.
- 2 Sulphurous, sulphuric, picric, nitric, hydrochloric or other acid Manufactures or their use or storage, except as accessory to a permitted industry.
- 3 Ammonia Manufacture
- 4 Incineration, reduction or dumping of Offal, dead animals, Garbage or refuse on a commercial basis.
- 5 Tar distillation or manufacture.
- 6 Cement manufacture.
- 7 Chlorine manufacture.
- 8 Bleaching powder manufacture,




Area Manager
MIDC, NAGPUR



Proprietor
C.S.Rica Process Plant
DEORI Dist. Jondia.


28	2002
24	32

.. 24 ..

9. Gelatine or glue manufacture or Processes involving Recovery from fish or Animal offal.
10. Manufacture or storage of explosive or Fire works
11. Fat rendering
12. Fat, tallow, grease or lard refining or manufacture.
13. Manufacture of explosives or Inflammable products of Propylene.
14. Propylene manufacture
15. Dyestuff and pigment Manufacture.
16. Turpentine, paints, varnish or size manufacture or refining
17. Garbage, offal or dead animals reductions, dumping or Incineration
18. Stock-yard or slaughter of animals or fowls.
19. Tallow, grease or lard manufacture.
20. Tanning curing or storage of raw hides or skins.
21. Wool pulling or scouring
22. Yeast plant.
23. Paper and paper products
24. Charcoal.
25. Manufacture of Viscose Rayon.
26. In general those uses which may be obnoxious or offensive by reason of emission of odour liquid — effluvia, dust, smoke, gas, noise, vibrations or fire — hazards.




Area Manager
MIDC, NAGPUR


Proprietor
C.S. Rice Process Plant
DEORI Dist. Jondia.

.. 25 ..



.. 25 ..

२६४	३००९
२६	३२



SIGNED, SEALED AND DELIVERED BY

KU. H. G. JOSHI,
Area Manager of the Maharashtra Industrial
Development Corporation
in the presence of :-

KH Joshi
Area Manager
MIDC, NAGPUR

(1) K B Sonule *[Signature]*

(2) G. K. Dahugane, Asott. Dist.

SIGNED AND DELIVERED

By the above named Licensee:
SHRI. ANILKUMAR ZAMSING YERNE
PROP. OF C. S. RICE PROCESS PLANT
In the presence of :-

[Signature]
Proprietor
C.S. Rice Process Plant
DEORI Dist. Gondia.



1) Signature *[Signature]*

Name Sandeep A. Bhamre

Address W-30 MIDC BUTIBORI



2) Signature *[Signature]*

Name Asif. Noor. Sheikh

Address vt. Madh. Nagar. Gujranwala
Dist. Bhamdozey (M.S)



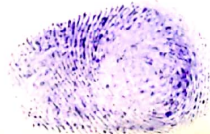
१) नाव - विजय देवकराम कावडे
वय - ३८
पत्ता - १०१, ग्रामिक रुग्णालय जवरीय देवी

विजय कावडे



२) नाव - दुर्योधन गोखल वाकनकर
वय - ३४
पत्ता - २५९, हेरीगोला, साकरीगोला
नामगाव ज. जोंदिया

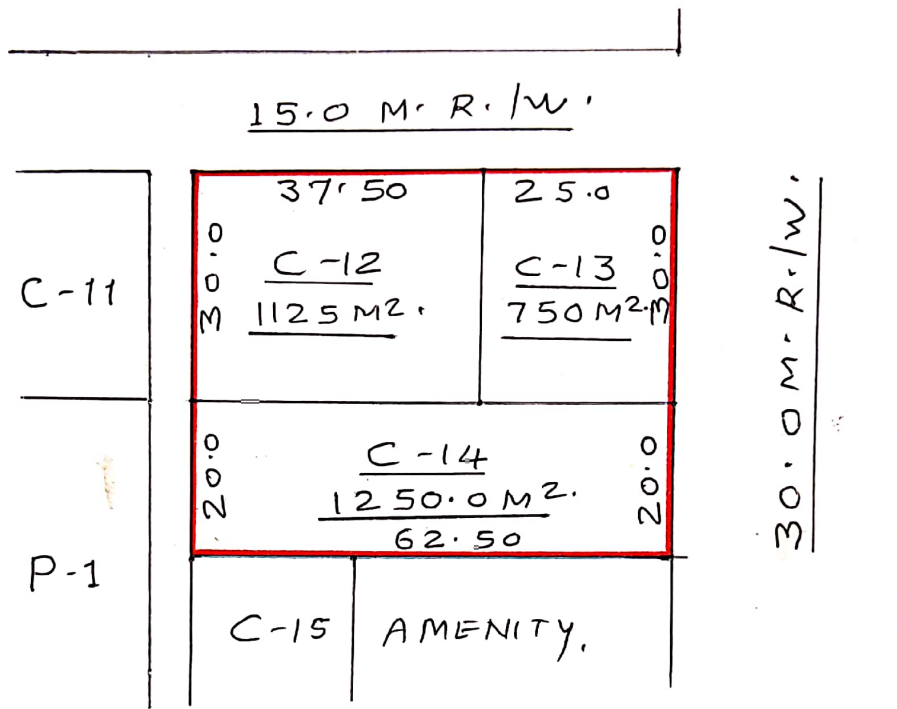
दुर्योधन वाकनकर



DEORI INDUSTRIAL AREA
 VILLAGE :- DEORI
 TAL :- DEORI, DIST :- GONDIA
 Plot No. :- C-12, C-13, C-14 Area :- 3125.0 M²



SCALE
 1 CM = 10 Mtr



[Signature]
 Area Manager
 MIDC, NAGPUR

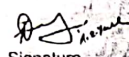
[Signature]
 R. G. BODKHE
 Head Surveyor
 M.I.D.C., NAGPUR


[Signature]
 Proprietor
 C.S. Rice Process Plant
 DEORI Dist. Gondia.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANILKUMAR Z YERNE
ZAMSINGH BHURAJI YERNE
08/07/1976
 Permanent Account Number ;
ABBPY9468L


 Signature



द ख र	
२६४	२००२
२८	३२

MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No 29438 19956013235 DOI : 19-07-1996
 Valid Till : 19-07-2015 (HT)

DLD 23-09-2011
 AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA


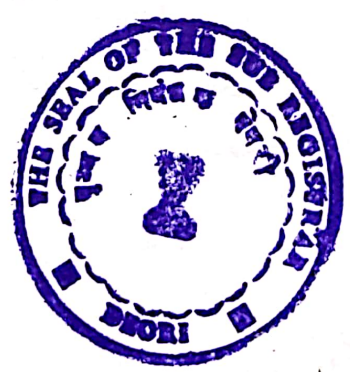
COV	DOI
MCWG	19-07-1996
LMV	19-07-1996

DOB : 08-07-1976 BG :

Name : ANILKUMAR YERNE
 SDW of ZAMSINGH YERNE
 Add : AT. KRUSHNA KUNG, CIVIL LINE, DEORI
 TAL. DEORI DIST. GONDIA

PIN : 441801 Signature/Thumb Impression of Holder

Signature & ID of Issuing Authority: MH38 291117



भारत निवडणूक आयोग
Election Commission of India

ओळखपत्र
IDENTITY CARD

GRC1742782



मतदाराचे नांव : दुर्गोधन गोबरु बावनकर
Elector's Name : Duryodhan Gobaru Bavanakar
वडीलांचे नांव : गोबरु बावनकर
Father's Name : Gobaru Bavanakar
लिंग : पू Sex : M
1/1/2006 रोजी वय : 27
Age as on 1/1/2006 :

द व प	
२६४	२००२
२९	३२

GRC1742782

पत्ता 259, हेटीटोला,
साकरीटोला
गाव साखरीटोला
तालुका आमगांव
जिल्हा गोंदीया- 441902



Address 259, Hetitola,
Sakaritola
Village Sakharitola
Taluka Amgaon
District Gondiya- 441902

(Signature)

मतदार नोंदणी अधिकारी
148-आमगाव विधानसभा मतदारसंघा करिता
Electoral Registration Officer
For 148-Amagav Assembly Constituency

स्थळ : आमगांव
Place : Amgaon

दिनांक/Date : 4/2/2007

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगाल आणता येईल.
This card may be used as an Identity Card under
different Government Schemes 111/343



भारत निवडणूक आयोग
ओळखपत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UIY1304062



मतदाराचे नांव : विजय देवकराम कावळे
Elector's Name : VIJAY DEVAKARAM Kavle
वडिलांचे नांव : देवकराम कावळे
Father's Name : Devakaram Kavle
लिंग / Sex : पुरुष / MALE
जन्म तारीख / Date of Birth : XX/XX/1974

२६४	२००९
३०	३२

पत्ता : 1091, ग्रामीन रूग्णालय जवळील, देवरी
गाव देवरी
तालुका, देवरी
जिल्हा, गोंय (महाराष्ट्र) 441901
Address: 1091, Gramin Hospital, Devari
GRAM, Devari
TEHSIL, Devari
DISTT. Gondiya (M.H.)-441901

Date 17/07/2009
66-आमगाव (अ.ज.) (अ.ज.) निवडणूक क्षेत्रासाठी
मतदार नोंदणी अधिकारी

Facsimile Signature of the
Electoral Registration Officer
for 66-Amgaon (ST)(ST) Constituency

पत्ता बदलविण्याकरिता नवीन पत्त्यावर आपले नाव मतदार यादीत
समाविष्ट करावे. आणि या पत्त्यावर याच नंबर चे कार्ड घेण्याकरिता
ता. फॉर्मवर आपला कार्ड नंबर अवश्य लिहावा.
In case of change in address, mention this Card No. in
the relevant Form for including your name in the roll at
the changed address and to obtain the card with same
number
66/235/607/08



शुक्रवार, 09 नोव्हेंबर 2012 11:36 म.पू.

दस्त गोषवारा भाग-1

दवर 39/32

दस्त क्रमांक: 264/2012

दस्त क्रमांक: दवर /264/2012

वाजार मुल्य: रु. 2,29,000/-

मोबदला: रु. 1,33,300/-

भरलेले मुद्रांक शुल्क: रु.6,970/-

दु. नि. सह. दु. नि. दवर यांचे कार्यालयात

पावती:264

पावती दिनांक: 06/11/2012

अ. क्रं. 264 वर दि.06-11-2012

सादरकरणाराचे नाव: अनिलकुमार झामसिंग येरने

रोजी 4:25 म.नं. वा. हजर केला.

नोंदणी फी रु. 2290.00

दस्त हाताळणी फी रु. 640.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 32

दस्त हजर करणाऱ्याची सही:

एकुण: 2950.00

Sub Registrar Deveri
मुख्य निबंधक
देवरी

Sub Registrar Deveri
मुख्य निबंधक
देवरी

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्का क्रं. 1 06 / 11 / 2012 02 : 39 : 14 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 11 / 2012 04 : 30 : 01 PM ची वेळ: (फी)



09/11/2012 11 29:42 AM

दस्त गोषवारा भाग-2

दवर ३२/३२

दस्त क्रमांक:264/2012

दस्त क्रमांक :दवर/264/2012

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मनेजर MIDC नागपुर येरीया पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा.पो.ता.देवरी जि.गोंदिया, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, गोंदिया. पॅन नंबर:	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:अनिलकुमार झामसिंग येरने पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा.पो.ता.देवरी जि.गोंदिया, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, गोंदिया. पॅन नंबर:	लिहून घेणार वय :-35 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:08 / 11 / 2012 01 : 15 : 02 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय देवकराम कावळे वय:38 पत्ता:रा.पो.ता. देवरी जि.गोंदिया पिन कोड:441901	स्वाक्षरी 	
2	नाव:दुर्योधन गोबरु बावनकर वय:31 पत्ता:रा.पो.साकरीटोला ता.देवरी जि.गोंदिया पिन कोड:441902	स्वाक्षरी 	

शिकका क्र.4 ची वेळ:09 / 11 / 2012 11 : 29 : 33 AM

शिकका क्र.5 ची वेळ:09 / 11 / 2012 11 : 29 : 40 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Deori
मुख्यम निबंधक
देवरी

264 /2012



देवरी नोंदणी
मुख्यम निबंधक, देवरी
दिनांक ९ नोव्हेंबर २०१२

प्रमाणित करणारा गेले की या
दस्तावजात एकूण ३२ पाने आहे.

मुख्यम निबंधक



CHALLAN
MTR Form Number-6

द व र

६५७

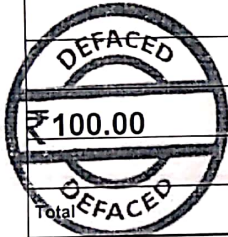
२०२२

१

२५



GRN	MH007309972202223E	BARCODE					Date	05/09/2022-12:53:21	Form ID		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Registration Fee Ordinary Collections IGR				TAX ID / TAN (If Any)						
Office Name	DVR_DEORI SUB REGISTRAR				PAN No.(If Applicable)						
Location	GONDIA				Full Name	ANILKUMAR ZAMSING YERNE					
Year	2022-2023 One Time				Flat/Block No.	PLOT NO.P-3					
Account Head Details				Amount In Rs.	Promises/Building						
0030063301	Amount of Tax			100.00	Road/Street	DEORI					
					Area/Locality	3125.00 SQ.MT.					
					Town/City/District						
					PIN	4	4	1	9	0	1
					Remarks (If Any)	SecondPartyName=MIDC NAGPUR-					
					Amount In	One Hundred Rupees Only					
				100.00	Words						
Total				100.00							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	00040572022090526996	IK0BWHVC11			
Cheque/DD No.					Bank Date	RBI Date	05/09/2022-12:24:54	Not Verified with RBI			
Name of Bank					Bank-Branch	STATE 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 चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Mobile No. : 9423122020

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-303-657	0003640902202223	05/09/2022-16:01:00	IGR421	100.00
Total Defacement Amount					100.00



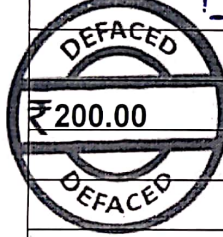


CHALLAN
MTR Form Number-6



GRN	MH007120331202223E	BARCODE	[Barcode]		Date	30/08/2022-16:03:58	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	DVR_DEORI SUB REGISTRAR			Full Name	ANILKUMAR ZAMSING YERNE SEC MS KRUSHNA SAHAYOGI TANTRA SHIKSHAN			
Location	GONDIA			Flat/Block No.	SANSTHA			
Year	2022-2023 One Time			Premises/Building	PLOT NO. P-3			
Account Head Details			Amount In Rs.	Road/Street	MOUZA- DEORI			
0030046401	Stamp Duty		200.00	Area/Locality	3125.00 SQ. MTRS.			
				Town/City/District				
				PIN	4	4	1	9 0 1
				Remarks (If Any)	SecondPartyName=M I D C~			
				Amount In	Two Hundred Rupees Only			
Total			200.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022083044995		CKU6168712
Cheque/DD No.				Bank Date	RBI Date	30/08/2022-04:05:49		01/09/2022
Name of Bank				Bank-Branch	STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date	243 , 01/09/2022			

द व र
६५६ २०२२
२ २५



Department ID : Signature Not Verified Mobile No. : 9423186801
NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल सुविधायत नोंदणी करायच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.
Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.09.05
16:05:44 IST
Challan Defacement Report
Reason: GRA's Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-303-657	0003640897202223	05/09/2022-16:00:54	IGR421	200.00





CHALLAN
MTR Form Number-6



GRN	MH007309972202223E	BARCODE			Date	05/09/2022-12:53:21	Form ID				
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Registration Fee Ordinary Collections IGR				TAX ID / TAN (If Any)						
					PAN No.(If Applicable)						
Office Name	DVR_DEORI SUB REGISTRAR				Full Name	ANILKUMAR ZAMSING YERNE					
Location	GONDIA										
Year	2022-2023 One Time				Flat/Block No.	PLOT NO.P-3					
Account Head Details			Amount In Rs.	Premises/Building							
0030063301	Amount of Tax		100.00	Road/Street		DEORI					
				Area/Locality		3125.00 SQ.MT.					
				Town/City/District							
				PIN		4	4	1	9	0	1
				Remarks (If Any) SecondPartyName=MIDC NAGPUR~							
				Amount In	One Hundred Rupees Only						
Total			100.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572022090526996		IK0BWHVC11			
Cheque/DD No.				Bank Date	RBI Date	05/09/2022-12:24:54		Not Verified with RBI			
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

द व र	
६५७	२०२२
३	२५

Department ID :

Mobile No. : 9423122020

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0509202207073

Date 05/09/2022

Received from Anil kumar Zamsing Yerne, Mobile number 9423122020, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office S.R. Devri of the District Gondia.

Payment Details

Bank Name SBIN

Date 05/09/2022

Bank CIN 10004152022090506395

REF No. IGAOGCCNA1

This is computer generated receipt, hence no signature is required.

द व र	
६५६	२०२२
४	२५





CHALLAN
MTR Form Number-6



GRN	MH007120331202223E	BARCODE			Date	30/08/2022-16:03:58	Form ID	36			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	DVR_DEORI SUB REGISTRAR			Full Name	ANILKUMAR ZAMSING YERNE SEC MS KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA						
Location	GONDIA			Flat/Block No.	PLOT NO. P-3						
Year	2022-2023 One Time			Premises/Building							
Account Head Details			Amount In Rs.	Road/Street	MOUZA- DEORI						
0030046401 Stamp Duty			200.00	Area/Locality	3125.00 SQ. MTRS.						
				Town/City/District							
				PIN		4	4	1	9	0	1
				Remarks (If Any)	SecondPartyName=M I D C~						
				Amount In	Two Hundred Rupees Only						
Total			200.00	Words							
Payment Details	STATE BANK OF INDIA				FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	00040572022083044995	CKU6168712					
Cheque/DD No.			Bank Date	RBI Date	30/08/2022-16:24:06	Not Verified with RBI					
Name of Bank			Bank-Branch			STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date			Not Verified with Scroll					

द व र	
६५६	२०२२
५	२५

Department ID :

Mobile No. : 9423186801

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.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

☎ 2525215 Fax 2521732
E-mail : ronagpur@midcindia.org

No./RON/NGP/3098/2022
Dated :- 02/09/2022

To,
SHRI. ANILKUMAR ZAMSING YERNE, SECRETARY
M/s.KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA,
At. Post Tah. Deori,
Dist. Gondia-441901 (M.S.)

Sub :- Deori Industrial Area, Dist. Gondia
Plot No. P-3 adm. 3125.00 sq.mtr.
Execution of Final Lease.

द व र	
६५६	२०२२
९	२५

Ref.; Your letter dated

Sir,

This Execution of Final Lease in respect of Plot No. P-3 adm. 3125.00 sq.mtr. in Deori Industrial Area, Dist. Gondia has been executed on 02nd day of Sept.-2022. The Execution of Final Lease has to presented to Sub-Registrar of Assurance at Deori, Dist. Gondia for the purpose of registration within a specific time limit prescribed by law (Viz. within 1 month from the date execution of the documents) We should request you to arrange to lodge both the copies of the Final Lease for registration making the original returnable to you and the duplicate to the MIDC at above given 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 in corporate the serial numbers and date in tripartite agreement.

Government in the Revenue and Forest Department by its notification numbers RGN/10/8/1886-30-M-1 dated 16 April 1979 (Published in Maharashtra Government Gazette-Part IV A, Page 152 on the 3rd May 1979) has exempted the Regional Officer of the Corporation for appearing before the registrar for the purpose of registration of the Final 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,

Encl. : Original Final Lease.

Yours faithfully


Regional Officer,
MIDC, NAGPUR



755	
5505	

द व र	
६५७	२०२२
७	२५



अंतिम करारनामा (Lease Agreement)

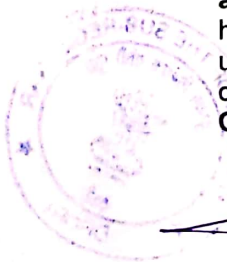
Annexure

(Form of Lease)

THIS LEASE made at NAGPUR the 02nd day of Sept Two Thousand & Twenty Two BETWEEN MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Head Office at Udyog Sarathi, MIDC, Marol Industrial Area, Mahakali Caves Road, Andheri (E), Mumbai-400 093, hereinafter called "the Lessor" (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part.

AND

SHRI. ANILKUMAR ZAMSING YERNE, SECRETARY, M/S. KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA, a Society registered under the Societies Act 1860 (under Section-21) and having its registered office at. Post Tah. Deori, Dist. Gondia-441901 (M.S.) hereinafter called the "Lessee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Other Part .



ANILKUMAR Z. YERNE
SECRETARY M/S-KRUSHNA SAHAYOGI
TANTRA SHIKSHAN SANSTHA DEORI
DIST. GONDIA

Regional Officer
MIDC, NAGPUR

द व र	
६५७	२०२२
L	२५

WHEREAS :


(A) By an Agreement to Lease dated the 31st day of October-2012 and made between the Lessor of the **One Part** and Licensee i.e. **SHRI. ANILKUMAR ZAMSING YERNE**, trading as a PROPRIETOR in the firm name and style of **M/S. C. S. RICE PROCESS PLANT** and having his office/place of business At. **Krushnakunj, Civil Lines, Gondia-441901 (M.S.)** of the **Other Part**. The Lessor agreed to grant to the Lessee/Lessee upon the performance and observance by the Lessee/Lessee of the obligations and conditions contained in the said Agreement to Lease, a Lease of the piece and parcel of Demised Land and premises admeasuring approximetaly **3125.00 Square Meters** or thereabouts in **Deori Industrial Area, Dist. Nagpur** bearing Plot No. **C-12, C-13 & C-14** hereinafter referred to as the Demised Land and more particularly described in Schedule I hereunder written and demarcated by red colour boundary line on the plan annexed hereto.

The said Agreement to Lease is registered with the Sub-Registrar of Assurances, **Deori, Dist. Gondia** Under Serial No. **264-2012** on 9th day of **November-2012**.

(B) The Lessee/Lessee has/have paid the **Stamp Duty** of **Rs. 6,970/-** (Rupees Six Thousand Nine Hundred & Seventy only) on the 8th day of **October-2012** on the **Agreement to Lease** dated 31st day of **October-2012** on the amount of the premium of **Rs. 1,33,300/-** (Rs. One Lac Thirty Three Thousand & Three Hundred only).

(C) At the request of the Lessee/Lessee, the Lessor handed over the **possession** of the Demised Land to the Lessee/Lessee on the 20th day of **September-2012** and the Lessee/Lessee has/have completed **0.498 %** construction on the Demised Land as per the plans approved by the Lessor and obtained **Occupation Certificate (OC)/ Building Completion Certificate (BCC)** from the Lessor.

(D) AND WHEREAS **SHRI. ANILKUMAR ZAMSING YERNE, PROP. OF M/S. C. S. RICE PROCESS PLANT** has applied to **Change in Use & Chance** in Plot of this Plot No. **C-12, C-13 & C-14, adm. 3125.00 Square Meters** vide his letter dated 20th day of **November-2019**. Hence the Corporation has permitted to **Change in Use** of this Plot No. **C-12, C-13 & C-14, adm. 3125.00 Square Meters** in **Deori Industrial Area** from **Industrial Use** to **Amenity Use ((Educational Purpose)** and **Chance** in Plot from Plot No. **C-12, C-13 & C-14, adm. 3125.00 Square Meters** to Plot No. **P-3, adm. 3125.00 Square Meters** vide its letter जा.क्र./मऔविम/प्राअना/४१०६/२०१९, दि. ०९/१२/२०१९ and a note of this change has been taken in the Lessor's official records.


ANILKUMAR Z. YERNE
 SECRETARY M/S-KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
MIDC, NAGPUR



द व र	
६५६	२०२२
९	१५

(E) AND WHEREAS SHRI. ANILKUMAR ZAMSING YERNE, PROP. OF M/S. C. S. RICE PROCESS PLANT has applied to Change in Name of this Plot No. P-3, adm. 3125.00 Square Meters vide his letter dated 28th day of November-2019. Hence the Corporation has permitted to Change in Name of this Plot No. P-3, adm. 3125.00 Square Meters in Deori Industrial Area from SHRI. ANILKUMAR ZAMSING YERNE, PROP. OF M/S. C. S. RICE PROCESS PLANT to KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA vide its letter MIDC/RO(NGP)/DOR/LMS-31/1557/2020, dt. 15/07/2020 and a note of this change has been taken in the Lessor's official records.

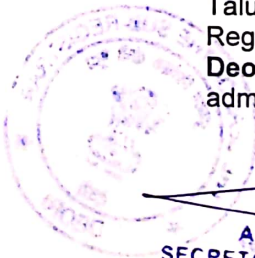
(F) AND WHEREAS KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA has applied to Change in Name of this Plot No. P-3, adm. 3125.00 Square Meters vide his letter dated 17th day of May-2022. Hence the Corporation has permitted to Change in Name of this Plot No. P-3, adm. 3125.00 Square Meters in Deori Industrial Area from KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA to SHRI. ANILKUMAR ZAMSING YERNE, SECRETARY M/S. KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA vide its letter MIDC/RO(NAGPUR)/DOR/LMS-31/2994/2022, dt. 24/08/2022 and a note of this change has been taken in the Lessor's official records.

(G) The Lessee/Lessees has/have now requested the Lessor to execute lease in favour of the Lessee/Lessees which the Lessor has agreed to do on the terms and conditions stipulated hereunder.

NOW THIS LEASE WITNESSETH as follows:

1. In consideration of the Demised Land of the sum of Rs. 1,33,300/- (Rs. One Lac Thirty Three Thousand & Three Hundred only) towards land premium and Rs. 3,28,125/- (Rs. Three Lacs Twenty Eight Thousand One Hundred & Twenty Five only) towards Differential Premium (Change in Use) and Rs. 15,700/- (Rs. Fifteen Thousand & Seven Hundred only) towards Standard Transfer Fee (Change in Name) making together aggregate sum of Rs. 4,77,125/- (Rs. Four Lacs Seventy Seven Thousand One Hundred & Twenty Five only) paid by the Lessee/ Lessees to the Lessor and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee/Lessees hereinafter contained the Lessor doth hereby demise unto the Lessee/ Lessees ALL that piece of land known as Plot No. P-3 in the Deori Industrial Area and within Village limits of limits of Deori, Taluka and Registration Sub-District Deori, District and Registration District Gondia and outside the limits of Deori Municipal Corporation, containing by admeasurements 3125.00 Square Meters or thereabouts

Description
of Land



ANILKUMAR.Z.YERNE
SECRETARY M/S. KRUSHNA SAHAYOGI
TANTRA SHIKSHAN SANSTHA DEORI
DIST. GONDIA

Regional Officer
MIDC, NAGPUR



द व र	
६५६	२०२२
१०	१५

and more particularly described in the First Schedule here underwritten and bounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereinafter standing and being thereon (hereinafter referred to as "Demised Land") AND TOGETHER WITH all rights, easements and appurtenances thereto belonging EXCEPT AND RESERVING unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the Demised Land unto the term of **95 years** computed from the **First day of September-2012**, subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules there under **PAYING THEROF yearly rent of rupee one** during the said Term unto the Lessor at the Office of the Chief Executive Officer of the Lessor (hereinafter referred to as "CEO") 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 by the Lessosr The said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

WHEREAS, The Grantor/Lessor is a Govt. of Maharashtra undertaking constituted under the provisions of aforesaid MID Act, 1961, is holding the land acquired by the State Govt. under Chapter VI of MID Act for the propose of securing rapid & orderly establishment of Industrial area & Industrial estate in the State of Maharashtra & to assist generally in the growth, development, management & organization by Industrial arae/estates & is empowered by the Govt. of Maharashtra to make available the Plot of land/sheds/units/gallas onsuch land, to entrepreneurs/undertaking to establish themselves in such areas on payment of premium to Grantor/Lessor, on certain terms & conditions as prescribed by & on behalf of the State Government,

2. The Lessee/Lessees with intent to bind all persons into whosoever hands the Demised Land may come doth/do hereby covenant with the Lessor as follows :

a) During the said Term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deductions.


b) The lessee shall pay all existing and future central, state or local duties, taxes, levies, assessments, or other outgoing of every description whatsoever for the time being payable either by Grantor/Lessor/Licensee/Lessee or by the occupier of the demised premises and anything for the time being thereon including service tax or any other tax of a like nature in respect of the property of lease/license thereof wherever applicable including but not limited to any duties, taxes, levies, assessments, interest,

Covenants by the Lessee

To pay Rent.

To pay rents and taxes




ANILKUMAR Z. YERNE
 SECRETARY M/S. KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
 MIDC, NAGPUR



द व र	
६५६	२०२२
११	२५

penalties or other outgoings of any description that may become payable whether pursuant to a change in law or any demands made by any authority or consequent to any order passed by a Court, Tribunal or other authority since the commencement of the Lease Deed or Agreement to Lease.

c) i) Throughout the said Term hereby created to pay to the Lessor from time to time such recurring fees/charges in the nature of service charges as may from time to time be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or the Rules framed there under by the Lessor in respect of the amenities or common facilities provided by the Lessor. The Lessee/Lessees shall pay such charges/ recurring fees within thirty days from the date of issue of demand notice/invoice by the Lessor.

**To pay fees
or service
charges**

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

d) The Lessee shall at its own expense maintain the trees 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 Land.

**Planting of
trees in the
periphery of
the plot.**

e) Not to make any excavation upon of the said Demised Land or any part thereof nor remove any stone sand, gravel, clay or earth there from 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 compound wall, steps, 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 or make any alteration, construction, erection or addition in the structure erected/constructed on the Demised Land as per the sanctioned plans without the prior written consent of the Special Planning Authority of the said Industrial Area (hereinafter referred to as "SPA" which expression shall include any other Officer to whom the duties or functions of the said SPA, may be assigned.)

**Not to erect
beyond
building line**

g) The Lessee/Lessees having at its own expense constructed an access road leading from the main road to the Demised Land as delineated on the plan hereto annexed and thereon coloured red shall at all times hereafter maintain the same in good order and conditions to the satisfaction of the SPA.

Access Road




ANILKUMAR Z. YERNE
 SECRETARY M/S-KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
 MIDC, NAGPUR



द व र	
६५७	२०२२
१२	२५

६

h) (i) 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 as may be amended from time to time and the rules made thereunder as also with any other conditions which may from time to time be imposed by any concerned statutory authorities under the said act as regards the collection, treatment and disposal or discharge of effluent or waste or otherwise whatsoever and shall indemnify and keep indemnified the Lessor 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 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.

(ii) If applicable the Lessor/SPA shall direct the Lessee to become a member of Common Effluent Treatment plant (CETP) and the Lessee shall follow such direction of the SPA/ Lessor and observe all the rules and regulations prescribed by the concerned authorities for the disposal of effluent from time to time and produce the proof thereof to the Lessor.

Membership of CETP

i) Not at any time during the Term erect any building, erection or structure on any portion of the said Demised Land except in accordance with the Plans Sanctioned by the SPA and in accordance with the said Building Regulations setout in the Second Scheduled hereto as well as Regulations framed by the Lessor from time to time in this regard.

To build as per agreement

j) That no additional building or erection be erected hereafter unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessee/Lessees in triplicate for scrutiny of and be approved in writing by the SPA and a No Objection Certificate shall have been obtained from the Maharashtra Prevention of Water Pollution Board as provided in the said Building Regulations and regulations made from time to time.

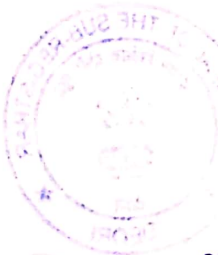
Plans to be submitted before building.


k) To indemnify and keep indemnified the Lessor against any and all claims damages, losses which may be caused to any Infrastructure provided by the Lessor or to any adjoining buildings or other premises and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Lessor, or by Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity

l) Not at any time during the Term cause any damage to any of the infrastructure provided by the Lessor in the said Industrial Area or to Lessor's property. In the event such of damage the Lessor may by notice to the Lessee call upon them to rectify the damages and upon Lessees failure to do so within a reasonable time, Lessor may rectify the same at expense in all respect of the Lessees.

Not to cause any damage.




ANILKUMAR Z. YERNE
 SECRETARY M/S-KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
 MIDC, NAGPUR



द व र	
६५६	२०२२
१३	१५

m) The Lessee shall complete the balance construction within a period of 10 years from the date expiry of development period granted under Agreement to Lease regardless to the extension period granted if any hereof as per the Detailed Project Report (DPR) submitted by the Lessee and/or as modified from time to time with due approval of the Lessor. In the event the Lessee does not comply with this condition, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

Completion of balance construction.

n) The Lessee shall at all times during the Term to observe and confirm to the said Building Regulations set-out in the Second Schedule and to all bye-laws, rules and regulations of the Lessor.

To build according to rules

o) To observe and confirm to all rules, regulations and bye-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 facility, accommodation and other sanitary arrangements for the labourers, workmen and for its employees. Other staff employed on the Demised Land in order to keep the Demised Land and surroundings clean and in good condition to the satisfaction of the SPA and shall not without the previous consent in writing of the SPA permit any labourers or workman to reside upon the Demised Land premises and in the event of such consent being given shall comply strictly with the terms thereof.

Sanitation

p) That no alteration or additions shall any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the SPA.

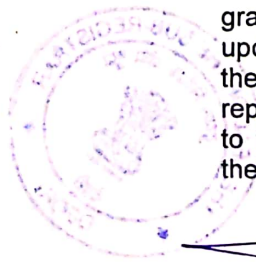
Alterations

q) Throughout the said Term at the Lessee/Lessees expense well and substantially to repair pave, cleanse and keep in good and substantial repair and conditions (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the SPA. The said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

To repair

r) To permit the Lessor or the Chief Executive Officer or the SPA the and the Officers, 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 Land and to inspect the state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee/Lessees call upon him/it/them to execute the repairs and upon Lessee's failure to do so within a

To enter and inspect



ANILKUMAR Z. YERNE
SECRETARY M/S-KRUSHNA SAHAYOGI
TANTRA SHIKSHAN SANSTHA DEORI
DIST. GONDIA

Regional Officer
MIDC, NAGPUR



द व र	
६५६	२०२२
१४	२५

reasonable time the Lessor may do such repairs at the expense in all respect of the Lessee/Lessees.

s) Not to do or permit anything to be done on the demised premises which may be nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

Nuisance

t) (i) To use the Demised Land only for the purpose of **Amenity Use (Educational Use)** as approved by the Lessor but not for the purpose of a factory for any of the obnoxious industries as indicated in the annexure set out in the Third Schedule hereunder- written and not to use the Demised Land or any part thereof for any other purpose nor for the purpose of any factory which may be obnoxious, 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 Prevention of Water Pollution Board 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.

User

(ii) The Lessee also agrees that in the event during the term of the lease the Lessee utilizes the Demised Land for the purpose other than specified herein without prior permission of the Lessor, the Lessor shall have right to resume the Demised Land or any unutilized portion thereof in accordance with the prevailing policy.

u) To keep the Buildings already erected or which may hereafter be erected on the said Demised Land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee/Lessees against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) with some well established insurance office in Mumbai and on demand, produce to the SPA the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be erected upon the said Demised Land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue or any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the SPA AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee/ Lessees will reinstate and repair the same to the satisfaction of the SPA and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

Insurance



ANILKUMAR Z. YERNE
 SECRETARY M/S. KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA

Regional Officer
MIDC, NAGPUR



द व र	
६५६	२०२२
१५	२५

v) At the expiration or sooner the determination of the Term quietly to deliver to the Lessor, the Demised Land and all erections and building then standing or being thereon PROVIDED always that the Lessee/Lessees shall be at liberty if Lessee/Lessees shall have paid the rent and all Municipal and other taxes, rent and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections, structures and materials from the Demised Land but so nevertheless the Lessee/Lessees shall deliver the possession of the Demised Land as aforesaid to the Lessor levelled and put in good order and proper condition to the satisfaction of the Lessor all land from which such buildings erections or structures may have been removed.

Delivery of possession after expiration

w) (i) Not to assign, sublet or part with the possession of the Demised Land or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such condition as he may think fit including the conditions for payment of premium and in any event not to assign, sublet or transfer the Lessee/Lessees interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign

(ii) If the Lessee has not taken prior consent from the Lessor for transfer of interest in the Demised Land in whatsoever manner, the Chief Executive Officer may give notice in writing to the Lessee/Lessees for termination of this Lease unilaterally.


x) Subject to 'Not to Assign' Clause as stated hereinabove, if the Lessee/Lessees shall sell, assign or part with the Demised Land for the then residue of the Term to deliver at the Lessee/Lessor's expenses 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 Lessor

y) (i) That In employing skilled and unskilled labour, the Lessee/Lessees shall give first preference to the person/s who are able-bodied and fulfilling general qualifications as prescribed by the Lessee and whose lands are acquired for the purpose of the said Industry.

To give preference in employment of Labour

(ii) The Lessee shall also endeavour to employ the local persons considering their knowledge of handling and operating the equipment/machineries used by the Lessee and fulfilling the general qualifications as prescribed by the Licensee.


ANILKUMAR Z. YERNE
 SECRETARY M/S-KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
MIDC, NAGPUR



द व र	
६५७	२०२२
१९	१५

१०

z) In the event of death of the Lessee/Lesseees permitted assignee or assignees of the Lessee/Lesseees being a natural the person 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.

zz) In the event the power requirement of the Lessee/Lesseees is more than 5 MVA, the Lessee/Lesseees shall provide space within the Demised Land of a required size and shall at its own costs construct the EHV-132/220KV Sub-Station and for that purpose the Lessee/Lesseees shall plan the land requirement considering the land requirement of EHV Sub-Station.

Provision of EHV Sub-station

3) If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee/Lesseees hereunder shall be in arrear, the same may be recovered from the Lessee/Lesseees as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966 (XLI of 1966) together with interest thereon at prevailing rate from the date of default in payment.

Recovery of Rent fees etc. as land revenue

4) If the said rent hereby reserved or recurring fees or service charges or any other charges payable by the Lessee/Lesseees hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee/Lesseees hereinbefore contained and the Lessor may re-enter upon any part of the Demised Land in the name of the whole and thereupon the term hereby granted and right to any renewal there of shall absolutely cease and Lease the shall be determine and in that case no compensation shall be payable to the Lessee/Lesseees on account of the building or improvements built or carried out on the Demised Land or claimed by the Lessee/Lesseees on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry herein before contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee/Lesseees or left on some part of the Demised Land a 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 shall have been made by the Lessee/Lesseees in remedying such breach or breaches within three months after the giving or leaving of such notice.

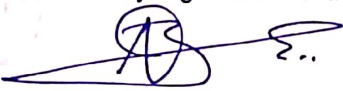
Rent, fees Etc. in arrears



5) The Lessor doth hereby covenant with the Lessee/Lesseees that the Lessee/Lesseees paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee/Lesseees part contained shall and may peacefully enjoy the Demised Land or the said term hereby granted without any interruption or

Lessor's Covenant for peaceful enjoyment




ANILKUMAR Z. YERNE
 SECRETARY M/S. KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
 MIDC, NAGPUR



द व र	
६५६	२०२२
१६	२५

disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

6) The layout of the **Deori Industrial Area, Dist. Gondia** and the Building and other Regulations and covenants relating thereto other than the premises hereby Demised Land may be altered by the Lessor in the capacity of Special Planning Authority from time to time as the Lessor, thinks fit and the Lessee/Lesseees 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) That the Lessee shall observe and confirm the provisions of Maharashtra Industrial Development Act, 1961 as well all rules, regulations and policies of the Lessor framed under the said act from time to time.

Provisions of MID Act applicable

8) All notices, consents, approvals and no objection certificates to be given under this Lease shall be in writing and shall unless otherwise provided herein be signed by the CEO or any other Officer authorized by him and any notice to be given to the Lessee/Lesseees shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Lessee/Lesseees.

Notices

9) If the Lessee/Lesseees duly performed and observed the covenants and conditions on the part of the Lessee/Lesseees hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new Lease of the Demised Land premises then Lessee shall give notice in writing of such desire to the Lessor at least six months before the expiration of the Term hereby granted. The Lessor shall and will at the cost and expense in every respect of the Lessee/Lesseees grant to the Lessee/Lesseees a new Lease of the Demised Land for a further term of **95 years** on payment of rent as may be determined by the Lessor and on such changes in existing Lease as agreed upon between the parties.

Renewal of Lease.

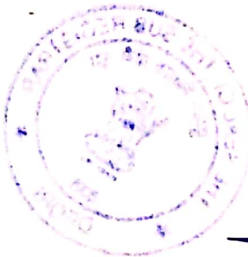
10) The stamp duty, registration charges and all other charges in respect of the preparation, execution and registration of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee/Lesseees.


Cost and charges to be borne by the Lessee.

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

Notes.

IN WITNESS WHEREOF SHRI. M. D. PATEL, the **Regional Officer** of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf.




ANILKUMAR Z. YERNE
 SECRETARY M/S-KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
 MIDC, NAGPUR



द व र

१२

१२

१८

१८

AND SHRI. ANILKUMAR ZAMSING YERNE,
SECRETARY, M/S. KRUSHNA SAHAYOGI TANTRA
SHIKSHAN SANSTHA has for and on behalf of the
aforesaid the Lessee/Lessee's hath hereunto set his/their
hand/affixed the common seal of the Company the day
and year first above written.

FIRST SCHEDULE
(Description of land)

All the piece or parcel of land known as
Plot No. P-3 in the **Deori Industrial Area**, within the
village limits of **Deori** and outside the limit of **Saoner**
Municipal Council in Rural Area, Taluka and Registration,
Sub-District **Deori** and Registration District **Gondia**,
containing by admeasurement **3125.00 Sq.Mtrs.** with
consisting of built up area **2599.05 Sq. Mtrs. (FSI 0.498)**
thereon or thereabouts as per **Occupancy Certificate**
issued by **Deputy Engineer**, MIDC, Sub-Division,
Gondia's vide its letter **IFMS No./MIDC/GON/E&MD/
SDGONDIA/C-66684**/of 2016, dated **26/09/2016** for **Plot
No. C-12,13, & C-14**, adm. **3125.00** and bounded by red
coloured boundary lines on the plan annexed hereto, that
is to say:

On or towards the North by : **15.00 Mtrs. R/W.**,

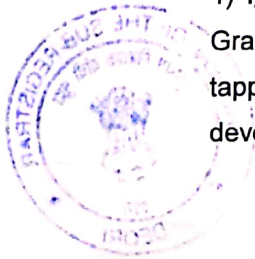
On or towards the South by : **Amenity-5 & Plot No. C-15**,

On or towards the East by : **30.00 Mtrs. R/W.**

On or towards the West by : **5.00 Mtrs./W. Nalla Strip.**

SECOND SCHEDULE
(Building Regulations)

1) The Development Control Regulations prescribed by the
Grantor and amendments made thereto from time to
tapplicable in MIDC Industrial Area shall be applicable for
development of plot/shed/Gala/Unit in this Industrial Area.



ANILKUMAR Z. YERNE
SECRETARY M/S-KRUSHNA SAHAYOGI
TANTRA SHIKSHAN SANSTHA DEOR'
DIST. GONDIA

Regional Officer
MIDC, NAGPUR



2) The Lessee shall utilise the periphery of the plot for the purpose of planting trees. 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.

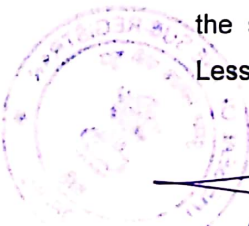
द व र	
६५७	२०२२
१९	२५


3) The Lessee shall not use the land for any purpose except the permissible use/activity allowed by the Lessor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.

4) The Lessee shall obtain a No Objection Certificate from the Department of Environment/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 water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said pollution Board 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 Officer authorized by the Lessor and no addition or alteration 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 Officer.

6) All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the Lessee during the period of construction of buildings. Where more than one Lessee is concerned with the same boundary mark, the officer authorized by the Lessor shall allocate this obligation suitably.




ANILKUMAR Z. YERNE
 SECRETARY M/S-KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA


Regional Officer
 MIDC, NAGPUR



द व र	
६५७	२०२२
२०	२५

१४

7) No temporary or semi-permanent structure shall be build on the plot except during the period of construction (or reconstruction in future).


8) 3 set of the specifications, plans elevations and sections as approved by the SPA shall be submitted to the Executive Engineer for record and to enable him to grant No Objection.

THIRD SCHEDULE

(Indicative List of Obnoxious Industries)

- 1) Incineration, reduction or dumping of offal, dead animal, garbage or refuse on a commercial basis.
- 2) Cement Manufacture.
- 3) Gelatine or glue manufacture of processes involving recovery from fish or animal offal.
- 4) Manufacture or storage of explosives or fire-works
- 5) Fat rendering.
- 6) Fat, tallow, grease or lard refining or manufacture.
- 7) Pyroxylin manufacture.
- 8) Garbage, offal or dead animals reductions, dumping or incineration.
- 9) Stock-yard and/or for the exclusive purpose of slaughter of animals or fowls.
- 10) Tanning, curing or storage of raw hides or skins.
- 11) Wool pulling or scouring.
- 12) In general those uses which may be obnoxious or offensive by reason of emission of odour, liquid-effluvia, dust, smoke, gas, noise, vibration or fire-hazards.




ANILKUMAR Z. YERNE
SECRETARY M/S-KRUSHNA SAHAYOGI
TANTRA SHIKSHAN SANSTHA DEOR
DIST. GONDIA


Regional Officer
MIDC, NAGPUR



द व र	
६५७	२०२२
२९	२५

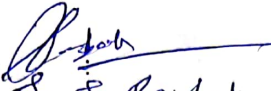



SIGNED, SEALED AND DELIVERED BY

SHRI. M. D. PATEL,

The **Regional Officer** of the withinnamed
 Maharashtra Industrial Development Corporation
 in the presence of following witnesses:-


Regional Officer
MIDC, NAGPUR

1. Signature 
 Name S. S. Bomble (C.I.T.)

2. Signature : 
 Name P. N. Desai, U.K.P. Desai


SIGNED, SEALED AND DELIVERED BY THE
 abovenamed Lessee/Lesseees :

SHRI. ANILKUMAR ZAMSING YERNE,
SECRETAR M/S. KRUSHNA SAHAYOGI
TANTRA SHIKSHAN SANSTHA,



ANILKUMAR Z. YERNE
SECRETARY M/S-KRUSHNA SAHAYOGI
TANTRA SHIKSHAN SANSTHA DEORI
DIST. GONDIA

In the presence of following witnesses:

(1) Signature : 
 Name NAZIM ALI
 Address Nagpur

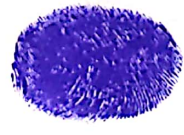
(2) Signature :
 Name _____
 Address _____

Witness- ① Jivay Takram Kawde
 AT. parstaki. post. deori



② Laxam baksui - Gajbhade
 at: post. deori.







03/657

Monday, September 05, 2022

4:01 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 770 दिनांक: 05/09/2022

गावाचे नाव: देवरी

दस्तऐवजाचा अनुक्रमांक: दवर-657-2022

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: कृष्णा सहयोगी तंत्र शिक्षण संस्था तर्फे सचिव अनिलकुमार
झामसिंग येरणे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
4:16 PM ह्या वेळेस मिळेल.

Sub Registrar Devri

मुद्रांक विभाग देवरी-१
देवरी.

बाजार मुल्य: रु.0/-

मोबदला रु.1/-

भरलेले मुद्रांक शुल्क : रु. 200/-

1) देयकाचा प्रकार: DHC रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0509202207073 दिनांक: 05/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007309972202223E दिनांक: 05/09/2022

बँकेचे नाव व पत्ता:

Document Delivered

9/5/2022



द व र	
६५७	२०२२
२३	२५

भारत सरकार
Government of India



विजय देवकराम कावळे
Vijay Devakram Kawle
जन्म वर्ष / Year of Birth: 1974
पुरुष / Male



8521 8479 2085


आधार - सामान्य माणसाचा अधिकार

नोदविषयाचा क्रमांक / Enrollment No 1207/92998/08115

To,
विजय देवकराम कावळे
Vijay Devakram Kawle
S/O: Devakram Aasaram Kawle
at parasatola
post deori ward no.06 deori
Deori
Deori Deori Gondiya
Maharashtra 441901
9049821137

07/04/2013


Ref: 1514 / 16G / 2122787 / 2122955 / P



SH044371433FT

विजय देवकराम कावळे

भारत सरकार
Government of India



लक्ष्मण बारसुजी गभने
Laxman Barsuji Gabhane
जन्म तारीख/DOB: 10/08/1974
पुरुष/ MALE


Download Date: 22/03/2021

Issue Date: 18/03/2021

5560 5037 1183
VID : 9110 1950 8276 6280

आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



पत्ता:
C/O लक्ष्मण बारसुजी गभने, १७३३ वाई ०१, मनोहर
भाई पटेल स्कूल के पास, देवरी, गोदीया,
महाराष्ट्र - ४४१९०१

Address:
C/O Laxman Barsuji Gabhane, 1733 waard
01, manohar bhai patel school ke pas, Deori,
Gondiya,
Maharashtra - 441901

5560 5037 1183
VID : 9110 1950 8276 6280


1947 | help@uidai.gov.in

अनिलकुमार झामसिंग येरणे

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANILKUMAR Z YERNE
ZAMSINGH BHURAJI YERNE
08/07/1976
Permanent Account Number
AABR79468L



भारत सरकार
Government of India



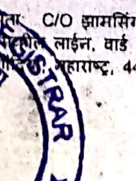
अनिलकुमार झामसिंग येरणे
Anilkumar Zamsingh Yerane.
जन्म तिथि / DOB : 08/07/1976
पुरुष / Male



4821 8683 8822

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट प्राचयन प्राधिकरण
Unique Identification Authority of India



पत्ता:
C/O झामसिंग भुराजी येरणे,
दिवली लाईन, वाई नं.४, देवरी,
महाराष्ट्र, ४४१९०१

Address: C/O Zamsingh Bhuraji Yerane,
civil line, waard nm.4, Deori, Gondiya,
Maharashtra, 441901

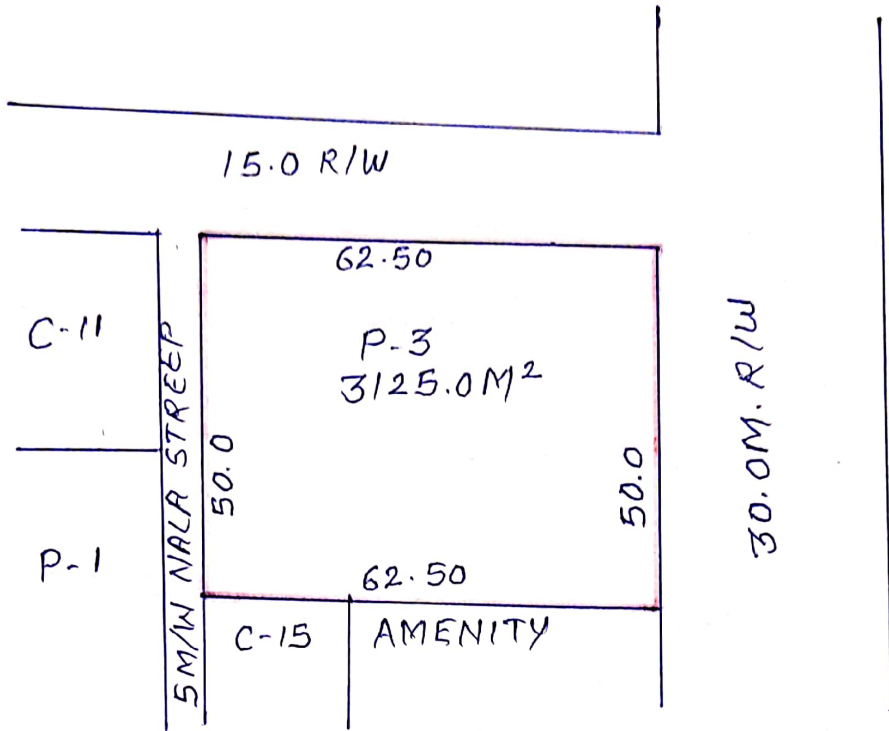
4821 8683 8822

1947 | help@uidai.gov.in | www.uidai.gov.in



DEORI INDUSTRIAL AREA
 VILLAGE DEORI
 TAL. DEORI DIST. GONDIA
 Plot No. P-3 Area 3125.0M²

N
 SCALE
 1:1000



(Signature)

ANILKUMAR Z. YERNE
 SECRETARY M/S. KRUSHNA SAHAYOGI
 TANTRA SHIKSHAN SANSTHA DEORI
 DIST. GONDIA



(Signature)
 Surveyor
 MIDC, Nagpur

द व र	
६५७	२०२२
२२	२५

(Signature)
 Regional Officer
 M.I.D.C., Nagpur





दस्त गोपवारा भाग-2

दवर
दस्त क्रमांक:657/2022

25/22

05/09/2022 4 18:51 PM

दस्त क्रमांक : दवर/657/2022

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कृष्णा सहयोगी तंत्र शिक्षण संस्था तर्फे सचिव अनिलकुमार झामसिंग घेरणे पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. पो. ता. देवरी जि. गोडिया, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, गोडिया. पिन नंबर:	भाडेकरू वय :-46 स्वाक्षरी:-		
2	नाव:महाराष्ट्र औद्योगिक महाराष्ट्र विकास महामंडळ देवरी क्षेत्रीय अधिकारी एम. डी. पटेल पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: रा. पो. ता. जि. नागपूर, ब्लॉक नं: 0, रोड नं: 0, महाराष्ट्र, गोडिया. पिन नंबर:	भाडेकरू वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:05 / 09 / 2022 03 : 59 : 04 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:विजय देवकराम कावळे
वय:48
पत्ता:रा. परसटोला पो. ता. देवरी जि. गोडिया
पिन कोड:441901

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



- 2 नाव:लक्ष्मण बारसुजी गभने
वय:48
पत्ता:रा. पो. ता. देवरी जि. गोडिया
पिन कोड:441901

स्वाक्षरी



Stamp duty of Rs.

P.M.

By e. Challan प्रस्तावित करण्यात येतो की या
CIN दस्ताच्या फट्टा 25 ची आहे.

Dated the

शिक्का क्र.4 ची वेळ:05 / 09 / 2022 03 : 59 : 56 PM

शिक्का क्र.5 ची वेळ:05 / 09 / 2022 04 : 00 : 00 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Deori

दुय्यम निबंधक श्रेणी-9

Payment Details.

दुय्यम निबंधक श्रेणी-9

दस्ताच्या फट्टा 25 ची आहे.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANILKUMAR ZAMSING YERNE SEC MS KRUSHNA SAHAYOGI TANTRA SHIKSHAN SANSTHA	eChallan	00040572022083044995	MH007120331202223E	200.00	SD	0003640897202223	05/09/2022
2		DHC		0509202207073	500	RF	0509202207073D	05/09/2022
3		eChallan		MH007309972202223E	100	RF	0003640902202223	05/09/2022

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

657 / 2022

Know Your Rights as Registrants

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

For feedback, please write to us at feedback.isarita@gmail.com

9 नववने कुंभ
दस्ताच्या फट्टा 25 ची आहे
दुय्यम निबंधक, देवरी
गोडिया नवी 09 एम 22

http://10.10.246.39/MarathiReports/HTMLreports/HtmlReportSummary2.aspx?cross=6... 9/5/2022



303/657

सोमवार, 05 सप्टेंबर 2022 4:01 म.नं.

दस्त गोषवारा भाग-1

दवर

दस्त क्रमांक: 657/2022

26/9/22

दस्त क्रमांक: दवर /657/2022

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.200/-

दु. नि. सह. दु. नि. दवर यांचे कार्यालयात

अ. क्रं. 657 वर दि.05-09-2022

रोजी 3:55 म.नं. वा. हजर केला.

पावती:770

पावती दिनांक: 05/09/2022

सादरकरणाराचे नाव: कृष्णा सहयोगी तंत्र शिक्षण संस्था
तर्फे सचिव अनिलकुमार झामसिंग येरणे

नोंदणी फी

रु. 100.00

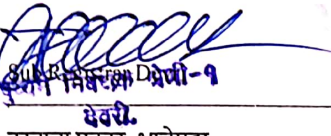
दस्त हाताळणी फी

रु. 500.00

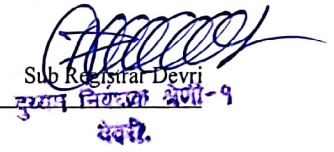
पृष्ठांची संख्या: 25

एकुण: 600.00

दस्त हजर करणाऱ्याची सही:



Sub Registrar Devri-9
देवरी.



Sub Registrar Devri
दुय्यम निबंधक देवरी-9
देवरी.

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा विकास प्रा. अधिकाऱ्याच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिवका क्रं. 1 05 / 09 / 2022 03 : 55 : 15 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 05 / 09 / 2022 03 : 56 : 16 PM ची वेळ: (फी)




MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

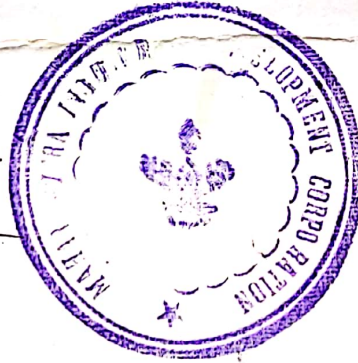
POSSESSION RECEIPT

I, R. G. Bodkhe, Head, Surveyor on behalf of the Maharashtra Industrial Development Corporation and Shri. Anilkumar Zamsing Yerme, On behalf of M/S. C. S. Rice Process Plant for this day respectively handed over and taken the possession of Plot No. C-12, C-13, C-14 admeasuring 3.12.5.00 Sq.mtrs. From Deori Industrial Area Dist. Gondia after showing actual measurement and demarcation of plot on the site.

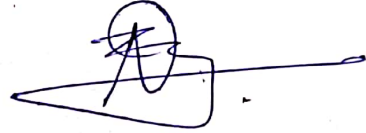
Though the physical possession of the plot No. C-12, C-13, C-14 is handed over today on dt. 20/09/2012 the legal title to the plot shall be passed on to the allottee only after the legal documents as prescribed by MIDC, are duly completed and titling conferred by the allottee and the competent officer in MIDC, and this possession receipt by itself does not pass on the legal title of the plot to the person to whom the plot is handed over.

Handed over by :


R. G. BODKHE
Head Surveyor
M.I.D.C., NAGPUR



Taken over by :



Place :- Deori

Dated :- 20/09/2012