

# धाराशिव - धाराशिव

## दि महाराष्ट्र स्टेट को ऑप मार्केटिंग फेडरेशन लि.



जिल्हा पणन अधिकारी कार्यालय, धाराशिव

इमेल - [dmo.obad@mahamarkfed.org](mailto:dmo.obad@mahamarkfed.org) मो नं ८१०८१८२९४९

जान/जिमाज/ धाराशिव/गांधाम-तिज/२०२४-२५/ 174

दि २३.०७.२०२४.

प्रति,

भा. सरच्यवरस्थापक (मालमत्ता),

प्रधान कार्यालय मुंबई ०९.

विषय :- कृषी उत्पन्न बाजार समिती धाराशिव, जिल्हा धाराशिव येथील पणन महारांवाची जागा पुढील ३० वर्षांचे करारनामा नूतनीकरण करून पाठवित असले बाबत.

महोदय,

वरील विषयी निवेदन की, धाराशिव जिल्ह्यातील पणन महारांसंधाने कृषी उत्पन्न बाजार समिती धाराशिव कडून ९९ वर्षासाठी लीज वर घेतलेल्या जागेचे प्रथम ३० वर्षासाठीचे करारनामा मुदत संपली होती. सदर जागेचे प्रधान कार्यालयाच्या आदेशाप्रमाणे पुढील ३० वर्षासाठीचे करारनामा नूतनीकरण करून पाठवित आहोत.

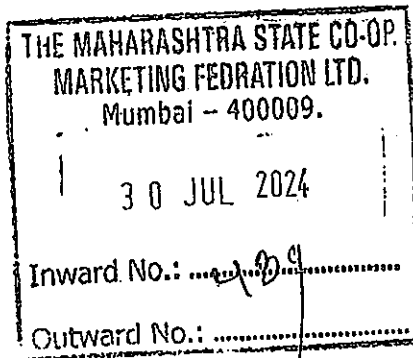
प्रधान कार्यालयाकडून प्राप्त सूचनेप्रमाणे दिलेल्या नमूण्यात करारनामे नोटरी नोंदणीकृत करून घेण्यात आले आहे. करारनाम्याच्या मूळप्रती जिल्हा मार्केटिंग अधिकारी कार्यालय, धाराशिव येथे संचिकेत सुरक्षित ठेवून करारनाम्याच्या रंगीत सत्यप्रती प्रधान कार्यालय मालमत्ता विभागास पाठवित आहोत.

सोबत धाराशिव येथील जागेच्या करारनामा नूतनीकरण केलेल्या दस्तऐवजाचे रंगीत सत्यप्रत जोडली आहे.  
मे.कळावे. हि विनंती.

आपला विश्वासू

( एम.व्ही. वाजपेयी )

जिल्हा मार्केटिंग अधिकारी  
धाराशिव.



श्री लोखंडेकर  
कृषी लीज ०९/०९  
३०/०७



11211

REGISTRATION  
S. No. 502  
Date 22 7/2024  
Page No. 2 to 5

1. WHEREAS the lessor is the sole and absolute owner of the plot, described in the schedule hereunder and hereinafter called as the "Scheduled plot"

2. Where As The Lessor is authorized by resolution No.5 Dated 05/07/2021 To grant lease of the land/plot referred to above and.

3. AND WHEREAS THE Lessor is desirous of taking the aforesaid scheduled plot on rent for the purpose of business on the terms and conditions here in after mentioned;

**NOW THERE FOR THIS LEASE DEED AGREED AS FOLLOWS**

The lessor has agreed to lease out and the lessee has agreed to take on lease basis the scheduled plot for a period of 30 year (thirty years) as second scheduled period commencing from Date 01/04/2024 to 31/03/2054 and it shall be extended for another 30 years on the same terms and condition commencing from 01/04/2054 to 31/03/2084 and if further desired by the Lessee it shall be extended for further period of 9 (nine) years on the same terms and conditions commencing from / / to / / .

2. The Lessee shall pay to the lessor a sum of Rs. 1.50/Sq.Ft/year (Rupees One and Fifty Paise)

3. The aforesaid Rent shall be paid in advance at commencement of each year but not later than 15th day of commencement of each year.

4. Over and above the aforesaid rent, the lessee shall pay to the lessor the amount of municipal property tax and other tax, cesses and levies Non-Agricultural Assessments, central and state Taxes, etc leviable on the demised plot present and future. payable in respect of the scheduled plot, on the demised plot present and future, payable in respect of the scheduled plot, on the demised plot on production of the Bills for said Taxes and Cess from the concerned Authorities to enable the lessor to credit the same with them.


5. The Lessee shall obtain electric connection of the scheduled plat. The lessee shall pay the Electricity consumption charges to the concerned authorities during the period of lease on the basis of meter. The Lessor shall in no case shall be liable for any of the said charges.

6. The Lessee shall be allowed to display Name Boards, signboards or the like at such places as may be specified by the Lessor in the outer elevation of the Scheduled plot.

7. The Lessee shall maintain the Scheduled plot in good condition at all times and the Lessor has every right to inspect the Scheduled at reasonable times with sufficient prior notice to the lessee during the continuance of this lease.

  
District Marketing Officer

  
NOTARY & ADVOCATE

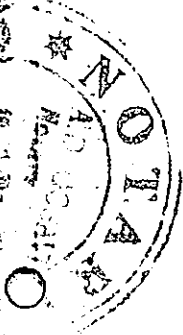
  
District Marketing Officer

2024

502  
Date 22 7 1983  
Page No 3805

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8. The lessee shall have a right to grant sub-tenancy or under lease of the whole or any part of the premises taken by this agreement from the lesser.
9. The Lessee shall not divide or sub-divide the demised plot.
10. The Lessee shall keep the structure on the leased plot duly insured at the costs of Lessee.
11. The lessee shall have a right to construct or built any temporary or land any permanent structure for his own commercial purpose to raise his income on the demised plot.
12. In the event of any loss being caused to the plot on account of negligence, mischief or misconduct of lessee its agents, servants, licensees, patrons, invitees or visitors, the Lessor shall be entitled to be compensated by the lessee.
13. The Less shall maintain the plot in habitable condition and shall not damage the same.
14. That Lessee shall have no right to obstruct or object carrying on by the Lessor of any legal activity or any construction on the aforesaid plot, except the portion of the Schedule plot.
15. The Lessee shall not cause damage to the roads, trees, structures, etc standing in the market yard of the lessor and shall be liable to play damages to the Lessor in case of such loss.
16. That the lessee shall not store in the said premises any goods which are hazardous, dangerous, too heavy to damage the constructor of the adjoining building or objected to by local or other authorities, and the lessee shall liable for the consequences of breach of this clause.
17. Any amount, if not paid as and when due shall carry interest @18% p.a. from the date on which it become due till payment.
18. On the expiry of Lesee period, the Lessee shall deliver vacant possession of the Scheduled plot Lessee in good condition subject to reasonable wear and tear and/or other causes not which the control to the Lessee.
19. The structure to be erected by the lessee on demised plot shall be used for the purposes of its activities as per its By Laws.
20. The Lessee shall have first preference to the cultivators for storing their produce in the godown of the lessees.
21. Any amount due from the Lessee shall be recoverable under the provisions of Section 57(1) And Market Committee Bay loge 46(10) of Maharashtra Agriculture produce Marketing (Regulation) Act-1963, or such other corresponding legal provision as may be in force from time to time.
22. The Lessee will not be evicted or ejected or this agreement of lease shall not be terminated by the lessor in any circumstances or for any cause whatsoever subject to the provisions of the Act.



*[Signature]*  
District Marketing Officer

*[Signature]*  
NOTARY PUBLIC  
ADVOCATE

*[Signature]*  
बनारस

महाराष्ट्र सरकार  
महाराष्ट्र सरकार

11411

REGISTRATION NO. 502  
DATE 22 7 9  
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THE LESSOR HEREBY COVENANTS AS UNDER:

1. On the Lessee paying the rent hereby reserved and performing covenants hereby reserved and performing covenants herein before. On the demised plot for the term reserved without any interference from the lessor or any person on its behalf.
2. In the event of amalgamation of Lessees with other society or body or in the event of transfer of management of the Lessees as whole the lease shall stand transferred as a whole to the successor Society or Body, who shall also be bound by all term and condition here of.

RESOLUTION OF DISPUTES

The parties hereto hereby agree that in event of any disputes arising between the Lessor and Lessee during the continuance of this Lease as to the terms of this Deed or as to whether any amount is due any other dispute touching the relationship of the parties as Lessor and Lessee shall be referred to Dispute Committee of Maharashtra Agricultural Produce Marketing (Regulation) Act 1963 and Rules framed decision of the said Disputes committee shall be final and bind in on the parties.

2. In other respect for which the provisions are not made in this covenant, the parties shall be governed by the Bye Laws of the Lessor Committee and in absence of any provision in the Bye Laws the provisions of Transfer of property Act, or any other corresponding law shall govern the relationship between the parties. \*

SCHEDULE OF LEASED PLOT.

All the part and parcel of the Scheduled plot admeasuring 21789 Sq. Feet. out of land Possession of the Lessor bearing survey No. situated at Market Yard. Tuljapur Road, Dharashiv, Tq. Dharashiv, Dist. Dharashiv.

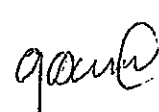
SARROUNDED BY

- To the East :- Private land  
To the West :- APMC internal Road  
To the North :- MSWC Warehouse  
To the South :- Dharashiv Tuljapur Road

IN WITNESS WHEREOF THE PARTIES TO THIS MEMORANDUM OF UNDERSTANDING HAVE SIGNED ON THE DAY, MONTH AND YEAR MENTIONED ABOVE. DHARASHIV IN THE PRESENCE OF THE FOLLOWING ATTESTING WITNESSES..

  
District Marketing Officer

  
A.D. GOSAVI

  
A.D. GOSAVI

सभापती  
आयुक्त बाजार समिती  
धारशिव



OTARI  
GOVT. OF

LESSOR


सभापती  
कृषि उत्पन्न बाजार समिती,  
धाराशिव

MR.  
CHAIRMAN  
AGRICULTURE PRODUCE MARKET COMMITTEE  
DHARASHIV

WITNESSES



- 1. S. S. More - 
- 2. S. S. More - 

LESSEE:

  
District Marketing Officer  
Dharashiv  
(M. V. BAJPAI)  
DISTRICT MARKETING OFFICER,  
DHARASHIV.  
(THE MAHARASHTRA CO.OPERATIVE  
MARKETING FEDERATION LTD. MUMBAI.)

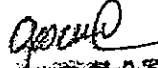
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सभापती  
कृषि उत्पन्न बाजार समिती,  
धाराशिव

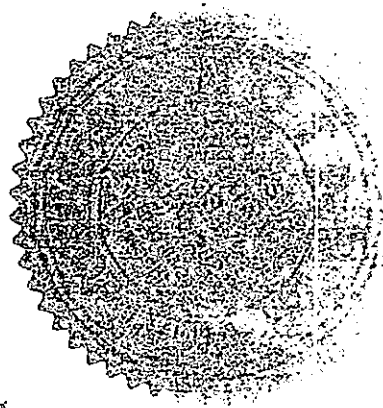
WITNESSES:

- 1. S. R. KORE 
- 2. S. B. Shendekar 

NOTED & REGISTERED  
At. S. No. 502  
Date 22.7.2024  
Page No. 5 of 5

Signed before me

  
A.D. GOSAVI  
NOTARY & ADVOCATE  
GOVT. OF INDIA  
DHARASHIV



22 JUL 2024