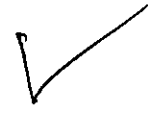
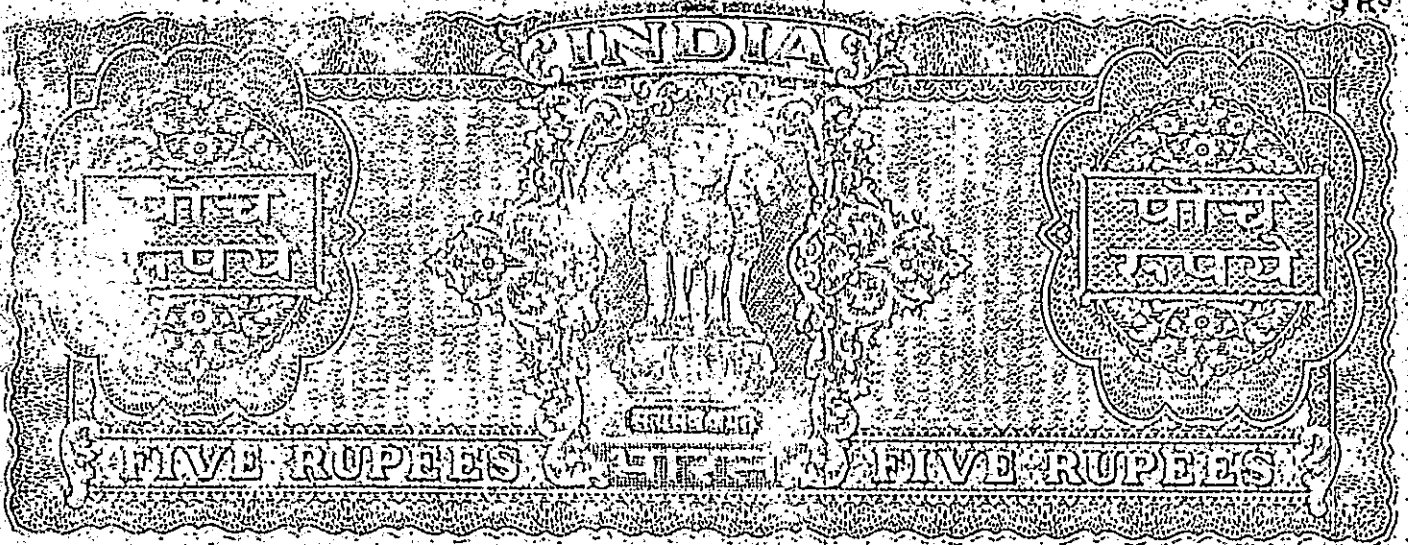


पाचोरा जि. जळगाव



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Handwritten text in Marathi and English, including a signature and a date. The date is written as "Date : 30-7-1987". There is a circled number "157" next to the date.

AGREEMENT.

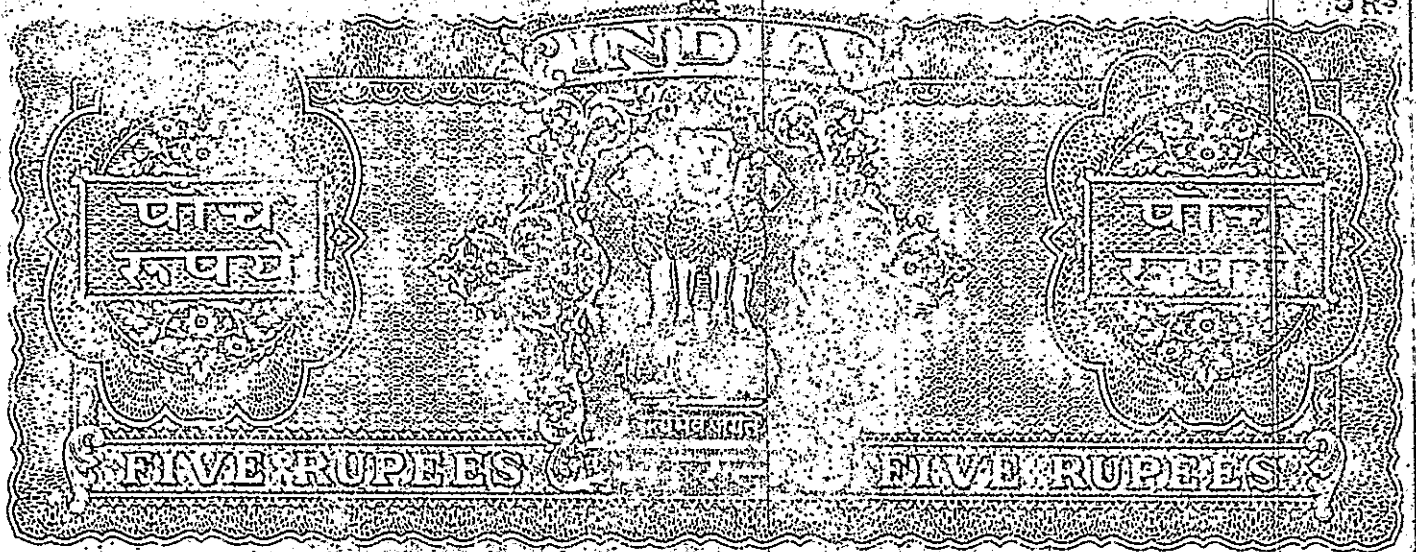
This lease agreement made at Pachora this day of ~~30/7/87~~ June one thousand nine hundred eighty seven, between Agricultural Produce Market Committee at Pachora represented by the President shri ~~Yadavrao~~ Yadavrao Daulatrao Patil hereinafter called the lessor (which expression shall unless the context does not so admit includes its successor or successors or assigns) of the one part and Maharashtra State Co-operative Marketing Federation Ltd, registered under Maharashtra Co-operative Societies Act, having its registered address at Kanmoor House, Narsi Natha Street, Bombay-9 represented by the District Marketing Officer, Jalgaon hereinafter called the lessee (which expression shall unless the context does not so admit include its successor, or successors or assigns) of the other part.

WHEREAS the lessor is authorised by resolution No Four dated 31-5-1982 to grant lease of the land referred to above and

WHEREAS the lessee is desirous of taking the land/plot premises on lease basis for a period of 99 years on nominal yearly rent Rs. 1926-00 (Rs. One thousand Nine hundred twenty six paise Nil only.)

WHEREAS the lessor and lessee had entered into an agreement dated 31-5-82 and as per clause nine of the said agreement the lessor had agreed to pay any other charges, dues, cost, taxes for such things in respect of the said land/plot or premises.

WHEREAS now the lessee by their resolution No: 8 dated 24-3-1986 agreed to pay any other charges, dues, cost, taxes for such things in respect of the said land/plot premises and also resolved that all other terms and conditions of the agreement dated 31-5-82 shall be remained in force.



Handwritten notes and signatures at the top of the page, including 'P. B. K. S. G.' and various illegible scribbles.

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AND WHEREAS lessor here by agreed that the terms and conditions in the agreement dated 31-5-82 shall be remained in force

NOW IT IS HEREBY AGREED AS UNDER.

1) That the lessor agrants and the lessee accepted lease of the land bearing S.No. 78 situated at Pachora containing 64200/ sq. feet. surrounded by an east open space on west c ompound wall on north Pungaon Road on south Add shop cum Godown of A.D.M.C. Pachora for the construction of Mini Industrial Estate for the development of the Industrialisation in the area.

2) That, the land/plot and premises on the lease of which is hereby granted is held by the lessor as a full owners from shri Deoram Kalu Dhobi & others.

3) That the lessee will not be evicted or ejected or this agreement of lease shall not be terminayed by the lessor in any circumstances or for any cause whatsoever subject to the provisions of the Act.

4) That, 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 lessor subject to prior approval of the higher authority.

5) That the lessee shall pay to the lessor rent, regularly on or before 31 st of March of the each year.

6) That the lessee shall pay enjoy quiet and peace-ful possession of the premises and shall use it for any law-full purpose or allow it to be used for any such purpose.

7) That, the lessee will not be ejected or evicate by any act, fault or action of the lessor or any other person claiming through the lessor.

8) This lease shall commence from 31-5-82 for a

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8) period of 30 years and shall expire on 30-5-2012 and if desired by the lessee it shall be extended for another 30 years on the same terms and conditions commencing from 31-5-2012 to 30-5-2042 and if further desired by the lessee it shall be extended for further period of 30 years on the same terms and conditions from 31-5-2042 and shall expire on 30-5-2072 and if further desired by the lessee it shall be extended for further period 9 years on the same terms and conditions commencing from 31-5-2072 and shall expire on 30 the May-2081 .

9) That the lessee shall be liable to pay for any other charges, dues, cess, taxes, for such things in respect of the land/plot or premises.

In witness whereof the parties hereof the parties have to have set their signatures to the agreement the day and year first herein above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED.

The lessor.

(Signature)
जिल्हा सार्वजनिक बाजार समिती, कोल्हापूर
(Yadaorao Daulatrao Patil)

SIGNED AND DELIVERED BY THE

within named the D.M.O.
The Maharashtra State Co-operative Marketing Federation Ltd.

The lessee.

(Signature)
(Ramesh Rangnath Pagar.)

Witness :-

- 1) *(Signature)*
- 2) *(Signature)*
- 3)

जिल्हा सार्वजनिक बाजार समिती