



महाराष्ट्र MAHARASHTRA

GB 853976

Handwritten notes in Marathi: '15/1/13 ... रुपये', 'समाप्त नसलेले', 'ना. ...', 'दि. ...', '01 MAR 2013', and 'अ. को. फजवजे'.

1 FEB 2013



AGREEMENT OF LEASE

Signature and text: 'S. S. ...', 'Mangon ...'.

THIS LEASE AGREEMENT made at Mangaon this 1 day of March the year Two thousand and Thirteen BETWEEN

Agricultural Produce Market Committee at Mangaon represented by Shri. Sitaram Bhagagi Desvate President/chairman/secretary of the committee, hereinafter called the Lesser (which expression shall unless the context does not so admit, include its successor or successors or assignees) of the ONE PART.

AND

---2/-

---4/-

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, Represented by the District Marketing officer at ALIBAG (Dist.Raigad), hereinafter called the lessee (which expression shall unless the context does not so admit include its successors, or assignees) of the OTHER PART.

WHEREAS the lessor is authorized by resolution No. 327 dated 21-9-1981 to grant lease of the land/plot 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 of Rs. 1.00 per sq-foot (On Rupees) per Sq.foot.) , NOW IT IS HEREBY AGREED AS UNDER:

That, the lessor grants and the lessee accepted lease of the land bearing survey No. 80 situated at BHADAV containing $\frac{1}{2}$ acre surrounded by on east – by the land of Lessor, on west – by the land of Lessor, on north – by Mangaon-Bhadav Road and on south- by the land of shri. Bhate for construction of Mini industrial Estate for the development of the industrialization 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 by purchase from shri. V.G.Tetgure of Dhalghar, Taluka Mangaon and 4 others.
3. That, 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.

---3/-

4. That, the lessee shall have a right to grant sub-tenancy of 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 31st of March of each year.
6. The Parties are agreed to increase the Rent after five year.
7. That, the lessee shall enjoy quiet and peaceful possession of the premises and shall use it for any lawful purpose or allow it to be used for any such purpose.
8. That, the lessee will not be ejected or evicted by any act, fault or action of the lessor or any other person claiming through the lessor.
9. This lease shall commence from 1/3/2012 for a period of 30 years and shall expire on 29/02/2042 and if desired by the lessee it shall be extended for another 30 years on the same terms and conditions commencing from 1/3/2042 to 29/2/2072 and if further desired by the lessee it shall be extended for a further period of 30 years on the same terms and condition.
10. That the lessee shall not be liable to pay for any other charges, dues, cess, taxes for such things in respect of the I and/plot or premises.

IN WITNESS WHEREOF the parties hereto have set their signatures to the agreement the day and year first hereinabove written.

SIGNED AND DELIVERED BY

The within named lessor.



[Signature]
सा.बाणगांव जि.रावगांव

SIGNED AND DELIVERED BY THE

Within named Lessee the D.M.O.,

The Maharashtra State Co-Op. Marketing Federation Ltd.



[Signature]
18.12.12
DISTRICT MARKETING OFFICER
RAIGAD-ALIBAG

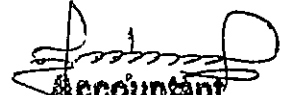
---4/-

---4/-


In the presence of :

Witnesses:

1. SHRI K. M. MOKAL


Accountant
D.H.O. Office
Raigad-Ailbag

2. SHRI . S. D. Sabale

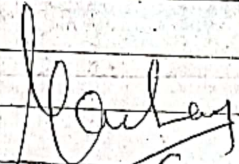

सचिव कृषि
कृषि उत्पन्न बाजार समिती माणगांव
ता.माणगांव जि.रायगड

पीजेटी-जीडीएन-डिजेमओ-डीएल-डि।

दि. 15.4.83.

मुख्य लेखाधिकारी,
प्रधान कार्यालय,
मुंबई

विषय-ऑनग्रीमेन्ट सुरक्षित ठेवणे बाबत
कृषी उत्पन्न बाजार समिती-माणगाव
माझे कडून गोदापुत्र बांधकामासाठी वेमवेळम ताब्यात
घेतलेल्या जीमेल्या पक्का भंडी पट्टी करार नु. 31-न्या
स्टॅम्प पेपरवर कडून घेतलेला ऋण, तरी सदर
करारान्वये प्रत्येक आपणाकडे सुरक्षित ठेवण्या करिता
पाठविण झालेला तरी ती ठेक घ्यावी
ककवि


अध्यक्ष/प्रमुख अधिकारी
माणगाव

WHEREAS the lessee is desirous of taking the land/plot premises on lease basis for a period of 99 years on nominal yearly rent of Rs.0.01 per-Sq.foot (One paise per Sq.foot);

NOW IT IS HEREBY AGREED AS UNDER:

That, the lessor grants and the lessee accepted lease of the land bearing Survey No.80 situated at BHADAV containing $\frac{1}{2}$ acre surrounded by: on east - by the land of Lessor, on west - by the land of Lessor, on north - by Mangaon-Bhadav road and on south - by the land of Shri Bhate; 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 by purchase from Shri V.G.Tedgare of Dhalghar, Taluka Mangaon and 4 others.

3. That, 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.

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 31st of March of each year.

6. That, the lessee shall enjoy quiet and peaceful possession of the premises and shall use it for any lawful purpose or allow it to be used for any such purpose.

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

8. This lease shall commence from 1-3-1992 for a period of 30 years and shall expire on 29-2-2012 and if desired by the lessee it shall be extended for another 30 years on the same terms and conditions commencing from 1-3-2012 to 29-2-2042 and if further desired by the lessee it shall be extended for further period of 30 years on the.....

the same terms and conditions commencing from 1-3-2042 and shall expire on 29-2-2072 and if further desired by the lessee it shall be extended for further period of 9 years on the same terms and conditions commencing from 1-3-2072 and shall expire on 28-2-2081.

9. That the lessee shall not 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 hereto have set their signatures to the agreement the day and year first hereinabove written.

SIGNED AND DELIVERED BY)
the withinnamed lessor)
P.B. PALKAR)

P. B. Palkar
Chairman
Agricultural Produce Market Committee
MANGAON-Raigad

SIGNED AND DELIVERED BY)
THE WITHINNAMED LESSEE)
the D.M.O., the Maharashtra)
State Co-op. Marketing)
Federation Ltd. Y.A. NAZARE)


District Marketing Officer
Raigad.

in the presence of :

witnesses:

1. *Sh. A. ...*

2. *...*

S. NO. 80, H. NO. 1,
 ST. RAIGAD FOR
 JIPANNA BAZAR
 RAIGAD

PROPOSED SITE FOR
 M.S. MARKETING
 FEDERATION'S GODOWN
 AREA OF PLOT = 1891.08 SQ. MTD.
 APPROXIMATELY 15.62% OF THE

PROPOSED SITE
 FOR,
 SHETKARI NIWAS

V. T. ROAD

TO SHADAV



L. H. No. 2



SCALE: 1:1000

PROPOSED WORK SHOWN FROM
 FOUNDRY OF PLOT SHOWN IN
 ROAD SHETKARI NIWAS

V. T. SATHE
 Architect, Engineers, Valuers

Lidley Co. Op. Hsg. Society
 3rd FLOOR, RAIGAD, AAREY ROAD
 GOREGAON (WEST), BOMBAY 400062
 CALL: 638950

JOB NO. - 111
 DRG. NO. - 111
 DATE - 11.8.1982

PROPOSED LAYOUT PLAN OF S.NO.80 H.NO.1,
 BHADAV TAL MANGAON DIST RAIGAD FOR
 MANGAON TALUKA KRISHI UTPANNA SAZAR
 SAMITI AT MANGAON DIST RAIGAD

