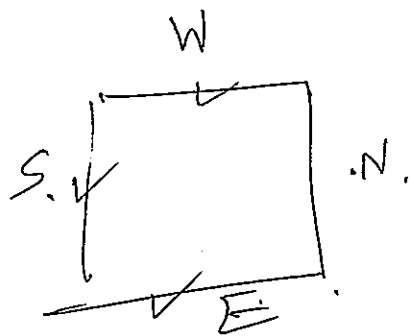


नळदुर्ग जि. कुस्मानाबाद

७०



Trif. ← → Raf.

दि महाराष्ट्र स्टेट्सको ऑपरेटिव्ह मार्केटिंग फेडरेशन लि,

कनमूर हाऊस नरसी नाथा स्टीट, मुंबई नं. ९.

जा. नं. प्रकल्प ९२.९३/ 1133

दिनांक. ८.८.१९९२.

प्रति,

मा. व्यवस्थापक [प्रकल्प]

प्रधान कार्यालय

मुंबई नं. ९

विषय:- लिज्वर द्योतलेल्या जागेचा करारनामा
कल्ल पाठविणे बाबत.

मह. तय,

उस्मानाबाद जिल्ह्यातील श्री तुळजाभावाती शेतकरी सहकारी
साधार कारखाना लि यांच्या राष्ट्रीय गोदाम जाळे योजने अंतर्गत गोदामा
च्या बांधकाम द्योतलेल्या दोन एकर जागेचा करारनामा व नियोजित
भागिरथा मिश्रखत कारखानाघाताठी द्योतलेल्या १३ एकर जागेचा करारनामा
या प्रतिनिधी श्री. एम. बी. सुरवसे, लिपीक यांचे सोबत पाठवित आहोत.

तरी कृपया नळदूर्ग येथील जागेचे करारनामा मिळाल्याची
नोंद होणे साठी विनंती आहे.

मे. दबापे.

सोबत:- करारनामा २

आपला विश्वास

S. S. S.

प्र. जिल्हा मार्केटिंग अधिकारी
उस्मानाबाद

प्रतिलिपी:- मा. व्यवस्थापक [गोदाम] प्रधान कार्यालय, मुंबई नं. ९
यांना माहितीन्तव त्विनय सादर

S. S. S.

जिल्हा मार्केटिंग अधिकारी
उस्मानाबाद

19/8/92

-: AGREEMENT OF LEASE :-

This lease agreement made at S.T.B.S.S.S.K.Ltd; Site Naldurg this 7th day of August one Thousand Nine Hundred and Ninety Two between Shri Tuljabhavani Shetkari Sah. Sakhar Karkhana Ltd; registered under Maharashtra Co-operative Societies act; having its registered address at & Post. Naldurg, Tal.Tuljapur, Dist. Osmanabad. Representated by Shri H.S. Shinde, Managing Director of the Sugar Facotyr, here-in-after called the lessor (which expression shall unless the context does not so admit includes its success or successors or assigns) of the one part and The Maharashtra State Co-operative Marketing Federation Ltd; registered under Maharashtra Co-operative Societies Act; having its registered address at Kanmooor House, Narsi Natha Street, Bombay 9. Representated by District Marketing Officer at Osmanabad Shri Shinde N.L. here-in-after called the lessee (which expression shall unless the context does not so admit include its successor or successors or assignees) of the other part.

WHEREAS the lessor is authorised by resolution No.23 dated 15th July 1992 to grant lease of the land refered to above and:

WHEREAS the lessee is desirous of taking the land or premises on lease basis for a period of 99 years on Normal Yearly Rent Rs.0.05 (Five Paise only) per sq. feet.

-: NOW IT IS HEREBY AGREED AS UNDER :-

That, the lessor grants and the lessee accepted lease of the land bearing S.No.146 situated at Andoor, Tal.Tuljapur, Dist. Osmanabad containing 5,66,280 sq.feets (i.e. Thirteen Acres) surrounded by on East Naldurg Tuljapur Road on west Remaining land of S.No.146 on North Remaining land of S.No.146 on south Remaining land of S.No.146 for a the construction of ~~खाना~~ ~~खाना~~ Fertiliser Plant in the area.

....2/-



2. That, the land and premises on the lease of which is hereby granted is held by the lessor as a full owners from 22.03.1985.
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 what so ever subject to be provisions of the Act.
4. That, if the lessee intends to grant sub tenancy or under lease of the whole or any part of the premises taken by this agreement from the lessor then it is obligatory on lessee to take permission from the lessor for the same.
5. That, the lessee shall pay to the lessor rent regularly on or before 31st of March of the each year.
6. That, the lessee shall not take use of the land or premises for any other purpose except agreed purpose. If purpose is to be changed and the property is to be used for any other purpose then lessee take permission from the lessor.
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 commencing from 15th day of July 1992, for a period of 30 (Thirty) years and shall expire on 14th July 2020 and if desired by lessee it shall be extended for another thirty years on same terms and conditions commencing from 15th July 2022 to 14th July 2052 and if further desired by lessee it shall be extended for third period of thirty years on the same terms and conditions commencing from 15th July 2052 and shall expire on 14th July 2082 and if further desire by the lessee it shall be extended for further period of 9 (Nine) years on same terms and conditions commencing from 15th July 2082 and shall expire 14th July 2091.



9. That the lessee shall be liable to pay for any Government Charges dues cess N.A. Taxes and any other charges and taxes for such things in respect of the land or premises.

In witness whereof the parties hereto have set their signature to the agreement the day and years first herein above written.



SIGNED AND DELIVERED BY THE WITHIN NAMED SHRI H.S. SHINDE

[Signature]
MANAGING DIRECTOR
Shri Tuljabhavani S.S.S.K. Ltd.
Naldurg. 413602.
Tal. Tuljapur Dist. Osmanabad

THE LESSOR

SIGNED AND DELIVERED BY THE

Within named the D.M.O. SHIR SHINDE N.T.
The Maharashtra State Co-Operative
Marketing Federation Ltd;

[Signature]
District Marketing Officer
Osmanabad

THE LESSEE

WITNESS :

- 1) Surwase M. B *[Signature]*
- 2) Kazi S. A *[Signature]*

-: AGREEMENT OF LEASE :-

This lease agreement made at S.T.B.S.S.S.K. Ltd; Site Naldurg this 7th day of August One Thousand Nine Hundred and Ninety Two between Shri Tuljabhavani Shetkari Sah. Sakhar Karkhana Ltd., registered under Maharashtra Co-operative Societies Act, having its registered address at & Post. Naldurg, Tal.Tuljapur, Dist.Osmanabad, represented by Shri H.S. Shinde, Managing Director of the Sugar Factory, here-in-after called the lessor (which expression shall unless the context does not so admit includes its success or successors or assigns) of the one part and The Maharashtra State Co-operative Marketing Federation Ltd; registered under Maharashtra Co-operative Societies Act, having its registered ~~at~~ address at: Kanmoor House, Narsi Natha Street, Bombay 9. Represented by District Marketing Officer at Osmanabad Shri Shinde N.L. here-in-after called the lessee (which expression shall unless the context does not so admit include its successor or successors or assignees) of the other part.

WHEREAS the lessor is authorised by Resolution No.12 dated 26th Jan. 1987 to grant lease of the land referred to above and:

WHEREAS the lessee is desirous of taking the land or premises on lease basis for a period of 99 years on Normal Yearly Rent Rs.0.05 (Five Paise only) per sq. feet.

-: NOW IT IS HEREBY AGREED AS UNDER :-

That, the lessor grants and the Lessee accepted lease of the land bearing S.No.146 situated at Andoor, Tal.Tuljapur, Dist. Osmanabad containing 87,120.00 Sq.feet (i.e. Two Acres) surrounded by on East Naldurg Tal Tuljapur Road on west remaining land of S.No.146 on North remaining land of S.No.146 on south remaining land of S.No.146, for the construction of Godown Building in the area.

...2/-



2. That, the land and premises on the lease of which is hereby granted is held by the lessor as a full owners from 22.03.85.
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 what-so-ever subject to be provisions of the Act.
4. That, if the lessee intends to grant sub tenancy or under lease of the whole or any part of the premises taken by this agreement from the lessor then it is obligatory on lessee to take permission form the lessor for the same.
5. That, the lessee shall pay to the lessor rent regularly on or before 31st March of the each year.
6. That, the lessee shall not take use of the land or premises for any other purpose except agreed purpose. If purpose is to be changed and the properly is to be used for any other purpose then lessee take permission from the lessor.
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 commencing from 5th Day of February 1987, for a period of 30 (Thirty) years and shall expire on 4th February 2017 and if desired by lessee it shall be extended for another thirty years on same terms and conditions commencing from 5th February 2017 to 4th February 2047 and if further desired by lessee it shall be extended for third period of thirty years on the same terms and conditions commencing from 5th February 2047 and shall expire on 4th February 2077 and if further desire by the lessee it shall be extended for further period of 9 (Nine) years on same terms and conditions commencing from 5th February 2077 and shall expire on 4th February 2086.



9. That the lessee shall be liable to pay for any Government charges dues, cess, N.A. Taxes and any other charges and taxes for such things in respect of the land or premises.

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



SIGNED AND DELIVERED BY THE WITHIN NAMED SHRI H.S. SHINDE

[Signature]
MARKETING DIRECTOR
Shri Tuljabhavani S.S.S.K. Ltd
Naldurg. 413602.
Tal. Tuljapur Dist. Osmanabad

The Lessor

SIGNED AND DELIVERED BY THE

Within named the D.M.O. SHRI SHINDE N.T.
The Maharashtra State Co-operative
Marketing Federation Ltd;

[Signature]
District Marketing Officer
Osmanabad

The Lessee

WITNESS :

- 1) Surwase M.B *[Signature]*
- 2) Kazi S.A *[Signature]*

Meana ager

3/12/12 -

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