



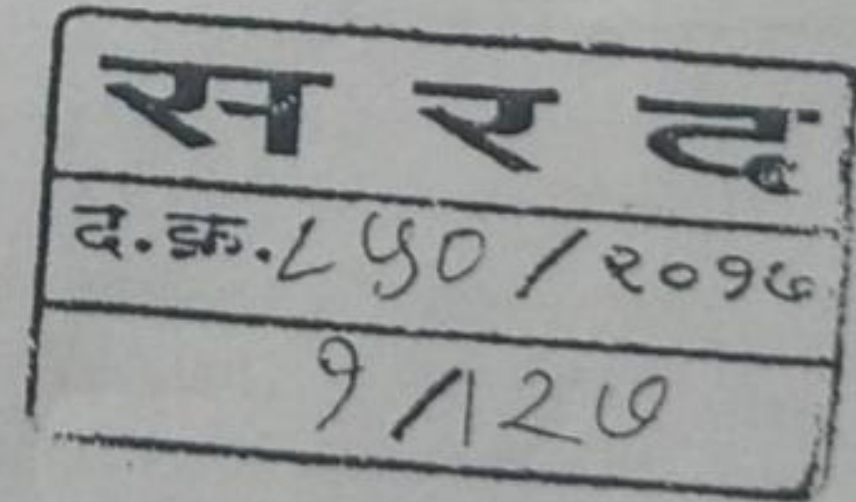
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CHALLAN
MTR Form Number-6

GRN	MH009412513201617E	BARCODE	[Barcode]				Date	16/03/2017-11:17:05	Form ID	36A
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	SRP_SHIRPUR SUB REGISTRAR			Full Name	GOPAL BHIKCHAND AGRAWAL					
Location	DHULE			Flat/Block No.	C.T.S. NO. 1295 TO 1299					
Year	2016-2017 One Time			Premises/Bulding						
Account Head Details		Amount In Rs.		Road/Street	BORADI					
0030046401	Stamp Duty	14600.00		Area/Locality	1069.31 SQ.MTR.					
0030063301	Registration Fee	2500.00		Town/City/District						
				PIN	4	2	5	4	0	5
				Remarks (If Any)						
				SecondPartyName=BORADI PARISAR FAMERS PRODUCER COMPANY						
				LTD-CA=C5-Marketval=00						
				Amount In	Seventeen Thousand One Hundred Rupees Only					
Total			17,100.00	Words						
Payment Details			STATE BANK OF HYDERABAD			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	01106342017031624043		IK00CXZPK0			
Cheque/DD No.			Date	16/03/2017-11:17:37						
Name of Bank			Bank-Branch	STATE BANK OF HYDERABAD						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

Mobile No. : 9850130099



LAND LEASE AGREEMENT

This Land lease Agreement is made and entered on ~~16~~ into as of March by and between Two Thousand Seventeen for the lease of Acre land from C.T.S No. 1295 TO 1299 at Boradi Tal. Shirpur Dist. Dhule for the purpose of FARMERS PRODUCER (describe agriculture purpose & operations)

ARTICLE 1 BASIC LEASE INFORMATION

1.1 Defined Terms :- In addition to the terms, which are defined elsewhere in this Lease, the following terms shall have the following meaning.

(a) LANDLORD :- Mr. Gopal Bhikchand Agrawal Age 37 Yers

(b) LANDLORD'S ADDRESS :- At post- Shirpur Tal. Shirpur Dis. Dhule

(c) TENANT : BORADI PARISAR FARMERS PRODUCER COMPANY LTD(CIN-U01403MH2016PTC272200)

Through it's Director, Mr. Raman Shankar Pawara Age 47 Year's Occu- Bussi. & Agri. Resi. At Post- Boradi Tal. Shirpur Dist. Dhule

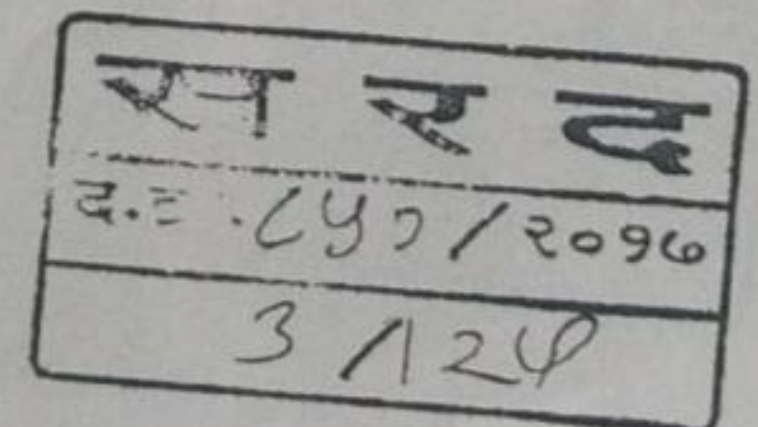
(d) TENANT'S ADDRESS :- At Post- Boradi Tal. Shirpur Dist. Dhule

(e) LAND Boradi Acres of Land from C.T.S No. 1295 TO 1299 At Boradi Tal. Shirpur Dist-Dhule details of which are attached as annexur-A (C.T.S. Card extracts and map)

(f) PERMITTED USE :- The Land mat ve used for the purpose of constructing a Farmers Common Service Center (hereafter referred as FCSC and the producer company. Tenant agrees to comply with all policies, rules, and regulations of Landlord as they now or may hereinafter exist with respect to the sue of the Land.

(g) LICENSE AGREEMENT : An agreement to be entered into between Tenant and Landlord to use the Land for the Permitted Use.

(i) TERM : The term of the lease shall be thirty (30) years wutg ab additional one (1) year automatic extension provided, howere, in the event that Tenant cease using the Property for the permitted use as deccribed in this Agreement the lease shall expire within ninety (90) days of written notice from Landlord to Tenant and after the expiration of the initial thiry (30) year term] Landlord may, in its sole discretion, unilaterally terminate this lease by giving Tenant six (6) months written notice of termination. The lease shall expire within ninety (90) days of written notice from Landlord to Tenant, if landlord determines that the property is not being used according to the permitted uses by Tenant or Tenant's agents or assigns



Landlord reserves the right to unilaterally terminate this Agreement upon the expiration of the initial thirty (30) year term, by giving Tenant Six (6) months written notice of termination.

(j) COMMENCEMENT DATE : 16/03/2017

(k) ANNUAL RENT Rs. 5,000/- (Rs. Five Thousand Only) annually payable on or before April 1st of each year.

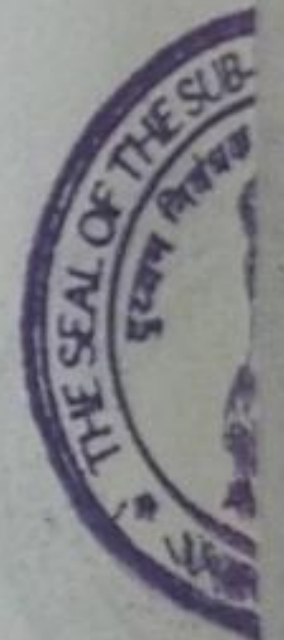
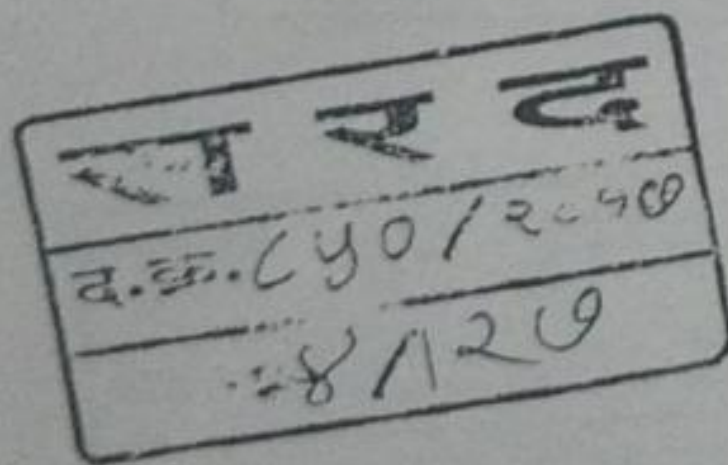
(l) SECURITY DEPOSIT : None

(m) Delivery of Possession : Landlord will deliver possession of the Land to Tenant on the Commencement date " 16 March, 2017" To "30 Years" in its present condition. Tenant acknowledges neither Landlord nor its agents or employees have made any representation or warranties as to the suitability or fitness of the Land for conduct of Tenant's business or as to the physical condition of the land, nor has Landlord or its agents or employees agreed to undertake any alterations or construct any improvements to the Land.

(n) Governmental Approvals: Tenant shall, at its sole cost and expense before the Commencement Date, apply for and obtain all licenses, permits, approvals, required by any local, state or central governmental authorities for its use of the Land, Landlord shall cooperate with Tenant to obtain all necessary Governmental Approvals, provided, however, Landlord shall not be required to expend any money in such co-operation. Tenant understands and agrees that Tenant's right to use the land is contingent upon Tenant obtaining and continually maintaining in full force and effect all Governmental Approvals. In the event any Governmental Approvals issued to Tenant are canceled, expire, lapse, or are otherwise withdrawn or terminated by any governmental authority so that Tenant will be unable to use the Land for its intended purposes, this Lease shall automatically terminate.

(o) Utilities: Tenant shall, at its sole cost and expense, arrange for electricity, water, fuel and other utilities necessary for Tenant's operations to be provided to the Land directly from such providers. Tenant shall be billed directly for the use of such services, and shall promptly pay the same when due.

(p) Taxes: In addition to Rent, Tenant shall pay additional taxes or assessments, if any, which may be levied or charged to Landlord as a result to Tenant's use or occupancy of the Land, including but not limited to, assessments upon or measured by Rent, including without limitation, any gross revenue tax, excise tax, or value added tax levied by any governmental body with respect to the receipt of Rent, and upon this transaction or any document to which tenant is a party creating or transferring an interest or an estate in the Land. Tenant shall promptly pay all personal property taxes on Tenant's



Improvements and personal property and any other taxes payable by Tenant as due.

(q) Limitation on Liability: Landlord will not be in default under this Lease or be liable to Tenant or any other person, for direct or consequential damages, or otherwise, for any failure to supply any electricity, water, fuels, security, or other utilities, or for surges or interruptions of electricity, or other such services or utilities.

(r) Maintenance: Tenant shall at all times throughout the Term, at its sole cost and expense, maintain and repair the Land, the Improvements, and all trade fixtures and personal property of Tenant located thereon.

(s) Surrender : Upon expiration or earlier termination of this Lease Agreement, Tenant shall surrender the Land to Landlord. Within sixty (60) days following the expiration or termination of this Lease, Tenant shall remove all of its equipment or trade fixtures construction or installed pursuant to this Lease. Tenat will also restore the Land to its original condition as of the Commencement Date, reasonable wear and tear excepted, if within sixty (60) days after the expiration or termination of this Lease Tenant has not removed its Improvements or property and not restored the Land as required herein, Landlord may do so and Renant shall reimburse Landlord for all expenses or costs for removal and restoration. Tenant's obligations under this Section shall survive the expiration or other termination of this Lease Agreement.

1.2 Annexure : The following annexure are attached to this Lease and are made part of this Lease; Annexure A Description and Depiction of the Land.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written

Executed on 16/03/2017 at shirpur

सरद
द.क्र. 690/2096
3/20



Signature Of Tenat
Boradi Parisar Farmers Producer Co. Ltd.



Signature Of Landlord Party of
Mr. Gopal Bhikehand Agrawal

-:Witness :-

कमलेश्वर शिंदे

जगज कृपा पावल



1069.31
335 x 1.5
= 502.5
5373281/-
4835951/-

र. र. र. - 8,00,000 - 7 88 - WGA8 - (09) 10:4
सा. वि. म. वि. क. 4916, वि. 16-9-2016

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उ. 1. 15 25 15

मौजे बोराडी आखीव पत्रिका

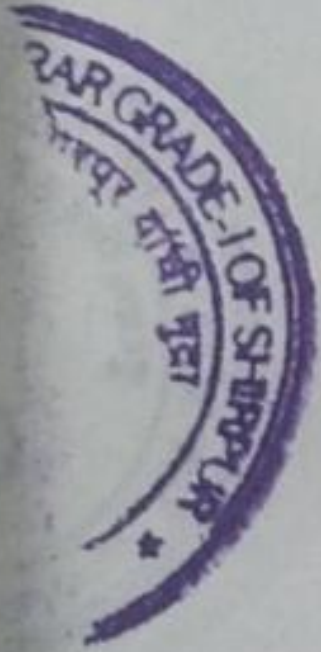
92e3	962-09	क	बिनशेती साटा भरणस यात्र
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उ. 1. 15 25 15
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3913199	सि. स. न.	धा
9928	प्रमाणे	1] विलम मागमद वाफन 2] गोपाल गिकनद अग्रवाल 3] शिपेश अशोक दुसाण
		(92e) (928)

उप. अधीक्षक भूमी
अभिलेख, शिरपूर.



94/2/98 खरेदीने मा. दु. नि (धा.) 9150 मुद्रा के नोंदू.
 अभिलेख शिरपुर कडील श्री चंद्रशेखर भिमराव घुसे 920 प्रमाणे
 913 क्षेत्र स. न. क्र. श्री कैभव विलास पाटील
 पु. 36-38 चे 36/193 (958)

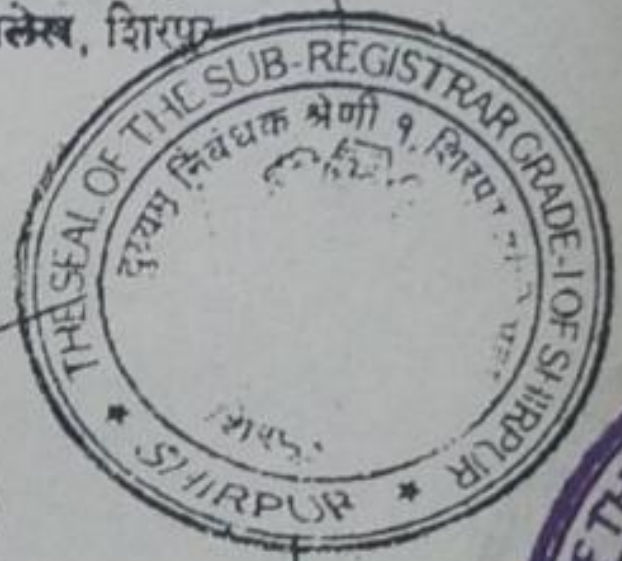
20/11/17 खरेदीने मा. दु. नि (धा.) उप अधिकांक भूमी
 अभिलेख, शिरपुर
 अनिलकृष्ण शिरपुर कडील श्री गोपाल भिकचंद अग्रवाल के नों नं
 पु. 36-38 चे 36/193 954
 नों. भा. मन्वये प्रमाणे

93/19/2017 खरेदीने मा. दु. नि (धा.) श्री गोपाल भिकचंद अग्रवाल के नों नं
 अभिलेख शिरपुर कडील कडील 968
 पु. 36-38 चे 36/193 मन्वये प्रमाणे
 नों. भा. अन्यथा

95-527 अक्षरी क्षेत्र नोंद उप अधिकांक भूमी
 मा. जमाबंदी आयुक्त आणि संचालक अभिलेख, शिरपुर
 भूमि अभिलेख (म. राज्य) पुणे यांचे 965
 दाखल क्र. / मा. भू. मि. प. अक्षरी नोंद / 2014 नोंद क्र. 96/2/2014 चे वरिष्ठकायदे. क्षेत्रादी अक्षरी नोंद
 घडली उप अधिकांक भूमी
 अक्षरी क्षेत्र प्रकट वहागार पुर्णतः अभिलेख, शिरपुर

351
 301

स र व
 द. क्र. 650 / 2016
 - 6/12/10



मौजे बोराडी ~~द्वारा~~ आखीव पत्रिका

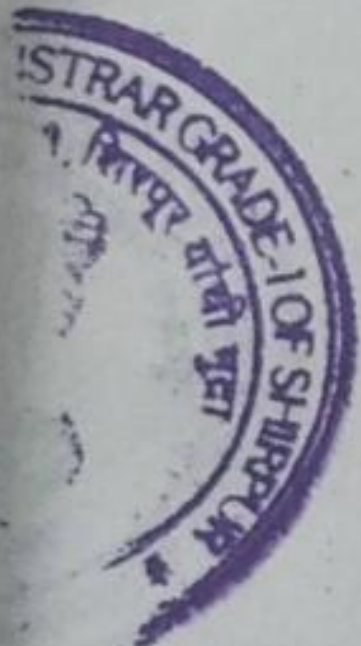
१२९६	२०४-००	क	विनयती साटा भराल पात्र
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स र द
द.स. ६५० / २०१७
१ / २७

3913/2099	सि. स. न	धा'
११९४	प्रमाण	१) विजय बागचंद वाफना २) गोपाल शिबचंद अग्रवाल ३) राजेश अशोक दुसाणे
		१२९ १६४

उप. अधीक्षक मुनी
अमिलेख, शिरपुर.



94/2114 स्वरेडीने
अभिभव
१/३ हिस्सा
पोस्टल नोंदी

भा. दु. नि.
शिरपुर
कडील
र. द. क्र.
3444/93
दि. 14/12/1993
अन्वये

जुलै 1982
(धा)
[डा. नंडरास भिरान कुरे]
[डा. नैमन विलास पाटले]
(944)

फे. नो. न
१२९
प्रमाण

23/199/94 स्वरेडीने
अभिभव
१/३ हिस्सा
पोस्टल नोंदी

भा. दु. नि.
शिरपुर
कडील
र. द. क्र.
2660/94
दि. 14/12/94
अन्वये

(धा)
डा. गोपाल भिकचंद अग्रवाल

उप अधीक्षक भूमी
अभिलेख, शिरपुर
फे. नो. न 114

23/191209/94 खोरेडीने
अभिभव
१/३ हिस्सा
पोस्टल नोंदी

भा. दु. नि.
शिरपुर
कडील
र. द. क्र.
2922/94
दि. 14/12/94
अन्वये

(धा)
डा. गोपाल भिकचंद अग्रवाल

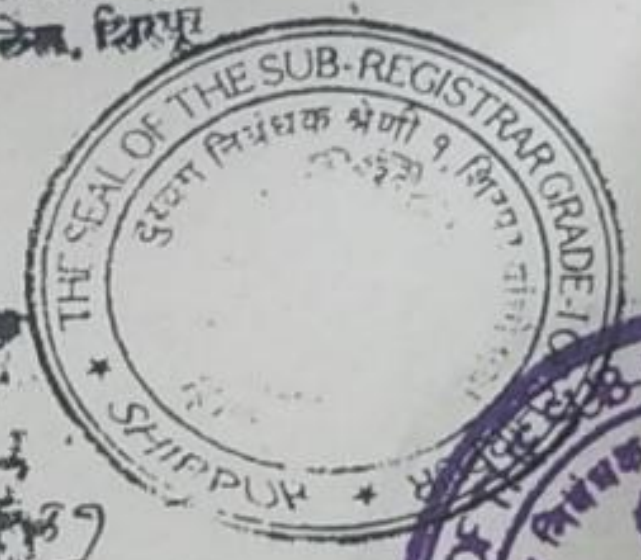
उप अधीक्षक भूमी
अभिलेख, शिरपुर

फे. नो. न
१६४
प्रमाण

9412193

अक्षरी क्षेत्र नोंद
मा. जमाबंदी आगुक्त अग्रि संघालक
भूमे अभिलेख (म. राज्य) पुणे यांचे
कडील क्र. / मा. भू/ मि. प. अक्षरी नोंद / 2094
पुन. दि. 16/2/2094 चे वरीलकाच्ये क्षेत्री अक्षरी नोंद
प्रतली दोनशे-चार वे. पी.
अक्षरी क्षेत्र

उप अधीक्षक भूमी
अभिलेख, शिरपुर
फे. नो. न 962
प्रमाण 4
उप अधीक्षक भूमी
अभिलेख, शिरपुर



स र त
द. नं. 40 / 2090
दि. 20/12/94

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मौजे बाराडी नं. १००
आखीव पत्रिका

१२९७	१११-००	क	विनयनी जाटा भरगटा फास
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सरद
व. नं. ५० / २०१७
११ / २७

३१७/११	खिलर ११९६	पा	
	प्रमाणे	१) विजय भागवत वाफना	
		२) गोपाल भिकुचंद कसबावत	
		३) रमेश अशोक दुधाण	
		१२९७	११९६

उप-अधीक्षक मुनी
अधिकार, शिरपुर.



मौजे बोराडी आखीव पत्रिका

9200	823-30	क	भरखेज जाम	विशेषी शाय
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सरद
 व.क्र. 640 / 2096
 94 / 20

391399	सि. क्र. 9900	द्वारा	1) विजय शंभरुद बभ्रुवा	
	5 मास		2) गोपाट किडुकर जत्रु वार	
			3) खेजरा असोडु उसाव	

उप अधीक्षक मुमी
 अणिलेख, शिरपुर.



०१/२/१८ खेदीने मा कुमि (धा) १२५५१५६८
 अविभक्त शिरपुर कडील श्री चंद्रशेखर भिमराव कुरे
 १/३ हिस्सा रव क. श्री वेभव विलास पटील
 क्षेत्र १८१-१७ ३८६८/१३
 चौ.मी दि. १७/११/१३
 अन्वय (१५४)

पदावली
 उप अधिकांक भूमी
 अभिलेख, शिरपुर
 फे. नो. नं
 १५४
 प्रमाण

१२/११/२०१४ खेदीने मा कुमि (धा)
 अविभक्त शिरपुर कडील श्री गोपाल भिकचंद अमवाल
 १/३ हिस्सा रव क. २६६९/१४
 क्षेत्र १८१-१७ दि. २१/११/१४
 चौ.मी अन्वय

पदावली
 उप अधिकांक भूमी
 अभिलेख, शिरपुर

१३/१/२०१५ खेदीने मा कुमि (धा)
 अविभक्त शिरपुर कडील श्री गोपाल भिकचंद अमवाल
 १/३ हिस्सा रव क. ४१२६/१४
 क्षेत्र १८१-१७ दि. १८/११/१४
 चौ.मी अन्वय

पदावली
 उप अधिकांक भूमी
 अभिलेख, शिरपुर
 फे. नो. नं
 १६४
 प्रमाण

१६६६१५

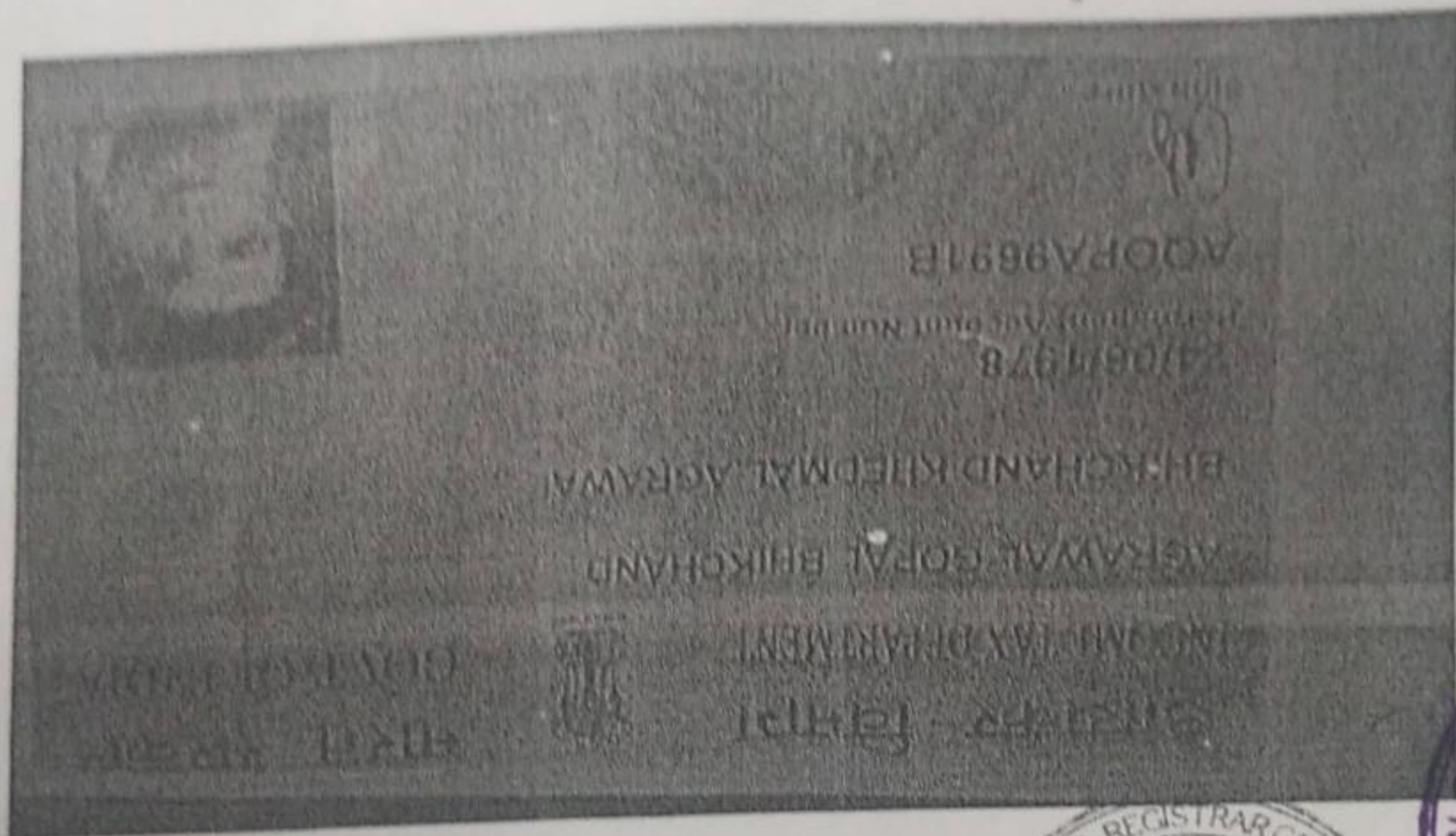
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 मा. जमाबंदी आयुक्त आणि सहायक
 भूमे अभिलेख (म.राज्य) पुणे गांवे
 कडील क्र. / म. १ / वि. प. अक्षरी नोंद / २०१५
 दि. १६/२/२०१५ व बरिष्ठकायदे क्षेत्राचा अक्षरी नोंद
 पत्रली चारही तेकीस पूर्णांक
 अक्षरी क्षेत्र पन्नास चौ.मी. उप अधिकांक भूमी
 अभिलेख, शिरपुर

४३/२०१५
 ३५/११/१४

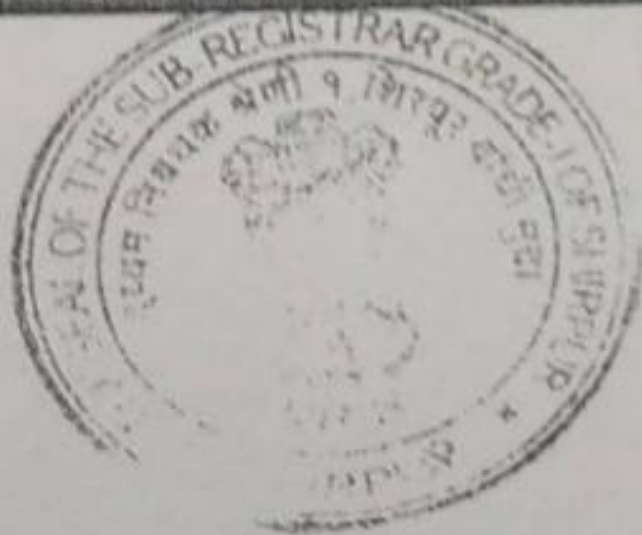
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 द.क्र. ८५०/२०१०
 १६/१२/१७



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२-१ २-१
 २२/१२/७९
 ०५०





CHALLAN
MTR Form Number-6

GRN	MH009412513201617E	BARCODE	Date		16/03/2017-11:17:05	Form ID	36A
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	TAX ID (If Any)					
	Registration Fee	PAN No. (If Applicable)					
Office Name	SRP_SHIRPUR SUB REGISTRAR	Full Name		GOPAL BHIKCHAND AGRAWAL			
Location	DHULE	Flat/Block No.		C.T.S. NO. 1295 TO 1299			
Year	2016-2017 One Time	Premises/Building					
Account Head Details		Amount in Ra.	Road/Street	BORADI			
0030046401	Stamp Duty	14600.00	Area/Locality	1069.31 SQ.MTR.			
0030063301	Registration Fee	2500.00	Town/City/District				
			PIN	4	2	5	4 0 5
			Remarks (If Any)				
			SecondPartyName=BORADI PARISAR FARMERS PRODUCER COMPANY				
			LTD-CA=00-Marketval=00				
			Amount In	Seventeen Thousand One Hundred Rupees Only			
		17,100.00	Words				
Payment Details		STATE BANK OF HYDERABAD		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	01106342017031624043 K00CXZPK0			
Cheque/DD No.		Date		16/03/2017-11:17:37			
Name of Bank		Bank-Branch		STATE BANK OF HYDERABAD			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



Challan Defaced Details

Sr.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
	(IS)-140-850	0005133291201617	16/03/2017-13:33:43	IGR370	2500.00
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Total Defacement Amount					17,100.00

सरद
द.क्र. ८५०/२०१६
२५/२०

गुरुवार, 16 मार्च 2017 1:42 म.नं.

दस्तावेज क्र. 850/2017

दस्त क्रमांक: सरद /850/2017

बाजार मूल्य: रु. 4,83,595/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 14,600/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) शामन मयलती अनुसार : Govt. Stamp Duty Exemption

दु. नि. सह. दु. नि. सरद यांचे कार्यालयात

अ. क्र. 850 वर दि. 16-03-2017

रोजी 1:34 म.नं. वा. हजर केला.

दस्त हजर करणाऱ्याची सही:

पावती: 1242

पावती दिनांक: 16/03/2017

सादरकरणाराचे नाव: गोपाल भिकचंद अग्रवाल

नोंदणी फी	रु. 2500.00
दस्त हाताळणी फी	रु. 540.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 27	

एकूण: 3060.00

Sub Registrar Shirpur

दुय्यम नितंशक श्रेणी- ५

दस्ताचा प्रकार: सरद

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

शिक्का क्र. 1 16 / 03 / 2017 01 : 32 : 38 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 03 / 2017 01 : 33 : 16 PM ची वेळ: (फी)

Sub Registrar Shirpur

दुय्यम नितंशक श्रेणी- ५
शिरपुर जे. १६



