

स.द.ड.	
द.क्र.	पाने
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## LAND LEASE AGREEMENT

THIS LAND LEASE AGREEMENT is made and entered into on day 24 of January 2022 between Shri. Anant Vikram Thakare (Patil) (Landlord), age 54 R/o at PadhavaD Tal. Shindkheda Dist. Dhule now at R/o Jai Bhavani Road, Manohar Garden Ashray Bungalow B-10, Nashik Upnagar, Nashik Tal. Dist. Nashik and Jivandhara Farmers Producer Company Ltd. At Padhavad, Tal. Shindkheda Dist. Dhule Through its Chairman Shri. Prashantchandra Gokulrao Patil, age 47. Occupation - Agriculturist and Medical Practitioner R/o At Padhavad, Tal Shindkheda Dist. Dhule and Secretary Shri. Shamkant Vikram Thakare, age 52. Occupation- Agriculturist and Service (Tenant), for the Lease of 00 H. 41 R. out of

East-Gat No. 327

West-Road

North- Out of Gat no. 331

South-Gat no. 332

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For the purpose of cleaning, grading and packaging of Agricultural products and also for to installed construction and machinery, processing unit, water supply machinery, Solar Panel, Electricity Transformer and other necessary relating to production of agricultural product etc.

### ARTICLE I-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:** Shri. Anant Vikram Thakare (Patil)
- (b) **LANDLORD'S ADDRESS:** At Padhawad, Tal. Shindkheda, Dist.Dhule. now at R/o Jai Bhavani Road, Manohar Garden Ashray Bungalow B-10, Nashik Upnagar, Nashik ,Tal. Dist. Nashik
- (c) **TENANT:** Jivandhara Farmers Producer Company Ltd.
- (d) **TENANT'S ADDRESS:** At Padhawad House no. 409, Tal. Shindkheda, Dist. Dhule.
- (e) **LAND:** area 00 H. 41 R out of Gat no. 331 situated at Padhawad Tal. Shindkheda Dist. Dhule (MH)
- (f) **PERMITTED USE:** The Land may be used for the purpose of constructing a Farmer's Common Services Center (hereafter referred as FCSC) and the management, Supervision, and scheduling of events and activities of FCSC and 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 use of the Land.
- (g) **LICENSE AGREEMENT:** An agreement to be entered into between Tenant and Landlord to use the Land for the Permitted Use. For the purpose of cleaning, grading and packaging of Agricultural products and also for to installed construction and machinery, processing unit, water supply machinery, Solar Panel, Electricity Transformer and other necessary relating to production of agricultural product etc.
- (h) **TERM:** The term of the lease shall be twenty nine (29) years from the date of actual commencement of construction with an additional one (1) year automatic extension provided; however, in the event that Tenant ceases using the Property for the permitted use as described in this Agreement the lease shall terminate.

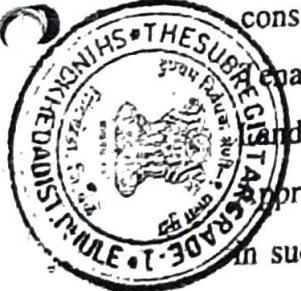
initial twenty nine (29) year term, Landlord may, in its sole discretion, unilaterally terminate this lease by giving Tenant six (6) month's written notice of termination. The lease shall expire within ninety(90) days of written notice from Landlord to Tenant, If Landlord determinate this Agreement upon the expiration of the initial twenty nine (29) year term, by giving Tenant six (6) month's written notice of terminations

- (i) **COMMENCEMENT DATE:** From the date of commencement of construction.
- (j) **ANNUAL RENT:** Rupees 41,000/-(Forty one Thousands Only) with 5% increase every year, annually payable on or before 1<sup>st</sup> of April each year.
- (k) **SECURITY DEPOSIT:** None

(l) **DELIVERY OF POSSESSION:** Landlord will deliver possession of the Land to Tenant on the commencement of construction in its present condition. Tenant acknowledges neither Landlord nor its agents or employees have made any representations or warranties as to the suitability or fitness of the Land for the 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.

2021	११/११	११/११
	११/११	११/११

(m) **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 government authorities for its use of the Land, including without limitation, all applications for zoning variances, zoning ordinances, building code variances, amendments, special use permits, and construction permits and other licenses and approvals necessary for the nation of Tenant's business from the Land (collectively, the "Governmental Approvals").



Landlord shall cooperate with Tenant to obtain all necessary Governmental approvals, provided; however, Landlord shall not be required to expend any money in such cooperation. Tenant understands and agrees that Tenant's right to use the Land is contingent upon Tent 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.

(n) **UTILITES :** Tenant shall, at its sole cost and expense, arrange for electricity, water, gas, 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.

(o) **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 of Tent'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 the government or any other 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.

(p) Tenant will take loan from Government or Bank's for the business of company. Landlord gives no objection for loan. But refund of loan and interest will be paid by tenant ( company). Landlord is not responsible for refund of loan and interest charge of loan will not be on 7/12 of landlord.

(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 days (60) following the expiration or termination of this Lease. Tenant shall remove all the equipment's or trade fixtures constructed or install purest to this Lease. Tenant 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 the termination of this Lease Tenant has not removed its improvement or property and not restored land as required herein, Landlord may do so and Tenant shall reimburse Landlord for all expenses or cost for removal and restoration. Tenant obligations under this Section shall survive the expiration or other termination of this Lease Agreement.

2021	७३८	११५	११५
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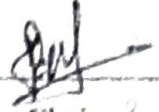


Date : 29/01/2022

Place : Shindkheda


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1.   
Chairman  
Jivandhara Farmers Producer  
Company Ltd.

WITNESSES




  
1. Arun Tarachand Pawar  
ATIPo padhawad  
Tal- shindkheda

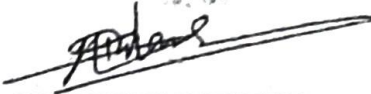


2.   
Secretary  
Jivandhara Farmers Producer  
Company Ltd

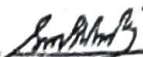


2.   
Shri. Mangesh Jijabhai Sonwane  
ATIPo mudawad  
Tal- shindkheda



  
Landlord  
Shri. Anant Vikram Thakare



3.   
Shri. Suresh Madanji Shimpi  
ATIPo mudawad  
Tal- shindkheda

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वर्ष: २०२१-२२		गाव नमुना आठ-अ				12/20/2021	
		घारण जमिनीची नोंदवही (कृषिक)					
		(आसामीवार खतावणी - जमाबंदी पत्रक)					
गाव: पढावर		तालुका: शिंदेवडे				जिल्हा: पुणे	
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी	एकूण			
	लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर	
	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)			जि.प. ग्रा. प.	
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ) (६ब) (७)
खाते अनंत विक्रम ठाकरे.							
क्रमांक १००३७							
व्यक्तिगत खातेदार	३३१	३.३६.००	०.००००	३.३६.००	१६	०	११२ १६ १४४
एकूण		३.३६.००	०.००००	३.३६.००	१६	०	११२ १६ १४४

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."

दिनांक :- 20/12/2021

सांकेतिक क्रमांक :- 270200020011980000122021289

(नाब :- दिपक विश्वासराव भाविसर)

तलाठी साह्या :- ता :- शिंदेवडे जि :- पुणे

तलाठी

स.द.ड.	
द.क्र.	पाने
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महाराष्ट्र दिनांक : 20/12/2021



महाराष्ट्र शासन

गाव नमुना वारा ( अधिका अधिलेख पत्रक )  
 गाव :- पदावट ( 526200 )  
 भूमापन क्रमांक व उपविभाग : 331  
 गाव नमुना वारा ( अधिका अधिलेख पत्रक )  
 गाव :- पदावट ( 526200 )  
 भूमापन क्रमांक व उपविभाग : 331  
 गाव नमुना वारा ( अधिका अधिलेख पत्रक )  
 गाव :- पदावट ( 526200 )  
 भूमापन क्रमांक व उपविभाग : 331

क्षेत्र, एकक व आकारणी	खाने क्र.	भोगवटादाएचे नांव	गोदाचे स्थानिक नाव :			विताणे वाटणे
			क्षेत्र	आकार	पो.ख. फे.सा.	
कुठ, खूट व दुन अधिका	10036	अनन्य विभाग वगळते	3.06.00	33.30	0.06.00	( 4787 )
कुठ, खूट व दुन अधिका	10037	अनन्य विभाग वगळते	0.00.00	0		( 4787 )
कुठ, खूट व दुन अधिका	10038	अनन्य विभाग वगळते	3.36.00	16.00		( 4787 )
कुठ, खूट व दुन अधिका		अनन्य विभाग वगळते	0.60.00	6.30	0.06.00	( 4787 )
कुठ, खूट व दुन अधिका		अनन्य विभाग वगळते				( 4787 )

सुच फारका क्र. ( 3255 ) ( 4189 ) ( 4468 ) ( 4598 ) ( 4684 )

गाव नमुना वारा ( पिकांची नोंदपही )

गाव :- पदावट ( 526200 )  
 भूमापन क्रमांक व उपविभाग : 331  
 गाव नमुना वारा ( पिकांची नोंदपही )  
 गाव :- पदावट ( 526200 )  
 भूमापन क्रमांक व उपविभाग : 331

वर्ष	हंगाम	खाला क्रमांक	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	रोट					
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र										
			पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	(१६)	
			ह.आ. पो.बी		ह.आ. पो.बी		ह.आ. पो.बी		ह.आ. पो.बी		ह.आ. पो.बी		ह.आ. पो.बी			
2021-22	खरीप	10037				कापूस	0.6000								सिंचित	
	सपुंगी वर्ष	10037				कापूस (सावणणी)	2.7600									
		10038				कापूस (सावणणी)	0.6600								सावणण	

टोप : \*४ - मिश्रपिका संघट क्रमांक, \*५ - जल सिंचित, \*६ - अजल सिंचित

"वा प्रचलित प्रतीसाठी की मर्यादा १५/- रुपये पिकांसाठी."  
 दिनांक :- 20/12/2021  
 सांकेतिक क्रमांक :- 270200020011980000122021188

( गाव :- पदावट )  
 मसाली साक्षात :- पदावट  
 दिनांक :- 20/12/2021  
 जिल्हा :- पुणे

स.द.ड.  
 द.क्र. 331  
 माने ६१२५



वाशिदखडा जे धुळे