

CHALLAN
MTR Form Number-6

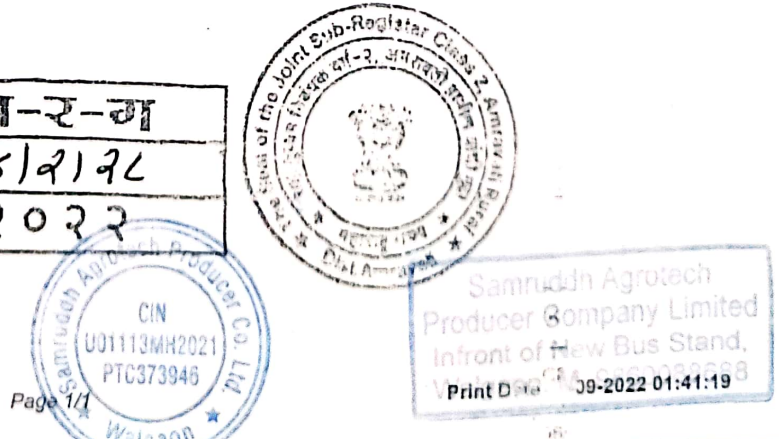


SRN	MH007192901202223M	BARCODE	Date		01/09/2022-16:33:02	Form ID	36
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	AMC_AMRAVATI RURAL SUB REGISTRAR		PAN No.(If Applicable)	CKGPK3791E			
Location	AMRAVATI		Full Name	Samruddh Agrotech Producer Company Ltd THRO Pranit Dhananjay Kuralkar			
Year	2022-2023 One Time		Flat/Block No.	FIELD SURVEY NO. 417 AREA 0 HEC. 81 R			
Account Head Details		Amount In Rs.	Premises/Building	MOUJE WALGAON PART 2			
030046401	Stamp Duty	21600.00	Road/Street				
030063301	Registration Fee	6000.00	Area/Locality	AMRAVATI			
			Town/City/District				
			PIN	4	4	4	8 0 1
			Remarks (If Any)	PAN2=ECOPK8474G--SecondPartyName=Jyoti Dhananjay Kuralkar-CA=29			
Total		27,600.00	Amount In Words	Twenty Seven Thousand Six Hundred Rupees Only			
Payment Details			FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572022090540191	PABZYGXU2	
Cheque/DD Details			Bank Date	RBI Date	05/09/2022-00:00:00	09/2022	
Cheque/DD No.			Bank-Branch		STATE BANK OF INDIA		
Name of Bank			Scroll No. , Date		450 , 06/09/2022		
Name of Branch							

Department ID : Mobile No. 9860088688
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered documents.
 प्रार चलन केवल दस्तावेज निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी प्रार चलन लागू नाही.

Signature Not Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2022.09.15
 13:41:20 IST
 Reason: GRA Secure Document
 Location: India

अ-र-ग
 6238/2196
 2022



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1509202206108	Date 15/09/2022
Received from samruddh agrotech producer company ltd through pranit d kuralkar , Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Amravati (Ru. 1) of the District Amravati.	
Payment Details	
Bank Name SBIN	Date 15/09/2022
Bank CIN 10004152022091505520	REF No. IGAOHOPYB2
This is computer generated receipt, hence no signature is required.	

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2022



Samruddh Agrotech
Producer Company Limited
Infront of New Bus Stand
Walgaoon M 9800083688



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1110202209203	Date	11/10/2022
Received from Smaruddh Agrotech Producer Co Ltd, Mobile number 9874855423, an amount of Rs.60/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Amaravati (Rural) of the District Amravati.			
Payment Details			
Bank Name	SBIN	Date	11/10/2022
Bank CIN	10004152022101108516	REF No.	228418111654
This is computer generated receipt, hence no signature is required.			

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Samruddh Agrotech
Producer Company Limited
Infront of New Bus Stand,
Waigaon. M. 9860088688



LEASE DEED

THIS INDENTURE made at **AMRAVATI** this day of **04 October 2022**
BETWEEN: -

Mrs. Jyoti Dhananjay Kuralkar,

(PAN ECOPK8474G)

Aged about 54 years, Occ. Agri. & Housewife,

R/o. Sawata Chowk, Walgaon, Amravati,

Tq. and Dist. Amravati. Pin Code 444801.

Mob. No. +91 9890911692

(Hereinafter called the '**LESSOR**' which expression shall wherever the context so admits include his successors, representative's trustees, heirs, executors, administrators and assigns) of the **ONE PART.**

AND

Samruddh Agrotech Producer Company Ltd.

having Regd. Office at Plot No. 12-B, Samruddhi Complex,

Ground Floor, Shop No. 6, Opp. New Bus Stand,

Paratwada Road, Walgaon, Amravati MH 444801

Through its Director

Mr. Pranit Dhananjay Kuralkar,

(PAN CKOPK3791E)

Aged about 28 years, Occ. Agri. & Business,

R/o. Sawata Chowk, Walgaon, Amravati,

Tq. and Dist. Amravati. Pin Code 444801.

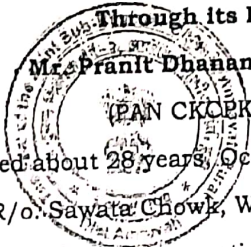
Mob. No. +91 9860088688

(Hereinafter called the '**LESSEE**' which expression shall wherever the context so admits include its successors and assigns) of **OTHER PART.**

WHEREAS the lessor is absolutely seized and possessed of and otherwise well and sufficiently entitled to hereditaments and premises described in the schedule and, **WHEREAS** the lessee needs a suitable premises for the Samruddh Agrotech Producer Company Limited or other technological upgraded in coming in vogue hereinafter and

WHEREAS the lessor has the required premises in his lawful possession with a right to demise and has a clear and un-encumbered legal title over the premises offered within the land or property as mentioned in the Schedule and is willing to provide all necessary and secure premises, placements and spaces to accommodate the actual requirements of the lessee for its Samruddh Agrotech Producer Company

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623419136
2022



Samruddh Agrotech
Producer Company Limited
Infront of New Bus Stand,
Walgaon, M. 9860088688

Limited requirements as aforesaid and.

WHEREAS the lessor represents and warrants that there is no bar or restriction for demising the required premises under any Law, Rule or Regulation of Local Rent Acts or Municipal/ Village Panchayat Authority or any Body or Authority created by any Act of State / Central Govt.

WHEREAS the Lessee has applied to the lessor for a Lease of premises being a part of the premises described in the Schedule hereto (Which part is hereinafter unless otherwise distinguished for brevity's sake called the demised premises) for a term of **Twenty-Nine years** certain from the **1st day of September 2022** AND **WHEREAS** the lessor has agreed to grant to the Lessee the Lease of the demised premises as mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the rent and

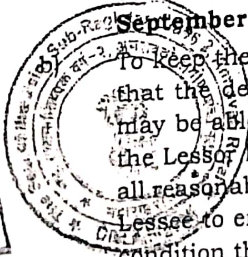
the Lessee's covenants hereinafter contained the Lessor doth hereby demise up to the Lessee the demised premises along with the secured place for the right of ingress and egress for the Lessee and its employees, customers and all other for its advantage to the from the staircases, passages and corridors of the premises described in the Schedule hereto hold the same into the Lessee for a term of **Twenty Nine Years** certain from the **1st day of September 2022** ~~With option to the Lessee to renew the period as hereinafter mentioned~~

San. J. D. Kulkarni
[Signature]

The Lessor shall have to provide necessary consent/permission from society, Association, company, Co- owner, Co- possessor, Builder or any other person whatsoever, as the case may be, at their cost to install the cabling and accessories or fixed related devices etc., on the terrace or any other suitable and appropriate place in the Samruddh Agrotech Producer Company Limited in present or in future shall be borne by the lessee.

1. The Lessee doth hereby agree and covenants with the Lessor as follows:

a) To pay to the Lessor rent for the demised premises at the rate of Rs. 500/- per months from the day of **1st day of September 2022**.



To keep the Lessor informed from time to time of all repairs that the demised premises may require so that the Lessor may be able to do the same and for this purpose to permit the Lessor his Agents with or without workmen or others at all reasonable time but after previous notice in writing to the Lessee to enter upon the demised premises and to view the condition thereof and to execute all necessary repairs and if such repairs are not carried out by the Lessor within a period of fifteen days after receipt of notice from the Lessee in this behalf then the Lessee shall be entitled to have the same done and in that event the Lessee shall be entitled to recover the costs thereof from the Lessor in any manner including by deducting same from the rent payable under these presents.

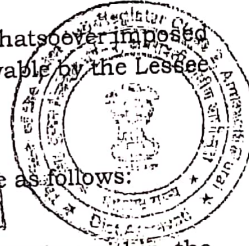
31-2-21
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2022

Samruddh Agrotech
Producer Company Limited
Infront of New Bus Stand,
Walgaoan. M. 9860083688

- c) To permit the lessor, his Agents workmen and servants at all reasonable times but after previous notice in writing to enter the demised premises to examine the condition thereof.
- d) To remove at the time of vacating or earlier all other fittings and fixtures as might be belonging to the Lessee.
- e) The Lessee shall be at liberty as its own costs and expense to have such fixtures and devices for automation, with all accessories as it may desire for the convenient use of demised premises and shall be at liberty to remove the said fixtures and devices at the end or sooner determination of the term hereby granted of sooner than that if the lessee so desires.
- f) The Lessee shall be at liberty to affix place or display name boards signboards, advertisements boards and any advertisements and signs of any nature whatever in relation to its business at any part inside or outside of the demised premises.
- g) That if the lessee shall be desirous of leaving the premises during the currency of lease period, lessee shall do so by giving at least thirty days' notice in writing to the lessor of its such intention of termination of tenancy without paying any compensation.
- h) To bear, pay and discharge all existing and future rates, taxes

assessments, dues, duties impositions and outgoings, whatsoever imposed or charged upon the demised premises and whether payable by the Lessee or occupier hereof.

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2. The Lessor doth hereby covenant with the Lessee as follows:

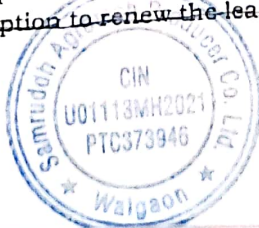
- a) To permit the Lessee to install the Generator within the premises at any suitable and appropriate place.
- b) To permit the Lessee to construct permanent or temporary nature on the

said leased land.

- c) That the Lessee paying the rent hereby reserved and performing the several covenants and stipulations on its part herein contained shall peaceably hold and enjoy the demised premises during the terms hereby granted without any interruption by the Lessor or any person claiming from under or it trust for him, them or any of them.
- d) In case the demised or any part thereof shall at any time during the term hereby granted be destroyed or damaged by fire or in any other manner so as to be unfit for the Lessee's use then the rent hereby reserved or at the Lessee's option a fair and just proportion thereof according to the nature of the damage sustained shall until the demised premises have been rebuilt or reinstated and rendered fire for the Lessee's use be suspended and cease to be payable.

~~In case the lessee fails to give such notice of intention with the stipulated period, it shall be deemed that the lessee has exercised the option to renew the lease for a further terms of~~

Saw J. D. Kuzalkar
(Signature)



Samruddh Agrotech
 Producer Company Limited
 Infront of New Bus Stand,
 Walgaon M. 9500089088

~~FIFTEEN years up to the same terms and conditions as herein contained including the covenant for renewal.~~

- f) That the expenses of the lease deed shall be borne by Lessee.
- g) That lessee is pay electricity monthly bill regularly of the rent premises only.
- h) That the licenses related to the business is obtained by the appropriated authority by lessee before the running of their business and also obtained permission related to the business from various authority for which signed and cooperated when and where need of lessee.
- i) That if conversion of said lease land is necessary for the specific purpose then lessor do the same with their expenses.

The Lessor and the lessee do hereby accept acknowledge and agree with the covenants made with each other here in above.

Schedule of property herein below shall be treated as part of this lease deed

WITNESS WHERE OF the parties to these presents have set their respective hands

04 day of **October 2022**.

SCHEDULE OF THE PROEPRTY DEMISED HEREIN ABOVE

"Open plot/Agriculture land situated at **Mauja-Walgaon Part-2**, Pragane Nandgaon

Peth, Tq., and Dist. Amravati, within the jurisdiction of sub-Registrar-Amravati Rural & within the limit of Village Panchayat of Walgaon, out of which **Filed Survey No. 417/1 (Computerize Bumapan No. & Upavibhag 417/1)**, Class - 1, having total admeasuring 19 Hec. 62 R (Pot Karab 0 Hec. 07 R), **out of which 0 Hec. 81 R (Pot kharab 0 Hec. 0 R)** and which is bounded as under: -

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2022



Samruddh Agrotech
Producer Company Limited
Infront of New Bus Stand,
Walgaon. M. 9360088688

Pr
In
Wc



Towards East: - Field of Mr. Shashank Sanjay Kuralkar,
 Towards West: - Field of Mrs. Kumud Devidasrao Kadhane
 Towards North: - Field of Mr. Gajanan Pawar,
 Towards South: - Amravati - Paratwada Road.

०१-२-०१
 १३३४१६१३८
 २०२२



IN WITNESS WHEREOF the LESSOR and the LESSEE hereinabove named have here to set their respective hands and signed this LEASE DEED at Amravati in presence of the attesting witnesses signing as such on the day above written.

LESSOR

Mrs. Jyoti Dhananjay Kuralkar

Photo Signature Thumb



Mrs. J. D. Kuralkar



LESSEE

Samruddh Agrotech Producer Company Ltd.

Through its Director,

Mr. Pranit Dhananjay Kuralkar

Photo Signature Thumb



Pranit Kuralkar



WITNESSES: -

1. *Intsant of Ram Mandir, Walgaon*

Name: - ATUL MADHUKARRAO AMBADKAR



Atul Madhukarrao Ambadkar

2. *Sanjay Medical At. Post, Walgaon*

Name: - DHANANJAY RAMDASPANTH KURALKAR



D. R. Kuralkar



Samruddh Agrotech Producer Company Limited
 Infront of New Bus Stand,
 Walgaon. M. 9860088668



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- बलगाव भाग २ (१४४४७३)

तालुका :- अमरावती

जिल्हा :- अमरावती



19385693957

ULPN : 19385693957

मुमापन क्रमांक व उपविभाग ४१७/१

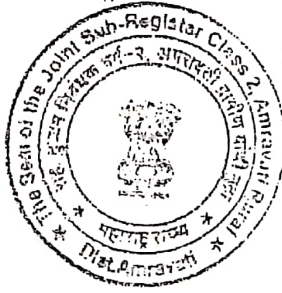
परणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्र. एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
एक एकक हे.आर.चौ.मी	१२५९३	रंजना संजय कुरळकर	०.८९.००	१०.००		(२६९७)	कुळाचे नाव व खंड
लागवड योग्य क्षेत्र	१२५९४	सुनंदा धनंजय कुरळकर	०.८९.००	१०.००		(२६९७)	इतर अधिकार
लागवड योग्य क्षेत्र	१२५९६	ज्योती धनंजय कुरळकर	०.८९.००	१०.००		(२६९७)	इतर
लागवड योग्य क्षेत्र							क्र.म.सं./प्रस्तु-१/कुळप्रकरण/कावि-१९३९/२०२२ नुसार भोगवट वर्ग २ चे भोगवट वर्ग १ करण यात आले आहे. (२६९७)
लागवड योग्य क्षेत्र							प्रलंबित फेरफार : नाही.
लागवड योग्य क्षेत्र							शेवटचा फेरफार क्रमांक : २६९७ व दिनांक : २०/०९/२०२२

ई महा भूमि

अ-२-ग
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फेरफार क्र : (२९३०) (२२८५) (२६९५)

सीमा आणि मुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक २०/०९/२०२२ १०:२९:५९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अधिकार वर
कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०३/१०/२०२२ : १३:३९:१९ PM. वैधता पडताळणीसाठी <https://digitalsahakari.maharashtra.gov.in/dsr/> या संकेत स्थळावर जाऊन 0709100001372180 हा क्रमांक
वाचवा.



Samrudh Agro Tech
Producer Company Limited
Infront of New Bus Stand,
Wahgaon, Tal. 9860088688

पृष्ठ क्र. १/२



अहवाल टिप्पणी

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७।

गाव :- वलगाव भाग २ (९४४४७३)

तालुका :- अमरावती

जिल्हा :- अमरावती

भूमापन क्रमांक व उपविभाग : ४१७/१

भू-धारणा पध्दती : भोगवटादार वर्ग -१

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ. खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.घों.मी	१२५१३	रजना सजय कुरळकर	०.८१.००	१०.००		(२६१७)	कुळचे नाव व खंड
अ) लागवड योग्य क्षेत्र	१२५१४	सुनंदा पंढरीशर कुरळकर	०.८१.००	१०.००		(२६१७)	इतर अधिकार
जिरायत २.४३.००	१२५१६	ज्योती धनंजय कुरळकर	०.८१.००	१०.००		(२६१७)	इतर
बागायत							क.म.स./पस्तु-१/कळपकरण/कावि. १५/११/२०२२
एकूण ला.घों. २.४३.००							मसुदा भोगवट वर्ग १ चे भोगवटवर्ग। करग्रयान
क्षेत्र							असे आहे. (२६१७)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							पत्तिके फलपूर : नाही
वर्ग (अ)							शेवटचे क्षेत्राचे क्रमांक २६१७ व दिनांक
वर्ग (ब)							२०/०९/२०२२
एकूण पो.ख. ०.००.००							
एकूण क्षेत्र (अ+ब)							
आकारणी ३०.००							
जडी किंवा विशेष							
आकारणी							
जुने फेरफार क्र. (२१३०)(२२८५)(२६१५)							सीमा आणि भूमापन चिन्हे

अ-२-ग
६२३५१२१२६
२०२२



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- वलगाव भाग २ (९४४४७३)

तालुका :- अमरावती

जिल्हा :- अमरावती

भूमापन क्रमांक व उपविभाग : ४१७/१

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा				
			मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र									
			घटक पिके व प्रत्येकाखालील 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)
						हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी		
२०२१-२२	खरीप	१२५१३				तुर		०.१०००							
		१२५१३				सोयाबीन		०.७०००							
		१२५१३										चालू पड	०.०१००		

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- २१/०९/२०२२
सांकेतिक क्रमांक :- २७०७००९००७६५०००१९२०२२१४३

(नाव :- कु. अजित रामदास पाऊलझगडे,
तलाठी साँझा :- वलगाव भाग २ ता. :- अमरावती जि. :- अमरावती)

ए.आर. पाऊलझगडे
तलाठी साँझा
साँझा नं. २५
दिनांक २१/९/२२



Samruddh Agrotech
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