

# SUB REGISTRAR OFFICE AHMEDPUR DIST. LATUR (M.S.)

LEASE DEED - DOCUMENT NO. 735/2021

634/2021  
CHALLAN  
MTR Form Number-6

दोष क्र. 24

GRN	MH011819270202021E	BARCODE	Date		17/02/2021-16:22:52	Form ID	36
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Office Name				AMP_AHMADPUR SUB REGISTRAR			
Location				LATUR			
Year				2020-2021 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				106600.00			
0030063301 Registration Fee				2000.00			
Total				1,08,600.00			
Payment Details				BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Bank Date			
Name of Branch				Bank-Branch			
				Scroll No. Date			
Remarks (If Any)				SecondPartyName=SUNIL BHALCHANDRA KULKARNI-			
Amount In				One Lakh Eight Thousand Six Hundred Rupees Only			
Words							
Ref. No.				02202292021021706349			
RBI Date				17/02/2021-16:22:52			
Not Verified with RBI							
Not Verified with Scroll							

Department ID: 0000000000  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दुरयम निवाक कार्यालय नोदणी करावयाच्या दस्तावादी लागू आहे. नोदणी न करावयाच्या दस्तावादी सदर चालन लागू नाही.

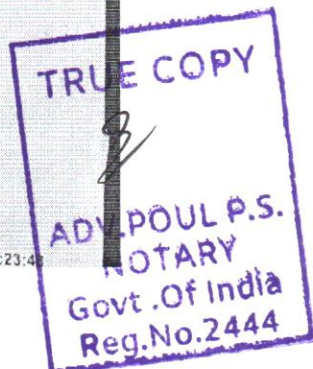
Mobile No.: 0000000000



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634/9/92  
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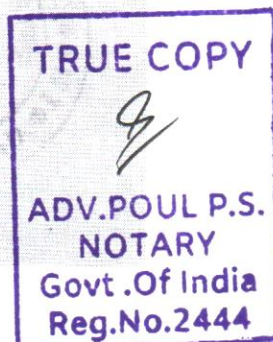
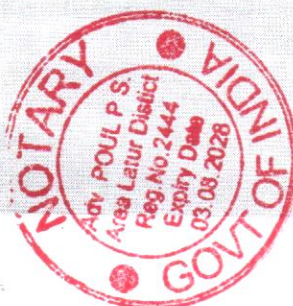
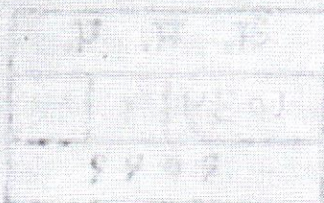
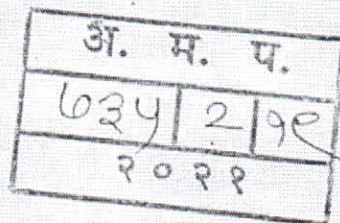
Print Date 17-02-2021 04:23:40







Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1702202112145	Date 17/02/2021
Received from HARINARAYAN A JAGTAP, Mobile number 0000000000, an amount of Rs.380/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Ahmedpur of the District Latur.	
Payment Details	
Bank Name BKID	Date 17/02/2021
Bank CIN 10004152021021710819	REF No. 110047190
This is computer generated receipt, hence no signature is required.	





## Lease (Section-I)

1

Rent lease of land, Division, District and Zilla Parishad Latur. Taluka and Panchayat Samiti, Ahmedpur and Gram Panchayat Malegaon Khurd and village Malegaon Khurd will prescribe number Common land of 1 to 3 Gat no 104 fully lettable area is 80 R(8000 square metre) Size .0 Rs. 80 Paise of land revenue assessment at an annual rent of Rs. 20,000/- as Literal Twenty Thousand Rupees Total Term Years 33 (Thirty Three) Only, Dated 17/02/2021 AD.

The Lessee :-

J.P.K. Pratishthan, Ahmedpur Tq.

Ahmedpur Dist. Latur

Named Hariram Abasaheb Jagtap . as the President on behalf of them. age 55 years, occupation - agriculture Res. Reddy Colony, Ahmedpur, Tq.Ahmedpur Dist. Latur Aadhaar no. 5232 1935 8527 Registration no. F-0025317 (LTR)

The Lessor:-

1 Hariram Abasaheb Jagtap,

Age 55 Years, Occupation - Agriculture Res. Reddy Colony, Ahmedpur Tq.Ahmedpur Dist. Latur Aadhaar no. 5232 1935 8527

2 Sunil Bhalchandra Kulkarni,

Age 53 Years, Occupation Agriculture, Res. Ahmedpur Ahmedpur Dist. Latur Aadhaar no. 8913 8022 9830

3 Jaypal Venkatrao Phulmante

Age 51 Years, Occupation - Agriculture Res. Ahmedpur Ahmedpur Dist. Latur Aadhaar no. 7896 6504 4261

Reasons Leases are written to the Lessee in writing, which means that we will write down our ownership and possession of the property. Common land of 1 to 3 Gat/Suv. no. 104 the whole rentable area is 80 R(8000 sqare metre) Size .0 Rs. 80 Paise of land revenue assessment in boundries of

East side - Malegaon – Jawalga Village Border Road.

West side - Land of Pandurang Laxman Babar.

South side - Jawalga – Ahmedpur Approach Road.

North side - Land of Raju Bhanudas Chewale.

The said chart as follows: The land within the boundaries Located in village Malegaon Khurd, which according to this lease is in the said land. In village Malegaon, rent is given for running



TRUE COPY

ADV. POUL P.  
NOTARY  
Govt. Of India  
Reg. No. 2444

educational activities, building hostels, running schools and other educational activities through the above organization.

The annual rent of the said land is Rs.20,000/- and the said land has been decided to be leased from today 17/02/2021 for a period of 33 (thirty three) years i.e. till 16/02/2054. The annual rental amount for each year is Rs. 20,000/ has been decided to be paid in separate receipts every year.

I have decided to pay the rent of the said land by writing the rent lease. And the said land has been handed over to the lessor.

Henceforth, the said land should be used as per their rules and as per their convenience for carrying out educational activities through the organization of the lessor. Further, we or our other heirs will not have any kind of objection or objection in relation to the said lease till the above term of 33 years.

Also, we have not previously assigned the said land to anyone under any fixed or other rent. During the said term, the said land may not be subletted to any other person and upon expiry of this lease, the said land shall be vacated and handed over to the above mentioned land.

The market valuation of the said land is Rs. 29,60,000/- Rs. Twenty nine Lakh Sixty Thousand and paying the appropriate registration fee and stamp duty on it.

This Lease is executed in favour of the above-mentioned lessee only dated 17/02/2021 AD Ahmedpur

**The Lessee:-**

J.P.K. Pratishthan, Ahmedpur Tq. Ahmedpur Dist Latur. Hariram Abasaheb Jagtap as the President on behalf.

Signature & Thumb

**The Lessor:-**

- |    |                            |       |                   |
|----|----------------------------|-------|-------------------|
| 1. | Hariram Abasaheb Jagtap    | Photo | signature & Thumb |
| 2. | Sunil Bhalchandra Kulkarni | Photo | signature & Thumb |
| 3. | Jaypal Venkatrao Phulmante | Photo | signature & Thumb |

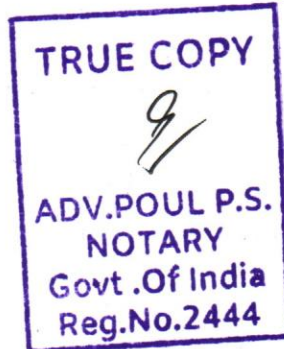
**The witness-**

- |   |   |            |
|---|---|------------|
| 1 | Prasad Ashokrao Deshpande, Res. Latur   | Signature. |
| 2 | Shivkumar Dnyanoba Jagtap, Res. Gothala | Signature. |

•THE SEAL

OF THE SUB REGISTERAR Ahmedpur.

Dated : 17/02/2021.





**Documents attached**

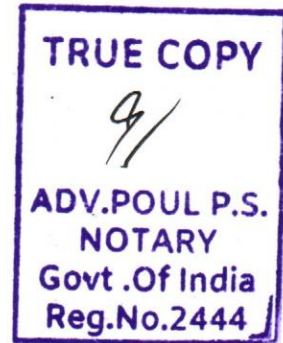
- 1) 7/12 of land survey no. 104,village Malegaon khurd.
- 2) Certificate of Registration Act, 1860 of J.P.K. Pratishthan, Ahmedpur.
- 3) Certificate of Registration Act, 1950 of J.P.K. Pratishthan, Ahmedpur. (F-0025317 (LTR)
- 4) Aadhar cards of Lessor & Lessee.
- 5) Valuation form of Sub Registrar Ahmedpur Dist. Latur. (M.S.)
- 6) Challan – MTR form number-6 dated 13/02/2021. (GRN – MH011819270202021E)
- 7) Table of content part 1. (Document no. 735/2021)
- 8) Table of content part 2. (Document no. 735/2021)

Translator

Jaypal Venkatrao Phulmante

Secretary – J.P.K. Pratishthan, Ahmedpur.

(M.Sc. M.Phil. B.Ed.)



1.6 MAY 2024