

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

AGREEMENT OF LEASE

AN AGREEMENT made at Nashik, the 23rd day of November 1994 One Thousand Nine Hundred and ninety four

BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act 1956 (I of 1956) and having its registered office at 'Nirmal', 2nd Floor, Nariman Point, Bombay 400 021 (hereafter referred to as the Corporation" which expression shall where the context so admits, deemed to include its successors and assigns) of the One Part AND

(1) (Name of Person) Shri. Babu Shankar Sonware of (Address and occupation) Sonware mala. - Near - N32/N5/8 New CIDCO Nashik - 9, (Farmer).

(hereinafter referred to as "the Licensee" which expression shall, where context so admits, be deemed to include his heirs executors, administrators representatives)

(2) (Name of person) of (Address and Occupation)

and (Name of person) of (Address and Occupation)

and (2) (Name of person) of (Address and Occupation)

(hereinafter collectively referred to as "the licensee" which expression shall, where the context so admits, to include their respective heirs, executors, administrators and representatives)

(3) and 4) (Name of Person) of (Address)

and (Name of Person) of (Address)

i carrying on business in partnership at (address of the Firm or syndicate)

the name and style of (Name of the firm or syndicate) registered under the Indian Partnership Act, 1932

(hereinafter referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include all the partners the said firm, their representatives, heirs, executors and administrators)

(5) and (6) (Name of Company) a Company registered under the Companies Act 1956 (I of 1956) and having its registered office at (address)

(hereinafter referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include its successor or successors)

ADMINISTRATOR CIDCO, NASHIK

Signature

ADMINISTRATOR CIDCO, NASHIK

Signature



a Co-operative Society registered under the  
Co-operative Societies Act, \_\_\_\_\_ under the Certificate  
of Registration No. \_\_\_\_\_ granted by \_\_\_\_\_  
\_\_\_\_\_ and having its principal place of

business at \_\_\_\_\_  
(hereinafter referred to as "the Licensee" which expression shall  
where the context so admits, be deemed to include its successors) of the Other Part.

नशिक-५

०६/०३/२००६

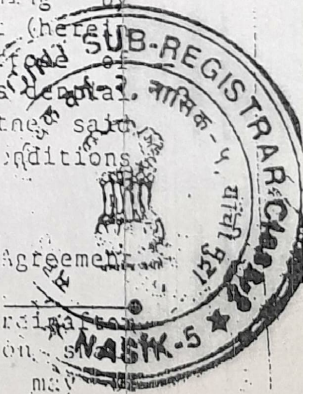
(a) The Government of Maharashtra has, in exercise of its power under clause (b) of sub-section (1) of section 40 of the Maharashtra Regional and town planning Act 1960, (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") appointed the Corporation as the Special Planning Authority for the Notified Area called the Autonomous Ward Notified Area, more particularly specified in the schedule of the Notification/Notifications promulgated in this behalf.

(b) The Corporation has, in exercise of its power under clause (a) of sub-section (3) of section 40 read with section 129 of the said Act acquired lands and is engaged in developing such lands in accordance with the provisions of the said Act.

(c) The licensee has by the application dated 23/10/1994 requested the Corporation to grant a lease of a piece or parcel of land so acquired by the Corporation and particularly described hereinafter.

929/2  
Morga...

(d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 1396.65 sq.Mtrs. or thereabout (hereinafter referred to as "the said land") for the purpose of constructing a building or buildings for residential users and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.



(e) The Licensee has before the execution of this Agreement paid on the Date 20/1/94 & 24/10/1994 to the Managing Director of the Corporation hereinafter referred to as Managing Director, which expression include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs. 1,18,715/- (Rupees one lakh eighteen thousand seven hundred and twenty five only) being the sum agreed to be paid by the Licensee to the Corporation.

Shamir

ADMINISTRATOR  
MORGADO, NASHIK

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नसम-५

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION  
OF MAHARASHTRA LIMITED,  
FIRST SCHEDULE TO AGREEMENT OF LEASE  
NEW NASHIK

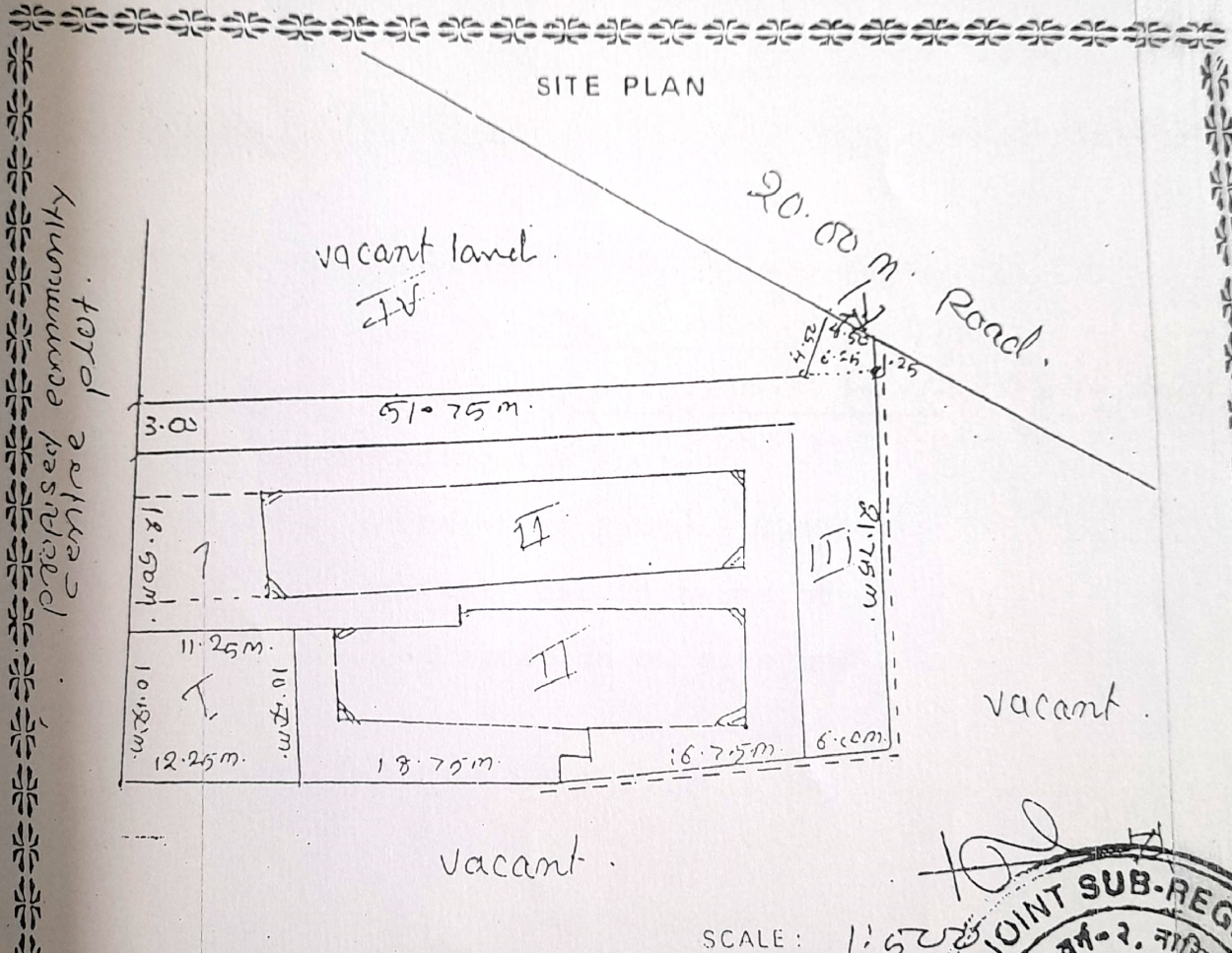
1203 (2000)  
1120

SURVEY No. 929/2/172 VILLAGE Nashik TAHSIL & DISTRICT NASHIK.

old house plot. PLOT NO.                      SECTOR 11 AREA IN SQ METERS 1396.65 m<sup>2</sup>.

NAME OF LICENCEE Shri. Babu Shankar Sonwane

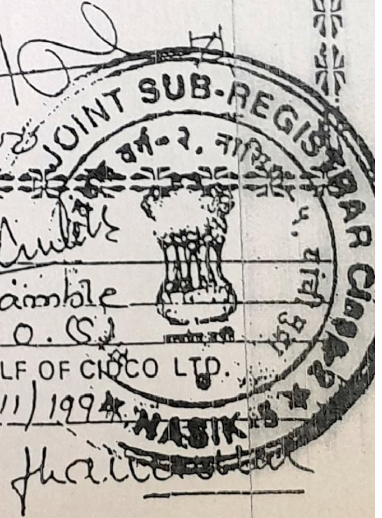
SITE PLAN



SCALE: 1:500

PREPARED BY Paul  
 NAME Shri. Pawar V.R.  
 DESIGNATION Surveyor  
 LICENCEE                       
 DATE 23/11/1994

CHECKED BY                       
 NAME A.L. Kamble  
 DESIGNATION F.O.S.  
 FOR AND ON BEHALF OF CIDCO LTD.  
 DATE 23/11/1994



ADMINISTRATOR  
CIDCO  
NEW NASHIK

श्री. पावळ वि. र.  
 श्री. बाबू शंकर सोनवणे

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**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF  
MAHARASHTRA LIMITED.**

Ref : NO. BP / NSK / ADM / 2009 / 230

DATE : 27 / 11 / 2009

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted under section 45 of the 'Maharashtra Regional and Town Planning Act 1966' (Maharashtra XXXVII of 1966) to Mr. Dnyaneshwar B. Sonawane and Others (Through GPA-Holder Mr. Prashant N. Khedkar on Plot No - 'Old House Plot', Survey No.- '929/2/1 & 2 and 929/2', Neighbourhood - 'Margashirsha' Nashik in CIDCO, as per the approved plans and subject to the following conditions for the development work of the proposed Residential / Commercial / Industrial / Resi.+Comm. / Social / Educational Building.

Total plot area : 3910.19 sq.m. (excluding Open Space)

Prop. Built up area : 1793.75 sq.m. / Total floors - Ground + Two Only

Existing B / up area : NIL sq.m. / Total Built up area : 1793.75 sq.m.

F.S.I. Consumed : 0.46

- 1) This certificate is liable to be revoked by the corporation if :-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
  - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the corporation is contravened.
  - c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
  
- 2) The applicant shall :-
  - a) Give notice to the corporation on completion up to plinth level and seven days before the commencement of the work.
  - b) Give written notice to the corporation regarding completion of work.
  - c) Obtain occupancy certificate from the Corporation after duly completion of compound wall / fencing and building.
  - d) Permit authorized officers of the corporation to enter building or premises for which the permission has been granted at any time for purpose of endorsing the Building Control Regulations and conditions of the certificate.



**CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

REGD. OFFICE :  
"NIRMAL", 2ND FLOOR, NARIMAN POINT,  
MUMBAI - 400 021.  
TEL. : 2022420 (4 LINES) GRAMS : CITWIN

DIVISIONAL OFFICE :  
OFFICE OF THE ADMINISTRATOR,  
MUMBAI - AGRA ROAD, CIDCO,  
NEW NASHIK - 422 009.  
PHONE : 2392679, 2392268

**REGISTERED LETTER**

REF No. : BP (NT) / NSK / ADM / 2009 / 230

Date : 27/11/2009

To,  
Mr. Dnyaneshwar B. Sonawane & Others,  
Through GPA-Holder Mr. Prashant N. Khedkar,  
9, Bhaktivedant Appt., Dwarka,  
NASHIK.

**Sub:** Approval to the building plans for 'Old House Plot' Survey No. 929/2/1 & 2  
and 929/2 Neighbourhood - 'Margashirsha' at CIDCO New Nashik.

Sir / Madam,

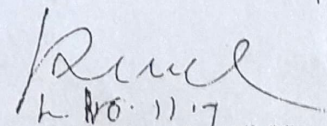
Please refer your letter No. NIL Date 24-09-2009 received in this office on  
dated 24-09-2009.

Under section 45 of the Maharashtra Regional and Town Planning Act, 1966, the building  
plans submitted by you under your above referred letter are approved herewith subject to following  
conditions in addition to the conditions mentioned in the commencement certificate enclosed.

- 1) Plans are approved as shown in Red.
- 2) Occupancy certificate will not be granted unless compound wall / fencing is constructed.
- 3) The additional lease premium have to be paid by you if payable, without which the occupancy  
certificate will not be granted.
- 4) \_\_\_\_\_

One set / Two sets of approved building plans is / are enclosed herewith.

Yours Faithfully,

  
L. No. 11.7

Additional Town Planning Officer  
CIDCO, New Aurangabad.