

Vasantrao Naik Shikshan Prasarak Mandal, Aurangabad



Airport Road, Cidco, Aurangabad - 431 003.
Tele Fax : (O) 0240 - 2482625 Mobile : 9422206608
E-mail : vnsdma@rediffmail.com
Web Site : www.vnsdmam.in

President
Rajaram Rathod

Secretary
Nitin R. Rathod

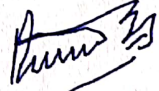


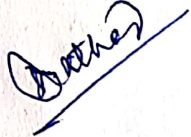
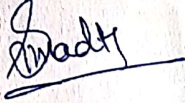

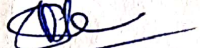
Ref. No. / VNSPM/2021-22/

Date: 16/09/2021

By Circulation

Vasantrao Naik Shikshan Prasarak Mandal's V.R.Scholarden School, Cidco, N-9, Aurangabad has completed CBSE affiliation inspection process. As per the land requirement norms of CBSE the Mandal has allotted 5340 sq.mtr. of land additional land measuring 716 sq. mtr land for time being is allotted. The total land area allotted on basis of Resolution by Circulation by majority to V.R.Scholarden School is total 6056 sq.mtr. area.

The Resolution is kept in the executive committee and same will be informed accordingly.

- 1) Principal Rajaram Rathod 
- 2) Adv.Abhay Rajaram Rathod 
- 3) Shri. Nitin Rajaram Rathod 
- 4) Dr.Bipin Rajaram Rathod 
- 5) Shri.Maroti Poma Pawar
- 6) Shri.Motiram Ganpati Rathod
- 7) Smt.Seema Vijay Wadte 
- 8) Shri.Kisan Hiranman Pawar 
- 9) Sow.Baija Kisan Pawar
- 10) Shri.Suresh B. Bhale 

342/7086

पावती

Thursday, December 10, 2020

4:41 PM

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 9946 दिनांक: 10/12/2020

गावाचे नाव: हट्टेसिंगपुरा

दस्तऐवजाचा अनुक्रमांक: अगण5-7086-2020

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: वसंतराव नाईक शिक्षण प्रसारक मंडळ तर्फे सचिव श्री. नितीन राजाराम राठोड - -

नोंदणी फी

रु. 4130.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 4530.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:55 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Aurangabad V

बाजार मूल्य: रु.412160 /-

मोबदला रु.412160/-

भरलेले मुद्रांक शुल्क : रु. 20700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 0912202018052 दिनांक: 10/12/2020

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.4200/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH006687494202021E दिनांक: 10/12/2020

बँकेचे नाव व पत्ता:





10/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. औरंगाबाद 5

दस्त क्रमांक : 7086/2020

नोंदणी :

Regn:63m

गावाचे नाव : हट्टेसिंगपुरा

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	412160
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	412160
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:औरंगाबाद म.न.पा. इतर वर्णन :; इतर भाहिती: म.न.पा.औरंगाबाद हद्दीतील मौजे हट्टेसिंगपुरा नेबरहुड एन-9 सिडको येथील सर्वे नं.8 पार्ट येथील स्कुल प्लॉट,क्षेत्रफळ 716.80 चौ.मी.चे लीज डीड नोंदवले. ((MILKAT NUMBER : 7 व 8 पार्ट :))
(5) क्षेत्रफळ	1) 716.80 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वसंतराव नाईक शिक्षण प्रसारक मंडळ तर्फे सचिव श्री.नितीन राजाराम राठोड -- बय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं.24,डी-विंग एलोरा कॉम्प्लेक्स, कॅनॉट प्लेस,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिडको प्रशासक औरंगाबाद -- बय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	10/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	10/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	7086/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	20700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	4130
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	THE CHAIRMAN SECRETARY VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL AURANGABAD	eChallan	02300042020110674742	MH006687494202021E	20700.00	SD	0003716910202021	10/12/2020
2		DHC		0912202018052	400	RF	0912202018052D	10/12/2020
3	THE CHAIRMAN SECRETARY VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL AURANGABAD	eChallan		MH006687494202021E	4200	RF	0003716910202021	10/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



सह दुय्यम निबंधक वर्ग-२
अरंगाबाद क्र-५



CHALLAN
MTR Form Number-6

दस्तावेज भरना



GRN	MH006687494202021E	BARCODE			Date	06/11/2020-16:38:20	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1			Full Name	THE CHAIRMAN SECRETARY VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL AURANGABAD			
Location	AURANGABAD			Flat/Block No.	SCHOOL PLOT (ODD SHAPE)			
Year	2020-2021 One Time			Premises/Building	N-9			
Account Head Details		Amount In Rs.		Road/Street	CIDCO AURANGABAD			
0030046401	Stamp Duty	20700.00		Area/Locality	CIDCO AURANGABAD			
0030063301	Registration Fee	4200.00		Town/City/District				
				PIN	4	3	1	0
				Remarks (If Any)	SecondPartyName=CIDCO AURANGABAD-			
				Amount In	Twenty four Thousand Nine Hundred Rupees Only			
Total	24,900.00			Words				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042020110674742	007034056	
Cheque/DD No.				Bank Date	RBI Date	06/11/2020-16:39:31	Not Verified with RBI	
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

8/12/2020
ADMINISTRATOR
CIDCO, NEW AURANGABAD

SECRETARY
Vasantrao Naik Shikshan Prasarak Mandal
AURANGABAD.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0912202018052	Date 09/12/2020
Received from rathod, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.	
Payment Details	
Bank Name SRCB	Date 09/12/2020
Bank CIN 10004152020120905103	REF No. 38809122020IBTR1000513
This is computer generated receipt, hence no signature is required.	



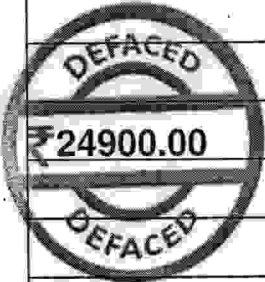
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CHALLAN
MTR Form Number-6



GRN	MH006687494202021E	BARCODE			Date	06/11/2020-16:38:20	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	ARB1_HQR SUB REGISTRAR AURANGABAD 1			Full Name	THE CHAIRMAN SECRETARY VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL AURANGABAD			
Location	AURANGABAD			Flat/Block No.	SCHOOL PLOT (ODD SHAPE)			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	N-9			
0030046401	Stamp Duty	20700.00		Area/Locality	CIDCO AURANGABAD			
0030063301	Registration Fee	4200.00		Town/City/District				
				PIN	4	3	1	0
				Remarks (If Any)				
				SecondPartyName=CIDCO AURANGABAD-				
				Amount In	Twenty Four Thousand Nine Hundred Rupees Only			
Total			24,900.00	Words				
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042020110674742	203111528697	
Cheque-DD Details				Bank Date	RBI Date	06/11/2020-16:39:31	07/11/2020	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		1107 , 07/11/2020		



Department ID : Validity unknown
NOTE:- This challan can be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरत लयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Digitally signed by
VIRTUAL TREASURY
MUMBAI 03
Date: 2020.12.11
10:15:41 IST
Reason: Secure
Document
Location: India

Challan Defaced

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-342-7086	0003716910202021	10/12/2020-16:40:53	IGR209	4200.00





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0912202018052

Receipt Date 11/12/2020

Received from rathod, Mobile number 0000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 7086 dated 10/12/2020 at the Sub Registrar office Joint S.R.Aurangabad 5 of the District Aurangabad.



Payment Details

Bank Name SRCB

Payment Date 09/12/2020

Bank CIN 10004152020120905103

REF No. 38809122020IBTR10
00513

Deface No 0912202018052D

Deface Date 10/12/2020

This is computer generated receipt, hence no signature is required.



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

LEASE DEED

FOR

[EDUCATION USE]
[SOCIAL FACILITY PLOT

[716.80 sq.mtrs. : ODD SHAPE Land For Open Use]

THIS LEASE DEEDS is hereby made at CIDCO NEW AURANGABAD on this 23rd th day of NOVEMBER Two Thousand TWENTY BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED., A Company incorporated under the Companies Act, 1956 (1 of 1956) and having its registered office at "NIRMAL", 2nd Floor, Nariman Point, Mumbai-400 021 (Hereinafter referred to as "The LESSOR" which expression shall where context so admits, be deemed to include its successors and assignees) of the ONE PART



AND

Age: _____ Years, Occ : _____
CHAIRMAN&
SHRI. NITIN RAJARAM RATHOD.

SECRETARY

Age: 52 Years, Occ : SOCIAL WORK,

On Behalf of

VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL, AURANGABAD

C/o. JALNA ROAD, CIDCO, AURANGABAD

[REGISTRATION NO. F-266 dt. 28/06/1972]

[Hereinafter referred to as "Licensee" which expression shall, where context so admits be deemed to include his/her, its successors and permitted assigns] of the OTHER PART

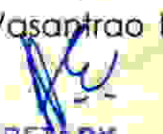
WHEREAS :

(a) The Government of Maharashtra has in exercise of its powers under clause (b) of sub-section (i) of section 40 of the Maharashtra Regional & Town Planning Act, 1966 (Mah.XXXVII of 1966) hereinafter referred to as "the Act" appointed the Corporation as a Special Planning Authority for the Notified area called the Aurangabad/Nasik/Nanded/Waluj 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 (e) of sub-section (3) of section 40 read with section 126 of the said act, acquired lands and is engaged in developing such lands in accordance with the provisions of the said act.

© That, Educational Plot i.e. school building built up area 1425.00 sq.mtrs together with the underlying plot of land area admeasuring 12000 sq.mtrs was approved vide Board Resolution No.2605 dated 04-10-1982 to Vasant Rao Naik


ADMINISTRATOR
CIDCO, NEW AURANGABAD.


SECRETARY
Vasant Rao Naik Shikshan Prasarak Mandal
AURANGABAD.

Shikshan Prasarak Manda, Aurangabad subject to the terms and conditions as set out in the schedule of the resolution. The necessary allotment for the said land with educational school building was issued on 20-02-1983 and after making premium outright purchase agreement made on 04-07-2007 with the said institution.

Also, Vide allotment letter dated 12-07-2007, an area admeasuring 716.80 square meters of additional strip of land adjacent to the above allotment plot with building allotted to the said institution for which Agreement to Lease has been executed in between CIDCO & the said institution on 12-07-2007. Site Plan indicating the original land + addition odd shaped land or strip attached as second schedule of this lease deed.

(d) That, The said Sanstha have also been obtained an Occupancy Certificate from Aurangabad Municipal Corporation, Aurangabad vide dated 29/02/2012 in response to earlier commencement certificate issued vide dated 29/11/2007 consuming FSI 0.34 out of total plot area allotted to the sanstha as 12000 + 716.80 = 12716.80 sq.mtrs. per obtained occupancy certificate.

(e) It has also mentioned that the said property is a leasehold property and hence the terms and conditions as per New Towns Land Disposal Policy and all other decisions taken by the Board of Directors and the Resolutions/Orders of the statement government, Hon'ble court etc. shall binding on the said Sanstha.

(f) Licensee has by its application requested for execution and registration of Lease Deed in respect of the allotted **Educational Plot for School** under **Social Facility Purpose**. The CIDCO Authority as "LESSOR" hereby consented to grant the Licensee a lease of all the piece or parcel of land as described in the Schedule & Site Plan annexed herewith and hereunder written and more particularly delineated on planned annexed hereto and shown thereon by a red color boundary line and containing by measurement **[12000 [school purpose + 716.80 [open use] = 12716.80 sq.mtrs.]** (hereinafter referred to as the "Said Land") under social facility use and has permitted the Licensee to occupy the said land from the date hereof, on the terms and conditions hereinafter contained. The Licensee has, already paid entire premium of the educational [school] plot vide accounts clearance certificate Note No.905 dated 18/09/2003 and also paid premium for additional odd shape land strip vide Certificate of Payment No.2933 dated 11/07/2007 issued by Accounts Department for a sum of **Rs.10,75,100/- + Rs.4,12,160 = Rs.14,87,260/- (Rupees Fourteen Lac Eighty Thousand Two Hundred Sixty Only)** being the lease premium agreed to be paid by the Licensee to the Corporation as per the allotment and Agreement to Lease executed in between CIDCO Authority.

NOW THIS LEASE WITNESSES AS FOLLOWS :

INTERPRETATION

1. In these present, the term "Managing Director" means the Managing Director of the Corporation including the Additional or Joint Managing Director


ADMINISTRATOR
CIDCO, NEW AURANGABAD,


SECRETARY
Vasantnagar Naik Shikshan Prasarak Mandali
AURANGABAD.



of the "LESSOR" and any of the Officer authorized by him by a General of a Special Order.

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DESCRIPTION OF LAND

2. That, in consideration of the allotted piece of land to Lessee has paid entire lease premium of the said plot as per Certificate of Payment No.343 dated 25/10/1991 issued by Accounts Department as per the record available in office of the Lessor, a lease premium of the allotted land and of the covenants and agreements of the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee. All that piece and parcel of land described in Schedule-II more particularly delineated on the SITE PLAN annexed hereto shown thereon by a RED COLOR boundary line together with the buildings and erections now or at any time hereinafter standing and being and thereon together with all rights, easements, and appurtenances thereto belonging except and reserving unto the Lessor all mines and minerals in and under the said land or any part thereof TO HOLD the land and premises hereinbefore expressed to be Lessee for the terms of 90 years lease computation from the date of Agreement to lease (as per the earlier agreement to lease executed) subject nevertheless to the provisions of the Maharashtra Regional & Town Planning Act, 1966 (MAH XXXVII of 1966) and the rules thereunder paying therefor yearly during the said term unto the Lessor at the registered office of the Lessor or as otherwise required the yearly rent as prescribed from time to time by the Corporation only from 1st January to 31st December or any part thereof, the said rent to be paid in advance without any deductions whatsoever on the 10th day of January in each and every year.

COVENANTS BY THE LESSEE

3. The Lessee with intent to bind all persons into whomsoever hands the demised premises may come doth hereby covenant with the Lessor as follows :

TO PAY RENT

(a) During the said terms of lease hereby created to pay unto the Lessor the said rent at the times, on the day and in the manner hereinbefore appointed for payment thereof clear of all deductions.

TO PAY RATES AND ASSESSMENT

(b) To pay all existing and future taxes, rates, assessments, land revenue and outgoings of every descriptions for the time being payable either by Landlord / Lessor or Tenant or by the Lessee / Occupier in respect of the demised and anything for the time being thereon.

NOT TO EXCAVATE

(c) Not to make any excavation upon any part of the said land hereby demised, not to remove any stone, and gravel, clay or earth therefrom except for the purpose of forming foundations of building or for the purpose of executing any work pursuant to the terms of the agreement to lease.

NOT TO ERECT BEYOND THE BUILDING LINE

(d) Not to erect any building, erection or structure except a compound wall and steps thereto as hereinafter provided on any portion of the said land outside the building line shown upon the site plan.


ADMINISTRATOR
SIDCO, NEW AURANGABAD.


SECRETARY
विकासीय (शिक्षण प्रसारक) विभाग
AURANGABAD.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENTS ETC.

(e) Not at any time during the continuance of the said terms to affix or display on or from the demised premises any sign-board, sky-sign, neon-sign or advertisement with or without illumination or otherwise unless the consent in writing of the Corporation has been previously obtained thereto.

NOT TO-BUILD EXCEPT WITH THE PREVIOUS PERMISSION OF THE LESSOR

(f) Not any time during the period of lease of this demise to erect any building, erection, or structure on any portion of the said land except with the previous written permission of the Lessor which the Lessor shall be at liberty to grant such permission on payment of additional lease premium subject to terms and conditions as may be prescribed from time to time.

ALTERATIONS

(g) No alteration or additions shall at any time be made to the façade or elevations of any building or erection or erected or standing structure on the demised land or architectural features thereof except with the previous written permission of the Corporation.

TO REPAIR


(h) Though, as per the terms and conditions mentioned in the Agreement to Lease, the said terms at the Lessee's expense well and substantially repair, pave, cleanliness and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, color, and white washing etc.) to the satisfaction of the Corporation the said building and the premises and drains, compound walls and fences thereunto belonging and all fixtures and all additions thereto.

TO ENTER AND INSPECT


(i) To permit the Managing Director of the Corporation and the Officers, Surveyors, Workmen or other Employees of the Corporation as "LESSOR" from time to time at all reasonable times of the day during the terms hereby granted after a without previous notice to enter into or upon the demised land to inspect the state of repairs thereof and if upon such inspection it appears that any repairs or any works are necessary that or any of them may be notice to the Lessee all required to execute the repairs or such works and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

NUISANCE

(j) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbances to the Lessor, Lessees, Occupiers, or Residents of the other premises in the vicinity or in the CIDCO notified area.


ADMINISTRATOR
CIDCO, NEW AURANGABAD

31 ग 7-9		
10/04	20	
2020		


SECRETARY
Naik Shikshan Prasarak Mandal
AURANGABAD.

USER



(k) As per the New Towns Disposal of Lands Regulations every lease shall specify user of the demised land which shall be applied only to the specified user and to no other use or purpose. Lessee shall be constructed the premises for this use only. These uses are indicative and not exhaustive.

F.S.I. [FLOOR SPACE INDEX]

(l) With effect from April-2006 Rights about Special Planning Authority handed over to Aurangabad Municipal Corporation, Aurangabad. The F.S.I. for allotment of land under school building is 1.0 at the time of allotment. With effect from the year 2016 the Base F.S.I. within CIDCO Notified Area increase from 1.0 to 1.1 and hence CIDCO as a "LESSOR" have rights to collect the premium for the additional 0.1 FSI as per the resolution/decision taken by the CIDCO Authority from time to time.

INDEMNITY

(m) To indemnify and keep indemnified the Lessor against any claim for damage or loss suffered by the person in consequence of anything done under the authority herein contained or in exercise of the rights and liberties hereby granted.

PAYMENT OF SERVICE CHARGES

(n) That, on the efflux of THREE years from the date of Agreement to Lease or from the date of obtaining a Completion / Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment for maintaining civic amenities such as roads, water, drainage, conservancy for the Corporation as lessees contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy for the said land regardless of the extent of benefit derived by lessee from such amenities. Provided that no payment shall be made one year after civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days therefrom without prejudice to the other rights of the Corporation under this agreement and/or in law, the licensee/lessee shall be liable to pay to the Corporation the interest at the rate to be approved by the Corporation by general or specific order on all amounts due and payable by the licensee / lessee under this clause if such amount remained unpaid for seven days more after becoming due.

With effect from April-2006, rights of Special Town Planning Authority has been transferred to Aurangabad Municipal Corporation, Aurangabad and hence, thereafter necessary property tax required to be paid to the concern planning authority.

DELIVERY OF POSSESSION AFTER EXPIRATION OF LEASE

(o) At the expiration of lease period or sooner determination of the terms and conditions of the Agreement to Lease quietly to deliver up to the Lessor the demised premises and all erections and buildings standings on the demised premises that the lessee shall be at the liberty if the lessee shall have paid the rent and all municipal and other taxes, rates, and assessments then due and shall have performed and observed the covenants and condition herein contained prior to the expiration of the said terms to remove and appropriate all building,


ADMINISTRATOR
CIDCO, NEW AURANGABAD.


SECRETARY
Muzamam Malik Shikshan Prasarak Mandal
AURANGABAD.

RECOVERY OF RENT AS LAND REVENUE

4. Where any sum payable to the Corporation by the Licensee/Lessee under this agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to the said act. Whether, any sum is so payable by the licensee/lessee shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the licensee/lessee and shall be final and binding upon him/her/them/it.

RE-ENTRY

5. If, the rent, rates, taxes, service charges, or any sums payable to Lessor shall be in arrears for allotted demised land / premises for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the lessee hereinbefore contained or if the lessee be adjudicated, insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself/herself the lessor may re-enter upon any part of the demised land/premises in the name of the whole and thereupon the term hereby granted shall be payable the lessee on account of the building or improvements built or carried out on the demised land/premises or claimed by the lessee on account of the building or improvement built or made provided always that except for non-payment or rent as aforesaid. The power of re-entry hereinbefore contained shall both be exercised unless and until the Corporation as the Lessor shall have given to the lessee or left on some part of the demised land/premises notice in writing of his intention to enter and of the specific breach or breaches of covenant in respect of which the re-entry is intended to be made and default shall have been made by the lessee in remedying such breach or breaches within three months after the giving or leaving such notice.

SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND/PREMISES ON DETERMINATION OF THE LEASE

6. If on determination of the lease, any person is found to be occupying the demised land/premises unauthorisedly or occupying wrongfully in possession of the said demised land/premises, it shall be lawful for the Corporation as the Lessor to secure the said demised land/premises and eviction of such person from the said demised land/premises in accordance with the law and with the paragraphs 1,2 and 3 of the schedule of the Maharashtra regional and town planning act, 1966 (Mah No XXXVII of 1966)

NOTICE AND DEMANDS

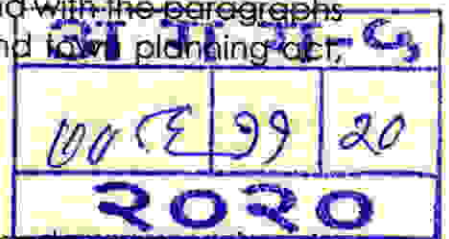
7. Any demand for payment of notice requiring to be made upon or given to the lessee shall be sufficiently made or given if sent by the Lessor to Lessee through the registered post as the address given by the lessee in the office of the Corporation or at the demised land/premises and any demand or notice sent by post shall be deemed to have delivered in the usual course of post.

MARGINAL NOTE

8. The Marginal note do not form part of the Agreement to Lease or Lease Deed and shall not be referred to for construction or interpretation thereof.


ADMINISTRATOR
SIDCO, NEW AURANGABAD.


SECRETARY
Vasantnagar Neel Shikshan Prasarak Mandal
AURANGABAD.



IN WITNESSES THEREOF, the Lessor and the Lessee have hereunto set and subscribed his/her/their/its hand/s and seal the day and year first above written.

SCHEDULE-II

DESCRIPTION OF EDUCATIONAL PLOT ALLOTTED UNDER SOCIAL FACILITY USE

[SCHOOL – 12000 SQ.MTRS.]

[ODD SHAPE LAND – 716.80 SQ.MTRS FOR OPEN USE]

All that piece or parcel of land, bearing **SCHOOL PLOT** in Sector N-9/D, area admeasurements **[12000 [school purpose + 716.80 [open use] = 12716.80 sq.mtrs.]** In the **Gut No.-08 (Part)** of village **HATTESINGPURA** of **CIDCO NEW AURANGABAD** bounded as follows that is to say :-

On or towards the North by : A.M.C. SCHOOL
On or towards the South by : 24.00 M.W.ROAD
On or towards the East by : Pathway & MHADA HSG.SCH
On or towards the West by : LAND ALLOTTED TO MHADA

IN WITNESSES WHEREOF the parties hereto have hereunto set their hands and seal the day and year first above written.

SIGNED, SEALED & DELIVERED FOR and
On behalf of the City & Industrial Development
Corporation of Maharashtra Limited By the hand of

Sow. Pragati Choundekar


ADMINISTRATOR 8/12/2020
CIDCO NEW AURANGABAD

SIGNED, SEALED & DELIVERED for and on
Behalf of the said Sanstha by the hand of

SHRI. _____
CHAIRMAN
VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL
AURANGABAD



SHRI. NITIN RAJARAM RATHOD
SECRETARY
VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL
AURANGABAD


SECRETARY
Vasantrao Naik Shikshan Prasarak Mandal
AURANGABAD.

IN PRESENCE OF :-

01. **SHRI. R.P.KURE, Field Officer/ I/C. AMO (Aur)**

02. **SHRI. R.V.MHASKE, Clerk-Typist**







CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASTRA LIMITED.

SECOND SCHEDULE OF LEASE DEED

NEW AURANGABAD

SURVEY NO. 00 (PT)

VILLAGE - HATTESINGPURA

TAHASIL & DIST A'BAD

PLOT NO. SCHOOL PLOT

SECTOR -

ODD SHAPE PLOT AREA - 715.80 SQ.MTR.

NEIGHBOURHOOD - N-9

NAME OF LICENCEE - SECRETARY VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL
AURANGABAD.

SITE PLAN



PLAN ON REVERSE



PREPARED BY

.....

LICENCEE

SECRETARY

.....
Vasant Rao Naik, Shikshan Prasarak Mandal
AURANGABAD

WITNESSES

- 1) SRI. R.P. KURE AMO
- 2) SRI. R.V. MHASKE CT

CHECKED BY

NAME..... 20/11/2020

DESIGNATION.....

FOR AND BEHALF OF CIDCO LTD.

ADMINISTRATOR
CIDCO NEW AURANGABAD



City & Industrial Development Corporation Of Maharashtra Ltd.

No CIDCO/MKT/AUR/ 2020/1160
Date : 5/11/2020

Office of the Administrator
Udyog Bhavan, CIDCO
Aurangabad

2020/1160		
10	14	20
2020		

To, The Chairman / Secretary
Sbri./Smt.

Vasant Rao Naik Shikshan Prasarak Mandal
Aurangabad

Sub. : Execution of Lease Deed for the Plot No. School plot (oddshape)
NH/Sector N-9 at CIDCO, New Aurangabad

Ref. No. : Your Letter No. 2320 dated 30/9/2020

Sir,

With reference to above subject mentioned herein above, it is hereby inform you that you can mortgage the above said property with financial Institution / employers subject to fulfillment of following conditions.

- 1) A Lease deed should be executed with CIDCO for which you have to approach the Office of the Sub-registrar, Aurangabad for registration of this Lease Deed Documents.
- 2) You have to pay the necessary Registration Charges and Stamp Duty on the premium / cost of plot allotted by CIDCO Authority (i.e. Rs. 4,12,160/-) at the time of registration and execution of Lease Deed as per the norms of Registration Office.
- 3) A stamp paper amounting Rs. 100/- for execution of Security Bond submitted to CIDCO Office.
- 4) A Letter from financial Institution / Employer informing us that a loan for construction and other purpose is being under consideration.
- 5) A passport size photograph is to be submitted if not fixed on offer form.
- 6) One copy of site plan on G-90 paper is attached herewith as a schedule-II part of Lease Deed Documents shown as boundries of the allotted plot
- 7) Xerox copy of letter of extension issued by CIDCO alongwith challan copy of payment of additional lease premium paid attached herewith. If the plot holder not yet paid the additional Lease Payment he / she required to be paid before execution & registration of lease deed.
- 8) Payment of Lease Rent with GST applicable should be paid for entire lease period given in Agreement to Lease.
- 9) Document Charges of Rs. 500/- with GST applicable.
- 10) After execution of Lease Deed in Sub-Registrar's Office Aurangabad. A "Certified" copy of the same required to be submit to this office.
- 11) Without submission of certified copy of Lease Deed, NOC for financial institute can not be granted.

Kindly submit the above documents at an early date.



[Handwritten Signature]

ASST. MARKETING OFFICER
CIDCO, New Aurangabad.

Copy to :
The Sub-Registrar,
Office of the Sub-Registrar,
Aurangabad

दस्त क्रमांक: अग्रग5 /7086/2020

बाजार मूल्य: रु. 4,12,160/-

मोबदला: रु. 4,12,160/-

भरलेले मुद्रांक शुल्क: रु.20,700/-

दु. नि. सह. दु. नि. अग्रग5 यांचे कार्यालयात

पावती:9946

पावती दिनांक: 10/12/2020

अ. क्र. 7086 वर दि.10-12-2020

सादरकरणाचे नाव: वसंतराव नाईक शिक्षण प्रसारक मंडळ तर्फे सचिव
श्री.नितीन राजाराम राठोड - -

रोजी 4:34 म.नं. वा. हजर केला.

नोंदणी फी

रु. 4130.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

दस्त हजर करणाऱ्याची मही:

एकुण: 4530.00

Joint Sub Registrar Aurangabad V

Joint Sub Registrar Aurangabad V

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्रा क्रं. 1 10 / 12 / 2020 04 : 34 : 25 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 10 / 12 / 2020 04 : 35 : 14 PM ची वेळ: (फी)





10/12/2020 4:41:51 PM

दस्त गोपवारा भाग-2

अंगम5

20-20

दस्त क्रमांक:7086/2020

दस्त क्रमांक :अंगम5/7086/2020

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वसंतराव नाईक शिक्षण प्रसारक मंडळ लॉक: सचिव श्री.नितीन राजाराम राठोड - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं.24,डी-विंग एलोरा कॉम्प्लेक्स, कॅन्टॉट प्लेस,औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	भाडेकल वय :-52 स्वाक्षरी:-		
2	नाव:सिडकी प्रशासक औरंगाबाद - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: औरंगाबाद, महाराष्ट्र, औरंगाबाद. पिन नंबर:	मालक वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिका क्र.3 ची वेळ:10 / 12 / 2020 04 : 35 : 45 PM

ओळख:-

खालील इमाम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांनी ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सरदारसिंग नर्मिंग पाटील - - वय:53 पत्ता:प्लॉट नं.52,एस बी ओ स्कुल समोर,औरंगाबाद पिन कोड:431001			
2	नाव:सतीश विठ्ठलराव कोबळे - - वय:40 पत्ता:बुध्द वाडा,हंडरगुळी,उदगीर,लातूर पिन कोड:413518			

शिका क्र.4 ची वेळ:10 / 12 / 2020 04 : 36 : 11 PM

Joint Sub Registrar Aurangabad V

प्रमाणित करण्यात येते की सदर दस्तावेजात एकूण २० पाने आहेत,नोदणी पुस्तक क्रं.1 चे अनुक्रमांक ३०९६ वर नोंदला दि. १०/१२/२०२०

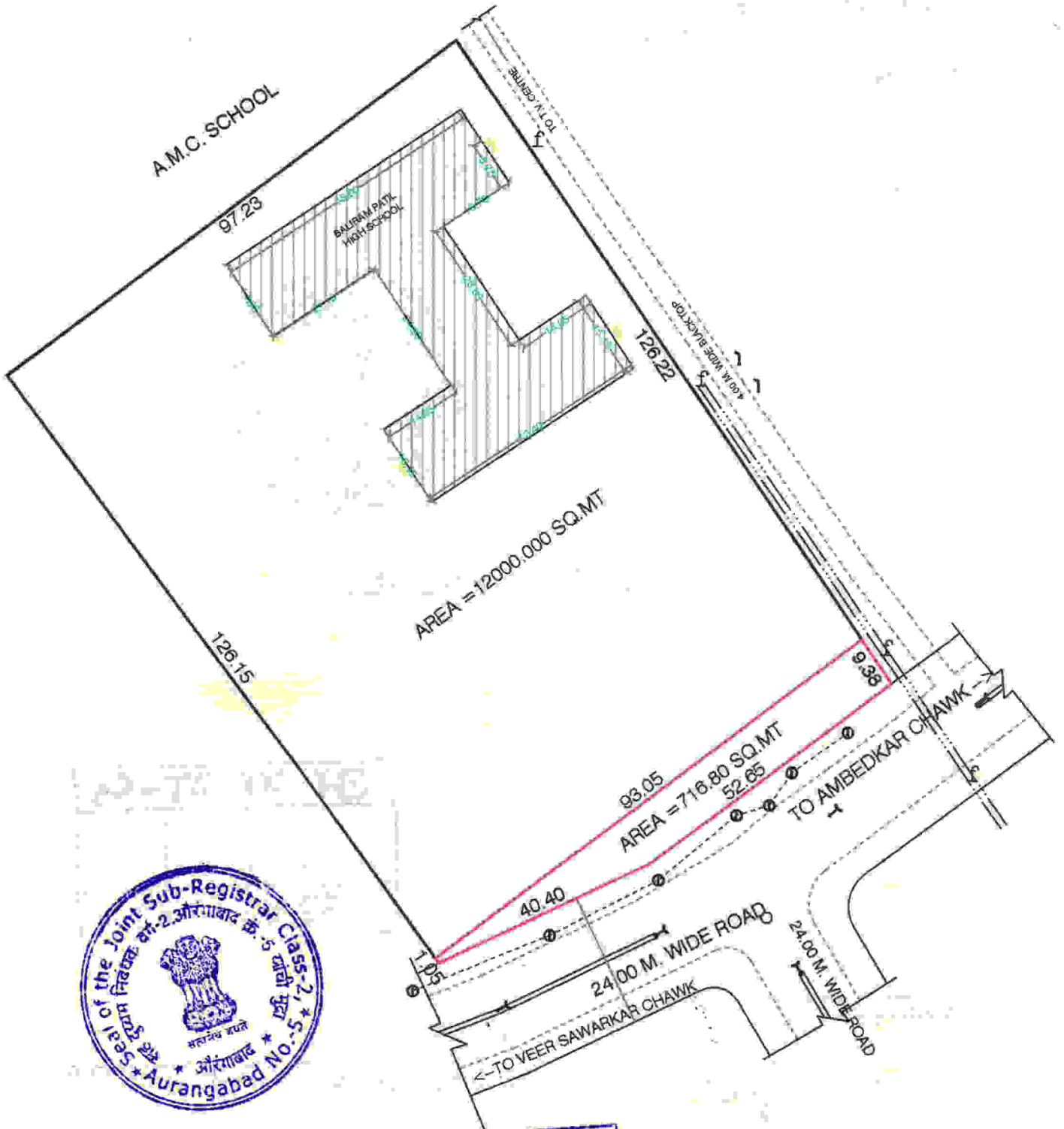
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Date	Deface Date
1	THE CHAIRMAN SECRETARY VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL AURANGABAD	eChallan	02300042020110674742	MH006687494202021E	20700.00	SD	0003716910202021	10/12/2020
2		DHC		0912202018052	400	RF	0912202018052D	10/12/2020
3	THE CHAIRMAN SECRETARY VASANTRAO NAIK SHIKSHAN PRASARAK MANDAL AURANGABAD	eChallan		MH006687494202021E	4200	RF	0003716910202021	10/12/2020



[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

SITE PLAN



अ ग ग-५
 00CE 98 20
 २०२०

SCALE : 1:1000



SECRETARY

Naik Shikshan Prasarak Mandal
 AURANGABAD.

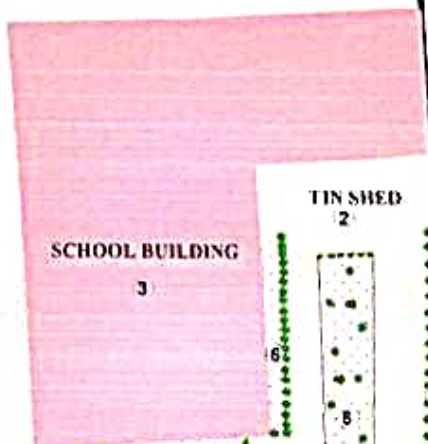
checked by.

[Signature] 20/11/2020
 एम.एन. सुर्विशी, मूसाफक

OPEN LAND

TOILET
(1)

TEN SHED
(2)



TIN SHED
(2)

SCHOOL BUILDING
(3)

SCHOOL BUILDING
(3)

PLANTS

PLAY GROUND
(7)

ROAD

BASKET BALL
(9)

OPEN LAND

AMBEDKAR CHOWK ROAD

SR.NO	BLOCK NAME	AREA OF BLOCK	
		SQ.MI	SQ.FT
1.	TOILET	36.60	393.96
2.	TEN SHED	352.02	3789.14
	TEN SHED	56.31	606.12
3.	SCHOOL BUILDING	558.43	6010.72
	SCHOOL BUILDING	161.04	1733.43
4.	STR	89.44	962.73
	SMARKHA	43.89	472.43
5.	PLANT	90.23	971.23
	PLANT	45.03	484.70
6.	OPEN LAND	625.849	6736.63
7.	PLAY GROUND	264.54	2847.508
8.	ROAD	697.22	7504.87
9.	BASKETBALL	777.92	8373.53
10.	PARKING	565.63	6088.44
11.	OPEN LAND	975.29	10498.02

LEGENDS

- 1) PLOT BOUNDARY
- 2) DRAINAGE LINE
- 3) WATER SUPPLY LINE
- 4) PROPOSED CONSTRUCTION
- 5) EXISTING STRUCTURE

TITLE SUB DRAWING

V.R. SCHOLARDEN SCHOOL ON
SURVEY NO - 08(P.T) HATTESINGPURA,
NEIGHBOURHOOD N-9, CIDCO NEW AURANGABAD.

THE SECRETARY, VASANTRAO NIKE
SHIKSAN PRASARAK MANDAL, AURANGABAD.

ARCHITECT
SIGN

Santosh Adhav
Ar. Santosh Adhav
Architect
Reg. No. CA/2005/37050

NORTH



Architect

SANTOSH ADHAV
B.Architecture

SIGNATURE
Design Became Signature
Architect & Interior Designer



69, Upper Ground Floor,
JAY TOWER
Kokanwadi Chowk, Station Road,
Padampura, Aurangabad
mail ID - ar.adhav@yahoo.com
Mobile No 98 60 74 75 80

DWG BY	SCALE	DATE	CHECKED BY	DEALT
RAJESH KUMHRE	1:100 (1:50)	27-7-2021		