

77/3170

पावती

Original/Duplicate

Monday, August 08, 2022

नोंदणी क्र.: 39म

4:02 PM

Regn.: 39M

पावती क्र.: 4307 दिनांक: 08/08/2022

गावाचे नाव: उल्हासनगर कॅम्प क्र. 3

दस्तावेजाचा अनुक्रमांक: उहल-1-3170-2022

दस्तावेजाचा प्रकार: सीडीडी

मादर करजाऱ्याचे नाव: बँक ऑफ बरोडा उल्हासनगर-3 शाखा तर्फे अधिकृत हस्ताक्षर कर्ता म्हणून श्री. संदीप कुमार
सुरेन्द्र प्रसाद

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, घंबनेल प्रिंट, मूची-२ अंदाजे

4:19 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 11700000/-

मोबदला रु. 2925000/-

भरलेले मुद्रांक शुल्क: रु. 146500/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008127838207223E दिनांक: 08/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0808202203503 दिनांक: 08/08/2022

बँकेचे नाव व पत्ता:

मुळदस्त परी मिळाला

8/8/22

8/8/2022

the purpose of ingress thereto and egress there from TO HOLD the demised premises unto the Lessee for a ten years period from 01.09.2022 till 31/08/2032 PAYING therefore unto the Lessors during the said term monthly and proportionately for any part of the month the rent @ Rs.140.25/- per sq ft per

month for the area 1091 sq.ft. only i.e. Rs.1,53,012/- (Rs. One Lac Fifty Three Thousands Twelve only) for first five years and for the next Five years, with escalation in rent by 15% i.e. Rs. 1,75,964/- (Rs. One Lac Seventy Five Thousand Nine Hundred Sixty Four Only) for the remainder period plus applicable GST (subject to tax deduction at source as per Income tax rules in force from time to time), on the fifth day of each succeeding calendar month. The first such payment after execution hereof to be made on _____ by

the Lessee to the Lessors upon conditions of performance by Lessors of the agreements on the part of the Lessors herein after contained. It is agreed that area 763 sq.ft on mezzanine floor/ Loft will be rent free area and can be utilized for banking purpose without any consideration/ rental/ license fees etc till Bank of Baroda, is functioning in the premises. The Rent is payable to the Lessors from the date of actual possession of premises taken by the Lessee. The Lessee will take the possession of the premises upon completion of Lessor's scope of work as per sanction letter.

2. The Lessee hereby covenants with the Lessors as follows:

- To pay the reserved rent to the Lessors of the days in the manner aforesaid.
- To pay to the authorities concerned all charges for and in connection with gas and/or electricity consumed in or upon the demised premises as shown by the separate meter or meters therefore and to pay the rent for such meter and meters.
- To pay Property tax only for demised premises for period of which Lessee Bank lessee is existing on the property.
- Subject to clause 3(b) hereunder to keep the interior of the demised premises in good and tenantable repair and condition (reasonable wear and tear and damage by earthquake, tempest or other act of God or inevitable accident or by irresistible force always excepted).
- To use the demised premises for the purpose of purpose of a branch or office of the Lessee (Lessee as defined above) to carry on business of banking in all its forms including a safe deposit vault/ATM/E-Lobby as godown or for residential



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१०	२०

Sanjay Clerk Saini Jai



उहम - १	
₹ 89000	१-११
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Title

Lease Deed

Period

10 years

Property

Shop No. 3, Sharda Square, Unr-3.

Const. Type

RCC

C.T.S. NO.

9282(p)

Category

E

Rate

90800/- per sq. mtr.

Area

1380 Sq fts. (Built Up) = 128.21 Sq mtrs.

Govt. Value

1,17,00,000/-

Applicable 25% of Value

29,25,000/-

(due to lease period 10 years)

Stamp Duty

1,46,500/-

Regn. Fee

30,000/-