

said building leading to and from the said portion hereby let for 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 1024 i.e Rs.1,43,616/- [Rs. One Lac Forty Three thousands Six Hundred Sixteen only)* for first five years and for the next Five years, with escalation in rent by 15% i.e. Rs. 1,65,158/- [Rs. One Lac Sixty Five Thousand One Hundred Fifty Eight 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 717 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 Lessors's scope of work as per sanction.

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

- To pay the reserved rent to the Lessors on 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 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 purpose of the Lessee or for the business or residential purpose of

Sunjay

Lease

✖

for



Title	:	Lease Deed
Period	:	10 years
Property	:	Shop No. 4, Sharda Square, Unr-3.
Const. Type	:	RCC
C.T.S. NO.	:	9282(p)
Category	:	E
Rate	:	90,800/- per sq. mtr.
Area	:	1296 Sq.fts. (Built Up) = 120.40 Sq. mtrs.
Govt. Value	:	1,10,00,000/-
Applicable 25% of Value (due to lease period 10 years)	:	27,50,000/-
Stamp Duty	:	1,37,500/-
Regn. Fee	:	30,000/-

BOB

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Page 1 of 1

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Location ID	202208082663
08 August 2022 12:19:02 PM	
मूल्यांकनाचे वर्ष	2022
जिल्हा	ठाणे
मूल्य विभाग	तालुका उल्हासनगर
सय मूल्य विभाग	1/3-ई/कॅम्प 1, 2, 3 - भूविभाग हद्दी उत्तरेकडे मुरबाड रोड महापालिका हद्दी पूर्वेकडे महापालिका पूर्ण हद्दी भाग दक्षिणेकडे व पश्चिमेकडे कल्याण-बदलापुर रस्ता हद्दीतील वरील ए व बी भागातील मिळकती वगळून इतर सर्व मिळकती
क्षेत्राचे नाव	Ulhasnagar Municipal Corporation

Page 1 of 1

773171

पावती

Original/Duplicate

Monday, August 08, 2022

नोंदणी क्र.: 39म

4:15 PM

Regn.: 39M

पावती क्र.: 4308 दिनांक: 08/08/2022

गावाचे नाव: उल्हासनगर कॅम्प क्र.3

दस्तऐवजाचा अनुक्रमांक: उहण1-3171-2022

दस्तऐवजाचा प्रकार: लीजडीड

सादर करण्याच्या नाव: बँक ऑफ बरोडा उल्हासनगर-3 शाखा तर्फे अधिकृत हस्ताक्षर कर्ता म्हणून श्री. संदीप कुमार भुरेंद्र प्रसाद

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

आपणास मूळ दस्त, पंबनेल प्रिंट, मूची-२ अंदाजे

4:32 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 10100000/-

मोबदला रु. 2750000/-

भरलेले मुद्रांक शुल्क: रु. 137500/-

(Signature)
Sub Registrar Ulhasnagar
सह दुय्यम निदेशक वर्ग-२
उल्हासनगर २

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006128115202223E दिनांक: 06/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0808202203759 दिनांक: 08/08/2022

बँकेचे नाव व पत्ता:

(Signature)
8 8 22