

महाराष्ट्र MAHARASHTRA

2022

10AA 452360

25 NOV 2022

Head Clerk / Sr. Clerk

AGREEMENT

THIS AGREEMENT IS EXECUTED ON 25th DAY OF NOVEMBER 2022 BETWEEN SHRI GIRISH VIRANI AGED ABOUT 44 YRS RESIDENT OF JARIPATKA NAGPUR HEREINAFTER REFERRED AS PARTY NO 1

&

SHRI GIRISH VIRANI AGED ABOUT 44 YRS SECERATORY OF GNYANVARDHINI BAHUDDSHIYA SHIKSHAN SANSTHA NAGPUR HEREINAFTER REFERRED AS PARTY NO 2

WHEREAS PARTY NO 1 IS THE ABSOLUTE OWNER OF THE PIECE & PARCEL OF THE LAND ALONG WITH THE CONSTRUCTION OVER IT AT **SMT SARLADEVI GIRLS HOSTEL** , OPPOSITE OLD RTO , NYIMSR HOSPITAL CAMPUS , KARDHA BHILEVADA, BHANDARA ADMEASURING 10,000 SQ FTS. WITH A CONSTRUCTION OVER IT ADMEASURING 10,000/- & PROPOSED 20000 SQ FT.

WHEREAS PARTY NO 2 HAS REPRESENTED THE PARTY NO 1 THAT THE PARTY NO 2 REQUIRES THE ABOVE SAID PREMISES FOR A PERIOD OF 30 YEARS

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. THAT THE PARTY NO 1 PROVIDES THE PIECE & PARCEL ON RENT FOR A PERIOD OF 30 YEAR.
2. THAT THE PARTY NO 2 WILL PAY THE SUM OF RS 1,50000/- AS THE SECURITY DEPOSIT.
3. THAT THE PARTY NO 2 WILL USE THE SAID PREMISES FOR PURPOSE OF GIRL'S STUDENTS HOSTEL ONLY.
4. THAT THE PARTY NO 2 CAN USE THE SAID PREMISES FROM 01-11-2022 TILL THE END OF THE TERM OF THE AGREEMENT.
5. THAT THE PARTY NO 2 SHALL MAINTAIN THE PREMISES THROUGHOUT IN GOOD & PROPER CONDITION AT THEIR OWN EXPENDITURE.
6. THAT THE PARTY NO 2 CAN ON EXPIRY OF THE TERM OR ITS DETERMINATION & TERMINATION EARLIER REMOVE ITS EQUIPMENT, ACCESSORIES, RECORDS ETC .
7. THAT THE PARTY NO 2 IS NOT USING THE PREMISES FOR ANY COMMERCIAL PURPOSES THE PARTY NO 2 WILL PAY RS 1000/- PER

STUDENT PER MONTH TOWARDS RENT & TAXES LEIVED BY GOVERNMENT AUTHORITY .

8. THE RENT SHALL BE PAYABLE IN ADVANCE ON OR BEFORE 5TH OF EVERY ENGLISH CALENDER
9. THAT THE TERM OF THE AGREEMENT CAN BE EXTENDED WITH MUTUAL CONSENT FOR NEXT 30 YEARS TERM .
10. THAT THE PARTY NO 2 SHALL NOT SUB LICENSE IN FULL OR PART ANY PART OF THE ABOVE SAID PREMISES
11. THAT , IT IS EXPRESSLY AGREED & UNDERSTOOD THAT BREACH OF ANY TERMS & CONDITIONS CONTAINED HERETO IN THE AGREEMENT SHALL BE SUFFICIENT CAUSE TO DETERMINE & TERMINATE THE AGREEMENT FROM BOTH THE PARTIES

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT AND DUPLICATE HERETO, BY SETTING AND SUBSCRIBING THEIR RESPECTIVE HANDS.

WITNESS:

1.




PARTY NO 1.

2.




PARTY NO 2.

PROPOSED PLAN SHOWING THE CONSTRUCTION OF "Sarla Devi Girls Hostel" BHANDARA

Belongs To: GIRISH VIRANI

AREA STATEMENT

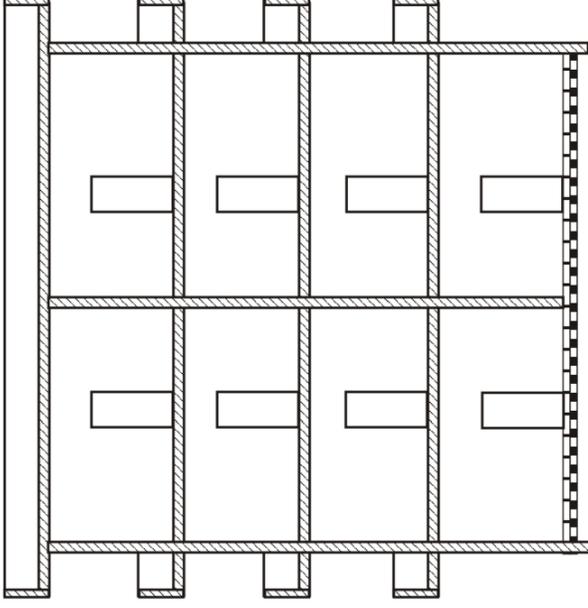
TOTAL PLOT AREA	6 Acre
EXISTING B/UP AREA ON GROUND FLOOR	50' X 100' = 5000 Sq. Ft.
EXISTING B/UP AREA ON FIRST FLOOR	50' X 100' = 5000 Sq. Ft.
Proposed B/UP AREA ON EXISTING B/UP AREA ON GROUND FLOOR	50' X 100' = 5000 Sq. Ft.
Proposed B/UP AREA ON FIRST FLOOR	50' X 100' = 5000 Sq. Ft.
Proposed B/UP AREA ON SECOND FLOOR	100' X 100' = 10000 Sq. Ft.

Schedule of Built Up Area

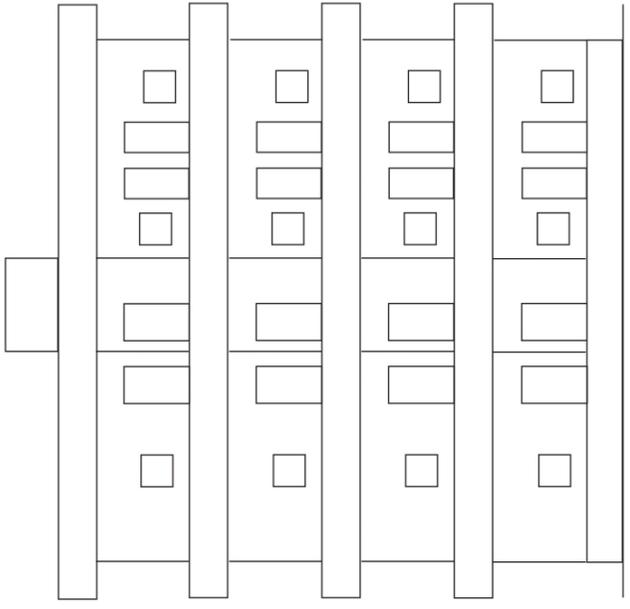
Existing Ground Floor	10000 Sq. Ft.
Quarter 1BHK - 1	
Quarter 1BHK - 2	
Quarter Studio - 1	
Quarter Studio - 2	
Quarter Studio - 3	
Quarter Studio - 4	
Quarter Studio - 5	
Room - 1	
Room - 2	
Room - 3	
Room - 4	
Room - 5	
Existing First Floor	5000 Sq. Ft.
Hall - 1	
Hall - 2	
Hall - 3	
Hall - 4	
Hall - 5	
Proposed First Floor	5000 Sq. Ft.
Room - 6	
Room - 7	
Room - 8	
Room - 9	
Room - 10	
Room - 11	
Room - 12	
Room - 13	
Room - 14	
Proposed Second Floor	10000 Sq. Ft.
Room - 1	
Room - 2	
Room - 3	
Room - 4	
Room - 5	
Room - 6	
Room - 7	
Room - 8	
Room - 9	
Room - 10	
Room - 11	
Room - 12	
Room - 13	
Room - 14	
Room - 15	
Room - 16	
Room - 17	
Room - 18	
Room - 19	
Room - 20	
Room - 21	
Room - 22	
Room - 23	
Room - 24	

Sign of Architect

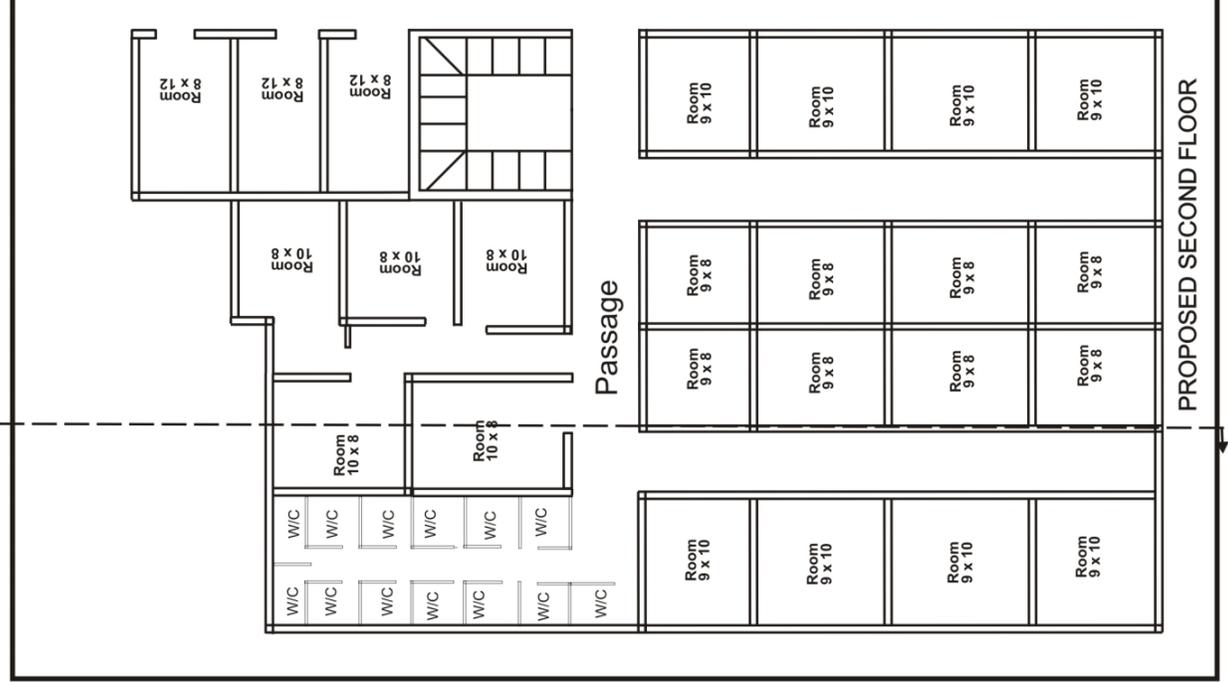
Deepa R. JADWANI
DEEPA R. JADWANI
 B. Arch. AIACA/2006/31398
 NIT. LS. No.: 2080
 NMC. LS. No.: 370



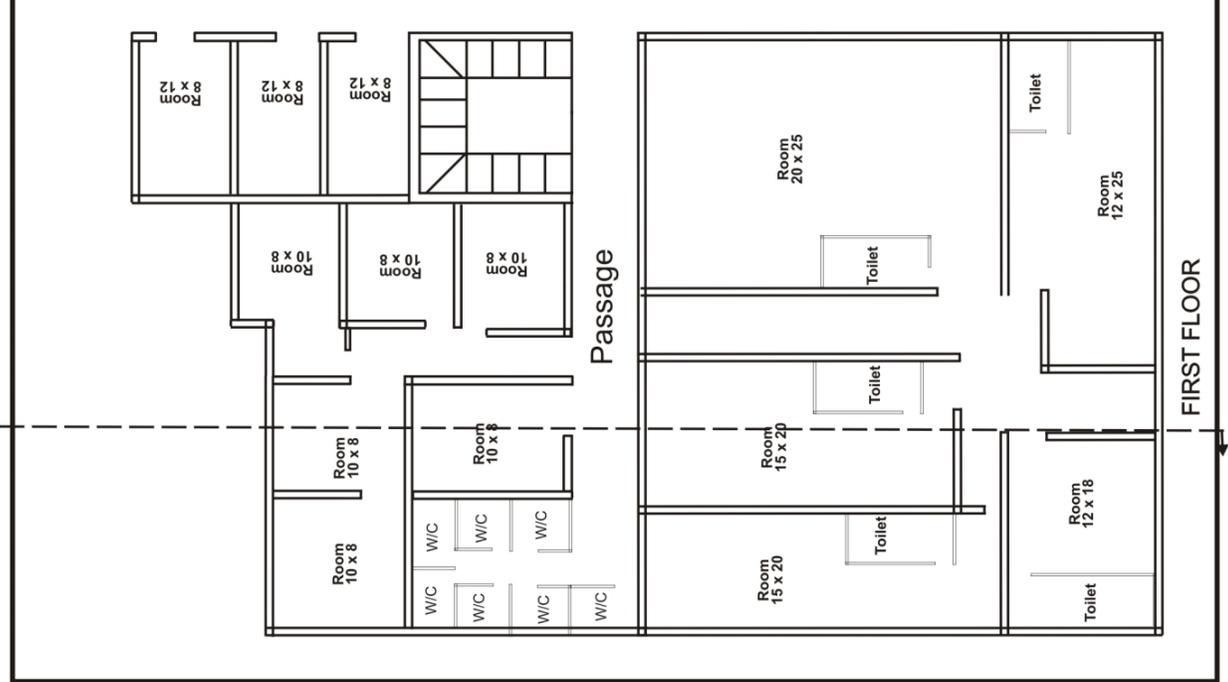
SECTION A - A



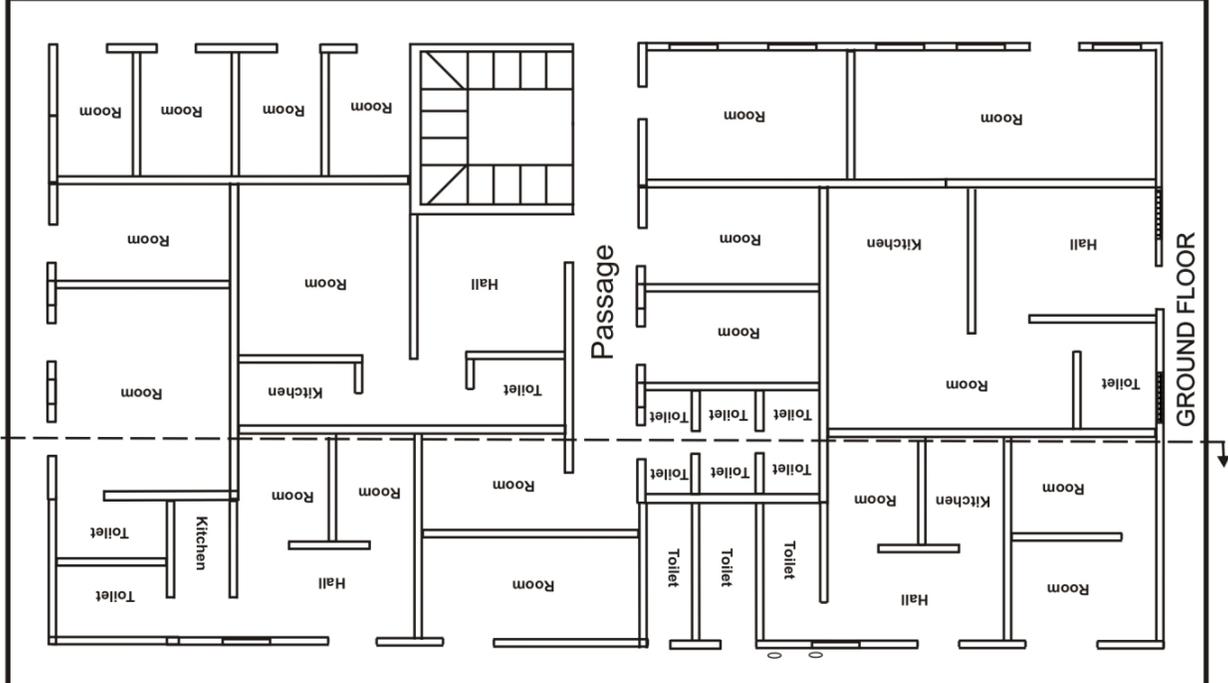
FRONT ELEVATION



PROPOSED SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

BUILDING USE / COMPLETION CERTIFICATE

I Ar. Deepa Jadhvani hereby certify that the Building Possesed by Girish Virani situated at Opposite OLD R.T.O. Kardha Bhilevada Bhandara have personally inspected the land & building mentioned in the statement below and the same is based on the registered documents , data measurements & specifications found in the site.

1	Name of the Applicant	Girish Virani Secretary Gnyanvardhini Bahuddeshiye Shikshan Sanstha Nagpur
2	Location with Plot / Khasra / Street No / Ward No Name of the Place, Corporation / Municipality / Panchayat.	Gut No. 132,133Opposite OLD RTO , Kardha , Bhilevada Bhandara
3	Type of ownership of land	Owned
4	Building plan approved by (address of Corporation / Municipality / Panchayat/any other Govt. Agency	Gram Panchayat Bhilevada
5	Year of construction	Main Building 2019
6	Purpose for which the building is being used / proposed to be used	Hostel Accommodation
7	Total land area	6 Acres
8	Total built up area	15000 sq.ft
8 A	Proposed built up area	15000 sq.ft
9	Details of construction of building	Area
	Ground Floor First Floor	Ground Floor :- 10,000 sq.ft First Floor :- 5,000 sq.ft Total :- 15,000 sq.ft
	Remark :-	The Building Possess Individual Rooms , Twin Sharing , 3- Sharing , Dinning Halls , Lavatories . The Building is Complete & Fit for Hostel Accommodation.

Name of the approved/authorized Engineer/ Architect	Ar. Deepa Jadhvani
Designation	Consulting Architect
Office Address	Nagpur

Date:- 06/10/2025

Deepa
Signature with Seal
DEEPA R. JADHWANI
B. Arch. AIACA/2006/37398
NIT. LS. No.: 2080
NMC. LS. No.: 370



Red Off. :- 941, Ashirwad Nagar, Hudkeshwar Road,
Near Indira Gandhi Hall, Nagpur-24.
Godown.: 71, Khadan Layout, Mangalmurti Grah Nirmla Shaka
Sanstha, Wadi, Nagpur-23.
Mob: 9823184886, 9823244286
E-mail : sunilfire.2008@gmail.com, sunilfire.2008@rediffmail.co
Website: www.sunilfire.com

DEALS IN: FIRE & SAFETY EMERGENCY EQUIPMENTS

Licence Agency of Maharashtra Fire Services (Govt.)
Licence No.: MFS-LA/2020/RF-363

• Fire Hydrant System • Fire Alarm Systems • Sprinklers System • All Type of Fire Extinguisher • DSPA Aerosol Extinguishing • Fixed System

FORM- A

Section 3(3) and Rule 4(1)

CERTIFICATE BY THE LICENSED AGENCY REGARDING THE COMPLIANCE

OF THE FIRE PREVENTION AND LIFE SAFETY MEASURES

CERTIFICATE Certified that I/WE have executed the works towards compliance in relation to Fire Prevention and Life Safety Measures to be carried out, in the performed other related activities required to be carried out, in the following building or premises, as required under the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act,2006 (Mah.III of 2007).

Description and Location of Building or Premises.

TO,
SarlaDevi Girls Hostel
Kardha , Bhandara

The details of the work and related activities which I or We have executed or performed are mentioned in the list appended here with.

Place: Nagpur

Date : 10/01/2025



Sunil fire service

Licence No. MFS-LA/2020/RF-363

