

CERTIFICATE OF NON AVAILABILITY OF GOVT. BUILDING AND
REASONABLENESS OF RENT.

Govt. B&C Deptt., No. RNT/2159/226624 'D' dated 3.5.1962.

Certified that

A. No. suitable Govt. Bldgs. available for supplying the required accommodation for the

B. The extent of accomodation in the building to be leased as per detailed mention below is no in excess of that required according to the scale laid down by Govt. in the standard approved by the Housing Committee for the various grades of officers and also in the case of building proposed to be leased for office purpose that it provides accommodation suitable to the requirements to the personal for whom it is intended to be used.

C. The details of the proposed rent

(a) Rent for building,
including land
(Area Sft.)

Rs - 21355-20

(b) Rent for open land
(Area Sft.)

Rs - 2595-00

Total : 23950-00

Say Rs - 23951-00

D. This is excludes Municipal Taxes etc. and is not than any other suitable building at the lower rental likely to be available.

E. The building is not situated in a expensive business quarters

F. Shri. P.B. Pandhare (J.E.) Sectional Officer has inspected the building and in his opinion that it is structurally sound and is likely to be remain in such condition for the period of lease i.e. upto year ending

G. Shri. P.B. Pandhare (J.E.) Sectional Officer considers that repairs conditions and alternations etc. to the said accommodation not necessary in order to render it suitable for occupation.

H. The owner of the building is Shri. Tamilar Azhagam Education Society. 76/1 Ghorpuri village Pune-1.

- I. Reasonable rent calculated is Rs. 1996 P.M.
(where as rent demanded by the owner is Rs. 2400 P.M.
Hence to be paid Rs. 1996-00 (One thousand nine hundred ninety-six) only (1) The rent fixed is exclusive of local taxes.
2. The previous rent certificate issued under No. ZP/PS/DB-7/3319/dt. 31.3.77 stands cancelled as those buildings are covered in this certificate.

COUNTER SIGNED.

Deputy Engineer
H. Q. Building Sub-Div.
Zilla Parishad Pune

O. C. Signed by B. E.

Executive Engineer
Executive Engineer
Zilla Parishad Pune (R&B)

Headmistress
Basant Primary School
2011, Charni, Pune - 411 001

CERTIFICATE OF NON AVAILABILITY OF GOVT. BUILDING AND
REASONABLENESS OF RENT.

Govt. B&C Deptt., No. RNT/2159/226624 'D' dated 3.5.1962

Certified that

A. No. suitable Govt. Bldgs. available for supplying the required accommodation for the Basant Primary School Ghorpuri Pune.1

B. The extent of accommodation in the building to be leased as per detailed mention below in no in excess of that required according to the scale laid down by Govt. in the standard approved by the Housing Committee for the various grades of officers and also in the case of building proposed to be leased for office purpose that it provides accommodation suitable to the requirements to the personal for whom it is intended to be used.

C. The details of the proposed rent

a) Rent for building,
(including land.
(Area 3502-00 Sft.)

Rs.

1800-00

As per demand
sent.

b) Rent for open land
(Area Sft.)

00-00

Total

1800-00

D. This is excluded Municipal Taxes etc., and is not than any other suitable building at the lower rental likely to be available.

E. The building is not situated in a expensive business quarters.

F. Shri. P.B. Pandhare, J.E. Sectional Officer has inspected the building and his opinion that it is structurally sound and is likely to be remain in such condition for the period of lease i.e. upto your ending.

G. Shri. P.B. Pandhare, Sectional Officer considers that repairs conditions and alternations etc., to the said accommodation not necessary in order to render it suitable for occupation.

H. The owner of the building is ~~Shri.~~ Tailor Keshavn Education Society, Ghorpuri, Pune-1

I. Reasonable rent calculated is Rs. ~~1800-00~~

(Where as rent demanded by the owner is Rs. ~~1800-00~~ 1800/- P.M.)
Hence to be paid Rs. 1800/- P.M.

The rent calculated Rs 1800/- per month but rent demanded by owner is Rs 1800/- per month. Hence rent which ever is less i.e. Rs 1800/- per month is now recommended with all other terms.

S. A. Khayam
Deputy Engineer
In Duty Engineer
Zilla Parishad, Pune

Pandhare
C/C. Executive Engineer
Zilla Parishad, Pune (E&S)

COUNTER SIGNED

Edruel

12413 ÷ 12 = 1034.75

- 12. Monthly rent calculated : Rs. 12413.00 ^{12/1/56}
- 13. Rent demanded by the owner and Now Proposed. : Rs. 1800-00 P.M. ✓
Rs. 1800-00 P.M.
- 14. Land : the area of Land to be taken for the purpose of calculation of rent should be reasonable rent i.e. the Municipal byelaws etc. over and above the built up area and the area useful for the building is hiro. :

15. Remarks The reasonable rent for Basant Primary School at Ghorpuri is Rs. 1800/- P.M. Exclusive of all Taxes.

Verified and found correct.

The rent calculated Rs. 1034.75 p.m. but rent demanded by owner is Rs. 1800/- p.m. only. Hence rent which has to be Rs. 1800/- p.m. is now recommended excluding p.m.c. taxes and all other taxes.

COUNTER SIGNED.

R. S. Shrinani

J. S. Engineer
Deputy Engineer
Z. P. Sub-Div.

R. S. Shrinani

Executive Engineer
Pune Zilla Parishad (NED)

Shrinani

Headmistress
Basant Primary School
76/1, Ghorpadi, Pune - 411 001.

Part II to be filled by Certifying - Department
 CERTIFICATE'S OF NON-AVAILABILITY OF GOVT. BUILDINGS AND
 REASONABLENESS OF RENT.

GOVT. B. & C. DEPARTMENT NO. RNT/2159/2266-A, 3.5.1962

STATEMENT TO ACCOMPANY RENT CERTIFICATE.

CERTIFICATE THAT -

As per new O.C.N.B. No. B.C Deptt. No. RNT/2159/2266-A, dated 3.5.62 in case of hired premises within the area where the rent control act is applicable the following information with evidence in its support should be contained either from the occupying Department or the owner and submitted to this office.

The rent realised on 1.9.40 or before or after the above date when premises let out for the first time.

- 1. Name of the owner. :) Tamilar Kazhagam Education Society
- 2. Situation of the building :) No. 76/1, Small Ghorpadi, Pune:-1

3. Type of construction:

- a) Walls : B.D. Masonery ✓
- b) Roof : R.C.C. Slab and Beams. ✓
- c) Flooring : Marble mosaic tiles.
- d) Doors : Flush doors ✓
- e) Window : Steel windows. ✓
- f) Plaster : Both side cement plaster.
- g) Is water supply arrangement there? :- Yes. ✓
- h) Is Electricity provided? :- Yes. ✓

- 4. Exact Plinth area : 3502-00 Sft.
- 5. Probable year of construction : 1981.
- 6. Rate of plinth area : Rs. 80/- Sft.
- 7. Cost : ~~Rs. 2,80,000~~ - 280160
- 8. Cost of Building at 8% : ~~22,400~~ - 22412.80
- 9. Cost of land at 6% : ... - 22413/-
- 10. Water supply and sanitary arrangement 10% of Bldge cost. : ...

11. Proportionate Municipal taxes paid on 1-9-40 and 1-1-62. If the evidence is substantive then the reasonable rent will be the standard rent i.e. the rent realised for the first time plus the increase in Municipal taxes. However, in case when the premises were let out previously by owner and in case when rent control act is not applicable, then the rent will be arrived at as follows:-

Edurul
 Headmistress
 Basant Primary School
 76/1, Ghorpadi, Pune - 411 001.

For Basant Primary School
[Signature]
 Headmistress

12413 ÷ 12 = 1867.75

- 12. Monthly rent calculated : Rs. 1867-00 ^{7/1868}
- 13. Rent demanded by the owner and Now Proposed. : Rs. 1800-00 P.M. ✓
: Rs. 1800-00 P.M.
- 14. Land : the area of Land :
to be taken for the purpose :
of calculation of rent should :
be reasonable rent i.e. the :
Municipal byelaws etc. over :
and above the built up area :
and the area useful for the :
building is hiro. :
.....

15. Remarks The reasonable rent for Basant Primary School at Ghorpuri is Rs. 1800/- P.M. Exclusive of all Taxes.

Verified and found correct.

The rent calculated Rs. 1868/- p.m. but rent demanded by owner is Rs. 1800/- p.m. only. Hence rent which ever is less is i.e. Rs. 1800/- p.m. is now recommended excluding p.m.c. rates and all other taxes.

COUNTER SIGNED.

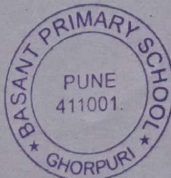
S. A. Thongre

Chief Engineer
Deputy Engineer
Z.P. Sub-Div.

K. C. B.

Executive Engineer
Pune Zilla Parishad (NEB)

Sp. 111083.



Ednaul
Headmistress
Basant Primary School
76/1, Ghorpadi, Pune - 411 001.