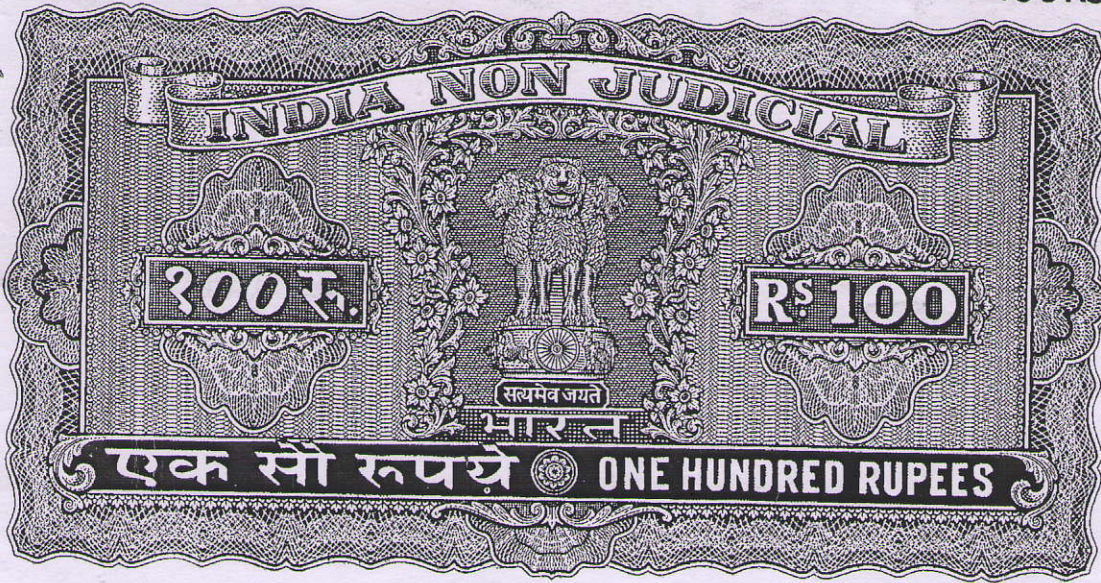


100Rs.



9042 84 JUL 2002
 विक्री नंबर तारीख
 किंमत : 900/-
 नांव : विष्णु कल्याण एडमोकेशन सो.
 पत्ता : 1971/1 का. भावडा
 हस्ते : प्रकाश डामवाल

एम. जी. बगरे, स्टॅम्प व्हेंडॉर
 बिडगांव, ता, भावळ, पुणे.



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Gift Deed

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Mrs. U. S. Dabhade

Gommal

GIFT DEED

THIS INDENTURE OF GIFT made at Vadgaon this 24th day of this July month in the year 2002.

BETWEEN

1. **SMT. UMARAJE SANGRAMSINGH DABHADE,**
Age: 60 yrs., Occu. : Household,
2. **MR. JAYENDRA SANGRAMSINGH DABHADE,**
Age: 28 yrs., Occu. : Education,
Through his Constituted Attorney No. 1,
3. **MR. SATYENDRA SANGRAMSINGH DABHADE,**
Age: 24 yrs., Occu. : Education,
All R/at: Talegaon Dabhade, Tal. Maval. Dist, Pune.

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Hereinafter collectively referred to as '**THE DONOR**' (which expression shall unless it be repugnant to the context or to the meaning thereof be deemed to mean and include their heirs, executors, administrators and assignees) **OF THE FIRST PART;**

AND**VISHWAKALYAN EDUCATION SOCIETY,**

A Public Charitable Trust,
Registered under the Bombay Public Charitable Trust Act,
& Societies Registration Act, 1860 under No. F-16048 & Maharashtra 155/99,
through its President,

- 1) **SHRI. DEEPAK VINODKUMAR SHAH,**
Age: 46 yrs; Occu. : Business,

AND Secretary,
- 2) **SHRI. INDRAKUMAR RAJMAL OSWAL,**
Age: 39 yrs., Occu. : Business,
Both R/at: Talegaon Dabhade, Tal. Maval, Dist. Pune.

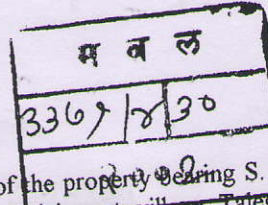
Hereinafter referred to as '**THE DONEE**' (which expression shall unless it be repugnant to the context or to the meaning thereof be deemed to mean and include his heirs, executors, administrators and assignees) **OF THE SECOND PART;**

AND

MR. NANDKUMAR DNYANOBA KALOKHE,
Age: 48 yrs., Occu. : Agriculturist & Business,
R/at: Talegaon Dabhade, Tal. Maval, Dist. Pune.

Hereinafter referred to as '**THE CONSENTING PARTY**' (which expression shall unless it be repugnant to the context or to the meaning thereof be deemed to mean and include his heirs, executors, administrators and assignees) **OF THE THIRD PART;**





WHEREAS the Donors are the Owners of the property bearing S. No. 348, Hissa No. 1 (Old No. 618/1) situated and lying at village Talegaon Dabhade, Tal. Maval, Dist. Pune admeasuring H 3.3.8 R. as the ancestral property of the Donors, and Donors have succeeded the same after death of late Sangramsingh Veerdhaval Dabhade and which is more particularly described in the Schedule A' written hereunder;

AND WHEREAS the said property was agreed to be sold to Consenting Party by late Sangramsingh V. Dabhade, the ancestor of the Donors herein, and the possession of the said property was handed over to the Consenting Party herein by the registered Deed of Agreement of Sale dtd. 12/7/78 registered in the office of the Sub Registrar of Maval at Vadgaon, Taluka Maval at Serial No. 636/78;

AND WHEREAS the Consenting Party for reasons could not get the Sale Deed executed due to disputes with the Donors;

AND WHEREAS the Donee intends to start Educational Institution as well as to carry out some sobial activities for the benefit of needy and poor and is in search of suitable land for the said purpose;

AND WHEREAS the Donors bears very high respect and love for educational activities;

AND WHEREAS the Donors have learnt about the intention of the Donee and considering the purpose for which the Donee requires the said land the Donors have decided to gift the said land to the Donee without any consideration and without reservation of any right, title or interest in the said land, and the Donee have also agreed to accept the said gift;

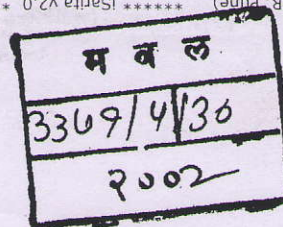
AND WHEREAS the Donee requested the Consenting Party to consent for the gift of the said land in their favour and the Consenting Party considering the object for which the said land will be used agreed to give his free consent for gift of the same in favour of the Donee.

NOW THIS DEED WITNESSETH THAT: -

- 1) The Donors, without any monetary consideration and in consideration of natural love and affection which the Donors bears to the Donee doth hereby grant and transfer by way of gift the said portion of land bearing Survey No. 348/1, situated at Talegaon Dabhade and more particularly described in the Schedule 'B' hereunder written and shown on the plan thereof annexed herewith as Annexure 'A' together with all the things permanently attached thereto or standing thereon and all the liberties, privileges, easements and advantages appurtenant thereto. And all the estate right, title interest use, inheritance, possession, benefit, claims and demand whatsoever of the Donors **TO HAVE AND TO HOLD** the same unto and to the use of the Donee absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereafter chargeable thereon to the Government or Municipality or other Local Authority.



for their own use and venem without any ~~...~~ interruption, claim or demand whatsoever from or by the Donors or their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donors.



- 2) AND they the Donors doth hereby covenant with the Donee:-
- a) That the Donors now have in themselves, good right, full power and absolute authority to grant the said piece of land and other the premises hereby granted as gift in the manner aforesaid.
 - b) The Donee may at all times hereafter peaceably and quietly enter upon have occupy, possess and enjoy the said piece of land and receive the rents, issues, and profits and rents thereof and every part thereof to and for their own use and benefit without any suit lawful eviction, interruption, claim or demand whatsoever from or by the Donors or their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the Donors.
 - c) That the said land and premises are free and clear and freely and clearly and absolutely and for ever released and discharged or otherwise by the Donors and well and sufficiently saved, kept harmless and indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever, had made executed, occasioned or suffered by the Donors or by any other person or persons lawfully claiming or to claim by from under or in trust for the Donors.
 - d) AND FURTHER that the Donors and all persons having or lawfully claiming any estate or interest whatsoever to the said land and premises or any part thereof from under or in trust for the Donors or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said land and premises and every part thereof unto and to the use of the Donee in the manner aforesaid as by the Donee their office bearers, beneficiaries, executors, administrators and assigns or counsel in law shall be reasonably required.
- 3) The Donors have handed over to the Donee vacant and peaceful possession of the said land more particularly described in the Schedule 'B' written hereunder and the Donee accepted the same.
 - 4) The Donee being a Public Charitable Trust, as per the circular of Government of Maharashtra vide No. STP.1364 dtd. 29/10/54 they are exempted from payment of Stamp Duty and Registration Fees.
 - 5) The Consenting Party has given his consent for the gift of the said land more particularly described in the Schedule 'B' written hereunder in favour of the Donee and further declares that he shall not claim any right, title or interest in respect of the said land described in the Schedule 'B' written hereunder.



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SCHEDULE 'A'

All that piece and parcel of land within the limits of Talegaon Dabhade Municipal Council and in Sub Registration District, Taluka Maval, Dist. Pune bearing Survey No. 348, Hissa No. 1, (Old No. 618/1) situated at Talegaon Dabhade admeasuring about H. 3.3.8 R assessed at Rs. 15.63 Paise and bounded as follows:

On or towards the East : Lake & Survey No. 616
 On or towards the South : Survey No. 611,
 On or towards the West : Survey No. 623 & 619
 On or towards the North : Survey No. 618/2 & 617

SCHEDULE 'B'

All that piece and parcel of land admeasuring about H 1.40 R forming part of the land bearing Survey No. 348, Hissa No. 1 (Old No. 618/1) described in the Schedule 'A' hereinabove within the limits of Talegaon Dabhade Municipal Council and in Sub Registration District, Taluka Maval Dist. Pune and bounded as follows:

On or towards the East : Remaining Portion of Survey No. 618/1,
 On or towards the South : Survey No. 619,
 On or towards the West : Road out of same Survey No. 618 (old) & beyond that Survey No. 623 & 619,
 On or towards the North : 20ft. Road out of same Survey No. 618 (old).

IN WITNESS WHEREOF the Donor and the Donee have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Mrs. U. S. Dabhade


1. Smt. Umaraje S. Dabhade
 For self & constituted attorney of No. 2

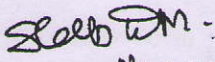


[Signature]
 2. Mr. Satyendra S. Dabhade

THE DONOR

Witness:

1. Sign: 
 Name: PRAKASH H. D. D. D.
 Add.: TALERAON (C)

2. Sign: 
 Name: DILIP MISHRA
 Add.: TALERAON DASHADE

Dr Shah
General
 The DONGE


 CONSENTING
 THE ~~DONGE~~ PARTY.
 Dec 12/2002 Dr. Shah

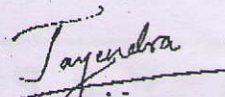
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2002		



To whomsoever it may concern

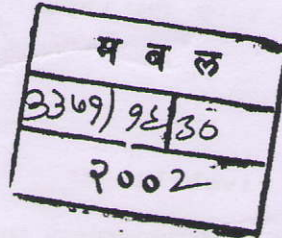
I, **Jayendra Dabhade s/o Late Sangramsingh Dabhade**, today at Auburn, AL- USA say that my mother **Smt. UmaraJe Dabhade W/O Late Sangramsingh Dabhade** of Pune, Maharashtra, India, is my attorney holder having all powers to deal with the properties I own and hold in Pune District, and is Intending to gift a portion of land bearing Old Sr. no. 618, new Sr. no. 348/1, admeasuring out of total area an area of H 1-40 R, of village Talegaon Dabhade, Taluka Mawal, Pune, to and in the name of Vishwa Kalyan Educational Society, Talegaon Dabhade, Taluka Mawal, Pune of Mr. Deepak Shah and Indrakumar Oswal of Talegaon Dabhade, Taluka Mawal, Pune.

I have given full authority to my mother and I have no objection and I consent for the gift so Intended in the name of Vishwa Kalyan Educational Society, Talegaon Dabhade, Taluka Mawal, Pune of Mr. Deepak Shah and Indrakumar Oswal residents of Talegaon Dabhade, Taluka Mawal, Pune.


Jayendra Dabhade.

Dated 28th June 2002.

Today at Auburn, AL- USA.



20 Rs.



नंबर 3798 201-

तारीख 29 JUN 2002

नाम उमराज संग्रामसिंग दबाडे

पत्ता तलेगाव दबाडे पुणे

हस्तक्षेप Adv. N. D. काणेकर

प्रेहा ठरे, २२२२, पुरवण रोड

कार्यालय रस्ता, पुणे-४ Dhr

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Affidavit

We, SMT. UMARAJE SANGRAMSINGH DABHADE, adult, hindu, occupation household, FOR SELF AND POWER OF ATTORNEY OF MR. JAYENDRA SANGRAMSINGH DABHADE ADULT, HINDU, & SATYENDRA SANGRAMSINGH DABHADE, residents of Talegaon Dabhade, Taluka Mawal, dist. Pune state on solemn affirmation, that:

1. We are the holders of the land bearing Plot no. 348/1, Old Sr. no. 618 of village Talegaon Dabhade, Taluka Mawal, and an area of about H 1-40 R, which we intend to transfer by way of Gift to Vishwa Kalyan Education Society, a society registered under Societies Act and B.P.T. Act, 1950, having registered office at Plot no. 6, Kadolkar Colony, no. 2, Talegaon Dabhade, Taluka Mawal, Pune, through its Chairman Deepak Vinodkumar Shah, aged 46 years, occupation business, R/O Talegaon Dabhade, Taluka Mawal, Pune, and secretary Indrakumar Rajmal Oswal, aged 39 years, occupation business, R/O Talegaon Dabhade, Taluka Mawal, Pune.



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2. The land described above comes under the agriculture zone as per the sanctioned development plan by way of The which is Talegaon Dabhade Municipal Council, considered as defined u/s 2(h) of Urban Land Ceiling and Regulation Act, 1976 for the area in question. A certificate showing the zone of the land from Talegaon Dabhade Municipal Council, is enclosed herewith.

3. The land referred to above is under agriculture use since beginning till today. In support of which extracts of V.F. VII-XII is enclosed.

4. The land has no open put or any non-agricultural use of to such a use, which is not in conformity with the said zone.

5. I have filed statement as prescribed under section 6 (1) of the urban land ceiling and regulation Act, 1976 with the competent authority.

6. I understand that even if the document intending to transfer the property mentioned in item no. 1 above is allowed to be registered. I or any member of my family is not absolved of any liabilities in connection with this property under the Urban Land Ceiling and Regulation Act, 1976 and that such transfer will be subject to all provisions of the Urban Land Ceiling and Regulation Act, 1976. We also understand that the property inspite of its transfer as proposed, in the aforesaid document may be included in my holding / holding of my family membership so required by the provisions of Urban Land Ceiling and Regulation Act, 1976 as and when the competent authority decided the statement filed by the landlord under section 6(1) of the Act, if any or as and when the issue as to whether there is any surplus and with me or any member of my family for consideration.

Transferor.

Mrs. U. S. Dabhade



Part II

We VISHVA KALYAN EDUCATION SOCIETY, a society registered under Societies Act and B.P.T. Act, 1950, having registered office at Plot no. 6, Kadolkar Colony, no. 2,

the item no. 1(i) of the affidavit filed by the transferor.

We undertake to file a statement u/s 15 of the Act, if the land in question is converted to a zone when the building activities as permitted or if the land is converted to non-agricultural and if the total extent of the land with us exceeds the ceiling limit.

I know the affiant.

Indhu
A.W.

Transferee

DV Shah
(Deepak Vinod Shah)

Aswal
(Indrakumar R. Aswal)

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BEFORE ME

Ashwini
Mrs. SANDHYA R. SHARMA
NOTARY
GOVERNMENT OF MAHARASHTRA
PUNE

Noted and Registered
At Sl. No. 29
Date 2nd July 2002



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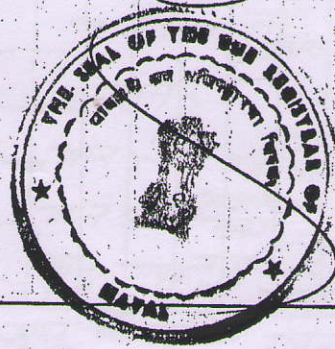
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गा. न. क्र. ७, ७ अ व १२

ता. तळेगाव (६) ता. भावड जि. (६)

शिकका

भूमापन क्रमांक म-क्रमांक	दि. क्र.	घातना प्रकार	गा. न. क्र. ७	खाते क्रमांक
३४८	१	१	मालकाचे नाव	
भूमापन क्रमांकाचे स्थानिक नाव			१) जयदेव संग्रामसिंह दाभाडे	कुळाचे नाव
लागवडीयोग्य क्षेत्र	सका हेक्टर	मुने आर	२) मायेद संग्रामसिंह दाभाडे	
जिरोयत	२	००-८	३) उमाशेखर संग्रामसिंह दाभाडे	इतर सविस्तर
बागायत			अ. नं. १२२ रडा अ. पा. ह.	
भातशेती			साई उमाशेखर (११५७)	
एकूण	२	००-८	(२६१) (५६००) (१०१२)	
पो. ख.				
वर्ग (अ)		०-३३		
वर्ग (ब)				
एकूण		३-३-८		
आकार		१५-६६		
जुडी अथवा विशेष				
आकार पाण्याबाबत				
एकूण				



(मागे पहा)

अ. नं. १२
 ३३०
 मिश्र पिकांचे क्षेत्र



वर्ष	जमीन मालकाचे नाव	हंगाम	मिश्र पिकांचे एकाच क्षेत्र	मिश्र पिकांचे क्षेत्र	मिश्र पिकांचे क्षेत्र	पडीत व विकास निरोपयोगी अशा जमिनाचा तपशील	शेरा									
१.	२.	३.	४.	५. मिश्र पिकांचा जलसिंचित	६. अजला सिंचित	७. अजला सिंचित	८. पिकाचे नाव	९. जलसिंचित	१०. अजला सिंचित	११. पिकाचे नाव	१२. जलसिंचित	१३. अजला सिंचित	१४. प्रकार	१५. क्षेत्र	१६. पानी पुढेवाचे साधन	१७.
२०१५	उर	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		
२०१६	खण्ड	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		
२०१७	खण्ड	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		
२०१८	खण्ड	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		
२०१९	खण्ड	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		
२०२०	खण्ड	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		
२०२१	खण्ड	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		
२०२२	खण्ड	ख	ख	खाल	१-०	२-०	खण्ड	०-०	०-०	जवळ	०-०	०-०	जवळ	०-०		

नियंत्रण सारणी - ३१/०१/२००२

गावकामगार मंडळी सहाय्य
 सहाय्यकारी
 सायड ता. सायड
 जि. पुणे

04/07/2002

3:18:28 pm

दस्त गोषवारा भाग-1

दस्त क्रमांक : 3371/2002











दस्ताचा प्रकार : Gift

अनु क्र. पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

अनु क्र.	पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	विश्वकल्याण एज्युकेशन सोसायटी तर्फे सचिव इंद्रकुमार राजमल ओसवाल रा. तळेगाव दामाडे ता मावळ जि पुणे	Executant सही <i>Goemal</i>		
2	विश्वकल्याण एज्युकेशन सोसायटी तर्फे अध्यक्ष राहा दिपक विनोदकुमार रा तळेगाव दामाडे	Executant सही <i>DVShah</i>		
3	दामाडे उमासाजे संग्रामसिंह, स्वतःकरीता व दामाडे जयेंद्र संग्रामसिंह यांचे कु.मु. म्हणून रा. तळेगाव दामाडे, वय- 60	Executor सही <i>Mrs. U. S. Dalhade</i>		
4	दामाडे सत्येंद्र संग्रामसिंह रा तळेगाव दामाडे, वय- 24	Executor सही <i>[Signature]</i>		
5	काळोखे नंदकुमार जानोवा रा काळोखेवाडी, तळेगाव दामाडे	Granter सही <i>[Signature]</i>		

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