

# LEASE DEED

**SUBHADAR EDUCATION & RESEARCH  
CENTER**

**AND**

**MR. PRABHAKAR KALAPPA BHOSALE**

**MRS. SUJATA PRABHAKAR BHOSALE**

**Sub - Registrar Haveli No: 16**

**REG. NO: 5828/2016**

**DATED: 15/07/2016**

**Adv. Rajan Deshpande**

**B.Sc., LL.B**

**Add:- 64, Budhwar Peth, Harivitthal Chambers, Ganapati Chowk, Pune 411002**  
**Phone:- 9422323605, 7769953712 Email:- deshpaanderajan124@gmail.**



XXXXXXXXXXXX

Friday, July 15, 2016  
1:31 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6310 दिनांक: 15/07/2016

गावाचे नाव: मांजरी बुहुक

दस्तऐवजाचा अनुक्रमांक: हवल16-5828-2016

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: सुभद्रा एजुकेशन अॅण्ड रिसर्च सेंटर तर्फे अध्यक्ष सी. सुजाता प्रभाकर भोसले -  
लिहून देणार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 30300.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
1:50 PM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक, हवेली-16

वाजार मुल्य: रु.5603880 /-

मोबदला रु.5603880/-

भरलेले मुद्रांक शुल्क : रु. 280200/-

सह दुय्यम निबंधक-(वर्ग-२)

हवेली-१६

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002687597201617E दिनांक: 15/07/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 300/-



हवेली-१६		
५०२८	९	१५
२०१६		

GRN	MH002687597201617E	BARCODE	Date 14/07/2016-19:13:07				Form ID	36	
Department	Inspector General Of Registration		Payer Details						
Type of Payment	Stamp Duty		TAX ID (If Any)						
	Registration Fee		PAN No. (If Applicable)						
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR		Full Name	SUBHADRA EDUCATION RESEARCH C					
Location	PUNE			NTER					
Year	2016-2017 One Time		Flat/Block No.	S NO 126					
Account Head Details		Amount In Rs.	Premises/Bulding						
330046401	Stamp Duty	280200.00	Road/Street	MANAJARI BK PUNE					
0030063301	Registration Fee	30000.00	Area/Locality	PUNE					
			Town/City/District						
			FIN	4	1	2	3	0	7
			Remarks (If Any)	PAN2=AKNPB8589J-SecondPartyName=MR PRABHAKAR KALLAPPA BHOSALE AND SUJA TA PRABHAKAR BHOSALE-CA=10-Marketva I=5603880					
			Amount In	Three Lakh Ten Thousand Two Hundred Rupees Only					
Total		310200.00	Words						
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	REF No.	00040572016071419839	IKB7848287			
Cheque/DD No			Date	14/07/2016-19:14:06					
Name of Bank			Bank-Branch	STATE BANK OF INDIA					
Name of Branch			Scroll No. , Date	Not Verified with Scroll					

Mobile No. : 9890646312

*Prasad* *Prasad*



हवल-१६		
५०२८	२	१५
२०१६		

THIS LEASE DEED is made and executed at Pune on this 15<sup>th</sup> day of July 2016

BETWEEN

1. Mr. Prabhakar Kalappa Bhosale  
Age:- about 52 years, Occ:- Service  
PAN:- AKNPB8589J

2. Mrs. Sujata Prabhakar Bhosale  
Age:- 46 years, Occ:- Business  
PAN:- AGQPB7476D

Both r/at:- B1/102, Landmark Garden, Kalyaninagar, Pune 411014

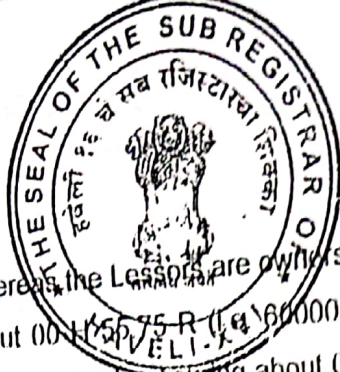
Hereinafter referred to as "THE LESSORS" (which expression shall unless it be repugnant to the context admit, mean and include their respective heirs, executors, administrators and assigns) of the FIRST PART.

AND

Subhadra Education & Research Centre  
A Society and Public Charitable Trust registered under provisions of The Societies Act and Bombay Public Trust Act 1950  
bearing registration number F - 45184/Pune  
Having its registered office at B1/102, Landmark Garden, Kalyaninagar, Pune 411014  
Through its Authorised Trustees  
President Mrs. Sujata Prabhakar Bhosale  
And  
Secretary Mr. Prabhakar Kalappa Bhosale

Hereinafter referred to as " LESSEE " which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title, assigns and nominees) of the SECOND PART





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५०५६	

Whereas the Lessors are owners of all that piece and parcel of land admeasuring about 00 H 56.75 R (i.e. 160000 Sq. Ft.) bearing private plot no.2 carved out of larger land admeasuring about 01 H 84.74 R (previously owned by Mr. Mangesh Anandrao Tupe & Mr. Prashant Ramdas Tupe) which carved out of land admeasuring 03 H 63 R hearing S. no.126 Hissa no.2A, Manjri Bk., Taluka Haveli, Dist. Pune (which is more particularly described in schedule hereunder and hereinafter is referred as captioned property).

And Whereas, the Lessors have clear, marketable title in the captioned property along with possession of the same.

And whereas, the Lessee is public charitable trust registered under provisions of The Societies Act and Bombay Public Trust Act 1950 bearing registration number F - 45184/Pune.

And whereas, the Lessee has decided to start an educational institute and was looking out for suitable landed property on lease basis to carry out its educational and allied activities by constructing required buildings for the purpose and came to know that the captioned property is available and the Lessors desire to let out captioned property on lease basis on certain terms and conditions. Therefore Lessee approached Lessors and offered to take captioned property on lease basis for its educational and allied activities. That after due negotiation, Lessors agreed to give, let, allot and lease the captioned property to the Lessee and Lessee has agreed to take the captioned property on lease for aforesaid purpose.

And whereas, the Lessors ensure Lessee that the captioned property is free from any charge or encumbrance. It is also free from any type of acquisition or reservation. No matter is pending in any court or tribunal in respect of the same and no third party has any right, title, interest in the captioned property.

And whereas, Lessee vide its Resolution dated 01/07/2016 decided to take captioned property on lease and vide same resolution authorized its President and Secretary to sign / execute / register the present lease deed on behalf of Lessee.

Thus the Lessors are the owners or otherwise well and sufficiently entitled to the captioned property who have agreed to allot the captioned property on the



NOW THEREFORE THIS LEASE DEED WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES.

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५२८	६	१५
२०१६		

1. That the duration of the lease shall be for a period of (30) thirty years commencing from 15<sup>th</sup> July 2016.
2. The Lessee will pay rent of Rs.20,000/- per month to the Lessors on or before 10<sup>th</sup> day of each month calculated according to English Calendar. Notwithstanding anything contained the Lessee shall be entitled to make statutory deductions if any under Income Tax Act from rent payable to Lessors and to pay only balance, net amount after deductions. That the Lessee shall be entitled to keep maintain, exhibit, paint advertise or affix name board or name letters of its institute on the captioned property.
3. That, Lessee shall pay the property tax, water consumption charges to the Local Authority concerned.
4. That the Lessee shall be entitled to construct buildings with its own cost on the captioned property as per sanctioned buildings plans and layout plan by Pune Metropolitan Regional Development Authority, Pune vide its letter no.BHA/2412/15-16/Mouje Manjri Bk./S. no.126/2A dated 29/04/16. That the Lessors hereby undertake to procure all other permissions including NA order required for the purpose, however cost for the same shall be borne by the Lessee.
5. That the Lessee shall be entitled to avail loan from any bank / financial institute for the purpose of carrying out construction and shall be entitled to mortgage said construction to such bank / financial institute and if necessary, the Lessors hereby undertake to execute any such security document in the capacity of consenting party.
6. That the Lessors shall co operate to obtain electric connection, water connection and undertake to do and perform all such acts and deeds in the capacity of owners to enable the Lessee to carry out its activities including construction of buildings on captioned property. However cost for the same shall be borne by the Lessee. The Lessors shall at all time agree to extend necessary co-operation to the Lessee for obtaining additional electric power if required. The Lessee shall pay the monthly charges for the electric consumption. The lessee shall have right to install a power generator of required capacity to run their



5020	004
2018	

SIGNED AND DELIVERED BY  
 Within named LESSEE  
 Subhadra Education & Research Centre  
 Through its President

Mrs. Sujata Prabhakar Bhosale



And  
 Through its Secretary  
 Mr. Prabhakar Kalappa Bhosale



In the presence of Witnesses:

1. सुसुजा आरुतिका  
 वाडगाव पुणे

2. Kalappa B. Bhosale  
 Solapur A Post Jio Solapur

PERMANENT ACCOUNT NUMBER  
 AGQPB7476D

HOLDERS NAME  
 SUJATA PRABHAKAR BHOSALE

FATHER'S NAME  
 UDDHAVRAO GANGARAM INGALE

DATE OF BIRTH  
 07-09-1970

P.R. Sharma

अवकाश उपपुस्त (कंप्यूटर केंद्र)  
 Commissioner of Income-tax (Computer Operations)

THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE

VO MH12 2002023947# DOI 18-04-2002  
 Valid till 17-04-2022 (NT) 06-03-2017 (TH)  
 DLR 18-03-2014

AUTHORISATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA

CDV DOI  
 LMV-TR 07-03-2006  
 MCWG 18-04-2002



DOB 16-12-1981 BG

Name SUNIL RANADE  
 S/D/W of WILLIAM  
 A/c/ 347, A/B GANJ PETH,  
 PUNE.

PIN 411004  
 Signature of Issuing Authority MH12 2014328

Signature/Thumb  
 Impression of Holder

कर विभाग  
 INL TAX DEPARTMENT

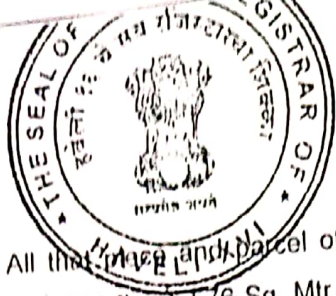


भारत सरकार  
 GOVT. OF INDIA

PRABHAKAR K BHOSALE  
 KALAPPA BABAJI BHOSALE

10/07/1964  
 K/11/15585J





5120	E 09
2086	

All that parcel of land admeasuring about 00 H 55.75 R (i.e. 60,000 Sq. Ft.) [i.e. 5,576 Sq. Mtr.] bearing private plot no.2 carved out of larger land admeasuring about 01 H 84.74 R (previously owned by Mr. Mangesh Anandrao Tupe & Mr. Prashant Ramdas Tupe) which carved out of land admeasuring 03 H 63 R bearing S. no.126 Hissa no.2A, Manjri Bk., Taluka Haveli, Dist. Pune which is within local limits of Grampanchayat Manjri Bk. And within jurisdiction of Sub Registrar Haveli and bounded as under

Boundaries of plot no.2:-

- On or Towards the East :- By 40 Feet Road towards South
- On or Towards the South :- By Plot No.1 out of S.No. 126
- On or Towards the West :- By Property out of S.No. 126/2B
- On or Towards the North :- By Plot No.3 out of S.No. 126

Boundaries of land admeasuring about 01 H 84.74 R (previously owned by Mr. Mangesh Anandrao Tupe & Mr. Prashant Ramdas Tupe) out of land admeasuring 03 H 63 R bearing S. no.126 Hissa no.2A, Manjri Bk.

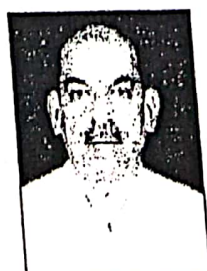
- On or Towards the East :- By S. no.127
- On or Towards the South :- By Mundhwa Manjri road
- On or Towards the West :- By property out of S. no.126/1
- On or Towards the North :- By property out of S. no.126/2

Along with right to road passing through S. no.126/2A

In Witness whereof, the parties above named have hereunto set their hands to this deed on the day and the year first hereinabove written.

SIGNED AND DELIVERED by the  
Withinnamed LESSOR

Mr. Prabhakar Kalappa Bhosale



SIGNED AND DELIVERED by the  
Withinnamed LESSOR

Mrs. Sujata Prabhakar Bhosale







हवेल-१६		
५०२८	८	१५
२०१६		

याद्वारे प्रमाणपत्र देण्यात येते की, दीर्घा. प्रे. ले. को. सार्वजनिक विश्वस्तव्यवस्था ही आज

मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९)

या अन्वये Pune Region Pune येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव "Subhadra Education & Research Centre Kalyaninagar" B-102, Landmark Garden, Nr. Bishop School, Kalyaninagar Pune - 14  
सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक Sau. Sujata Prabhakar Bhosale F-45184/Pune  
यांस प्रमाणपत्र दिले.

आज दिनांक 10/08/2015 रोजी माझ्या सहीनिशी दिले.

शिक्का



सही

Sujata Prabhakar Bhosale  
पुणे, महाराष्ट्र, पुणे

No.

~~२२३३०~~



# नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०.

(१८६० चा अधिनियम, २१)

नोंदणी क्रमांक : महा. 658 /2015/पुणे  
दिनांक 26/5/2015/पुणे

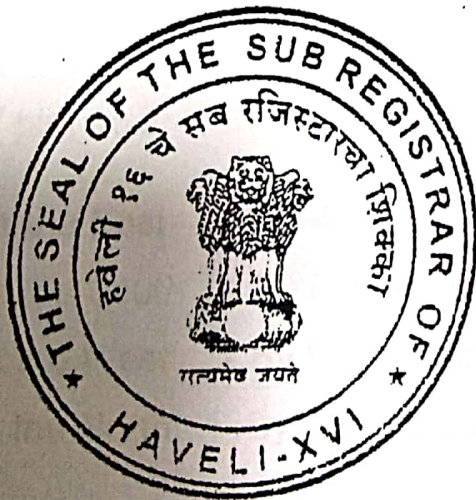
याद्वारे असे प्रमाणित करण्यात येते की, Subhadra Education & Research centre Kalyaninagar, B-102, Landmark Garden, Nr. Bishop school, Kalyaninagar, Pune. 14  
खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम, २१) अन्वये योग्यरित्या नोंदणी करण्यात आली. Sau. Sujata Prabhakar Bhosale

तारीख :- 26/5/2015 याचा प्रत सहीनिशी दिले.



महाय्यक संस्था निबंधक  
संस्थाने विभाग, निवृत्तक,

विभाग.



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५८२८	e १५
२०१६	

**SUBHADRA EDUCATION & RESEARCH CENTER**

B-102, Land Mark Garden,  
Near Bishop School, Kalyani Nagar, Pune.  
Cell: 7350004097/ 7219304097  
Office No.: 020-65201015

RESOLUTION DATED 01/07/2016

Resolution is passed in the meeting of Board of Trustees held on 01/07/2016 at registered office of the Trust

It is resolved unanimously to take following property on lease for period of 10 years against monthly rent of Rs. 10000/- by Mr. Prabhakar Kalappa Bhosale & Mrs. Sujata Prabhakar Bhosale

Description of property:



हवल-१६		
५०२८	११	१५
२०१६		

All that piece and parcel of land admeasuring about 00 H 55.75 R (i.e. 60000 Sq. Ft.) [i.e. 5576 Sq. Mtr.] bearing private plot no.2 carved out of larger land admeasuring about 01 H 84.74 R (previously owned by Mr. Mangesh Anandrao Tupe & Mr. Prashant Ramdas Tupe) which carved out of land admeasuring 03 H 63 R bearing S. no.126 Hissa no.2A, Manjri Bk., Taluka Haveli, Dist. Pune which is within local limits of Grampanchayat Manjri Bk. And within jurisdiction of Grampanchayat Manjri Bk. And bounded as under

Boundaries of plot no.2:-

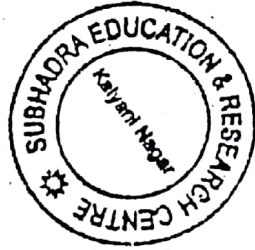
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On or Towards the East :- By S. no.127  
On or Towards the South :- By Mundhwa Manjri road  
On or Towards the West :- By property out of S. no.126/1  
On or Towards the North :- By property out of S. no.126/2

Along with right to road passing through S. no.126/2A

It is further resolved to authorized President Mrs. Sujata Prabhakar Bhosale and Secretary Mr. Prabhakar Kalappa Bhosale to sign / execute / register the required lease deed on behalf of Trust.



*Sujata Prabhakar Bhosale*  
SUBHADRA EDUCATION  
& RESEARCH CENTRE  
B-102, Landmark Garden, Kalyani Nagar



हवेल-१६		
YCRL	१२	१५
२०१६		

दस्त क्रमांक: हवल16/5828/2016

बाजार मूल्य: रु. 56,03,880/-

मोबदला: रु. 56,03,880/-

भरलेले मुद्रांक शुल्क: रु.2,80,200/-

डु. नि. सह. दु. नि. हवल16 यांचे कार्यालयात

अ. क्र. 5828 वर दि.15-07-2016

रोजी 1:29 म.नं. वा. हजर केला.

पावती:6310

पावती दिनांक: 15/07/2016

सादरकरणाचे नाव: सुभद्रा एजुकेशन अँड रिसर्च सेंटर तर्फे  
अध्यक्ष सौ. सुजाता प्रभाकर भोसले - लिहून देणार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

दस्त हजर करणाऱ्याची सही:

एकूण: 30300.00

*Boosale*

७ सह दुय्यम निबंधक, हवेली-16

*Boosale*

७ सह दुय्यम निबंधक, हवेली-16

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 15/07/2016 01:29:57 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 15/07/2016 01:30:25 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

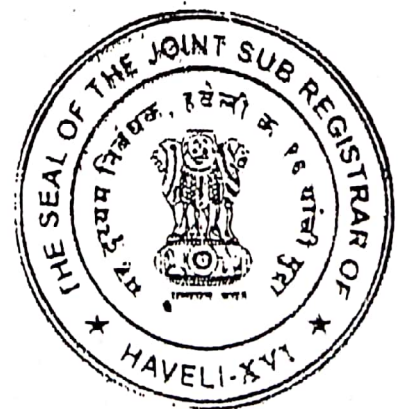
आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञावर लिहून घेतो की सदर दस्तास जोडलेली प्रक कागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम २२ अन्वय होणाऱ्या कायद्यांनुसार आम्ही जबाबदार राहू

*Boosale*

लिहून घेणार

*Boosale*

लिहून देणार



क्रमांक 18/5628/2016  
पत्राचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. प्रभाकर कल्याणभा भांसले - लिहून देणार -- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. वी1/102 लँडमार्क गार्डन विशप स्कूल जवळ कल्याणनगर पुणे, महाराष्ट्र, पुणे पिन नंबर: AKNPB8589J	मालक वय :- 52 स्वाक्षरी: <i>[Signature]</i>		
2	नाव: सौ. मुजाता प्रभाकर भांसले - लिहून देणार -- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. वी1/102 लँडमार्क गार्डन विशप स्कूल जवळ कल्याणनगर पुणे, महाराष्ट्र, पुणे. पिन नंबर: AGQP87476D	मालक वय :- 45 स्वाक्षरी: <i>[Signature]</i>		
3	नाव: मुभद्रा एजुकेशन ग्रॅण्ड रिमर्च मॅटर् तर्फे अध्यक्ष सौ. मुजाता प्रभाकर भांसले - लिहून देणार -- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. वी1/102 लँडमार्क गार्डन विशप स्कूल जवळ कल्याणनगर पुणे, महाराष्ट्र, PUNE. पिन नंबर:	भाडेकरू वय :- 45 स्वाक्षरी: <i>[Signature]</i>		
4	नाव: मुभद्रा एजुकेशन ग्रॅण्ड रिमर्च मॅटर् तर्फे सचिव श्री. प्रभाकर कल्याणभा भांसले - लिहून देणार -- पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. वी1/102 लँडमार्क गार्डन विशप स्कूल जवळ कल्याणनगर पुणे, महाराष्ट्र, PUNE. पिन नंबर:	भाडेकरू वय :- 52 स्वाक्षरी: <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिक्षा क्र.3 ची वेळ: 15 / 07 / 2016 01 : 32 : 27 PM

ओळख:-

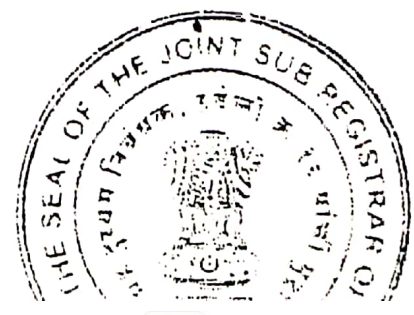
सदर दसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	वयाचित्र	अंगठ्याचा ठसा	
1	नाव:- - मुनिल वि गतडे वय: 33 पत्ता: 367 महात्मा फुले स्मारकाजवळ गंज पेठ पुणे पिन कोड: 411042	स्वाक्षरी: <i>[Signature]</i>		

शिक्षा क्र.4 ची वेळ: 15 / 07 / 2016 01 : 32 : 46 PM

शिक्षा क्र.5 ची वेळ: 15 / 07 / 2016 01 : 32 : 54 PM नोंदणी पुस्तक 1 मध्ये

सदर दुय्यम निबंधक इवेली-16



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5828 /2016

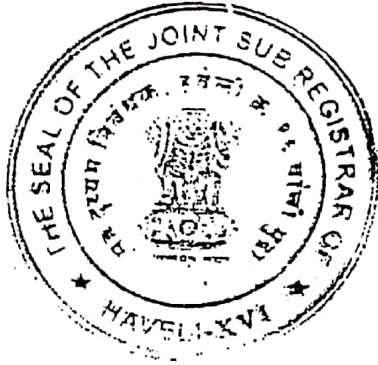
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प्रमाणित करणेत येते की, या दस्तामध्मे एकूण १५ पाने आहेत.

मिळक  
७ सह दुय्यम निबंधक हवेली क्र. १६(वर्ग-२)



पहिले नंबरचे पुस्तकात  
५७२ ( नंबररी नोंदला

मिळक  
७ सह दुय्यम निबंधक हवेली क्र. १६(वर्ग-२)  
दिनांक १५/०७/२०१६