

ज्याहारामा MAHARASHTRA ले आहे त्यांनी स्थित करणाराठी हा स्टॅम्प ६ महिन्यांच्या आत वापर करावया आहे.

दस्ताचा प्रकार / अनुच्छेद क्रमांक : समपुरीकरणामा

दस्त नोंदणी करणार आहेत का ? होय/नाही
 नोंदणी होणार असल्यास दुय्यम निबंधक कार्यालय याचे नाव: _____

निबंधकतीची पत्ता : _____

मुद्रांक दिवसा घेणा-याचे नाव व पत्ता: संदिप कृष्णा पिंगरे

मुद्रांक दिवसा घेणा-याचे पत्ता: २१ गडगुज मंदळ

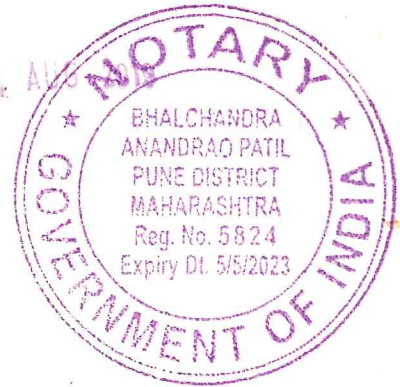
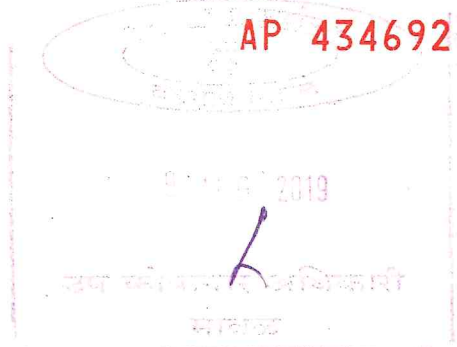
हस्त अक्षर - मूल नाव व पत्ता: संदिप

मुद्रांक रक्कम: ५००

मुद्रांक दिवसा घेणा-याचे अनु क्रमांक: ६०९६

मुद्रांक विकत घेणा-याची सही: _____

मुद्रांक विकेत्याची सही/ पत्ता: Sandip



श्री अशोक हरिभाऊ मानकर
 मुद्रांक विक्रेता परवाना क्र. २२०८०९९
 वडगांव, ता.मावळ, जि.पुणे

[Handwritten Signature]
[Handwritten Signature]

MEMORANDUM OF UNDERSTANDING

|| Shree Ganesh ||

MEMORANDUM OF UNDERSTANDING

This M.O.U. AGREEMENT is made and executed at Pune on 16 th Day of July in the year 2019..

BETWEEN

1A) **MR. SANDIP KRUSHNA PINGAT**

Age about 36 yrs., Occupation : service

B) **MR. SANTOSH KRUSHNA PINGAT**

Age about 34 yrs., Occupation : service

R/at : At post Gahunje near Zilha parishad school

Tal. Maval Dis. Pune.

Hereinafter referred to as **"THE OWNERS"**

(Which expression shall unless, repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, assigns) of the PARTY OF THE FIRST PART...

AND

1) **SREENARAYANA GURU SAMITI PUNE**

(Herein after referred to as SNGS Pune)

Registered charitable Trust

Through its Authorized Signatory

Mr. Chandran Janardhanan,

Age : 66 Yrs, Occupation/Profession : Business,

R/At Svy No 51, Geethalayam, Mitha Nagar,

Kondhwa Road, Near D.E.D. College, Pune City,

Pune, Maharashtra 411048

Aadhar No : 9141 1458 2155 / PAN : AESPJ2394E

And

Mr Praphul Damodar Panicker,

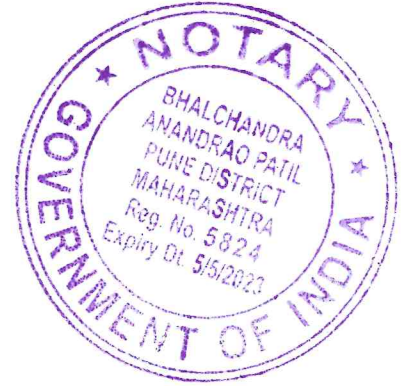
Age : 63 Yrs, Occupation/Profession : Service,

R/At Flat No A5, Navagitanjali Society Bhau Patil Road,

Bopodi, Pune, Maharashtra 411020,

Aadhar No. xxxx xxxx 1135, PAN No ABEP3576B

Hereinafter referred to as **"EXECUTOR"**



(Which expression shall unless, repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators, assigns) of the PARTY OF THE SECOND PART.

DESCRIPTION OF PROPERTY—

All that piece and parcel of the property situated at Gahunje having Gat No. 145 total area admeasuring about 5 hector 25 R out of which the licensors/owners having the Plot No.48 admeasuring about 3816 sq. ft and the building having two floors and the Ground floor admeasuring about 2700 sq. ft including the three shops on ground floor, 1st floor admeasuring about 3400 sq. ft and the 2nd floor admeasuring about 3400 sq. ft, a total area about 9500 sq. ft built up area which is bounded as follows -:

East : Plot no. 152

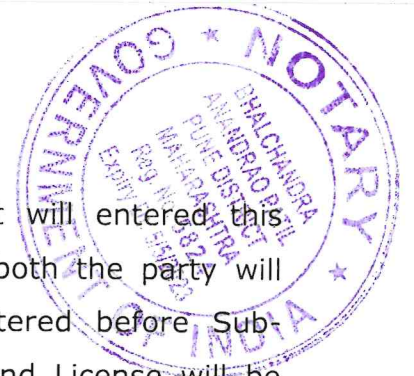
West : Property of Mr. Fadanvis

North : Plot No. 42

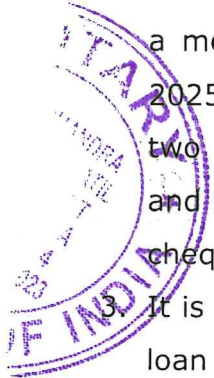
South : Common road

1. The above mention property is purchase by the above mention party of the first part and they are the lawful owner of the property. Whereas they having record of rights as owner of this property.
2. A party of the first part having rights to lease or grant the said property on the basis of leave and license.
3. The party of the second part is registered charitable trust working from the address mentioned here in above.
4. The party of the second part operates & manages SHREE NARAYAN VIDYALAY AN ENGLISH MEDIAM SCHOOL Pune & therefore the party of the second part approached to the party of the first part to grant a said property on leave and license basis.
5. Party of the first part and party of the second part are agreeable to offer the said premises to SNGS pune on a long term agreement of 30 years.
6. That the party of first part and party of second part entered between the Leave and License which is registered No _____ on dated _____ vide its registration number _____.
7. That the said registered Leave and License is registered for the period of 4 (Four) years, which is starts from _____ and end on _____ as per the said registered Leave and License agreement.
8. That after expiry of the above mentioned leave and license period the party of first part and party of second part decided to execute this Memorandum of Understanding and the terms and conditions are as follows:

NOW there before this present witness this agreement and it is hereby agreed by and between the parties here to as follows.

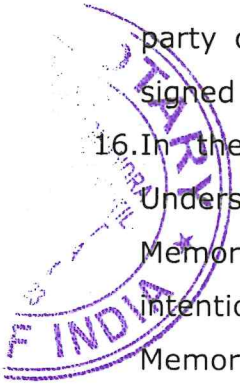


1. That the party of first part and party of second part will entered this Memorandum of Understanding for the assurance that both the party will execute the Leave and License which is to be registered before Sub-Registrar, Vadgaon Maval, Pune. That the said Leave and License will be executed only for the further period of 4 years after expiry of previous Leave and License.
2. It is Agreed between both the parities that the party of first part will receive a monthly License fee of 65000/- pm, i.e. 16 August 2023 to 15th August 2025. And thereafter the license fee is to be increase 7000/-pm for every two year from August 2025 to till next 23 years. That the said license fee and security deposit amount is to be paid by the licensee to the licensor vide cheque only on the name of both licensor.
3. It is agreed between both parties that if the party of the first part applied for loan by keeping the said property mortgage with the financial institution in that case the party of the second part is not having any authority to object the same and party of second part will co-operate to the party of first part for the loan procedure.
4. The party of second part deposited with the party of first part an amount of Rs 3,00,000/- as a security deposit amount and the said deposit shall be refunded by the party of first part the party of second part at the time of handling over the peace full possession of the said property to the party of first part or on revocation of the agreement / leave and license / MOU on therefore, at the time of vacating said office by the party of second part without any interest and after during there from any amount of remuneration fees, electricity charges(if remain unpaid by the party of second part for the period of the permitted use of said property by the party of first part) or nay such payments due from the party of second part to party of first part.
9. Nothing contained under this Memorandum of understanding shall under by circumstances what so ever is construed to the transfer of right, title and interests included tenancy, lease or otherwise shall created other rights or interest in said premises in the favor of party of second part.
10. The intention of the parties is to remain licensor and licensee always for said period and this Memorandum of Understanding is the temporary arrangement to allow to party of second part to use the said premise for their professional purpose under the exclusive direction control and supervision of the party of first part who has the right to enter upon the premise as and when deem fit.
11. The party of first part shall keep the interior of the said premises in good conditions during the period of the possession and will be responsible for any damage, subject to responsible wear and tear due to normal use there of the said premises.
12. The party of second part shall not be entitled to make any permanent alterations in the said premises except those temporary alterations which the



party of first part permits hereby and party of second part on the expiry of this Memorandum of Understanding will handover vacant and peaceful possession of the said premise to the party of first part in a neat and clean state.

13. The party of second part shall not sublet with possession of said premise in part or full to anybody else or neither his relatives.
14. It is agreed between the parties hereto that all time the possession of the said premises shall be of the party of first part and party of second part are merely granted permission to make used of said premises.
15. The original Memorandum of Understanding always will always remain the party of first part and the party of second part shall retain there to duly signed copy by the both parties.
16. In the event of any parties wishing to revoke this Memorandum of Understanding during the period or duration of periods as state in this Memorandum of Understanding either party shall give and state their intention to do to do writing to the other party 1 month in advance and this Memorandum of Understanding can be revoked. The party of second part, shall hand over the vacant and peace full possession of the said premises to the party of first part on expiry or termination as the case may be of this Memorandum of Understanding in good repairs and conditions, reasonable wear and tear expected.
17. On the expiry of this Memorandum of Understanding it is totally upon the desire of the party of first part to extend the period of the Memorandum of Understanding for the said premises upon the new terms and conditions, which will be decided by the party of first part at that time.
18. The party of second part shall not carry out any structural changes in the said premises. However with prior written permission of the party of first part, the party of second part can carry out at his own cost interior decoration work in the said premises so as to suit the requirements of the party of second part, without causing any damage to the original structure of the said premises.
19. The party of second part shall use the said premises for only for the said education purpose / Lawful purpose and shall not use it for any other purpose and business.
20. The party of first part shall not be responsible in any way for any illegal activities carried on by the party of second part or his agent servant etc. and the party of second part shall be solely responsible for the same.
21. It is specifically agreed between the parties that the party of second part shall be responsible and liable to pay to the party of first part all costs and expenses for any loss or damages cause by the negligence which includes fire ,robbery , etc. to the premises or any part thereof or to the party of first part furniture and fittings therein during the period of possession on account



of willful or accidental default of the property and shall keep the party of first part indemnified in respect thereof.





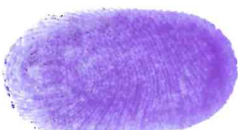

22. The party of first part shall not be liable for any damage caused due to the natural calamities / and due to the negligence of the party of first part to the said property.

23. The party of first part or their authorized agents shall be entitled to enter upon the said premises to inspect the condition thereof during day time with prior intimation, which party of second part shall allow them to do.






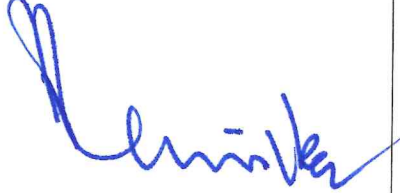
24. Not with standing anything herein above contained, it is here by expressly agreed by and between the parties that if party of second part do not make use of the said premises for the said education purpose and if it is found that the said premises is used for any illegal business then the party of first part shall be entitled to terminate this Memorandum of Understanding and party of second part has to immediately quit and vacate the said premises without subjecting themselves to any liability on that account.

25. It is hereby agreed between the parties that upon termination of Memorandum of Understanding or on revocation thereof, the party of second part shall forthwith dismantle, remove and take away all the items of inside the said premises, articles, equipment's installations of the Memorandum of Understanding to the renovation work done by the party of second part and handover the possession of property to the party of first part the said property in good order/ conditions in which it was taken.

IN WITNESS WHEREOF the parties hereto have understood , confirmed the above mentioned terms and conditions and have set and subscribed their respective hands , seals and signature on this day , month and year herein mentioned above.

	L. H. T. I 	SIGNATURE 
	L. H. T. I 	SIGNATURE 

PARTY OF THE FIRST PART

 Chandran Janardhanan	L. H. T. I 	SIGNATURE 
 Praphul Damodar Panicker	L. H. T. I 	SIGNATURE 

PARTY OF THE SECOND PART



Witness:

Signature

Name

Address:

DATTATRAYA JAID

**243/12, SHUKRAWAR PETH
PUNE 411002**

Signature

Name

Address:


C P RAJU
**MR NIWAS
GANESHNAGAR
PUNE 411031**

IDENTIFIED BY


ADVOCATE
 Adv. C.D. Jaidpatil



BEFORE ME


BHALCHANDRA ANANDRAO PATIL
NOTARY
 GOVT. OF INDIA

17-8-2019



17/5341

पावती

Original/Duplicate

Friday, August 16, 2019

नोंदणी क्र. :39म

1:44 PM

Regn.:39M

पावती क्र.: 7844 दिनांक: 16/08/2019

गावाचे नाव: गहुंजे

दस्तऐवजाचा अनुक्रमांक: मवल-5341-2019

दस्तऐवजाचा प्रकार : 36-अ-लिव्ह अँड लायसन्सेस

सादर करणाऱ्याचे नाव: संदीप कृष्णा पिंगट

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकूण:

रु. 940.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:04 PM ह्या वेळेस मिळेल.


MVL

बाजार मुल्य: रु.300000 /-

मोबदला रु.36250/-

भरलेले मुद्रांक शुल्क : रु. 6800/-

दुय्यम निबंधक मावळ

1) देयकाचा प्रकार: eChallan रक्कम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005196048201920E दिनांक: 16/08/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.440/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1608201900446 दिनांक: 16/08/2019

बँकेचे नाव व पत्ता:



CHALLAN
MTR Form Number-6



GRN	MH005196048201920E	BARCODE			Date	14/08/2019-14:25:57	Form ID	36A		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
				PAN No.(If Applicable)						
Office Name	MVL_MAWAL VADGAON SUB REGISTRAR			Full Name	SANDIP KRISHNA PINGAT					
Location	PUNE			Flat/Block No.	GAT NO 145 PLOT NO 48					
Year	2019-2020 One Time			Premises/Building						
Account Head Details		Amount In Rs.		Road/Street	GAHUNJE					
0030046401	Stamp Duty	4700.00		Area/Locality	MAVAL PUNE					
0030063301	Registration Fee	500.00		Town/City/District						
				PIN	4	1	2	1	0	1
				Remarks (If Any)	SecondPartyName=SREENARAYAN GURU SAMITI PUNE~					
				Amount In	Five Thousand Two Hundred Rupees Only					
Total			5,200.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572019081412841	IK0AEIIZR7			
Cheque/DD No.				Bank Date	RBI Date	14/08/2019-14:24:28	Not Verified with RBI			
Name of Bank				Bank-Branch	STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. : 9881665478

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.





CHALLAN
MTR Form Number-6



GRN	MH005230156201920E	BARCODE			Date	16/08/2019-11:55:48	Form ID	36A
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID (If Any)				
				PAN No.(If Applicable)				
Office Name	MVL_MAWAL VADGAON SUB REGISTRAR			Full Name	SANDIP KRISHNA PINGAT			
Location	PUNE							
Year	2019-2020 One Time			Flat/Block No.	GAT NO 145			
Account Head Details	Amount In Rs.	Premises/Building						
0030046401 Sale of NonJudicial Stamp	2100.00	Road/Street		PLOT NO 48				
		Area/Locality		GAHUNJE				
		Town/City/District						
		PIN		4 1 2 1 0 1				
		Remarks (If Any)						
		SecondPartyName=SREENARAYAN GURU SAMITI PUNE~						
		Amount In	Two Thousand One Hundred Rupees Only					
Total	2,100.00	Words						
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572019081659556	IK0AEJLXP8			
Cheque/DD No.		Bank Date	RBI Date	16/08/2019-11:24:58	Not Verified with RBI			
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1608201900446	Date	16/08/2019
Received from sandip krushna pingat, Mobile number 9823146004, an amount of Rs.440/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Mawal of the District Pune Gramin.			
Payment Details			
Bank Name	sbiepay	Date	16/08/2019
Bank CIN	10004152019081600359	REF No.	201922814437872
This is computer generated receipt, hence no signature is required.			





Leave and License Agreement

This agreement is made and executed at Pune on this 16th day of August 2019.

Between

1. Mr. Sandip Krushna Pingat,
Age 36, Occupation / Profession-Service
Aadhar / PAN No.
2. Mr Santosh Krushna Pingat,
Age 34 Occupation/profession -Service
Both R/At : At post Gahunje near Zilha parishad school,
Tal. Maval Dis. Pune 411014
Aadhar / PAN No.

Hereinafter called the "OWNERS"/"LICENSORS" (which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs, representatives, successors, administrators, executors and assigns) of the party of the FIRST PART

And

SREENARAYANA GURU SAMITI PUNE

(Herein after referred to as SNGS Pune)

Registered charitable Trust

Through its Authorized Signatory

Mr. Chandran Janardhanan,

Age : 66 Yrs, Occupation/Profession : Business,

R/At Svy No 51, Geethalayam, Mitha Nagar,

Kondhwa Road, Near D.E.D. College, Pune City,

Pune, Maharashtra 411048

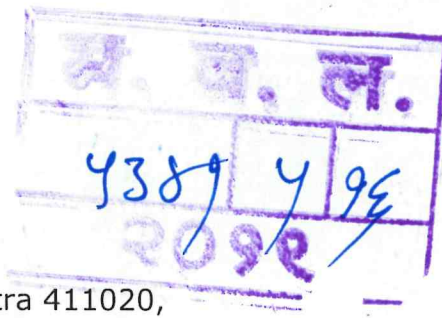
Aadhar No : 9141 1458 2155 / PAN : AESPJ2394E

And

Mr Praphul Damodar Panicker,

Age : 63 Yrs, Occupation/Profession : Service,

R/At Flat No A5, Navagitanjali Society Bhau Patil Road,



Bopodi, Pune, Maharashtra 411020,

Aadhar No. xxxx xxxx 1135, PAN No ABEPP3576B

President, Sree Narayana Guru Samiti, Pune and Secretary, Sree Narayana Vidyalaya run by Sree Narayana Guru Samiti, Pune, a Public Charitable Trust, Registered under the Bombay Public Trust Act, having its Registration No F-7002 (Pune) and registered office at 307 Mohol Market, 3rd Floor, Pimpri Pune 411017, PAN NO AAAAS0801Q, through its above authorized representatives, hereinafter called the "LICENSEES" (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include its representatives, successors and authorized assigns) of the Party of the SECOND PART

DESCRIPTION OF PROPERTY—

All that piece and parcel of the property situated at Gahunje having Gat No. 145 total area admeasuring about 5 hector 25 R out of which the licensors/owners having the Plot No.48 admeasuring about 3816 sq. ft and the building having two floors and the Ground floor admeasuring about 2700 sq. ft including the three shops on ground floor, 1st floor admeasuring about 3400 sq. ft and the 2nd floor admeasuring about 3400 sq. ft, a total area about 9500 sq. ft built up area which is bounded as follows -:

East : Plot no. 152

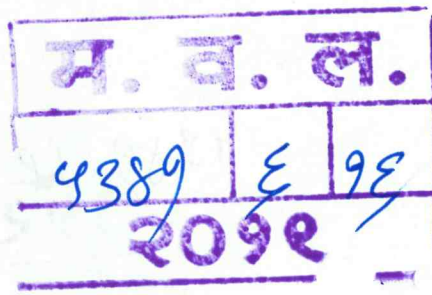
West : Property of Mr. Fadanvis

North : Plot No. 42

South : Common road

AND WHEREAS the above mentioned property is purchased by the Licensors and the Licensors are the lawful owners of the property, described in Schedule hereinabove for the sake of brevity called or referred to as the Licensed Premises. Whereas the Licensors having record of rights as owners and possessors of this property declare that the said premises has a clear, marketable and unencumbered title and that there is no loan, lien, liability or demand from any statutory agencies including Govt/semi Govt agencies and the owners/licensors are desirous of giving the said premises on Leave and License.

AND WHEREAS the Licensors having the rights to lease or grant the said property on the basis of Leave and License to the Licensees under section 24 of the Maharashtra Rent Control Act 1999.



AND WHEREAS the Licensees operate and manage SREE NARAYANA VIDYALAY, an ENGLISH MEDIUM SCHOOL under Gat No 146 in Village Gahunje, Maval Taluka, Pune, the Licensees approached the Licensors to grant the said property on long lease under a registered Leave and License agreement to be renewed after a period of 48 months excluding the first six months from the date of registration to the Licensees to obtain Government permission/approval of change of address, renovation/repair, creation of adequate washrooms for children, teachers and staff, plugging of seepage / leak of 2nd floor, painting and internal fitment/fixtures, etc for which both the Licensees and the Licensors mutually agreed to pay and receive the agreed License fee of Rs 30,000/- pm from the date of registration till first Six Months only.

AND WHEREAS Licensors and the Licensees agreed to make an agreement of Leave and License between themselves for a period of 48 (Forty eight) months, i.e. 16th day of August 2019 to date 15th August 2023. The licensees agreed to pay the licensor an amount of Rs. 30000/- p. m. license fee which is starts from 16th day of August 2019 to date 15th February 2020 only for the period of 6 months. The Licensees and the Licensors after negotiation mutually agreed to pay and receive a monthly License fee of Rs. 55,000/- pm, after six months from the date of registration, for the next 18 month, i.e. 16th February 2020 to 15th August 2021, and the License fee of Rs 60,000/- pm from 16 August 2021 to 15 August 2023. That the said license fee and security deposit amount is to be paid by the licensee to the licensor vide cheque only on the name of both licensor.

AND WHEREAS licensees agreed to be kept/pay refundable non-interest bearing security deposit of Rs. 3,00,000/- (Rupees three lakh only) to the licensors which will be simultaneously/ immediately refunded to the Licensees on peaceful vacation of the leased property after recovering justifiable damage, if any, from the security deposit. That the said amount of Rs. 3,00,000/- (Rupees three lakh only) is paid by the licensees to the Licensor vide its Cheque Number 5041240 Date

16/8/2019 Drawn on Bank STATE BANK OF INDIA 5041241

AND WHEREAS the Licensors and the Licensees mutually agree on the terms and conditions as agreed to hereinabove.

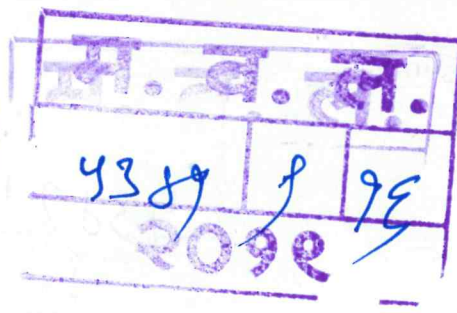
1. During the period of the license the Licensees shall pay by or before 15th of every month to the Licensors a monthly compensation, as hereinabove agreed as well as the actual electricity bill as per Meter No



- _____ within a period of 10 days from the receipt of the bill and shall not commit default on it.
2. The Licensees have deposited with the Licensors an amount of Rs 3,00,000/- (Rupees three lakhs) as security deposit shall be refunded by the Licensors to the licensees on the expiry of the license, or on revocation, or at the time of vacating the said premises hereinabove mentioned by the Licensees, without any interest but after deducting the due and payable licensee fees, electricity charges (if remained unpaid by the licensees) or any such payments due from the Licensees to the Licensors.
 3. Nothing contained under this Agreement shall, under any circumstances, whatsoever, is construed to be the transfer of right, title and interests included tenancy/lease right or otherwise shall be created other rights or interest in the said premises in favor of the Licensees.
 4. The intention of both the Parties is to remain always Licensors and Licensees for the period of this Agreement and will be treated as a temporary arrangement to allow the Licensees to use the said premises for the professional purpose as agreed to hereinabove in this Agreement.
 5. The Licensees shall keep the interior of the said premises in good condition during the period of the license and will be responsible for any damage, subject to responsible wear and tear due to normal use of the said premises.
 6. ✓ The Licensees agree to undertake and repair any major structural defect/crack, concealed plumbing and electrical wiring, etc at their cost and risk before handing taking the possession of the said premises. However normal repair, replacement of electrical components, water taps, etc will be the responsibility of the Licensees. ✓ ✓
 7. The Licensees shall not be entitled to make any permanent alterations in the said premises except those temporary addition and alterations which the Licensors permit in writing and the Licensees on the expiry of this Agreement handover vacant and peaceful possession of the said premise to the licensors in a neat and clean state.



8. The Licensees hereby agree to the Licensors that in case of default in payment of monthly licensee fee for a **continuous period of two months** or commit breach of any terms of covenant or conditions contained in the agreement, the Licensors are entitled to terminate the agreement after giving a final opportunity of 15 days notice. In case the Licensees continue to default, the Licensors can declare the Licensees' continued occupation as unauthorized.
9. It is agreed and understood between the parties hereto at all times that no rights of tenancy is conferred by this agreement on the Licensees. The licensee shall not sublet with possession of said premise in part or full to anybody else or neither his relatives
10. The original agreement will always remain with the Licensors and the Licensees shall retain a Certified True Copy of the duly completed Registered Leave and License Agreement for their record/reference.
11. The Licensees shall not do anything which may happen to be of nuisance to the neighbors or which may cause damage to the premises or a portion of the said premises of the licensors.
12. In the event of any Party wishing to revoke this agreement of the license during the period or duration of periods as stated in this Agreement, either party shall give and state their intention to do so in writing to the other party with a minimum notice period of 60 days in advance and thereafter this agreement can be revoked. The licensees or its authorized signatory shall hand over the vacant possession of the said premises to the Licensors on expiry or termination as the case may be of this agreement in good repair and conditions, reasonable wear and tear excepted.
13. The Licensees shall not carry out any structural change in the said premises. However with prior written permission of the Licensors, the Licensees can carry out at his own cost interior decoration work in the said premises so as to suit the requirements of the licensees, without causing any damage to the original structure of the said premises. The licensor shall not be liable for any damage caused due to the natural calamities / and due to the negligence of the licensee to the said property.





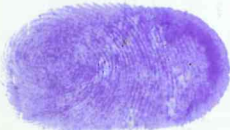



14. The Licensee shall use the said premises only for the said educational purpose / Lawful purpose which includes their Charity objects and charity activities but it shall not use for illegal purpose and business.
15. The Licensors shall not be responsible in any way for any illegal activities carried on by the Licensees or his agent, servant etc the Licensee shall be solely responsible for the same.
16. The licensors or their duly authorized agents shall be entitled to enter upon the said premises to inspect the condition thereof during the day with adequate prior intimation, which the Licensee shall allow them to do so without causing inconvenience to the students/teachers and/or the staff.
17. Notwithstanding anything contained hereinabove, it is hereby expressly agreed by and between the Parties that if Licensees do not make use of the said premises for the said educational purpose and if it is found that the said premises is being used for any illegal business for which the Licensors have irrefutable proof, shall be entitled to terminate this Agreement after giving an opportunity to the Licensees to explain / justify their position. In case the Licensees fail to prove their stand can be asked to vacate the premises within a reasonable timeframe without subjecting the Licensors to any liability on that account.
18. It is hereby agreed between the parties that upon termination of this agreement or on revocation thereof, the Licensees shall within a reasonable timeframe dismantle, remove and take away all the items from inside the said premises pursuant to the renovation work done by the Licensees and handover to the Licensors the peaceful possession of the premises in good order / condition in which it was taken.
19. The stamp duty and registration charges, legal fees and other charges are to be borne by the licensees and the licensors equally every time the Leave and License is renewed and registered.





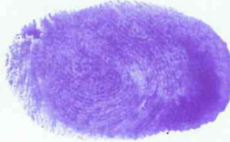

IN WITNESS WHEREOF the parties hereto have understood , confirmed the above mentioned terms and conditions and have set and subscribed their respective hands, seals and signature on this day, month and year herein mentioned above.



म. व. ल.
4389 90 9E
209E

	L. H. T. I 	SIGNATURE 
	L. H. T. I 	SIGNATURE 

OWNERS"/LICENSORS

	L. H. T. I 	SIGNATURE 
	L. H. T. I 	SIGNATURE 


LICENSEES

Witness:

Signature

Name


Address:


DATTATRYA JAIDE
243/12 SHUKRAWAR PEHA
PUNE 411002

Signature

Name

Address:


CP RAJU
MR NIWAS,
GANESH NAGAR
CME PO, PUNE 411031

8/16/2019

LT E-Bill



Maharashtra State Electricity Distribution Co. Ltd.

Bill of Supply For: JUL-2019

Website :www.mahadiscom.in
 GSTIN of MSEDCL 27AAECM2933K1ZB
 BILL NO.(GGN): 000000490372150

HSN code 27160000

Consumer No: 181640004368
 SANDIP KRUSHNA PINGAT
 G.NO. 145, GAJANAN SOCIETY, GAHUNJE 410506

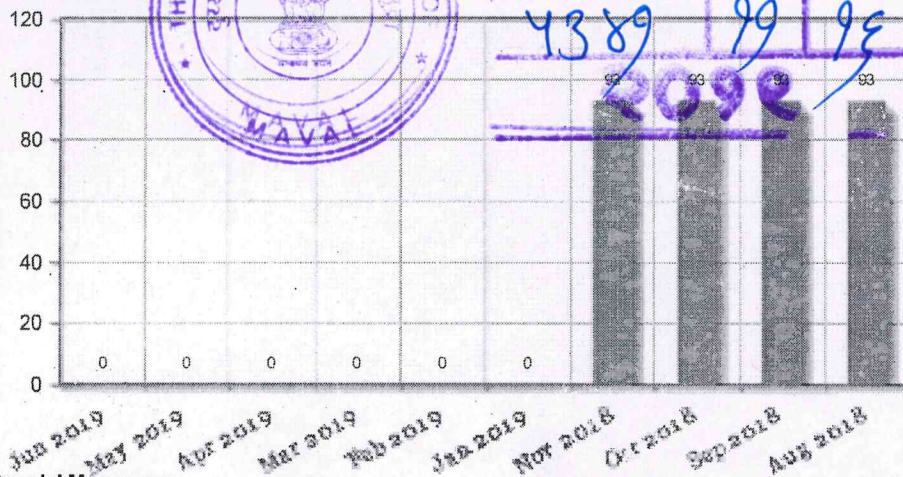
Bill Date: 24-JUL-19
 Bill Amount Rs: 0.00
 Due Date: 13-AUG-19
 If Paid After Due Date: 0.00

Mobile/Email: 99*****82/
 Billing Unit: 4769 :WADGAON MAVAL S/DN.
 Tariff/Category: 052 /LT II Comm < 20 KW Cinema
 PC/MR/Route Sequence/DTC: S4 / 26-8164-0210 /4769954
 Pole No: 000000 Security Deposit(Rs): 0.00
 Sanct. Load: .67 KW Supply Date: 06-Jun-15
 Current Reading Date: 19-JUL-19 Previous Reading Date: 19-JUN-19

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
0	0	00	0	0	0

Meter No: 00000000000
 Meter status: NORMAL
 Bill Period: 0 Month(s)

Billing History:



* For any queries on this bill please contact
 MSEDCL Call Center:18002333435/18001023435/1912.

Special Message :

* Consumers can pay electricity bill online through MSEDCL official website www.mahadiscom.in and through MAHAVITARAN Mobile App without any extra charges. Consumers will not be charged any extra charges for electricity bill payments made through Net banking, UPI, Debit card, Digital wallet and Cash cards.
 * MSEDCL has started facility to give information of meter reading through SMS on registered mobile number of the consumers after meter reading taken. Consumer can view the photo of meter reading on 'Consumer Portal' of MSEDCL.

Billing Unit: 4769	Consumer No: 181640004368	PC: S4	Tariff: 052
Due Date:	13-AUG-19	0.00	
Bank Copy:	DTC No: 4769954		
Billing Unit: 4769	Consumer No: 181640004368	PC: S4	Tariff: 052

If Paid by this Date:	30-JUL-19	0.00
If Paid After this Date:	13-AUG-19	0.00
Due Date:	13-AUG-19	0.00
If Paid by this Date:	30-JUL-19	0.00
If Paid After this Date:	13-AUG-19	0.00

Terms & Conditions:

- Electricity Duty Calculation is as per government notification no ELDP/P.No-21/Energy -1 dt 13/04/2015. Tax on Sale calculation is as per Government notification dt 21/04/2015. For more information please check orders of Electricity Regulatory commission. Fixed rate is used for calculation till meter is installed.
- 1) Any discrepancy in the bill should be conveyed in writing to the local office. Even if there is discrepancy in bill, to avoid delay payment charges, pay tentative amount for time being or pay full amount along with application to rectify the mistake in the bill. In case of dispute or abnormally high bill amount, bill equal to average consumption of previous period will be issued till the complaint is resolved. The difference of which will be charged in next bill.
- 2) For bill paid after due date of previous bill and showing as arrears in current bill, please show the previous bill receipt to the cashier while paying for the current bill.
- 3) For all type of correspondence please mention consumer number (along with PC and BU).
- 4) In case of loss of bill, for each duplicate bill Rs 1 will be charged, but request to change bill due date will not be entertained.
- 5) This bill is sent in accordance with Electricity supply act, tariff order, regulations and Orders as per Govt of Maharashtra.

Instructions for Cheque payment:

- 6) Cheque should be a/c payee only. Cheque should be payable in name of 'MSEDCL', and issued by local bank. Please attach bill with the Cheque and do not staple them. Post-dated cheque will be not accepted. If amount is paid by Cheque/DD, the date on which amount deposited in 'MSEDCL' bank account will consider as a bill payment date.
- 7) While putting cheque in collection drop box, please mention consumer number (along with PC and BU) on the backside of the cheque. Please mention cheque details on the backside of receipt stub.
- 8) As per negotiable instrument act 1981 article 138, cheque bounce is a punishable offence and liable for legal action.
- 9) As per MERC order for Case No 321 of 2018 revised Cheque Bounce charges of Rs. 750 plus GST or Bank charges whichever is higher will be applicable from 01 September 2018.

This electricity bill should not be considered as a proof for property ownership. If permanently disconnected consumer receive electricity bill, they should contact concerned subdivision. Do not modify or correct the bill illegally, such bill will not be accepted. Any adjustment in bill will be on above terms and conditions only.

Revised Tariff applicable wef 01-APR-19

LT II Comm < 20 KW Cinema	Unit	0-200				>200
Fix Charges(Rs): 391	Amt(Rs)	6.10	0	0	0	9.25
	FAC(Rs)	0.59	0	0	0	0.80

As per Income Tax provision vide section 269 ST cash receipt of Rs.2.00 lakhs and above will not be accepted by MSEDCL against any type of Payment. आयकर कलम 269 ST मधील तरतुदीनुसार Rs. 2.00 लाख आणि त्याहून अधिक रोख पावती कोणत्याही प्रकारच्या पेमेंटसाठी महावितरण कडून स्विकारली जाणार नाही.

For Any Payment to MSEDCL, ENSURE & INSIST for computerised receipt with unique system generated receipt number. Do not accept handwriten receipts. Pay online to avoid any inconvenience.

For Billing Complaint contact IGRC: IGRC, OFFICE OF SUPERINTENDING ENGINEER, PUNE RURAL CIRCLE, ADMIN BLD, BLOCK NO-301, PUNE-411011
Phone-26137248

If Complaint not resolved please contact CGRF: 925, MSEDCL, KASBA PETH Phone-24570520

* For queries related to your online payment transactions, please contact helpdesk_pg@mahadis.com.in
Any unauthorised changes made in this bill will lead to non-acceptance of the bill.

Consumer No: 181640004368

Receipts considered up-to: 20-JUL-19

	Rs. Ps.
Fixed Charges	0.00
Energy Charges	0.00
Wheeling Charges	0.00
F.A.C.	0.00
Electricity Duty	0.00
Tax on Sale	0.00
Previous Bill Credit	0.00
Current Interest	0.00
Other Charges	0.00
Total Current Bill(Rs)	0.00
Net Arrears	-1,180.38
Adjustments	0.00
Interest Arrears	0.00
Total Arrears	-1,180.38
Net Bill Amount	-1,180.38
Rounded Bill(Rs)	-1,180.00
Last Receipt Date	14-JAN-19
Last Receipt Amount	0.00

DPC:0.00

After this date: 13-AUG-19

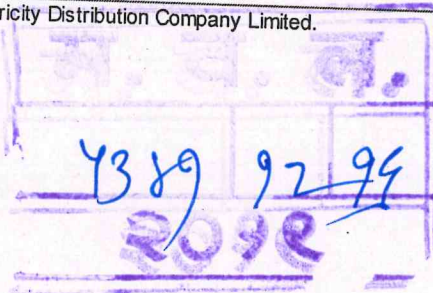
Pay Rs. 0

Prompt Payment Discount: Rs. 0.00, if bill is paid on or before 30-JUL-19

Payment History:

Receipt Date	Paid Amount
14-Jan-2019	15,440.00

© 2019, Maharashtra State Electricity Distribution Company Limited.



"ONE CASTE, ONE RELIGION, ONE GOD FOR MANKIND"

SREE NARAYANA GURU SAMITI - PUNE

Regn. No. MAH / 5913/ PUNE & F-7002 (PUNE)

Regd. Office : 307, Mohol Market, 3rd Floor, Near Ashok Chitra Mandir, Pimpri, Pune - 411 017.
Phone : 020-27411352, E-mail : contact@sngspune.org Website : www.sngspune.org



EXTRACT OF RESOLUTIONS NO 5 & 6 FROM THE MINUTES OF MANAGING COMMITTEE MEETING HELD AT PIMPRI OFFICE ON 20TH JULY 2019

Resolution No 5

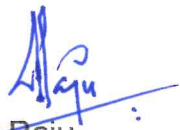
Sree Narayana Guru Samiti, Pune has unanimously RESOLVED to authorize Shri Chandran Janardhanan and Shri Raju Chappalakal Pappu President and General Secretary respectively of the Samiti to approach Shri Sandip Krushna Pingat and Mr Santosh Krushna Pingat, both residents at Post Gahunje near Zilha Parishad School, Tal. Maval Dist. Pune, the owners of Plot No 48 and the building having Ground plus two floors admeasuring a total of 9500 sqft built up area at Gat No 145 for operating Sree Narayana Vidyalaya on a long lease basis.

Accordingly after discussions, Shri Sandip Krushna Pingat and Shri Santosh Krushna Pingat have agreed to lease their land/building on lease for 30 years on a mutually agreed terms and conditions mentioned in the Memorandum of Understanding and the Leave and License Agreements.

Resolution No 6

Sree Narayana Guru Samiti, Pune has thus unanimously RESOLVED to authorize Shri Chandran Janardhanan, President SNGS, Pune and Shri Praphul Damodar Panicker, Secretary, Sree Narayana Vidyalaya to sign the MOU and register the Leave and License Agreement at Vadgaon Maval, Maval Taluka.

The above are the true and authentic extracts from the Minutes of Meeting of the Managing Committee meeting held on 20th July 2019.


CP Raju
General Secretary
SNGS, Pune
Mob : 9373004976
16th August 2019



Sree Narayana Gurudeva Kshetram,
Sai Nagar, Mamurdi, Dehu Road, Pune 412101.

ഗുരുവാരം
GURUWARUL

भारत सरकार
GOVERNMENT OF INDIA

पिंगट संदीप कृष्णा
Pingat Sandip Krushna
जन्म तारीख/ DOB: 15/01/1981
पुरुष / MALE

9755 1334 9143

माझे आधार, माझी ओळख

Sandip

भारत सरकार
Government of India

संतोष कृष्णा पिंगट
Santosh.Krushna Pingat
जन्म तारीख / DOB : 30/05/1983
पुरुष / Male

3019 0941 2349

आधार - सामान्य माणसाचा अधिकार

Santosh

भारत सरकार
GOVERNMENT OF INDIA

चंद्रान जनार्दन
CHANDRAN JANARDHANAN

जन्म वर्ष / Year of Birth : 1953
पुरुष / Male

9141 1458 2155

आधार - सामान्य माणसाचा अधिकार

Ch

भारत सरकार
Government of India

प्रफुल दामोदर पणिकर
Praphul Damodar Panicker
जन्म तारीख / DOB : 25/12/1955
पुरुष / Male

4681 5899 1135

माझे आधार, माझी ओळख

Panicker

ADVOCATE
Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY

Name : JAID PATIL CHETAN DATTATRAYA
Residence : HAVELI, Dist. PUNE
Roll No. : MAH/4669/2012
Enrolled On : 07-09-2012
Date Of Birth : 09-05-1985
131231 B0000042742

A.P. Deshmukh
CHAIRMAN



Summary1 (GoshwaraBhag-1)

17/5341

शुक्रवार, 16 ऑगस्ट 2019 1:44 म.नं.

दस्त गोषवारा भाग-1

मवल

दस्त क्रमांक: 5341/2019

दस्त क्रमांक: मवल /5341/2019

बाजार मूल्य: रु. 3,00,000/-

मोबदला: रु. 36,250/-

भरलेले मुद्रांक शुल्क: रु.6,800/-

दु. नि. सह. दु. नि. मवल यांचे कार्यालयात

अ. क्रं. 5341 वर दि.16-08-2019

रोजी 1:43 म.नं. वा. हजर केला.

पावती:7844

पावती दिनांक: 16/08/2019

सादरकरणाराचे नाव: संदीप कृष्णा पिंगट

नोंदणी फी

रु. 500.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

एकुण: 940.00

Sandip

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक मावल

MVL

दस्ताचा प्रकार: 36-अ-लिव्ह अॅड लायसन्सेस

मुद्रांक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिक्षा क्रं. 1 16 / 08 / 2019 01 : 43 : 15 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 16 / 08 / 2019 01 : 44 : 05 PM ची वेळ: (फी)



लिहून देणार

Sandip

लिहून घेणार

Sandip

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केला आहे. दस्तऐवजातील संपुर्ण वजपुर निष्पादित व्यक्ती, सादरीदार/ओळखदार व दोघत जोडलेल्या कायद्यानुसारच्या संपत्ती आहे. या संपत्तीची सत्यता, वैधता कायद्यानुसारच्या तरतुदी वस्तुनिष्पादक धारक हे सदर जबाबदार आहेत. दस्तऐवजासोबत संपुर्ण कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी वनवट आढळून आल्यास याची संपुर्ण जबाबदारी दस्तातील निष्पादकाची राहिल.



16/08/2019 1 47:24 PM

दस्त गोषवारा भाग-2

मवल

दस्त क्रमांक:5341/2019

दस्त क्रमांक :मवल/5341/2019

दस्ताचा प्रकार :-36-अ-लिब्ल अँड लायसन्सेस

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संदीप कृष्णा पिंगट पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु. पो. गहुंजे, ता. मावळ, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:	लायसेन्सार वय :-36 स्वाक्षरी:- <i>Sandip</i>		
2	नाव:संतोष कृष्णा पिंगट पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मु. पो. गहुंजे, ता. मावळ, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:	लायसेन्सार वय :-34 स्वाक्षरी:- <i>Santosh</i>		
3	नाव:श्री नारायण गुरु समिती, पुणे यांचे तर्फे अध्यक्ष चंद्रन जनार्दन पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ३०७, मोहोळ मार्केट, अशोक चित्र मंदिरजवळ, पिंपरी, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पॅन नंबर:	लायसेन्सी वय :-66 स्वाक्षरी:- <i>Ch. N.</i>		
4	नाव:श्रीनारायण गुरु समिती पुणे तर्फे सेक्रेटरी प्रफुल दामोदर पणीकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ३०७, मोहोळ मार्केट, अशोक चित्र मंदिरजवळ, पिंपरी, पुणे, रोड नं: महाराष्ट्र, PUNE. पॅन नंबर:	लायसेन्सी वय :-63 स्वाक्षरी:- <i>Pr. K.</i>		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिब्ल अँड लायसन्सेस चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:16 / 08 / 2019 01 : 46 : 02 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अँड. चेतन - जैदपाटील
वय:32
पत्ता:शुक्रवार पेठ, पुणे
पिन कोड:411002

Chetan
स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिकका क्रं.4 ची वेळ:16 / 08 / 2019 01 : 46 : 39 PM

शिकका क्रं.5 ची वेळ:16 / 08 / 2019 01 : 46 : 48 PM नोंदणी पुस्तक 1 मध्ये

MVL

दुय्यम निबंधक मावळ

EPayment Details.



प्रमाणित करण्यात येते की सदर दस्त ऐवजास
रुपणा १६ पात्रे आहेत.

Chetan
दुय्यम निबंधक मावळ
म्हिले नंबरचे मुस्तकात
नंबरी नोंदला.
Chetan
दुय्यम निबंधक मावळ
शिकका

sr.	Epayment Number
1	MH005196048201920E
2	MH005230156201920E
3	1608201900446

Defacement Number
0002717616201920
0002717613201920
1608201900446D

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

5341/2019



CHALLAN
MTR Form Number-6



GRN	MH 00 1607153 201920M	BARCODE	Date 17/05/2019-01:40:34				Form ID	25.1
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)	PAN No.(If Applicable) BLPPS5332G				
Office Name	MVL2_MAWAL 2 SUB REGISTRAR		Full Name	SHREE NARAYANA GURU SAMITI PUNE THROUGH PRESIDENT SHRI CHANDRAN JANARDANAN				
Location	PUNE		Flat/Block No.	145				
Year	2019-2020 One Time		Premises/Building	GAHUNJE				
Account Head Details		Amount In Rs.	Road/Street	PUNE				
0030046401	Stamp Duty	251000.00	Area/Locality	PUNE				
0030063301	Registration Fee	30000.00	Town/City/District	PIN 0 0 0 0 0 0				
			Remarks (If Any)	PAN2=AAIPV4806D~SecondPartyName=SHRI SUDHAKARAN VELAYUDHAN~CA=2800000~Marketval=4081000				
Total		2,81,000.00	Amount In Words	Two Lakh Eighty One Thousand Rupees Only				
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.					
Cheque/DD No.		Bank Date	RBI Date	Not Verified with RBI				
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch		Scroll No. , Date						

Department ID :

Mobile No. : 9850651715

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Make payment at any of the listed branches * of BANK OF MAHARASHTRA
handling GOVERNMENT OF MAHARASHTRA Business Before 24/05/2019

-----Cut Here-----Bank Copy-----Cut Here-----

GRN	MH001607153201920M	Challan Date	17/05/2019	Challan Amount	281000.00
Party Name	SHREE NARAYANA GURU SAMITI PUNE THROUGH PRESIDENT SHRI CHANDRAN JANARDANAN				
Amount In Words	Two Lakh Eighty One Thousand Rupees Only				
Account Head Details			Payment Details		
Cheque-DD Details			Bank CIN	Ref. No.	
Cheque/DD No.		Bank Date	RBI Date	Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

454/3798

पावती

Original/Duplicate

Tuesday, May 21, 2019

नोंदणी क्र.: 39म

5:18 PM

Regn.: 39M

पावती क्र.: 4259 दिनांक: 21/05/2019

गावाचे नाव: गहुंजे

दस्तऐवजाचा अनुक्रमांक: मवलर-3798-2019

दस्तऐवजाचा प्रकार: अभिहस्तांतरणपत्र

सादर करणाऱ्याचे नाव: श्री नारायण गुरु समिती, पुणे अ पब्लिक चारीटेबल, तर्फे श्री चंद्रान जनार्धन प्रेसिडेंट

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:44 PM ह्या वेळेस मिळेल.

MVL2

बाजार मूल्य: रु. 4180800/-

मोबदला रु. 2800000/-

भरलेले मुद्रांक शुल्क: रु. 250900/-

दुय्यम निबंधक श्रेणी-१
मावळ-२

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001753161201920E दिनांक: 21/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2105201907232 दिनांक: 21/05/2019

बँकेचे नाव व पत्ता:



21/05/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वडगांव-
मावळ-२

दस्त क्रमांक : 3798/2019

नोंदणी :

Regn:63m

गावाचे नाव : गहुंजे

(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2) मोबदला	2300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4180800
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: गांव मौजे गहुंजे ता.मावळ जि.पुणे येथील जमिन गट नं.145 एकुण क्षेत्र 04 हे 96 आर यांसी आकार 06 रु 79 पैसे यापैकी लिहून देणार यांचे हिश्याचे क्षेत्र 00 हे 49 आर पैकी क्षेत्र 00 हे 11 आर((GAT NUMBER : 145 ;))
(5) क्षेत्रफळ	1) 0.1100 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री सुधाकरण वेलायुधन वय:-61; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्राधिकरण, निगडी, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411044 पॅन नं:-AAIPV4806D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री नारायण गुरु समिती, पुणे अ पब्लिक चारीटेबल, तर्फे श्री चंद्रान जनार्धन प्रेसिडेंट वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कोंढवा रोड, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411048 पॅन नं:-AESPJ2394E 2): नाव:-श्री नारायण गुरु समिती, पुणे अ पब्लिक चारीटेबल, तर्फे श्री राजू चाप्पलाकल पप्पू, जनरल सेक्रेटरी - - वय:-70; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गणेशनगर, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411031 पॅन नं:-AFBPP0829C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2019
(10) दस्त नोंदणी केल्याचा दिनांक	21/05/2019
(11) अनुक्रमांक, खंड व पृष्ठ	3798/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	250900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

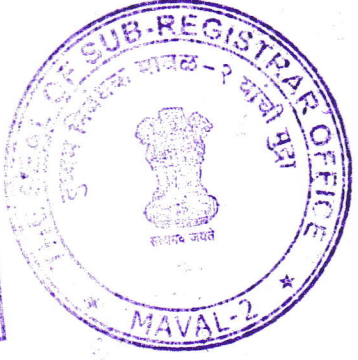
दुय्यम निबंधक श्रेणी-१
मावळ-२

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)		06 May 2019,04:12:37 PM
Valuation ID : 201905064932		मवलर
मूल्यांकनाचे वर्ष :	2019	
जिल्हा :	पुणे	
तालुका :	मावळ	
गावाचे नाव :	गहुंजे	
क्षेत्राचे नांव :	Influence Area	
मुल्य विभाग/उपमुल्य विभाग :	11/11.1	
मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	1100 चौ. मीटर	Bulk Land
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.4020 /-	
Zone Change Primary Notification:No		
जमीन बिनशेती झाली नाही:जमिनीचा दर:	Rs.4020 /-	
	प्रथम विक्री	
<p>1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =4020/-</p> <p>500चौ. मीटर क्षेत्रासाठी मुल्यांकन = 500*4020</p> <p>=2010000/-</p> <p>2. 600चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =3618/-</p> <p>600चौ. मीटर क्षेत्रासाठी मुल्यांकन = 600*3618</p> <p>=2170800/-</p> <p>जमीनीचे एकत्रित अंतिम मुल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य</p> <p>=2010000 + 2170800</p> <p>= Rs.4180800/-</p>		

Home Print

Handwritten Signature
 दुय्यम निबंधक श्रेणी-१
 मावळ-२

मवल-२
 9/9/2019





मवल-२

CHALLAN

MTR Form Number-6



GRN	MH001753161201920E	BARCODE			Date	21/05/2019-14:23:25		Form ID	25.1		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)						
Office Name	MVL2_MAWAL 2 SUB REGISTRAR				PAN No.(If Applicable)	AAAAS0801Q					
Location	PUNE				Full Name	Sree Narayan Guru Samiti Pune					
Year	2019-2020 One Time				Flat/Block No.	Gat No 145					
Account Head Details				Amount In Rs.	Premises/Building						
0030046401 Stamp Duty				250900.00	Road/Street	Gahunje Maval					
0030063301 Registration Fee				30000.00	Area/Locality	00 H 11 R					
					Town/City/District						
					PIN	4 1 0 5 0 6					
					Remarks (If Any)	PAN2=AAIPV4806D~SecondPartyName=Sudhakaran Velayudhan~					
					Amount In	Two Lakh Eighty Thousand Nine Hundred Rupees Only					
Total				2,80,900.00	Words						
Payment Details CORPORATION BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	03502302019052100225		RS210520197539163		
Cheque/DD No.					Bank Date	RBI Date	21/05/2019-14:22:35		Not Verified with RBI		
Name of Bank					Bank-Branch		CORPORATION BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9881997777

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-454-3798	0001006368201920	21/05/2019-17:18:30	IGR046	30000.00
2	(IS)-454-3798	0001006368201920	21/05/2019-17:18:30	IGR046	250900.00
Total Defacement Amount					2,80,900.00

Duty
दुय्यम निबंधक श्रेणी-१

मावल-२

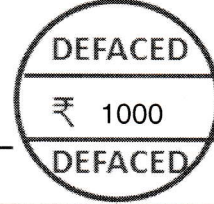


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2105201907232	Receipt Date	21/05/2019
-----	---------------	--------------	------------

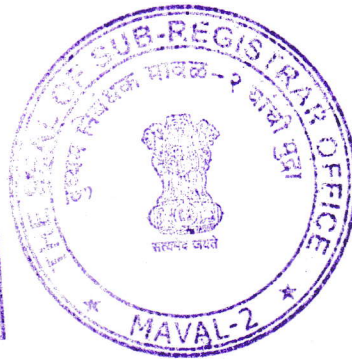
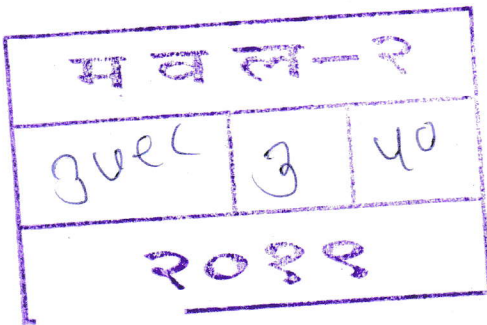
Received from Sree Narayan Guru Samiti Pune, Mobile number 9881997777, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 3798 dated 21/05/2019 at the Sub Registrar office Joint S.R. Vadgaon Maval 2 of the District Pune Gramin.



Payment Details

Bank Name	CORP	Payment Date	21/05/2019
Bank CIN	100041520190521192502	REF No.	7539639
Deface No	2105201907232D	Deface Date	21/05/2019

This is computer generated receipt, hence no signature is required.



[Handwritten Signature]
दुय्यम निबंधक श्रेणी-१
मावल-२



CHALLAN
MTR Form Number-6



GRN	MH001753161201920E	BARCODE				Date	21/05/2019-14:23:25	Form ID	25.1		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID (If Any)						
Office Name	MVL2_MAWAL 2 SUB REGISTRAR				PAN No.(If Applicable)	AAAAS0801Q					
Location	PUNE				Full Name	Sree Narayan Guru Samiti Pune					
Year	2019-2020 One Time				Flat/Block No.	Gat No 145					
Account Head Details		Amount In Rs.		Premises/Building							
0030046401	Stamp Duty	250900.00		Road/Street		Gahunje Maval					
0030063301	Registration Fee	30000.00		Area/Locality		00 H 11 R					
				Town/City/District							
				PIN		4 1 0 5 0 6					
				Remarks (If Any)							
				PAN2=AAIPV4806D~SecondPartyName=Sudhakaran Velayudhan~							
				Amount In		Two Lakh Eighty Thousand Nine Hundred Rupees Only					
Total			2,80,900.00	Words							
Payment Details				CORPORATION BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	03502302019052100225	RS210520197539163				
Cheque/DD No.				Bank Date	RBI Date	21/05/2019-14:22:35	Not Verified with RBI				
Name of Bank				Bank-Branch		CORPORATION BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. :

9881997777

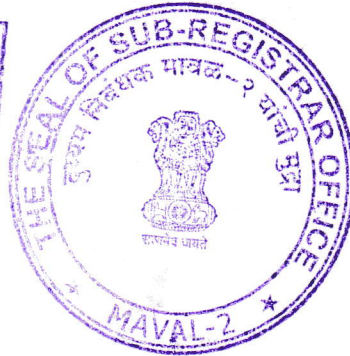
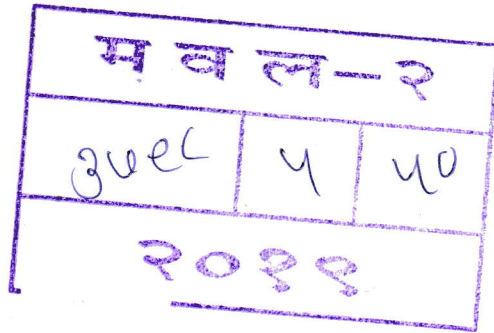
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

म व ल - २		
3000	8	40
२०१९		



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2105201907232	Date 21/05/2019
Received from Sree Narayan Guru Samiti Pune, Mobile number 9881997777, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Vadgaon Maval 2 of the District Pune Gramin.	
Payment Details	
Bank Name CORP	Date 21/05/2019
Bank CIN 100041520190521192502	REF No. 7539639
This is computer generated receipt, hence no signature is required.	





॥ श्री साई बाबा ॥

DEED OF TRANSFER OF OWNERSHIP

This **DEED OF TRANSFER OF OWNERSHIP** is **MADE AND EXECUTED** at **PUNE** on
this **21st** day of **MAY 2019**

BY AND BETWEEN

SHRI SUDHAKARAN VELAYUDHAN

Age about **61** years, Occupation : **BUSINESS**

R/at :- **"GAURI", Plot No 49, Sector No 25,**

PRADHIKARAN-NIGDI, PUNE :- 411044

PAN: **AAIPV4806D**

AADHAR CARD NO :- **9969 7152 3449**

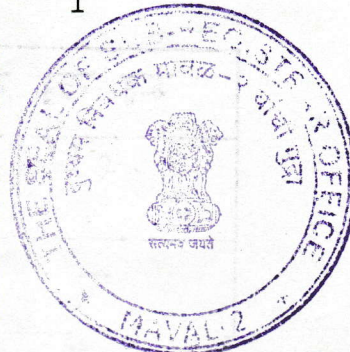
HEREINAFTER called as the **TRANSFEROR**

(which expression unless repugnant to the context or meaning thereof shall be deemed to mean and include his legal heirs, executors, administrators and assigns)

..... **PARTY OF THE FIRST PART**

1

म व ल - २		
३५६	६	५०
२०१९		



AND

SREE NARAYANA GURU SAMITI, PUNE, a PUBLIC CHARITABLE
TRUST REGISTERED under the BOMBAY PUBLIC TRUST ACT
1950, having its registration No :- F/7002(Pune) dated 21.08.1991
and SOCIETIES REGISTRATION ACT 1860 MAH/5913/PUNE

Dated :- 4TH JULY 1991, having registered at 17,

SHREE SAINATH SOCIETY, PIMPRI, PUNE 411017

PAN – AAAAS0801Q

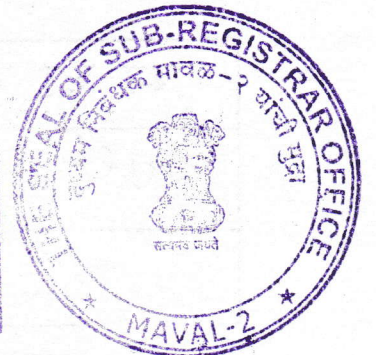
The TRUST represented Through AUTHORITY HOLDERS –

- 1) SHRI CHANDRAN JANARDANAN, PRESIDENT
Age about :- 65 years, Occupation - BUSINESS,
R/at :- SR.NO 51, GEETHALAYAM, MITHA NAGAR, KONDHWA ROAD,
NEAR D.E.D, COLLEGE, PUNE CITY, PUNE, MAHARASHTRA
PAN CARD :- AESPI2394E.....
AADHAR CARD NO :- 914114582155
- 2) SHRI RAJU CHAPPALAKAL PAPPU, GENERAL SECRETARY
Age – 70 years, Occupation - PENSIONER
R/at - M R NIVAS, S.NO 26, ROAD NO 10(PMC)
NEAR DURGAMATA MANDIR, GANESHNAGAR,
PUNE CITY, CME PUNE, MAHARASHTRA 411031
Authorized vide MANAGING COMMITTEE
Resolution No :- 01 DATED 19TH APRIL 2019.
PAN CARD :- AFBPP0829C
AADHAR CARD NO :- 988889989749

HEREINAFTER referred to as the TRANSFEREES

2

म व ल - २		
३०६६	०	४०
२०१९		



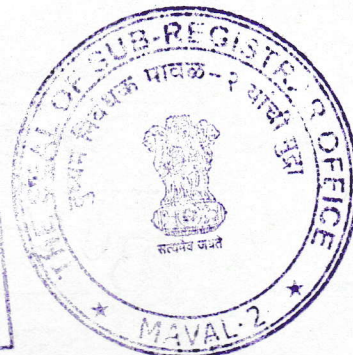
(which expression unless repugnant to the context thereof, be deemed to mean and include its President, General Secretary or any authorized Office bearers of the Trust from time to time)

..... PARTY OF THE SECOND PART

1. THAT SHRI PRABHAKAR MAHADEV SHINDE Purchased the land 00 H 11 R out of GAT NO 145 at Village :- GAHUNJE, Taluka :- MAVAL, District :- PUNE, Vide SALE DEED Registration No :- 5323/1996 and SHRI PRABHAKAR MAHADEV SHINDE got his name entered on the 7/12, thus he became the OWNER of the LAND.
2. THAT SHRI PRABHAKAR MAHADEV SHINDE intended to sell about 00 H 11 R out of GAT NO 145 of village :- GAHUNJE, Taluka :- MAVAL, District :- PUNE, the said PLOT, which SREE NARAYANA GURU SAMITI, PUNE (REGD) was DESIROUS of PURCHASING the said PLOT of 00 H 11 R from SHRI PRABHAKAR MAHADEV SHINDE. After the discussion or talk took place between SHRI PRABHAKAR MAHADEV SHINDE and AUTHORIZED REPRESENTATIVES of the TRUST, SHRI PRABHAKAR MAHADEV SHINDE agreed to SELL the said PLOT of land of 00 H 11 R to the Trust and the said Trust decided to PURCHASE the said Plot for which the total CONSIDERATION AMOUNT was mutually fixed as Rs 28,00,000/- (RUPEES TWENTY EIGHT LAKH ONLY) which the Trust decided to be paid to the VENDOR.
3. THAT the said Trust, i.e the TRANSFEREES, is constituted for Public purposes and for the purposes as prescribed in the Aims & Objects. However, there was a technical doubt whether such land can be PURCHASED in the name of the said Trust by paying Trust money. However, majority of Trust Members have decided to purchase the said Plot of land vide RESOLUTION NO 02 DATED 11TH JUNE 2012, in view of the TECHNICAL DOUBT, in the name of SHRI SUDHAKARAN VELAYUDHAN, one of the MEMBERS OF THE TRUST, as a convenient transaction even though he is not the payee of the said consideration money. The required CONSIDERATION AMOUNT of Rs 28,00,000/- is in fact paid by the Trust but the name of the Purchaser is shown to be recorded as Shri Sudhakaran Velayudhan, thus his name is a 'benami purchaser for the convenience of the Trust which fact is known to Shri Prabhakar Mahadev Shinde and thus he, i.e. Shri Prabhakar Mahadev

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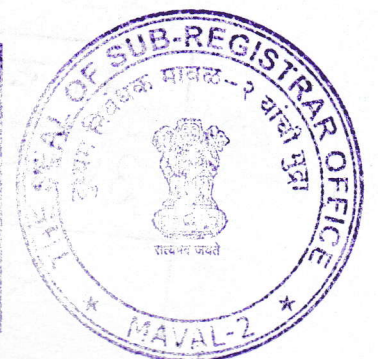


Shinde agreed and accepted Rs 28,00,000/- as the consideration amount of the said Plot of 00 H 11 R from the Trust and the Sale Deed was to be made in the name of Shri Sudhakaran Velayudhan as a 'benamidar' and Shri Sudhakaran Velayudhan had undertaken the responsibility to convey the title of the said Plot of land to the Trust whenever demanded as the consideration amount was paid by the Trust.

4. THEREFORE with clear and mutual understanding between the Trust and Shri Sudhakaran Velayudhan, Shri Prabhakar Mahadev Shinde completed the Sale Deed on 12th June 2012 in the name of Shri Sudhakaran Velayudhan with formal consent from Smt Vandana Nandakumar Jamdade and Shri Nandakumar R Jamdade and the said Sale Deed is executed by Shri Prabhakar Mahadev Shinde in the presence of witnesses and got registered in the Office of Sub-Registrar Maval, Vide REGISTRATION Serial No :- 03487/2012.
5. THAT as per the TERMS AND CONDITIONS arrived at with the representatives of the Trust, the said plot of land of 00 H 11 R was agreed to be sold to the Trust for the consideration amount of Rs 28,00,000/- which was paid by the Trust and received by SHRI PRABHAKAR MAHADEV SHINDE, but due to some technical difficulty at the time of executing the SALE DEED the registration could not be made in the name of the Trust. Therefore, the name of Shri Sudhakaran Velayudhan has been shown as the Purchaser of the said Plot of land but practically for all purposes as a 'benamidar' for the simple reason he had not paid the 'consideration amount'. Shri Sudhakaran Velayudhan had not paid the consideration amount to Shri Prabhakaran Mahadev Shinde but the total consideration amount of Rs 28,00,000/- has been paid by SREE NARAYANA GURU SAMITI, PUNE. It was therefore agreed by Shri Sudhakaran Velayudhan to transfer the ownership of the said Plot of land in the name of SREE NARAYANA GURU SAMITI, PUNE. Therefore as consideration amount is paid by TRUST, though sale deed is made in the name SHRI SUDHAKARAN VELAYUDHAN the ownership of the said land is being transferred in the name of SREE NARAYANA GURU SAMITI, PUNE, A PUBLIC CHARITABLE TRUST REGISTERED UNDER THE BOMBAY PUBLIC TRUST ACT 1950. Thus, now it is convenient and appropriate time for the Trust to get the ownership transferred in the name of the Trust and SHRI SUDHAKARAN

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VELAYUDHAN as **BENAMIDAR**. In order to transfer the true and legal ownership of the said **Plot of land** in the name of the **TRUST**, this **DOCUMENT OF TRANSFER OF OWNERSHIP** is made, signed, executed and represented by **SHRI SUDHAKARAN VELAYUDHAN** in favour and in the name of the **Trust**. With completion of this transfer of Ownership the **TRUST SREE NARAYANA GURU SAMITI, PUNE**, a **PUBLIC CHARITABLE TRUST** Registered under the **BOMBAY PUBLIC TRUST ACT 1950**, has become the owner **SHRI SUDHAKARAN VELAYUDHAN** has no any right, title, interest or possession or any other type of right, whatsoever in respect of the **DESCRIPTION OF THE PROPERTY**, that the said **TRUST** has become owner of **00 H 11 R land** by this **document** and also possession is handed over to the said **trust**.

6. **THAT** the said **Trust** becoming the **owner** with possession and with easementary rights and all other rights pertaining to the said land, the **Trust** is entitled to enter its name as the **real owner** in all the government records as the owner and get removed from relevant records the name of **SHRI SUDHAKARAN VELAYUDHAN** as owner, only the name of the said **Trust** for said area of **00 H 11 R** is to be mentioned as the **Trust** is the **owner** by this **document**.
7. **THAT SHRI SUDHAKARAN VELAYUDHAN** has assured to the **TRANSFEREES**, the said **Trust** that the said land is free from any type of encumbrances and it is not mortgaged nor it is under any type of loan is not subject to acquisition, requisition, or reservation and it is not subject to litigation in any court of law or Competent Authority and the marketable title has gone to the trust by this deed.
8. **THAT** the **TRANSFEROR** has assured to the **TRANSFEREES** that the said land has **FREE AND MARKETABLE TITLE** and also assured that if any one places any right of whatsoever nature it shall be cleared by the **TRANSFEROR, SHRI SUDHAKARAN VELAYUDHAN**. That **SHRI SUDHAKARAN VELAYUDHAN** does not retain any type of rights against the said **Plot of land** henceforth.
9. **THAT** it is agreed by **SHRI SUDHAKARAN VELAYUDHAN** that the **CONSIDERATION AMOUNT** of Rs **28,00,000/-** was already paid by the **TRUST** to him and same is paid to **SHRI PRABHAKAR MAHADEV SHINDE**, therefore **CONSIDERATION AMOUNT** by the trust has been paid at the time of earlier **SALE DEED** Number :- **03487/2012**, which was received by **SHRI SUDHAKARAN VELAYUDHAN** and paid to **PRABHAKAR**

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MAHADEV SHINDE by him from the said TRUST, i.e. SREE NARAYANA GURU SAMITI, PUNE (REGD) before EXECUTION of Sale Deed DATED :- 12TH JUNE 2012 in FAVOUR of SHRI SUDHAKARAN VELAYUDHAN vide SALE DEED REGISTRATION NO :- 03487/2012. Thus SHRI SUDHAKARAN VELAYUDHAN has no legal right to demand any money from the TRUST at the time of making this TRANSFER DEED or even in the future for whatsoever reason. Also SHRI PRABHAKAR MAHADEV SHINDE received the TOTAL CONSIDERATION of Rs 28,00,000/- from the TRUST, through SHRI SUDHAKARAN VELAYUDHAN thus has no right whatsoever to demand any amount from the TRUST. SHRI SUDHAKARAN VELAYUDHAN has made and executed and got registered this DEED OF TRANSFER OF OWNERSHIP in favour of SREE NARAYANA GURU SAMITI with free and willful consent and without anybody's pressure/coercion.

10. In the light of above, the Trust may get recorded its name as the owner in all the relevant records.




SCHEDULE OF THE PROPERTY

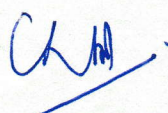


All that PIECE AND PARCEL of the land within the limits of District Pune, Taluka MAVAL, SUB-REGISTRAR MAVAL, VILLAGE :- GAHUNJE out of Gat No 145, Area 00 H 11 R bounded by :-

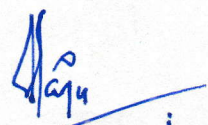


On or Towards	EAST	Land out of Gat No 145
On or Towards	SOUTH	Common Road
On or Towards	WEST	Land of Sow. Mitali More and Sow. Atre
On or Towards	NORTH	Common Road

THAT all the rights pertaining to this land with the physical possession of the said land is handed over to the Trust, thus the Trust is the owner of the said Plot of land.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands on the day and the date first here in above mentioned.

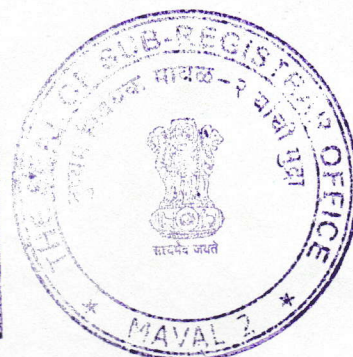
Name and Sign:	Thumb	Photo
 SHRI SUDHAKARAN VELAYUDHAN TRANSFEROR		

Name and Sign:	Thumb	Photo
 SREE NARAYANA GURU SAMITI, PUNE, a PUBLIC CHARITABLE TRUST Through it's PRESIDENT SHRI CHANDRAN JANARDANAN,		

Name and Sign:	Thumb	Photo
 SREE NARAYANA GURU SAMITI, PUNE, a PUBLIC CHARITABLE TRUST Through it's GENERAL SECRETARY SHRI RAJU CHAPPALAKAL PAPPU,		

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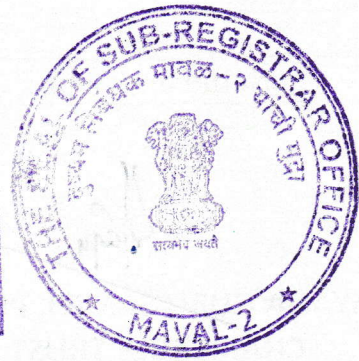


WITNESSES

NAME : Devkumar Prabhakar
ADDRESS : Flat No: 3; B17 Mahavir
Co. Op. Hsg. Kashiwadi; Vichrant
Wadi; Pune 411015
SIGNATURE : [Signature]

NAME : V. S. Mohananandan
ADDRESS : Flat No. 6-A, Vijay Laxmi
Bldg, Laxmi Puram
Dehru Road, Pune 412101
SIGNATURE : [Signature]

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344 93 40
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गोताचे स्वामिक नव

१-३१ ११९५ २०३५ २०३६

कु.का.ड. (१५) नव पात्र
 जेकायदेशीर व्यवहार
 इतर अधिकार
 १६२८ १३८५ १६०२ ते १
 १६२९ १६३० १६३१ ते १६
 १६६२ १६६६ १६५९ ते १
 १६५८ १६५७ १६५६
 १६५५ १६२२ १६६३
 १६०४ ते १६३५
 मुकडे वही चिदप्य वहा
 १६४६ १६४७ १६४८
 सीमा आणि सुसापन चिन्ह
 जेकायदेशीर व्यवहार

लागवडीयोग्य क्षेत्र	हेक्टर	आर	पांडुरंग लाडकोजीराव भोसले
.....			एन. एस. व्ही थारी
.....	४	२६	मोहन गणपतराव भोसले
.....			वैयस लाडकोजीराव भोसले
एकूण	४	२६	अशोक नारायण पाटकर
पोटखराव (लागवडीयोग्य नसलेले)-			शशिकान मथराम जानू
वर्ग (अ) ..		२९	११९५ २००० सेता (०-६७) ०-५५ मार
वर्ग (ब) ..			१ प्रकाश रंकिरराव शिवशरण
एकूण ..	५	२५	२ मंदा अरविंद शिवशरण
आकारणी	रुपये	पैसे	३ कलावती रघुनाथ खरान
जुडी किंवा विशेष आकारणी ..	६	७२	४ वसुधा नानासो शेरान
	६	७२	५ सुमन सुधाकर रंगारी

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७२ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपसताल										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमीन करणाराचे नाव	क्षेत्र	
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र									
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित					
२०१० ७१	६		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.						
२०११ ७२	६															
१२ १३	६															

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 ७५६८ १४ ५०
 २०१९



प्लॉट क्र. सं.	प्लॉट क्र. सं. व उपविभाग	प्लॉट सं.	वेक्टर/कचे नव	खो. क्र. सं.
१४५	ची पुरवणी		१) सुनील वही कदम	कच्चे नव सं.
शेताचे स्थानिक नाव			२) वत्सला वही गमरे	
लागवडीयोग्य क्षेत्र	हेक्टर	आर	३) आशाबाई किशोर नरवडे	
.....			४) काना आंबाजी शिंदे	
.....			५) चंद्रकांत शिवचंद जिली	इतर अधिकार
.....			६) पुभावती पुभाकर गायकवाड	१७४१ १७४० १७३९
एकूण			७) जवाला रामकांत केशमुख	१७३९ १७३७ १७३६
पोटखराब (लागवडीयोग्य नसलेले)			८) सुहाय यादवराव गोगुडे	२२०६ २२०७ २२२५
वर्ग (अ)			९) विनिना पुंडालिक जोराके	२२६६ २२६७ २२६८
वर्ग (ब)			क्षेत्र प्रत्येकी ०-०३ ०-४२	२२८६ २३०२ २३०३
एकूण			१३८५	२३३३ २३३४ २३३५
आकारणी	रुपये	पैसे	पुभाकर महादेव शिंदे	२४३७ २४३९
जुडी किंवा विशेष आकारणी			१५८४ ०.२५.५३	सीमा अग्रण भूमापन वि. २५८८६ २६०८६
			जनां शिशिमोन निरगुडे	२६३५ २०३६ + ३००० चौ.फुट
				२६०९ १५ २६१० १६

गाव नमुना बारा (पिकांची नोंदवहा) ००० चौ.फुट

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील											जल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र								
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	रुपूण	क्षेत्र				
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.				

मवल-२

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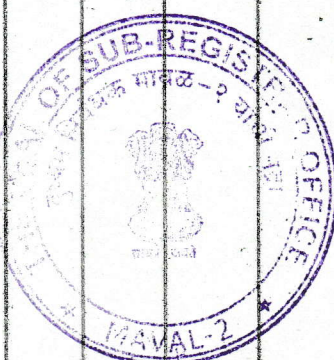
Handwritten signature or initials.

पुस्तक क्रमांक	पुस्तक क्रमांक अतिरिक्त	पुस्तक क्रमांक	कायदखतचे नव	कायदखतचे नव
१४५	ची पुरवणी		अतिरिक्त क्रमांक: ०६५ हे. आ. ५५३०-०१ ०-०५ मंगलेश	कायदखतचे नव
शेताचे स्थानिक नाव	०२			
लागवडीयोग्य क्षेत्र	हेक्टर	आर	विमला श्रीनिवालय ५/० ए. श्रीनिवालय २१०५ ३०००-०१ फुट	इतर अधिकार २६११ ₹ २६२२ ₹
.....			श्री राजीव चेरतारा २१४८ क्षेत्र-८०९६-०१ फुट	२६६५ ₹ २६६६ ₹
एकूण			एशियाभा थॉमस क्षेत्र-३०००-०१ फुट	२६६० ₹
पोटखराब (लागवडीयोग्य नसलेले)			२०९१ १५११	
वर्ग (अ)			मालती भिप्रराव गुगळे क्षेत्र ०-३-६ मार	
वर्ग (ब)			२१२५ २५०८२६	
एकूण			कल्पना शांतीलाल सोलकी हरिष शांतीलाल सोलकी	सीमा आणि भूमापन चिन्हे
आकारणी	रुपये	पैसे		
जुडी किंवा विशेष आकारणी				

गाव नमुना बारा (पिकांची नोंदवही)

पुरवणी मंगलेश

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ग	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र								
		मिश्र पिकांचा क्षेत्र क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.			
<div style="border: 2px solid purple; padding: 10px; display: inline-block;"> <p>म व ल - २</p> <p>३०६६ १६.५०</p> <p>२०१९</p> </div> <div style="margin-left: 20px;">  </div>															

०१६०१

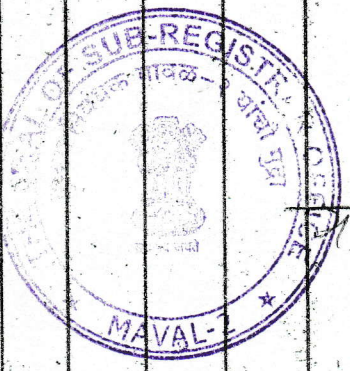
प्लॉट क्रमांक	प्लॉट क्षेत्र	प्लॉट नं.	हस्ताक्षर	खते क्रमांक
134	चौ. पुरवणे		सुरेश शांतीलाल योतीकी	कुळाचे नाव
शेताचे स्थानिक नाव		नं. 3	अशोक शांतीलाल योतीकी	खंड
लागवडीयोग्य क्षेत्र	हेक्टर	आर	निर्मला संजय परभार	इतर अधिकार
.....			इंदुमती किशोर जैन	3000 चौ. फुट (2808)
.....			निता शांतीलाल योतीकी	हे. भा. 3-39
.....			शिवनतीका शेरवट शान्ति	सीमा आणि भूमापन चिन्हे
एकूण			क्षेत्र 1523 चौ. फुट 2582	
पोटखराब (लागवडीयोग्य नसलेले)			सुभाष छगन पटील	
वर्ग (अ)			क्षेत्र 2031391 (2034)	
वर्ग (ब)			प्रकाश मधुकर पाटील	
एकूण	रुपये	पैसे	क्षेत्र 2000 चौ. फुट (2008)	
आकारणी			सुधाकरन केसायुधन	
जुडी किंवा विशेष आकारणी				

गाव नमुनेद्वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थित ठेवणे) नियम, 1979 यातील नियम 29]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			खरूप क्षेत्र	जल सिंचनाचे साधन	जमीन करणाराचे नाव				
		मिश्र पिकांचा रकित क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	निर्मळ पिकांचे नाव	जल सिंचित							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			

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15/11/2019
 20/11/2019

स. व. कर्ते
 कर्मचार तलाठी

01/11/2019