

8/4675

Wednesday, May 17, 2017

2:55 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 4750 दिनांक: 17/05/2017

गावाचे नाव: वाडेबोल्हाई

दस्तऐवजाचा अनुक्रमांक: हवल8-4675-2017

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: राम साहेबराव थिटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 380.00

पृष्ठांची संख्या: 19

एकूण:

रु. 30380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
3:13 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-8

बाजार मुल्य: रु.5761560 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 186700/-

सह दुय्यम निबंधक वर्ग-२
हवेली क्र.८

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001424127201718E दिनांक: 17/05/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 380/-



ह व ल - ८		
४६६५	३	२०
२०१७		

MR Ramrao Sahebrao Thite

Age - 59 Yrs., Occupation - Bussiness,

Address: A/P - s.No.46/2, Datta Prasad Housing Society, Plot No.12, Kharadi Road, Chandannagar, Pune - 14.

... Hereinafter referred to as the **LESSOR**

(Which expression, unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include his heirs, successors, assigns, executors, representatives, etc.)

...PARTY OF THE FIRST PART

AND

The Mindtree Education Society

A Public Charitable Trust registered under the provisions of Bombay Public Trusts Act 1950 having its registered office at A/P - Gurugovind Society, plot No.32, Near Indian Gas agency Sangharsh Colony, Pune-14.

PTR NO - F- 34058/Pune.

through its President,

MRS. Sujata Dattatrya Ransing

Age - 35 Yrs., Occupation - Housewife,

Address: A/P - Plot No.32, Gurugovind Society, near Datta Temple, Sangharsh Chowk, Pune-14.

...Hereinafter referred to as the **"LESSEE"**

(Which expression, unless it is be repugnant to the context or meaning thereof, shall be deemed to mean and include its trustees, officers, employees, assigns, executors, representatives, etc.)

... PARTY OF THE SECOND PART

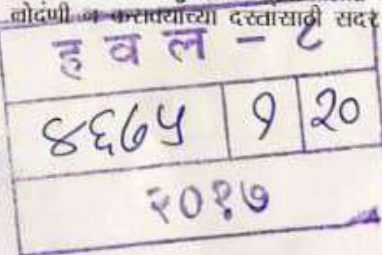
WHEREAS, all that piece and parcel of the land bearing Gat No. 62 admeasuring 00 Hectares 73 Aars plus potkharaba 3 Aar out of total area admeasuring about 5 Hectar 88 Aars situated at A/P - Vadebohlai, Taluka - Haveli, District - Pune, is owned by the Lessor herein. This Lease Deed is executed for 73 Aars plus



CHALLAN
MTR Form Number-6

GRN	MH001424127201718E	BARCODE			Date	17/05/2017-13:29:37		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 HVL8_HAVELI 8 JOINT SUB REGISTRAR					Full Name		Ramrao Sahebrao Thite				
Location PUNE					Flat/Block No.		Gat No. 62,				
Year 2017-2018 One Time					Premises/Building						
Account Head Details				Amount In Rs.	Road/Street		admeasuring aea 00 H. 76 R				
1030046401 Stamp Duty				186700.00	Area/Locality		Vadebolhai Taluka Haveli District				
1030063301 Registration Fee				30000.00	Town/City/District		Pune				
					PIN		4 1 2 2 0 7				
					Remarks (If Any)						
					SecondPartyName=The Mindtree Education Society through its President						
					Sujata D Ransing~						
					Amount In Two Lakh Sixteen Thousand Seven Hundred Rupees Onl						
Total				2,16,700.00	Words		y				
Payment Details CORPORATION BANK					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	03502302017051700237		RS17052017960806		
Cheque/DD No.					Date		17/05/2017-13:24:00				
Name of Bank					Bank-Branch		CORPORATION BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. Not Available
 यादव चालन केवल मुख्य निबंधक कार्यालयात नोंदणी करण्यासाठी वैध आहे. नोंदणी न करताल्या दस्तावादी सदर चालन लागू नाही.





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potkharaba 3 Aar out of total land admeasuring about 5 Hector 88 Aars. The said property is more particularly described in the Schedules "A" herein and hereinafter referred to as the "said property"

AND WHEREAS the Lessee is a registered public charitable trust which is formed with the object of promotion, propagation and spread of education by establishing, starting and conducting, primary schools, secondary schools, colleges etc.

AND WHEREAS the said Trust is registered at the office of Sub-Registrar Pune, and further the same is registered as a public charitable trust at the office of the Assistant Charity Commissioner Pune at P.T.R.No. F- 34058/Pune.

AND WHEREAS, by an agreement to lease the said property described in the Schedule herein, the Lessor had agreed to lease the said property to the Trust along with the authority to carry on construction of school buildings on the said property.

AND WHEREAS the parties hereto have agreed to execute a deed of lease with respect to the said landed property described in Schedules "A" herein, on the following terms and conditions.

NOW THEREFORE THIS DEED OF LEASE WITNESSETH AS UNDER:-

- (1) The Lessor agrees and covenants that the Lessor has assigned all the right, title and interest in the property described in Schedules "A" herein, in favour of the Lessee, on leasehold-basis for the period of 60 years commencing from 17/05/2017 to 16/05/2077.
- (2) The Lessee further declares that the Lessor has granted the lease of the said property in favour of the Lessee to be used for the purpose of the said educational activities and other charitable activities by carrying out the construction of the



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building/s on the same, and by providing all the necessary facilities and amenities for the same for the purpose of running educational and other activities on the same.

(3) CONSIDERATION:-

- (a) It is mutually agreed that the Lessee shall pay an amount of Rs. 100/- (Rupees Hundred Only) per year as lease-rent towards the grant of lease hold-rights in favour of the Lessee. It is further agreed that the said rent of Rs. 100/- (Rupees Hundred Only) per month shall be increased by 10% (ten percent) after every five years.
- (b) The Lessee shall pay the said lease-rent till the tenth day of every British calendar month by directly depositing the same in the bank-account of the Lessor.
- (c) In addition to the same, the Lessor shall be putting an amount of Rs. 1,000/- (Rupees One thousand Only) as deposit towards the lease of the said property which shall remain with the Lessor interest-free during the subsistence of the lease period.

(4) COVENANTS BY THE LESSOR

- (a) The Lessor covenants that the Lessor holds valid, clear and marketable title over the property described in Schedules "A" herein, and has every right to assign the same to the Lessee on leasehold-basis.
- (b) The Lessor declares that there is no charge or encumbrance of whatsoever nature over the said property, and the said property is free from all encumbrances, and the Lessee can use the same absolutely as per its own choice during the subsistence of the leasehold period.



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- (c) The Lessor herein authorises the Lessee to carry out the development of the said property as well as carry out construction of the building/s over the said property and to use the same for any of its objects including its educational objects, and the Lessor shall not take any objection to the same, nor will any prior permission of the Lessor will be required for the same.
- (d) The Lessee shall be entitled to sublease the property or any portion thereof to any third party, and no permission of the Lessor shall be required for the same.
- (e) The Lessor herein authorises the Lessee to keep the said property and the construction carried on the same mortgaged with any bank for availing of loan, and no prior permission or consent shall be required for the same.
- (f) The Lessor declares that the Lessee shall be required to pay the electricity charges, water charges, gram-panchayat taxes and other taxes and cesses with respect to the said property regularly and diligently, and nonpayment of the same shall be a ground for breach of the lease-deed.
- (g) The Lessor has handed over the vacant and peaceful possession of the property described in Schedules "A" herein, to the Lessee, and the Lessee has received the same as Lessee of the said properties.

(5) **COVENANTS BY THE LESSEE**

- (a) The Lessee covenants that the Lessee shall use the said property for its object and shall maintain the said property in clean, reparable and tenable condition.



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- (b) The Lessee further declares that the Lessee has authorised its President Mrs. Sujata Dattaray Ransingh to sign and execute the present lease-deed on behalf of the Lessee Trust, by resolution No. 2 passed in the meeting of its Managing Committee on 10/05/2017 and accordingly the authorised person acting on behalf of the Lessee has authority to execute the said deed of lease.
- (c) The Lessee covenants that the Lessee shall regularly pay the lease-rent as applicable to the said property and shall diligently pay the education cesses and other charges that will be applicable to the said property.
- (d) The Lessee is authorised to carry out construction of the building as well as make any necessary changes in the same and to use the same for educational objects as may be decided by the Lessee Trust in its meeting of the Managing Committee.
- (e) The Lessee undertakes that it shall remove the construction and hand over the possession of the leasehold property to the Lessor after expiry of the lease period, and in case the same is not possible, the Lessee shall be required to pay the then market value of the construction standing on the said properties and thereafter the said lease shall come to an end.

(6) TERMINATION OF LEASE:

The lease shall be terminated in the following manner:

- (a) By efflux of time.
- (b) Either party may give 6 (six) months' prior notice to the other party for termination of the lease and accordingly the lease can be terminated. However, in



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case the lease is terminated by the Lessor, the Lessor shall be required to pay the current market value of the construction standing on the said property.

- (c) By breach of any of the terms of the lease-deed, in which case the other party shall give a notice of one month to that party, directing to remedy the breach and in case the said breach is not remedied during the notice period, the same shall give the right to the other party to terminate the lease-deed for breach of its terms.

(7) DISPUTE RESOLUTION:-

- (a) If any question of dispute, claim or controversy shall at any time during the Term or thereafter arise between the Parties with respect to the validity, interpretation, implementation or alleged material breach of any provision of this lease-deed or the rights or obligations of the Parties hereunder, or regarding any question including the question as to whether the termination of this lease-deed by either Party has been legitimate, then the Parties shall attempt to settle such dispute amicably between them. In the event that such dispute has not been amicably settled within sixty (60) days, then such a question or dispute shall be referred to the arbitration of a sole arbitrator to be appointed jointly by the parties. In the event of the parties not being able to concur on the appointment of a sole arbitrator then such sole arbitrator to be appointed in the manner provided for in Arbitration and Conciliation Act, 1996. The provisions of the Arbitration and Conciliation Act, 1996, or any enactment, modification or re-enactment thereof shall govern such arbitration. The award of the arbitrator shall be final, conclusive and binding on the parties.



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- (b) The place of arbitration shall be Pune and the language to be used in the arbitral proceedings shall be English. The Arbitration Proceedings shall be governed by the Arbitration and Conciliation Act 1996 and by the laws of India.
- (c) The arbitrator's fee shall be borne equally by the parties. All other costs and expenses of the arbitration shall be borne by the Parties as the arbitrator may award and each of the Party shall separately pay their counsel fees and expenses.
- (d) Pending the submission of and/or decision on a dispute Parishad and until the dispute is finally resolved; the Parties shall continue to perform their respective obligations under this lease-deed.

SCHEDULE "A"

All that all that piece and parcel of the land bearing gat No. 62 admeasuring 00 hectares 73 Aars plus potkharaba 3 Aar for 1 Rs. 22 Paisa situated at - Vadebolhai, Taluka - Haveli, District - Pune, and which is bounded as follows:-

On or towards east : By Road of Wadebolhai to shirsawadi,
On or towards south : By Remaining land of Road Gat No. 62,
On or towards west : By Gat No. 60 & 61,
On or towards north : By Remaining land of Gat No. 62,

Together with all the hereditaments, appurtenances and easementary rights attached thereto.

Together with all the hereditaments, appurtenances and easementary rights attached thereto.

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED THIS AGREEMENT THROUGH AUTHORISED REPRESENTATIVES AT THE PLACE AND ON THE DAY, MONTH AND YEAR FIRST ABOVEWRITTEN.

SIGNED, SEALED AND DELIVERED
BY THE **LESSOR** HEREIN
MR. Ram Sahebrao Thite |



Thite

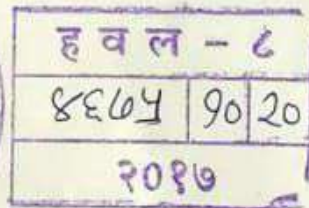
SIGNED, SEALED AND DELIVERED
BY THE **LESSEE** HEREIN
THROUGH ITS PRESIDENT
MRS. Sujata Dattarya Ransing |



Ransing

In the presence of **WITNESSES**:

1. Name : *Adv. Rohini Pawar* |
Address: *Gurukrupa Hsg. Society* |
Keshavnagar Mundhwa |
Pune-36 |
2. Name : *Suhagini Landage* |
Address: *Puntambhekar* |
State bank colony - 2 |
Parvati Pune-09 |



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Print

Updated upto : 01-12-2014

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमिन मंडळ अधिनियम १९६० आणि महाराष्ट्र जमिन मंडळ (सुविधित क्षेत्र) नियम, १९७२ यावरील नियम ३५.६ अन्वये)

जिल्हा पुणे

तालुका हवेली

गाव गावडेवाडी

प्लॉट क्रमांक	प्लॉट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नाव			
भोगवटदार वर्ग - 1						
62						
सोताचे स्थानिक नाव			क्षेत्र	आकार	आणि चै. पौ.ख. फे.फा.	खाते क्रमांक
लागवडी योग्य क्षेत्र		सिताबाई शिवाजी रणसिंग	0.76.00	0.24	0.04 (260)	25, 121, 122, 124
है. आर. चौ. मी.		रविंद्र भाऊसाहेब साकोरे	0.58.00	0.18	0.02 (39)	147, 149, 190, 191
जिरायत	5.88.00	अविनाश भाऊसाहेब साकोरे	0.20.00	0.06	(40)	192, 216, 226
		भाऊसाहेब गंगाधर साकोरे	0.56.00	0.18	0.02 (42)	
		सिताबाई अबु गलांडे	0.38.00	0.12	0.02 (179)	
		रामचंद्र नाना साकोरे	0.38.00	0.12	0.02 (124)	
		राम विठ्ठल साकोरे	1.15.00	0.37	0.09 (686)	
		भरत विठ्ठल साकोरे			(686)	
		मानसी अविनाश साकोरे			(361)	
एकूण	5.88.00	माधवी रविंद्र साकोरे	0.38.00	0.12	0.02 (361)	
पॉटबराब(लागवडी अयोग्य)		अरुण मोतीलाल खजेडे			(1133)	
वर्ग (अ)	0.30.00	रमेशलाल हिरालाल खिचसरा			(1133)	
		कृष्णल सुनिल बोकारिया			(1133)	
वर्ग (ब)		प्रदिप छबुलाल लुंकड	0.38.00	0.12	0.02 (1133)	
		रजना नानाभाऊ साकोरे	0.38.00	0.12	0.02 (291)	
एकूण	0.30.00	राम साहेबराव धिटे	0.73.00	0.23	0.03 (321)	
आकारणी	1.87					
जूडी किंदा						
विशेष आकारणी						

कुळाचे नांव

इतर अधिकार

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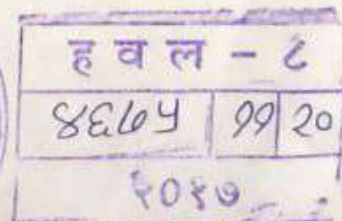
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<http://pune.gov.in/webrcis/asp/SaatBaraPrint.aspx?KeyField=10171&Schema=mhrrorpun...> 28-Jun-15



ॐ नमो भगवते वासुदेवाय ॥

स्रोत	आवधिकारी	ता.	दि. पू.	विवरण
भूमापन क्रमांक गट क्रमांक	वि. अ.	धारणा प्रकार	यावकाचे नाव	ता. न. अ. न.
६२पी	उत्तराची			
भूमापन क्रमांकाचे स्थानिक नाव	एकर हेक्टर	गुंटे आर		
लागवडी योग्य क्षेत्र				
निरापत				
बागायत				
भातगोती				
एकूण -				
पोंछ				
वर्ग (अ)				
वर्ग (ब)				
एकूण -				
मावा				
बुद्धी अथवा विरोध				
माका				
एकूण -				



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वर्ष: 2016-17

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही
(आसामीवार खतावणी - जमावंदी पत्रक)
तालुका: हवेली

1/6/2017

गाव: गावडेवाडी

जिल्हा: पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी		स्थानिक उपकर		एकूण
			आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	जि.प. (द.अ)	ग्रा.प. (द.ब)	
(१)	(२)	(३)	(४)	(५)	(६.अ)	(६.ब)	(७)
खाते क्र. 222	राम साहेबराव धिटे.						
व्यक्तिगत	62	0.73.00	0.23	0	0	0	0.2
खातेदार							
		0.73.00	0.23	0	0	0	0.2
	एकूण						

नकाशा या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.



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NEW WISDOM INTERNATIONAL SCHOOL

Ref. No.

049

Date : 17/5/2017.

**EXTRACT OF RESOLUTION OF THE MANAGING COMMITTEE DATED
ON 10/05/2017 OF
THE MINDTREE EDUCATION SOCIETY**

Subject No.2: To discuss and consider proposal for purchase/Lease of the land situate at A/P – Vadebohlai, Taluka - Haveli, District – Pune.

The Secretary with permission of the chair took this subject for discussion and informed the members present that for starting and running the objects of the trust, the Society needs to purchase/Lease an immovable property for trust. Accordingly, the members were searching for a suitable land for trust on which Mr. Ramrao Sahebrao Thite has ready to give his land piece and parcel of the land bearing Gat No. 62 admeasuring 00 Hectares 73 Aars plus potkharaba 3 Aar out of total area admeasuring about 5 Hectare 88 Aars situated at A/P – Vadebohlai, Taluka - Haveli, District – Pune on lease bases for 60 years.

During the meeting, all members also visited the proposed land purchase/Lease. the current market rate is proper and reasonable. The members present consider the proposal given by Mr. Ramrao Sahebrao Thite.

During discussion, Secretary proposed that the agreement be executed on the behalf of the trust of the land piece and parcel of the land bearing Gat No. 62 admeasuring 00 Hectares 73 Aars plus potkharaba 3 Aar out of total area admeasuring about 5 Hectare 88 Aars situated at A/P –

Ref. No.

048

Date :

Vadebohlai, Taluka - Haveli, District - Pune. Mrs. Sujata Dattatrya Ransing be authorized to execute the said document on behalf of the trust.

Resolution: - It is hereby resolved that, the agreement shall be executed on the behalf of the trust of the land piece and parcel of the land bearing Gat No. 62 admeasuring 00 Hectares 73 Aars plus potkharaba 3 Aar out of total area admeasuring about 5 Hectar 88 Aars situated at A/P - Vadebohlai, Taluka - Haveli, District - Pune. Mrs. Sujata Dattatrya Ransing shall be authorized to execute the said document on behalf of the trust.



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**THE MINDTREE EDUCATION SOCIETY**

Sujata Dattatrya Ransing
President

Thurs
Secretary

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AAMPT2353D

नाम /NAME

RAM SAHEBRAO THITE

पिता का नाम /FATHER'S NAME

SAHEBRAO THITE

जन्म तिथि /DATE OF BIRTH

02-06-1958

हस्ताक्षर /SIGNATURE

[Signature]

[Signature]

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJATA RANSING

RAMRAO THITE

04/04/1982

Permanent Account Number

BIVPR6140Q

[Signature]
Signature



07/08/2012

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

THE MINDTREE EDUCATION SOCIETY

30/07/2011

Permanent Account Number

AACTT3262D



09/12/2013



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8464	96	20
2086		

Valuation ID : 201705172145

मूल्यांकन पत्रक (सामीप क्षेत्र - शेती)

17 May 2017 02:51:06 PM

हवल

मूल्यांकनाचे वर्ष : 2017
जिल्हा : पुणे
तास : काडे बोलगाई
प्लॉट नंबर / गट नंबर : 62

तालुका : हवेली
विभाग नंबर : 7

मिळकतीचा प्रकार : Sheti

मिळकतीचे क्षेत्र (हेक्टर) :

मिळकतीचा आकार Rs :

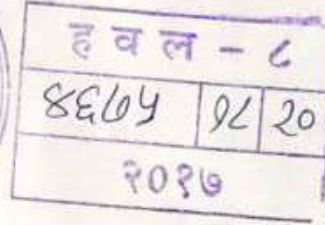
कमीर प्लॉट : नाही
Command Area : नाही

वापर : शेती
जिरातन शेतीचा मूल्यदर (रु / हेक्टर) (0-1.25) = 7581000

मिळकतीचा प्रकार	मूळ मूल्यदर (रु / हेक्टर)	मिळकतीचे क्षेत्र (हेक्टर)	मूल्यदर (रु / हेक्टर)	मिळकतीचे मूल्य
जिरातन शेती	7581000	0.76	*	5761560
एकूणित अंतिम मूल्य				= Rs.5761560/-

Home

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17/05/2017 2 57:09 PM

दस्त गोपवारा भाग-2

हवल 8 20/20
दस्त क्रमांक: 4675/2017दस्त क्रमांक : हवल 8/4675/2017
दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राम माहेबराव थिटे पत्ता: - , - , चंदन नगर पुणे - , 9 हिल्ड , MAHARASHTRA, PUNE, Non-Government. पिन नंबर:	मालक वय :- 59 स्वाक्षरी:-		
2	नाव: द माडेड्ट्री एजुकेशन सोसायटी तर्फे अध्यक्ष सुजाता दत्तात्रय रणसिंग पत्ता: प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: चंदन नगर पुणे , रोड नं: - , महाराष्ट्र, पुणे. पिन नंबर:	भाडेकरू वय :- 40 स्वाक्षरी:-		

इरीत दस्तऐवज करून देणार तयाकधीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कथुन करतात.
शिक्का क्र.3 ची वेळ: 17 / 05 / 2017 02 : 54 : 29 PM

ओळख:-

मदर इयम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ADV रोहिणी पवार - - वय: 35 पत्ता: धानोरी पुणे पिन कोड: 411015		

शिक्का क्र.4 ची वेळ: 17 / 05 / 2017 02 : 55 : 06 PM

शिक्का क्र.5 ची वेळ: 17 / 05 / 2017 02 : 55 : 19 PM नोंदणी पुस्तक 1 मध्ये

मह दुय्यम निबंधक, हवेली-8

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण 20 पाने आहेत
पहिले नंबरचे पुस्तकाचे
8664 नंवी नोंदला.

EPayment Details.

Sr. Epayment Number
1 MH001424127201718Eसह दुय्यम निबंधक वर्ग-२ हवेली क्र. ८, पुणे
दिनांक १६/५/२०१७
Defacement Number 0000842600201718

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