

523/14999

पावती

Original/Duplicate

Wednesday, September 19, 2018

नोंदणी क्र. :39म

7:16 PM

Regn.:39M

पावती क्र.: 15956 दिनांक: 19/09/2018

गावाचे नाव: वारजे

दस्तऐवजाचा अनुक्रमांक: हवल22-14999-2018

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: संजय बाबुराव बराटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:17 PM ह्या वेळेस मिळेल.

Jt. Sub Registrar Haveli 22

बाजार मुल्य: रु.100081000/-

मोबदला रु.0.0/-

भरलेले मुद्रांक शुल्क : रु. 4504000/-

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २२, पुणे

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

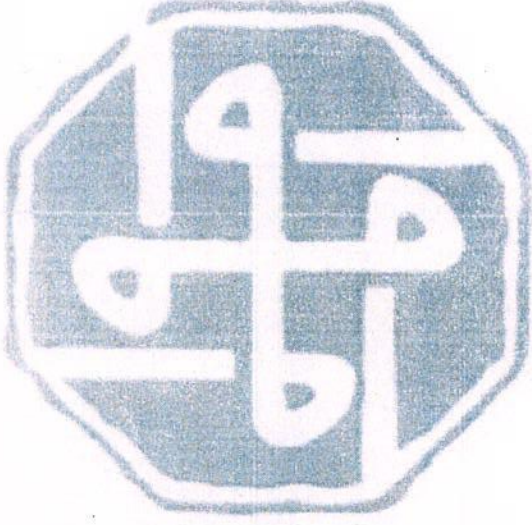
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006128485201819E दिनांक: 19/09/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1409201809264 दिनांक: 19/09/2018

बँकेचे नाव व पत्ता:



19/09/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 22

दस्त क्रमांक : 14999/2018

नोदणी :

Regn:63m

गावाचे नाव : वारजे

(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	0.0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	100081000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(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:-एलोरा मेडीकल्स अॅण्ड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणून प्रतिभा मिलींद लडगे वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-ई-2, पतंग प्लाझा, फेज नं-5, भारती विद्यापीठ, कात्रज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411046 पॅन नं:-AFCPL4337A
- 2): नाव:-एलोरा मेडीकल्स अॅण्ड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणून प्रतिक मिलींद लडगे वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-ई-2, पतंग प्लाझा, फेज नं-5, भारती विद्यापीठ, कात्रज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411046 पॅन नं:-AHSPL9937C
- 3): नाव:-एलोरा मेडीकल्स अॅण्ड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणून प्रणव मिलींद लडगे वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-ई-2, पतंग प्लाझा, फेज नं-5, भारती विद्यापीठ, कात्रज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411046 पॅन नं:-AMIPL3129K

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- 1): नाव:-संजय बाबुराव बराटे वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-AGXPB7712P
- 2): नाव:-राजेंद्र बाबुराव बराटे वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-BOKPB0367L
- 3): नाव:-गीतेश राजेंद्र बराटे वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-ARFPB5313D
- 4): नाव:-गौरव राजेंद्र बराटे वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-BOLPB3926G
- 5): नाव:-ज्ञानेश्वर मारुती बराटे वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-AHRPB5778Q
- 6): नाव:-निवृत्ती मारुती बराटे वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-ARWPB5600Q

7): नाव:-श्रीमती शारदा मारुती बराटे वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जिजाई गार्डन, वारजे, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:- BOKPB0479K

(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2018
(10)दस्त नोंदणी केल्याचा दिनांक	19/09/2018
(11)अनुक्रमांक, खंड व पृष्ठ	14999/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4504000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नक्कल वाचली
मी रजुवात घेतली

अस्सलवर हुकुम नकल

श्री. संजय पराटे

हंता दिली समक्ष

दिनांक-१९/०९/२०१८

मह. दु.मि (वर्ग-२) हवेली-२२



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1409201809264

Date 14/09/2018

Received from ELLORA MEDICALS AND EDUCATION FOUNDATION, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 22 of the District Pune.

Payment Details

Bank Name BARB

Date 14/09/2018

Bank CIN 10004152018091407471

REF No. 95958044

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

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२०९८		

CHALLAN
MTR Form Number-6



GRN	MH006128485201819E	BARCODE					Date	14/09/2018-14:53:20	Form ID	36
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	HVL22_HAVELI 22 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAATE3117A					
Location	PUNE			Full Name	ELLORA MEDICALS AND EDUCATIONAL FOUNDATION					
Year	2018-2019 One Time			Flat/Block No.	Survey No. 15/5/1 and 15/5/2					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	4504000.00		Road/Street	Warje					
0030063301	Registration Fee	30000.00		Area/Locality	Pune					
				Town/City/District						
				PIN	4	1	1	0	5	8
				Remarks (If Any)	PAN2=AGXPB7712P~SecondPartyName=Sanjay Baburao Barate~					
				Amount In	Forty Five Lakh Thirty Four Thousand Rupees Only					
Total			45,34,000.00	Words						
Payment Details	CORPORATION BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	03502302018091400131	RS1409201863438			
Cheque/DD No.				Bank Date	RBI Date	14/09/2018-14:53:06	Not Verified with RBI			
Name of Bank				Bank-Branch	CORPORATION BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

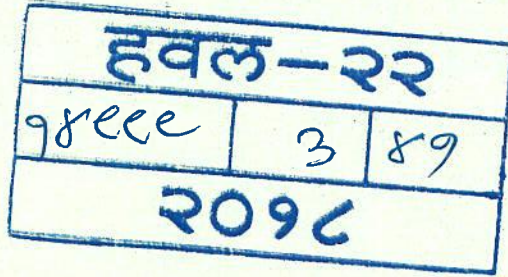
Department ID :

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

Mobile No. : 8007742035

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

50
8:30



Deed of Lease

This Deed of Lease is made and executed at Pune on 18th day of September, 2018

- 1. Mr. Sanjay Baburao Barate**
Age- 49, Occupation-Business
Pan No- AGXPB7712P
- 2. Mr. Rajendra Baburao Barate**
Age- 54, Occupation-Agriculturist,
Pan No-BOKPB0367L
- 3. Mr. Gitesh Rajendra Barate**
Age- 31, Occupation-Business
Pan No-ARFPB5313D
- 4. Mr. Gaurav Rajendra Barate**
Age- 29, Occupation-Business
Pan No- BOLPB3926G
- 5. Mr. Dnyaneshwar Maruti Barate**
Age- 44, Occupation-Business
Pan No- AHRPB5778Q
- 6. Mr. Nivrutti Maruti Barate**
Age- 42, Occupation-Business
Pan No-ARWPB5600Q
- 7. Smt. Sharada Maruti Barate**
Age- 62, Occupation-Housewife
Pan No-BOKPB0479K
All R/at- Jijai Garden, Warje, Pune:411058

Hereinafter called or referred to as "**The Lessor**" where the context may require or permit(which expression shall mean and include their respective heirs, executors, administrators and assigns)

..... **Party of the FIRST PART**

S. B. Barate

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ELLORA MEDICALS AND EDUCATIONAL FOUNDATION,

A Trust registered under the Mumbai Public Trust Act, 1950 and having its office at E-2, Patang Plaza, Phase- 5, Behind Bharati Vidyapeeth, Opposite PICT College, Katraj, Pune-411 046, **PAN NO. AAATE3117A**

THROUGH ITS TRUSTEES -

1. Mrs. Pratibha Milind Ladge

Age- 48, Occupation-Service
Pan No- AFCPL4337A

2. Mr. Pratik Milind Ladge

Age- 29, Occupation- Business
Pan No- AHSPL9937C

3. Mr. Pranav Milind Ladge

Age- 24, Occupation- Business
Pan No- AMIPL3129K

All R/at- E-2, Patang Plaza, Phase No.5, Bharati Vidhyapeeth, Katraj, Ta.-Haveli, Dis.-Pune.

Hereinafter called or referred to as "**The Lessee**" where the context may require or permit(which expression shall mean and include their respective heirs, executors, administrators and assigns)

.....**Party of the SECOND PART.**

WHEREAS THE LESSOR are absolutely seized and possessed of or otherwise well sufficiently entitled to all that piece and parcel of the portion admeasuring approximately 00 h 45 R out of the lands bearing Survey Nos. 15/5/1 and 15/5/2 situated at village Warje, Pune and within local limits of Pune Municipal Corporation and the within the jurisdiction of Sub Registrar, Haveli No. 1 to 20 together with all the appurtenances, easementary rights and other rights and interests including undivided share and permissive user rights (which is more particularly described in the Schedules herein under written hereafter and for the sake of brevity collectively referred to as the 'Said Property' and which forms the subject matter of these presents). The Said Property is the ancestral property of the Lessor.



AND WHEREAS the said property along with requisite power;

AND WHEREAS the lessor had with intention to use it for commercial benefits preferably by way of leasing the same to education institutes, colleges, schools etc.;

AND WHEREAS the lessee is a reputed foundation running educational institute in the name and style of 'Aaryans World school' with the main intention of achieving social welfare through educating students using innovative methods. It has been successfully running pre-schools and schools with CBSE pattern all over Maharashtra;

Approached the Lessee and urged it to open branch in the aforesaid owing to the society inclined policy structure of the Lessee started looking for an Premises in Warje area.

AND WHEREAS, the parties thus met each other and found out that they can fulfill each others, common interests in said property;

AND WHEREAS in furtherance of the aforementioned, certain discussions and deliberation ensued between the parties and the parties mutually arrived at an agreement which they were desirous of reducing into writing being there presents. In consideration of the mutual covenants and obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

NOW THIS DEED OF LEASSE WITSESETH AS FOLLOWS;

1. In consideration of rent hereunder reserved and of the covenants and condition hereinafter contained and on the part of the Lessee to be paid, and on part of parties to be observed and performed, the Lessor doth hereby demise unto the Lessee All THAT said property having area aggregating to approx.45,000 sq. ft. All to be used for school purpose, together with the exclusive use of occupation & enjoyment

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and also along with the right common amenities such as entrances, open spaces, compound, pump and pump room, compound wall etc. (the said property include without limitation the aforesaid common amenities) TOGETHER WITH the exclusive right and interest for the Lessee and its visitors, customers, beneficiaries, contract holders, agents, employees, contractors, students, staff, servants etc., to use the entrance, landings, open spaces, children's play/recreation area/s and facilities, entrance in/to said property and also access from the compound of the said property, for the purpose of ingress thereto and egress there from TO HAVE AND HOLD the said property together with the exclusive right to use the lift, open and side margin areas as mentioned hereinabove for a term of 30 years commencing from the date hereof and the terms and conditions herein contained yielding and playing therefore unto the Lessor during the said term, rent in the manner hereinafter provided.

2. The LESSORS have granted the said property on lease to the LESSEE for the period of 30 years with effect from **01.10.2018 to 30.09.2049**.

3. The LESSORS have already handed over the vacant and peaceful possession of the said property to the LESSEE on **01.10.2018** and the LESSEE has accepted the same.

4. REPRESENTATIONS AND WARRANTIES;

4.1 The Lessor has full power and authority to enter into this Deed as this is ancestral property of Lessor and to take an action and execute any documents required by the terms hereof, and that this Deed, entered into and the same has been duly and validly executed and delivered by the Lessor, and assuming due authorization, execution and delivered by the Lessee, is a legal, valid and binding obligation of the Lessor enforceable in accordance with the terms hereof; and that

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the executants of this Deed and to perform its obligations in accordance with the terms herein.

4.2 The Lessor has duly paid all the taxes, charges, duties, cases, fines, penalties, and other outgoings payable till date to the government and/or any other authorities and municipalities respect of the said property and that at present there are no arrears of such rates, taxes, revenues outstanding and if any remaining, the Lessee shall be entitled to pay the same and deduct such amount from future rent payable herein. The future taxes shall be paid by Lessee from the date of the possession of the said property for the entire period of present Lease.

4.3 No attachments or warrants have been served on the Lessor in respect of sales Tax, Income Tax, Government revenues and any other Taxes or charges in respect of the said property.

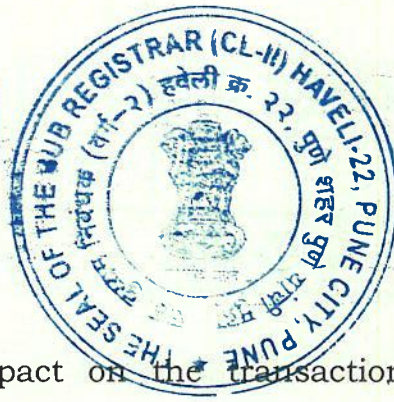
4.4 No notices, including any notice acquisition, requisition, adverse notice or set back by the Government or by the Municipal Corporation of city of Pune or any other local, or public body or authority in respect of the said property/ said property or construction/buildings standing thereon or any part thereof have been issued to, served upon or receive by the Lessor or their agent or any other person on the Lessors behalf.

4.5 The said property and the use of the said property for the purpose of running school and allied activities of the Lessee, is permitted under the applicable laws after securing all necessary compliances under any and all applicable laws and rules.

4.6 There have been no events or transactions, or facts or information which have come to, or upon reasonable diligence, should have come to the attention of the Lessor and Which have not been disclosed

S.B. Bunte

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herein having a direct impact on the transactions contemplated hereunder.

4.7 The Lessor is the absolute owner and is in possession of the said property and has not hereinbefore entered into and/or shall not hereafter enter into any deed or arrangement to sell, transfer, assign, create a lien on or otherwise dispose of the said property to any third party, and that the said premises is not subject to any charge, hypothecation or mortgage, and that the said premises is not subject matter of any legal proceeding pending before any Court, Tribunal or Quasi- Judicial Body or authorities and that the Lessor has a clear and marketable title to the said premises free from encumbrances and claims or reasonable doubts. The Lessor indemnifies the Lessee from and against all suits, actions and proceedings and all costs, charges, expenses, losses, damages, liabilities, fines and penalties that may be incurred or suffered by the Lessee on account of any defect in title of the lessor to the said property or by virtue of any person claiming thereof or under the lessor.

4.8 The Lessor has not done or executed or omitted to do or execute any act, matter, Deed or thing and shall not do or omit to do or allow or cause to do or omit to be done or execute any act, matter deed or thing whereby or by reason whereof the Lessors right, title, interest and benefit in respect of the said property is prejudiced or adversely affected or extinguished in any manner whatsoever and by while the present Deed or any renewals/extensions in respect thereof in respect of the said property granted hereunder shall become void on voidable or treated manner or cancelled or revoked or determined or otherwise will affect in any way directly indirectly or proximately the fullest use

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and benefit by and vesting of possession more perfectly in the hands of the Lessee herein of the said property.

4.9 The Lessor expressly warrants and represents that neither him nor anyone claiming under or through him or owners adjacent lands/ properties will do, allow, cause to do or omit to be done any, gesture or demeanor which has the ultimate, even if directed, effect, of disturbing or disrupting or diminishing the value of use and peaceful and exclusive enjoyment and possession by the Lessee of the said property for the purpose envisaged in the Lease or for any other purpose which may be agreed upon mutually by the parties at any time in future during the terms of the lease and includes without limitation certain days in a calendar year wherein the Lessee may conduct or hold events in the nature of cultural, social, ethnic, religious, patriotic, awareness, educational, etc. which may include activities like all kind of lighting, singing, dance, playing with colors, commando training camps, other camps, other training camps meetings, exhibitions, workshops, seminars, conference, symposia, shows, gatherings including alumni gatherings, or performances and including doles, trashes, all types of musical instruments, musical system, band (during hours as permitted by law), public meals and mass, vehicle parking will be effected in and around the said property. (Provided that any such activity program, meeting etc. shall not cause any annoyance or disturbance to the public).

5. RENT TO BE PAID FOR SAID PREISES:

5.1 In consideration of the Lease hereby granted of the said property to the lessee together with the exclusive right to use the lift, open and side margin areas and common amenities as mentioned hereinabove for the purpose required by the Lessee, including but not limited to, its

S. B. Bunte

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activity of running or allowing to run a temporary convenience Stationary, book, artifact, handicraft/s and uniform stall/s, or any other activity, the Lessee hereby agrees to pay during the said term the **monthly rent of Rs.4,90,800/- (Rupees Four Lacs Ninety Thousand Eight Hundred only)** for the initial 12 months the said term, i.e. **from 01.10.2018 to 31.09.2019** and thereafter at the end of every year of this Deed, the rent for the said property shall be increases by 8% of the then existing amount payable by the Lessee as monthly rent payable to the Lessor. The rent amount shall be paid by the Licensee. The rent is exclusive of the Tax Deduction at Source (hereinafter to be referred to as "TDS" amount shall be paid by the Lessee separately and the Lessor is not liable to pay TDS amount. The Lessee has paid an amount of **Rs. 50,00,000/-** to the Lessor as an **interest free deposit.**

5.2 If the Lessee fails to pay the rent amount within stipulated period, the Lessee is liable to 18% interest to the Lessor on such due payment for default period consecutively for the period of 3 months.

5.3 If the Lessee fails to pay the rent amount for continuous Six months, the Lessor has right to terminate the present Deed giving 30 days notice in writing to the Lessee. In that case, the Lessor is entitled to deduct the rent amount along with interest from the amount of security deposit.

5.4 The Parties hereto agree that, at the end of every years of this deed, the rent for the said property shall be increased by 8% of the then existing amount payable by the Lessee as monthly rent Accordingly, unless by mutual written Deed along with the corresponding periods for which such amounts will be payable are laid down as under:

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१४०००	११	४९
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Sr.No.	Year	Payment of rent
1	2018 - 19	490800
2	2019 - 20	530064
3	2020 - 21	572469
4	2021 - 22	618267
5	2022 - 23	667728
6	2023 - 24	721146
7	2024 - 25	778838
8	2025 - 26	841145
9	2026 - 27	908437
10	2027 - 28	981111
11	2028 - 29	1059600
12	2029 - 30	1144368
13	2030 - 31	1235918
14	2031 - 32	1334791
15	2032 - 33	1441575
16	2033 - 34	1556901
17	2034 - 35	1681453
18	2035 - 36	1815969
19	2036 - 37	1961246
20	2037 - 38	2118146
21	2038 - 39	2287598
22	2039 - 40	2470606
23	2040 - 41	2668254
24	2041 - 42	2881714
25	2042 - 43	3112252
26	2043 - 44	3361232
27	2044 - 45	3630130
28	2045 - 46	3920541
29	2046 - 47	4234184
30	2047 - 48	4572919
31	2048 - 49	4938752

6. TERM OF LEASE DEED AND TERMINATION:

6.1 On the expiration of the lease period or earlier determination under the provisions hereof, the said property shall vest in the Lessor. The Lessee shall handover the possession of the said property within 30 days after expiration of the lease period of earlier termination of the present deed and at the same time the Lessor shall repay the interest free security Deposit amount to the Lessee.

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११६६	१२	४९
२०१८		



6.2 The lock in period of the present Deed is **15 years** from the date of the commencement of the lease period and neither party is entitled to terminate the present Deed before expiration of lock in period.

6.3 Either party is entitled to terminate the present Lease Deed by giving the other party a prior notice of 6 months in writing, subject to the Lock in period as mentioned hereinabove.

7. RIGHTS AND DUTIES OF THE LESSOR:

The Lessor doth hereby covenant, represent and warrant with and to the Lessee as under:

7.1 The Map/layout/copy of the said premises clearly demarcating the boundaries of annexed hereto as Annexure

7.2 The Lessor hereby agrees that the Lessor is liable to indemnify and hereby indemnifies, agree to keep indemnified and compensated the Lessee for any losses arising out of any breach of any of the representations, warranties and covenants contained herein, and further agrees that in case of any disputes or claims or other interferences whatsoever by any third party including but not limited to friends, family, relatives or any one claiming through, for or under or in trust for Lessor, in respect of the said Property, the Lessor shall be liable to indemnify and keep indemnified the Lessee for any losses arising out of such disputes or claims.

7.3 The Lessor hereby agrees and acknowledges that, the Lessee intends to primarily conduct the school related activity in the said property and for that purpose will require to develop certain facilities etc. furniture, fitting, fixtures according to Lessee's standards, specifications and requirements at its own cost.

7.4 Upon termination of this Deed whether by way of expiry of the term provided herein or earlier determination thereof, the Parties

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१५०००	१३	४९
२०१८		



hereby agree that the Lessor shall be entitled to any structural improvements made to the said Property by the Lessee. The Lessee agrees that it will not restrict, impede, deter or any way prevent the Lessee from removing the articles from the said premises upon termination or expire of the term of this Deed provided herein.

7.5 The Lessor has provided uninterrupted electric supply, sanitary system, common electrical fittings, common drains, gutters and external pipes in good order and condition. The Lessee shall bear electricity bill and maintenance charges for the same.

7.6 The Lessor agrees that the Lessee shall have unfettered and exclusive rights and possession of the said property and to utilize any portion of the said property for parking. The Lessor shall have exclusive rights, access and possession of the terrace of the said property.

7.9 The Lessor agrees that they will not object, raise any question, obstruct, interfere with, delay or cause to be delayed and extended all cooperation to the Lessee for opening, establishment, operation, management and administration or any place in the nature of canteen or Cafeteria, with the chief purpose of making available basic grocery, bakery, snacks and all kinds of food items and cuisines and drinking solutions and beverages for school purpose subject to law of land.

7.10 The Lessor agrees unconditionally that he will not use/ cause/ allow/ refrain from objection to using any amenities, facilities, fittings, fixtures, set up by the Lessee in and over the said property including without limitation the recreational, games, toys, facilities material kept, maintained set up or discarded by the Lessee. In case of noncompliance/ violation of this clause or a part thereof the Lessor agrees that the Lessor shall be liable to indemnify and keep

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१४६६	१४	४९
२०९८		



indemnified and compensated the Lessee for any losses arising out of such act or omission the prohibition of which is the chief purpose of the present clause.

8. RIGHTS AND DUTIES OF THE LESSEE:

The Lessee for itself, successors, administrators and assigns and to the intent the obligations herein contained shall continue throughout the term hereby created, covenants with the Lessor as follows:

8.1 The Lessee shall pay all Municipal Taxes and electricity charges incurred in respect of the said property during the tenure of this Deed directly to the appropriate Authorities.

8.2 The Lessee shall pay Service tax, GST if any, as applicable in respect of the said property.

8.3 To keep the said property in tenantable repairs.

8.4 The Lessee shall be entitled to carry out any repairs renovation additions on the said property at present existing including flooring, installing genets, toilet blocks, partitions, fans, air conditioners, pipe lines, furniture, fixtures, fittings, communications, telephone, fax, internet lines, cables and as may be required by the Lessee for its activities.

8.5 Not to use the said property nor permit the use of the said property for any illegal purpose such as gambling, betting etc.

8.6 Not to conduct any program activity etc., which is illegal: or cause nuisance to the neighbors.

8.7 The Lessee hereto hereby agrees that during the subsistence of this Deed the Lessee shall maintain the said property on its expenses.

8.8 Subject to the Terms and conditions, laid down in this Deed, the Parties hereto hereby agrees that the Lessee shall have the full authority without hindrance from the Lessor to exclusively occupy,

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१४०००	१५	४९
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hold, possess and enjoy the said premises in such manner as the Lessee may deem fit during the subsistence of this Deed.

8.9 The Lessee shall not sub-Let the said property or part thereof or enter into any commercial contracts with third-party.

8.10 The Lessee at its own cost shall be liable to take appropriate comprehensive Insurance Policy so as to protect the loss to the said property form riots, earthquakes, fire etc.

8.11 The Lessee shall be entitled to have snacks and/ or fast food center in the nature of Canteen and Cafeteria for the convenience of users and beneficiaries in the said property to be located anywhere in the said premises as the Lessee may deem fit and the Lessor irrevocably confirms the same. However, Lessor will Not be responsible for any unforeseen incidence. The Lessee will be solely responsible for all activities of such nature being undertaken thereof.

8.12 The Lessee and its nominees, assigns, employees, servants, agents and workmen and persons having business including visitors, customers, patrons, clients, students, parents relatives of said persons and contractors shall be entitled to use the entrance and gates of the said premises including all the common areas, passages, staircases, lifts etc. in the said property without any restrictions and/or objections from Lessor.

8.13 The Lessee declares and agrees that, notwithstanding anything herein contained, the Lessee shall not cause or create any kind of loan, charge, mortgage, encumbrance and security or any other similar arrangement or agreement with third party in respect of the said property or any part thereof upon and after execution of these presents.

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१४६६६	१६	४९
२०९८		



8.14 In case of non compliance/violation of any clause or a part thereof the Lessee agrees that the Lessee shall be liable to indemnify and keep indemnified and compensated the Lessor for any losses arising out of such act or omission the prohibition of which is the chief purpose of the present clause.

8.15 The Lessee specifically agrees that, the names of Lessee would not try to add/mutate on 7/12 extract in future after the registration of this Lease Deed. In case of added/mutated the names of the Lessee on 7/12 extract, Lessee further agrees that the Lessee shall be liable to remove the same from 7/12 extract before handing over possession of the said property.

8.16 The Lessee also agrees that, the Lessee will not try to take MSEDCL Meter in their names. It is also agreed between parties that, if additional MSEDCL Meter required for the smooth use of the said premises, the Lessor will provide the same in the name of Lessor. The names of Lessor on MSEDCL Light Bill would not be change, it will remain same as it is.

9. Security Deposit:

The Lessee has deposited on or before execution hereof with the Lessor a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) as and by way of interest free Security Deposit for the said property. The said deposit Shall be refunded to the Lessee by the Lessor at the time of handing over the possession of the said Property on the expiry of this deed as provided hereunder, or on earlier termination, after deducting the dues of any nature whatsoever.

10. AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS:

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२०१८		



10.1 The Lessee shall from time to time be entitled to furnish the entire said property as per its own need and requirement with change in flooring, painting of the walls (both interior and exterior) and air conditioning and display its own boards and signs and the Lessor or any person or persons lawfully or equitably claiming by, from, under or in trust for the Lessor shall not object to the same.

10.2 The Lessee shall obtain all licenses required for running the school related activities in the said property and the Lessor hereby grants and is deemed to have consented to granting its "No objection" to the same during the tenure of this Deed. No separate agreement or letter is required to be signed by the Parties hereto in respect of such no Objection of the Lessor. However, meantime during the subsistence of the term hereby created, the Lessee requires a No Objection Certificate in writing from the Lessor, the Lessor shall give the same within 10 days of such demand in writing from the Lessee, without any demand for payment whatsoever, in writing and signed by the Lessor as undersigned, or in rather absence, by other Representatives of the Lessor who may be authorized for this purpose.

10.3 It is agreed by and between the Parties hereto that the lessee shall be entitled to carry on its activities from the said property in such trade names as the Lessee may deem fit and shall also be entitled to display such sign boards inside and outside the said property. The Lessor hereby irrevocably agrees, undertakes and covenants with the Lessee that the trade name of the Lessee "Aaryans World School" belongs exclusively to the Lessee and the ownership and/or rights in respect of all the licenses, permissions and the trademarks, goodwill, trade names, copyrights and any other intellectual property rights of the Lessee in respect of the said trade

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name "Aaryans World School" or any future variation thereof addition therein shall always belong and remain with the Lessee and the lessor shall not be entitled to use any such intellectual property rights of the Lessee for any purpose and in any manner whatsoever.

10.4 In the event any claim is made by any employee of the Lessee against the Lessor, the Lessee alone shall be responsible for the same and Lessee hereby agrees to indemnify the lessor from any loss whatsoever that may be caused from such claims.

11. NOTICE:

11.1 Any notice to be given by any party in relation to this deed shall be in writing and shall deemed duly delivered if delivered personally or sent by prepaid Registered Post or Courier at the respective address of that party set forth opposite its name below:

To the Lessor at:

Mr. Sanjay Baburao Barate

Telephone Nos.:9921228000

Address: Jijai Garden, Warje, Pune: 411058

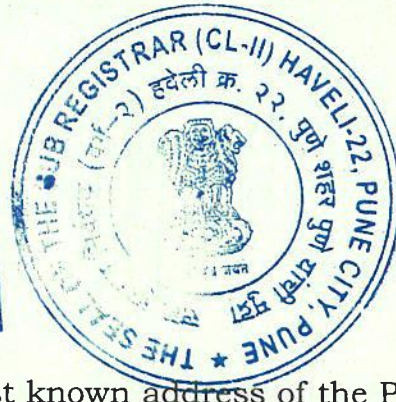
To the Lessee at:

Mr. Pranav Milind Ladge

Address: E-2 Patang Plaza, Phase- 5, Behind
Bharati Vidyapeeth, Opposite PICT College, Katraj,
Pune-411 046

Telephone Nos.:8551851851

11.2 Any change or alteration in the above addresses of either party shall be communicated to the other party within 15 days of such change or alteration. In case of failure of any Party to communicate such change or alteration to the other Party, then any communication



sent by such other Party to the last known address of the Party whose address has changed or been altered shall be binding on both Parties.

11.3 Any notice delivered personally shall be deemed served when delivered with acknowledgment and any notice served by prepaid registered post shall be deemed served when received.

12. SEVERABILITY:

In the event that any term condition or provision of this Deed is held to be a violation of any applicable Law, statute or regulation the same shall be deemed to be deleted from this Deed and shall be of no force and effect and this deed shall remain in full force and effect as if such term, condition or provision had not originally been contained in this Deed. Notwithstanding the above, in the event of any such deletion, the parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and provision in place if the provision do deleted.

13. EXPENSES:

The expenses by way of stamp duty payable on this Deed and the registration charges in respect thereof will be paid by the Lessee only and each Party will bear and pay their advocates fees and other expenses incurred by them.

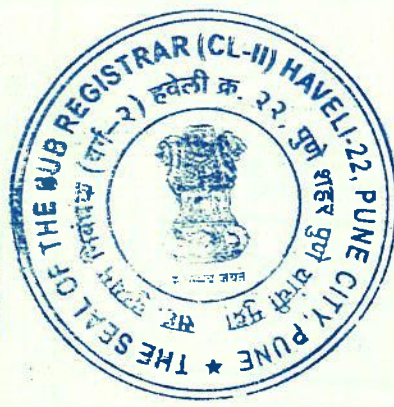
IN WITNESS WHEREOF the Lessor and Lessee have hereunto set and subscribed their respective hands on the date and year first mentioned hereinabove.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

All that piece or parcel of land admeasuring approximately 00H 45 R out of the lands bearing survey Nos. 15/5/1 and 15/5/2 situated at Village Warje, Pune and within local limits Of Pune Municipal

S. B. Bhat

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१४६६	२०	८९
२०९८		



Corporation and the within the jurisdiction of Sub Registrar, Haveli No. 1 to 26, bounded as under

Towards the East: By Survey No. 8

Towards the West: By Survey no. 15/5/3

Towards the South: By Survey no. 15/6 (parts)

Towards the North: By survey no. 15/4B

THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:

More particular described in the First schedule hereinabove referred to all to be used for school purpose, together with exclusive right to use

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED AND EXECUTED PRESENT DEED OF LEASE IN PRESENCE OF THE WITNESSES MENTIONED HEREIN BELOW ON THE DAY AND DATE HEREINABOVE MENTIONED.



S.B. Barate



1. Mr. Sanjay Baburao Barate



R.B. Barate



2. Mr. Rajendra Baburao Barate



GR Barate



3. Mr. Gitesh Rajendra Barate

WITNESS:

1. Sign-

Sachin J. Pawar

Name- Sachin. J. Pawar

Address- Balaji Nagar, Dhankwadi, Pune. 43

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१४६६ २९ ४९
२०९८



G.R. BARATE.

4. Mr. Gaurav Rajendra Barate



Dnyaneshwar



5. Mr. Dnyaneshwar Maruti Barate



Nivrutti

6. Mr. Nivrutti Maruti Barate



शारदा मारुती बरारे



7. Smt. Sharada Maruti Barate

2. Sign-

[Signature]

LESSOR/S

Name- Shri Rajendra v. Barate.

Address- Sat-Krupa Sham Colony Lane No. 3A
Near Cummins collage Karvenagar
Pune 411052

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१०६६	२२	४९
२०९८		



ELLORA MEDICALS AND EDUCATIONAL FOUNDATION

through its duly authorized signatories



Pratibha Ladge



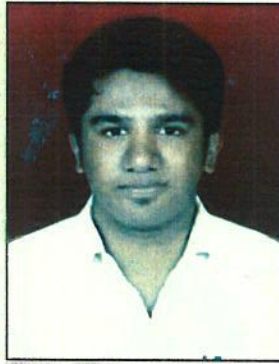
1. Mrs. Pratibha Milind Ladge



Pratik Ladge



2. Mr. Pratik Milind Ladge



Pranav Ladge



**3. Mr. Pranav Milind Ladge
Lessee**

3. Sign- *Ajinkya*

Name- Ajinkya Subhash Meile

Address- Sr. 5/1, Seetganga Society,
Ward. Pune. -58

मी मसुदा तयार केला
अॅडव्होकेट *Ganesh Raykar*
सही *Raykar*
मो नं 9881401040

हवल-२२		
१४०००	२३	४९
२०१८		



Receipt

Received of and from the within named Lessee, A sum of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** as and by way of security deposit. Paid by the Lessee to the Lessor simultaneously.

With the execution of this Deed as with mentioned.

S. B. Barate

1. Mr. Sanjay Baburao Barate

R. B. Barate

2. Mr. Rajendra Baburao Barate

G. R. Barate

3. Mr. Gitesh Rajendra Barate

G. R. BARATE

4. Mr. Gaurav Rajendra Barate

WE SAY RECEIVED

WITNESS:

1. Sign-

Sachin J. Pawar

Name- Sachin J. Pawar

Address- Balaji'nagar, Dhan Kwadi, Pune-43

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१४६६	२४	४९
२०९८		



M. Barate

5. Mr. Dnyaneshwar Maruti Barate

N. Barate

6. Mr. Nivrutti Maruti Barate

शारदा मारुती बरते

7. Smt. Sharada Maruti Barate

(LESSOR)

2. Sign-

[Signature]

Name- Shri Ravindea V. Bagade.

Address- Sak-Krupa Shau Colony Lane no-3A
Near Cummins Collage Karve Nagar Pune
411052

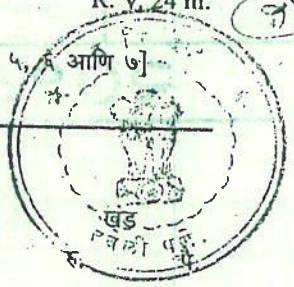
गाव नमुना सात (अधिकार अभिलेख पत्रक)

७५९

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

वारजे

तालुका हवेली



भूतपत्र क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	खाले क्रमांक
१५-५१९			२२९ ५८० ५९६४ ९२३५	कुळाचे नाव
साचे स्थानिक नाव			१) माझती बाबु बरोटे २) ज्ञानेश्वर माझती बरोटे ३) निवृत्ती माझती बरोटे अ. नं. २ व ३ चे अ. पा. क. वडील माझती बाबु बरोटे ५९६४	इतर अधिकार
लागवडीयोग्य क्षेत्र	हेक्टर	आर		२९४ २९८ २४५
	०-२३			९२५५
एकूण	०-२३		९०४९	
एकराज (लागवडीयोग्य नसलेले)			१९८९	
वर्ग (अ)				
वर्ग (ब)				
एकूण	०-२३			
कारण	रूपये	वैसे		
की किंवा विशेष आकारणी	१-५२			सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवहा)

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

क्र. सं.	पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	साधन	जमीन करणाऱ्याचे नाव	शेरा
	मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र								
	पिकाचे नाव	जल सिंचित	अजल सिंचित	अजल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	अजल सिंचित	अजल सिंचित				
१	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.				
					भात									
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					भात					०-०३				
					०-२०					०-०३				
					भात					०-०३				
					०-२०					०-०३				
					भात					०-०३				
					०-२०					०-०३				

हवल-२२
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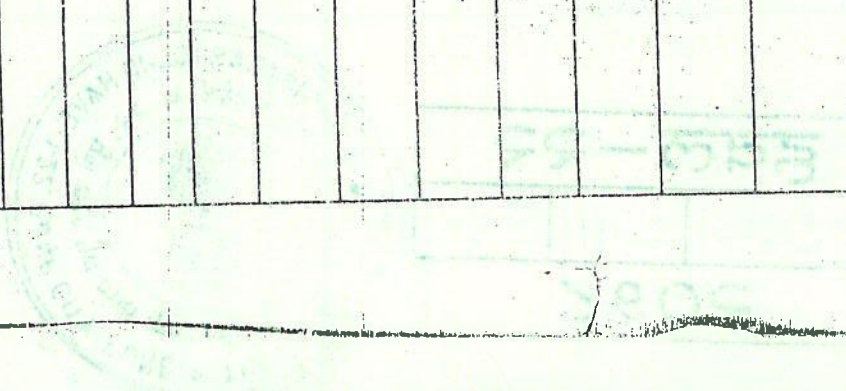


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गाव नमुना ~~कोश~~ न्याल

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
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								५३						५४	
२०९५	२०९८														
<p>१५-३०/१०/२०१८</p> <p>२०१८</p> <p>२०१८</p>															



गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५ आणि ७
 गाव वारजे तालुका हवेली



भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	खाते क्रमांक
१५	५१२		१) राजेंद्र बाबू वराटे २) गिरीश राजेंद्र वराटे ३) गौरव राजेंद्र वराटे	
शेतपती (आधिकारिक नाव)			अ. नं. २ व ३ चे अपा-क वडील राजेंद्र बाबू वराटे	कुळाचे नाव
लागवडीयोग्य क्षेत्र	हेक्टर	आर	५९६४	इतर अधिकार
	०	२२		
एकूण	०	२२		
शेतपती (लागवडीयोग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण	०	२२		
संपत्ती	रुपये	पैसे		
	१	४५		
संपत्ती किंवा विशेष आवाकणी				सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

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

क्र.सं.	सं.सं.	पिकांखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकांखालील क्षेत्र						निर्मळ पिकांखालील क्षेत्र						
		पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	हेक्टर	जल सिंचनाचे साधन				
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.	हे. आ.				
					भात									
					भात									
					भात									
					भात									
					भात									

हवल-२२
 १४००० २५ ४९
 २०९८



हवल-२२
 १४६६ २०४९
 २०१८



गव नमुना बीस चालू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
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हे. आ. हे. आ. हे. आ. हे. आ. हे. आ. हे. आ. हे. आ.

२०१५
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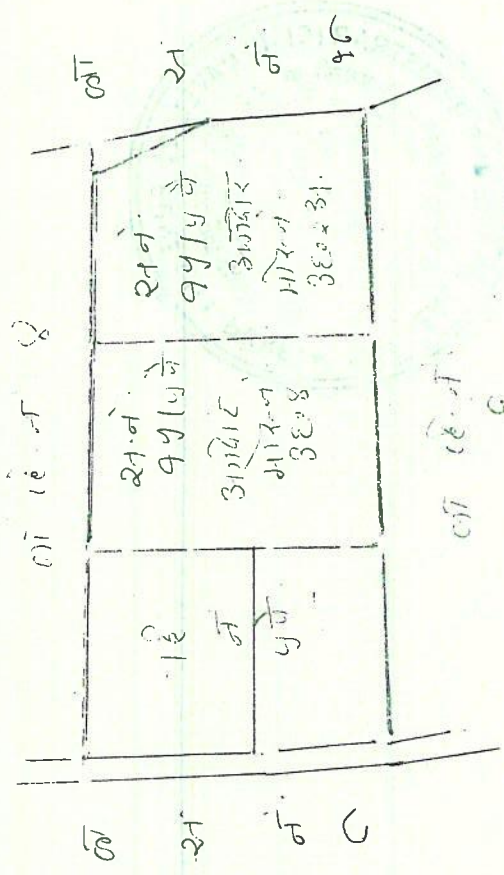
३०/९/१८ परम कमान

नकास लयास सिनाक

13 SEP 2018

S. Chitale
 का. सहायी कार्या
 न. सहायी, वि. पुणे

हवल-२२
१४६६२६४९
२०१८



अदला पोखर नमोरा वाहेपाळी
ह्याचे बांधूण आम्हा बांधूण
बोलांग बांधूण गारदी

११/११/१९
११/११/१९
११/११/१९

११/११/१९
११/११/१९
११/११/१९

मि.न. वा.स. (पु.न.स.) १०७-१०६
होतानेच कारणा- ठाणे-मी सानेच मिळाले
वारले व इतर यांनी सन. १९५९ च्या मजाली.
कारणा माहितीच्या मोठ्या ठाणे-मी.

अ.नं. ३६०२ अ.
होतानेच कारणा- ठाणे-मी सानेच वा.स.
वारले व इतर यांनी सन. १९५९ च्या मजाली
कारणा माहितीच्या मोठ्या ठाणे-मी.

३६०२ अ.
३६०२ अ.
३६०२ अ.
३६०२ अ.
३६०२ अ.

३६०२ अ.
३६०२ अ.
३६०२ अ.
३६०२ अ.
३६०२ अ.

३६०२ अ.
३६०२ अ.
३६०२ अ.
३६०२ अ.
३६०२ अ.

१३१

मु.न.स. पुणे
अ.न.स. पुणे

हवल-२२		
१४६६६	३०	४१
२०९८		



हवल-२२		
२०९८		

हवल-२२		
१४०००	३१	४५
२०१८		



Ellora Medicals & Educational Foundation

Reg. No.: F - 21036 / Pune

E2, Patang Plaza, Phase 5, Bharati Vidyapeeth, Opp. PICT College, Katraj, Pune - 411046.

Ref. No.

Date: 20/08/2018

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ELLORA MEDICALS AND EDUCATIONAL FOUNDATION HELD AT THE REGISTERED OFFICE OF THE TRUST ON 8/08/2018 AT 2:00 pm.

"RESOLVED THAT" the Consent of the Board be and is hereby accorded for the execution and signing of the Lease Deed to be entered into by Trust for leasing the land owned by the owners, situated at Survey No. 15 Hissa No. 5/1 and Hissa no. 5/2, Village Bhilarewadi, Taluka Haveli District Pune.

"RESOLVED FURTHER THAT" the names of the trustees mentioned hereunder be and are hereby severally/jointly authorized to negotiate, finalize and execute the above mentioned Lease Deed and documents concerned thereto on behalf of the Trust and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Lease Deed.

"RESOLVED FURTHER THAT" the aforesaid power entrusted to the said officials shall be valid and effective unless revoked earlier by the Board or shall be exercisable by them so long as they are in the Trust as Trustees."

Name:

Signature:

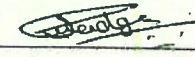
1. Mrs. Pratibha Milind Ladge



2. Mr. Pratik Milind Ladge



3. Mr. Pranav Milind Ladge

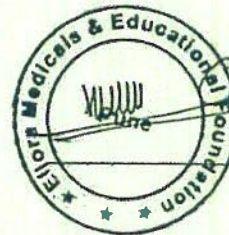


Certified True Copy,

For ELLORA MEDICALS AND EDUCATIONAL FOUNDATION

MANAGING DIRECTOR

Mr. Milind Tejpal Ladge



हवल-२२		
१४६६	३२	४९
२०१८		



झोन दाखला

पुणे महानगरपालिका
वांधकाम विकास विभाग, झोन .क्र. ३
वीर सावरकर भवन
जा.क्र. ३/२७९५
दिनांक : १४/०९/२०१८

श्री./ सौ. :- श्री. मोहन हनुमंत मते
पत्ता :- खडकवासला, पुणे.
विषय :- पुणे मनपाच्या मान्य विकास आराखड्यानुसार झोन दाखला मिळण्याबाबत.
संदर्भ :- आपला आ.क्र.झो/३६०८ दि. १२/९/२०१८ चा अर्ज.
चलन नं. :- सीई/बीपी/१७१७१/१८ दि. १२/९/२०१८

पुणे मनपाच्या मान्य विकास आराखड्यामधील नकाशानुसार आरक्षण वगैरेचा तपशील खालीलप्रमाणे आहे.
सर्वे नं./घरांक नं. चा तपशील खालीलप्रमाणे आहे.

गावाचे नाव :- वारजे सर्वे नं. :- १५

विभाग :- निवासी

वरील मिळकतीचा पुणे मनपाच्या मान्य विकास आराखड्यामधील खालील रस्त्यात जात आहे.

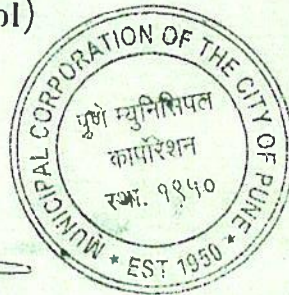
रस्ता :- दोन १२ मी.
एक ३० मी.

वरील मिळकत किंवा मिळकतीचा पुणे मनपाच्या मान्य विकास आराखड्यामधील खालील आरक्षणासाठी आरक्षित केला आहे.

अ) PS-26 (Primary School)

ब) नाला

क) लागून कॅनॉल



कनिष्ठ अभियंता

वांधकाम विकास विभाग

झो.क्र. ३

पुणे महानगरपालिका

उप अभियंता
१५/९/२०१८

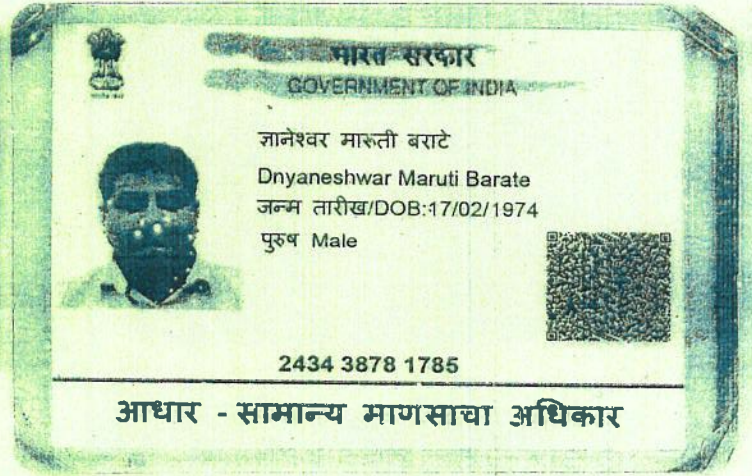
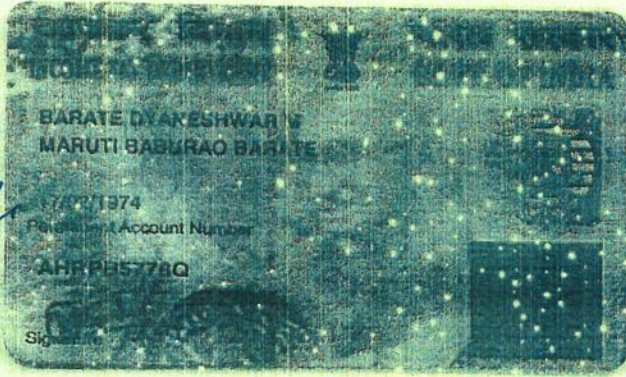
वांधकाम विकास विभाग

झो.क्र. ३

पुणे महानगरपालिका

टिप :- संपूर्ण स.नं. ऐवजी पोट हिश्याप्रमाणे दाखला हवा असल्यास या कार्यालयाकडून जागेवर आखणी करून घेणे आवश्यक आहे. त्यामधील पोट हिश्याची शासनाच्या भूमापन कार्यालयाकडून जागेवर मोजणी करून त्याप्रमाणे तयार केलेल्या नकाशाच्या चार प्रती व प्रत्येक हिश्यास शुल्क रु.५००/- प्रमाणे

हवल-२२
 १४०००४ ३३ ४९
 २०१८



पत्ता:
 W/O: मारुती बाबुराव बराटे,
 सर्वे नं-15/3, तपोधाम रोड,
 जिजाई गार्डन वारजे, पुणे
 शहर, वारजे, पुणे
 महाराष्ट्र, 411058

Address:
 W/O: Maruti Baburav Barate, S
 No-15/, Tapodhan Road, Jijai
 Garden Warje, Pune City,
 Warje, Pune
 Maharashtra, 411058

Aadhaar - Aam Aadmi ka Adhikar



N Barate

हवल-२२
 १४६६ ३४ ४९
 २०९८



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 SANJAY BABURAO BARATE
 BABURAO LAXMAN BARATE
 01/06/1969
 Permanent Account Number
 AGXPB7712P
 S.B. Barate
 Signature

भारत सरकार
 GOVERNMENT OF INDIA

 संजय बाबुराव बराटे
 Sanjay Baburao Barate
 जन्म तारीख/ DOB: 01/06/1969
 पुरुष / MALE
 2992 2657 4251

S.B. Barate

आधार-सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 RAJENDRA BABURAV BARATE
 BABURAV BARATE
 01/06/1963
 Permanent Account Number
 BOKPB0367L
 R.B. Barate
 Signature

भारत सरकार
 GOVERNMENT OF INDIA

 राजेंद्र बाबुराव बराटे
 Rajendra Baburao Barate
 जन्म तारीख/ DOB: 01/06/1963
 पुरुष / MALE
 3845 7653 7966

R.B. Barate

आधार-सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 GITESH RAJENDRA BARATE
 RAJENDRA BARATE
 19/08/1986
 Permanent Account Number
 ARFPB5313D
 G.R. Barate
 Signature

भारत सरकार
 Government of India

 गितेश राजेंद्र बराटे
 Gitesh Rajendra Barate
 जन्म तारीख / DOB : 19/08/1986
 पुरुष / Male
 4430 8454 6279

G.R. Barate

आधार - सामान्य माणसाचा अधिकार

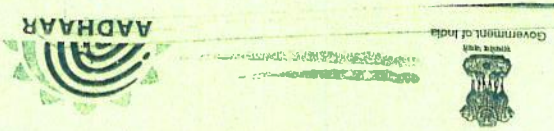
आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 GAURAV RAJENDRA BARATE
 RAJENDRA BARATE
 11/03/1988
 Permanent Account Number
 BOLPB3926G
 G.R. BARATE
 Signature

भारत सरकार
 GOVERNMENT OF INDIA

 गौरव राजेंद्र बराटे
 Gaurav Rajendra Barate
 जन्म तारीख/ DOB: 11/03/1988
 पुरुष / MALE
 7156 9432 3269

G.R. BARATE

आधार-सामान्य माणसाचा अधिकार





भारत सरकार
Government of India
Pratikha Milind Ladge
Year of Birth : 1970
Female



5415 9519 1334

- आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
PRATIBHA MILIND LADGE
DASHRATH MALSARJI PATIL

भारत सरकार
GOVT. OF INDIA

22/06/1970

Permanent Account Number
AASCPL4337A

Pratikha
Signature



17092012



भारत सरकार
Government of India
Pratik Milind Ladge
Year of Birth : 1989
Male



3673 1171 6304

- आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
PRATIK MILIND LADGE
MILIND TEJPAL LADGE

भारत सरकार
GOVT. OF INDIA

21/10/1989

Permanent Account Number

AHSPL9937C

Pratik
Signature



भारत सरकार
Government of India
Pranav Milind Ladge
Year of Birth : 1994
Male



3327 1316 1967

- आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
PRANAV MILIND LADGE
MILIND TEJPAL LADGE

भारत सरकार
GOVT. OF INDIA

28/06/1994

Permanent Account Number

AMIPL3129K

Pranav
Signature



09072014

आयकर विभाग
INCOME TAX DEPARTMENT
ELLORA MEDICALS AND
EDUCATIONAL FOUNDATION
05/02/2005
Permanent Account Number
AAATE3117A

भारत सरकार
GOVT. OF INDIA

हवल-२२
१४०००० ३५ ४९
२०१८



हवल-२२
g free ३६ ४९
२०९८



CHALLAN
MTR Form Number-6

GRN MH006128485201819E BARCODE [Barcode] Date 14/09/2018-14:53:20 Form ID 36

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Type of Payment Stamp Duty Registration Fee	TAX ID (If Any)		
Office Name HVL22_HAVELI 22 JOINT SUB REGISTRAR	PAN No.(If Applicable)	AAATE3117A	
	Full Name	ELLORA MEDICALS AND EDUCATIONAL FOUNDATION	

Location PUNE	Year 2018-2019 One Time	Flat/Block No.	Survey No. 15/5/1 and 15/5/2
Account Head Details	Amount In Rs.	Premises/Building	
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0030063301 Registration Fee	30000.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 5 8

Remarks (If Any)	
PAN2=AGXPB7712P--SecondPartyName=Sanjay Baburao Barate-	



Total	45,34,000.00	Amount In	Forty Five Lakh Thirty Four Thousand Rupees Only
		Words	

Payment Details CORPORATION BANK	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	03502302018091400131 RS1409201863438
Cheque/DD No.	Bank Date	RBI Date	14/09/2018-02:53:06 15/09/2018
Name of Bank	Bank-Branch	CORPORATION BANK	
Name of Branch	Scroll No. , Date	35134 , 15/09/2018	

Department ID :
 NOTE:- This challan **cannot** be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8007742035
 सदर चलन केवल दुसरे कार्यालयात नोंदणी करावयाच्या दस्तासाली लागू आहे. नोंदणी न करावयाच्या दस्तासाली सदर चलन लागू नाही.

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 MUMBAI 01
 Date: 2019.09.19
 19:18:41 IST
 Person Secure Document
 Location: India

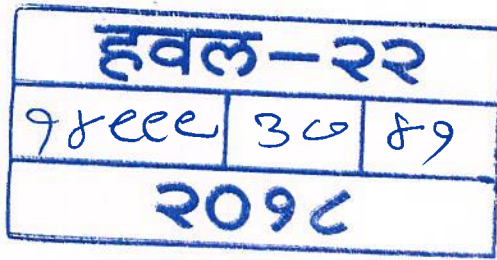
Challan Defaced

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 201809114649	11 September 2018,06:20:37 PM												
मूल्यांकनाचे वर्ष : 2018													
जिल्हा :	पुणे												
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.43) वारजे (पुणे महानगरपालिका)												
उपमूल्य विभाग :	43/600-एन.डी.ए.रस्त्यावरील मालमत्ता हिंगणे बु. हद्द ते झायव्हर्शन हायवे रस्त्यावर												
क्षेत्राचे नांव :	Pune Municipal Corporation												
मिळकतीचा क्रमांक :	सर्व्हे नंबर#15												
<p>वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>24410</td> <td>59450</td> <td>69650</td> <td>99450</td> <td>0</td> <td>चौ. मीटर</td> </tr> </tbody> </table>		खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	24410	59450	69650	99450	0	चौ. मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक								
24410	59450	69650	99450	0	चौ. मीटर								
मिळकतीचे क्षेत्र	2200 चौ. मीटर Bulk Land												
<p>1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =24410/- 500चौ. मीटर क्षेत्रासाठी मुल्यांकन = 500*24410 =12205000/-</p> <p>2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =21969/- 1500चौ. मीटर क्षेत्रासाठी मुल्यांकन = 1500*21969 =32953500/-</p> <p>3. 200चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =19528/- 200चौ. मीटर क्षेत्रासाठी मुल्यांकन = 200*19528 =3905600/-</p>													
<p>जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य + मिळकतीचे क्षेत्र 3 मूल्य =12205000 + 32953500 + 3905600 = Rs.49064100/-</p>													

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मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 201809114648	11 September 2018,06:20:17 PM												
मूल्यांकनाचे वर्ष : 2018													
जिल्हा :	पुणे												
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.43) वारजे (पुणे महानगरपालिका)												
उपमूल्य विभाग :	43/600-एन.डी.ए रस्त्यावरील मालमत्ता हिंगणे बु हद्द ते झयवर्शन हायवे रस्त्यावर												
क्षेत्राचे नांव :	Pune Municipal Corporation												
मिळकतीचा क्रमांक :	सर्व्हे नंबर#15												
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>24410</td> <td>59450</td> <td>69650</td> <td>99450</td> <td>0</td> <td>चौ.मीटर</td> </tr> </tbody> </table>		खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	24410	59450	69650	99450	0	चौ.मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक								
24410	59450	69650	99450	0	चौ.मीटर								
मिळकतीचे क्षेत्र	2300 चौ.मीटर Bulk Land												
<p>1. 500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =24410/- 500चौ.मीटर क्षेत्रासाठी मुल्यांकन = 500*24410 =12205000/-</p> <p>2. 1500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =21969/- 1500चौ.मीटर क्षेत्रासाठी मुल्यांकन = 1500*21969 =32953500/-</p> <p>3. 300चौ.मीटरक्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =19528/- 300चौ.मीटर क्षेत्रासाठी मुल्यांकन = 300*19528 =5858400/-</p>													
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य + मिळकतीचे क्षेत्र 3 मूल्य =12205000 + 32953500 + 5858400 = Rs.51016900/-													

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हवल-२२
 १४६६६ ३८ ४९
२०१८



523/14999

बुधवार, 19 सप्टेंबर 2018 7:16 म.नं.

दस्त गोपवारा भाग-1

हवल22 3489

दस्त क्रमांक: 14999/2018

दस्त क्रमांक: हवल22 /14999/2018

बाजार मूल्य: रु. 10,00,81,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.45,04,000/-

दु. नि. सह. दु. नि. हवल22 यांचे कार्यालयात

पावती:15956

पावती दिनांक: 19/09/2018

अ. क्रं. 14999 वर दि.19-09-2018

सादरकरणाराचे नाव: संजय बाबुराव बराटे

रोजी 6:55 म.नं. वा. हजर केला.

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 900.00

पृष्ठांची संख्या: 45

S.B. Barate

दस्त हजर करणाऱ्याची सही:

एकुण: 30900.00

[Signature]

Jt.Sub Registrar Haveli 22

[Signature]

Jt.Sub Registrar Haveli 22

दस्ताचा प्रकार: लीजडीड

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

शिक्का क्रं. 1 19 / 09 / 2018 06 : 55 : 57 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 19 / 09 / 2018 06 : 57 : 12 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

* तदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती साक्षीदार/अंतिमदस्तावेज सोदत काढलेल्या कागदपत्राची मान्यता तपासली आहे. * दस्ताची प्रकृता, विधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे नाव अभावकारण राहतील * दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलगुरुद्वारे सादर करली गेल्यादी चनावत आढळून आल्यास याची संपूर्ण जबाबदारी मित्राद्वाराची राहिल

लिहून देणार

S.B. Barate
लिहून देणार[Signature][Signature]
ABARATEशारदा भारती बराटे
R.B. Barate[Signature]
G.R. BARATE



19/09/2018 7 23:32 PM

दस्त गोपवारा भाग-2

हवल22 80189

दस्त क्रमांक:14999/2018

दस्त क्रमांक :हवल22/14999/2018

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एलोरा मेडीकल्स अॅण्ड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणुन प्रतिभा मिलींद लडगे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ई-2,पतंग प्लाझा,फेज नं-5, भारती विद्यापीठ, कात्रज, ता.हवेली, जि. पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AFCPL4337A	भाडेकरू वय :-48 स्वाक्षरी:- <i>Aludga</i>		
2	नाव:एलोरा मेडीकल्स अॅण्ड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणुन प्रतिक मिलींद लडगे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ई-2,पतंग प्लाझा,फेज नं-5, भारती विद्यापीठ, कात्रज, ता.हवेली, जि. पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AHSPL9937C	भाडेकरू वय :-29 स्वाक्षरी:- <i>Alu</i>		
3	नाव:एलोरा मेडीकल्स अॅण्ड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणुन प्रणव मिलींद लडगे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ई-2,पतंग प्लाझा,फेज नं-5, भारती विद्यापीठ, कात्रज, ता.हवेली, जि. पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AMIPL3129K	भाडेकरू वय :-24 स्वाक्षरी:- <i>Aludga</i>		
4	नाव:संजय बाबुराव बराटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AGXPB7712P	मालक वय :-49 स्वाक्षरी:- <i>S.B. Barate</i>		
5	नाव:राजेंद्र बाबुराव बराटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:BOKPB0367L	मालक वय :-54 स्वाक्षरी:- <i>R.B. Barate</i>		
6	नाव:गीतेश राजेंद्र बराटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ARFPB5313D	मालक वय :-31 स्वाक्षरी:- <i>R.B. Barate</i>		
7	नाव:गौरव राजेंद्र बराटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:BOLPB3926G	मालक वय :-29 स्वाक्षरी:- <i>G. R. BARATE</i>		
8	नाव:ज्ञानेश्वर मारुती बराटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AHRPB5778Q	मालक वय :-44 स्वाक्षरी:- <i>Aludga</i>		



9 नाव:निवृत्ती मारुती बराटे मालक
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-42
नं: जिजाई गार्डन, वारजे, पुणे, रोड नं: -, महाराष्ट्र, पुणे. स्वाक्षरी:-
पॅन नंबर:ARWPB5600Q

Barate



10 नाव:श्रीमती शारदा मारुती बराटे मालक
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक वय :-62
नं: -, रोड नं: जिजाई गार्डन, वारजे, पुणे, महाराष्ट्र, पुणे. स्वाक्षरी:-
पॅन नंबर:BOKPB0479K

शारदा मारुती बराटे



वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:19 / 09 / 2018 07 : 02 : 41 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:अॅड. गणेश गोविंद रायकर
वय:34
पत्ता:ऑफिस नं. 6, दुसरा मजला, यशवंत विहार, गारमाळ,
धायरी, पुणे, मोबा 9881401040
पिन कोड:411041

Raykar

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



शिकका क्र.4 ची वेळ:19 / 09 / 2018 07 : 03 : 05 PM

Raykar
Jt.Sub Registrar Haveli 22

EPayment Details.

sr. Epayment Number
1 1409201809264
2 MH006128485201819E

Defacement Number
1409201809264D
0003388795201819

प्रमाणित करणेत येते की, या दस्तऐवजात
एकूण 89 पृष्ठे आहेत
पहिल्या नंबरचे पुस्तकामध्ये 98 पृष्ठे
ह्या नंबरची नोंद झाली आहे.

Raykar
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र २२
921042094

14999 / 2018

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