

1811

scan
ol:ry

Receipt (pavti)

329/18111

पावती

Original/Duplicate

Friday, August 11, 2023

नोंदणी क्र.: 39M

3:53 PM

Regn.: 39M

पावती क्र.: 19547 दिनांक: 11/08/2023

गावाचे नाव: फुरमुंगी

दस्तऐवजाचा अनुक्रमांक: हवल11-18111-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

मादर करणाऱ्याचे नाव: विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता श्री. शशिकांत जानेश्वर नामरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1460.00

पृष्ठांची संख्या: 73

एकूण:

रु. 31460.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,मूची-२ अंदाजे
4:13 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

वाजार मुल्य: रु.35153447.175 /-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 1582500/-

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र.:११

1) देयकाचा प्रकार: DHC रकम: रु.1460/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2306202307028 दिनांक: 11/08/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003665468202324E दिनांक: 11/08/2023

वँकेचे नाव व पत्ता:

मुळदस्त मिळाला

हवेली क्र. ११

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

11/08/2023

दस्त क्रमांक : 18111/2023

नोदणी :

Regn:63m

गावाचे नाव : फुरसुंगी

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोवदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	35153447.175
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्ल्याम)	1) पानिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: पुणे महानगरपालिका यांचे हद्दीतील गाव मोजे फुरसुंगी येथील म.न. 173/2अ आणि 173/1/1/1 यांमी एकूण क्षेत्रफळ 3113.18 चौ. मीटर यापैकी खुली जमीन अॅमेनिटी स्पेस मिळकत यांमी एकूण क्षेत्रफळ 2231.98 चौ.मीटर हि मिळकत((Survey Number : 173/2A and 173/1/1/1 ;)
(5) क्षेत्रफळ	1) 2231.98 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता श्री. शशिकांत जानेश्वर नासरे -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सदनिका नं. 6अ, 806, कल्पतरू मॅनेजिटी, मांजरी, महादेवनगर, पुणे - 412307, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-AACTV8039J 2): नाव:-मान्यता देणार सहारा डेव्हलपर्स तर्फे भागीदार आणि अधिकृत स्वाक्षरीकर्ता श्री. संतोप हिरालाल कोठारी - वय:-53; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: भेकराईनगर, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पिन कोड:-412308 पॅन नं:-ABEFS7983B
(8)दस्तगेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्ल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-१) श्री.दत्तोबा धोंडिबा निंबाळकर (२) श्री.राजाराम धोंडिबा निंबाळकर (३) कै. हिरामन धोंडिबा निंबाळकर तर्फे वारस (३-अ) श्री. सुरेश हिरामन निंबाळकर (३-बी) श्रीमती. मुनिता हनुमंत निंबाळकर (३-सी) खेहल हनुमंत निंबाळकर (३-डी) श्री. स्वप्रील हनुमंत निंबाळकर (३-इ) माधुरी शंकर निंबाळकर (३-एफ) भोगराज शंकर निंबाळकर (३-जी) ओमकार शंकर निंबाळकर हे वरील (३-अ) ते (३-जी) सर्वजण राहणार सर्व्हे नं. 24, कर्वेनगर, पुणे 411053 (४) सौ. हिराबाई बबन महाडिक (5) कै. देवुबाई बाळामाहेब निंबाळकर तर्फे वारस हरबाई बाळामाहेब निंबाळकर वरील 1 ते 5 तर्फे कु.मु.धारक परमार अँड परमार तर्फे कु.मु.धारक सहारा डेव्हलपर्सचे भागीदार श्री. नानासाहेब बाबुराव सुर्यवंशी वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: भेकराईनगर, फुरसुंगी, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पिन कोड:-412308 पॅन नं:-ABEFS7983B
(9) दस्तगेवज करून दिल्याचा दिनांक	11/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	18111/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1582500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

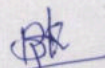
मुल्यांकनासाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नकल वाचली }

रुजवात घेतली }

अस्सलवर हुकुम नकल



सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

दस्ता सोवतची नकल

श्री.

यांना दिली.

दिनांक--



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vidyashilp Education Trust	eChallan	02300042023080996684	MH006456903202324E	972800.00	SD	0003410738202324	11/08/2023
2	Vidyashilp Education Trust	eChallan	02300042023061563567	MH003665468202324E	609700.00	SD	0003410748202324	11/08/2023
3		DHC		2306202307028	1460	RF	2306202307028D	11/08/2023
4	Vidyashilp Education Trust	eChallan		MH003665468202324E	30000	RF	0003410748202324	11/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]





CHALLAN
MTR Form Number-6



GRN	MH003665468202324E	BARCODE			Date	15/06/2023-15:55:24	Form ID	36
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR				
Location				PUNE				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				609700.00				
0030063301 Registration Fee				30000.00				
Total				6,39,700.00				
Payer Details				Full Name Vidyashilp Education Trust				
TAX ID / TAN (If Any)								
PAN No.(If Applicable)				AACTV8039J				
Flat/Block No.				Survey No. 173/2A and 173/1/1/1, vacant area				
Premises/Building				adm. 24024.87 sq. mtrs.				
Road/Street				Village Fursungi, Taluka Haveli, District Pune				
Area/Locality				Pune				
Town/City/District								
PIN				4 1 2 3 0 8				
Remarks (If Any)				PAN2=ABEFS7983B-SecondPartyName=Mr Datto D Nimbalkar thr POA Aniruddha Surya Partner Sahara Developer हवल-११ ७५९९९ ९ ५६६ Amount in Six Lakh Thirty Nine Thousand Seven Hundred Rupees Words २०२३				
Payment Details				BANK OF MAHARASHTRA				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				02300042023061563567				
Ref. No.				231669918457				
Bank Date				15/06/2023-15:56:54				
RBI Date				16/06/2023				
Name of Bank				BANK OF MAHARASHTRA				
Name of Branch				Scroll No. , Date 30616 , 16/06/2023				

Department ID : Mobile No. : 8237221383
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by
DIRECTORATE OF
ACCOUNTS AND
TREASURY / MUMBAI 02
Date: 2023.06.11 15:53:58
IST
Reason: GRS Secure
Document
Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount	
1	(IS)-329-18111	0003410748202324	11/08/2023-15:53:35	IGR018	30000.00
2	(IS)-329-18111	0003410748202324	11/08/2023-15:53:35	IGR018	609700.00
Total Defacement Amount					6,39,700.00



CHALLAN
MTR Form Number-6



GRN	MH006456903202324E	BARCODE		Date	09/08/2023-16:56:44	Form ID	36
-----	--------------------	---------	--	------	---------------------	---------	----

Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		HVL1_HAVELI NO1 SUB REGISTRAR					
Location		PUNE					
Year		2023-2024 One Time					
Payer Details		TAX ID / TAN (If Any)					
		PAN No.(If Applicable) AACTV8039J					
Full Name		Vidyashilp Education Trust					
Flat/Block No.		Survey No. 173/2A and 173/1/1/1, area of 2231.98					
Premises/Building		Sq. Mtrs.					

Account Head Details		Amount In Rs.					
0030046401 Stamp Duty		972800.00					
Road/Street		Village Fursungi, Taluka Haveli, District Pune					
Area/Locality		Pune					
Town/City/District							
PIN		4 1 2 3 0 8					

Remarks (If Any)		PAN2=ABEFS7983B-SecondPartyName-Mr. Dattoba D Nimbalkar thr हवल-११ POA Mr Surywanshi Partner Sahara Developers-					
Amount In		Nine Lakh Seventy Two Thousand Eight Hundred Rupee					
Total		9,72,800.00					
Words		s Only					

Payment Details		BANK OF MAHARASHTRA					
FOR USE IN RECEIVING BANK							
Cheque-DD Details		Bank CIN		Ref. No.		02300042023080996684 232212361900	
Cheque/DD No.		Bank Date		RBI Date		09/08/2023-16:58:54 Not Verified with RBI	
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		30810 , 10/08/2023			

Department ID : Mobile No. : 8237221383
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-329-18111	0003410738202324	11/08/2023-15:53:28	IGR018	972800.00

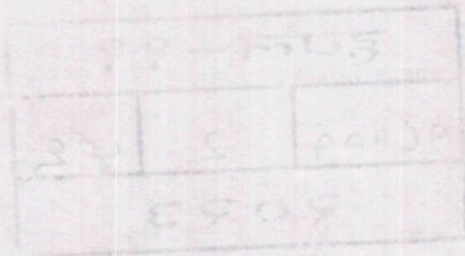
GRN : MH006456903202324E Amount : 9,72,800.00

Bank : BANK OF MAHARASHTRA Date : 09/08/2023-16:56:44

Total Defacement Amount	9,72,800.00
-------------------------	-------------



हवल-११		
१८१११	३	७६
२०२३		





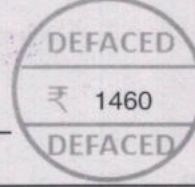
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2306202307028

Receipt Date 11/08/2023

Received from Vidyashilp Education Trust, Mobile number 8237221383, an amount of Rs.1460/-, towards Document Handling Charges for the Document to be registered on Document No. 18111 dated 11/08/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.



Payment Details

Bank Name MAHB

Payment Date 23/06/2023

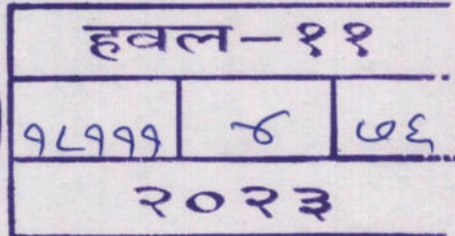
Bank CIN 10004152023062306521

REF No. 007944955

Deface No 2306202307028D

Deface Date 11/08/2023

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





हवल-११		
९८९९९	५	८६
CHALLAN		
MTR Form Number 6		



GRN	MH0036654682023246	BARCODE	Date	15/06/2023-15:55:24	Form ID	36
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		PAN No.(If Applicable)	AACTV8039J		
Location	PUNE		Full Name	Vidyashilp Education Trust		
Year	2023-2024 One Time		Flat/Block No.	Survey No. 173/2A and 173/1/1/1, vacant area		
Account Head Details	Amount In Rs.	Premises/Building	adm. 24024.87 sq. mtrs.			
0030046401 Stamp Duty	609700.00	Road/Street	Village Fursungi, Taluka Haveli, District Pune			
0030063301 Registration Fee	30000.00	Area/Locality	Pune			
		Town/City/District				
		PIN	4	1	2	3 0 8
		Remarks (If Any)	PAN2=ABEFS7983B~SecondPartyName=Mr Dattoba D Nimbalkar thr POA Aniruddha Surya Partner Sahara Developer~			
Total	6,39,700.00	Amount In Words	Six Lakh Thirty Nine Thousand Seven Hundred Rupees Only			
Payment Details	BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	02300042023061563567	231669918457		
Cheque/DD No.	Bank Date	RBI Date	15/06/2023-15:56:54	Not Verified with RBI		
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA			
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.

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

Mobile No. : 8237221383

[Handwritten signatures and stamps]



हवेल-११		
१८९९९	६	७६
CHALLAN २०२३		
MTR Form Number-०		



GRN	MH006456903202324E	BARCODE	[Barcode]				Date	09/08/2023-16:56:44	Form ID	36
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)	AACTV8039J					
Location	PUNE			Full Name	Vidyashilp Education Trust					
Year	2023-2024 One Time			Flat/Block No.	Survey No. 173/2A and 173/1/1/1, area of 2231.98					
				Premises/Building	Sq. Mtrs.					
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty		972800.00	Road/Street	Village Fursungi, Taluka Haveli, District Pune					
				Area/Locality	Pune					
				Town/City/District						
				PIN	4	1	2	3	0	8
				Remarks (If Any)	PAN2=ABEFS7983B~SecondPartyName=Mr Datto D Nimbalkar thr POA Mr Surywanshi Partner Sahara Developers-					
Total			9,72,800.00	Amount In	Nine Lakh Seventy Two Thousand Eight Hundred Rupee					
				Words	s Only					
Payment Details				FOR USE IN RECEIVING BANK						
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042023080996684	232212361900			
Cheque-DD Details				Bank Date	RBI Date	09/08/2023-16:58:54	Not Verified with RBI			
Cheque/DD No.				Name of Bank		BANK OF MAHARASHTRA				
Name of Bank				Name of Branch		Not Verified with Scroll				
Name of Branch				Scroll No. , Date						

Department ID : Mobile No. : 8237221383
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.

[Handwritten signatures and stamps]



हवल-११		
१५९९	७	७६
२०२३		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2306202307028	Date 23/06/2023
Received from Vidyashilp Education Trust, Mobile number 8237221383, an amount of Rs.1460/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name MAHB	Date 23/06/2023
Bank CIN 10004152023062306521	REF No. 007944955
This is computer generated receipt, hence no signature is required.	

Singals. *Chand.* *Shel*



हवल-११		
१८१११	L	७६
२०२३		

LEASE DEED

THIS LEASE DEED is made and executed at Pune on this ^{11th} ~~25~~ day of ^{August} ~~June~~ 2023.

BETWEEN

1. Mr. Dattoba Dhondiba Nimbalkar
Age- about 91 years, Occupation- Agriculture
R/at- Phursungi, Taluka Haveli, District Pune
2. Mr. Rajaram Dhondiba Nimbalkar
Age- about 91 years, Occupation- Agriculture
R/at- Room No. 200, PMC Colony, Wakadewadi, Pune 411003
3. Mr. Hiranman Dhondiba Nimbalkar (since deceased)
Through legal heirs
 - (a) Mr. Suresh Hiranman Nimbalkar
Age- about 59 years, Occupation- Agriculture
 - (b) Smt. Sunita Hanumant Nimbalkar
Age- about 49 years, Occupation- Housewife
 - (c) Snehal Hanumant Nimbalkar
Age- about 31 years, Occupation- Housewife
 - (d) Mr. Swapnil Hanumant Nimbalkar
Age- about 29 years, Occupation- Agriculture
 - (e) Madhuri Shankar Nimbalkar
Age- about 51 years, Occupation- Housewife
 - (f) Bhograj Shankar Nimbalkar
Age- about 34 years, Occupation- Agriculture
 - (g) Omkar Shankar Nimbalkar
Age- about 30 years, Occupation- Agriculture
No. 3(a) to 3(g) R/at- Survey no. 24, Karvenagar,
Pune - 411 053
4. Mrs. Hirabai Baban Mahadik
Age- about 65 years, Occupation- Housewife
R/at- Shindavane, Taluka Haveli, District Pune

1



हवल-११		
१८९९९	e	०६
२०२३		

5. Smt. Devubai Balasaheb Nimbalkar (since deceased)

Through her legal heir

Harubai Balaso Nimbalkar

Age- about ___ years, Occupation- Housewife

R/at- Shindavane, Taluka Haveli, District Pune

No. 1 to 5 through Power of Attorney Holder

M/s. Parmar and Parmar

Through its Power of Attorney Holder

Mr. Nanasaheb Baburao Surywanshi

Age- 65 years, Occupation- Business,

Aadhar No. 7830 5206 3516

A Partner of **Sahara Developers**,

a Registered Partnership Firm,

PAN- ABEFS7983B

Having Office at- Bhekarainagar, Phursungi,

Taluka Haveli, District Pune

[Hereinafter, for the sake of brevity and convenience referred to and called as the "Lessors", which expression, unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include them personally, their respective heir/s, legal representative/s, administrator/s, executor/s, assign/s, etc.]

.... PARTY OF THE FIRST PART

AND

Vidyashilp Education Trust

Having its registered office at:

Post Mahadev Nagar, Manjari, Pune - 412307

PAN: AACTV8039J

Through its Authorised representative & Signatory

Mr. Shashikant Dnyaneshwar Nasare

Age: 50 years, Occupation: Service

Address: Flat no. 6A, 806, Kalpataru Serenity, Manjari,

Mahadeonagar, Pune 412 307

Aadhaar No.: 5685 9301 9160



हवल-११		
१८९९९	१०	७६
२०२३		

[Hereinafter, for the sake of brevity and convenience referred to and called as the "Lessee", which expression, unless repugnant to the context or meaning thereof, shall mean and include its Trustee, administrator/s, successors-in-interest, etc.]

...PARTY OF THE SECOND PART

AND

SAHARA DEVELOPERS

A Registered Partnership Firm,

PAN- ABEFS7983B

Having Office at- Bhekarainagar, Taluka Haveli, District Pune

Though it's Partner and authorised representative

Mr. Santosh Hiralal Kothari

Aadhar No. 7049 3076 3056

Age: 53 years, Occupation: Business

Address: same as above

[Hereinafter, for the sake of brevity and convenience referred to and called as the "Consenting Party", which expression, unless repugnant to the context or meaning thereof, shall mean and include its Partners, administrator/s, successors-in-interest, representative/s, executor/s, assign/s etc.]

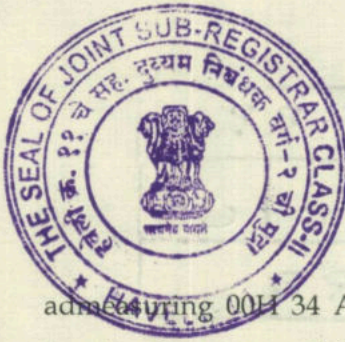
...PARTY OF THE THIRD PART

(Hereinafter, for the sake of brevity and convenience, the LESSORS and the LESSEE and the CONSENTING PARTY are individually referred to and called as the "Party" and collectively as the 'Parties'.)

WHEREAS

A. The Lessors are the owners of all that piece and parcel of land admeasuring 02H 31 Ares bearing Survey no. 173/2A (old Survey no. 145/2A) situated at village Fursungi, Tal. Haveli, Dist. Pune (hereinafter for the sake of brevity and convenience referred to and called as "Property A") and all that piece and parcel of land

[Handwritten signatures and stamps]



हवल-११		
१८९९९	९९	७६
२०२३		

admeasuring 00H 34 Ares out of total land admeasuring 00H 68. Ares bearing Survey no. 173/1/1/1 (old Survey no. 145/1/1/1) situated at village Fursungi, Tal. Haveli, Dist. Pune (hereinafter, for the sake of brevity and convenience referred to and called as "Property B"). The said Property A and Property B was previously owned by the Lessors.

- B. The Lessor no. 1, 2, 4, deceased Mr. Hiranman Dhondiba Nimbalkar and deceased Smt. Devubai Balasaheb Nimbalkar by accepting consideration have executed Agreement to Sell dated 03/04/1996, which is registered with the office of the Sub Registrar Haveli No. III and noted at Serial No. 2279/1996 in respect of the said Property A and Property B in favour of M/s. Parmar and Parmar through its partner Mr. Dinesh Chaganlal Parmar. The vacant and physical possession of the said Property A and Property B has been transferred to M/s. Parmar and Parmar. The Lessors have also executed a Power of Attorney, which is registered with the office of the Sub Registrar Haveli No. III and noted at Serial No. 2280/1996 in respect of the said Property A and Property B in favour of M/s. Parmar and Parmar through its partner Mr. Dinesh Chaganlal Parmar.
- C. The Collector, Pune has granted permission for non-agricultural use of the said Property A and Property B by virtue of its order dated 20/10/1998, bearing No. PRH/NA/SR/00159/98. The said Property A and Property B were amalgamated and formed part of a single layout which was recommended by Assistant Director Town Planning, Pune bearing serial no. 1118 on 15/05/1999 and was further revised on 31/03/2001 by virtue of order dated 31/03/2001 bearing no. PRH/NA/SR/734/2000. The amalgamated piece of land consisting of said Property A and Property B totally admeasuring 26500 sq. mtrs. is hereinafter, for the sake of brevity and convenience, referred to and called as "said Property".
- D. Out of the said Property, the land admeasuring 3754.885 sq. mtrs. was carved out as amenity space. Out of the said amenity space, the



हवल-११		
१८१११	१२	७६
२०२३		

Consenting Party has acquired all the rights pertaining to an area of 3113.18 sq. mtrs. (hereinafter, for the sake of brevity and convenience referred to and called as the "Larger Land" and which is more particularly described in the "Schedule A" written hereunder).

- E. M/s. Parmar and Parmar by accepting consideration has executed Development Agreement dated 24/09/2007 which is duly registered in the office of Sub-Registrar of Assurances at Haveli 6 on 24/09/2007 and noted at Serial No. 7608/2007 in favour of the Consenting Party and has also executed Power of Attorney on 24/09/2007 in favour of the Consenting Party by virtue of which the Consenting Party obtained all rights including selling rights in respect of the Larger Land. The said Power of Attorney is registered in the office of Sub-Registrar of Assurances, at Haveli 6 on 24/09/2007 and noted at Serial No. 7609/2007.
- F. As the Lessors and M/s. Parmar and Parmar have accepted consideration against the Larger Land in the manner stated above, they have not kept any rights in respect of the Larger Land with them. By virtue of Development Agreement and Power of Attorney the Consenting Party has obtained all rights, title and interest in respect of the Larger Land and hence is sufficiently entitled to and possessed the Larger Land. As the Lessors and M/s. Parmar and Parmar have accepted valuable consideration the Development Agreement and the Power of Attorney shall remain in force even after the death of the Lessors and after M/s. Parmar and Parmar and shall be binding upon the legal heirs of the Lessors and M/s. Parmar and Parmar. Hence, by virtue of Development Agreement and Power of Attorney, the Consenting Party has developed the Larger Land and is having rights, title and interest therein.
- G. After the death of Lessor No. 3 the name his legal heirs i.e. the Lessor No. 3(a) to 3(g) got mutated on revenue records. Similarly, after the



हवल-११		
१८११	१३	०६
२०२३		

death of Lessor No. 5 the name her legal heir got mutated on revenue records.

- H. The Consenting Party have carved out an area being open and vacant piece of land, which is admeasuring 2231.98 Sq. Mtrs. approximately out of the Larger Land (hereinafter for the sake of brevity and convenience referred to and called as the "said Land", which is more particularly described in **Schedule B** written hereunder and is the subject matter of this Deed) and the Consenting Party was not in immediate need of the same and hence, was desirous of giving the same on lease basis or leave and license basis.
- I. The Lessee is engaged in the activities of imparting education and performing other activities in the sector of education like sports activities and other co-curricular activities for its students and that for the purpose of carrying on its said activities like sports activities, physical training and other co-curricular activities (hereinafter for the sake of brevity and convenience referred to and called as the "said Educational Activities"), the Lessee was in need of suitable premises like an open land.
- J. Having come to know the aforesaid intentions of the Consenting Party, the Lessee approached the Consenting Party through its duly authorised representative with a proposal of giving the said Land on lease for a consideration.
- K. Upon further discussions and negotiations and as the Consenting Party on having found the offer of the Lessee suitable and appropriate and Lessee on having found the offer of the Consenting Party suitable and appropriate for its activities, the Lessee agreed to take the said Land by way of lease and the Consenting Party agreed to grant lease pertaining to the said Land to the Lessee.
- L. As the name of the Lessor is still reflecting on the revenue records they are added as a party to the present agreement, but they are not having any interest remained in the Larger Land as they have transferred all the



हवल-११		
१८१११	१४	०९
२०२३		

rights, interest and possession in respect of the Larger Land to the Consenting Party. The Lessors also acknowledge the rights, interest and possession of the Consenting Party on the Larger Land.

- M. After finalising all the terms and conditions and as per the mutual understanding between the Consenting Party and the Lessee, the Consenting Party and the Lessee are executing the present Deed of Lease on the terms and conditions which are mentioned hereunder.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE 1
DEFINITIONS

The terms in this Deed shall have the same meaning, unless the context otherwise requires, as defined hereunder.

- 1.1 "Deed" shall mean this deed along with all the annexures attached hereto and all the modifications / alterations / rectifications / corrections / amendments / variations as agreed between the Parties and made in writing duly executed by the authorised representatives of the Parties.
- 1.2 "Lease Period" shall mean a period of 33 years commencing from 01/05/2023 and expiring on 30/04/2056.
- 1.3 "Lock-in-period" shall be a period of first five years out of the Lease Period.
- 1.4 "Rent" shall mean the monthly consideration which shall be paid by the Lessee to the Consenting Party and which is quantified and stated in Article No. 4.1 hereinbelow.
- 1.5 "Said Land" means and includes all that piece and parcel of the open land lying, being and situate at Survey No.173/2A and 173/1/1/1, village: Phursungi, Taluka: Haveli, District: Pune, admeasuring about

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



हवल-११		
१८१११	१४	७६
२०२३		

2231.98 Sq. Mtrs. approximately, which is more particularly described in Schedule B written hereunder.

ARTICLE 2

GRANT

The Consenting Party hereby grants by way of lease, to the Lessee, the peaceful, vacant and exclusive possession of the said Land along with all the easements attached thereto for the Lease Period for carrying on the said Educational Activities of the Lessee.

ARTICLE 3

POSSESSION, TERM AND LOCKIN PERIOD

3.1 Possession

The Parties hereby agree that the Consenting Party has put the Lessee in vacant, peaceful and physical possession of the said Land on 01/05/2023.

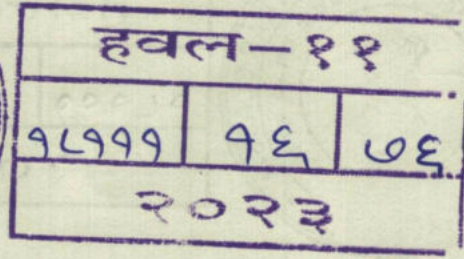
3.2 Term

The lease granted hereby shall be for a period of 33 years, commencing from the date of possession i.e. 01/05/2023 and expiring on 30/04/2056 unless terminated earlier as per the provisions of this Deed.

3.3 Lock-in-Period

3.3.1 The Parties hereby agree that the Lock-in-period for the Parties shall be first 5 years out of the Lease Period. The Parties further agree that subject to timely payment of Rent by the Lessee to the Consenting Parties, as agreed herein, the Parties shall not be entitled to terminate this Deed on any grounds whatsoever for the Lock-in-period and the Parties shall be bound to each other during the Lock-in-period.

3.3.2 Notwithstanding anything contained herein, in the event for any reason whatsoever, the Lessee does not utilise the said Land, abandons the said Land, vacates the said Land, does not carry on the said Educational



Activities on the said Land within the Lock-in-period then also the Lessee shall be bound to pay the Rent for the entire Lock-in-period.

3.3.3 Notwithstanding anything contained herein, in the event the Lessee does not pay Rent agreed herein, to the Consenting Party, for any three months out of a period of twelve months out of the Lease Period then the Consenting Party shall be entitled to terminate this Deed even during the Lock-in-period without any recourse to the Lessee. For the purposes of explanation, the said period of 12 months shall be each consecutive period of 12 months commencing from the starting date of Lease Period.

3.3.4 Notwithstanding anything contained herein, the Lessee agrees and undertakes to immediately vacate the said Land and handover possession of the said Land without any delay and demur in case of termination by the Consenting Party of this Deed as contemplated by this Article.

ARTICLE 4

RENT, ADVANCE RENT AND ADJUSTMENT

4.1 Rent

4.1.1 The Parties hereby agree that during the subsistence of the Lease the Lessee shall pay the Rent as and by way of consideration, to the Consenting Party, as per the Rent chart provided hereunder :-

Rent Chart

Sr. No.	Rent per month (Rs.)	Period	
		From	To
1	8,72,405/-	01/05/2023	30/04/2024
2	9,16,025/-	01/05/2024	30/04/2025
3	9,61,827/-	01/05/2025	30/04/2026
4	10,09,919/-	01/05/2026	30/04/2027
5	10,60,415/-	01/05/2027	30/04/2028
6	11,13,435/-	01/05/2028	30/04/2029
7	11,69,107/-	01/05/2029	30/04/2030
8	12,27,563/-	01/05/2030	30/04/2031

[Handwritten signature]

[Handwritten signature]



हवल-११		
१८९९९	१७	७६
२०२३		

9	12,88,941/-	01/05/2031	30/04/2032
10	13,53,388/-	01/05/2032	30/04/2033
11	14,21,057/-	01/05/2033	30/04/2034
12	14,92,110/-	01/05/2034	30/04/2035
13	15,66,715/-	01/05/2035	30/04/2036
14	16,45,051/-	01/05/2036	30/04/2037
15	17,27,304/-	01/05/2037	30/04/2038
16	18,13,669/-	01/05/2038	30/04/2039
17	19,04,353/-	01/05/2039	30/04/2040
18	19,99,570/-	01/05/2040	30/04/2041
19	20,99,549/-	01/05/2041	30/04/2042
20	22,04,526/-	01/05/2042	30/04/2043
21	23,14,753/-	01/05/2043	30/04/2044
22	24,30,490/-	01/05/2044	30/04/2045
23	25,52,015/-	01/05/2045	30/04/2046
24	26,79,615/-	01/05/2046	30/04/2047
25	28,13,596/-	01/05/2047	30/04/2048
26	29,54,276/-	01/05/2048	30/04/2049
27	31,01,990/-	01/05/2049	30/04/2050
28	32,57,089/-	01/05/2050	30/04/2051
29	34,19,943/-	01/05/2051	30/04/2052
30	35,90,940/-	01/05/2052	30/04/2053
31	37,70,487/-	01/05/2053	30/04/2054
32	39,59,011/-	01/05/2054	30/04/2055
33	41,56,962/-	01/05/2055	30/04/2056

4.1.2 It has been agreed by and between the Parties that the Rent, during the Lease Period, shall be paid to the Consenting Party for every month after completion of the month on or before 5th of the next calendar month, as per the calculations and escalations mentioned in Article No. 4.1.1.

10



हवल-११		
१५१११	१६	०६
२०२३		

4.1.3 It has been agreed by and between the Parties that the Rent, for the Lease Period, shall be payable only for the said Land.

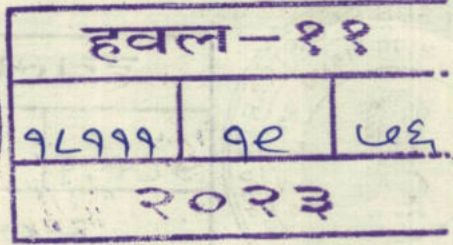
4.1.4 It has been agreed by and between the Parties that the Rent, for the Lease Period, shall be payable only after deductions and adjustments as mentioned in Article No. 4.2

4.2 Adjustment and Deductions

4.2.1 It has been agreed by and between the Parties that the Lessee shall be entitled to deduct Income Tax as per the Tax Deduction Scheme under the Income Tax Act and the Rent shall be paid only after such deduction. The Lessee undertakes to deposit such deducted amount with the concerned Government Authority within the time limit prescribed for the same. In the event of failure or delay in depositing such deducted amount by the Lessee with the concerned Government Authority then the Lessee shall be solely responsible for the consequences and liabilities including but not limited to late fee, interest, charge, penalty, etc. which may be imposed upon the Consenting Party.

4.2.2 The Rent is exclusive of taxes including but not limited to property tax, GST, cess, etc., if any and as applicable. The Lessee shall not deduct any such tax amount from the Rent. Any tax which is agreed herein to be paid and borne by the Lessee or shall be required to be borne and paid by the Lessee owing to any law, rules and regulations shall be paid by the Lessee alone. However, in the event as per the provisions of any law, rules and regulations if the Consenting Party is required to deposit such tax with the Government Authority then the Lessee shall bear and pay such tax but deposit it with the Consenting Party, who in turn shall deposit it with the Government Authority.

4.2.3 It is agreed by the Parties that there shall be no adjustment or set off against the Rent.



4.3 **Default in payment of Rent**

As mentioned in article no.4.1.2 the Lessee shall pay the Rent for every month after completion of the month on or before 5th of the next calendar month to the Consenting Party, in case of default in payment of the Rent, then the Lessee shall be liable to pay interest @ 18% p.a. from the 6th day of such calendar month until such default continues and actual realisation thereof. It is agreed and understood by the Parties that payment of interest shall not absolve the Lessee from its obligations contained herein. Furthermore, the rights of the Consenting Party to take action against the Lessee as per the terms of this Deed and /or otherwise shall not be in any manner be affected, restricted, impaired or deemed to have been waived owing to acceptance of interest for such delay in payment of Rent.

ARTICLE 5
SECURITY DEPOSIT

- 5.1. The Lessee hereby agrees to pay and keep deposited with the Consenting Party, an amount of Rs. 50,00,000/- (Rupees Fifty Lakh only) as and by way of interest free security deposit at all times for the Lease Period. The Lessee has deposited such amount with the Consenting Party. The Consenting Party acknowledges the receipt of the said amount and no separate receipt shall be required to be issued for the same.
- 5.2. The Lessee agrees and undertakes to pay and keep deposited with the Consenting Party an additional amount of Rs. 1,00,00,000/- (Rupees One Crore Only) as and by way of interest free security deposit at all times for the Lease Period after 30/04/2048. However, the Lessee shall deposit such amount on or before 01/02/2048 with the Consenting Party.
- 5.3. The Lessee further agrees that the security deposit is furnished as security for due performance of this Deed and which shall not carry any interest and shall be refunded by the Consenting Party, as agreed herein,



हवल-११		
१५१११	२०	०६
२०२३		

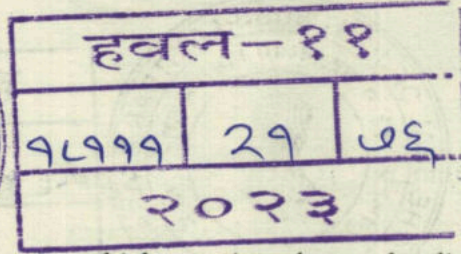
on termination of the Lease either by early determination or efflux of time.

- 5.4. The Lessee hereby agrees that the Consenting Party shall be entitled to make adjustments, deductions and /or set off of any amounts due and payable by the Lessee for due performance of its obligations contained herein or under any law for the time being in force.
- 5.5. The Lessee hereby agrees that in the event during the Lease Period the Consenting Party makes any such adjustments, deductions and/or set off against the amounts of security deposit stated in Article Nos. 5.1 and 5.2 hereinabove owing to which the said amount of security deposit is reduced below than the amounts written in Article Nos. 5.1 and 5.2 hereinabove then the Lessee shall within a period of 10 days from the Consenting Party intimating the deficit amount, without any demur, deposit such deficit amount with the Consenting Party to ensure that the amounts as mentioned in Article Nos. 5.1 and 5.2 hereinabove are maintained as security deposit at all times since such amounts are deposited with the Consenting Party by the Lessee.
- 5.6. Notwithstanding anything contained herein, the Lessor shall be entitled to terminate this Deed during the Lease Period including the Lock-in-period if the Lessee causes breach of any of the terms and conditions contained in Article No. 5 of this Deed.
- 5.7. The Parties hereby agree that on termination of the Deed the Consenting Party shall refund the entire security deposit to the Lessee without any interest, after deducting any amount due and payable to the Consenting Party by the Lessee including but not limited to unpaid Rent, interest, charges, damages, compensation, taxes, duties, deficit amounts, bills of utility service providers, bills of other service providers, liabilities, etc., within a period of 90 days from the date of handing over of peaceful, vacant and physical possession of the said Land by the Lessee to the Consenting Party. In case of failure to refund the security deposit by the

Signature

Signature

Signature



Consenting Party or such amount which remains after such adjustments, deductions or set off, if any, to the Lessee, within the said time period, the Consenting Party shall be liable to pay an interest @ 18 % p.a. until actual realisation of the amount of security deposit or such amount which remains after such adjustments, deductions or set off, if any.

- 5.8. Notwithstanding anything contained herein, it is agreed and declared by the Lessee that prior to effecting such refund and after the Lessee hands over the peaceful, vacant and physical possession of the said Land to the Consenting Party the Consenting Party shall be entitled to cause inspection of the said Land either by itself or representatives of the Consenting Party and shall be entitled to recover any (i) losses and damages which may have been caused to the said land and (ii) costs and expenses which may be required to make good such losses and damages and /or for removal of anything which is placed or fastened unto the said Land by the Lessee or for the Lessee so as to restore the said Land in completely open and vacant state save and except any structure, if any, which may be constructed in terms of this Deed.

ARTICLE 6

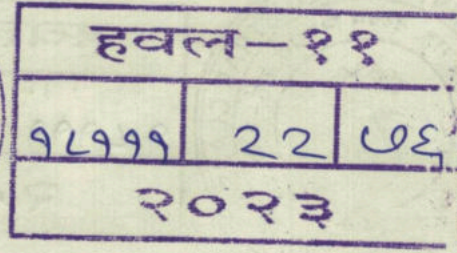
REPRESENTATIONS AND WARRANTIES

6.1. Representation and Warranties by the Consenting Party

The Consenting Party hereby assure, promise, declare, represents and warrants to the Lessee as follows:-

- 6.1.1. The Consenting party is having absolute right and interest of the said Land and no person, apart from them, has any title, interest, claim or demand against the said Land. The Consenting Party has absolute rights to enter into this Contract and shall perform all the obligations cast upon it by this Deed. The Lessors have been added to the present Deed to avoid any lacuna and only as their names are reflecting on revenue records.
- 6.1.2. The Consenting Party has duly paid all the requisite Government / Municipal / Gram Panchayat taxes, charges, penalties, fines and other

14



outgoings in respect of the said Land until the date of commencement of the Lease Period.

6.1.3. The Consenting Party, its representatives, its agents or any person have not been served upon, issued or received any notice, whatsoever in nature, in relation to the said Land, from any Government or municipal bodies or Gram Panchayat.

6.1.4. The Consenting Party shall perform all its obligations, under this Deed, efficiently and without any default.

6.1.5. Each representation and warranty given by the Consenting Party shall be construed independently of the others and no representation or warranty is limited by the other.

6.2. Representation and Warranties by the LESSEE.

The Lessee hereby assures, promises, declares, represents and warrants to the Consenting Party as follows:-

6.2.1. The Lessee is a trust duly registered and incorporated under the provisions of the Maharashtra Public Trust Act, 1950, engaged in said Educational Activities.

6.2.2. The Lessee has all the power and authority to enter into and execute this Deed and to perform all the obligations and duties under this Deed.

6.2.3. The Lessee shall pay the Rent on monthly basis and shall not cause any default in making the payment of the Rent.

6.2.4. The Lessee has independently carried out inspection, investigation or due diligence in respect of the said Land and verification and confirmation of the rights of the Consenting Party over the same and only after its satisfaction it is executing this Deed.

6.2.5. The Lessee shall use the said Land like an ordinary prudent person.

Signature

Signature

Signature



हवल-११		
१८९९९	२३	०६
२०२३		

6.2.6. The Lessee shall perform all its obligations under this Deed.

ARTICLE 7
COVENANTS

7.1. Covenants by the CONSENTING PARTY

The Consenting Party hereby Covenants with the Lessee as stated hereunder:-

- 7.1.1. Subject to the terms and conditions contained herein and the Lessee shall be entitled to enjoy the peaceful, vacant and exclusive possession of the said Land without any interruption from the Consenting Party or their agents or their representatives.
- 7.1.2. The Consenting Party shall permit an unrestricted access, of the said Land, to the Lessee, its staff, its representatives, contractors, agents, visitors, etc. on a 24 x 7 x 365 basis and the Consenting Party shall not cause any hindrance or raise any objection regarding access to the said Land. However, it is agreed by the Lessee that the common access road to the said Land has to be maintained in a good condition and hence, the Lessee shall bear and all pay all the expenses for maintaining the common access road from the main public road to the said Land. The maintenance of such common access road from the main public road to the said Land shall be done by the Lessee as and when directed by the Consenting Party. The Consenting Party shall at its sole discretion decide if any and the nature of maintenance that may be required to be done to the said common access road and as directed by the Consenting Party the Lessee shall carry out such maintenance. In the event of failure of the Lessee to carry out the maintenance within a period of 30 days from directions given by the Consenting Party for the same, the Consenting Party at its discretion may carryout the maintenance and deduct such amount expended by it from the amount of security deposit.
- 7.1.3. On termination of lease either by early determination or by efflux of time, as long as the Lessee is in possession of the said Land, the Lessee

16



हवल-११		
१८१११	२४	०६
२०२३		

shall be entitled to remove all the fittings, fixtures, etc. or anything attached to earth, by the Lessee, and hand over the vacant possession of the said Land, subject to normal wear and tear, in the same state in which the Lessee had received it.

7.2 Covenants by the LESSEE

The Lessee hereby Covenants with the Consenting Party as stated hereunder:-

7.2.1 The Lessee shall, during the subsistence of the Lease period, pay the Rent, to the Consenting Party, in accordance with the terms and conditions of this Deed.

7.2.2 The Lessee shall use the said Land as a person of ordinary prudence would use and shall take all due care to keep the said Land in good condition.

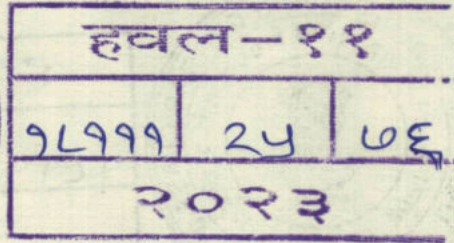
7.2.3 The Lessee shall be entitled to use the said Land only to carry on its said Educational Activities, in any manner it desires, during the Lease Period. In the event the Lessee desires to use the said Land for any other purpose then the Lessee shall obtain prior written permission of the Consenting Party and only after grant of such written permission of the Consenting Party, the Lessee shall be entitled to use the said Land for any other purpose.

7.2.4 Subject to prior written permission/s of the Consenting Party, the Consenting Party may allow the Lessee to erect any permanent or temporary structure or make structural addition/s and alteration/s, as and when required, on the said Land, for the purpose of carrying on its said Educational activities or for any other reason incidental to the Educational activities of the Lessee. However, in the event such proposal is made by the Lessee to the Consenting Party for giving its consent, then only the Consenting Party shall be entitled to construct such structure or make additions or alterations as a contractor or development manager and the rate / charges / fees for such services provided by the

Signature

Signature

Signature



Consenting Party shall be mutually agreed by the Parties as and when the proposal for construction of such structure is made by the Lessee for consent of the Consenting Party. The Rent is exclusive of such rate / charges / fees. A separate agreement for such purpose shall be entered into by the Consenting Party and the Lessee on mutually acceptable terms and conditions. It is specifically agreed that in the event of such construction being permitted by the Consenting Party and such construction being made on the said Land then the Rent shall be revised and the Parties shall mutually decide the Rent for such structure and execute a separate agreement for usage and occupation of such structure on such terms which shall be agreed by the Consenting Party.

7.2.5 From the date of commencement of Lease Period the Lessee shall bear and pay all the present and future taxes, cess, duties including but not limited to land and property taxes, GST, cesses, levy, charges, etc. including any accretions thereto in relation to the said Land and the Consenting Party shall not be liable to pay any amount towards such taxes, cess and duties. In the event the Lessee fails to pay such amounts within the time specified by the authorities or within 30 days from giving a notice by the Consenting Party then the Consenting Party shall pay such amounts and submit the receipts, bills, documents, papers, etc. to the Lessee. Thereafter, the Lessee shall reimburse, to the Consenting Party, the amount so paid by the Consenting Party within a period of 48 hours from receiving the receipts, bills, documents, papers, etc. failing which the Consenting Party shall be entitled to deduct the amount from the security deposit. In the event of request made by the Consenting Party the Lessee shall provide original copies of bills and payment receipts / proof of payment within a period of 15 days of making such request.

7.2.6 The Lessee shall bear and pay water charges, maintenance charges, garbage collection charges, if any, and all the charge and fees levied by the service providers including telephone bills, internet bills, etc. and utility service providers including electricity bills, gas bills, etc. In the



हवल-११		
१८१११	२६	७६
२०२३		

event of request made by the Consenting Party the Lessee shall provide original copies of bills and payment receipts / proof of payment within a period of 15 days of making such request.

7.2.7 The Lessee shall use the said Land only for the purpose of said Educational Activities. If in case the Lessee utilises the said Land for any other purpose without prior written permission of the Consenting Party, in that case if any fine or additional tax is imposed by any authority, then the Lessee shall be bound to pay the same and indemnify the Lessor and Consenting Party.

7.2.8 The Lessee shall be entitled to display its name / signboard / display board/s on the said Land only in the space designated by the Consenting Party and of such size which is approved in writing by the Consenting Party and in such a fashion so as not to cause any hindrance / obstruction, of whatsoever nature, to the elevation of the adjoining building. Further it shall display its name / signboard / display board/s only as per the rules and regulations of the Municipal Body and / or any other lawful authorities / bodies. Further, it is agreed by the Lessee that the Lessee shall bear and pay the charges, if any, levied in respect of such board/s.

7.2.9 The Lessee shall not do any act or omission owing to which any damage is caused to the said Land and the Lessee shall undertake all day-to-day maintenance of the said Land at its own cost and expenses.

7.2.10 The Consenting Party and their representatives shall be entitled to enter upon the said Land to inspect the said Land and shall be entitled to take photographs or video shooting for its records as it deems necessary. The Lessee shall not cause any hindrance to the access and entry, to the said Land, to the Consenting Party and / or its representative/s either for inspection or otherwise during the Lease Period. In the event the Consenting Party points out any issue or aspect which requires any maintenance or attention of the Lessee then the Lessee shall immediately

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



हवल-११		
१८९९९	२०	०६
२०२३		

cause its maintenance or provide its attention thereto and take necessary steps to resolve it to the satisfaction of the Lessee.

- 7.2.11 The Lessee agrees and acknowledges that the said Land is given by the Consenting Party on lease basis on as is where is basis and hence, the Lessee shall never make any claim or demand against the Consenting Party for any reason whatsoever.
- 7.2.12 The Lessee and its office bearers shall be solely responsible for all the activities carried on the said Land. In the event any unethical or illegal activity is carried on the said Land or any incident takes place in the said Land then the Consenting Party shall not be responsible or liable for the same in any manner and for any reason whatsoever.
- 7.2.13 The Lessee shall ensure that all safety measures are installed on the said Land and taken considering the nature of the activities carried on by the Lessee and the age group of students who use the said Land. In the event of any accident, whether without or without safety measures and all due care, the Consenting Party shall not be responsible or liable for the same in any manner and for any reason whatsoever.
- 7.2.14 The Lessee shall be solely liable and be responsible for all the acts and omissions of staff, employees, consultants, visitors, students, parents, etc. and the Consenting Party shall not be liable or responsible for any of the acts or omissions of such persons for any reason whatsoever.
- 7.2.15 The rights created as and by way / under the present Deed, are per se in favour of the Lessee only and that the Lessee shall not be entitled to transfer the benefits of this Deed to anybody else, in any manner whatsoever, and shall not be entitled to allow anybody else to use or occupy the said Land or any part thereof. In the event there is any substantial change in the constitution of the Lessee or change in the trustees or key office bearer personnel then the Lessee shall first inform about such change to the Consenting Party before giving effect to such



हवल-११		
१५९९	२८	०६
२०२३		

change. The Lessee agrees and undertakes that in such situation the Consenting Party may not want to have any contractual relation with such new persons though the Lessee is a body corporate having its independent existence but the persons incharge of the Lessee is the most important aspect for continuation of the present relation between the Lessee and Consenting Party and hence, the Consenting Party shall take decision of continuation of the present Deed only after knowing such changes and persons who shall be inducted, if any. In the event the Consenting Party does not provide its consent to such change after the Lessee informs about such change to it then the Lessee shall either not make any such changes or mutually terminate this Deed and handover the vacant, peaceful and physical possession of the said Land. For the purposes of this Article the Lessee shall within a period of 15 days from the date of the Consenting Party informing about its decision provide the Lessee's decision to the Consenting Party. In the event such decision is not provided within such period by the Lessee then it shall be deemed that the Lessee has agreed not to effect any such change. In the event the Lessee decides to effect such change despite there being no consent of the Consenting Party then the Lessee shall within a period of 15 days from the date of intimation of the decision of such change or the Consenting Party obtaining knowledge about such change handover the vacant, peaceful and physical possession of the said Land to the Consenting Party and mutually terminate the present Deed.

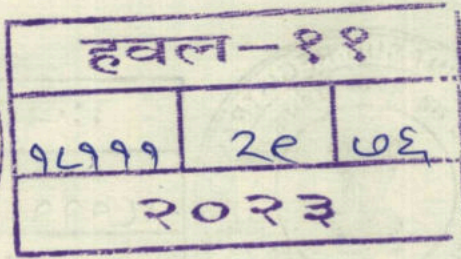
7.2.16 The Lessee shall not be entitled to mortgage the said Land howsoever, for availing any financial assistance or otherwise.

7.2.17 The Lessee agrees and acknowledges that the main public road and the area abutting it and the common access road from the main public road are not for the exclusive use of the Lessee and hence, the Lessee shall be bound by the rules and regulations for usage of the same which are made by the Consenting Party, Government Authority and /or Municipal Body and the Lessee shall ensure that the employees, staff, visitors, parents of students, students, vehicles plying students whether

[Handwritten signature]

[Handwritten signature]

21
[Handwritten signature]



private or owned by the Lessee, buses, rickshaws, etc. strictly abide by such rules and regulations and the Lessee shall make necessary arrangements to ensure that at all times such rules and regulations are enforced and the Lessee shall deploy adequate number of security personnel as may be required for implementation and enforcement of such rules and regulations.

- 7.2.18 The Lessee shall during the Lease Period, observe, perform, conform and comply with the rules and regulations made by the Consenting Party regarding the said Land and usage thereof considering rights, title and interest of the Consenting Party in the adjoining properties.
- 7.2.19 The Lessee shall obtain and maintain in full force all the necessary permissions, licenses, NOC's, etc., if required, from the concerned authority for any activity which may be carried on the said Land.
- 7.2.20 The Lessee and / or its employees, staff, visitors, parents of students, students shall not cause any nuisance or annoyance to the neighbours / neighbouring tenements.
- 7.2.21 The said Land and the adjoining area shall be maintained and kept in clean, neat and proper condition and without the same or any part thereof being subjected to any alteration of a permanent nature.
- 7.2.22 In the event for any reason the said Land is taken under control of any Government Authority or the entry on the said Land is restricted in any manner then the Lessee shall be solely responsible and liable for the same. It shall be obligation and duty of the Lessee to take appropriate steps including but not limited to initiating legal proceedings to remove the said Land from the control of such Government Authority and make it restrictions free. The Lessee agrees to pay Rent for such period and shall not ask for any concession or waiver from payment of Rent for such period for any reason whatsoever.



हवल-११		
१८१११	३०	०६
२०२३		

7.2.23 The Lessee shall not plant any tree, sapling, seed, shrub, plant, grass, etc. on the said Land. However, for the purposes of aesthetics or utilisation of the said Land for said Educational Activities the Lessee desires to plant any lawn then the Lessee may plant the same only after prior written approval of the Consenting Party.

7.2.24 If the Consenting Party is in need of the said Land for development purpose then the Lessee shall after due discussion with the Consenting Party, handover the possession of said Land to the Consenting Party without any delay so as to enable the Consenting Party to cause development of the said Land.

ARTICLE 8

INDEMNITY

8.1. The Lessee hereby agrees, assures, represents and declares that the Lessee shall indemnify and keep indemnified the Lessor and the Consenting Party against all claim/s / demand/s / costs / penalties /etc., raised by any Governmental or Municipal authority/ies due to non-compliance of any rules, regulations, statutes, etc., by the Lessee in respect of the said Land.

8.2. The Lessee hereby agrees, assures, represents and declares that it shall indemnify and keep indemnified the Lessor and the Consenting Party against all taxes, cess, duties, claim/s, demand/s, costs, penalty/ies, etc., raised by any person, Governmental or Municipal or Panchayat authority/ies due to use of the said Land for any purpose other than the Educational Activities.

8.3. The Lessee hereby agrees, assures, represents and declares that it shall indemnify and keep indemnified the Consenting Party against all loss/es, damage/s, cost/s, charge/s suffered and/or caused by the Consenting Party in case of any dispute and/or litigation initiated against the Consenting Party owing to any of the obligations of the Lessee contained herein or owing to any other act or omission on part of

Singh & Co.,

[Signature]

[Signature]



हवल-११		
१८९९९	३९	५६
२०२३		

the Lessee or the fact of the said Land given to the Lessee on lease basis and incidental thereto or for any other reason.

- 8.4. The Lessee further agrees, assures, represents and declares that it shall indemnify and keep indemnified the Consenting Party against any loss suffered by the Consenting Party due to breach, whatsoever in nature, by the Lessee, of any of the Article/s, covenant/s, term/s or condition/s of this Deed.

ARTICLE 9
RENEWAL OF LEASE

The Lessee, after the expiration of the period of 33 years and before the determination of the lease by efflux of time, shall have the option to renew the lease by giving one months prior written notice to the Consenting Party. The decision of the Consenting Party in this regard shall be final. In the event the Consenting Party decides to renew the lease then the lease will be renewed by executing a fresh lease deed, which shall contain new terms and conditions, agreeable to the Consenting Party.

ARTICLE 10
REVERSION

At any time during the subsistence of this Deed if the Consenting Party, individually or collectively, decide/s to transfer their right of reversion then the Lessee shall have the first right of refusal and shall have the option to purchase the reversion in respect of the said Land or any part or parts thereof, on the payment to the Consenting Party of the amount of consideration determined and quoted by the Consenting Party. In the event the Lessee decides to opt for the option of purchase then the Lessee shall inform about its written decision of such option of purchase within a period of 15 days and make payment of the entire consideration amount. In the event the Lessee does not inform its written decision and/or does not make payment of the entire consideration amount



हवल-११		
१५९९९	३२	७६
२०२३		

within the said period then it shall be deemed that the Lessee does not intend to exercise its option to purchase and has waived its right and then the Consenting Party shall be entitled to sell the said Land to any person of its choice without any recourse to the Lessee and the Lessee shall thereafter not be entitled to exercise the option of purchase under any circumstances and the right of the Lessee shall stand forfeited and it shall be deemed that the Lessee has given its irrevocable and unconditional consent for transfer of said Land to any other person. In the event the said Land is sold to any other person then the Lessee and the terms of this Deed shall be attorned to such person and the Lessee shall be bound to pay Rent to such person from the date of sale of said Land to such person. In the event the Lessee informs its decision to purchase as well as makes the payment of the amount of entire consideration to the Consenting Party then the Consenting Party shall complete the transaction. It is agreed by the Lessee that the Consenting Party shall have the sole right and authority to decide the amount of consideration and the Lessee shall not cause any dispute regarding the same for any reason whatsoever.

ARTICLE 11

ASSIGNMENT OF LEASE, SUB-LEASE AND LICENSE

11.1. Assignment by the Consenting Party

12.3.1. During the Lease Period if the Consenting Party, individually or collectively, decide to assign their right/s of the said Land or part/s thereof then, the Consenting Party, individually or collectively, shall be entitled to assign its rights, title and interest in and to the said Land in favour of any other person. However, such person to whom such rights, title and interests are transferred shall be bound by the terms and conditions of this Deed and the Lessee shall be attorned to such person.

11.2. Assignment by the LESSEE

The Lessee is not entitled to assign its right/s to anyone.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



हवल-११		
१८९९९	३३	०६
२०२३		

11.3. Sub-Lease by the LESSEE

The Lessee is not having any right to sub lease, sub let or license the said Land and transfer rights obtained by virtue of this Deed.

ARTICLE 12
TERMINATION

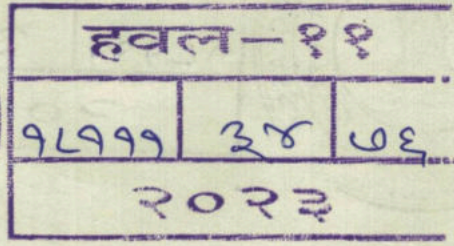
12.1. Termination by the Consenting Party

The Consenting Party shall be entitled to terminate the Lease or this Deed, during the Lease Period, for the following reasons:-

- i. the Lessee makes default in paying the Rent for any three months out of a period of twelve months out of the Lease Period then the Consenting Party shall be entitled to terminate this Deed even during the Lock-in-period without any recourse to the Lessee. For the purposes of explanation, the said period of 12 months shall be each consecutive period of 12 months commencing from the starting date of Lease Period.
- ii. the Lessee committing breach of any of the terms of this Deed except for the ground stated hereinabove and the Lessee does not remedy such breach within a period of 15 days or such period which may be mutually agreed by the Consenting Party and the Lessee in writing from the date of Consenting Party bringing it to the notice of the Lessee. In the event the Lessee does not remedy the breach within the said period then the Consenting Party shall be entitled to terminate the Lease or this Deed by giving a prior written notice of 180 days.
- iii. termination as contemplated in this Deed for which the Consenting Party shall be entitled to terminate the Lease or this Deed by giving a prior written notice of 180 days.

12.2. Termination by the LESSEE

Save and except for the Lock-in-period, the Lessee shall be entitled to terminate the Lease or this Deed by giving a 180 days prior written notice at any time during the Lease Period, except for the Lock-in-period,



only if the right/s of the Lessee granted by the Consenting Party, under this Deed, are jeopardised or threatened in any manner.

12.3. Consequences of termination

12.3.1. In the event the Lessee terminates this Deed or does not utilise the said Land, abandons the said Land, vacates the said Land, does not carry on the said Educational Activities on the said Land during the Lock-in-period then the Lessee shall pay Rent for the entire remaining Lock-in-period. In the event the Lessee does not comply with this Article then the Consenting Party shall deduct such amount from the security deposit.

12.3.2. The Consenting Party shall, after settling all the accounts, making necessary adjustments, deductions, set off, if any, refund the security deposit or such amount which remains after such adjustments, deductions or set off, if any, as may be applicable, within a period of 90 days from the date of handing over of peaceful, vacant and physical possession of the said Land by the Lessee to the Consenting Party. In case of failure to refund the security deposit by the Consenting Party or such amount which remains after such adjustments, deductions or set off, if any, to the Lessee, within the said time period, the Consenting Party shall be liable to pay an interest @ 18 % p.a. until actual realisation of the amount of security deposit or such amount which remains after such adjustments, deductions or set off, if any.

12.3.3. The Lessee shall at its own costs and expenses remove and take along with it all that is erected or attached or fastened to the said Land except the structures, if any, and restore the said Land in good condition and as it was handed over to the Lessee to the complete satisfaction of the Consenting Party. In the event the Lessee does not comply with this Article then the Consenting Party shall get it removed and dispose it and restore the said Land in good condition to the satisfaction of the Consenting Party and adjust the costs and expenses incurred by the Consenting Party for the same against the security deposit.



हवल-११		
१८१११	३५	०६
२०२३		

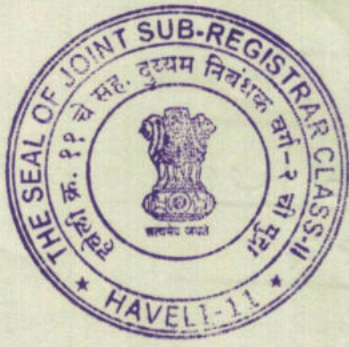
- 12.3.4. The Lessee shall at its own costs and expenses cause maintenance of the common access road from the main public road to the said Land as contemplated in Article 7.1.2 hereinabove. In the event the Lessee does not comply with this Article then the Consenting Party shall get the maintenance done to the satisfaction of the Consenting Party and adjust the costs and expenses incurred by the Consenting Party for the same against the security deposit.
- 12.3.5. The Lessee shall pay all the bills and outgoing as agreed in this Deed and close all the connections and ensure that there are no dues outstanding and payable by the Lessee. In the event the Lessee does not comply with this Article then the Consenting Party shall make the payment and deduct the costs and expenses incurred by the Consenting Party from the security deposit.

ARTICLE 13
JURISDICTION

- 13.1. The Courts in Pune shall have exclusive jurisdiction to entertain, try and dispose any dispute between the Parties to the exclusion of all other courts.
- 13.2. The existence of any dispute or difference shall not delay the performance of obligation, of the Parties, under this Deed.

ARTICLE 14
FORCE MAJEURE

- 14.1. The Parties shall not be held liable for delay/s and/or damage/s caused by its or their failure to perform its or their obligation/s under this Deed. Provided such delay/s and/or damage/s are caused due to any unforeseen events like war, strike, rebellious acts or unavoidable natural calamities like fire, earthquakes, typhoons, floods. However, any restrictions imposed by the Government preventing access to or usage of



हवल-११		
१८१११	३६	०६
२०२३		

the said Land by the Lessee shall not be construed as a Force Majeure event.

- 14.2. The Party prevented from performing its obligations shall immediately inform the other Party by an email, without delay, followed by a letter posted within 7 days from the date of informing by email, thereby, providing detailed information regarding the delay in performance of its obligations under this Deed.
- 14.3. The Parties shall mutually decide whether to suspend for the time being or waive off certain obligations under this Deed.
- 14.4. On cessation of the unforeseen events or events of force majeure, the Party, prevented from performing its obligation, shall inform the other Party without any delay by email, followed by a letter posted within 7 days from the date of informing by email and shall resume the performance at the earliest.

ARTICLE 15

NOTICE

15.1. All notices or any other communication under this Deed transmitted through post shall be served on the other Party by Registered Post Acknowledgement Due and shall be deemed to be validly served on the other Party only after receiving the acknowledgement. Any email transmitted to the addressee shall be considered as validly served only upon reply by the addressee confirming the receipt of the email.

a) Notice to the Lessor and Consenting Party

All notices or communication shall be sent to the Lessor and Consenting Party on the following address:-

M/s. Sahara Developers

Survey No. 177, Bhekrai Nagar, opposite Suyaba Mangal Karyalay, Phursungi, Taluka Haveli, Pune 412 308

Email: saharadevelopers05@gmail.com

b) Notice to the LESSEE



हवल-११		
१८१११	३०	०६
२०२३		

All notices or communication shall be sent to the Lessee on the following address:-

Vidyashilp Education Trust

6A/902, Kalpataru Serenity, Mahadev Nagar, Manjari, Pune 412 307

Email: admin@vistaraworldschool.org and Kanchan.sn@gmail.com

ARTICLE 16

MISCELLANEOUS

16.1. WAIVER

16.1.1. No failure or delay on the part of any of the Parties to this Deed relating to the exercise of any right, power, privilege or remedy provided under this Deed shall operate as a waiver of such right, power, privilege, remedy or waiver of any preceding or succeeding breach by the other party to this Deed nor shall any single or partial exercise of any right, power, remedy or privilege preclude any other or further exercise of such or any other right, power, privilege or remedy provided in this Deed all of which are several and cumulative and are not exclusive of each other or any other rights or remedies otherwise available at law to a party.

16.1.2. No waiver of any provision of this Deed shall be valid unless the same is made in writing and signed by the party so waiving.

16.2. EXPENSES

The stamp duty, registration charges, expenses, costs and other incidental charges, for this Deed, shall be paid and borne by the Lessor and Lessee equally.

16.3. COPY OF THE DEED

Original registered agreement shall be remain in the custody of the Consenting party and the photocopy of the same shall be handed over to the Lessee.

16.4. CHANGE OR MODIFICATION

No change or modification of this Deed shall be valid unless the same shall be in writing and signed by both the Parties to this Deed.



हवल-११		
१८९९९	३८	७६
२०२३		

16.5. **SEVERABILITY**

If any provision in this Deed becomes invalid or void or adjudged unenforceable, the provision shall be deemed to have been severed from this Deed and the remaining provision of this Deed shall not, so far as possible, be affected by the severance. In place of invalid provision, a valid provision is presumed to be agreed upon by the Parties which comes economically closer to the one actually agreed upon.

SCHEDULE - A
LARGER LAND

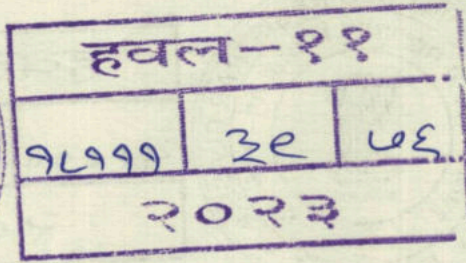
All that piece and parcel of the land bearing Survey No. 173/2A and 173/1/1/1, totally admeasuring 3754.885 sq. mtrs. out of which an area of 3113.18 sq. mtrs., being amenity space, situated at Village Fursungi, Taluka Haveli, District Pune 412308 and within the limits of Pune Municipal Corporation and situated within an area popularly called as a Parmar Parisar, which land is bounded as follows:

On or towards East : By land of Mr. Arjun Harpale and chaoul of Mr. Dhore
On or towards South : By Building Named as Trimurti Vihar
On or towards West : By Survey No. 173, 2B and 2A in Triveni Nagar
On or towards North : By Road of Fursungi Village

SCHEDULE - B
SAID LAND

All that piece and parcel of the land bearing Survey No. 173/2A and 173/1/1/1, totally admeasuring 3113.18 sq. mtrs., being amenity space, out of which an area of 2231.98 Sq. Mtrs. approximately, situated at Village Fursungi, Taluka Haveli, District Pune 412308 and within the limits of Pune Municipal Corporation and situated within an area popularly called as a Parmar Parisar, which land is bounded as follows:

On or towards East : By land of Mr. Arjun Harpale and chaoul of Mr. Dhore
On or towards South : By Building Named as Trimurti Vihar



On or towards : By Triveni
Nagar

On or towards North : Road

IN WITNESS WHEREOF the Parties to this Deed have put their respective hands and seal to this agreement on the date and place hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the within named Lessors

1. Mr. Dattoba Dhondiba Nimbalkar
2. Mr. Rajaram Dhondiba Nimbalkar
3. Mr. Hiranman Dhondiba Nimbalkar (since deceased)

Through legal heirs

- (a) Mr. Suresh Hiranman Nimbalkar
 - (b) Smt. Sunita Hanumant Nimbalkar
 - (c) Snehal Hanumant Nimbalkar
 - (d) Mr. Swapnil Hanumant Nimbalkar
 - (e) Madhuri Shankar Nimbalkar
 - (f) Bhograj Shankar Nimbalkar
 - (g) Omkar Shankar Nimbalkar
4. Mrs. Hirabai Baban Mahadik
 5. Smt. Devubai Balasaheb Nimbalkar (since deceased)

Through her legal heir

Harubai Balaso Nimbalkar

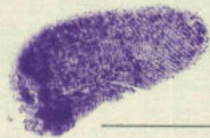
No. 1 to 5 through Power of Attorney Holder

M/s. Parmar and Parmar

Through its Power of Attorney Holder

Mr. Nanasahab Baburao Surywanshi

Signature



LHTI



Photo



हवल-११		
१८९९९	४०	७६
२०२३		

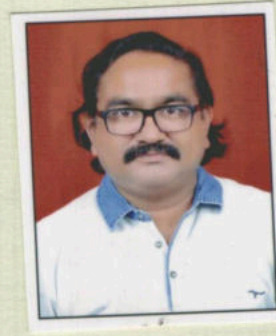
SIGNED, SEALED AND DELIVERED

By the within named Lessee

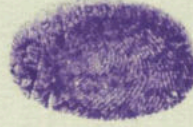
VIDYASHILP EDUCATION TRUST

Through its Authorised Representative & Signatory

Mr. Shashikant Dnyaneshwar Nasare



Signature



LHTI

Photo

SIGNED, SEALED AND DELIVERED

By the within named Consenting Party

SAHARA DEVELOPERS

Though it's Partner and Authorised Representative

Mr. Santosh Hiralal Kothari



Signature



LHTI

Photo

Witnesses

1. Signature:

Name: Shiveaj Suseparanahi,
Address: Punesungi, Pune

2. Signature:

Name: Aniket Susepa
Address: Marketyard, Pune



हवल-११
१५९९९ ४९ ०६
२०२३



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- फुरसुंगी (५५६२९२)

तालुका :- हवेली

जिल्हा :- पुणे



ULPIN : 37064278113

गट क्रमांक व उपविभाग

१७३/२३/१७३/१/१

37064278113

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.ची.मी	१६७६	[हिरामण घोंडिबा निबाळकर]				(४९५६९)	कुळाचे नाव व खंड
अक्षुषिक क्षेत्र		दत्तोबा घोंडिबा निबाळकर				(४७८७९)	
विन शेती ३७.५३.३३		राजाराम घोंडिबा निबाळकर				(४७८७९)	इतर अधिकार
		हरुबाई बाळासो निबाळकर				(४७८७९)	
विन शेती ०.००		माधुरी शंकर निबाळकर				(४७८७९)	प्रलंबित फेरफार : नाही.
आकारणी		भोगराज शंकर निबाळकर				(४७८७९)	
		ओमकार शंकर निबाळकर				(४७८७९)	शेवटचा फेरफार क्रमांक : ४७८७९ व दिनांक :
		हिराबाई बबन महाडिक				(४७८७९)	१५/०५/२०२३
		सुरेश हिरामण निबाळकर				(४७८७९)	
		सुनिता हनुमंत निबाळकर				(४७८७९)	
		स्नेहल हनुमंत निबाळकर				(४७८७९)	
		स्वप्निल हनुमंत निबाळकर				(४७८७९)	
		सामाईक क्षेत्र	३१.११६३	०.००			
	१९७२६	प्रदिप विष्णु खुटवड	६.४९.७०			(४७८७९)	
जुने फेरफार क्र : (३९३६८) (४९५६९)							सीमा आणि मुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक १५/०५/२०२३:०७:२६:३६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : २२/०६/२०२३ : १८:३७:१० PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001423318 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Handwritten signatures and marks:
Karnahom
[Other illegible signatures]





हवल-११		
१८१११	४२	७६
२०२३		

गाव नमुना बारा (पिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- फुरसुंगी (५५६२९२)			तालुका :- हवेली				जिल्हा :- पुणे			
मट क्रमांक व उपविभाग		१७३/२अ/१७३/१/१/१								
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१८	खरीप					०.०		मोकळी जागा	३७.५३३३	
२०१९	खरीप					०.०		मोकळी जागा	३७.५३३३	

टीप :- ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महाभूमि

[Handwritten signature]

[Handwritten signature]
Kakhekar



हवल-११		
१६९९	४३	७६
२०२३		

Page 1 of 2

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
। महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०।

गाव :- फुरसुंगी

तालुका :- हवेली

जिल्हा :- पुणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शोरा
41569	<p>फेरफाराचा प्रकार : अनौदणीकृत नोंदीचा प्रकार : वारस फेरफाराचा दिनांक : 18/03/2019 माहिती मिळालेला दिनांक : 08/02/2019 श्री. भोगराज शंकर निंबाळकर यांनी अर्ज दिला की गट नंबर/ सर्वे नंबर 158/7, 173/2अ, 158/3अ/3ब, 173/2अ/173/1/1, 173/2अ/173/1/1/1, 173/2अ/173/1/1/1/प्ला.न.1, 173/2अ/173/1/1/1/प्ला.न.2, 173/2अ/173/1/1/1/प्ला.न.4, 173/2अ/173/1/1/1/प्ला.न.63, 173/2अ/173/1/1/1/प्ला.न.64, 173/2अ/173/1/1/1/प्ला.न.3 वरील खातेदार कै. हिरामण धोंडिबा निंबाळकर हे/ह्या दिनांक 14/03/2006 रोजी मयत झाले / झाल्या असून त्यांना वारस खालीलप्रमाणे</p> <ol style="list-style-type: none">1) माधुरी शंकर निंबाळकर नाते : सुन, वय :472) भोगराज शंकर निंबाळकर नाते : नातु, वय :293) ओमकार शंकर निंबाळकर नाते : नातु, वय :264) सुरेश हिरामण निंबाळकर नाते : मुलगा, वय :555) सुनिता हनुमंत निंबाळकर नाते : सुन, वय :456) स्नेहल हनुमंत निंबाळकर नाते : नात सुन, वय :277) स्वप्निल हनुमंत निंबाळकर नाते : नातु, वय :25 अ) शंकर हिरामण निंबाळकर मयत दि. 28/9/2004 ब) हनुमंत हिरामण निंबाळकर मयत दि. 30/1/2017 क) देवुबाई हिरामण निंबाळकर मयत दि. 29/5/1984 <p>मयतास वरील वारसाशिवाय अन्य कोणीही वारस नसलेबाबत प्रतिज्ञापत्र, मृत्यु नोंदीचा दाखला जबाब दिलेवरून व वारस ठराव क्रमांक 1624 प्रमाणे नावे दाखल केली असे.</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. 02/06/2019 फेरफार नोंद निर्गतीचा दि. 21/07/2019</p> <p>(गणेश सुरेश सुतार)</p>	<p>158/3अ/3ब(मंजूर), 158/7(मंजूर), 173/2अ(मंजूर), 173/2अ/173/1/1(मंजूर), 173/2अ/173/1/1/1(मंजूर), 173/2अ/173/1/1/1/प्ला.न.1(मंजूर), 173/2अ/173/1/1/1/प्ला.न.2(मंजूर), 173/2अ/173/1/1/1/प्ला.न.3(मंजूर), 173/2अ/173/1/1/1/प्ला.न.4(मंजूर), 173/2अ/173/1/1/1/प्ला.न.63(मंजूर), 173/2अ/173/1/1/1/प्ला.न.64(मंजूर)</p> <p>एकूण :- 11</p>	<p>मयताचा मृत्युचा दाखला पाहिला आहे, वारस रजि क्र 1624 अन्वये नोंद प्रमाणित</p> <p>(व्यंकटेश रामचंद्र चिरमुल्ला) मंडळ अधिकारी:- हडपसर ता.: हवेली जि.: पुणे दि.: 21/07/2019</p>

(Signature)

Kanchan

तलाठी
फुरसुंगी साझा फुरसुंगी ता. हवेली जि. पुणे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 26/05/2023
सांकेतिक क्रमांक :- 272500070311360000520233920

(नाव :- श्रीकृष्ण बाबासाहेब शिरसाठ)
तलाठी साझा :- फुरसुंगी ता :- हवेली जि :-पुणे



हवल-११		
१८१११	४४	७६
२०२३		

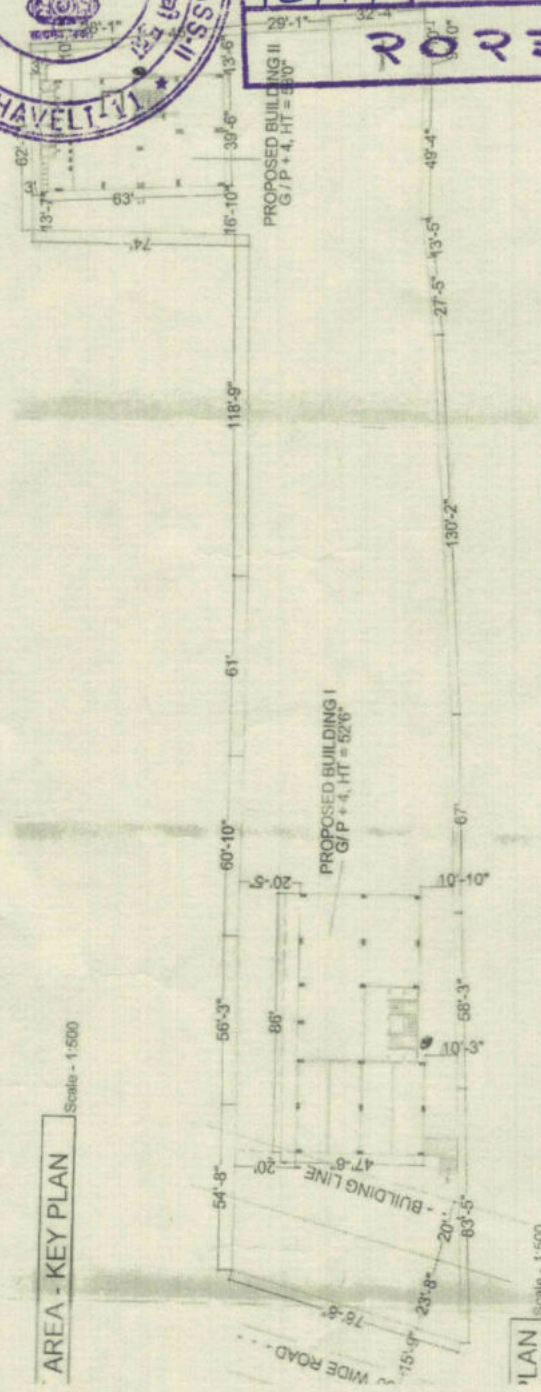
(Handwritten signature)

Kankaben

ANNEXURE - A



हवल-११		
AL999	४५	०६
२०२३		



[Handwritten signature]

Keinchem

ANNEXURE - B

ZONE Certificate

नगर रचना आणि मूल्य निर्धारण विभाग

जा.क्र. ससंनर-पुणे/अंतिम प्रा.यो.पुणे/झोन दाखला/१२५३६

प्रति श्री. हलोका निंबाळकर
पुणे

२८३, नारायण पेठ,
पुणे - ४११०३०.
दिनांक: ११/३/२०१२

विषय : मौजे --- फुर्सुंगी तालुका --- हवेली जिल्हा --- पुणे
येथील स.नं. --- १८९९९
या जमिनीचा झोन दाखलाबाबत

संदर्भ : आपला दिनांक १०/३/२०१२ चा अर्ज.

महोदय,

शासनाच्या नगर विकास विभागाकडील दि. २५/११/१९९७ ची अधिसूचना क्र. टिपीएस/१८९५/२२७/प्र.क्र.२६/९५/नवि-१३ द्वारे पुणे जिल्ह्याची प्रादेशिक योजना मंजूर केली आहे. सदरची मंजूर प्रादेशिक योजना दि. १०/०२/९८ पासून अंमलात आलेली असून या योजनेस अंतिम पुणे प्रादेशिक योजना असे संबोधण्यात येत आहे. सदर प्रादेशिक योजनेमधील प्रस्तावित जमीन वापर आराखड्यानुसार.

मौजे --- फुर्सुंगी तालुका --- हवेली जिल्हा --- पुणे.

स.नं./गट नं. --- (जुना) १४५

ही जागा --- रहिवार

या विभागात येते. व ती --- २४ मी. रस्ता + १५ मी. रस्ता

या प्रस्तावित रस्ता रुंदीने बाधीत होते.

टीप :- शासनाच्या नगर विकास विभागाकडील शासकिय अधिसूचना क्र. टिपीएस-१८१०/५५९/प्र.क्र. २२०४/१० /नवि- १३ दिनांक १८ मार्च २०११ नुसार पुणे व पिंपरी चिंचवड महानगर पालिका हद्दीपासून १० कि.मी. परिघस्त क्षेत्राच्या रस्ते विकास आराखडयातील प्रस्तावित --- मी. रस्त्याने ग.नं. / स.नं. --- बाधीत होत/आहे.

टीप : रहिवास विभागात अनधिकृत भूखंड असलेस विभागणीच्या मालकांनी एकत्र येऊन सुधारीत विकास नियंत्रण नियमावलीनुसार सुधारीत भूमि अभिन्यास / फेर आखणी तयार करून त्यास मंजूरी घेतल्याशिवाय अकृषिक असलेल्या विभागात बांधकाम अनुज्ञेय होणार नाही, याची कृपया नोंद घ्यावी. कायदेशिर बांधकामाखेरीज वीजपुरवठा / बांधकाम परवानगीसाठी सदरचा दाखला ग्राह्य धरू नये.

आपला,



[Signature]
सहाय्यक संचालक नगर रचना
पुणे शाखा, पुणे करीता.

[Signature]

Kanchan



हवल-११

१८९९९	४७	७६
२०२३		

दस्तावेजांक व वर्ष: 7608/2007
 Monday, September 24, 2007
 6:29:37 PM

दुय्यम निबंधक: हवेली 6 (लोणीकाडभोर)

सूची क्र. दोन INDEX NO. II

गावाचे नाव : फुरसुंगी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ती नमूद करावे) मोबदला रु. 3,807,000.00 या मा. रु. 0,350,000.00
- (2) मू.मागण, पोटहिल्ला व घरक्रमांक (असल्यास)
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुळी देण्यात असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या पहाकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रसिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पहाकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक
- (8) नोंदणीचा
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाण गुद्रांक शुल्क
- (11) बाजारभावाप्रमाण नोंदणी
- (12) शेष

(1) वर्णना तीन फुरसुंगी संगीत स नं 173/2अ व 173/1/1 वकी जगदीशचंद्रकाशी एकुम क्षेत्र 3754.895 चौ मी रेंजी मंजूर ले आऊट मध्ये अ की सी डी ई एफ जो एच मध्ये दाखवलेले क्षेत्र 3113.18 चौ मी आणी मिळकत

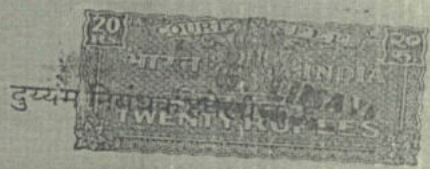
(1) दत्तोबा घोडीबा निवाळकर, राजाराम घोडीबा निवाळकर, हिरामण घोडीबा निवाळकर, देउबाई बाळासाहेब निवाळकर, हिरबाई अक्कन महलीक यांचे तर्फे मु. नु म्हणून दिनेश छगनलाल परमार - -; घर/प्लॅट नं. -; गल्ली/रस्ता -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत -; शहर/गाव -; तालुका: साधुमारवाणी जोज पुण, पिन -; पिन नम्बर -;

(1) सद्दारा देव्हलपर्स रजि.फर्म तर्फे भागीदार श्री नानासाहेब बाबुराव सुमवशी -; घर/प्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत -; शहर/गाव: सादर; तालुका: -; पिन नम्बर: -;

(2) विनोद रामचंद्र कोंडे -; घर/प्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: सादर; तालुका: -; पिन नम्बर: -;

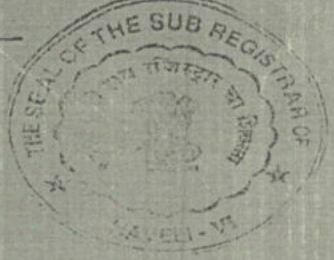
(3) सलोम हिरालाल कोंडारी -; घर/प्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: सादर; तालुका: -; पिन नम्बर: -;

(4) अनिरुध्द विजय सुर्वे -; घर/प्लॅट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: सादर; तालुका: -; पिन नम्बर: -;



कल बाबला
जुवात पंगली

दस्तावेजांतली नद्वाल
की नानासाहेब बाबुराव सुमवशी
राज्य जिल्हा रामगिरी
दिनांक २४/०९/२००७
दुय्यम निबंधक
हवेली क्र. ६.



दुय्यम निबंधक
हवेली क्र. ६.

वय - ३३ वर्षे, व्यवसाय - धंदा

9

(Handwritten signature)

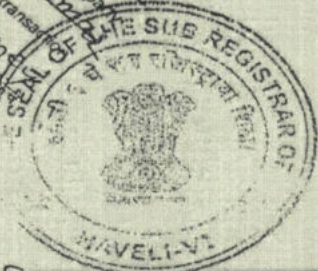
Kamekani



हवल-११		
१६९९	४८	७६
२०२३-२४		

बतितारची प्रत/PARTY COPY No. 51856
 दि. महानगर को-ऑप. बँक लि.
 THE MAHANAGAR CO-OP BANK LTD.
 शाखा/Branch - Chandola Nagar
 दिनांक/Date - 22/09/2023
 मुद्रांक शुल्क/Stamp Duty ₹./Rs. - 100/-
 सेवा आकारची शुल्क /S.Rs. - 410.00
 No. of Document - 102-00
 एकूण /Total ₹./Rs. - 510.00
 अक्षरी रूपचे/Amount in Words - Five hundred ten only
 मुद्रांक शुल्क भरणा-वाचे नांव/Name of stamp duty paying party - SAKHAR Developers
 पत्ता/Pan No. - ABEF57483R
 पत्ता/Address & Tel. No. - 126/2023
 BEEMA NAGAR PUNE
 समोरच्या एकापारचे नांव/Name of counter party - Jankar Alternatives
 व्यवहाराच्या उद्देशाचे कारण/Purpose of transaction - Power of Attorney

सहारेवा डेव्हलपर्स , रजिस्टर भागीदारी संस्था यांचे ऑफीस
 भेकराईनगर , फुरसुंगी , ता.हवेली , जि.पुणे. तर्फे
 भागीदार
 १) श्री.नानासाहेब बाबूराव सुर्यवंशी
 वय - ४४ वर्षे, व्यवसाय - धंदा ,
 २) श्री.विनोद रामचंद्र कोंडे
 वय - ३३ वर्षे, व्यवसाय - धंदा ,



हवेली ६
७६०५१/२५
२००७

विकसन कुलमुखत्यारपत्र

विकसन कुलमुखत्यारपत्र आज दिनांक २२ माहे सप्टेंबर २००७ इसवी ते दिवशी

सहारा डेव्हलपर्स , रजिस्टर भागीदारी संस्था यांचे ऑफीस
 भेकराईनगर , फुरसुंगी , ता.हवेली , जि.पुणे. तर्फे
 भागीदार

- १) श्री.नानासाहेब बाबूराव सुर्यवंशी
वय - ४४ वर्षे, व्यवसाय - धंदा ,
- २) श्री.विनोद रामचंद्र कोंडे
वय - ३३ वर्षे, व्यवसाय - धंदा ,

Kanchan

Handwritten signature



हवल-११		
१५९९	५०	७६
भारत 14911		
3571		

SPECIAL ADHESIVE
महाराष्ट्र
SEP 22 2007



INDIA STAMP DUTY MAHARASHTRA

280 280 280 280 1000 280 280 11:57

Rs.0000400/-PB5489

काय... Sahara... Bevelap
फोन 177/20885, Bhekecumr
सावदाश कठार
पावली नं. ३४

THE MAHANAGAR CO-OP. BANK LTD., MUMBAI
MUMBAI BRANCH, PUNE BRANCH
AUTHORISED SIGNATORY

- ३) श्री.संतोष हिरालाल कोठारी
वय - ३६ वर्ष, व्यवसाय - धंदे
सर्व रा. भेकराईनगर
ता.हवेली, जि.पुणे
- ४) श्री.अनिरुध्द विजय सूर्य
वय - २३ वर्ष, व्यवसाय - धंदे
रा.सुखदा अपार्टमेंट, चाफळकर-कालनी,
पुणे सातारा रोड, पुणे - ३७.



हवेली ६
७७६०९/२/२५
२००७

(लिहून घेणार या शब्दामध्ये लिहून घेणार हे स्वतः व त्यांचे सर्व चालीवारस,
हक्कदार, असाईनीज, ट्रस्टीज वगैरेंचा समावेश झालेला आहे.)

----- लिहून घेणार

चांसी

- १) श्री.दत्तोबा धोंडीबा निंबाळकर
वय - ७५ वर्ष, व्यवसाय - शेती,
रा.फुरसुंगी, ता.हवेली, जि.पुणे.
- २) श्री.राजाराम धोंडीबा निंबाळकर
वय - ७५ वर्ष, व्यवसाय - शेती,
रा.रुम नंबर २००, पी.एम.सी.कॉलनी
वाकडेवाडी, पुणे ४११ ००३
- ३) श्री.हिरामण धोंडीबा निंबाळकर
वय - ६७ वर्ष, व्यवसाय - शेती,
रा.स.नं. २४, कर्वे नगर, पुणे ४११ ०५३
- ४) श्रीमती देवुबाई बाळासाहेब निंबाळकर
वय - ६८ वर्ष, व्यवसाय - घरकाम

2

2

Handwritten signature

Handwritten signature: Kancham



हवल-११		
१८९९९	५९	७६
२०२३		



हवेली ३
०६०९/३/२५
२००९

- ५) सौ.हिराबाई बबने महाडीक
वय - ४९ वर्ष, व्यवसाय - घरकाम,
नं.४ व ५ रा.शिंदवणे, ता.हवेली, जि.पुणे.

लिहुन देणार नं.१ ते ५ तर्फे विकसनाचे कुलमुखत्यार म्हणून

मे.परमार अॅण्ड परमार

नोंदलेली भागीदारी संस्था तीचे कार्यालय

३/४ परमार चेबर्स, बी.जे.रोड, पुणे ४११ ००१

तर्फे भागीदार

श्री.दिनेश छगनलाल परमार

वय - ४८ वर्ष, व्यवसाय - व्यापार व शेती,

रा.परमार ट्रेड सेंटर, साधु वासवानी चौक,

पुणे ४११ ००१

(लिहुन देणार या शब्दामध्ये लिहुन देणार ही भागीदारी संस्था व तिचे सध्याचे व पुढील सर्व भागीदार व त्यांचे सर्व वालीवारस, हक्कदार, असाईनीज, ट्रस्टीज वगैरेंचा समावेश झालेला आहे.)

----- लिहुन देणार

कारणे कधीही व कोणत्याही कारणास्तव रद्दबातल न होणारे विकसन कुलमुखत्यारपत्र लिहुन देतो तो येणेप्रमाणे

- १) मिळकतीचे वर्णन :- तुकडी पुणे पोट तुकडी तालुका हवेली, मे.दुय्यम निबंधक हवेली नंबर ३ यांचे स्थळसिमेतील व जिल्हा परिषद पुणे, तालुका पंचायत समिती हवेली यांचे हद्दीतील गांव मौजे फुरसुंगी, तालुका हवेली, जिल्हा पुणे येथील निवासी विभागातील मिळकती येणे प्रमाणे :-

3

3

Karachen



हवल-११		
१८१११	५२	७६
२०२३		



द्वितीय ६
०७०९/०/२५
२००७

अ) सर्वे नंबर १७३/२अ , यांसी (जुना स.नं. १४५/२अ) यांसी क्षेत्र २ हेक्टर ३१ आर यांसी आकार रूपये २.०० पैसे यांसी चतुःसिमा येणेप्रमाणे

पुर्वेस :- ओढा व काळुराव हरपळे यांची मिळकत
दक्षिणेस :- स.नं. १७३/१/१/१ पैकी मिळकत व पुणे सासवड रस्ता
पश्चिमेस :- पुणे सासवड रोड
उत्तरेस :- फुरसुंगी रस्ता

येणेप्रमाणे चतुःसिमा पुर्वक मिळकत यांसी यापूढे सोयीकरीता सदर मिळकत " अ " असे संबोधले आहे.

ब) सर्वे नंबर १७३/१/१/१ , यांसी (जुना स.नं. १४५/१/१/१) यांसी क्षेत्र हेक्टर ०.६८ आर यांसी आकार रूपये ०.२२ पैसे पैकी क्षेत्र हेक्टर ०.३४ आर यांसी चतुःसिमा येणेप्रमाणे

पुर्वेस :- सर्वे नंबर १७३ पैकी भाग
दक्षिणेस :- वसंत सुर्यवंशी व बाबुराव सुर्यवंशी यांची मिळकत
पश्चिमेस :- सर्वे नंबर १७३/२अ पैकी मिळकत
उत्तरेस :- सर्वे नंबर १७३/२अ पैकी मिळकत

येणेप्रमाणे चतुःसिमा पुर्वक मिळकत यांसी यापूढे सोयीकरीता सदर मिळकत " ब " असे संबोधले आहे.

४

(Handwritten signature)

Kelkehem



हवल-११		
१८१११	५३	७६
२०२३		



हवेली ६
०५०९/१/२५
२००७

सदर मिळकत अ व सदर मिळकत ब यांचा एकत्रित ले आऊट मे. ले आऊट मे. उपसंचालक टाउन प्लेनिंग पुणे यांनी अ.नं. १११८ दिनांक १५.०५.१९९९ रोजी मंजूर केलेला होता तो दिनांक ३१.३.२००१ रोजी आदेश अ.नं. पी आर एच /एन ए /एस आर / ७३४/ २००० अन्वये सुधारीत रेखांकन करण्यात आलेले आहे पैकी प्रस्तुतचे विकसन कुलमुखत्यारपत्राचा विषय असलेली मिळकत खालील प्रमाणे

(१) मौजे फुरसुंगी , येथील ' परमार परीसर ' येथील सर्व्हे नंबर १७३ /२अ व १७३/१/१/१ पेकी अॅमिनीटीस्पेस यांसी एकूण क्षेत्र ३७५४.८८५ चौ.मीटर पैकी मंजूर ले आऊट मध्ये अ , बी , सी , डी , ई , एफ , जी , एच. मध्ये दाखविलेले क्षेत्र ३११३.१८ चौ.मीटर अशा या मिळकतीचे यांसी चतुःसिमा

पूर्वेस :- श्री.ढोरे यांची चाळ व अर्जुन हरपळे यांची जमीन
दक्षिणेस :- जिमुर्ती विहार ची विल्डींग
पश्चिमेस :- अिवेणी नगर १७३ २ब व २अ मधील जमीन
उत्तरेस :- फुरसुंगी गाव रस्ता

येणेप्रमाणे चतुःसिमापूर्वक अॅमिनीटी स्पेस चा त्यातील जल , तरु , तृण काप्ट , पाषाण , निधी निक्षेपादी वहिवाटीच्या जाण्यायेण्याच्या हक्कासहीत काही एक राखुन न ठेवता त्याचप्रमाणे ले आऊट मधील रस्ता समाईकात वापरण्याचे हक्कासहीत यांसी या पुढे सोयीकरीता " अमिनीटी स्पेस " असे संबोधले आहे.

२) गाव मौजे फुरसुंगी , ता.हवेली , जि.पुणे येथील अॅमिनीटी स्पेसचा तपशिल वर कलम (१) मध्ये दिलेला आहे.

Kanchan

[Handwritten signature]



हवल-११		
१५११	५४	७६
२०२३		



२००६
२००७

याचले:- १) श्री. वसोबा घोडिबा निंबाळकर व शत्रु तर्फे (कुलमुखत्यार) श्री. विनेश. सी. परमार यांचा अर्ज दि. ५/१२/२०००.

२) या कार्यालयाकडील आदेश क्र. पीआरएच/एनए/एसआर/२२८/१९, दि. १/१

३) सहासंचालक, नगर रचना पुणे यांचेकडील क्रमांक: रेखांकन/एनएबीपी/मीजे फुरसुंगी (हवेली)/न.क्र. १७३/१/१/१ व १७३/२अ/संसपु/१६६, दि. २५/१/२००१.



विषय:- सुधारित रेखांकन परवानगी
मीजे फुरसुंगी ता. हवेली,
स.नं. १७३/१/१/१ व १७३/२अ.

जिल्हाधिकारी कार्यालय, पुणे
महल ११
क्रमांक:- एमए/एनए/एसआर/७७४,
२०००
पुणे-१, दि. ३१/३/२००१

आदेश

श्री. वसोबा घोडिबा निंबाळकर व शत्रु तर्फे कुलमुखत्यार श्री. विनेश. सी. परमार यांनी अर्ज करून मीजे फुरसुंगी ता. हवेली येथील जमीन स.नं. १७३/१/१/१ व १७३/२अ मधील क्षेत्र चौ.मी.वर सुधारित रेखांकन परवानगी मागविलेली आहे.

सदर सुधारित रेखांकनाची छाननी करून सहा.संचालक, नगर रचना, पुणे यांनी त्यांचेकडील क्रमांक: रेखांकन/एनएबीपी/मीजे फुरसुंगी (हवेली) स.नं. १७३/१/१/१ व १७३/२अ/संसपु/१६६ दि. २५/१/२००१ अन्वये शिफारस केलेली आहे.

या कार्यालयाकडील आदेश क्रमांक:- पीआरएच/एनएन/एसआर/२२८/१९, दि. २५.१.२००० अन्वये पूर्वी रेखांकन करून अतिरिक्त परवानगी दिलेली आहे. आता अर्जदार यांनी सादर केलेले सुधारित रेखांकन व त्यावर सहा.संचालक, नगर रचना, पुणे यांची शिफारस पाहता मी अपर जिल्हाधिकारी पुणे, महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील तरतुदीनुसार प्राप्त झालेल्या अधिकारानुसार सदर सुधारित रेखांकनाला मान्यता देऊन खालील अटीवर परवानगी देत आहे.

- १) रेखांकनातील मूखंड/शुमारती या निघाती तसेच प्रचलित नियमावलीतील निघाती विभागामध्ये अनुज्ञेय असलेल्या कारणांसाठीच यापरणे आवश्यक आहे.
- २) सुधारित रेखांकनासंदर्भात दि. २५/१/२००० चे अटी/व्यवस्था नमूद केल्यानुसारच सर्व अटी/व्यवस्थाकारक राहतील.
- ३) सुधारित रेखांकन नकाशानुसार १०१ चौ.मी. १५० चौ.मी. दरम्यानच्या क्षेत्राचे मूखंडामध्ये केवळ सैमी डिटेल्ड पध्दतीचे बांधकाम अनुज्ञेय होईल. वरील मूखंडा व्यतिरिक्त रेखांकनातील राज्यमार्गावर सन्मुख मूखंडाचे क्षेत्रफळ ४५० चौ.मी. व उर्वरित मूखंडाचे क्षेत्रफळ १५० चौ.मी. पेक्षा कमी भरता कामा नये.
- ४) येथे कोणतेही विकास कार्य सुरू करण्यापूर्वी हे रेखांकन जागेवर आखून भूमि अभिलेख खात्याकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर कोणत्याही मूखंडाचे किमान क्षेत्रफळ नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्याची रुंदी सुविधा जागा व खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उपयुगी नाही. यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल.
- ५) रेखांकनातील रस्ते, गटारे, खुली जागा व सुविधा क्षेत्र इत्यादी अर्जदारांनी मूखंड वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ६) अभिन्यासातील रस्ते, सुविधा जागा व खुली जागा याची देखभाल अर्जदाराने करावयास हवी. अन्यथा ते देखभाल करण्यासाठी सुयोग्य प्रधिकरणाच्या ताब्यात

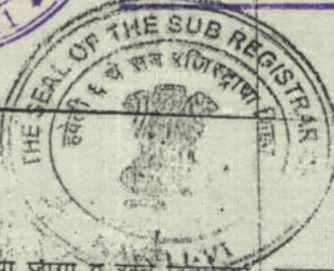
(Signature)

Kanchan



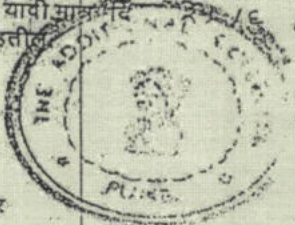
हवल-११

१५१११	५५	७६
२०२३		



रजिस्ट्री व
 २००७

- घोषित या जागा व रस्ते जमिनीच्या वापरासाठी खुले असतील. तसेच रस्ते शेजारच्या जमिनी मालकांस वापरण्यास खुले ठेवले पाहिजेत.
- ७) पाणी पुरवठा व सांडपाणी निघरा व्यवस्था अर्जदारांनी स्वखर्चाने व समाधानकारकरित्या करणे आवश्यक राहिल.
 - ८) जमिनीची मालकी, हद्ददी, बहिष्वाट इत्यादी बाबत खात्री करून घेण्यात यावी व याबाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.
 - ९) अर्जदारांनी सावर केलेली कोणतीही महिला अथवा कागदपत्रे ही चुकीची/दिशामूल करणार आढळल्यास प्रस्तुतची शिफारस रद्द समजणेत येईल.
 - १०) दि. २५/६/२००७ चे अर्जांमध्ये उक्त जागेतील रेखांकन मंजूरीसाठी केलेली शिफारस रद्द समजणेत यावी आढळते. दि. २५/६/२००७ चे पत्रातील अटी अर्जदारांवर बंधनकारक राहतील.



अपर जिल्हाधिकारी पुणे

प्रति,
 श्री. दत्तोबा घोडिवा निवाळकर व इतर
 तर्फे (कु.मु.) श्री. दिनेश. सी. परमार
 रा. परमार चेंबर ३/४, बी.जे. रोड, पुणे-१
 प्रत:- तहसिलदार हवेली, यांजिकडे मूळ संपत्ती सह पुढील कार्यवाहीसाठी रवाना.
 प्रत:- मा. सहा. सहायक, नगर रचना पुणे यांजिकडे माहितीसाठी रवाना.

अपर जिल्हाधिकारी पुणे करिता.

Karhchans

[Handwritten signature]



हवल-११

१८१११	५६	७६
२०२३		

Read :- (1) Application dated 2/5/98 From Shri Dattoha
Dhondiba Nimbalkar & others District Pune.

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune No. Layout / Fursung / SSP/4358 D



Collectorate, Pune

Revenue Branch
No. PRT/NUMBER/00159/98
Date 06/05/20
Dt. 20 08/05/1998

ORDER

The land comprised in S. No. 173/1/1/1, 173/2A of village Fursungi

Taluka Haveli District Pune admeasuring - Sq. Ft. 26500.00

Sq. Metre - belongs to Shri Dattoha Dhondiba Nimbalkar & others of Wagholi Taluka Haveli District Pune has applied that

Non-Agricultural permission may be granted to him to use an area measuring Sq. Ft. - Sq. Metre 26,500.00 out of the said land for the Non-Agricultural purpose of Residential

2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code, 1966 the Additional Collector of Pune is pleased to grant Shri Dattoha Dhondiba Nimbalkar & others of Fursungi Taluka Haveli District

Pune the Non-Agricultural permission to use an area measuring - Sq. Metre 26,500.00 out of S. No. 173/1/1/1, 173/2A of village Fursungi

Taluka Haveli District Pune for the Non-Agricultural purpose of Residential subject to the following conditions :-

(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

(2) That the grantee shall use the land together with the building and / or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector Pune, for this purpose the use of a building shall decide the use of the land;

(3) That the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-division previously approved from the authority granting these permissions;

(4) That the grantee shall develop the land strictly in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by (a) construction of roads, drains etc. to the satisfaction of the Collector and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Survey Department, and until the land is so developed no plot thereon shall be disposed of by him in any manner;

That the n.a.a. is fixed provisionally subject to the fixation of revised C. T. rates and any actual difference in C. T. tax will also be recoverable.

(Signature)

Kanchan



हवल-११		
१८९९९	५०	०६
२०२३		

(2)

(5) That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and Sanad and to make a specific mention about this in the deeds to be executed by him;

(6) That the grantee shall be bound to obtain the requisite building permission from the Addl. Collector, Pune before starting construction of the proposed building or structure if any;

(7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order, unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar Haveli within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1969;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0=19.6 per Sq. mtr, i. e. Rs. 5194.00 from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be levied at the different rate irrespective of the fact that the guarantee period of N. A. assessment already levied is yet to expire;

(11) That the N. A. A. shall be guaranteed for the period ending 31-7-2001 after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land;

(13) That the area and N. A. assessment mentioned in this order and the Sanad, shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(14) That the grantee shall construct substantial building and/or other structure, if any in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector, Pune in discretion, on payment by the grantee such fine/premium as may be imposed as per Government orders;

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permissions of and without getting the plans thereof approved by the Collector Pune;

(16) All the plots laid down in layout shall be used only for the purpose of Residential

(17) That the layout shall get demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width/area shown in the layout. If there will be any discrepancy after actual measurement the revised plan shall be got approved from the Addl. Collector so far any development is carried out.



[Handwritten signature]
Kanchan



हवल-११		
१८९९९	५८	७६
२०२३		

(3)

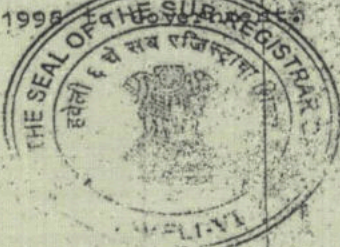
(18) That the roads and gutters shall be constructed before disposal of any plot.

(19) The grantee shall made his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.

21a) That the grantee has credited an amount of Rs. C. Tax Rs. 15,582/- + C. P. 2, Process vide challan No. 11 Dt. 6/10/1998



हवेली ११
६०६०८ / १० / २५
२०१९

(22) That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV or V appended to the Maharashtra L.R. (conversion of use of land and N. A.A.) Rules, 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of N. A. use of the land.

(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct.

(b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.

(c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e. g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/-(D.S.Zagade)

Additional Collector, Pune

(Handwritten signature)

Karshon



हवेल-११		
१५१११	५२	५६
२०२३		

To

Shri Dattoba Dhondiba Nimbalkar & others

through (PAH) Shri.D.C.Parmar

r/o 344 B.J.Road Parmar Chamber Pune.-1

Copy with the case papers (in One file) forwarded to the Tahsildar Haveli for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV. and V. F. IV. No. A note-book to effect of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector, of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

3. Advance copy forwarded to the District Inspector of Land Record, Pune for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division, Pune (W. Cs.) for information.

[Signature]
for Additional Collector, Pune



हवेली ६
७५६०९/१९१२५
२००७

[Signature]
Kanchan



हवल-११
१५११ ६१ ०६
२०२३

सेन्ट्रल बँक



Central Bank
of India

ऑफिस हवेलिया
FERGUSSON COLLEGE ROAD HAVELI

बचत खाता सं. / Saving Bank A/c. No.

105553741-2

नाम / Name

SITARAM BHIVA PANKAR



1199 SHIVAJINAGAR
पत्ता / Address
FERGUSSON COLLEGE ROAD
411004
PUNE

OPERATING SINGLY
अनुदेश / Instruction



तारीख / Date

लेखांक / Account No.



हवेली ६
६०६०९/२५२०
२००६

[Handwritten signature]

Kanchan



हवल-११
१५११ ६२ ७६
२०२३

24/09/2007
6:36:44 pm

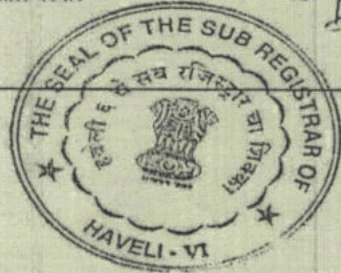
दुय्यम निबंधक:
हवेली ० (लोणीकाळगोर)

दस्त गोषवारा भाग-1

हवल6
दस्त क्र 7609/2007
24/24

दस्त क्रमांक : 7609/2007
दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावा: सहारा डेव्हलपर्स एजि. फर्मे तर्फे भागीदार श्री नानासाहेब बाबुराव सुर्यवंशी - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नावा: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: फुरसुंगी तालुका: हवेल	लिहून घेणार वय 44 सही		
2	नावा: विनोद रामधर फोंडे - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नावा: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: सदर तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 33 सही		
3	नावा: संतोष हिरालाल कोठारी - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नावा: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: सदर तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 36 सही		
4	नावा: अनिरुध्द विजय सुर्य - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नावा: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: पुणे सातारा रोड पुणे तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 23 सही		
5	नावा: दत्तोबा घोडीबा निवाळकर, राजाराम घोडीबा निवाळकर हिरामण घोडीबा निवाळकर, देऊबाई बाळासाहेब निवाळकर, हिराबाई बबन महाडीक यांचे तर्फे कु मु म्हणुन दिनेश छगमलाल परमार - - प	लिहून घेणार वय 48 सही		



दस्तावेज करून देणार तथ्यावधीत [मुखत्यारनामा] दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 1

Handwritten signatures and marks at the bottom of the page.



हवल-११		
१८९९९	६३	०६
२०२३		
दस्त गोपवारा भाग-२		हवल६

दस्त क्र. [हवल६-७६०९-२००७] चा गोपवारा
वाजार मुल्य : १ मोबदला १ भरलेले मुद्रांक शुल्क : १००

दस्त हजर केल्याचा दिनांक : २४/०९/२००७ ०६:३२ PM
निष्पादनाचा दिनांक : २४/०९/२००७
दस्त हजर करणाऱ्याची सही :

[Signature]

दस्ताचा प्रकार : ४८) मुखत्यारनामा
दस्त अनुच्छेद प्रकार : (४८-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक
दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज
निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. १ ची वेळ : (सादरीकरण) २४/०९/२००७ ०६:३२ PM
शिक्का क्र. २ ची वेळ : (फी) २४/०९/२००७ ०६:३४ PM
शिक्का क्र. ३ ची वेळ : (कमुली) २४/०९/२००७ ०६:३६ PM
शिक्का क्र. ४ ची वेळ : (ओळख) २४/०९/२००७ ०६:३५ PM

दस्त नोंद केल्याचा दिनांक : २४/०९/२००७ ०६:३६ PM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इलम असे निवेदीत करतात की, ते दस्तऐवज करून देणाऱ्यांना
व्याकतीशः ओळखतात, व त्यांची ओळख घटवितात.

१) पानकर एस बी- - घर/प्लॉट नं. -
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : शिवाजीनगर
तालुका : पुणे
पिन : -

[Signature]
दु. निबंधकाची सही
हवेली ६ (लोणीकाळमोर)

प्रमाणित करण्यात येते की,
सदर दस्तास एकूण पाने *[३]*
आहेत.

[Signature]
दु.नि.हवेली क्र *[६]*



दस्त क्रमांक (७६०९/२००७)

[Signature]

पावती क्र.: ७६१८ दिनांक: २४/०९/२००७

पावतीचे वर्णन

नांव: संतोष हिरालाल कोठारी - -

१०० : नोंदणी फी

५०० : नक्कल (अ. ११(१)), पृष्ठांकनाची नक्कल
(आ. ११(२)),

रुजवात (अ. १२) व छायाचित्रण (अ. १३) ->
एकत्रित फी

६००: एकूण

[Signature]
दु. निबंधकाची सही: हवेली ६ (लोणीकाळमोर)

[Signature]
प्रसिद्धे नंबराचे पुस्तकाचे
१०६१९ नं. नोंदविला
[Signature]
दुय्यम निबंधक, हवेली-६,
दि. २४/९/२००७

[Signature]
[Signature]
Kanehan



हवल-११		
१८१११	६४	७६
२०२३		

Appendix X

File No.

Date :-

Certified that the leasehold rights regarding land measuring square meters 3113.18 Square meters are vested with the **Vidyashilp Education Trust Mahadeo Nagar Manjri Pune** Name of School/Society/Trust/ company under section 8) fully described in the schedule mentioned hereinafter with the following details.

Sr. No.	Particulars	Details
1	Plot No. (s)/Survey No(s)/Khasra No. (s)/ Khata No. (s)/ Khatauni No. (s).	Survey No. 173/2A and 173/1/1/1
2	Name of Street/ village, sub Division, District and Street	Fursungi Haveli Pune
3	In terms of (give details of the document/ deed i.e. Sale deed/Conveyance Deed/Gift Deed /Lease Deed (with period in terms of no. Of years.)/ Sub lease (with period in terms of no. Of years) Allotment Letter etc	Lease Deed
4	Registration Details: Duly registered on Executed by Serial No. Book No. Volume no. etc.	

It is certified that the entire land comprise of a single plot of land. It is further certified that **Vistara World School** is located on the above-mentioned plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 3113.18 Sq. Meters, is bounded as follows.

North : Common Road
East : Mr. Ganesh Dhore's Property
West : 173/2B/2A land
South : Trimurthy Vihar Property

DM/ADM/SDM/TEHSILDAR/NAIB TEHSILDAR/ REGISTRAR/SUB-REGISTRAR
EQUIVALENT LAND AUTHORITY
(Stamp and Signature (Name of Officer) (Name of District))



SAHARA DEVELOPERS

Promoters & Builders

Sr. No. 177/35-26 Opp. Suyata Mangal Karyalaya, Haveli Nagar, Purnagiri, Pune - 412 308

Ref.



हवेली		
१८९९९	६५	७६
PARTNERSHIP RESOLUTION		

Date
DATE:- 23/06/2023

We the undersigned herewith authorize one of our partner **MR. SANTOSH HIRALAL KOTHARI** to enter into any kind of agreements especially Lease deed/ Leave and License agreement with **VIDHYASHILP EDUCATION TRUST** as per the terms and conditions seems fit for the deal.

Hence this Authority resolution Letter.

FOR M/S SAHARA DEVELOPERS

1.) MR. NANASAHEB BABURAO SURYAVANSHI

2.) MR. VINOD RAMCHANDRA KONDE

3.) MR. SANTOSH HIRALAL KOTHARI

4.) MR. ANIRUDHA VIJAY SURYA

5.) MR. ANIKET DATTATRAY SURYA

SAHARA DEVELOPERS

PARTNER PARTNER PARTNER PARTNER

SAHARA DEVELOPERS



20	14	2019
----	----	------

DATE: 20/11/2019

PARTNERSHIP RESOLUTION

We the undersigned partners authorize one of our partners, MR. SANTOSH KOTHARI to enter into any kind of partnership with any business deal and terms agreement with MIBYATIJI EDUCATION TRUST under the terms and conditions given for the same.

Read this Act by resolution letter

FOR M/S SAHARA DEVELOPERS

1. MR. MANASHEE BABURAO SURYAVANSHI

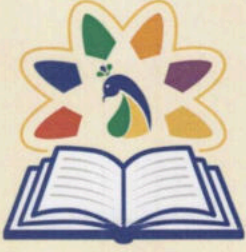
2. MR. VINOD RAMLAKSHAN KOND

3. MR. SANTOSH KOTHARI

4. MR. ANIBUDHA VIJAY SURESH

5. MR. ANKUR B. TILAK SURESH

SAHARA DEVELOPERS
 PARTNERSHIP RESOLUTION



Vidyashilp Education Trust

Add.: 6A-902, Kalpataru Serenity, Mahadevnagar, Pune - 412 307,
E-mail: vidyashilpedu@gmail.com, Ph.: 9011 04 9292 / 9850 91 1442
Reg. No.: Maha./747/2018/Pune



हवल-११		
१८१११	६६	७६
२०२३		

Board of Resolution for Authorisation to represent the Trust before the Registrar for the completion of Lease Deed.

Date:23/06/2023

To Whom It May Be Concerned

Resolved that the consent of board of Trustees of Vidyashilp Education Trust be and is hereby accorded to authourize,

1. Mr. Shashikant S. Nasare, Secretary, Vidyashilp Education Trust
2. Dr. Kanchan Shashikant Nasare, Chairman, Vidyashilp Education Trust

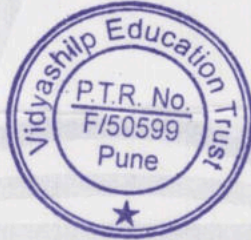
to represent the trust, to submit the required documents and sign the Lease deed between Vidyashilp Education Trust and Sahara Developers.

CERTIFIED TO BE TRUE

For Vidyashilp Education Trust

Kanchan
Chairman
Place: Pune
Date:23/06/23

Shashi
Secretary
Place: Pune
Date:23/06/23





हवल-११
१८९९ ६७ ७६
२०२३

मा.प्र.क्रि.सं.पुणे-सील-१९८८/(५०० पुराणे)१०-१२

[विशेष-घ. आ. (मं. सा. वि.) ५०-म.]

No. 29497



नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम, २१)

महा. / 747 / 2018 / पुणे
नोंदणी क्रमांक 3/5 / 2018 / पुणे

याद्वारे असे प्रमाणित करण्यात येते की, "VIDYASHILP EDUCATION TRUST" 6A/902, KALPATARU SERENITY, MAHADEO NAGAR, OPP NAVRATNA, खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम, २१) अन्वये MANGAL KARYALAY, MANJARI, PUNE योग्यरित्या नोंदणी करण्यात आली. 412307.

तारीख : 3 5 18 रोजी माझ्या सहोनिशी दिले.



संस्थांचे सहायक निबंधक,
बहुम्यक संस्था निबंधक
पुणे विभाग, पुणे

[Handwritten signature]

Kalshankar



हवल-११		
१८१११	६८	७६
२०२३		

[विशेष-प. भा. (मु. वा. वि.) २-म.]



16

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विद्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विद्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) चा अन्वये पुणे विभाग, पुणे येथील सार्वजनिक विद्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विद्वस्तव्यवस्थेचे नाव VIDYASHILP EDUCATION TRUST
Address - Mrs. Mangala Nitesh Barsing 6A-902
Karpatare Seremity Mahadeo Nagar, off Nerratna
Mangal Karyalaya Manji P/50599/Pune
नोंदणी पुस्तकातील क्रमांक
Pune - 412307

Mrs. Mangala Nitesh Barsing यांस प्रमाणपत्र दिले.

आज दिनांक २५/०६/२०१८ रोजी माझ्या सहीनिशी दिले.

शिक्का



सही सहाय्यक बर्मोदाव आयुक्त
पुणे विभाग, पुणे
पदनाम

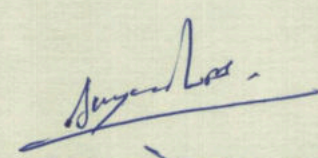


हवेल-११		
१८१११	६८	०६
२०२३		

घोषणापत्र

मी श्री. ~~संतोष हिमालाल कोळी~~ ^{नानासाहेब वा. सुर्यवंशी} याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. ११ यांचे कार्यालयात लीज डीड या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. दत्तोबा धोंडीबा निंबाळकर व इ. यांचे तर्फे श्री. कु.मु.धारक मे. परमार अॅण्ड परमार तर्फे श्री. दिनेश छगनलाल परमार संपूर्ण मोबदला स्वीकारून यांनी दि. २४/०९/२००७ रोजी दिलेल्या व हवेली क्र. ६ यांचे कार्यालयामध्ये नोंदविण्यात आलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त निष्पादित करून कबुलीजबाब दिला आहे तसेच सदर दस्त नोंदणीस सादर केला आहे. सदर कुलमुखत्यारपत्र हे योग्य व संपूर्ण मोबदला देऊन निष्पादित केले असल्यामुळे लिहून देणार व्यक्तींपैकी कोणीही मयत झाले या कारणामुळे अथवा अन्य कोणत्याही कारणामुळे सदर कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

दिनांक: ११/०८/२०२३


नानासाहेब वा. सुर्यवंशी
श्री. ~~संतोष हिमालाल कोळी~~

कुलमुखत्यारपत्रधाराकाचे

नाव व सही



हवल-११
१८१११ | ७० | ७६
२०२३



भारत सरकार
Unique Identification Authority of India
Government of India

नॉटिफिकेशन क्रमांक / Enrollment No. : 2006/12789/01472

07/05/2013

To
Shashikant Dnyaneshwar Nasare
शशिकान्त जानेश्वर नासरे
Flat No. 6A/806, Kalptaru Serenity,
Mahadev Nagar
Opp Navratna Mangal Karyalay
Manjri B K
Shewalwadi
Manjari Farm, Havell, Pune,
Maharashtra - 412307
9850212223

KA598671620FH
59867162



आपला आधार क्रमांक / Your Aadhaar No. :

5685 9301 9160

माझे आधार, माझी ओळख

भारत सरकार
Government of India
शशिकान्त जानेश्वर नासरे
Shashikant Dnyaneshwar Nasare

जन्म तारीख / DOB: 20/05/1973
पुंश / Male
5685 9301 9160

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AACTV8039J

नाम / Name
VIDYASHILP EDUCATION TRUST

दिनांक/तारीख
Date of Incorporation / Formation
03/05/2018

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABZPN4901D

नाम / Name
NASARE SHASHIKANT DNYANESHWAR

पिता का नाम / Father's Name
DNYANESHWAR SHAMRAO NASARE

जन्म की तारीख /
Date of Birth
20/05/1973

हस्ताक्षर / Signature

31



हवल-११		
१८९९९	७९	७६
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAHARA DEVELOPERS

18/10/2004
Permanent Account Number

ABEFS7983B

23032006

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABKPK9286H

नाम / Name
SANTOSH HIRALAL KOTHARI

पिता का नाम / Father's Name
HIRALAL DAGDURAM KOTHARI

जन्म की तारीख /
Date of Birth
13/08/1970

हस्ताक्षर / Signature

07092018

भारत सरकार
Government of India

संतोष हिरालाल कोठारी
Santosh Hiralal Kothari
जन्म तारीख/DOB: 13/08/1970
पुरुष/MALE

Mobile No: 9763219199
7049 3076 3056
VID : 9184 3269 4139 9547

मेरा आधार, मेरी पहचान



हवल-११
१८१११ ७२ ७६
२०२३

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

SAHARA DEVELOPERS

18/10/2004
Permanent Account Number

ABEFS7983B

2-3032006

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AKSPS2240L

नाम /NAME
NANASAHEB BABURAO
SURYAWANSHI

पिता का नाम /FATHER'S NAME
BABURAO RAMBHAU SURYAWANSHI

जन्म तिथि /DATE OF BIRTH
15-07-1958

हस्ताक्षर /SIGNATURE
Nanasaheb L. S.

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

भारत सरकार
GOVERNMENT OF INDIA

नानासाहेब बाबुराव सुर्यवंशी
Nanasaheb Baburao Suryawanshi

जन्म वर्ष / Year of Birth : 1958
पुरुष / Male

7830 5206 3516

आधार - सामान्य माणसाचा अधिकार

Nanasaheb L. S.

329/18111

शुक्रवार, 11 ऑगस्ट 2023 3:53 म.नं.

दस्त गोपवारा भाग-1

हवेली 11

७४७६

दस्त क्रमांक: 18111/2023

दस्त क्रमांक: हवेली 11 / 18111 / 2023

वाजार मूल्य: रु. 3,51,53,447/-

मोबदला: रु. 00/-

भरनेल मुद्रांक शुल्क: रु. 15,82,500/-

दु. नि. सह. दु. नि. हवेली 11 यांचे कार्यालयात

पावती: 19547

पावती दिनांक: 11/08/2023

अ. क्र. 18111 वर दि. 11-08-2023

सादरकरणाचे नाव: विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत
स्वाक्षरीकर्ता श्री. शशिकांत जानेश्वर नामरे - -

गोजी 3:52 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1460.00

पृष्ठांची संख्या: 73

दस्त हजर करणाऱ्याची सही:

एकुण: 31460 00

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्तोचा प्रकार: भाडेपट्टा

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

शिक्का क्र. 1 11 / 08 / 2023 03 : 52 : 45 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 08 / 2023 03 : 53 : 46 PM ची वेळ: (फी)

PAN-06239089000000000000

कमी पडलेली पाने फी रु. ६०/-

पावती क्रमांक.....१९७७९.....ते

वसूल केली दि. १०/८/२०२३

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेदर
लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे
ही अस्सल व खरी असून ती खोटी व बनावट आळखून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

[Signature]
लिहून घेणार

[Signature]
लिहून देणार

[Signature]



दस्त गोपवारा भाग-2

हवल11

641009

दस्त क्रमांक:18111/2023

11/08/2023 3 55:17 PM

दस्त क्रमांक :हवल11/18111/2023

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:१) श्री.दत्तोबा धोंडिबा निंबाळकर (२) श्री.राजाराम धोंडिबा निंबाळकर (३) कै. हिरामन धोंडिबा निंबाळकर तर्फे वारम (३-अ) श्री. सुरेश हिरामन निंबाळकर (३-बी) श्रीमती. सुनिता हनुमंत निंबाळकर (३-सी) सैहल हनुमंत निंबाळकर (३-डी) श्री. स्वप्नील हनुमंत निंबाळकर (३-इ) माधुरी शंकर निंबाळकर (३-फ) भोगराज शंकर निंबाळकर (३-जी) ओमकार शंकर निंबाळकर हे वरील (३-अ) ते (३-जी) सर्वजण राहणार सर्व्हे नं. 24, कर्वेनगर, पुणे 411053 (४) सौ. हिराबाई बबन महाडिक (5) कै. देवुबाई बाळासाहेब निंबाळकर तर्फे वारम हरूबाई बाळामो निंबाळकर वरील 1 ते 5 तर्फे कु.मु.धारक परमार अॅण्ड परमार तर्फे कु.मु.धारक सहारा डेव्हलपर्सचे भागीदार श्री. नानासाहेब वावुराव मुर्यवंशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भेकराईनगर, फुरसुंगी, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पिन नंबर:ABEFS7983B	मालक वय :-64 स्वाक्षरी:-		
2	नाव:विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता श्री. शशिकांत जानेश्वर नामरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं. 6अ, 806, कल्पतरू सेरेनिटी, मांजरी, महादेवनगर, पुणे - 412307, महाराष्ट्र, पुणे. पिन नंबर:AACTV8039J	भाडेकरू वय :-50 स्वाक्षरी:-		
3	नाव:मान्यता देणार सहारा डेव्हलपर्स तर्फे भागीदार आणि अधिकृत स्वाक्षरीकर्ता श्री. संतोप हिरालाल कोठारी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भेकराईनगर, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पिन नंबर:ABEFS7983B	मान्यता देणार वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 08 / 2023 03 : 55 : 15 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अॅड प्रिया कुलकर्णी - - वय:31 पत्ता:हडपसर पुणे पिन कोड:411028	स्वाक्षरी 	

शिक्का क्र.4 ची वेळ:11 / 08 / 2023 03 : 55 : 38 PM

सह.दुय्यम निबंधक, हवेली-11

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vidyashilp Education Trust	eChallan	02300042023080996684	MH006456903202324E	972800.00	SD	0003410738202324	11/08/2023
2	Vidyashilp Education Trust	eChallan	02300042023061563567	MH003665468202324E	609700.00	SD	0003410748202324	11/08/2023
3		DHC		2306202307028	1460	RF	2306202307028D	11/08/2023
4	Vidyashilp Education Trust	eChallan		MH003665468202324E	30000	RF	0003410748202324	11/08/2023

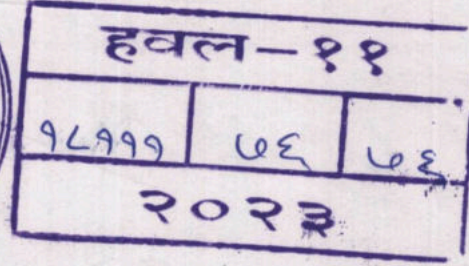
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

18111 /2023

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.

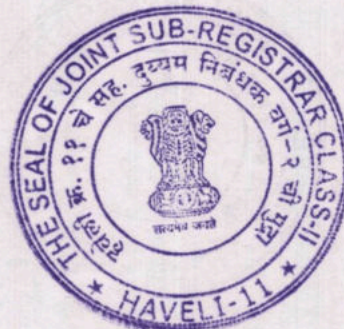
For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ७६ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
नंबरी नोंदला.

१८९९९
BC

५ सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.१९
दिनांक ११/०८/२०२३





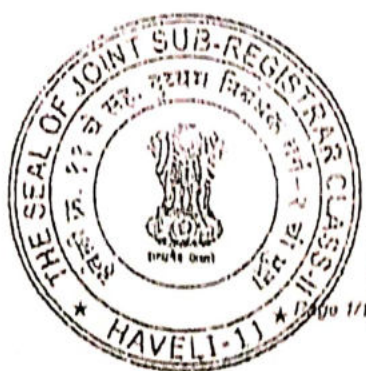
3-2:02

CHALLAN
MTR Form Number-6



GRN	APR032652311201819E	BARCODE	[Barcode]		Date	13/06/2018-15:52:27	Form ID	36A
Department	Inspector General of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (if Any)				
Office Name	HVEL 11, HAVELI 11 JOINT SUB REGISTRAR			PAN No (if Applicable)	ABEF57983B			
Location	PUNE			Full Name	SAHARA DEVELOPERS			
Year	2018-2019 One Time			Flat/Block No.	OFFICE 102, 201 TO 204, 301 TO 304, 401 TO			
				Premises/Building	404			
Account Head Details		Amount in Rs.		Road/Street				
C030046401 Stamp Duty		120000.00		WITH VACANT LAND 24024.87 SQ.FT, S. NO.				
C030063331 Registration Fee		1000.00		173/2A, 173/1/1/1, FURHSUNGI, PUNE				
				Area/Locality				
				40701 5a Fl				
				Town/City/District				
				PIN				
				4 1 2 3 0 6				
				Remarks (if Any)				
				PAN2=AAQFV6010P-SecondPartyName=VIDYASHILP EDUCATION				
				TRUST-CA=00-Marketval=600000				
Total		1,21,000.00		Amount In	One Lakh Twenty One Thousand Rupees Only			
				Words				
Payment Details			BANK OF BARODA			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	02003042018001301304		89994030	
Cheque/DD No.			Bank Date	RBI Date	13/06/2018-15:57:02		Not Verified with RBI	
Name of Bank			Bank-Branch			BANK OF BARODA		
Name of Branch			Scroll No. , Date			Not Verified with Scroll		

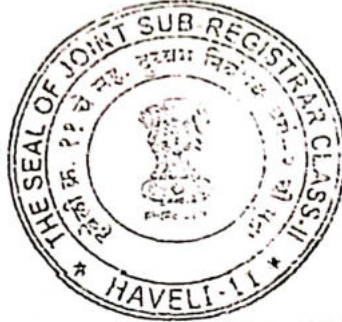
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9511170000
 सादर घालण केवल दुरयम नितयक कार्यालयत बांदणी कार्यालयत दरखास्तादी लागू आहे. बांदणी न कार्यालयत दरखास्तादी सादर घालण लागू नाही.



हवेली-११
 (६३९) १ ३९
 २०१८

Print Date 13-06-2018 0





हवला-११		
CE39	2	39
२०१८		

LEAVE AND LICENSE AGREEMENT

THIS LEAVE AND LICENSE Agreement is made and executed at Pune
on this 15th day of June, 2018.

BY AND BETWEEN

M/S. SAHARA DEVELOPERS

A partnership firm duly incorporated and registered
under the provisions of the Indian Partnership Act, 1932.

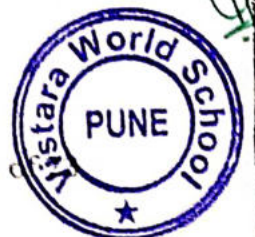
Having its registered office at:-

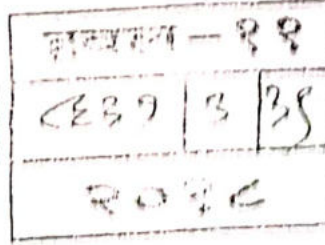
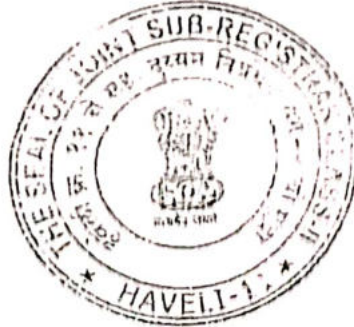
S.No. 177, Bhekraingar, Opposite Suyaba Mangalkaryalaya,
Fursungi Taluka Haveli, District Pune, Pune:- 412308.

PAN :- ABEFS 7983B

Through its partners

1. Mr. Nanaseheb Baburao Suryawarshi
Age: About 57 Years, Occupation: Business
Residing at: S.No. 173/2B, Bhekraingar, Fursungi, Pune:- 412308.
2. Mr. Vinod Ramchandra Konde
Age: About 45 Years, Occupation: Business
Residing at: S.No. 177, Bhekraingar, Fursungi, Pune:- 412308.
3. Mr. Santosh Hiralal Kothari
Age: About 47 Years, Occupation: Business
Residing at: S.No. 173/3, Bhekraingar, Fursungi, Pune:- 412308.
4. Mr. Anirudha Vijay Surya
Age: About 34 Years, Occupation: Business
Residing at: S.No. 692, Sukhada Apartment, Chaphalkar Colony,
Market Yard Road, Pune 411037
5. Mr. Aniket Dattatraya Surya
Age: About 25 Years, Occupation: Business
Residing at: 692, Sukhada Apartment, Chaphalkar Colony,





Market Yard Road, Pune 411037

Hereinafter, for the sake of brevity and convenience, referred to and called as the "LICENSOR", which expression, unless repugnant to the context or meaning thereof, shall mean and include its partner/s, their heir/s, legal representative/s, administrator/s, executor/s, assign/s, etc.

... PARTY OF THE FIRST PART

AND

VIDYASHILP EDUCATION TRUST

Address: Having Registered office at 6A/902,

Kalpataru Serenity, Mahadev Nagar Manjari, Pune 412307

PAN: AAQFV5010P

Through Its Secretary & Authorised Person,

Mr. Shashikant Dnyaneshwar Nasare

Age - 45 Years, Occupation - Business

Address: Having registered office at 6A/902, Kalpataru Serenity, Mahadev Nagar Manjari,
Pune 412307

Hereinafter, for the sake of brevity and convenience, referred to and called as the "Licensee", which expression, unless repugnant to the context or meaning thereof, shall mean and include its Trustee, representative/s, administrators/, successors-in-interest, etc.

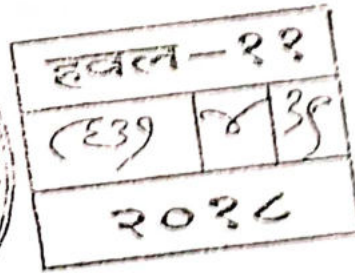
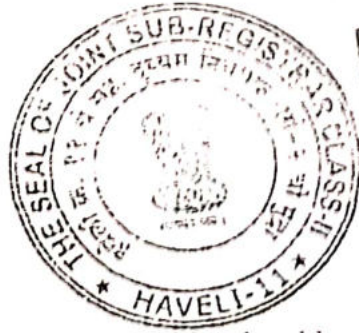
... PARTY OF THE SECOND PART

The Licensor and the Licensee hereinafter shall individually be referred to as the "Party" and collectively as the "Parties".

WHEREAS

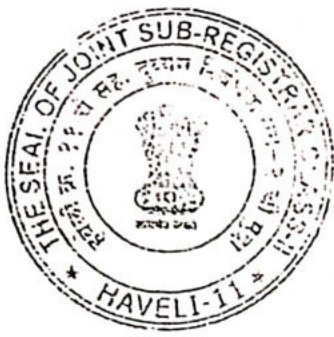
- A. The Licensor is well and sufficiently entitled to and possessed of all that piece and parcel of land bearing S.No. 173/2A and 173/1/1/1, totally admeasuring 3754.885 Sq.Mtrs. out of which an area of 3113.18 Sq.Mtrs., situated at Village Pirsungi, Taluka Haveli, District Pune, Pune:- 412308. and within the limits of Pune Municipal Corporation and situated within an area popularly called as Parmar Parisar, which land is hereinafter for the sake of brevity and convenience referred to and called as the "said Land" and which is more particularly described in the Schedule "A" written hereunder.





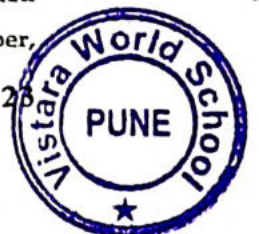
- B. The Licensor has developed the said Land and has constructed two different buildings upon the said Land. 1st building Viz. Sahara Market Building No. 1 is adjacent to the Fursungi road and 2nd building Viz. Sahara Market Building No. 2 is behind the 1st building with vacant Land between the said two buildings. Out of the entire constructed portion in the said 1st building the Licensor has sold certain units to different purchasers and retained certain units with it.
- C. In the said 1st Building the Licensor is well and sufficiently entitled to and in possession of all that piece and parcel of property being office No. 102, situated on stilt floor, admeasuring 1584 Sq.Ft., bearing City Survey No. 2/4970, Property No. 21196, office No. 201, situated on first floor, admeasuring 1145 Sq.Ft., bearing City Survey No. 2/4971, Property No. 21197, office No. 202, situated on first floor, admeasuring 1146 Sq.Ft., bearing City Survey No. 2/4972, Property No. 21198, office No. 203, situated on first floor, admeasuring 1096 Sq.Ft., bearing City Survey No. 2/4973, Property No. 21199, office No. 204, situated on first floor, admeasuring 1094 Sq.Ft., bearing City Survey No. 2/4974, Property No. 21200, office No. 301, situated on second floor, admeasuring 1145 Sq.Ft., bearing City Survey No. 2/4975, Property No. 21201, office No. 302, situated on second floor, admeasuring 1146 Sq.Ft., bearing City Survey No. 2/4976, Property No. 21202, office No. 303, situated on second floor, admeasuring 1096 Sq.Ft., bearing City Survey No. 2/4977, Property No. 21203, office No. 304, situated on second floor, admeasuring 1094 Sq.Ft., City Survey No. 2/4978, Property No. 21204, office No. 401, situated on third floor, admeasuring 1145 Sq.Ft., bearing City Survey No. 2/4979, Property No. 21205, office No. 402, situated on third floor, admeasuring 1146 Sq.Ft., bearing City Survey No. 2/4980, Property No. 21206, office No. 403, situated on third floor, admeasuring 1096 Sq.Ft., bearing City Survey No. 2/4981, Property No. 21207, office No. 404, situated on third floor, admeasuring 1094 Sq.Ft., bearing City Survey No. 2/4982, Property No. 21208 along with Vacant appurtenant thereto and covered parking spaces, total 5 in number, totally admeasuring 1650 Sq.Ft. situated on ground floor, which offices are having no partition and are joined to form hall on the respective floors, having a total area of 16677 Sq. ft. and are collectively hereinafter for the sake of brevity and convenience referred to and called as the "said Building No. 1" and which is more particularly described in the Schedule "B" at Serial No. 1 written hereunder.

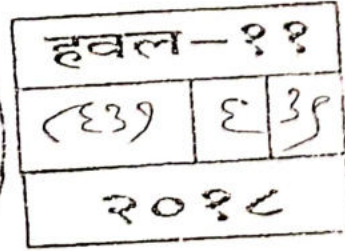
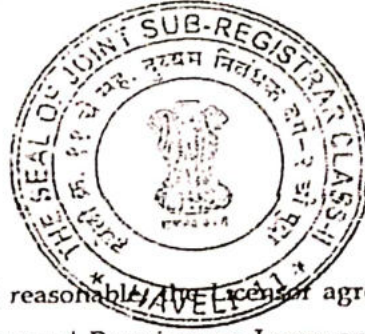




हवेली - ११		
८३७	५	३५
२०१८		

- D. The Licensor is well and sufficiently entitled to and in possession of all that piece and parcel of the said 2nd building comprising of P+4 floors, totally admeasuring 14,391 Sq.Ft. along with Vacant Land adjacent thereto or left around the building in side margins and covered parking spaces, total 4 in numbers, totally admeasuring 2291 Sq.Ft. situated on ground floor, which entire building hereinafter for the sake of brevity and convenience referred to and called as the "said Building No. 2" and which is more particularly described in the Schedule "B" at Serial No. 2 written hereunder.
- E. Upon construction of the said Building No. 1 and said Building No. 2 the Licensor is well and sufficiently entitled to and in possession of Vacant Land admeasuring about 24024.87 Sq.Ft. on the said Land, which Vacant Land is hereinafter for the sake of brevity and convenience referred to and called as the "said Vacant Land" and which is more particularly described in the Schedule "B" at Serial No. 3 written hereunder.
- [The said Building No. 1, said Building No. 2 and said Vacant Land, are hereinafter for the sake of brevity and convenience collectively referred to and called as the "said Licensed Premises"]
- F. The Licensor was not in immediate need of the Said Licensed Premises for usage and occupation and hence, was desirous of giving the Said Licensed Premises on leave and license basis.
- G. The Licensee is engaged in the activities of imparting education and performing other activities in the sector of education, performing schooling activities, sports activities and other educational activities, which activities are hereinafter for the sake of brevity and convenience referred to and called as the "said Educational Activities" and that for the purpose of carrying on its said Educational Activities, the Licensee was in need of suitable premises.
- H. The Licensee came to know about the aforesaid intentions of the Licensor and hence, approached the Licensor through its duly authorised representative and requested the partners of the Licensor to give said Licensed Premises on Leave and License basis for a period of 60 months and will be further extended for 300 months by mutual understandings.
- I. The Parties entered into discussions and after due discussions and protracted negotiations between the Parties and upon having found each other's proposal proper,





adequate, sufficient and reasonable. The Licensors agreed to permit the Licensee to use and occupy the Said Licensed Premises on Leave and License basis and the Licensee agreed to take the Said Licensed Premises thereof, on Leave and License basis, for a temporary term of 60 months, for the agreed license fee.

J. The authorised representative represented to the Licensors that the authorised representative has been appointed, nominated and authorized by the Licensee to enter into and execute the present Agreement, for and on its behalf, with the Licensors, in respect of the Said Premises and based on this representation the Licensors is entering into and executing the present Leave and License Agreement.

K. Therefore, as per the mutual understandings between the Licensors and the Licensee, the Licensors and the Licensee are executing the present written Leave and License Agreement on the terms and conditions which are more particularly mentioned hereunder.

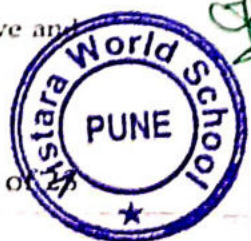
NOW THIS DEED WITNESSESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

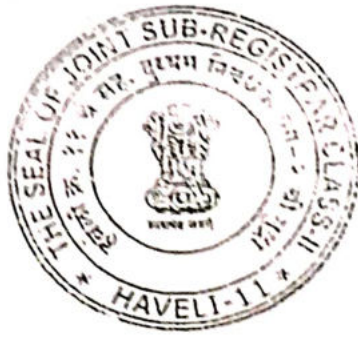
1. GRANT OF LICENSE, TERM AND LOCK IN PERIOD:

1.1 The Licensors hereby permits the Licensee to use and occupy the Said Licensed Premises, totally admeasuring about 55,092.87 Sq. Ft. (approximately), only for the purpose of carrying on its said Educational Activities, in the following manner:-

S.No.	Particulars	Date to commence occupation and usage by Licensee
1.	Two floors in said Building No. 2	1 st May, 2018
2.	Said Licensed Premises	1 st December, 2018

1.2 The Licensors hereby permits the Licensee to use and occupy the said Licensed Premises for a term of 60 months only, commencing from 01/05/2018 and ending on 30/04/2023 (hereinafter, for the sake of brevity and convenience referred to and called as the "License term") and that the Licensee hereby agrees to take the Said Licensed Premises on leave and license basis for the agreed license fee.





हवेली - ११		
८३९	७३५	
२०२८		

1.3 It has been mutually agreed by and between the Parties hereto that out of the said License term the period commencing from 01/05/2018 and ending on 30/04/2023 shall be treated as Lock in period of the present Agreement (hereinafter for the sake of brevity and convenience referred to and called as the "Lock in period"). During the said Lock in period neither the Licensor nor the Licensee shall terminate the present Agreement except as stated herein.

1.4 Notwithstanding anything agreed and contained herein, the Licensor shall be entitled and at liberty to terminate the present Agreement during the subsistence of the Lock in period only if the Licensee fails to pay the agreed License fee and/or commits breach of any material term/s or condition/s set out herein and/or fails to honour any of its commitment/s undertaken hereunder.

1.5 In the event that the Licensor and/or Licensee terminates / revokes / cancels / rescinds the present Agreement, for whatsoever reason, before the completion of the Lock in period i.e. 01/05/2018 to 30/04/2023 then the Licensee shall be liable and under an obligation to pay the entire License fee for the entire / remaining / balance Lock in period.

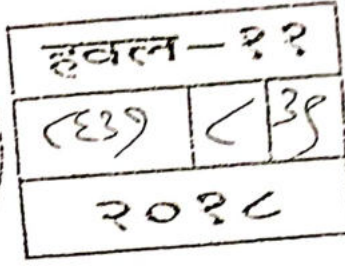
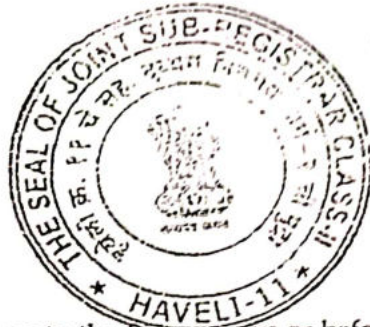
2. LICENSE FEE AND DEPOSIT:

2.1 In consideration of the Licensor granting the license to the Licensee for use and occupation of the Said Licensed Premises, the Licensee shall pay to the Licensor the license fee in the following manner:-

Sr.No.	License Term	License Fee (per month in INR)
1.	01/05/2018 to 30/11/2018	3,00,000/-
2.	01/12/2018 to 30/11/2019	6,00,000/-
3.	01/12/2019 to 30/04/2020	8,00,000/-
4.	01/05/2020 to 30/04/2021	8,40,000/-
5.	01/05/2021 to 30/04/2022	8,82,000/-
6.	01/05/2022 to 30/04/2023	9,26,100/-

2.2 The Licensee shall pay the said license fee to the Licensor after deduction of income-tax deductible at source under the provisions of Income Tax Act, 1961 and the Rules made thereunder.





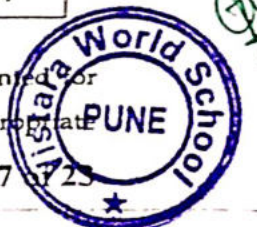
2.3 The Licensee shall pay to the Licensor, on or before the 5th day of each calendar month, the agreed license fee for the preceding month. Effecting the payment of License Fee during the usage and occupation of the Said Licensed Premises, on or before, 5th day of each calendar month is one of the essential conditions of the present Agreement, which the Licensee has agreed to adhere strictly. Notwithstanding anything contained herein and subject to the procedure for termination of this Agreement, non payment of the license fee for whatsoever reason shall give the exclusive right to the Licensor to terminate the present agreement and cause the Licensee to vacate the Said Licensed Premises and recover the outstanding amount from the Licensee and/or deduct it from the security deposit. The invoice for the license fee for the month shall be issued on the 25th day of the same month.

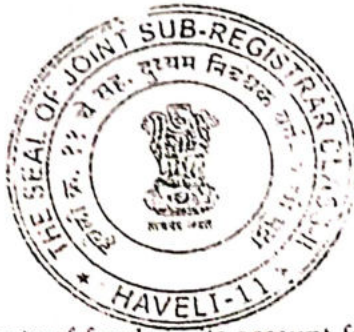
2.4 One month prior to the commencement of each term of 12 months of the License Term, the Licensee shall hand over 12 cheques each of the amount of monthly Licensee Fee, as contemplated in Clause No. 2.1 above, in advance for the respective License term of 12 months. The Licensee declares, confirms and undertakes that the said cheques shall be presented for encashment by the Licensor on the date stated therein and the Licensee shall make appropriate arrangements of funds in its account for honouring the said cheque/s.

2.5 The Licensee shall pay to the Licensor an amount of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) as and by way of Interest Free Security Deposit in the following manner:-

Sr.No.	Date	Details of payment	Amount [in INR]
1.	01/05/2018	Paid vide cheque dated 08/04/2018 bearing No. 020621, drawn on ICICI Bank, Manjari, Hadapsar Branch	10,00,000/-
2.	01/12/2018	Agreed to be paid vide cheque dated 01/12/2018, bearing No. 001004, drawn on ICICI Bank, Manjari, Hadapsar Branch	25,00,000/-
3.	01/12/2019	Agreed to be paid vide cheque dated 01/12/2019, bearing No. 001005, drawn on ICICI Bank, Manjari, Hadapsar Branch	15,00,000/-
Total			50,00,000/-

The Licensee declares, confirms and undertakes that the said cheques shall be presented for encashment by the Licensor on the date stated therein and the Licensee shall make appropriate





हवेली-११		
६३९	१	३९
१०९८		

arrangements of funds in its account for honouring the said cheque/s. The Licensor confirms and acknowledges the receipt of the said amount with GST subject to realization of the said cheques. In the event any of the said cheques are dishonored, for any reason whatsoever, then it will amount to material breach of the term of this Agreement and notwithstanding anything contained herein and subject to the procedure for termination of this Agreement, it shall give the exclusive right to the Licensor to terminate the present agreement and cause the Licensee to vacate the Said Licensed Premises. The Licensee shall ensure that at all times the said amount of security deposit shall be maintained. The said amount of the Security Deposit is to be refunded by the Licensor to the Licensee after the expiry of the License term or on earlier determination of the present Agreement and only after getting the peaceful and vacant possession of the Said Premises and after settlement of all outstanding dues, if any, to the satisfaction of the Licensor.

3. OTHER CHARGES / LEVIES

3.1 In addition to the license fee payable by the Licensee to the Licensor, the Licensee shall also bear and pay the maintenance charges, cleaning charges, electricity charges for electricity consumption, water charges for eater consumption, private water supplier charges, if any, telephone bills, internet bills, Lift maintenance charges, Generator, CCTV, Garbage Charges, etc., payable in respect of the Said Licensed Premises on actual basis. The Licensee shall pay directly to the concerned authorities the said bills and handover the original copy of the bill and receipt pertaining to the said Licensed Premises to the Licensor at the time of vacating the said Licensed Premises.

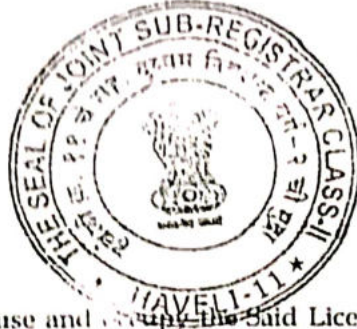
3.2 All applicable taxes, duties, charges, cess, levies including but not limited to GST etc as on the date of execution of the Agreement, any other taxes, duties, charges, cess, levies, etc, which may be levied or modified in future, shall be exclusively borne and paid by the Licensee only in addition to & over & above the licence fee. Any other taxes, duties, charges, cess, levies, etc, which may become payable by reason of new enactment and / or modification / amendment of any existing laws or regulations or rules by the Central or State Government or by a local body, shall be exclusively borne and paid by the Licensee.

3.3 The Licensor shall bear and pay the property taxes payable to Municipal Body in respect of the Said Licensed Premises

4. NATURE AND SCOPE OF PERMISSION:

4.1 The Licensor and the Licensee hereby specifically agree that the sole and actual intention behind entering into this Agreement is for granting a bare permission or a bare license not





हवल - ११		
६३९	१०	३९
२०१८		

coupled with any interest to use and occupy the Said Licensed Premises on leave and license basis for a temporary term of 60 months only. It is a grant of bare revocable license within the meaning of Section 52 of Indian Easements Act. The Licensee shall not at any time construe / interpret the present Agreement as creating and / or transferring any right, title and interest including but not limiting to tenancy and / or lease in the Said Licensed Premises or part thereof in its favour.

4.2 The permission to use and occupy the Said Licensed Premises is on non-exclusive basis and hence, exclusive possession of the Said Licensed Premises is not delivered to the Licensee. The *De facto* and *De Jure* possession of the Said Licensed Premises shall always be with and vest in the Licensor. The Licensee hereby merely acquires a permission to use the Said Licensed Premises, which, subject to the terms herein, may be revoked at any time by the Licensor.

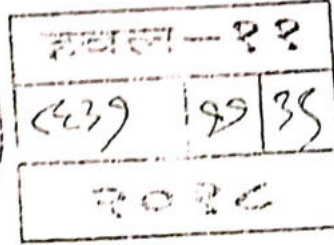
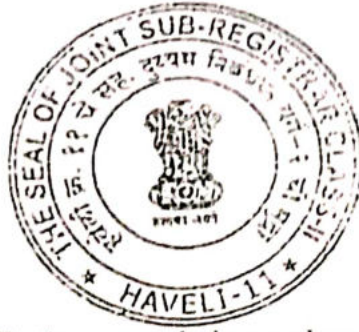
4.3 The Licensor and the Licensee hereby specifically agree that the Licensee is not permitted to plant any sapling/s or plant/s, which would grow into trees or shrubs on the said Vacant Land or open areas around the said Building No. 1 or Building No. 2.

4.4 The rights created as and by way / under the present License, are per se in favour of the Licensee only and that the Licensee shall not be entitled to transfer the benefits of this Agreement to anybody else and shall not be entitled to allow anybody else to use or occupy the Said Licensed Premises or any part thereof. The Licensee shall not assign, transfer and / or sub-license the Said Licensed Premises or any part thereof to any third party/ies or entity/ies. The Licensee shall not be entitled to mortgage the Said Licensed Premises howsoever, for availing any financial assistance or otherwise.

4.5 The Licensee shall not use or occupy the Said Licensed Premises for any other purpose than carrying on its said Educational Activities. The Said Licensed Premises shall not be used or occupied for any purposes that may amount to breach of terms and conditions of this Agreement or of any provisions of any Act / Law. The Licensee hereby undertakes to use and occupy the Said Licensed Premises for all the lawful and valid purposes and shall strictly observe rules, regulations and all the rules and regulation laid down by the Licensor, Pune Municipal Corporation and / or by the other statutory authorities / bodies.

4.6 Apart from the Said Licensed Premises no other part of the Said Land are the subject matter of the present Agreement.





4.7 The Parties agree, declare and confirm that the common areas of parking in front of the Said Building No. 1 and common toilets in the Said Building No. 1 and common facilities and amenities are not subject matter of the present Agreement.

5 SIGNBOARD

5.1 The Licensee shall display its name / signboard / display board/s in such a fashion so as not to cause any hindrance / obstruction, of whatsoever nature, to the elevation of the Said Building No. 1 or Said Building No. 2 or damage to the external walls of the Said Building No. 1 or Said Building No. 2. Further it shall display its name / signboard / display board/s only as per the rules and regulations of the Municipal Body and / or any other lawful authorities / bodies. Further, it is agreed by the Licensee that the Licensee shall bear and pay the charges, if any, levied in respect of such board/s and / or for the erection of antenna /ae in the Said Licensed Premises by any authorities / bodies.

6. COVENANTS BY THE LICENSEE:

The Licensee hereby declares, undertakes and agrees that:

6.1 The Licensee shall abide by all the terms and conditions of the present Leave and License Agreement.

6.2 The Licensee shall not cause any obstruction and/or hindrance to the free egress and ingress to the terrace of Said Building No. 1 or Said Building No. 2 to Licensor and the Licensee shall not obstruct or do any act which may cause obstruction to any other person from usage of common facilities, areas and amenities.

6.3 It is specifically agreed by the Licensee that if any default is made by the Licensee in payment of the License Fee or Security Deposit as agreed by the Licensee, then in such an event the Licensee shall be liable to pay an interest on such an amount @ 18% p.a. from the date of default till its realisation.

6.4 The Licensor shall have the exclusive right to make, allot and regulate the parking policy pertaining to the common areas for the purpose of parking of vehicles of the Licensee and/or its employees and/or visitors and/or students and/or parents of students, etc and the Licensee shall abide by the same at all time. The Licensee shall be responsible and shall ensure that such persons strictly follow the parking policy and maintain discipline about parking vehicles.





हवेल-११		
६३१	१२	३९
२०१८		

6.5 The Licensee shall use the Said Licensed Premises only for the purpose for which the license is granted i.e. said Educational Activities and shall, during the license term, obtain all licenses, NOC's, permissions, permits, sanctions, etc for conducting the said Educational Activities and shall observe, perform, conform and comply with the rules and regulations of the Municipal Body and / or Bye-laws and Rules and Regulations of the other competent authority / body and any such rules, regulations, bye-laws or terms as are required to be observed and performed by the Licensee as occupant of the licensed premises and/or for carrying the said Educational Activities.

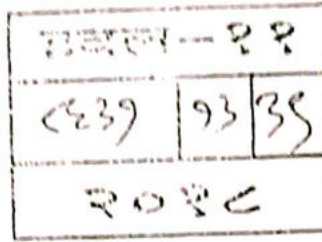
6.6 During the license term, the Licensee shall pay all the charges towards the telephone bills, electricity bills, water charges, maintenance charges, cleanliness charges, tax, duties, charges, levies, cess, etc as and when become due and payable and shall keep the Licensor harmless and fully indemnified in that behalf. In case of any arrears on account of non-payment of the said amounts or delay in payment of the same, the Licensor shall have the right to recover the same from the Licensee and any default therein shall be treated as the breach of terms and conditions of this Agreement. The Licensor shall have the right to adjust the amount in arrears against the Said Security Deposit and pay the charges to the concerned authority.

6.6 If any damage/s or loss/es is / are caused due to any act of the Licensee and / or its staff and / or its employees and/or its students and/or parents of its students, its visitors and / or if the Licensee is found to be in arrears, then the Licensee shall indemnify and keep indemnified the Licensor for all such losses / damages and / or any such outstanding amount/s and / or the Licensor shall be entitled to recover the same either by filing a suit for recovery of the same in the appropriate forum of law or by initiating any necessary action against the Licensee for recovery of the same or deduct the appropriate amount from the security deposit as per the choice and convenience of the Licensor.

6.7 The Licensee and / or its employee/s and / or its staff shall use the Said Licensed Premises only for the purpose for which the present License is granted to the Licensee and with all necessary care and diligence, as of ordinary men of prudence, so as not to cause any damage to the Said Licensed Premises thereof.

6.8 The Licensee and / or its staff and / or its employees and/or its students and/or parents of its students, its visitors shall not cause any nuisance or annoyance to the neighbours / neighbouring tenements.





6.9 The Licensee shall get the Said Licensed Premises, along with all conveniences, furniture, fixtures, appliances etc. and its belongings, comprehensively insured and that if any damage/s / loss/es is / are caused to the same, the Licensor shall not be held liable and / or responsible for the same for any reason whatsoever.

6.10 The Licensee shall not install any major fittings or fixtures without the prior written permission of the Licensor, in writing.

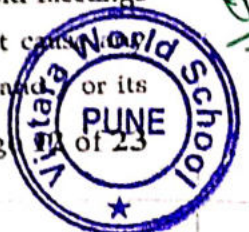
6.11 The Said Licensed Premises shall be maintained and kept in clean, neat and proper condition and without the same or any part thereof being subjected to any structural alteration of a permanent nature and / or under hazard risk and an effort shall be made to prevent the Said Licensed Premises and every part thereof being damaged and / or deteriorated. The Licensee shall not store Hazardous goods in the Said Licensed Premises. The Licensee shall not enclose any vacant Land or covered parking.

6.12 The Licensee shall look after and attend all routine maintenance of the Said Licensed Premises and the conveniences provided therein at its cost and expenses.

6.13 All obligations / commitments undertaken by the Licensee shall be liable to be discharged by the Licensee in the manner to the entire satisfaction of the Licensor. In the event of default by the Licensee to discharge its obligations qua the Licensor, it will be open for the Licensor to initiate necessary action against the Licensee as per the choice and convenience of the Licensor and / or to terminate the present Agreement.

6.14 The Licensor shall continue to enjoy its right to own, control and more particularly to possess the Said Licensed Premises. The Licensee shall deliver one set of keys, pertaining to the locks, in respect of the Said Licensed Premises to the Licensor. In the event of change of lock/s, by the Licensee, for whatsoever reason, the Licensee shall first deliver the key/s of such lock/s to the Licensor and only upon such handing over of the key/s, the Licensee shall change the lock/s in respect of the Said Licensed Premises.

6.15 It is hereby agreed that the Licensor or its authorised agent/s or representative/s shall have the right to enter, inspect or verify the Said Licensed Premises during the license period during any reasonable time. However, the Licensor shall not visit or inspect or hold meetings during the working hours of the school of the Licensee. The Licensee shall not cause any hindrance to the access and entry, to the Said Licensed Premises, to the Licensor or its representative/s or its agent/s.





हवेली-११		
६३१	१४	३९
२०१८		

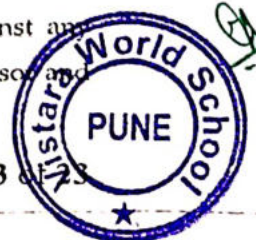
representative/s either for inspection or otherwise during the License term. It is further agreed and declared that the office constructed in the parking of said Building No. 1 shall remain with Licensor throughout the term of this Agreement and the Licensor shall be entitled to use and occupy it subject to the terms stated herein and the Licensee shall permit the Licensor and its representative to conduct a meeting once in every month during the subsistence of this Agreement in the Licensed Premises.

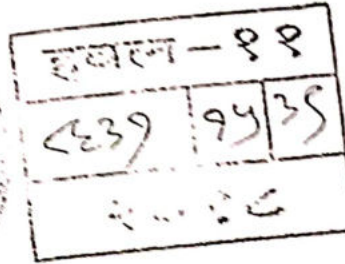
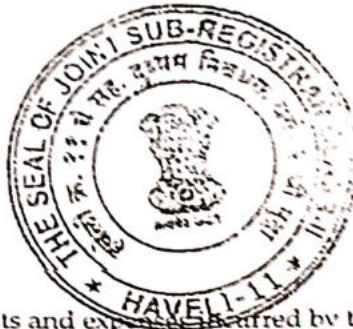
6.16 In the event of the earlier determination of the license or on expiry of the license term, the Licensee shall remove or cause to be removed itself and / or its staff and / or its employees and/or its students and/or parents of its students, its visitors, etc and all their respective belongings, articles and things from the Said Licensed Premises immediately or at the maximum within a period of 15 days from expiry or earlier determination and the Licensee shall handover the peaceful and vacant possession, in all respects, to the Licensor.

6.17 The Licensor has caused painting of the external and internal part of the Said Licensed Premises and hence, on expiry of the License term or on earlier determination of the present Agreement, the Licensee, before handing over the possession of the Said Licensed Premises, shall carry out the internal and external painting / colouring of the Said Licensed Premises, by using superior quality paint at its own costs and expenses to the satisfaction of the Licensor. In case if the Licensee fails to carry out such painting then in such a case the Licensor shall be entitled to deduct the cost and expenses including but not limiting to labour cost, incurred or required for such painting, from the security deposit and/or recover it by initiating necessary legal action as the Licensor chooses. In the event any amount is outstanding and payable even after such deduction then the Licensee shall pay the said amount forthwith upon demand.

6.18 The Licensee agrees, declares and confirms that the Licensee has caused due diligence and audit in respect of the said Licensed Premises and the right, title and interest of the Licensor in respect of the said Licensed Premises and structure and upon being satisfied and by not relying upon any representation, assurance or warranty of the Licensor is executing this Agreement and the Licensor shall not be responsible for anything in any manner in future.

6.19 The Licensee shall be solely responsible for the safety, security, life and limb of the students, staff, visitors, etc and the Licensor shall not be held responsible in any manner whatsoever and shall hold the Licensor harmless and indemnify the Licensor against any claims, demands, damages made by any such persons or third party against the Licensor.





any other costs and expenses incurred by the Licensor owing to any legal proceedings or arising from such claims, demands, damages, orders, etc.

6.20 The Licensee agrees and undertakes that the Licensor shall have the exclusive right at any time during the pendency of this agreement to change its partners. And Licensor can avail loan at any time from any bank in respect of Said Licensed Premises.

6.21 The Licensee agrees, understands, declares and confirms that in the event the Licensee uses the said Vacant Land for any other purpose and/or changes the use of nature of the said Vacant Land then in such an event the Licensee shall be solely responsible for paying the costs and charges for the use and/or change in use of said Vacant Land or any extra tax, cess, statutory fee with or without Penalty, if levied by any authority.

6.22 The Licensee agrees, understands, declares and confirms that in the event the Licensee utilizes or desires to utilize the said Vacant Land then the Licensee shall be solely responsible for all costs, expenses, liabilities and charges regarding such utilization of Vacant Land. The Licensee further agrees, understands, declares and confirms that in the event any additional charges, duties, cess, taxes etc are levied on the Licensor for the utilization of said Vacant Land then in such an event the Licensee undertakes to pay such additional charges, duties, cess, taxes etc and if such additional charges, duties, cess, taxes etc is already paid by Licensor then the Licensee undertakes to reimburse such additional charges, duties, cess, taxes etc to Licensor within two days of demand made by Licensor.

7. LICENSEE'S PREROGATIVES:

7.1 Subject to the clauses written herein the Licensee shall be entitled to, at its own cost, during the use and occupation of the Said Licensed Premises by the Licensee, carry out, make and install upon the Said Licensed Premises such fixtures and fit outs, renovations, or improvements so as to effectively use the Said Licensed Premises and the Licensor shall not object thereto. Provided that, such changes, installations, improvements, fixtures and fit outs, renovations, or improvements should not in any manner affect the Said Licensed Premises adversely in any manner.

7.2 The Licensee shall be entitled to bring and affix its own furniture, fittings and fixtures and equipment of every nature for using and occupying the Said Licensed Premises. All equipment, articles, installations, fixtures and fittings installed at the Said Licensed Premises shall be the absolute property of the Licensee and the Licensor shall





हवल-११		
८३१	१६३९	
२०१८		

be entitled and responsible to dismantle, remove and take away such equipment, articles, installations, fixtures and fittings at any time on or before the expiry or earlier termination of this Agreement or handing over vacant possession of the Said Licensed Premises.

7.3 The Licensee shall be entitled at all times during the subsistence of this Agreement, to have unhindered 24 hours access to the Said Licensed Premises.

8. COVENANTS OF THE LICENSOR:

The Licensor hereby assures and agrees in favour of the Licensee that.

8.1 The Licensor has good right, full power and absolute authority to grant this license, in respect of the Said Licensed Premises and the conveniences provided therein in favour of the Licensee and no other person/s has any claim/s, right/s, interest/s or title in respect of the Said Licensed Premises.

8.2 There shall not be any obstruction / hindrance in use and enjoyment of the Said Licensed Premises by the Licensee, during the tenure of the permission granted hereunder (i.e. the License term) from the Licensor.

8.3 The Licensor shall render all reasonable assistance and co-operation to the Licensee for the purpose of taking benefit of its entitlements set out in these presents hereinabove on best endeavour basis and without any obligation to do so and for that purpose the Licensor agrees to give consent in favour of the Licensee to make and sign, all such applications, letters, documents, affidavits and writings as may be required and deemed necessary by the Licensor.

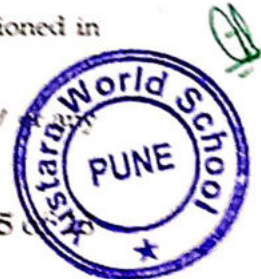
8.4 The Licensor shall bear and pay the property tax to Municipal Body.

8.5 The Licensor shall abide by all the terms and conditions of the present Leave and License Agreement.

9. TERMINATION:

9.1 Subject to the Lock in Period, the Licensor shall be entitled to terminate / revoke this Agreement, during the Lock in period upon occurrence of event of default as stated below:-

- (a) The Licensee commits any breach of terms and conditions mentioned in this Agreement.
- (b) The Licensee commits default in payment of the license fee and / other charges / taxes to the appropriate authority/ies.





हवेली-११		
६३९	१६३९	
२०१८		

- (c) The Licensee uses the Said Licensed Premises for the purpose other than the purpose/s mentioned hereinabove and / or intends to transfer the right to any third party/ies.
- (d) The Licensee carries on any illegal or invalid activity/ies in the Said Licensed Premises.
- (e) The Licensee causes any hindrance, nuisance or annoyance to the adjoining residents / occupiers and / or the neighbours.
- (f) The Licensee stores any hazardous goods in the Said Licensed Premises and if the Said Licensed Premises is not kept clean and in good condition.

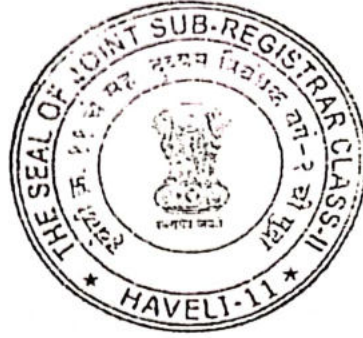
Upon occurrence of the event of default the Licensor shall serve upon the Licensee a notice of 30 days being cure period in writing thereby specifying the event of default. Upon receipt of such notice the Licensee shall within the said 30 days i.e. cure period rectify the event of default. In the event the Licensee is not able to rectify the event of default within the said cure period of 30 days then the Licensor shall serve a notice of termination in writing without assigning any reason of 60 days thereby terminating this Agreement.

9.2 Notwithstanding anything contained hereinabove and subject to the Lock in Period, it is specifically agreed by and between the Parties that the Parties shall be at liberty to terminate the present Agreement, without assigning any reason thereof, by giving 90 days prior written notice to the other Party to that effect. Issuance of any such notice, by any Party, shall not absolve the Licensee from its obligation of payment of said license fee and the Licensee shall be under obligation to pay the said license fee:-

- During the entire 90 days notice period.
- If in case such notice is sent in the Lock in period then for the entire / remaining / balance Lock in period.

9.3 It is hereby agreed by and between the Parties that on the termination of this license by efflux of time or on earlier determination thereof by giving notice, the Licensee shall remove itself and all its persons / things / belongings / furniture from the Said Licensed Premises within 15 days from end of notice period, without any delay, damage, demur or hindrance. However, it is agreed between the Parties that if such termination occurs within an ongoing academic year, which shall commence from month of June of a calendar year and end in the month of May of next calendar year, then the Licensee shall endeavour to and shall vacate the said Licensed Premises within 15 days after such termination but if the Licensee does not vacate the said Licensed Premises within such period of chooses to use the said Licensed Premises till end of such academic year then the Licensee shall vacate the said Licensed Premises within 15





हवल-११	
६३१	२२३५
२०१८	

office No. 401, situated on third floor, admeasuring 1145 Sq.Ft., bearing City Survey No. 2/4979, Property No. 21205, office No. 402, situated on third floor, admeasuring 1146 Sq.Ft., bearing City Survey No. 2/4980, Property No. 21206, office No. 403, situated on third floor, admeasuring 1096 Sq.Ft., bearing City Survey No. 2/4981, Property No. 21207, office No. 404, situated on third floor, admeasuring 1094 Sq.Ft., bearing City Survey No. 2/4982, Property No. 21208 along with Vacant Land appurtenant thereto and covered parking spaces, total 5 in number, totally admeasuring 1650 Sq.Ft. situated on ground floor, which offices are having no partition and are joined to form hall on the respective floors, having a total area of 16677 Sq.Ft.

2. Said Building No. 2

All that piece and parcel of the building comprising of P+4 floors, totally admeasuring 14391 Sq.Ft. along with vacant Land adjacent thereto or left in side margins and covered parking spaces, total 4 in number, totally admeasuring 2291 Sq.Ft. situated on ground floor.

3. Said Vacant Land

All that piece and parcel of the Vacant Land admeasuring about 24024.87 Sq.Ft. on the said Land,

IN WITNESS WHEREOF the parties to this Agreement have put their respective signatures and seal on this Agreement on the date, month and year first above mentioned.

SIGNED SEALED AND DELIVERED BY

The within named Licensor

M/S. SAHARA DEVELOPERS

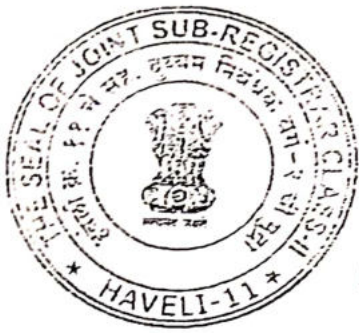
Through its partners

1. Mr. Nanasaheb Baburao Suryawanshi



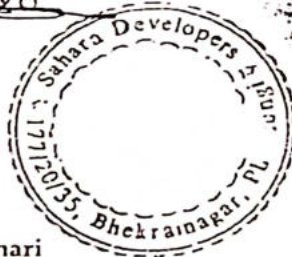
(Seal Signature & LHTI)





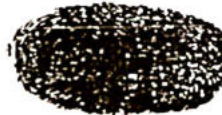
हवल-११		
८३७	२३	३९
२०१८		

2. Mr. Vinod Ramchandra Konde



(Seal Signature & LHTI)

3. Mr. Santosh Hiralal Kothari



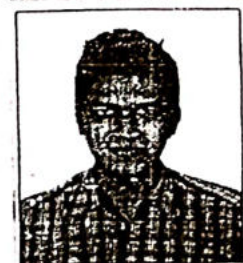
(Seal Signature & LHTI)

4. Mr. Anirudha Vijay Surya



(Seal Signature & LHTI)

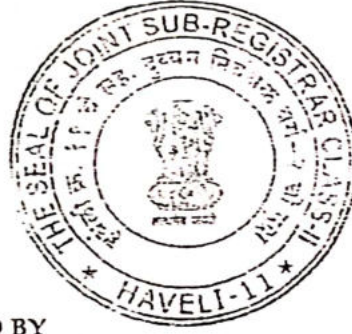
5. Mr. Aniket Dattatraya Surya



(Seal, Signature & LHTI)

(PARTY OF THE FIRST PART)





हवल-११		
६३१	२४	३९
२०१८		

SIGNED, SEALED AND DELIVERED BY

The within named Licensee

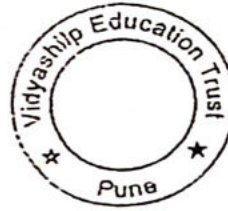
VIDYASHILP EDUCATION TRUST

Through its Secretary & Authorised Person,

Mr. Shashikant Dnyaneshwar Nasare



(PARTY OF THE SECOND PART)



(Seal, Signature & LHTI)

In the presence of Witnesses

1. Signature

Name :- Mr. Dattatray Vitthalrao Surya

Aadhar Card:- 346441130541

Address:- Sukhada 2, Chaphalkar Colony, Market Yard Road, Pune-411037

2. Signature

Name :- Mr. Shivraj Nanasaheb Suryavanshi

Aadhar Card:- 660710542396

Address:- S. No. 173/2A, Suryavanshi Towers, Flat No. 4/5, Pune Saswad Road, Bhekrai Nagar, Opp. Vitthal Petrol Pump, Phursungi, Pune-412308





हवल - ११
 ६३१ २५३९
 २०१८



पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका

पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका

सन २०१८-१९ सालातील वसतिगृह विकास प्रकल्प व उतारा (नक्कल)
 शीर्षक: हडपटूर-मुठवा शैवीय कार्यालय.

मालकी क्र. / पत्तिका क्र.	मालकी क्र. / पत्तिका क्र.	मालकी क्र. / पत्तिका क्र.	मालकी क्र. / पत्तिका क्र.	पैकील वसतिगृह वर्गीकरण										मालकी क्र. / पत्तिका क्र.			
				१	२	३	४	५	६	७	८	९	१०	११	१२		
१/१५५	१/१५५	१/१५५	१/१५५	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
१/१५५	१/१५५	१/१५५	१/१५५	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४

पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका

पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका



पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका

पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका

सन २०१८-१९ सालातील वसतिगृह विकास प्रकल्प व उतारा (नक्कल)
 शीर्षक: हडपटूर-मुठवा शैवीय कार्यालय.

मालकी क्र. / पत्तिका क्र.	मालकी क्र. / पत्तिका क्र.	मालकी क्र. / पत्तिका क्र.	मालकी क्र. / पत्तिका क्र.	पैकील वसतिगृह वर्गीकरण										मालकी क्र. / पत्तिका क्र.			
				१	२	३	४	५	६	७	८	९	१०	११	१२		
१/१५५	१/१५५	१/१५५	१/१५५	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
१/१५५	१/१५५	१/१५५	१/१५५	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४

पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका

पुणे महानगरपालिका
 सामुदायिक विकास विभाग
 पुणे महानगरपालिका



पूरे सहकारपालिका
 धारणदायीकरील नमुना ८ उतारा (नवकत)
 शेरीय कार्यालयचे नाव : हवेली मुद्रण शेरीय कार्यालय

पूरे सहकारपालिका
 धारणदायीकरील नमुना ८ उतारा (नवकत)
 शेरीय कार्यालयचे नाव : हवेली मुद्रण शेरीय कार्यालय



समाजचे नाव		समाजचे पत्ते		समाजाचे उद्देश		समाजाचे धर्म		समाजाचे वर्ग		समाजाचे स्थान		समाजाचे स्वरूप		समाजाचे कार्य	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16



हवेली - ११
 २०१८

पूरे सहकारपालिका
 धारणदायीकरील नमुना ८ उतारा (नवकत)
 शेरीय कार्यालयचे नाव : हवेली मुद्रण शेरीय कार्यालय



समाजचे नाव		समाजचे पत्ते		समाजाचे उद्देश		समाजाचे धर्म		समाजाचे वर्ग		समाजाचे स्थान		समाजाचे स्वरूप		समाजाचे कार्य	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

पूरे सहकारपालिका
 धारणदायीकरील नमुना ८ उतारा (नवकत)
 शेरीय कार्यालयचे नाव : हवेली मुद्रण शेरीय कार्यालय





विद्याशिल्प एज्युकेशन ट्रस्ट

२००, माहादेव नगर, पुणे - ४११ ३०२, KALPATARU, MAHADEO NAGAR, PUNE 411 302.
वि. सं. १०२/१९९३/१०२

NR027318-19

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF VIDYASHILP EDUCATION TRUST HELD ON 5th May 2018 AT 6A 306, Kalpataru Sreenity,

resolved 1) That the board of trustees decided and agreed upon to enter into a lease and license agreement with M/s. Sahara Developers for the premises situated at Sahara Market S. No. 173/2, Phursungi, Pune 411 308, for running its school, "Vistara World School" and related educational and sports activities.

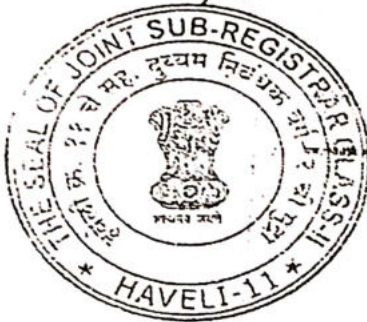
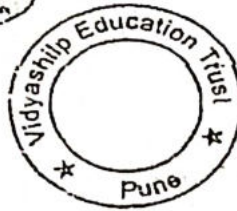
Further it is Resolved that Mr. Shashikant Dnyaneshwar Narsara (Secretary), is hereby authorized to sign and execute necessary documents and Rent Agreement regarding the hiring of said premises.

Certified that the above is a correct copy of the resolution passed on 5th May 2018 by the Board of trustees of the Managing committee of VIDYASHILP EDUCATION TRUST and that it has been entered in the usual course of business in the minutes book of the Trust and signed therein by the Trustees and is in accordance with the Trust Deed and bye laws.

[Signature]
President



[Signature]
Secretary



हवल-११		
८६३९	३२	३९
२०१८		

(वि.सं. १०२/१९९३/१०२)

No. 29497

नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १९६०

(१:६० चा अधिनियम, २१)

मं.सं. / 747 / 2018/१९

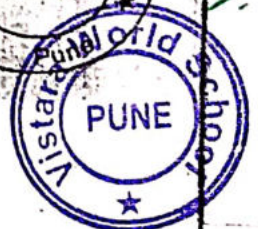
नोंदणी क्रमांक/३१५ / 2018/१९

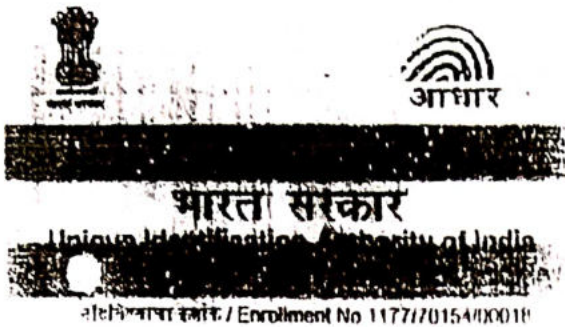
उपर अन्व प्रमाणित करण्यात येते की, "VIDYASHILP EDUCATION TRUST" 6A/1902, KALPATARU SREENITY, MAHADEO NAGAR, OPP NAVRATNA, MAHARASHTRA. (सं. १९६० चा अधिनियम, २१) अन्व मंगल कार्यालय, MANJARI, PUNE 412 302. नोंदणी करण्यात आली.

मं.सं. ३१५/१९ संमी याच्या सहोदिका दिली.



संस्थाचे अधिकार/निबंधन, अधिनियम संख्या/१९६०/१९, पुणे, महाराष्ट्र, प्रमाणित.





भारत सरकार
Unique Identification Authority of India
आधार क्रमांक / Enrollment No 1177170154100011

To
विनाय रामचंद्र कोंडे
Vinod Ramchandra Konde
H-202, Royaltona, Magarpatta City,
Magarpatta med
Hadapsar
Pune City
Maharashtra 411028
0922600463

सं. 240 / 03D / 251886 / 252990 / P



SH343651302DF



आपला आधार क्रमांक / Your Aadhaar No. :
8676 9388 2696

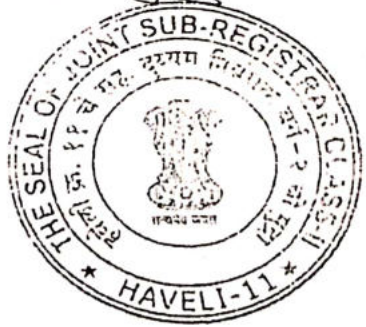
आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA
विनाय रामचंद्र कोंडे
Vinod Ramchandra Konde
जन्म वर्ष - Year of Birth 1973
पुरुष / Male

8676 9388 2696

आधार - सामान्य माणसाचा अधिकार

(Signature)



हवल्ल-११		
६३९	३३	३९
२०१८		

भारत सरकार
GOVERNMENT OF INDIA
विनाय रामचंद्र कोंडे
Vinod Ramchandra Konde
जन्म वर्ष - Year of Birth 1973
पुरुष / Male

8676 9388 2696

(Signature)

भारत सरकार
GOVERNMENT OF INDIA
अनिरुद्ध विजय सुर्वे
Anirudha Vijay Surva
जन्म वर्ष - Year of Birth 1984
पुरुष / Male

6003 4513 9026

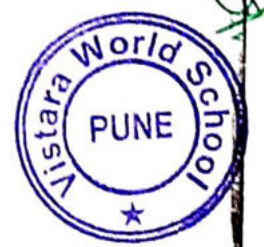
भारत सरकार
GOVERNMENT OF INDIA
अनिरुद्ध विजय सुर्वे
Anirudha Vijay Surva
जन्म वर्ष - Year of Birth 1984
पुरुष / Male

6003 4513 9026

आधार - सामान्य माणसाचा अधिकार

(Signature)

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
www.uidai.gov.in
1947
198 1947
1947
198 1947



भारत सरकार
 शिवराज नानासाहेब सूर्यवंशी
 Shivraj Nanasaheb Suryavanshi
 जन्म वर्ष / Year of Birth : 1989
 पुरुष / Male
 6607 1054 2396

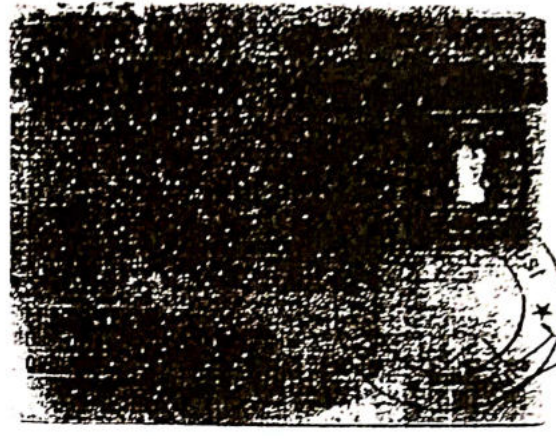
आधार - सामान्य माणसाचा अधिकार

SUN-7000

भारत सरकार
 अनिकेत दत्तात्रेय सूर्य
 Aniket Dattatrey Surya
 पता : सर्वे नं. १७३/२ए पूर्ववर्ती ट
 ० वलस मदनिका नं. V/A, पुणे सासवड
 रोड भेकराई नगर, विठ्ठल पेट्रोल पंप
 समोर, हदपसर, फुर्सुंगी, पुणे, महाराष्ट्र,
 412308
 Address: SR.NO.173/2A
 Suryavanshi Towers Flal no.4/5,
 pune sasawad road bhekarai
 nagar, opp vithal petrol pump,
 hadapasar, Fursungi, Pune,
 Maharashtra, 412308

5061 7838 5854

आधार - आम आदमी का अधिकार



भारत सरकार
 अनिकेत दत्तात्रेय सूर्य
 Aniket Dattatrey Surya
 DOB: 08-06-1993
 Gender: Male

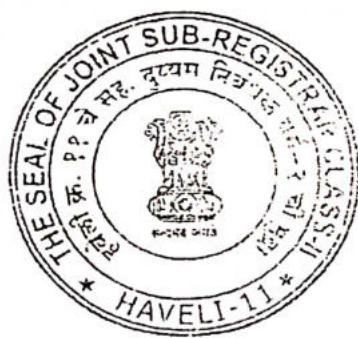
5061 7838 5854

आधार - आम आदमी का अधिकार

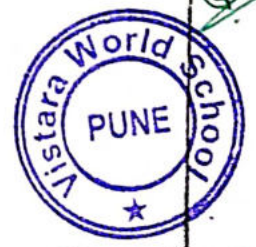
आयकर विभाग
 INCOME TAX DEPARTMENT
 ANIKET DATTATRAYA SURYA
 DATTATRAYA SURYA
 08/06/1993

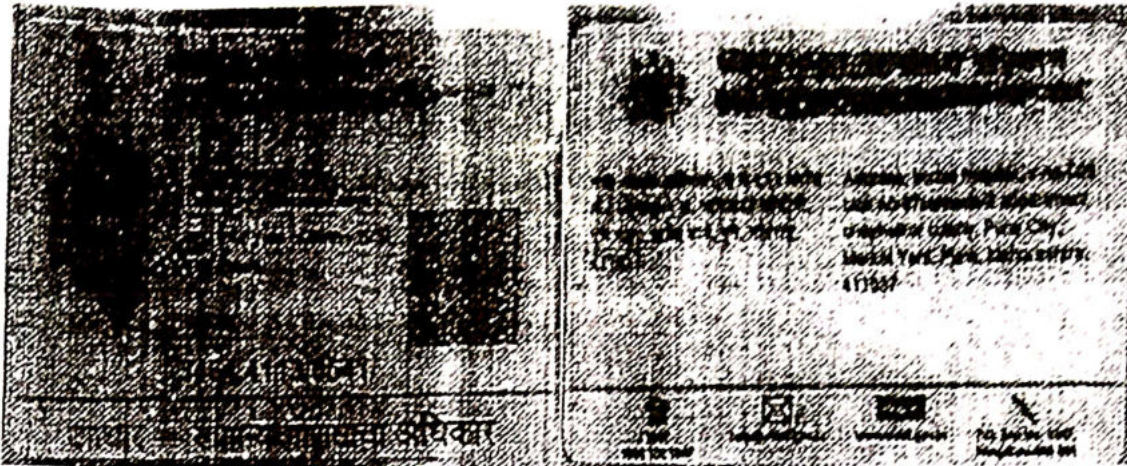
भारत सरकार
 अनिकेत दत्तात्रेय सूर्य
 Aniket Dattatrey Surya
 पत्. नं. 692, बुडटा सोसायटी नं-2, 3
 वरीर, बाळकव्हा कॉलोनी, सिटी फ्लोर
 3rd Floor, Chhatra Society No-2,
 Balaikavha Colony,
 Bolind City Frkde, Market Yard,
 Pune City, Market Yard, Pune City,
 Pune, Maharashtra, 411037

(Handwritten signature)

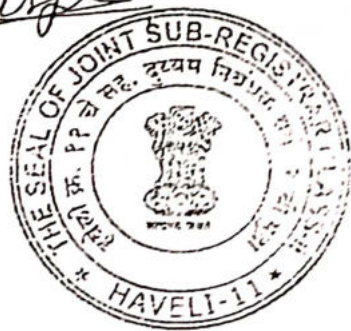


हवेली-११		
८३९	३४	३९
२०१८		





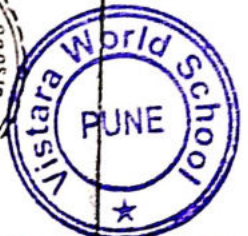
D.V. Surja



हवेली - ११		
६३७	३६	३९
२०१८		

सह

Total Period 60 months					
Refundable Interest Free Security Deposit Rs. 5000000/-					
Sr. No.	Duration	Period in Months	License Fee Per months	Total amount for each period	Average Monthly Rate
1	01/05/18 to 30/11/18	7	300000	2100000	751287
2	01/12/18 to 30/11/19	12	600000	7200000	
3	01/12/19 to 30/04/20	5	800000	4000000	
4	01/05/20 to 30/04/21	12	840000	10080000	
5	01/05/21 to 30/04/22	12	882000	10584000	
6	01/05/22 to 30/04/23	12	926100	11113200	
Total		60		4,50,77,200.00	
Total License Fee			45077200		
Refundable Deposit			5000000	i.e. (5000000 X 10% X 5)	2500000
Total amount for stamp duty calculations			47577200	X 0.25%	
Stamp duty				118943	
Registration Fee				1000	
Total				120000	



भारत सरकार
GOVT. OF INDIA
सामान्य माणसाचा अधिकार
SAAMANYA MANASACHA ADHICAR

भारत सरकार
GOVT. OF INDIA
SAHARA DEVELOPERS
Permanent Account Number

भारत सरकार
GOVT. OF INDIA



PERMANENT ACCOUNT NUMBER
AKSPS2240L
नामांकित वापरकर्त्याचे नाव
NANASAHEB BABURAO SURYAWANSHI
पिता या नावावर / FATHER'S NAME
BABURAO RAMJIHAU SURYAWANSHI
जन्म दिनांक / DATE OF BIRTH
15-07-1958

नामांकित वापरकर्त्याचे नाव
NANASAHEB BABURAO SURYAWANSHI
पिता या नावावर / FATHER'S NAME
BABURAO RAMJIHAU SURYAWANSHI
7830 5206 3516

Handwritten signature

आधार - सामान्य माणसाचा अधिकार

PERMANENT ACCOUNT NUMBER
ABKPK9286H
नामांकित वापरकर्त्याचे नाव
BANTOSH HIRALAL KOTHEER
पिता या नावावर / FATHER'S NAME
HIRALAL DAGDURAM KOTHEER
जन्म दिनांक / DATE OF BIRTH
02-05-1971

नामांकित वापरकर्त्याचे नाव
BANTOSH HIRALAL KOTHEER
पिता या नावावर / FATHER'S NAME
HIRALAL DAGDURAM KOTHEER
7049 3076 3056

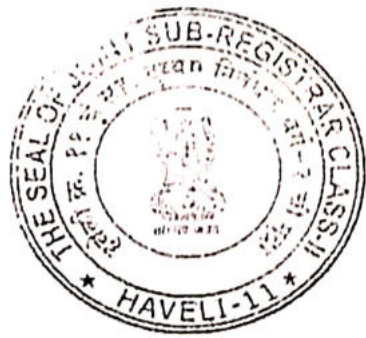
Handwritten signature

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India
सामान्य माणसाचा अधिकार
SAAMANYA MANASACHA ADHICAR
7049 3076 3056
आधार - सामान्य माणसाचा अधिकार

नामांकित वापरकर्त्याचे नाव
BANTOSH HIRALAL KOTHEER
पिता या नावावर / FATHER'S NAME
HIRALAL DAGDURAM KOTHEER
7049 3076 3056
आधार - सामान्य माणसाचा अधिकार

Handwritten signature



हवेली-११
(६३) ३५ ३०
२०१८



329/8631

बुधवार, 13 जून 2018 8:13 म.नं.

दस्त गोषवारा भाग-1

हवल 11 300/38

दस्त क्रमांक: 8631/2018

दस्त क्रमांक: हवल 11 /8631/2018

बाजार मूल्य: रु. 50,00,000/-

मोबदला: रु. 7,51,287/-

भरलेले मुद्रांक शुल्क: रु. 1,20,000/-

दु. नि. सह. दु. नि. हवल 11 यांचे कार्यालयात

पावती: 9221

पावती दिनांक: 13/06/2018

अ. क्र. 8631 वर दि. 13-06-2018

सादरकरणाचे नाव: 1) सहारा डेव्हलपर्स तर्फे भागीदार श्री नानासाहेब बाबूराव सूर्यवंशी - -

रोजी 7:55 म.नं. वा. हजर केला.

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 760.00

पृष्ठांची संख्या: 38

Signature

दस्त हजर करणाऱ्याची सही:

कमी पडलेली पाने फी रु. 20/-

एकूण: 1760.00

पावती क्रमांक... 5228

वस्तू केलेली दि. 9/3/08/2008

सह. दुय्यम निबंधक (वर्ग-2) हवेली क्र. 11

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-2) हवेली क्र 11

सह दुय्यम निबंधक (वर्ग-2) हवेली क्र 11

दस्ताचा प्रकार: 36-अ-लिव्ह अंड 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 क्र. 1 13 / 06 / 2018 07 : 55 : 21 PM ची वेळ: (गादरीकरण)

शिक्षा क्र. 2 13 / 06 / 2018 07 : 59 : 58 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार

सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास जोडलेली पूरक यागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 62 अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहत.

लिहून घेणार

Signature

लिहून देणार

Signature





13/06/2018 8 15:48 PM

दस्त गोपवारा भाग-2

दस्ता क्रमांक 36/38
दस्ता क्रमांक: 8631/2018

दस्ता क्रमांक : हवलत 11/8631/2018

दस्ताचा प्रकार :- 36-अ-लिब्लू अँड लायसन्सोरा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: 1) सहारा डेव्हलपर्स तर्फे भागीदार श्री नानासाहेब बाबूराव सूर्यवंशी - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सर्व्हे क्रमांक 177, भेकराईनगर, सुयबा मंगल कार्यालयसमोर, फुरसुंगी, तालुका हवेली, पुणे, रोड नं: महाराष्ट्र, पुणे. पॅन नंबर: ABEFS7983B	लायसेन्सार् वय :- 57 स्वाक्षरी:-		
2	नाव: 2) सहारा डेव्हलपर्स तर्फे भागीदार श्री विनोद रामचंद्र कोडे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सर्व्हे क्रमांक 177, भेकराईनगर, सुयबा मंगल कार्यालयसमोर, फुरसुंगी, तालुका हवेली, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर: ABKPK9098B	लायसेन्सार् वय :- 45 स्वाक्षरी:-		
3	नाव: 3) सहारा डेव्हलपर्स तर्फे भागीदार श्री मंनोप हिरालाल कोठारी - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्व्हे क्रमांक 177, भेकराईनगर, सुयबा मंगल कार्यालयसमोर, फुरसुंगी, तालुका हवेली, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर: ABKPK9286H	लायसेन्सार् वय :- 47 स्वाक्षरी:-		
4	नाव: 4) सहारा डेव्हलपर्स तर्फे भागीदार श्री अनिरुद्ध विजय सूर्य - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्व्हे क्रमांक 177, भेकराईनगर, सुयबा मंगल कार्यालयसमोर, फुरसुंगी, तालुका हवेली, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर: BDJPS9463G	लायसेन्सार् वय :- 34 स्वाक्षरी:-		
5	नाव: 5) सहारा डेव्हलपर्स तर्फे भागीदार श्री अनिकेत दत्तात्रय सूर्य - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सर्व्हे क्रमांक 177, भेकराईनगर, सुयबा मंगल कार्यालयसमोर, फुरसुंगी, तालुका हवेली, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर: EADPS0665C	लायसेन्सार् वय :- 25 स्वाक्षरी:-		
6	नाव: विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे सचिव आणि अधिकृत स्वाक्षरीकरता श्री शशिकांत ज्ञानेश्वर नायरे - - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 67/902, कल्पतरू तेरेनीटी, महादेव नगर, नवरत्न मंगल कार्यालयासमोर, मांजरी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर: AAQFV5010P	लायसेन्सी वय :- 45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत 36-अ-लिब्लू अँड लायसन्सोरा चा दस्त एवज करून दिल्याचे कबुल करतात. शिक्षा क्र.3 ची वेळ: 13 / 06 / 2018 08 : 05

ओळख:-

खालील दस्तम असे निवेदीत करतात की ते दस्तऐवज करून देण्यास योग्य व्यक्ती आहेत व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

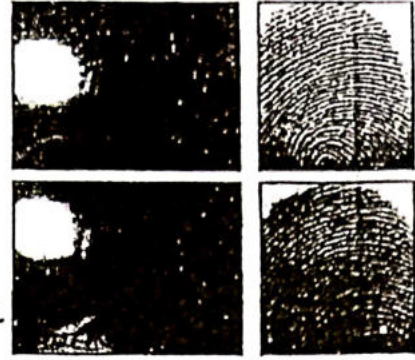
- 1 नाव: श्री शिवराज नानासाहेब सूर्यवंशी
वय: 29
पत्ता: सर्व्हे क्रमांक 173/2ए, सूर्यवंशी टॉवर, पिन कोड: 412308
सासबड रोड, भेकराई नगर, विठ्ठल पेद्रोस पम्पसमोर, फुरसुंगी, पुणे
पिन कोड: 412308



2 नावःश्री दत्तात्रय विठ्ठलराव सूर्य
वयः62
पत्ता:सुखदा 2, चाफळकर कॉलनी, मार्केट वार्ड, पुणे
पिन कोड:411037

म्वाक्षरी

D.V. Surti



शिवका क.4 ची वेळ:13 / 06 / 2018 08 : 05 : 52 PM

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH002652311201819E	0001453273201819

8631 /2018

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



हवेल-११		
८६३१	३९	३९
२०१८		



प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ३९ पृष्ठे आहेत
पहिले नंबराचे पृष्ठकाचे
८६३१ नंबरी नोंदला

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक १३/०६/२०१८



329/8631

इतर पावती

Original/Duplicate

Wednesday, 13 June 2018 8:53 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 9224 दिनांक: 13/06/2018

पावाचे नाव: -फुरसुंगी

दस्तावेजाचा अनुक्रमांक: हजल 11-8631-2018

दस्तावेजाचा प्रकार: 3G-अ-सिद्ध अॅड सायसन्नेस

सादर करणाऱ्याचे नाव: 1) सहारा डेव्हलपर्स सर्व्हे भागीदार श्री मानासाहेब बानूरान सूर्यवंशी - -

पर्षण

दस्त हाताळणी फी रु. 20.00

पृष्ठांची संख्या: 1

एकूण: रु. 20.00

सह दुय्यम निबंधक, हवेली-11

1); देयताचा प्रकार: By Cash रक्कम: रु 20/-

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र ११



329/8631

पावती

Original/Duplicate

Wednesday, June 13, 2018
8:13 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9221 दिनांक: 13/06/2018

गावाचे नाव: फुरसुंगी

दस्तावेजाचा अनुक्रमांक: हवल 11-8631-2018

दस्तावेजाचा प्रकार: 36-अ-लिहू अँड लायसन्सेस

सादर करणाऱ्याचे नाव: 1) सहारा डेव्हलपर्स तर्फे भागीदार श्री नानासाहेब बाबूराव सूर्यवंशी --

नोंदणी फी

₹. 1000.00

दस्त हाताळणी फी

₹. 760.00

पृष्ठांची संख्या: 38

एकूण:

₹. 1760.00

पापणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
19 PM ह्या वेळेस मिळेल.

मह दुय्यम निबंधक, हवेली-11

बाजार मूल्य: ₹. 5000000/-

मोबदला ₹. 751287/-

भरलेले मुद्रांक शुल्क: ₹. 120000/-

मह दुय्यम निबंधक (वर्ग-२) हवेली क्र ११

1) देयकाचा प्रकार: eChallan रकम: ₹. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002652311201819E दिनांक: 13/06/2018

विक्रेते नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 760/-

