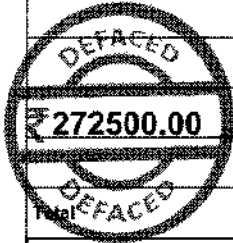




CHALLAN
MTR Form Number-6



GRN	MH011709603202223E	BARCODE	[Barcode]		Date	06/12/2022-11:20:02	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	AACT58510M			
Office Name	HVL26_HAVELI 26 JOINT SUB REGISTRAR			Full Name	Samson Memorial Education Society			
Location	PUNE							
Year	2022-2023 One Time			Flat/Block No.	House Property No.4 to 7 bearing Cantonment			
Account Head Details		Amount In Rs.		Premises/Building	Property No.57A			
0030046401	Stamp Duty	242500.00		Road/Street	Survey No.28A Hissa No.1A/12/5			
0030063301	Registration Fee	30000.00		Area/Locality	Village Kiwale, Tal. Haveli Dist. P			
				Town/City/District	Pune			
				PIN	4 1 2 1 0 1			
				Remarks (If Any)	PAN2=BEPPS1747N-SecondPartyName=Molly Prem Samson-			
				Amount In	Two Lakh Seventy Two Thousand Five Hundred Rupees			
				Words	Only			
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02003942022120600307	1313741798	
Cheque/DD No.				Bank Date	RBI Date	06/12/2022-11:21:02	Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

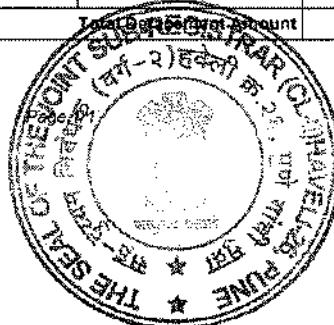


Department ID : _____ Mobile No. : 9970798438
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 लक्ष्मण चलाव कॅवळ दुय्यम लिखक कार्यालयत कोदणी करवावळ्या दस्त्यासळी लागू आहे. कोदणी न करवावळ्या दस्त्यासळी खबर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-527-22186	0005798172202223	06/12/2022-12:19:32	IGR567	30000.00
2	(IS)-527-22186 -	0005798172202223	06/12/2022-12:19:32	IGR567	242500.00
Total Amount					2,72,500.00

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Print Date 06-12-2022 12:22:26

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LEASE DEED



THIS LEASE DEED MADE AND EXECUTED AT PUNE ON THIS 6TH DAY OF THE MONTH OF DECEMBER OF THE YEAR 2022

BETWEEN

Mrs. Molly Prem Samson

Age:- 68 Years Occ.: Retired,
R/at:- House No.5, Ishani Garden,
Sector No.29, Iskon Temple Road,
Ravet, Tal. Haveli, Dist Pune 412101
(Pan No.BEPPS1747N)

-----Hereinafter referred to as "Lessor"

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

-----PARTY OF THE ONE PART.

AND

Samson Memorial Education Society
A Public Trust registered under
The provisions of the Bombay
Public Trust Act, 1950

bearing PTR No. F-18613, Pune
And Societies Registration Act 1860

Having its Registered Office at:
Zion Hill Compound, 56 EBP Road,
Near HDFC Bank, Dehu Road, Pune
(PAN No. AACTS8510M)

Through its Trustee

Mr. Michael Prem Samson

Age: 40 Years, Occ.: Service,
R/at:- House No.5, Ishani Garden,
Sector No.29, Iskon Temple Road,
Ravet, Tal. Haveli, Dist Pune 412101

-----Herein after referred to as "the Lessee"

(Which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and permitted assigns etc.)

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PARTY OF THE OTHER PART

(The LESSORS and the LESSEE, where the context so requires, are collectively referred to as the "Parties")

WHEREAS all that piece and parcel of Load Bearing Construction of Zion Hill School Property on Ground Floor admeasuring 1432 Sq. Ft. i.e. 133.08 Sq. Mtrs. (Built Up) in House Property No.4 to 7 bearing Cantonment Property No.57A constructed on Plot No.6 and 8 out of Survey No.28A Hissa No.1A/12/5 situated at Village Kiwale, Tal. Haveli Dist. Pune within the jurisdiction of Sub-Registrar Haveli and within the limits of Dehuraod Cantonment Board (more particularly described in the Schedule hereunder written) is owned by the Lessor herein by virtue of registered Sale Deed dated 14/07/2001, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.6098/2001.

AND WHEREAS the Lessor is also the President of the Lessee Educational Society and the Lessor has been running the school under the name and style of "Samson Memorial Republic Primary School/High School on the aforesaid address at Dehuroad, Pune since 1963.

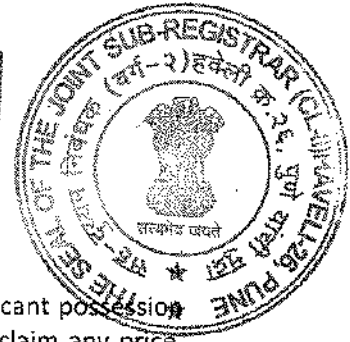
AND WHEREAS the Lessee herein is a Public Trust and Educational Society registered as aforesaid and the Lessee is desirous of running the School in the aforesaid Demised Premises. The Lessee herein approached the Lessor and requested the Lessor to grant the said Demised Premises/Property to the Lessee on Lease for the purpose of running the School for Thirty Years, from the period 01/11/2022 to 31/10/2052.

AND WHEREAS, upon discussions and negotiation by and between the Parties, the Lessors have agreed to grant to the Lessee, the said Property (more particularly described in the Schedule hereunder written) on lease for a period of thirty years on the terms and conditions hereinafter mentioned.

NOW THEREFORE, THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. That in consideration of the yearly Lease Rent of Rs.12,000/-, the Lessor hereby demise by way of lease unto the Lessee the Demised Premises to hold the same for a term of Thirty Years for the said purpose for running School of the Lessee.
2. The Lease shall commence from 01/11/2022 to 31/10/2052. It is agreed by and between the Parties hereto that after expiry of the lease, the Lessee

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shall vacate the said Demised Premises and handover the vacant possession of the said Property to the Lessor and the Lessee shall not claim any price, cost or consideration in respect of the said Building or Buildings

3. The Lessor shall bear the good and service tax on the lease rent as applicable. The Lessee shall bear all the applicable taxes for their said School. The applicable TDS shall be deducted by the Lessee from the said lease rent.
4. The Lessee shall be entitled to construct a Building / Buildings for School at its own cost as per Building plans to be approved by the Dehuroad Cantonment Board or any other local/ planning government authority at their own cost.
5. The Lessee shall be responsible for obtaining any/ all permissions and/ or clearances from any/ all government authorities relating to the construction of the Building and for their school. The Lessors hereby agree that they shall support and cooperate with the Lessee for obtaining the above mentioned clearances, permissions etc.
6. The Lessee shall with the written consent of the Lessor be entitled to assign or create a lien on or mortgage the Demised Premises or any part thereof or the building/s constructed thereon with any bank or financial institution on such terms and conditions as the Lessee may think fit and the Lessee shall execute and register the necessary deed(s)/ agreements in favour of or with such bank/ financial institution as the case may be. However, all such loans and borrowings shall be paid by the Lessee alone with interest thereon and the same shall be cleared before delivery possession of the demised premises and Building/s to the Lessor.
7. The Lessee shall not be entitled to sub lease the constructed premises or land or parts thereof in any manner to any third party.
8. The Lessee covenants and agrees that during the term of this lease and for such further time as the Lessee shall hold the Demised Premises or any part thereof, as follows :
 - i) That the Lessee shall pay the yearly lease rent in the manner stipulated in this Lease Deed on or before 31st March of every Calendar year.
 - ii) That the Lessee shall not allow the Demised Premises or the structures constructed thereon, at any time during the terms or any extension of this Lease Deed, to become subject to any sale.

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- iii) The constructed premises shall be in accordance with the plans sanctioned by the Local Authority or any other government authority competent to do so.
- iv) Lessee shall use or permit to be used the constructed premises for educational purposes only and for accommodation of staff, students and teachers etc. and shall maintain all approvals necessary for such school during the term of this lease.
- v) The Lessee shall during the subsistence of this Lease carry out any additions or alterations to the constructed premises/structures only in accordance with the plans approved by the relevant government authorities.
- vi) That the Lessee shall regularly pay the electricity charges, property taxes, water charges, LBT, GST and all other taxes and outgoings, expenses etc. at actuals during the term of this Lease Deed.
- vii) That the Lessee shall comply with all governmental laws, rules and regulations applicable to the use, development or use and operation of the Demised Premises and the structures constructed thereon.
- viii) That the Lessee shall abide by the bye-laws of the building/ village Panchayat, Municipal Corporation/Cantonment Board in which the Demised Premises is located and the Lessee shall not misuse the Demised Structures constructed thereon or place or permit to be placed in the same any offensive, dangerous, or highly inflammable or explosive material or any other article or thing which may constitute a danger, nuisance or annoyance to the said property or surrounding property or owners or occupiers thereof.
- ix) That the Lessee shall insure the Demised Structures from fire, structural damage, accidents, riots, acts of third parties and natural disaster and shall maintain such insurance during the term of this lease.
- x) That the Lessee shall permit the Lessors to enter into the Demised Premises at all reasonable times for the purpose of inspection of the same and the structures constructed thereon.
- xi) The Lessors covenant, represent and warrant as follows, during the term of this lease and for such further time as the Lessee shall hold the Property or any part thereof:
 - i. That the Lessors are seized and possessed of and have good title to the Demised Premises. The Demised Premises is free from all charges, liens,

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attachments, prohibitions, or other encumbrances whatsoever, and the Lessors shall indemnify and hold the Lessee free against any harm, damage or other adverse consequences arising out of or in relation to any breach or default in relation thereto or out of any charge, lien, attachment, prohibition, or other encumbrances affecting the rights of the Lessee granted under this Lease Deed.

- ii. That the Demised Property is in good condition, and there are no patent or latent defects in or on the Demised Premises and the said Property is safe for use by the Lessee.
 - iii. That the Lessor shall make any changes and ensure proper provision of all utilities, including water and electricity, that are necessary and / or incidental to occupying the Property in a safe and peaceful manner as contemplated herein.
 - iv. That the Lessor has paid and shall continue to pay in a timely manner all past taxes, dues, charges, cess or other levies, payable on or in relation to the ownership of the Demised Property and the Lessee shall pay and bear such taxes during the period of Lease in the name of Lessors in addition to the rental and other outgoings in or about the said premises.
9. The present lease shall not be treated as perpetual lease or sale of the Demised Premises under any circumstances.
 10. The terms, conditions and covenants of this Lease Deed shall be binding upon and shall insure to the benefit of each of the Parties, their heirs, personal representatives, successors, and affiliates, permitted assigns, permitted nominees.
 11. No waivers, alterations or modifications of this Lease Deed or any agreements in connection with this Lease Deed shall be valid unless made in writing and duly executed by the Lessors and Lessee.
 12. Any gender used herein shall be deemed to refer to any other gender. The use of singular shall be deemed to include the plural and the plural shall be deemed to include the singular.
 13. This Lease shall be subject to all applicable laws, bye-laws, statutes, rules, regulations and acts of the Central/ State Government, municipal corporation, development authority, or any other local body or authority, as may be in force in the State of Maharashtra.

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14. Any notice under or in relation to this Lease Deed, by either party hereto shall be given at the address stated above by registered post (acknowledgement due) or by internationally recognized courier, unless a different address has been intimated in writing against receipt. Provided that any notice required to be issued to the Lessee shall be given at the Lessee's registered office address notified herein above, unless specifically otherwise directed by the Lessee.
15. The Courts in Pune alone shall have jurisdiction in respect of all matters or disputes or differences arising under or in connection with or in relation to this Lease Deed.
16. The Parties herein shall not terminate the present deed for a period of twenty eight years (Lock In Period) from today. However, if the Lessee fails to pay the yearly lease rent or other dues as stated above, the Lessor is entitled to interest at prevailing bank rate on arrears of such dues or rent. However, in case of any default of other terms and conditions, the Lessor shall be entitled to terminate the present deed at any time.
17. The original of this Lease Deed shall be kept by the Lessor and the copy thereof is kept with the Lessee.
18. The expenses of the present deed of stamp duty and registration are borne by Lessee.

SCHEDULE OF THE PROPERTY

All that piece and parcel of Load Bearing Construction of Zion Hill School Property on Ground Floor admeasuring 1432 Sq. Ft. i.e. 133.08 Sq. Mtrs. (Built Up) in House Property No.4 to 7 bearing Cantonment Property No.57A constructed on Plot No.6 and 8 out of Survey No.28A Hissa No.1A/12/5 situated at Village Kiwale, Tal. Haveli Dist. Pune within the jurisdiction of Sub-Registrar Haveli and within the limits of Dehuraod Cantonment Board and bounded as under:-

On or Towards East:- Room No.3 out of House No.57A
 On or Towards West:- Wood Go-down
 On or Towards South:- Part of House No.57
 On or Towards North:- Road

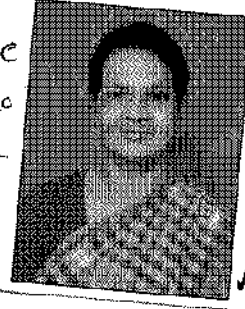
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IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DATE AND AT THE PLACE FIRST HEREIN ABOVE WRITTEN.

Witnesses

- 1) Sign: D Ambulge
 Name: Deepak. p. Ambulge
 Add: Flat No. 8B, Indrapra
 Housing Soc.
 Kivale Dehu Road -
 412101



M P S

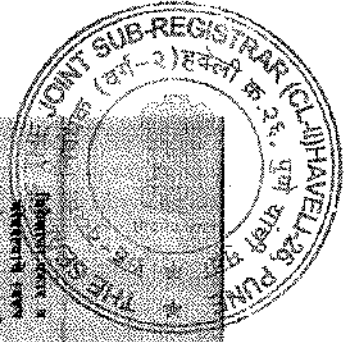
**Mrs. Molly Prem Samson
(LESSOR)**

- 2) Sign: Avinash Nair
 Name: Avinash. Nair
 Add: Flat No. E103
 Ganpati Hsg. Soc.
 Col. Sharma Compound
 Nigdi Gaon-



M P S

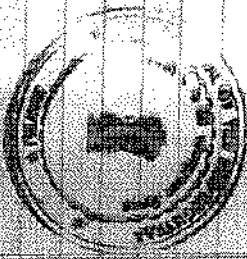
**Samson Memorial Education Society
 Through its Trustee
 Mr. Michael Prem Samson
 (LESSEE)**



35 - 23

सुप्रीम कोर्ट का कांड INDEX NO. II

पंजीकरण क्रमांक (Registration No.) Date of Registration	पंजीकृत करणारे (Applicant)	संपत्ती का प्रकार (Nature of Property)	संपत्ती का मालिक (Owner)	संपत्ती का मालिक का पता (Address of Owner)	पंजीकरण का दिनांक (Date of Registration)	पंजीकरण क्रमांक (Registration No.)	पंजीकरण (Registration)
7/10/2009	श्री. राजेश कुमार	प्लॉट नं. 100/1, पंचसाला रोड, बंगलौर	श्री. राजेश कुमार	प्लॉट नं. 100/1, पंचसाला रोड, बंगलौर	7/10/2009	2009/1009	पंजीकरण

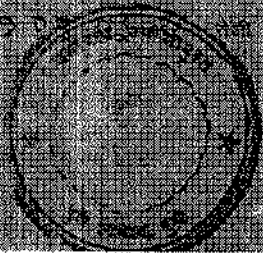




नांदणी प्रमाणपत्र

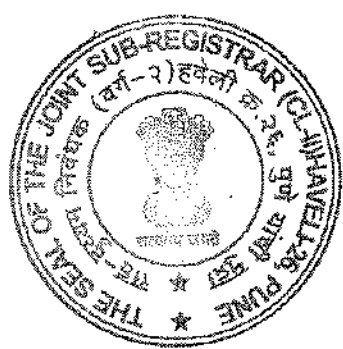
महाराष्ट्र शासनाने ठरविलेले खास नियम केलेली सर्व जातीत निव्वळतायुक्त ही जागा पूर्व प्रमाणपत्र
द्वारे प्राप्त झाली आहे. (अ) (ब) (क) या प्राई उपविभाग (ग) या उपविभाग (घ) या उपविभाग
द्वारे प्राप्त झाली आहे. (अ) (ब) (क) या प्राई उपविभाग (ग) या उपविभाग (घ) या उपविभाग
द्वारे प्राप्त झाली आहे.

नांदणी जिल्हा कार्यालय, नांदणी येथील निव्वळतायुक्त पत्रव्यवस्था
द्वारे प्राप्त झाली आहे. (अ) (ब) (क) या प्राई उपविभाग (ग) या उपविभाग (घ) या उपविभाग
द्वारे प्राप्त झाली आहे. (अ) (ब) (क) या प्राई उपविभाग (ग) या उपविभाग (घ) या उपविभाग
द्वारे प्राप्त झाली आहे.



नांदणी जिल्हा कार्यालय, नांदणी येथील निव्वळतायुक्त पत्रव्यवस्था
द्वारे प्राप्त झाली आहे. (अ) (ब) (क) या प्राई उपविभाग (ग) या उपविभाग (घ) या उपविभाग
द्वारे प्राप्त झाली आहे.

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नोंदणी प्रमाणपत्र

होमिया नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २४)

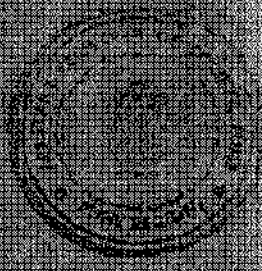
जिल्हा अधिकारी

पुणे जिल्हा, पुणे

मालकी क्रमांक: २२९८२/१२/३०
मालक: मैत्री मल ठाडुकर वेमारी
वेमारी ठाडुकर वेमारी

आमदार नोंदणी अधिनियम, १८६० (१८६० चा अधिनियम २४) अन्वये नोंदणी केलेल्या मालकी क्रमांक

क्रमांक २२९८२/१२/३० मालकी क्रमांक नोंदणी केलेली आहे.



[Signature]
जिल्हा अधिकारी, पुणे

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DEHURoad Cantonment Board.
Property Tax Bill
 (Under section 56(a) Cantonment Act 2006)
 Tax Bill for the period 01/04/2022 To 31/03/2023

Bill No: BILL-645631 Unique Property ID: PT-CB-DEHU-2021-07-16-105298
 Bill Date: 01/05/2022 Old Property Code/PTIN./ DEHU/1880/CBDEHURoadW4000491
 Location: E. B. P. ROAD - Ward No. 4 ABAS Property Id:
 Assessee Name: SARAH VIOLET K K SAMSON Usage Type: Residential
 Address: House No. 0086, E. B. P. ROAD, Dehuroad - 412101 ARV: 11500

Tax Description	Arrear Amount (Rs)	Current Demand (Rs)	Total Amount (Rs)
House Tax	0.00	2070.00	2070.00
Water Tax	0.00	0.00	0.00
Sanitary Cess	0.00	1380.00	1380.00
Conceivancy Charges	0.00	200.00	200.00
Total Bill Amount	0.00	3650.00	3650.00
Advance Amount available / Paid			0.00
Advance Carry Forward			0.00
Total Payable Amount			3650.00

Bill Due Date - 20/06/2022

**CEO, DEHURoad

NOTE: (i) Please note that in case of non-payment/incomplete payment of property tax dues by 30th June, a notice of demand will be issued as provided for under section 100 (1) of Cantonment Act, 2006. Demand Notice fee of Rs. 100/- will be charged on the issue of the same as per provision of section 100 (2) of the Act.

(ii) As per the provision of section 102 (1) of Cantonments Act, 2006 interest of 1% will be levied every month on the balance amount due in case of non-receipt of property tax within 30 days from receipt of the said demand notice.

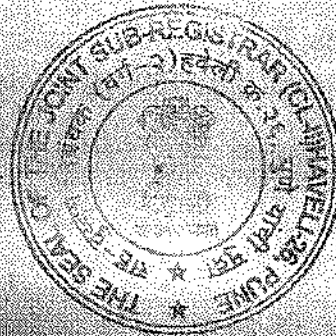
Acknowledgement (For Official use only)

Date: 01/05/2022 Bill No: BILL-645631
 Unique Property ID: PT-CB-DEHU-2021-07-16-105298 Total Payment: 3650.00
 Assessee Address: SARAH VIOLET K K SAMSON, House No. 0086, E. B. P. ROAD, Dehuroad - 412101

Receiver's Signature and Mobile No.

PAID

8001-28
 22762-28 30
 2022



5000Rs.



S.No. 2273 Date 3/7/01
Amount 3000 x 2 = 6000/-
S/Nr/Snr Mally P. Kishan
Address Khole, Dahurwad
Through Anand A.S.

Stamp Vendor: D.D. LALWANI
H B. 20/0 Pimpri, PUNE - 411 017

Rs 25,000/-
80579/92

प्रमाणिक 8000	की माली	
सन 2009	नोदण-	8300-00
वे 8 दिनाकास 99 वर	खावाधाने (92)	80-00
वे दरम्यान दुरधम निबंधक	सेरे-	90-00
हवेली क्र 4 (पिंपरी विचवड)	उजवात-	
पांच कार्यालयात हजर केला.	कायतीग-	
	टाल-	
	एकूण रु.-	8830-00

(Signature)
दुरधम निबंधक, हवेली-4
पिंपरी-विचवड, पुणे.

(Signature)
दुरधम निबंधक हवेली क्र. 4
पिंपरी-विचवड

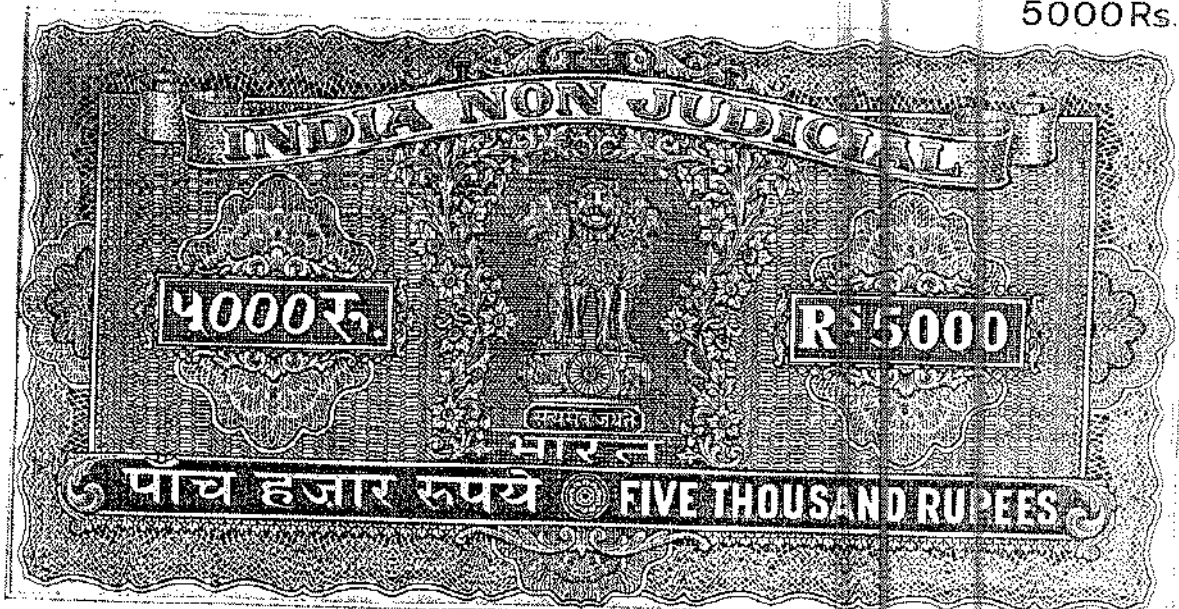
S A L E D E E D

This Deed of sale is made in Pimpri, on this Wednesday, the 4th of July, in the year of Two Thousand & One, i.e. 04/07/2001.

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22968 98 30
2022



5000Rs.



S.No. 2273 Date 3/7/11
 Amount 5000 X 2 = 10,000/-
 Sfr/Smt. Molly P. Samrao
 Address Kiwale, Dehu Road
 Through B.P. Rahsode

Stamp Vendor: D.D. LAIWANI
 H.B. 20/8 Pimpri, PUNE - 411 012

8087222
 2-9

- 2 -

BY AND BETWEEN

MRS. VIJAYRANI ESTHER PETER,
 AGE 44 YEARS, OCCU : BUSINESS,
 RESIDING AT EBENEZER VILLA,
 5B EAST, MUMBAI PUNE ROAD,
 KIWALE, DEHU ROAD, PUNE.

Hereinafter referred to as "VENDOR" (which expression shall
 unless repugnant to the context or contrary to the meaning
 thereof shall mean and include herself, her heirs,
 executors, legal representatives, administrators assigns,
 etc.) .. PARTY OF THE FIRST PART.

..3.

ह व ल - २६
22949 94 30
2022



5000Rs.



S.No. 2274 Date 3/7/07
 Amount 5000/- 10000/-
 Sh/Smt V. E. Peter
 Address Kivale, Dehu Road
 Through B.P. Barnuide

Stamp Vendor: D.D. LALWANI
 H B. 20/8 Pimpri, PUNE - 411 017

8087312
 9

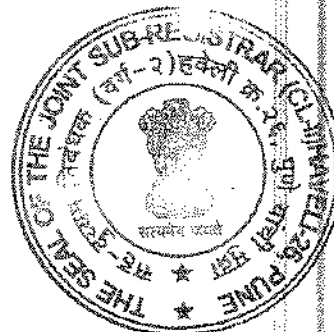
- 3 -

AND

MRS. MOLY PREMKUMAR SAMSON,
 AGE 48 YEARS, OCCU : TEACHING;
 RESIDING AT. REPUBLIC SCHOOL,
 SURVEY NO. 28/1, KIWALE, DEHU
 ROAD, PUNE.

Hereinafter referred to as "PURCHASER" (which expression unless repugnant to the context shall mean and include themself, their heirs,executors, administrators, assigns, etc.) ... PARTY OF THE SECOND PART.

हवल - २६		
22965	98	30
2022		



..4.

5000Rs.



S.No. 2274 Date 3/7/91

Amount 5000 x 2 = 10,000/-

St/ri/Smt Y. F. Patil

Address Kivale, Dehu Road

Through B. P. Bhatnagar

Stamp Vendor: D.D. LALWANI

H.B. 20/8 Pimpri, PUNE - 411 012

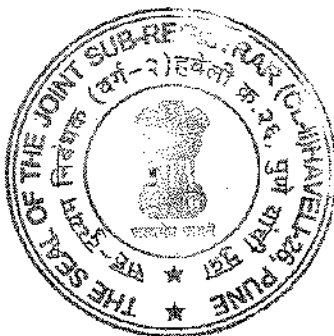
Handwritten notes and a rectangular stamp with illegible text.

- 4 -

WHEREAS the House Property Room No. 4, 5, 6 & 7 bearing Cantonment property No. 57A, situated on the Ground floor, admeasuring about 1432 sq. ft. i.e. 133.08 Sq. Mtrs. situated in the School Building in Zion Hill, constructed on the Plot No. 6 & 8 out of the Survey No. 28A, Hissa No. 1A/12/5, lying and situated at east of Mumbai Pune road, Near Republic School, in village Kivale, Dehu Road, Taluka Haveli, District Pune, within the jurisdiction of Dehu Road Cantonment Board and more particularly described in the Schedule written hereunder, Hereinafter called "the said Property"

. 5.

हवल - २६		
२२९६	१०	३०
२०२२		



5000Rs.



S.No. 2278 Date 4/7/81
 Amount 5000 x 2 = 10000/-
 Sfr/Smt V. F. Patil
 Address Kinle, Dehruwad,
 Through B. P. Bhusale
 Stamp Vendor D. D. LAIWANI
 H B. 20/8 Pimpri, PUNE - 411 017

7/8-81
 608719/27

[Handwritten signature]

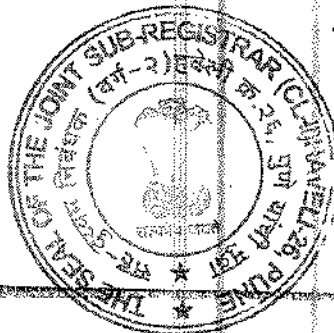
- 5 -

WHEREAS the present Vendor desired to sell out / dispose off the said property. But as the Purchaser is the real Sister of the Vendor and is having her own House property in the same Building desired to purchase the property of the Vendor, the Vendor has given first priority to her sister. And whereas the Purchaser has negotiated with the Vendor to purchase the said property for the total consideration price of Rs. 4,36,000/- (Rupees Four Lakhs, Thirty Six Thousand only) which is fair and reasonable as per the prevailing Market Value of the said property in the said Location.

WHEREAS the Purchaser has agreed to purchase the said Property for the total price of Rs. 4,36,000/- (Rupees Four Lakhs, Thirty Six Thousand only).

..6.

ह व ल - २६	
२२९८९	१८३०
२०२२	



5000Rs.



S.No. 2278 Date 4/7/01
Amount Rs. 25,000/-
Shri/Smt. V. P. Patil
Address Kinsale, Rahurani
Through B.P. Bamsule
Stamp Vendor: D.D. LALWANI
H.B. 20/3 Pimpri, PUNE - 411 013

[Handwritten signature]

[Handwritten notes and signature]
EOR TEL 92

- 6 -

NOW THIS SALE DEED IS WITNESSETH AS UNDER :

1. The Vendor hereby covenant with the Purchaser that not withstanding any act, done or committed by the Vendor to the contrary and that the Vendor has full power and absolute authority & right to sell the said property in the manner aforesaid.

2. Considering the Price fixed Rs. 4,36,000/- (Rupees Four Lakhs, Thirty Six Thousand only) the Vendor hereby acknowledge and admits the receipt thereof as follows :-

- Rs. 50,000/- (Rupees Fifty Thousand Only) by Cheque No. 0264573 dt. 29/06/2001, drawn on The Seva Vikas Co-operative Bank Ltd., *[Branch]* ..7.

हवल - २६
२२९८६ १९ ३०
२०२२





S.No. 2282 Date 4/7/01
 Amount 5000 X 1 = 5000/-
 Sth/Smt. Mally P. Jamson
 Address Khole, Dehuroad,
 Through B.P. Bainside
 Stamp Vendor: D.D. LALWANI
 H.B. 20/8 Pimpri, PUNE - 411 017

80870192

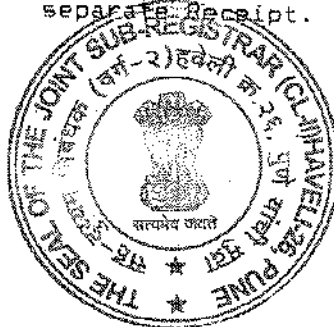
- 7 -

2. Rs. 3,78,000/- (Rupees Three Lakhs, Seventy Eight Thousand Only) by Pay Order No. 028574, dt. 04/07/2001, drawn on The Seva Vikas Co-operative Bank Ltd., Dehu Road Branch.

3. Rs. 8,000/- (Rupees Eight Thousand only) by Cash at the time of execution of this Sale Deed.

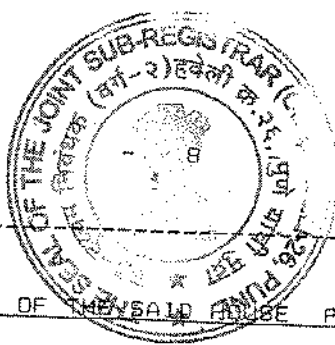
Rs. 4,36,000/- TOTAL RUPEES FOUR LAKHS, THIRTY SIX THOUSAND ONLY.
 The Vendor hereby doth admit and acknowledge the receipt of full and final amount consideration from the Purchaser and there is no need of any separate Receipt.

हवल - २६		
229LE	20	30
२०२२		



Kop... ..

हवल - २६		
२२९८६	२९	३०
२०२२		



६०४८११२

THE MARKET VALUE OF THE SAID ABOVE PROPERTY IS
 133.08 SQ. MTRS. @ Rs. 239/- PER SQ. MTRS. = RS.
 31,274/- . LOAD BEARING CONSTRUCTION @ Rs. 3,040/-
 (AS THE BUILDING IS MORE THAN 20 YEARS OLD - 20 %
 DEPRECIATION ON Rs. 3,800/-) = Rs. 4,04,564/- .
 HENCE TOTAL MARKET VALUE IS RS. 4,36,000/- AND THE
 STAMP DUTY OF RS. 35,000/- IS PAID IN ROUND
 FIGURES.

3. The Vendor hereby covenant with the Purchaser that all the piece and parcel of the Property which is more particularly described in the Schedule hereunder written in kind or coin or any observation from any person TO USE AND TO HOLD THE SAME upto and to the use of the Purchaser, executors, administrators, assigns, etc., ABSOLUTELY AND FOREVER and the Vendor hereby covenants with the Purchaser that all the piece and parcel and possession of the property to the Purchaser as a ABSOLUTE OWNER thereof.

4. And the Vendor hereby further covenant and declare with the Purchaser that the said property is not subject matter of any Mortgage, Lein, charge, Loan or Road widening or Govt. reservation/ acquisition proceeding and no notice to that effect has been received in that respect by the Vendor till the date of these presents. And that the said property is not sold / Agreed to be sold to any other person/s by the Vendor.

5. The Vendor hereby further covenant and declare that in case of any claim or demand by any person from the Vendor or

EOS 78192
9

any other person on her behalf the Vendor shall keep always the Purchaser harmless, indemnified, from all such demands, payments of whatsoever nature in respect of the property hereby transferred to the Purchaser.

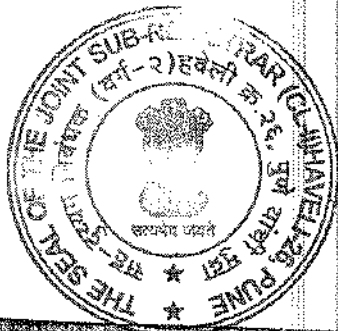
6. The Vendor hereby further covenant and declare that the Vendor had paid all the taxes to local authority i.e. C.B.D.R. and all the M.S.E.B. Bills, and/or taxes to the Government till the date of this Sale Deed, and the Taxes, Bills after the date of this Sale Deed are to be borne and paid by the Purchaser in respect of the property transferred as hereinabove.

7. And the Vendor hereby further covenant with the Purchaser that the Vendor shall always execute or sign any letter, authority, Documents, or other deeds, or papers required for better particulars of the title of the Purchaser in respect of the said property.

8. The Vendor hereby agrees to give her Signature/s on all the documents required for transfer of the said property in the name of the Purchaser in all the Government Records. And also assures the Purchaser to get their names entered in all the Government record of right as an Owner, but at the cost and expenses of the Purchaser.

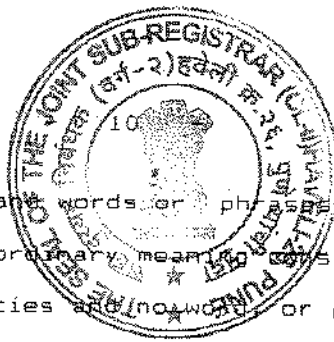
9. That all the Stamp Duty, Registration fees, expenses in cases and charges as may be payable and chargeable as per any prevailing laws and as may be amended from time to time for transfer of Property shall be borne by the Purchaser alone and the Vendor shall not be liable to contribute for the same.

ह व ल - २६		
22962	22	30
२०२२		



..10

ह व ल - २६		
२२९८६	२३	३०
२०२२		



E08C 130/97
300

10. All the terms and words or phrases used in these present shall have ordinary meaning consistent with the intention of the parties and no word, or phrase, or term shall have any meaning which appears to be inconsistent with the present Deed of Sale.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the House Property Room No. 4, 5, 6 & 7 bearing Cantonment property No. 57A, situated on the Ground floor, admeasuring about 1432 sq. ft. i.e. 133.08 Sq. Mtrs. situated in the ^{School} Building ~~at~~ " Sion Hill " a Load bearing Old Structure constructed on the Plot No. 6 & 8 out of the Survey No. 28A, Hissa No. 1A/12/5, lying and situated at east of Mumbai Pune road, Near Republic School, in village Kiwale, Dehu Road, Taluka Haveli, District Pune, within the jurisdiction of Dehu Road Cantonment Board and within the Revenue jurisdiction of Sub-Registrar, Haveli 5, Pimpri, and is bounded as under :

- On or towards East : Room No. 3 i.e. Part of Property No. 57A of Mrs. V. Esther Peter.
- On or towards West : Wood godown belonging to Mr. Suvarna.
- On or towards North: Road of CBDR.
- On or towards South: Room No. i.e. Part of property No. 57 of Mrs. Molly Samson.

(Together with all the common & proportionate right to the Land, having all common rights & facilities in the Building, alongwith all the rights of easements, hereditaments and appurtenances attached thereto).

LOCATION : SURVEY NO. 28, REMAINING GADTHAN AREA OF KIWALE.

at
 School
 Building
 at
 Sion Hill
 a Load bearing Old Structure
 constructed on the Plot No. 6 & 8 out of the Survey No. 28A,
 Hissa No. 1A/12/5, lying and situated at east of Mumbai Pune
 road, Near Republic School, in village Kiwale, Dehu Road,
 Taluka Haveli, District Pune, within the jurisdiction of
 Dehu Road Cantonment Board and within the Revenue
 jurisdiction of Sub-Registrar, Haveli 5, Pimpri, and is
 bounded as under :
 On or towards East : Room No. 3 i.e. Part of Property
 No. 57A of Mrs. V. Esther Peter.
 On or towards West : Wood godown belonging to Mr.
 Suvarna.
 On or towards North: Road of CBDR.
 On or towards South: Room No. i.e. Part of property
 No. 57 of Mrs. Molly Samson.

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IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands on the date, day mentioned hereinabove.

[Handwritten Signature]

(Mrs. V. Y. Peter)
VENDOR

[Handwritten Signature]

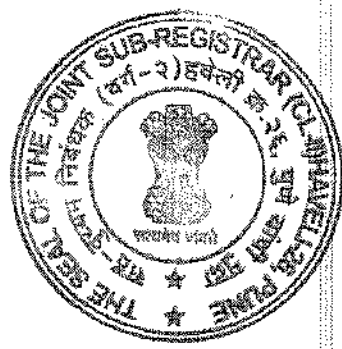
(Mrs. Moly P. Samson)
PURCHASER

WITNESSES

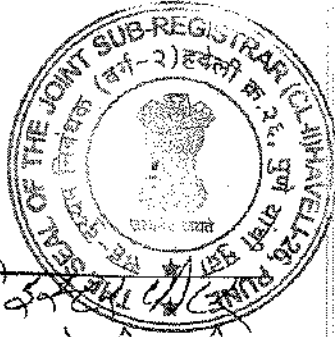
1) Sign *[Handwritten Signature]*
Name Anil H. Matchandani
Address Shri Sainath Co-op Hsg. Soc.
Flat No. C-4, Pimpri, Pune - 17

2) Sign *[Handwritten Signature]*
Name Vijay R. Wachmare
Address Pimpri, Pune - 17

हवल - २६	
22968	28/30
२०२२	



ह व ल - २६
 २२९८६ २५ ३०
 २०२२



२०२२/१९५१२
 २०२१

१) डॉ. विजयशंकर इ. व. रा. देवदूरी रोड पुणे.

२) सौ. मोली प्रमकुमार
संमक्षण वर प्रिंसिपल
वा. देवदूरी रोड पुणे

CHETAN S. SUSHHEJA
 B.Com, LL.B., D.T.L., D.L.L. & L.W.
ADVOCATE
 "SHIVAM" Opp. H. B. 19,
 Left to Buddhi Satsangh Mandir
 Pimpri, PUNE - 411 017
 ☎ 757704760661

2

संमक्षण वर प्रिंसिपल
 वा. देवदूरी रोड पुणे

Handwritten signature

Handwritten signature
 (C.S. Sushheja)
 अधिवक्ता

सुप्रीम न्यायालय हवेली क्र. २
 पिमरी-पुणे

Handwritten signature

जिल्हा कलेक्टर उतारा
 लाहल दि. १५/०९

Mspr Sankumar

सुप्रीम न्यायालय, हवेली क्र. २
 (पिमरी-पुणे)

पहिल्या पुस्तकाचे
 क्रमांक ६०६६ वर
 नोंदणी
 सुप्रीम न्यायालय
 दिनांक ४ मार्च
 सन २००९



SAMSON MEMORIAL EDUCATION SOCIETY

Reg: MAH/1557/2001/Pune - Reg: F-18613 (Pune)

Dehu Road, Pune - 412101, Maharashtra. ☎ 020-27673218 / Mobile : 7507949009

Website : www.samsonmemorial.org | Email : samsonmemorialeducationsociety@gmail.com

EXTRACT OF THE MEETING OF PARTNERS OF SAMSON MEMORIAL EDUCATION SOCIETY, HELD ON 30TH NOVEMBER 2022, AT THE OFFICE OF THE TRUST

Resolved that the Mr. Michael Prem Samson the Trustee of Samson Memorial Education Society is hereby accorded to authorize to sign and execute the Lease and any other document/s and/or writing/s and to present and lodge registration for the same before the concerned Sub-Registrar of Assurances, Haveli, Pune and to admit execution thereof in the name of and on behalf of the Trust in respect of the All that piece and parcel of House Property No.4 to 7 bearing Cantonment Property No.57A situated on Ground Floor admeasuring 1432 Sq. Ft. constructed on Plot No.6 and 8 out of Survey No.28AHissa No.1A/12/5 situated at Village Kiwale, Tal. Haveli Dist. Pune owned by the Mrs. Molly Prem Samson for Thirty Years, from the period 01/11/2022 to 31/10/2052

Pune

Dated: 30/11/2022



Samson Memorial Education Society
Through Its Trustee

Mrs. Sarita M Samson

SECRETARY

Samson Memorial Education Society

Samson Memorial Education Society
Through Its Trustee

Mr. Michael Prem Samson


TREASURER

Samson Memorial Education Society


ह व ल - २६		
२२९८६	२२	३०
२०२२		



भारत सरकार
Government of India



मोल्नी प्रेम सॅमसन
 Molly Prem Samson
 जन्म वर्ष / Year of Birth : 1953
 स्त्री / Female



5875 8992 5165

आधार - सामान्य माणसाचा अधिकार

Mp...

भारत सरकार
Unique Identification Authority of India

पत्ता W/O: प्रेमकुमार सॅमसन, हाउस नं.5, प्लॉट नं.8 इशानी गार्डन, इस्कोन मंदिर रोड, वॉटर टँक जवळ, सेक्टर-29, प्राधिकरण, रावेट, विठ्ठल नगर, पुणे, रावेट, महाराष्ट्र, 412101

Address: W/O: Premkumar Samson, House No.5, Plot No.8 Ishani Garden, Iskon Temple Road, Near Water Tank, Sector-29, Pradhikaran, Ravet, Vitthal Nagar, Pune, Ravet, Maharashtra, 412101

5875 8992 5165

1647 1800 308 1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार

मायकल प्रेम सॅमसन
 Michael Prem Samson
 जन्म तारीख/DOB: 10/01/1982
 पुरुष/ MALE
 Mobile No: 9881079009

2491 8079 9318
 VID : 5109 8432 6473 2575

माझे आधार, माझी ओळख

Mp...

भारत सरकार
Unique Identification Authority of India

पत्ता: W/O: प्रेमकुमार सॅमसन, हाउस नं.5, प्लॉट नं.8 इशानी गार्डन, इस्कोन मंदिर रोड, वॉटर टँक जवळ, सेक्टर-29, प्राधिकरण, रावेट, विठ्ठल नगर, पुणे, महाराष्ट्र - 412101

Address : W/O: Premkumar Samson, House No.5, Plot No.8 Ishani Garden, Iskon Temple Road, Near Water Tank, Sector-29, Pradhikaran, Ravet, Vitthal Nagar, Maharashtra - 412101

1647 1800 308 1947 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

मायकल प्रेम सॅमसन
 MICHAEL PREM SAMSON
 PAN: BCGPS75JK

10/01/1982
 1081982

ADVOCATE
Bar Council of Maharashtra & Goa
HIGH COURT, BOMBAY

CHAIRMAN

Name : JAGTAP PRASAD VILAS
 Residence : HAVELI, Dist. PUNE
 Roll No. : MAH/5177/2020
 Enrolled On : 02-12-2020
 Date Of Birth : 13-09-1987
 188587 800000103944

Jagtap Prasad Vilas

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

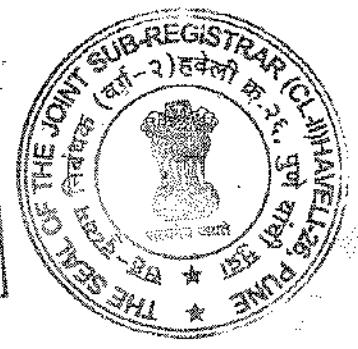
मोली प्रेम सॅमसन
 MOLLY PREM SAMSON
 PAN: BCGPS75JK

10/01/1982
 1081982

Mp...

ह व ल - २६

229LE	26	30
२०२२		



Home Start Valuation

जिल्हा:- पुणे	तालुका:- हवेली	गाव/शोती:- भोजी : देहू कॅम्पसमेंट (वडोपांडव दाभाडे, किनड, चिंचोळी, भामुर्डी, 27-इतर चिफतनामिस	विभाग:- 27.3- इतर चिफतनामिस	उपविभाग:- 27.3- किनडे विनोडिज
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Influence Non Agriculture Rates

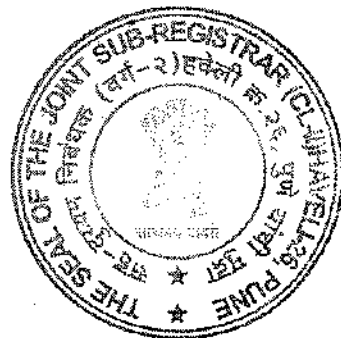
मालमतेचा प्रकार प्रकार	वर्ग Influence Area	परिमाण चौ. मीटर	
<input type="checkbox"/> First Sale <input checked="" type="checkbox"/> Resale First Sale Date: 04/07/2001		Sale/Resale of built up Property constructed after circular d.02/01/2018	
<input checked="" type="radio"/> Built Up Area: 133.08 <input type="radio"/> कार्पेट क्षेत्र: 0		<input type="radio"/> Other Area: Super Built Up: 0	
Built up area enter by user =133.08			
पसारा मालमतेचा भापर	0 TO 2	बांधकामाचा प्रकार निवासी सवनिवा	2-इतर पद्ध बांधकाम
<input type="checkbox"/> Big Project - Group housing			
उपवाहन सुविधा	<input checked="" type="radio"/> गाडे <input type="radio"/> गाडी	सवसा कर्पांक	5th floor Or Grd
खुली जागा No.	0	बेसिक किमत जागा	40420 नवीन दर
खुल्या जागेची किमत			

बुले वाहनतळ क्षेत्र	
बॅरिस्ट वाहनतळ क्षेत्र	
गल्ली(नकल)/Open Balcony	
गल्ली(नरीस)	
हेसमेट जागा	
फोटोमाळा जागा	
प्राउंड फ्लोअर क्षेत्र	
Closed Balcony	
Mechanical Parking	0
सजला किमतावुनित	40420
बांधीन जागेची किमत	5379093.6

नियम 3.4.7			
बांधीन शराप	133.08	जागा	एकूण किमत
बांधीन किमत	पसारा	जागेचा दर	किमत/ युनित
0	100	0	40420

एकूण किमत 5379094

ह व ल - २६
 २२९८९ | २४ ३०
 २०२२



527/22186

मंगळवार, 06 डिसेंबर 2022 12:19 म.नं.

दस्त गोधवारा भाग-1

हवल26

३२/३०

दस्त क्रमांक: 22186/2022

दस्त क्रमांक: हवल26 /22186/2022

बाजार मुल्या: रु. 53,79,094/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.2,42,500/-

दु. नि. मह. दु. नि. हवल26 यांचे कार्यालयात

पावनी:23113

पावनी दिनांक: 06/12/2022

ज. क्र. 22186 वर दि.06-12-2022

मादरकरणाराचे नाव: सॅमसन मेमोरिअल एजुकेशन ट्रस्ट तर्फे ट्रस्टी मायकल प्रेम सॅमसन

रोजी 12:15 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

दस्त हजर करणाऱ्याची सही:

एकूण: 30640.00

Joint S.R.Haveli 26
सह-दुर्योधन निबंधक (वर्ग-२)
हवेली क्र.२६, पुणे
दस्ताची प्रकार: भाडपट्टी

Joint S.R.Haveli 26
सह-दुर्योधन निबंधक (वर्ग-२)
हवेली क्र.२६, पुणे

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

शिक्का क्रं. 1 06 / 12 / 2022 12 : 15 : 31 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 12 / 2022 12 : 16 : 21 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण पत्रकूर, निष्पादक व्यक्ती, सादीदार/ओळखदार व सोबत जोडलेल्या कागदांसाठी सत्यता जबाबदारी आहे. दस्ताची सत्यता, वैधता कायदेशीर भावीसाठी रस्त निष्पादक व दस्तऐवजाधारक हे स्वतः जबाबदार राहतात. दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलमुद्राधारक धारक व्यक्ती इत्यादी बनावट अडवून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.





लिहून देणारे :

लिहून घेणारे :



06/12/2022 12 21:47 PM

दस्त क्रमांक : हवलत 26/22186/2022
दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्यायाचित्र	अंगठ्याचा ठसा
1	नाव: मानी प्रेम सैमसन पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: घर नं. 4, ईशानी वार्डन, सेक्टर नं. 29, इस्कॉन मंदिर रोड, रावेत, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	मालक वय :- 68 स्वाक्षरी:-		
2	नाव: सैमसन मेमोरिअल एज्युकेशन ट्रस्ट तर्फे ट्रस्टी मायकल प्रेम सैमसन पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: झीयोन हिल कंपाउंड, 46 ई. वी. पी. रोड, वेहू रोड, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: AACTS8510M	भाडेकरू वय :- स्वाक्षरी:-		

दरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र. 3 ची वेळ: 06 / 12 / 2022 12 : 18 : 13 PM

ओळख:-

सदर दस्त दृश्य निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्यायाचित्र	अंगठ्याचा ठसा
1	नाव: अॅड. प्रभाकर विलास जगताप -- वय: 25 पत्ता: देहू, पुणे पिन कोड: 412109		

शिकका क्र. 4 ची वेळ: 06 / 12 / 2022 12 : 18 : 36 PM

Joint Seal Haveli 26

सह-दृश्य निबंधक (वर्ग-२)

पारदर्शक तपशील

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ह्या नंबरी नोंदविला आहे

सह-दृश्य निबंधक (वर्ग-२) हवेली क्र. २६, पुणे
दिनांक 05/12/2022



गावाचे नाव : किवळे (ंमाळवाडी)

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	0.1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5379094
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :; इतर माहिती: गांव मौजे किवळे,ता.हवेली,जि.पुणे येथील सर्व्हे नं.28अ हिस्सा नं. 1अ/12/5 पैकी प्लॉट नं.6 व 8 वर बांधलेली घर मिळकत नं.4 ते 7 यासी कन्टॉमेंट मिळकत नं.57अ मधील तळमजला शाळा मिळकत झिऑन हिल लोडबेअरींग बांधकाम यासी क्षेत्र 1432 चौ.फुट म्हणजेच 133.08 चौ.मी बिल्टअप ही मिळकत((Survey Number : 28A/1A/12/5 ;))
(5) क्षेत्रफळ	1) 1432 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सॅमसन मेमोरिअल एजुकेशन ट्रस्ट तर्फे टस्टी मायकल प्रेम सॅमसन वय:-; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: झीयोन हिल कंपाउंड, ५६ ई.बी.पी. रोड, देहू रोड, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-AACT8510M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मॉली प्रेम सॅमसन वय:-68; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: घर नं.५, ईशानी गार्डन, सेक्टर नं.२९, इस्कॉन मंदिर रोड, रावेत, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	06/12/2022
(10)दस्त नोंदणी केल्याचा दिनांक	06/12/2022
(11)अनुक्रमांक,खंड व पृष्ठ	22186/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	242500
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(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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