

329/9893

पावती

Original/Duplicate

Wednesday, November 30, 2016

नोंदणी क्र.: 39म

6:50 PM

Regn.: 39M

पावती क्र.: 10660 दिनांक: 30/11/2016

गावाचे नाव: हडपसर

दस्तऐवजाचा अनुक्रमांक: हवल11-9893-2016

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: भाडेकरू महाराष्ट्र 3 ई एज्युकेशन ट्रस्ट तर्फे श्री दिलीप आपटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1860.00

पृष्ठांची संख्या: 93

एकूण:

रु. 31860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

7:08 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

वाजार मुल्य: रु.162177500/-

मोबदला रु.8410248/-

भरलेले मुद्रांक शुल्क : रु. 7298000/-

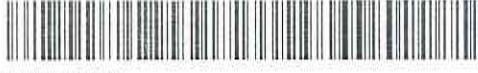
सह. दुय्यम निबंधक (वर्ग-१) हवेली क्र. ११

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006332000201617M दिनांक: 30/11/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 1860/-



01/12/2016

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. हवेली 11

दस्त क्रमांक : 9893/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) हडपसर

- (1) विलेखाचा प्रकार लीजडीड
- (2) मोवदला 8410248
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 162177500
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:पुणे इतर वर्णन : इतर माहिती: विभाग क्र 27.6 दर 46060/- प्रती चौ मी गाव मीजे हडपसर,साडेसतरानळी येथील स नं 239 पार्ट ते 241 पार्ट पैकी 11865 चौ मी यामिळकती बांधण्यात येणा-या स्कूल प्रिमायसेस यांसी क्षेत्र 37884 चौ फुट म्हणजेच 3521 चौ मी(कालावधी 33 वर्षे)((Survey Number : 239 ते 240 पार्ट ;))
- (5) क्षेत्रफळ 1) 37884 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:-भाडेकरू महाराष्ट्र 3 ई एज्युकेशन ट्रस्ट तर्फे श्री दिलीप आपटे वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: एचडीएफसी लि, रमण हाऊस, एच टी पागेख मार्ग, 169, चर्चगेट, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400020 पॅन नं:- AAETM7059H
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 1): नाव:-मालक कुमार अॅग्री प्रोडक्टस प्रा लि तर्फे संचालक श्री मनिष विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AAACK7660H
2): नाव:-मालक श्रीमती पुष्पा विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AAYPJ2210K
3): नाव:-मालक श्री मनिष विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- ACDPJ4157C
4): नाव:-मालक श्री राजस विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AAYPJ2207N
5): नाव:-मालक रश्मी रितेश चंडालिया जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- ACAPJ8387R
6): नाव:-मालक श्री केवलकुमार केसरीमल जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AAYPJ2209C
7): नाव:-मालक कै इंदरकुमार केसरीमल जैन मयत तर्फे वारस श्रीमती रंजना इंदरकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AEAPJ0088F
8): नाव:-मालक कै इंदरकुमार केसरीमल जैन मयत तर्फे वारस श्री अमेय इंदरकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AGKJP7559H
9): नाव:-मालक कै इंदरकुमार केसरीमल जैन मयत तर्फे वारस अपुर्वा इंदरकुमार जैन लग्नानंतरचे नाव सौ अपुर्वा मोहित गोयल तर्फे वि कु मु म्हणून श्रीमती रंजना इंदरकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AIYPJ3396G
10): नाव:-मालक मे कुमार कंपनी तर्फे भागीदार श्री केवलकुमार केसरीमल जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411002 पॅन नं:- AABFK6106A
- (9) दस्तऐवज करून दिल्याचा दिनांक 30/11/2016



(10)दस्त नोंदणी केल्याचा दिनांक	30/11/2016
(11)अनुक्रमांक,खंड व पृष्ठ	9893/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	7298000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



मी नकल वाचली
मी रुजवता घेतली

[Handwritten signature]

दस्ता सोबतची नकल

श्री. विशाल चोळे

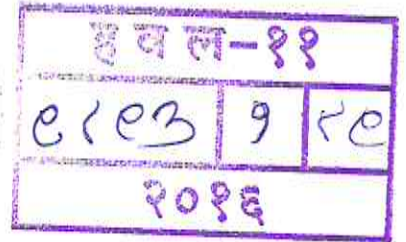
बांदा दिली. २५/११

दिनांक-०९/१२/२०१६

अससलबर हुकुम नकल

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



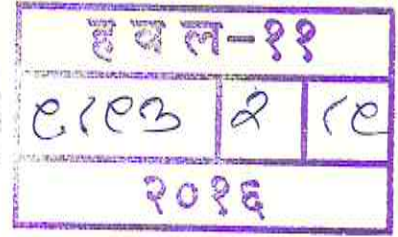


GRN	MH006332000201617M	BARCODE					Date	29/11/2016-16:18:59	Form ID	36
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty			TAX ID (If Any)						
	Registration Fee			PAN No. (If Applicable)						
Office Name	HVL11_HAVELI 11 JOINT SUB REGISTRAR			Full Name		MAHARASHTRA THREE E EDUCATION TRUST				
Location	PUNE			Flat/Block No.		THE SCHOOL PREMISES ADM. 3521 SqM				
Year	2016-2017 One Time			Premises/Building		rs. AT S. NOS. 239 (PART)				
Account Head Details		Amount In Rs.		Road/Street		HADAPSAR				
0030046401	Stamp Duty	7298000.00		Area/Locality		PUNE				
0030063301	Registration Fee	30000.00		Town/City/District						
				PIN		0 0 0 0 0 0				
				Remarks (If Any)						
				SecondPartyName=KUMAR AGRO PRODUCTS						
				PVT LTD AND OTHERS-						
				Amount In		Seventy Three Lakh Twenty Eight Thousand Rupees On				
Total		7328000.00		Words		ly				
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	REF No.	69103332016113010829	106600217				
Cheque/DD No			Date		30/11/2016-11:01:42					
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Mobile No. : Not Available

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LEASE DEED

THIS LEASE DEED ("Deed") is made at Pune on this 30th day of November 2016 and entered into

BY AND BETWEEN

1. **KUMAR AGRO PRODUCTS PRIVATE LIMITED** a company registered under the Companies Act, 1956 and having its registered office at "Kumar Capital" 2413 East Street Camp, Pune – 411 001 through its authorized director Shri Manish Vimalkumar Jain (hereinafter referred to as the "**Lessor 1**" which expression shall, unless repugnant to or inconsistent with the context or meaning thereof, mean and include their successors and permitted assigns) **OF THE FIRST PART;**

AND

2. **SMT. PUSHPA VIMALKUMAR JAIN**, Age- Adult, Occupation- Business, residing at- 11, Napier Road, Camp, Pune, 411 001,(unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include her successors, legal representatives and permitted assigns) **OF THE SECOND PART;**

AND

3. **MR. MANISH VIMALKUMAR JAIN**, Age- Adult, Occupation- Business, residing at- 11, Napier Road, Camp, Pune, 411 001 (unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include his successors, legal representatives and permitted assigns) **OF THE THIRD PART;**

AND

4. **MR. RAJAS VIMALKUMAR JAIN**, Age- Adult, Occupation- Business, having office at- Kumar Capital, 2413, East Street, Camp, Pune - 411 001, (unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include his successors, legal representatives and permitted assigns) **OF THE FOURTH PART;**

AND

5. **MRS. RASHMI RITESH CHANDALIYA (JAIN)**, Age - Adult, Occupation - business, residing at - Residing at – 1B, Abhilasha Apartment, 1st Floor, August Kranti Marg, Gwalior Tank, Mumbai, (unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include her successors, legal representatives and permitted assigns) **OF THE FIFTH PART;**

AND

6. **SHRI KEWALKUMAR KESARIMAL JAIN**, Age- Adult, Occupation- Business residing at- 5 Queens Garden, Camp, Pune- 411 001 (unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include his successors, legal representatives and permitted assigns) **OF THE SIXTH PART;**

Manish

[Signature]





AND

7. **(MR. INDERKUMAR KESARIMAL JAIN**, since deceased through legal heirs) – 7A. Smt. Ranjan Inderkumar Jain, Age- Adult, Occupation- Business; 7B. Mr. Ameya Inderkumar Jain, Age- Adult, Occupation- Business both residing at- 5 Queens Garden; and 7C. Ms. Apoorva Inderkumar Jain (name after marriage Mrs. Apoorva Mohit Goyel), Age- Adult, Occupation- Business, represented through her constituted attorney Smt. Ranjan I. Jain (unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include their successors, legal representatives and permitted assigns) **OF THE SEVENTH PART;**

AND

8. **M/S KUMAR COMPANY**, a registered partnership firm, having its office at 2413, East Street, Kumar **Capital**, Camp, Pune- 411 001 represented through its partner, Mr. Kewalkumar Kesarimal Jain (unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include its successors, legal representatives and permitted assigns) **OF THE EIGHTH PART;**

AND

9. **MAHARASHTRA 3E EDUCATION TRUST**, a public educational and charitable trust settled under trust deed dated October 5, 2016, acting through its authorised trustee HDFC Ventures Trustee Company Limited, represented by Mr. Dilip Apte and having its office at Maharashtra 3E Education Trust, c/o HDFC Limited, Raman House, H.T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400020 (hereinafter referred to as the "**Lessee**" which expression shall, unless repugnant to or inconsistent with the context or meaning thereof, mean and include its successors) **OF THE NINTH PART.**

In this Deed, unless the context otherwise requires, the parties of First to Eighth Parts shall hereinafter be jointly referred to as the "**Lessors**" and individually as a "**Lessor**", and the Lessors and the Lessee shall hereinafter be jointly referred to as the "**Parties**", and severally as the "**Party**".

WHEREAS

- A. All those pieces and parcels of the following lands lying, being and situated at village Hadapsar, Taluka - Haveli, District - Pune within the limits of the Zilla Parishad Pune Panchayat Samiti Taluka – Haveli and within the local limits of the Grampanchayat of village Sadesatranali, Hadapsar and within the Registration Sub - District of Taluka Haveli III, District Pune:
- (i) (a) Survey Number 238/1, admeasuring 00 Hectare - 13 Ares, Survey No. 238/2, admeasuring 00 Hectare - 18 Ares, Survey Number 238/3A, admeasuring 00 Hectare - 16 Ares, Survey Number 238/3B, admeasuring 00 Hectare - 15 Ares, Survey Number 238/4, admeasuring 00 Hectare - 17 Ares, Survey Number 238/5, admeasuring 00 Hectare - 15 Ares (admeasuring 9,400 sq.mtrs.); and
- (b) Survey No. 239/3A, admeasuring 00 Hectare – 4.8 Ares out of 20 Ares, Survey No. 239/3B, admeasuring 00 Hectare - 21 Ares, Survey

Jain





Number 239/5A, admeasuring 00 Hectare - 07 Ares, Survey Number 238/5B, admeasuring 00 Hectare - 08 Ares, Survey Number 239/5C/1, admeasuring 00 Hectare - 6.5 Ares, Survey Number 239/5C/2, admeasuring 00 Hectare - 6.5 Ares, Survey Number 239/5D, admeasuring 00 Hectare - 6 Ares, Survey Number 239/5E, admeasuring 00 Hectare - 5 Ares (admeasuring 6,480 sq.mtrs.), were owned / held under development rights by M/s. Kumar Company / and / or Shri Vimalkumar K. Jain, Kewalkumar K Jain and Shri Inderkumar K. Jain by virtue of the various diverse and separate development agreements, power of attorneys and sale deeds executed by the erstwhile owners of the said lands in their favour.

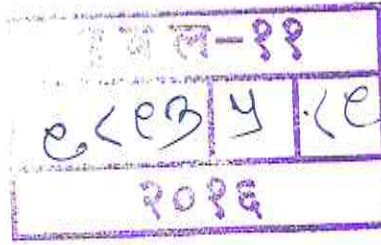
- (ii) Survey Number 239/1, admeasuring 00 Hectare - 34 Are, Survey Number 239/2, admeasuring 00 Hectare - 42 Are, Survey Number 239/3A, admeasuring 00 Hectare - 15.2 Ares out of 20 Ares, Survey Number 240/1+2A, admeasuring 00 Hectare - 34 Are, Survey Number 240/1+2A/1, admeasuring 00 Hectare - 33 Are, Survey Number 240/1+2A/2, admeasuring 01 Hectare, Survey Number 240/2B, admeasuring 00 Hectare - 54Are, Survey Number 241/1+4/1, admeasuring 00 Hectare - 80.5Are, Survey Number 241/1+4/2, admeasuring 00 Hectare - 79.5 Are, Survey Number 241/2+3, admeasuring 01Hectare - 60 Ares are also owned and / or held under development rights by the Lessors by virtue of the various diverse and separate development agreements, power of attorneys and sale deeds executed by the erstwhile owners of the said lands in their favour.

The lands described herein above in (i)(a), (i)(b) and (ii) above are more particularly described respectively in Part A, Part B and Part C of **Schedule II.**

- B. A revised sanction layout and building plan in respect of the lands described in Recital A above was approved by the Collector, Pune *vide* sanction No. PRH/NA/SR/622/2011 dated February 5, 2012. Out of the lands as shown on the sanctioned layout plan the physical area of the lands described in Recital A(i)(a) and Recital A(i)(b) above together with the building nos. A and B constructed thereon save and except the residual and any additional FAR/FSI in respect thereof, have been already sold, granted, conveyed and assigned unto M/s. India Land Infrastructure Development Private Limited by executing 2 (two) separate registered sale deeds dated July 28, 2005 and July 28, 2006 which are registered in the office of the Sub Registrar Haveli no. 3 and 10 at Sr. Nos. 4439/05 and 5959/06 respectively.
- C. Out of the above referred revised sanctioned layout plan the Lessors have now decided to develop the area of the lands described in the Recital A(ii) above, more particularly the lands bearing Survey Number 239/1, admeasuring 34Ares, Survey Number 239/2, admeasuring 42 Ares, Survey Number 239/3A, admeasuring 00 Hectare - 15.2 Ares out of 20 Ares, Survey Number 240/1+2A, admeasuring 34 Ares, Survey Number 240/1+2A/1, admeasuring 33 Are, Survey Number 240/1+2A/2, admeasuring 01 Hectare, Survey Number 240/2B, admeasuring 54 Ares, Survey Number 241/1+4/1, admeasuring 80.5 Ares, Survey Number 241/1+4/2, admeasuring 00 Hectare - 79.5 Ares and Survey Number 241/2+3, admeasuring 01 Hectare - 60 Ares totally admeasuring 6 Hectare - 32.2 Ares (admeasuring 63,220 sq. mtrs.) which are more particularly described in the Part C of Schedule II and are

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owned by the Lessors herein except for Survey Number 239/3A, admeasuring 00 Hectare - 15.2 Ares the development rights whereof are held by M/s. Kumar Company.).

A Table showing the details of the areas of the land described in the Schedule – II owned by the lessors is given below-

Survey No. and Hissa No.	Area in Hect – Ares	Name of the Owner
239/1	00 – 34	M/s. Kumar Company
239/2	00 – 42	M/s. Kumar Company
239/3A	00 – 15.2	M/s. Kumar Company (development rights)
240/1+2A	00 – 34	Kewalkumar K Jain, Ranjan I Jain,
240/1+2A/1	00 – 33	Ameya, Apoorva I. Jain, Manish, Rajas,
240/1+2A/2	01 – 00	Pushpa V Jain & Rashmi R Chandaliya
240/2B	00 – 54	M/s. Kumar Company
241/1+4/1	00 – 80.5	Kumar Agro Products Pvt. Ltd.
241/1+4/2	00 – 79.5	Kumar Agro Products Pvt. Ltd.
241/2+3	01- 60	Kumar Agro Products Pvt. Ltd.

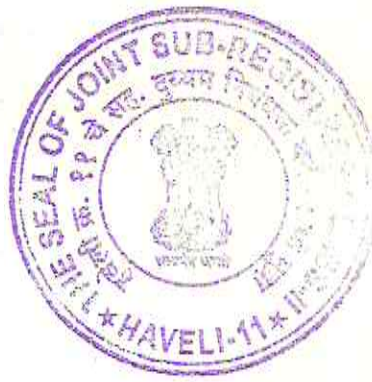
- D. The Lessors have entered into an agreement for joint development / joint venture agreement dated September 27, 2011 and have therein agreed to jointly develop the aforesaid property in the manner stated therein, and subject to the terms and conditions mentioned in the said agreement. The Lessors have further entered into a Supplementary Agreement dated 29/11/2016 thereby agreeing amongst themselves regarding the apportionment of the lease rent proposed to be received from the lessee herein. As per the said Supplementary Agreement the Lease Rent is to be received by the Lessors in the following proportion-

Name of the Lessor	Percentage of share in the Lease Rent to be received
M/s. Kumar Agro Products Pvt. Ltd.	72.50%
Kumar Company	6.50%
Kewalkumar Kesarimal Jain	6.97%
Manish Vimalkumar Jain	0.34%
Rajas Vimalkumar Jain	0.34%
Pushpa Vimalkumar Jain	6.34%
Ranjana Inderkumar Jain	4.67%
Ameya Inderkumar Jain	2.34%

- E. The Lessors are fully seized and possessed of and otherwise well and sufficiently entitled to ALL THAT land admeasuring about 2.93 (two point nine three) acres i.e. 11,865 sq. mtrs. (eleven thousand eight hundred sixty five) carved out of the land as described hereinabove in Recital C, and situated at S. Nos. 239 (Part) to 241 (Part), except for S. No. 239/3A, admeasuring 00 Hectare - 15.2 ares, the development rights whereof are held by M/s Kumar Company, of revenue Village Hadapsar, Magarpatta Road Taluka – Haveli District Pune, Maharashtra, India, more fully and particularly mentioned and described in **Schedule - III ("School Land")**. (A map showing

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the School Land delineated in red colour is annexed hereto as Annexure – A)
The share of each Lessor in the School Land is more fully and particularly mentioned and described in **Schedule I**.

- F. The Lessee is a public charitable trust which has been established, *inter alia*, to promote education of all forms and set up educational institutions.
- G. The Lessors and the Lessee have agreed that the Lessors shall lease to the Lessee the School Land, along with the buildings and facilities mentioned in **Schedule IV** to be constructed on the School Land ("**School Buildings and Facilities**") (the School Land and the School Buildings and Facilities shall collectively be referred to as the "**School Premises**"), on the terms and conditions agreed under this Deed. The Lessee proposes to operate a school, the HDFC School, Pune on the School Land ("**School**").
- H. The Lessors have agreed to lease the School Premises to the Lessee by way of an irrevocable lease for a period of 33 (thirty three) years on the terms and conditions contained herein.
- I. The Lessors have agreed to construct the School Buildings and Facilities on terms and conditions to be mutually agreed upon between the Parties. For the purposes of designing, engineering, erecting and constructing the School Buildings and Facilities as aforesaid, the Lessors have entered into a joint development agreement, which is a confirming party to this Deed.
- J. The Parties are now entering into this Deed to outline the terms and conditions on which the School Premises are being leased by the Lessors to the Lessee.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH IN THIS DEED, THE PARTIES, WITH THE INTENT TO BE LEGALLY BOUND HEREBY, COVENANT AND AGREE AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

- 1.1. In this Deed, unless the context otherwise requires, the following words and expressions shall have the following meanings:
- 1.1.1. "**Applicable Laws**" shall mean any applicable national, provincial, local or other law, regulations, administrative orders, ordinance, constitution, decree, principles of common law, binding governmental policies, statute or treaty, and shall include notifications, policies, directions, directives and orders of any statutory authority, board, court, tribunal etc.
- 1.1.2. "**Business Day**" means a day other than a Saturday, Sunday or public holiday in Mumbai.
- 1.1.3. "**Commencement Conditions**" shall mean the conditions to be mutually agreed upon by the Parties in relation to the construction of the School Buildings and Facilities.

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- 1.1.4. **"Construction Completion Date"** shall mean the later of: (a) May 15, 2017; or (b) such other date when all the Commencement Conditions are completed in respect of the School Buildings and Facilities to be constructed in accordance with the terms and conditions to be mutually agreed upon between the Parties, and comprising of buildings and other facilities as more fully described in **Schedule IV**, having a built up area admeasuring approximately 37,884 (thirty seven thousand eight hundred eighty four) sq. ft.
- 1.1.5. **"Deed"** shall mean this means this deed and all attached schedules and annexures and all agreements supplemental to or in amendment or confirmation of this Deed entered into by the Parties in writing.
- 1.1.6. **"Effective Date"** shall have the meaning ascribed to in Clause 2.2.
- 1.1.7. **"Governmental Authority"** shall mean means any applicable national, provincial, local or other law, regulations, administrative orders, ordinance, constitution, decree, principles of common law, binding governmental policies, statute or treaty, and shall include notifications, policies, directions, directives and orders of any statutory authority, board, court, tribunal etc.
- 1.1.8. **"Indemnified Party"** shall have the meaning ascribed to it in Clause 8.1.
- 1.1.9. **"Indemnifying Party"** shall have the meaning ascribed to it in Clause 8.1.
- 1.1.10. **"Interest free Security Deposit"** shall have the meaning ascribed to it in Clause 4.1.
- 1.1.11. **"Lease Rental"** shall have the meaning ascribed to it in Clause 3.1.
- 1.1.12. **"Lessee"** shall mean the Maharashtra 3E Education Trust.
- 1.1.13. **"Lessors"** shall mean the parties of First to Eighth Parts.
- 1.1.14. **"Losses"** shall have the meaning ascribed to it in Clause 8.1.
- 1.1.15. **"Person"** means any individual, Hindu undivided family, partnership, limited liability partnership, corporation, company, body corporate, joint venture, association or trust or any other entity or organization and may include a Party hereto, whether incorporated or not.
- 1.1.16. **"Purchaser"** shall have the meaning ascribed to it in Clause 9.5.
- 1.1.17. **"Purchase Notice"** shall have the meaning ascribed to it in Clause 9.2.
- 1.1.18. **"Sale Notice"** shall have the meaning ascribed to it in Clause 9.1.
- 1.1.19. **"School"** shall have the meaning ascribed to it in Recital G.

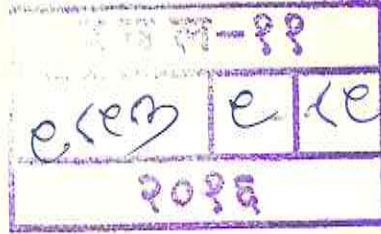
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- 1.1.20. "School Building and Facilities" shall have the meaning ascribed to it in Recital G.
- 1.1.21. "School Land" shall have the meaning ascribed to it in Recital C.
- 1.1.22. "School Premises" shall have the meaning ascribed to it in Recital G.
- 1.1.23. "Term" shall have the meaning ascribed to it in Clause 2.2.
- 1.1.24. "Transaction Documents" shall have the meaning ascribed to it in Clause 10.1.
- 1.2. In this Deed, unless the context otherwise requires:
- 1.2.1. words in the singular shall include words in the plural and words in the plural shall include the singular;
- 1.2.2. the headings and sub-headings used in this Deed are inserted only for reference to the provisions hereof and shall not affect the construction of such provisions;
- 1.2.3. a reference to a thing includes a part of that thing;
- 1.2.4. reference to any one gender would include a reference to any other gender;
- 1.2.5. the terms *herein*, *hereof*, *hereto*, *hereunder* and words of similar purport refer to this Deed as a whole;
- 1.2.6. references in this Deed to statutory provisions shall be construed as references to those provisions as modified or re-enacted from time to time (whether before or after the date of this Deed) and to any subordinate legislation made under such provisions and shall include references to any repealed statutory provision which has been so re-enacted (whether with or without modification);
- 1.2.7. reference to any agreement, contract, document or arrangement or to any provision thereof shall include references to any such agreement, contract, document or arrangement as it may, after the date hereof, from time to time, be amended, supplemented or novated;
- 1.2.8. the words *include*, *including* and *in particular* shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words; and
- 1.2.9. a reference to an article, clause, sub-clause, paragraph, subparagraph, schedule, exhibit, attachment, annexure or recital is a reference to an article, clause, sub-clause, paragraph, subparagraph, schedule, exhibit, attachment, annexure or recital respectively of this Deed;
- 1.2.10. the words "other" or "otherwise" and "whatsoever" shall not be construed *ejusdem generis* or be construed as any limitation upon the generality of any preceding words or matters specifically referred to;
- 1.2.11. a reference to any agreement is a reference to that agreement including all annexes, attachments, exhibits, schedules, appendices and the like incorporated therein, as the same may be amended,





supplemented, substituted, novated or assigned from time to time, in accordance with the terms thereof;

- 1.2.12. a reference to "writing" or "written" includes printing, typing, lithography and other means of reproducing words in a visible form including e-mail;
- 1.2.13. in determination of any period of days for the occurrence of an event or the performance of any act or thing, the day on which the event happens or the act or thing is done shall be deemed to be excluded, and if the last day of the period is not a Business Day, then the last day shall be the immediately preceding Business Day; and
- 1.2.14. references to times of day are unless the context otherwise requires, to Indian standard time, and references to a day are to a period of 24 (twenty four) hours running from midnight on the previous day.
- 1.3. In the event of any inconsistency between the text of this Deed and the Schedules hereto, the text of this Deed shall prevail.

2. LEASE AND TERM

- 2.1 The Lessors doth hereby grants and demises unto the Lessee by way of an irrevocable lease, commencing from the Effective Date, the School Premises which includes the School Buildings and Facilities admeasuring 37,884 (thirty seven thousand eight hundred eighty four) sq. ft. i.e. 3521 sqmtrs. (three thousand five hundred twenty one square metres) constructed on the School land by Lessor 1 as more described in Schedule – III which includes all the School Land admeasuring 2.93 (two point nine three) acres i.e. 11,865 sq. mtrs. (eleven thousand eight hundred sixty five square metres) and which school premises are more particularly described in **Schedule – III A** written hereunder to hold the School Premises together with all rights, liberties, privileges, easements and appurtenances whatsoever to the said School Premises, hereditaments or premises or any part thereof belonging to or in any way appurtenant thereto or enjoyed therewith, for the duration of the Term.
- 2.2 This Deed shall come into effect from the date of execution of this Deed ("**Effective Date**") and shall be in full force and effect for a period of 33 (thirty three) years from the Effective Date unless terminated earlier in accordance with Clause 7.1 ("**Term**"). On expiry of the Term of this Deed, the term of the Deed may be extended on such terms and conditions as mutually agreeable between the Parties.

3. LEASE RENTAL

- 3.1. Subject to the completion of the Commencement Conditions, the Lessee shall pay to the Lessors on or before the last day of each month, subject to the Lessors complying with the terms and conditions of this Deed and such other terms and conditions as may be mutually agreed between the Parties, the following rent ("**Lease Rental**") and the Lessee shall be liable to pay such rent from the Construction Completion Date:
- a. the Lessee shall pay to the Lessors monthly rent calculated at the rate of Rs. 33 (Rupees thirty three) per square feet in respect of the total

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built up area, admeasuring approximately about 37,884 (thirty seven thousand eight hundred eighty four) sq. ft., constituting a part of the School Building and Facilities and the Lessee shall be liable to pay such rent from the Construction Completion Date until March 31, 2018;

- b. the Lessee shall pay to the Lessors monthly rent calculated at the rate of Rs. 34.50 (Rupees thirty four fifty paise) per square feet in respect of the total built up area, constituting the School Building and Facilities, being 37,884 (thirty seven thousand eight hundred eighty four) sq. ft. and the Lessee shall, subject to the completion of the Commencement Conditions, be liable to pay such rent from April 1, 2018 until March 31, 2019;
- c. the Lessee shall pay to the Lessor monthly rent calculated at the rate of Rs. 37 (Rupees thirty seven) per square feet in respect of the total built up area, constituting the School Building and Facilities, being 37,884 (thirty seven thousand eight hundred eighty four) sq. ft. and the Lessee shall, subject to the completion of the Commencement Conditions, be liable to pay such rent from April 1, 2019 until March 31, 2020; and
- d. the Lessee shall pay to the Lessor monthly rent calculated at the rate of Rs. 42.50 (Rupees forty two fifty paise) per square feet in respect of the total built up area, constituting the School Building and Facilities, 37,884 (thirty seven thousand eight hundred eighty four) and the Lessee shall, subject to the completion of the Commencement Conditions, be liable to pay such rent from April 1, 2020 until the expiry of the Term subject to the increment in the monthly lease rent as mentioned in clause 3.2 written below.

3.2. Unless otherwise agreed between the Parties, the Lease Rental shall be increased by 15% (fifteen) percent every 36th (thirty sixth) month calculated from: (a) after April 1, 2020; or (b) the date of actual handover of the possession of all the School Buildings and Facilities, subject to the completion of the Commencement Conditions unless waived in writing by the Lessee, whichever is later.

3.3. The Lessee shall be liable to pay property tax for the School Premises only after the School Premises has been duly constructed and handed over to the Lessee by the Lessors, subject to the completion of the Commencement Conditions unless waived in writing by the Lessee.

4. INTEREST FREE SECURITY DEPOSIT

4.1. Upon execution of the Lease Deed, the Lessee shall deposit an amount equal to 6 (six) months' Lease Rental calculated at a rate of Rs. 37 (Rupees thirty seven) per sq. ft. of area of School Buildings and Facilities ("**Interest Free Security Deposit**").

4.2. The Interest Free Security Deposit shall be refunded by the Lessors to the Lessee, without interest and demur or protest, within 30 (thirty) days from the earlier of: (a) when the Lessee exercises its option to buy the School Premises in accordance with Clause 9; or (b) upon expiry of the Term. It is agreed between the Parties that, simultaneously, on the Lessors refunding the Interest Free Security Deposit, the Lessee shall vacate the School Land and deliver vacant and peaceful possession of the School Land to the Lessors.

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The Lessee has paid an amount of Rs. 84,10,248/- (Rupees Eighty Four Lakhs Ten Thousand Two Hundred and Forty Eight only) to the Lessor No. 1 (Kumar Agro Products Pvt. Ltd.) towards Interest Free Security Deposit for the Phase I by RTGS dated 30/11/2016 drawn on HDFC Bank _____ branch. The receipt whereof the Lessors doth hereby admit and acknowledge

5. REPRESENTATIONS, WARRANTIES AND COVENANTS

5.1. Each Party represents, severally and not jointly, to the other Parties hereto that:

5.1.1. such Party has the full power and authority to enter into, execute and deliver this Deed and to perform the transactions contemplated herein, and that such Party is duly incorporated or organised with limited liability and existing under the laws of the jurisdiction of its incorporation or organisation;

5.1.2. the execution and delivery by such Party of this Deed and the performance by such Party of the transactions contemplated herein have been duly authorized by all necessary corporate or other action of such Party;

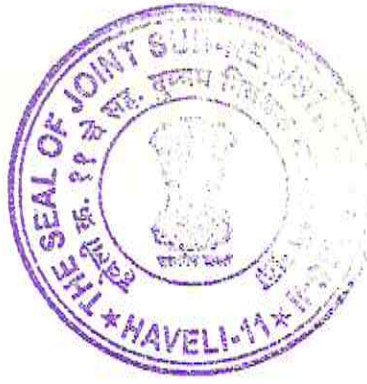
5.1.3. assuming the due authorization, execution and delivery hereof by the other Parties, this Deed constitutes the legal, valid and binding obligation of such Party, enforceable against such Party in accordance with its terms, except as such enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting creditors' rights generally; and

5.1.4. the execution, delivery and performance of this Deed by such Party and the consummation of the transactions contemplated herein will not:

- a. violate any provision of the organisational or governance documents of such Party; or
- b. require such Party to obtain any consent, approval or action of, or make any filing with or give any notice to, any Governmental Authority in India or any other Person pursuant to any instrument, contract or other agreement to which such Party is a party or by which such Party is bound, other than any such consent, approval, action or filing that has already been duly obtained or made; or
- c. conflict with or result in any material breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both constitute) a default under any instrument, contract or other agreement to which such Party is a party or by which such Party is bound; or
- d. violate any order, judgment or decree against, or binding upon, such Party or upon its respective securities, properties or businesses; or

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- e. violate any Applicable Laws of such Party's country of organisation or any other country in which it maintains its principal office.

5.2. Representations and Warranties of the Lessor

The Lessors hereby unconditionally and irrevocably jointly and severally represent and warrant to the Lessee that:

- 5.2.1. the Lessors are the sole and absolute owner of the School Premises (including the development rights thereto) and other than as specified in Schedule V, they have not created any charge, hypothecation or other encumbrance of any nature whatsoever or any third party interest or right in respect of the School Premises in favour of any other party including any lender, bank or financial institutions
- 5.2.2. the Lessors have not sold, transferred or assigned or disposed or agreed to sell, transfer, lease, assign or dispose of the School Premises in favour of any Person other than the Lessee in accordance with the terms and conditions contained hereunder;
- 5.2.3. the Lessors are in possession of and have ensured compliance with all requisite permissions, approvals, licenses, compliances, authorizations, etc. as the case may be, in respect of the construction of the School Premises, from all Governmental Authorities prescribed under all Applicable Laws;
- 5.2.4. the School Premises is free from any defect for its intended use; and
- 5.2.5. there are no litigations, proceedings, judgments, decrees, actions, suits, orders existing or threatened against the Lessors including, without limitation, any charges, penalties or fines imposed by Governmental Authorities in connection with the external development charges or any other matters pertaining to the School Premises, other than those mentioned in **Schedule VI**.
- 5.2.6. the School Land does not qualify as an agricultural land under the Applicable Laws, and the establishment of School on the School Land shall not violate any Applicable Laws.

5.3. Covenants of the Lessor

The Lessors hereby unconditionally and irrevocably, jointly and severally, covenant to the Lessee that:

- 5.3.1. the Lessors shall undertake the construction of the School Buildings and Facilities on the School Land in accordance with plans and specifications including designs, measurements and other technical specifications of the buildings forming a part of the School Premises as mutually agreed between the Parties;
- 5.3.2. the Lessors shall ensure compliance with all conditions contained under requisite permissions, approvals, licenses, compliances,

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authorizations, etc. granted for constructing the School Buildings and Facilities on the School Land from all Governmental Authorities prescribed under all Applicable Laws, including all expenses incurred in securing or renewing the same from time to time;

- 5.3.3. the Lessors shall be solely responsible for payment of all fees, dues, duties, taxes, levies, cess, etc. levied by all Governmental Authorities under all Applicable Laws, in respect of the School Premises other than as specifically mentioned herein *provided that* any stamp duty required to be paid on the Transaction Documents shall be paid by the Lessee; *provided further* the Lessee shall pay property tax on the School Premises from the Construction Completion Date;
- 5.3.4. the Lessors shall not enter into any or continue any discussion with any third party for the purpose of construction of the School Premises;
- 5.3.5. the Lessors shall strictly comply with the terms to be agreed upon between the Parties for construction of the School Buildings and Premises;
- 5.3.6. the School Premises shall be equipped with such fire-fighting and fire detection systems as may be required under Applicable Laws; the Lessee shall be responsible for maintenance of such firefighting and fire detection systems during the Term, once the same are installed by the Lessors;
- 5.3.7. the Lessors shall provide a separate sub-meter for electricity in respect of the School Premises, and shall provide with a separate sub-meter for water in respect of the School Premises only if the same can be connected to the Pune Municipal Corporation water supply, and shall keep the water and electric systems in good order and condition to ensure uninterrupted water and electricity supply to the School Premises;
- 5.3.8. the Lessors shall, at their own cost, make such repairs to electric installation and wiring and water supply system of the School Premises, as may be necessary, excluding minor repairs which may be carried out by Lessee at its own cost;
- 5.3.9. the Lessee shall, hold and enjoy the School Premises during the Term, without any interruption, hindrance, disturbance or obstruction by the Lessors or any Person claiming through, under or in trust for the Lessors;
- 5.3.10. the Lessee shall be free to make suitable additions and alterations, except for any structural modifications or alterations to the building, as the Lessee may, from time to time, deem necessary for the proper functioning of the School, without causing any material damage to the School Premises and shall, as soon as may be practicable, intimate the Lessors of the aforesaid;
- 5.3.11. the Lessee shall have the right to inspect and approve, as may be acceptable to it, *inter alia*, receipt of regular (monthly) construction

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reports, attendance at regular (monthly) progress meetings, the right to inspect the construction on the School Premises, right to review and approve significant design drawings, all change orders, operating manuals, the conduct and results of all performance tests, and achievement of construction milestones;

- 5.3.12. the Lessors shall ensure that during inspection or visits by the Lessee, representatives of the Lessee are provided with all required information and documents as may be requisitioned by them from time to time;
- 5.3.13. the Lessors have disclosed and will continue to disclose promptly, any and all material defects in the School Premises within their knowledge with reference to the intended use by the Lessee, including such defects which the Lessee could not have discovered with ordinary care, or which the Lessee is otherwise unaware of;
- 5.3.14. during the Term, the Lessors shall not, directly or indirectly, sell, transfer, encumber or dispose off the School Premises or agree to sell, transfer, lease, or dispose off the School Premises in favour of any other party, without the prior written consent of the Lessee, except as provided in Clause 9;
- 5.3.15. the Lessors shall keep the electric installation in good order and condition and ensure uninterrupted water supply system upto the School Premises and make such repairs to electric installation and wiring and water supply system as may be found to be reasonable and necessary from time to time for the same; and
- 5.3.16. the Lessors shall be solely be responsible for any penalty or other levies that may be payable to the government or any other statutory body for the use of the School Premises. However, in case the penalty is levied due to any misuse of property by the Lessor, the penalty and damages will be borne by the Lessee.

5.4. Covenants of the Lessee

The Lessee hereby unconditionally and irrevocably covenants to the Lessors that:

- 5.4.1. the Lessee shall pay regularly and punctually on its respective due dates, all amounts as provided herein;
- 5.4.2. the Lessee shall not cause any damage of a permanent nature to the School Premises and shall, during the Term, maintain the School Premises in good working condition; and
- 5.4.3. the Lessee shall quietly yield and deliver peaceful possession of the School Premises (together with such fixtures which were provided by the Lessor) on the expiry of the Term, subject to reasonable wear and tear on account of use and occupation. The Lessee shall remove all furniture and fixtures installed by it in the School Premises on expiry of the Term.

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5.5. Lessee Improvements

5.5.1. The Lessors confirm that the Lessee is permitted to perform non-structural alterations or additions including but not limited to installation of equipment, in a good workmanlike, safe and sound manner within the School Premises, to enhance the usability of the School Premises ("Improvements") in accordance with the Lessee's business needs and by such contractors as appointed by the Lessee. The Lessee undertakes that the Improvements shall conform to all Applicable Laws.

5.5.2. The Parties agree that any fit-outs, equipment or material, including telecommunications equipment, computers, office furniture, office equipment, disaster recovery back-up equipment, cabling, wiring, signs, and other technology and business related equipment, added to the School Premises in pursuance of the Improvements shall be the sole property of the Lessee. The Lessee shall, at the expiry or earlier termination of this Deed, have the right to remove any and all the Improvements, from the School Premises. The Lessee shall be responsible for the maintenance of all the equipment that have been installed by the Lessee in the School Premises at its own cost. However, all the structural defects and repairs to the School Building and Facilities shall be carried out by the Lessors in terms hereof.

5.5.3. It is hereby clarified that the Lessors shall not object if any of the Improvements are not removed from the School Premises as provided above.

6. LESSOR'S EXTENDED WARRANTY

6.1. The Lessors hereby jointly and severally, unconditionally and irrevocably warrants to the Lessee the following with respect to the School Premises that:

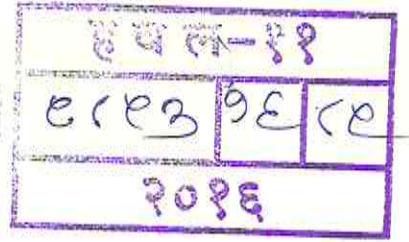
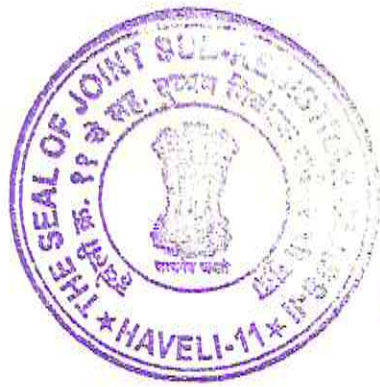
6.1.1. the Lessors shall ensure that all materials, equipment and systems incorporated in the School Premises shall be free of defects and deficiencies in materials, assembly and workmanship, new, unused and undamaged when installed, in compliance with the mutually agreed terms and conditions, suitable for use under the climatic and normal operating conditions extent at the site of the School Premises, and otherwise consistent with and in compliance with the design as agreed between Parties;

6.1.2. the construction, procurement and installation services included in the School Premises shall be performed with the Lessors' best skill and judgment and in compliance with the requirements as stipulated by the Lessee;

6.1.3. that if the Lessee notifies the Lessors in writing, that a breach of the foregoing warranties in Clauses 6.1.1 and 6.1.2 has occurred, the Lessors shall make good (or cause to make good) the defects and deficiencies promptly at no cost to the Lessee. It is clarified that the

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Lessors' and obligation to make good the defects and deficiencies shall include labour, parts, transportation, factory repair and testing, dismantling, re-erecting, re-testing and commissioning; and

- 6.1.4. the Lessors shall be responsible to monitor and supervise the works of all third party contractors engaged by the Lessors to undertake the construction of the School Premises and the Lessee shall not be liable in any manner whatsoever for any damages or losses arising due to the negligence, misconduct or non-performance by such third party contractors.
- 6.2. Notwithstanding anything mentioned hereinabove, in an event of any structural or major damage to the School Premises, the Lessors shall be responsible to repair the School Premises at its own cost and within a period of time to ensure ongoing operations of the School is not at all affected in whatsoever manner. All such defects and damage shall be promptly attended to by the Lessors, within 15 (fifteen) days of receipt of written notice of such fault by the Lessee. In the event that the Lessors do not attend to such major repairs, as notified by the Lessee in writing, within such notice period of 15 (fifteen) days or such extended time as may be reasonably required to carry out the repairs, from the receipt of notice, then the Lessee may carry out the repairs at the cost of the Lessors, and without prejudice to its other remedies available at law, deduct the estimated costs from the Lease Rental against submission of bills and receipts for such repairs carried out by it. Any major defect or repair causing disruption to the occupation of the School Premises shall be rectified by the Lessors within the shortest possible time depending on the nature of defect or repair.
- 6.3. In the event of damage to the School Building and Facilities or a part of the School Premises by an act of violence due to war or civil commotion, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible force or an act of God or fire accident, due to no fault, act or omission on the part of the Lessee, its agents, servants etc., if the Lessee requires the Lessors to restore the School Premises to its original condition, the Lessors shall endeavor to restore and reinstate the School Premises within the shortest possible time taking into consideration the nature of repairs required to be done. In the event the School Premises are not restored within 60 (sixty) days, to its original condition, then the Lease Rental for the un-operational portion of the School Premises or proportionate part thereof shall remain suspended until the School Premises are restored and reinstated and made ready for use and occupation of the Lessee. The restoration and reinstatement shall be done to extent possible by engaging the contractor who constructed the School Building and Facilities or by engaging any other of the equal standing so as to ensure that the School Premises are restored or reinstated at the shortest possible time.
- 6.4 During the Term, the Lessee, at their own cost, procure all-risk insurance cover including third party insurance cover for the School Premises, with an insurance company covering against all risks including against loss or damage by fire, riot, lightning, storm, tempest, flood, inundation, terrorism, earthquake, landslide and all other risks of direct physical loss, as is normally provided for comparable buildings in the market for the value determined by the insurance company.

Jan 15





IRREVOCABILITY AND RENEWAL

- 7.1. The Lessors acknowledges, agrees and confirms that the lease granted hereunder shall be irrevocable and the Lessors shall not have any right to revoke the lease until the expiry of the Term. Provided however, that the Lessee shall have the right to terminate this Deed by giving a 3 (three) month prior written notice to the Lessors.
- 7.2. The Lessors shall be entitled to terminate the lease granted to the Lessee by giving 30 (thirty) days' written notice ("**Notice Period**") to the Lessee upon the occurrence of any of the following: (i) if the Lessee commits any default or breach of any terms and conditions of the lease and or any default / breach of any terms and conditions of this Deed; (ii) if the Lessee fails to pay the Lease Rental to the Lessors on the due dates; (iii) if there is a delay of more than 3 (three) months on the part of the Lessee to pay the Lease Rental. Upon expiry of the Notice Period, this Deed shall stand terminated and the Lessee shall be responsible to deliver vacant and peaceful possession of the School Premises to the Lessors; *provided that* in the event the Lessee cures the defect or takes rectification measures during the Notice Period, then the Lessors shall not be entitled to terminate this Deed.
- 7.3. The Lessee may, by written notice of at least 6 (six) months prior to the expiry of the Term, inform the Lessors of its intention to renew the Deed for such further period as may be specified in the written notice.
- 7.4. Upon receipt of the said written notice under Clause 7.3, the Lessors may, at their discretion, renew the Deed for such further term and on such terms and conditions as may be determined by the Lessors in consultation with the Lessee at the time of such renewal, at least 3 (three) months prior to the expiry of the Term.
- 7.5. Within 30 (thirty) days from the date of expiry of the Term, unless renewed in accordance with this Clause, the Lessee shall deliver peaceful and vacant possession of the School Premises to the Lessors. Upon the expiry or termination of this Deed, the Lessee shall not be liable to reinstate the School Premises to its original condition but may leave it in tenantable condition subject to normal wear and tear.

8. INDEMNITY

- 8.1. The Lessors ("**Indemnifying Party**") shall, jointly and severally, indemnify and hold harmless the Lessee and its affiliates, managers, officers, directors and employees ("**Indemnified Party**") promptly upon demand at any time and from time to time, from and against any and all direct losses, claims, judgments, proceedings, damages, liabilities, costs (including reasonable attorneys' fees and disbursements) and expenses (collectively, "**Losses**") to which any Indemnified Party may become subject to, insofar as such Losses arise out of, or in any way relate to, or result from:
- any act or omission by the Indemnifying Party which interferes with the rights or interests of the Indemnified Party under this Deed; or
 - any misstatement or any breach of any representation or warranty made by the Indemnifying Party; or





- c. the failure by the Indemnifying Party to fulfil any agreement, covenant or condition contained in, or made pursuant to, this Deed; or
- d. any claim or proceeding by any third party against the Indemnified Party arising out of any act, deed or omission by the Indemnifying Party; or
- e. any and all Losses arising directly or indirectly from or incurred by reason of any creditor of the Lessors taking any action in respect of the School Premises or against the Lessors (including any enforcement action) which adversely affects the interest of the Lessee or the School, or on account of any litigation against the Lessors, or concerning the School Premises in any manner including that mentioned in Schedule VI;
- f. any matter or issue or claim arising out of or relating to the School Premises prior to the Construction Completion Date;
- g. any claim in relation to any permissions, approvals, licenses, compliances, authorizations, etc. as the case may be, in respect of the School Premises or any violation of Applicable Laws in connection with the School Premises including but not limited to environmental liabilities;
- h. any tax liability of the Lessors in connection with the School Premises; or
- i. any claim by a third party who has provided any financing to the Lessors.

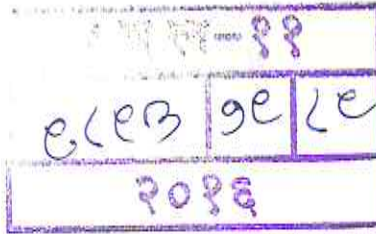
8.2. The liability of each of the Lessors hereunder shall be joint and several.

9. OPTION TO BUY

- 9.1. In the event the Lessors are desirous of selling all or part of the School Premises, then the Lessors shall issue a written notice ("Sale Notice") to the Lessee indicating its intention to sell the School Premises. The Sale Notice shall contain the price at which the Lessor proposes to sell the School Premises and the other terms and conditions for the sale.
- 9.2. Upon receipt of the said Sale Notice, the Lessee or its nominee shall have the right but not the obligation to issue, within 30 (thirty) days from the date of receipt of the Sale Notice a written notice to the Lessors ("Purchase Notice") indicating its intention of buying the School Premises on the terms and conditions contained in the Sale Notice. In the event the Lessee issues the Purchase Notice, then the Lessors shall sell and the Lessee shall purchase the School Premises within 60 (sixty) days of issuance of the Purchase Notice by the Lessee.
- 9.3. In the event the Lessee does not issue the Purchase Notice within the time specified in Clause 9.2, then the Lessors shall be entitled to sell the School Premises subject to the following conditions:

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- a. the price and the commercial terms at which the School Premises is sold shall not be lower/less favourable than the price and the commercial terms stated in the Sale Notice;
- b. the prospective buyer shall execute a deed of adherence in a form satisfactory to the Lessee agreeing to be bound by this Deed; and
- c. the Lessors shall continue to be bound by such other agreements as may be executed between into the Parties.

9.4. In no event shall the Lessors sell the School Premises without issuing a Sale Notice to the Lessee as mentioned under 9.1.

9.5. In the event the Lessors sells all or part of the School Premises to any person ("Purchaser"), then it shall as a condition of such sale, ensure that the Purchaser agrees in writing to the Lessee, to be unconditionally bound by all the terms and conditions of this Agreement and such other agreements as may be executed between the Parties.

10. MISCELLANEOUS

10.1. Lessors' Representative

10.1.1. Each of the Lessors irrevocably appoint Lessor 1 as its legally constituted attorney and grant Lessor 1 full power and authority on such Lessors' behalf to resolve or address all matters as are expressly contemplated by this Deed and such other agreements as may be executed between the Parties ("Transaction Documents").

10.1.2. Any action taken or document executed by Lessor 1 or any consent provided by Lessor 1 on behalf of any of the Lessors in connection with the Transaction Documents shall be deemed to have been made on behalf of such Lessors and the Lessee shall be entitled to rely upon such action or document as being binding on such Lessors without further enquiry. Any notice required to be given to the Lessors shall be deemed to be validly given if provided to Lessor 1.

10.2. Confidentiality and Non-Disclosure

The terms and conditions of this Deed and the existence of this Deed shall be considered confidential information and shall not be disclosed by any Party to any third party except as required under Applicable Laws and except as may be required by the Lessee for disclosing to any third party in connection with establishing the School. The Parties agree not to divulge or use confidential data or information pertaining to any Party against such Party.

10.3. Governing Law and Jurisdiction

This Deed is governed by and is to be construed in accordance with the laws of India, and the courts in Maharashtra shall have exclusive jurisdiction with respect to any dispute arising from this Deed.

Jan 26
[Signature]





10.4. Notice

10.4.1. Except as may be otherwise provided herein, all notices, requests, waivers and other communications made pursuant to this Deed shall be in writing and signed by or on behalf of the Party giving it. Such notice shall be served by sending it by e-mail to the e-mail address set forth below or delivering by hand or by courier to the address set forth below. In each case, the notice shall be marked for the attention of the relevant Party set forth below.

10.4.2. Any notice so served shall be deemed to have been duly given:

- a) in case of delivery by hand, when hand delivered to the other Party; or
- b) when sent by e-mail, upon receipt of acknowledgement from the other Party; or
- c) when delivered by courier, on the 5th (fifth) Business Day after deposit with an overnight delivery service, postage prepaid, with next business-day delivery guaranteed, provided that the sending Party receives a confirmation of delivery from the delivery service provider.

10.4.3. In case of notices to the Lessors:

ATTN: Mr. Manish Vimalkumar Jain
["Kumar Capital" 2413 East Street Camp Pune – 411 001
email – manish@kumarworld.com

10.4.4. In case of notices to the Lessee:

ATTN: Mr. Dilip Apte
A-1 202, Kalpataru Enclave, D.P.Road, Aundh, Pune 411007
Email - dapte1454@hotmail.com

10.4.5. Any notice required to be made or given hereunder may be signed by an officer, manager or an authorized representative of the Party giving or making the same. No recipient shall be required or obliged to inquire as to the authority of the officer, manager or authorized representative so signing.

10.4.6. A Party may change or supplement the addresses given above, or designate additional addresses, for purposes of this Clause by giving a prior written notice of 15 (fifteen) days to the other Parties before giving effect to such change or supplement.

10.5. Waiver

No waiver or breach of any provision of this Deed shall be effective unless set forth in a written instrument signed by the Party waiving such provision or breach. No failure or delay by a Party in exercising any right, power or remedy under this Deed shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the

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foregoing, no waiver by a Party of any breach by any other Party of any provision hereof shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof.

10.6. Amendment of Rights

The provisions of this Deed may be amended only with the written consent of all the Parties. Any amendment effected in accordance with this Clause shall be binding upon all the Parties and their respective successors and permitted assigns.

10.7. Entire Agreement

This Deed together with all the Schedules thereto, constitutes and contains the entire agreement and understanding between the Parties with respect to the subject matter hereof and supersedes all previous communications, negotiations, commitments, memorandum of understandings, either oral or written, between the Parties respecting the subject matter hereof.

10.8. Severability

The invalidity, illegality or unenforceability of any provision of this Deed, in whole or in part, under the laws of any jurisdiction, shall not affect the validity or enforceability hereof under the laws of any other jurisdiction. If for any reason whatsoever any provision of this Deed is or becomes, or is declared by a court of competent jurisdiction to be invalid, illegal or unenforceable, then, the Parties will negotiate in good faith to agree on one or more provisions to be substituted thereof, which provisions shall, as nearly as practicable, leave the Parties in the same or nearly similar position to that which prevailed prior to such invalidity, illegality or unenforceability.

10.9. Rights Cumulative

10.9.1. The rights, powers, privileges and remedies provided in this Deed are cumulative and are not exclusive of any rights, powers, privileges or remedies provided by law or otherwise.

10.9.2. No failure to exercise nor any delay in exercising any right, power, privilege or remedy under this Deed shall in any way impair or affect the exercise thereof or operate as a waiver thereof in whole or in part.

10.9.3. No single or partial exercise of any right, power, privilege or remedy under this Deed shall prevent any further or other exercise thereof or the exercise of any other right, power, privilege or remedy.

10.10. Third Parties

Nothing in this Deed, unless expressly provided for herein, is intended to confer upon any Person other than the Parties hereto and their permitted successors and assigns, any rights or remedies under or by reason of this Deed.

July 10
2013





10.11. **Assignment** : This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors. It is hereby agreed that the Lessee shall, not, assign any of its contractual rights or obligations hereunder to any third party without the prior written consent of the Lessor. Any such purported assignment in violation of this Clause shall be void. The Lessors will subject to the observance of the clause 9) and subject to the other terms and conditions contained herein be entitled to transfer their obligations and their rights and interest under these presents to any third person *provided that* any such transferee will be bound by the terms of this Deed.

10.12. Further Documents

Each Party shall execute and deliver to the other Parties, as applicable, all such further instruments, deeds, assurances and other documents and shall do and perform such further acts and deeds in connection with the carrying out of the purpose of this Deed and the transactions envisaged in this Deed.

10.13. Costs

The expenses towards stamp duty and registration fee in relation to the lease shall be borne by the Lessee. Any other incidental expenses in relation to the lease shall be borne by each of the Parties in relation to its obligations and responsibilities.

10.14. Successors and Assigns

The provisions of this Deed shall inure to the benefit of, and shall be binding upon, the successors of the Parties hereto.

10.15. Survival

The provisions that by their nature survive, and the representations and warranties and indemnity contained herein, shall survive the expiry or termination of this Deed.

10.16. Counterparts

This Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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SCHEDULE I

Details of land owned by the Lessors

All those pieces and parcels of the following lands lying, being and situated at village Hadapsar, Taluka - Haveli, District - Pune within the limits of the Zilla Parishad Pune Panchayat Samiti Taluka - Haveli and within the local limits of the Grampanchayat of village Sadesatranali, Hadapsar and within the Registration Sub - District of Taluka Haveli III, District Pune

Survey No. and Hissa No.	Area in Hect - Ares	Name of the Owner
239/1	00 - 34	M/s. Kumar Company
239/2	00 - 42	M/s. Kumar Company
239/3A	00 - 15.2	M/s. Kumar Company (development rights)
240/1+2A	00 - 34	Kewalkumar K Jain, Ranjan I Jain, Ameya,
240/1+2A/1	00 - 33	Apoorva I. Jain, Manish, Rajas, Pushpa V
240/1+2A/2	01 - 00	Jain & Rashmi R Chandaliya
240/2B	00 - 54	M/s. Kumar Company
241/1+4/1	00 - 80.5	Kumar Agro Products Pvt. Ltd.
241/1+4/2	00 - 79.5	Kumar Agro Products Pvt. Ltd.
241/2+3	01 - 60	Kumar Agro Products Pvt. Ltd.

SCHEDULE II

Part A

All that piece and parcels of the lands bearing Survey Number 238/1, admeasuring 00 Hectare - 13 Ares, Survey No. 238/2, admeasuring 00 Hectare - 18 Ares, Survey Number 238/3A, admeasuring 00 Hectare - 16 Ares, Survey Number 238/3B, admeasuring 00 Hectare - 15 Ares, Survey Number 238/4, admeasuring 00 Hectare - 17 Ares, Survey Number 238/5, admeasuring 00 Hectare - 15 Ares (admeasuring 9400 sq. mtrs.) situated at village Hadapsar, Taluka - Haveli, District - Pune within the limits of the Zilla Parishad Pune Panchayat Samiti Taluka - Haveli and within the local limits of the Grampanchayat of village Sadesatranali, Hadapsar and within the Registration Sub - District of Taluka Haveli III, District Pune.

Part B

All that piece and parcels of the lands bearing Survey No. 239/3A, admeasuring 00 Hectare - 4.8 Ares out of 20 Ares, Survey No. 239/3B, admeasuring 00 Hectare - 21 Ares, Survey Number 239/5A, admeasuring 00 Hectare - 07 Ares, Survey Number 238/5B, admeasuring 00 Hectare - 08 Ares, Survey Number 239/5C/1, admeasuring 00 Hectare - 6.5 Ares, Survey Number 239/5C/2, admeasuring 00 Hectare - 6.5 Ares, Survey Number 239/5D, admeasuring 00 Hectare - 6 Ares, Survey Number 239/5E, admeasuring 00 Hectare - 5 Ares (admeasuring 6,480 sq. mtrs.) situated at village Hadapsar, Taluka - Haveli, District - Pune within the limits of the Zilla Parishad Pune Panchayat Samiti Taluka - Haveli and within the local limits of the Grampanchayat of village Sadesatranali, Hadapsar and within the Registration Sub - District of Taluka Haveli III, District Pune.

Part C

All that piece and parcels of the lands bearing Survey Number 239/1, admeasuring 00 Hectare - 34Ares, Survey Number 239/2, admeasuring 00 Hectare - 42 Are,

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Survey Number 239/3A, admeasuring 00 Hectare - 15.2 Ares out of 20 Ares, Survey Number 240/1+2A, admeasuring 00 Hectare - 34Are, Survey Number 240/1+2A/1, admeasuring 00 Hectare - 33 Are, Survey Number 240/1+2A/2, admeasuring 01 Hectare, Survey Number 240/2B, admeasuring 00 Hectare - 54Are, Survey Number 241/1+4/1, admeasuring 00 Hectare - 80.5Are, Survey Number 241/1+4/2, admeasuring 00 Hectare - 79.5 Are, Survey Number 241/2+3, admeasuring 01Hectare - 60 Are totally admeasuring 6 Hectare - 32.2 Ares (i.e. 63,220 sq. mtrs.), together with the rights to utilise the residual and additional FAR/FSI in respect of the lands described in part A and part B above, being portion of land carved out of and from the revised sanctioned layout plan in respect of the lands described in this Schedule, as approved by the Collector Pune *vide* permission No. PMH/NA/SR/622/2011 dated February 5, 2012 situated at village Hadapsar, Taluka - Haveli, District - Pune within the limits of the Zilla Parishad Pune Panchayat Samiti Taluka - Haveli and within the local limits of the Grampanchayat of village Sadesatranali, Hadapsar and within the Registration Sub - District of Taluka Haveli III, District Pune and are bounded as follows:

On or towards the East : By Side Margin and Beyond that Nala
On or towards the South : By S.No. 239 (Part)
On or towards the West : By Internal Road
On or towards the North : By S.No.242 (Part).

SCHEDULE III

Description of the School Land

ALL THAT land admeasuring about 11,865 (eleven thousand eight hundred and sixty five) sq. mts. i.e. 2.93 (two point nine three) acres carved out of the land described in Part C of Schedule II, bearing S. Nos. 239 (Part) to 241 (Part) of revenue Village Hadapsar, Magarpatta Road Taluka - Haveli District Pune Taluka - Haveli, District - Pune within the limits of the Zilla Parishad Pune Panchayat Samiti Taluka - Haveli and within the local limits of the Grampanchayat of village Sadesatranali, Hadapsar and within the Registration Sub - District of Taluka Haveli III, District Pune and are bounded as follows:

On or towards the East : By Side Margin and Beyond that Nala
On or towards the South : Adjacent I.T. Building "B"
On or towards the West : By Internal Road
On or towards the North : 9 M wide Driveway

SCHEDULE III A

Description of the School Premises being subject matter of these presents

The School Premises admeasuring 37,884 (thirty seven thousand eight hundred eighty four) sq. ft. i.e. 3521 sqmtrs. to be constructed on the portion of land admeasuring about 11,865 (eleven thousand eight hundred and sixty five) sq. mts. i.e. 2.93 (two point nine three) acres described in the Schedule III, written above bearing S. Nos. 239 (Part) to 241 (Part) of revenue Village Hadapsar, Magarpatta Road Taluka - Haveli District Pune Taluka - Haveli, District - Pune within the limits of the Zilla Parishad Pune Panchayat Samiti Taluka - Haveli and within the local limits of the Grampanchayat of village Sadesatranali, Hadapsar and within the Registration Sub - District of Taluka Haveli III, District Pune.

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Description of School Buildings and Facilities

- A. The Lessors shall construct the aforesaid School Buildings and Facilities comprising of building having a built up area admeasuring approximately 37,884 (thirty seven thousand eight hundred eighty four) and hand over by May 15, 2017;
- B. The Lessors, at their own cost, ensure that each of the School Buildings and Facilities include the following:
- i) an attractive lobby and seating area for parents;
 - ii) electrical wiring, telephone wiring, light emitting diode (LED) lights, fans, electrical points and additional points, uninterruptable power source (UPS), provision for air conditioning;
 - iii) wiring for Closed Circuit TV (CCTV), public address system;
 - iv) water and drainage connections and water sprinkler in chemistry laboratory;
 - v) land development, landscaping (define), external area development including parking bay, driveway, play area;
 - vi) sewage treatment plant, water treatment plant, transformer, electrical substation;
 - vii) drainages, water supply, drip irrigation;
 - viii) solar panels for electricity to corridors and common lights;
 - ix) solar panels for heating water in cafeteria;
 - x) an auditorium with provision for air conditioning
 - xi) a separate entrance and exit for all buses hired by the School along with sufficient space for picking up and dropping children;
 - xii) each building constructed on the School Land to have enough power generation ensuring a full power backup to the School at all times; and
 - xiii) water connection from local civic body and a well for use of ground water;
- C. The Lessee, at its own cost, shall ensure that each of the School Buildings and Facilities, have the following facilities:
- i) furniture, fixtures, school equipment;
 - ii) smart class;
 - iii) diesel generating set;
 - iv) inverter;
 - v) air condition units;
 - vi) furniture for principal and administration office; and
 - vii) LAN wiring.

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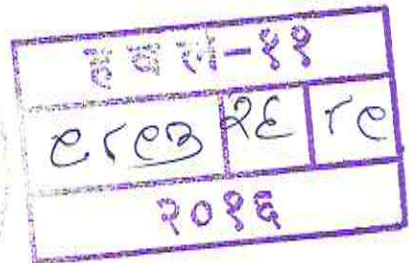


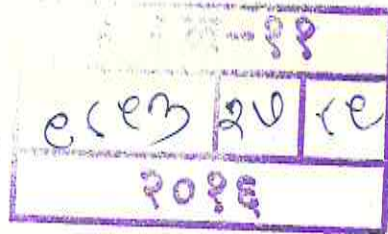
SCHEDULE V

Details of existing encumbrances

The Debenture Trust Deed /Mortgage Deed dated 09/12/2015 registered in the office of the Sub Registrar Haveli No. XXIII at Sr.No. 10014/2015 executed in favour of IDBI Trusteeship Services Ltd.

John *[Signature]*





SCHEDULE VI

Details of pending litigation proceedings

Regular Civil Suit No. 325/2011 filed by Heerabai Thorat and Ors. against Mr. Arvind Tupe and Ors. which is pending before the Civil Judge Senior Division Pune.

Handwritten signatures




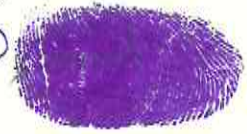



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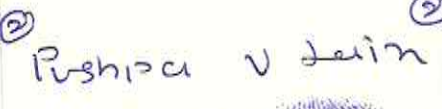


IN WITNESS WHEREOF the Parties / through their respective duly authorised representatives, have executed this Agreement as on the day and year first hereinabove written.

SIGNED and delivered for and behalf of the within named Lessors

1. M/S. KUMAR AGRO PRODUCTS PVT. LTD. through its authorized Director Mr. Manish Vimalkumar Jain

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2. SMT. PUSHPA VIMALKUMAR JAIN

②  ②  ②  ② 

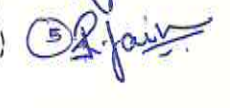


3. MR. MANISH VIMALKUMAR JAIN

③  ③  ③ 

4. MR. RAJAS VIMALKUMAR JAIN,

④  ④  ④ 

5. MRS. RASHMI RITESH CHANDALIYA (JAIN),

⑤  ⑤  ⑤ 

6. SHRI KEWALKUMAR KESARIMAL JAIN,

⑥  ⑥ 

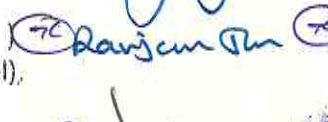


7a. Smt. Ranjan Inderkumar Jain,

⑦a  ⑦a  ⑦a 

7b. Mr. Ameya Inderkumar Jain,

⑦b  ⑦b 

7c. Mr. Apoorva Inderkumar Jain (name after marriage Mrs. Apoorva Mohit Goyal),

⑦c  ⑦c  ⑦c 

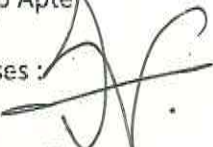
8. M/S KUMAR COMPANY represented through its partner, Mr. Kewalkumar Kesarimal Jain

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SIGNED and delivered for and behalf of the within named MAHARASHTRA 3E EDUCATION TRUST as Lessee acting through its managing trustee HDFC Ventures Trustee Company Limited, represented by Mr. Dilip Apte

Witnesses :


 ANJAN JOSHI
 HDFC LTD. HDFC HOUSE
 KT PAREKH MARG
 CHURCHGATE MUMBAI 400020



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

गाव हवेली २ तालुका हवेली

भूमापन क्रमांक <u>२३९</u>	भूमापन क्रमांकाचा उपविभाग <u>१</u>	भूधारणा पद्धती	<u>८५१४</u> भोगवट्यासचे नाव <u>१००९९</u>	खाते क्रमांक	खंड र. / वे.
शेताचे स्थानिक नाव			<u>१९६५०</u>	कुळाचे नाव	
लागवडीयोग्य क्षेत्र	हेक्टर	आर	<u>२</u> <u>३४</u>	इतर अधिकार <u>८५१४</u> <u>१००९९</u>	
एकूण	<u>०</u>	<u>३४</u>	<u>२</u> <u>३४</u>		
पोटखराब (लागवडीयोग्य नसलेले)-					
वर्ग (अ)	..				
वर्ग (ब)	..				
एकूण	..				
आकारणी	..	रुपये	पैसे		
जुडी किंवा विशेष आकारणी	..	<u>३-२४</u>			

मै. फ. मार कंपनी तर्फे भागीदार
शाजरा विमलकुमार जैन

SEAL OF JOINT REGISTRATION
हवेली-११
२०२६
सीमा आणि भूमापन विन्हे

गाव नमुना बारा (पिकांची नोंदवही)

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

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र	जल सिंचनाचे साधन	जमीन करणाराचे नाव				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	निर्मळ पिकाखालील क्षेत्र	जल सिंचित					अजल सिंचित			
		३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.				
									<u>४३</u>						
									<u>४५</u>						
									<u>५३</u>						
									<u>५५</u>						

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

गाव हवेली तालुका हवेली

भूमापन क्रमांक <u>२३९</u>	भूमापन क्रमांकाचा उपविभाग <u>२</u>	भूधारणा पद्धती <u>(६४१०)</u>	भोगवटादाराचे नाव <u>मुपताबाई मजीबा कुपे</u> <u>संध्या बाबासो धुले</u> <u>जंफांत मजीबा कुपे</u> <u>अनंत मजीबा कुपे</u> <u>(१२७०५) (२४२६७) ३२४०५</u> <u>मे कुमार कंपनी लॉ</u> <u>भागीदार राजेश विमलकुमार</u> <u>लैन</u>	खाते क्रमांक	कुळाचे नाव	खंड	रु.	पै.
शेताचे स्थानिक नाव	लागवडीयोग्य क्षेत्र	हेक्टर	आर	इतर अधिकार <u>(६७१०)</u> <u>(१२०४२)</u> <u>(२४२६७)</u>				
एकूण	पोटखराब (लागवडीयोग्य नसलेले)-	<u>०.४१</u>	<u>०.४१</u>					
वर्ग (अ)	वर्ग (ब)	रुपये	पैसे					
<u>०.०१</u>	<u>०.०१</u>	<u>३</u>	<u>९३</u>					
आकारणी	जुडी किंवा विशेष आकारणी							



हवेली-११		
<u>९९३</u>	<u>३१</u>	<u>१९</u>
सीमा आणि भूमापन चिह्न		

गाव नमुना बारा (पिकाची नोंदवद्दी)

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

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित						
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६		
<u>२०११</u> <u>२०१२</u>			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		<u>२६</u>	
<u>१२</u> <u>१७</u>														<u>२६</u>	
<u>१३</u> <u>१४</u> <u>१५</u> <u>१६</u>														<u>२६</u>	
<u>१७</u> <u>१८</u>														<u>२६</u>	



११-११-११
 ६६६ ७७ ८८
 २०१६

गाव नमुना बारा चालू

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			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
२०१५	२०१६							७५						२१३	
<p>प्रमाणित होणेवर सहायक न्यायाधीश का. तालुका, उपसर ता. हवेली, जि. पुणे</p>											<p>६६५०९६</p>				

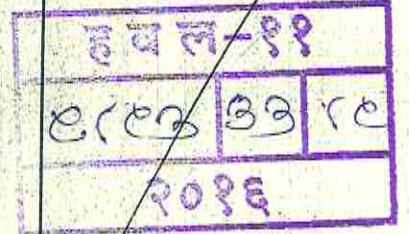
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव ६६५०९६ तालुका ६६५०९६
 भूमापन क्रमांक भूमापन क्रमांकाचा उपविभाग भूधारणा पद्धती ६६५०९६ भोगवटादाराचे नाव खाते क्रमांक

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

गाव ६५५२१२ तालुका ६५५

भूमापन क्रमांक <u>२३९</u>	भूमापन क्रमांकाचा उपविभाग <u>३अ</u>	भूधारणा पद्धती	<u>७५००</u> भोगवटादाराचे नाव <u>१०६९२</u> <u>१०४९०</u> <u>विशाल भाज्पासो लगे</u> <u>१५०६०</u>	खाते क्रमांक	
शेताचे स्थानिक नाव				कुळाचे नाव	खंड
लागवडीयोग्य क्षेत्र				रु.	पे.
हेक्टर		आर		इतर अधिकार	
०-२०			<u>मे. इंडिया लॅन्ड डेव्हलपमेंट</u> <u>डेव्हलपमेंट प्रा. लि. व फे. डायरेक्ट</u>	<u>११२९</u> <u>१६२२०</u>	
०-२०			<u>सागर फेडरेशन</u> <u>के. ग.</u>	<u>२३३१२</u>	
एकूण					
पोटखराब (लागवडीयोग्य नसलेले)-					
वर्ग (अ) ..					
वर्ग (ब) ..					
एकूण ..					
आकारणी		रुपये	पैसे	सीमा आणि भूमापन चिन्हे	
जुडी किंवा विशेष आकारणी ..		<u>१-</u>	<u>९०</u>	<u>२०१६</u>	



गाव नमुना बारा (पिकांची नोंदवही)

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

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		बल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्भेळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र	बल	सिंचनाचे साधन				
		मिश्रणाचा संकेत क्रमांक	बल सिंचित	अबल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	निरभेळ पिकाचे नाव	बल सिंचित					अबल सिंचित			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
										<u>५५</u>				<u>२५</u>	
										<u>५६</u>				<u>२५</u>	
										<u>५५</u>				<u>२५</u>	
										<u>५५</u>				<u>२५</u>	

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 २०१६

गाव नमुना बारा चालू

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			हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.	हे. आ.
२०१५	२०१६							५६						२०१३	
											प्रमोद केशव होणेवर सल. लवकर तयार ता. २१/१०/१२ का. तलाठी डपसर ता. इबेली, जि. पुणे				

गाव नमुना चालू (अधिकार अभिलेख पत्रक)

R-V-24 m.

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

गाव हवेली तालुका हवेली
 भूमापन क्रमांक १२०१५ भूमापन क्रमांकाचा उपविभाग १२०१५ भूधारणा पद्धती १२०१५ भोगवटादाराचे नाव हवेली गावने क्रमांक

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

गाव ७५५०१२ तालुका ७५५०१

भूमापन क्रमांक <u>२४०</u>	भूमापन क्रमांकाचा उपविभाग <u>१+२ अ</u>	भूधारणा पद्धती	<u>१४२२६</u> भोगवटादाराचे नाव <u>केवलकृमार केवडीमल जेठ</u> <u>३३-३३</u> <u>१२१००</u> <u>१२१००</u> <u>१२१०६</u>	खाते क्रमांक	
शेताचे स्थानिक नाव	<u>२</u>			कुळाचे नाव	खंड रु. पै.
लागवडीयोग्य क्षेत्र	हेक्टर	आर	<u>मनीष विमलकृमार जेठ</u> <u>राजेश विमलकृमार जेठ</u> <u>रश्मी रितेशा-पंडालिया (जेठ)</u> <u>कल्या विमलकृमार जेठ</u> <u>११०१०</u> <u>अमय इंद्रकृमार जेठ</u> <u>अफवा इंद्रकृमार जेठ</u> <u>राजना इंद्रकृमार जेठ</u> <u>११०११</u>	इतर अधिकार	
एकूण	<u>१</u>	<u>००</u>			
पोटखराब (लागवडीयोग्य नसलेले)-					
वर्ग (अ)	..				
वर्ग (ब)	..				
एकूण	..				
आकारणी	..	रुपये	पैसे		
जुडी किंवा विशेष आकारणी	..	<u>८</u>	<u>००</u>		



हजल-११
२१२३३६६०
सीमा आणि भूमापन चिन्ह
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गाव नमुना बारा (पिकाची नोंदवही)

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

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	साधन	जमीन करणाराचे नाव	शेरा			
		मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र											
		पिकाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र							
			हे. आ.	हे. आ.		हे. आ.	हे. आ.				हे. आ.							

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पत्र क्र-११
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गाव नमुना बारा चालू

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			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
							५९							२५	

प्रमोक्शन होजेवर
सल नमुना बारा ता. १३/६/२०१६
[Signature]
मा. तिसाठी, हडपसर
ता. हवेली, जि. पुणे

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

गाव हडपसर तालुका हवेली

भूमापन क्रमांक <u>१४४</u>	भूमापन क्रमांकाचा उपविभाग <u>०</u>	भूधारणा पद्धती <u>८५२५</u>	भोगवसुदाराचे नाव <u>०६००२</u>	खाते क्रमांक
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[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव हनुवतार तालुका हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवट्यादाराचे नाव <u>१७२०२</u>	खाते क्रमांक
<u>२४०</u>	<u>२४</u>		<u>१७२०२</u>	कुळाचे नाव
शेताचे स्थानिक नाव	लागवडीयोग्य क्षेत्र	हेक्टर	आर	इतर अधिकार <u>१७२०२</u>
		<u>०.५३</u>		रु. खंड
		<u>०.५३</u>		पे.
पोटखराब (लागवडीयोग्य नसलेले)-	एकूण	<u>०.०१</u>		
वर्ग (अ)				
वर्ग (ब)				
आकारणी	एकूण	<u>०.०१</u>		
जुडी किंवा विशेष आकारणी	रुपये	<u>४.१२</u>	पैसे	

मे. कुमार जे. पी. तर्फे भागीदार
राजेश विमल कुमार जे. पी.
४२३०२

हवेली-११
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२०१६

सीमा आणि भूमापन चिन्हे



गाव नमुना बारा (पिकांची नोंदवही)

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

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	साधन	जमीन कारणाचे नाव	शेरा					
		मिश्र पिकाखालील क्षेत्र				निर्मळ पिकाखालील क्षेत्र												
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप					क्षेत्र				
		१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
				हे. आ.	हे. आ.	हे. आ.	हे. आ.				हे. आ.	हे. आ.						

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१५



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६६७२६
२०१६

गाव नमुना बारा चालू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		
१५									६५				२७	

प्रमाणभक्षण होणेवर
सल नमुना बारा ता. २७/११/२०१६
का. कलाठी, हडपसर
ता. हवेली, जि. पुणे

गाव : ६५५२ तालुका : हवेली

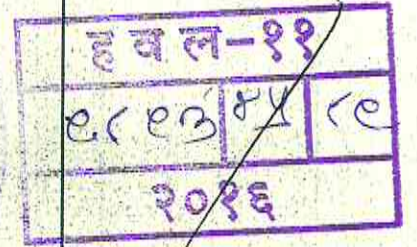
भूमापन क्रमांक : भूमापन क्रमांकाचा उपविभाग : भूधारणा पद्धती : खाले क्रमांक

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

गाव हवेली

तालुका हवेली

भूमापन क्रमांक <u>२४१</u>	भूमापन क्रमांकाचा उपविभाग <u>१४४/२</u>	भूधारणा पद्धती	<u>२३९०८</u> भोगवटादाराचे नाव <u>२३९०७</u> <u>७५६४</u> <u>७६७३</u> <u>२३९०७</u>	खाते क्रमांक	खंड
शेताचे स्थानिक नाव				कुळाचे नाव	र. प.
लागवडीयोग्य क्षेत्र	हेक्टर	आर	<u>५५०२२२</u> <u>५५०२२२</u> लिमिटेड तर्फे <u>५५०२२२</u> फेडरल फार्मा मेमबरीम ल जेब <u>५५०२२२</u>	इतर अधिकार	<u>२४९०९</u> <u>५३२६६</u> <u>६४५९</u> <u>५५२४</u>
.....	<u>०-७९-५</u>				
.....	<u>०-७९-५</u>				
.....	<u>०-७९-५</u>				
एकूण					
पोटखराब (लागवडीयोग्य नसलेले)-					
वर्ग (अ) ..					
वर्ग (ब) ..					
एकूण ..					
आकारणी ..	रुपये	पैसे			
जुडी किंवा विशेष आकारणी ...	<u>५</u>	<u>९९</u>			



सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

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

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाराचे नाव	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
		पिकाचा क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित					
<u>२०१४</u> <u>२०१३</u>			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		<u>२४</u>	
<u>१२</u> <u>१३</u>														<u>२५</u>	
<u>१३</u> <u>१४</u>														<u>२६</u>	
<u>१४</u> <u>१५</u>														<u>२७</u>	



पु. नं. ११
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 २०१६

गाव नमुना बारा चालू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
२०१५	२०१५								५५					५५	
													प्रमोदलेशन होणेवर सल नक्कल तय्यार ता. ६/१०/१६ का. तलाठी, हडपसर ता. हवेली, जि. पुणे		

गाव हवेली तालुका हवेली

भूमापन क्रमांक १०० भूमापन क्रमांकाचा उपविभाग १०० भूधारणा पद्धती २५५५ भोगवटादासचे नाव ...

नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]



नियम १८ अन्वये सुधारीत रेखांकन / बांधकाम आराखड्यांस परवानगी मिळणेकामी अर्जदार मे. इंडिया लॅंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. व इतर यांचे तर्फे कु.मु.धा. श्री.केवलकुमार केसरीमल जैन व इतर रा. १९७६, कॉन्व्हेंट स्ट्रिट, कॅम्प, पुणे १ यांचे तर्फे वास्तुशिल्पी श्री. जगदिश देशपांडे, पुणे यांनी दिनांक ८/५/२०१४ रोजी सहा. संचालक, नगररचना, पुणे यांचे कार्यालयात अर्ज दाखल केला आहे.

सहा. संचालक, नगररचना, पुणे यांनी पत्र क्र.रेखांकन/एनएबीपी/मौ.हडपसर/ता. हवेली/स.नं. २३८(पै), २३९(पै), २४०, २४१(पै)/संसपु/३२६६, दिनांक ५/६/२०१४ अन्वये सुधारीत रेखांकन/बांधकाम नकाशांना मंजुरीची शिफारस केलेली आहे.

यापूर्वी या कार्यालयाकडील १) आदेश क्र. पमह/एनए/एसआर/१८९/२००३, दिनांक १८/११/२००३ २) आदेश क्र.पमह/एनए/एसआर/३४२/२००५, दिनांक १५/५/२००६ ३)आदेश क्र.पमह/एनए/एसआर/६२२/२०११, दिनांक ५/२/२०१२ अन्वये अकृषीक परवानगी तसेच सुधारीत बांधकाम आराखड्यांस परवानगी देणेत आली आहे.

आता अर्जदार यांनी मौजे हडपसर ता. हवेली जि. पुणे येथील स.नं. २३८/१, २३८/२, २३८/३अ, २३८/३ब, २३८/४, २३८/५, २३८/५क, २३९/१, २३९/२, २३९/३अ, २३९/३ब, २३९/५अ, २३९/५ब, २३९/५क/१, २३९/५क/२, २३९/५ड, २३९/५ई, २४०/१+२अ/१, २४०/१+२अ, २४०/१+२अ/२, २४०/२ब, २४१/१+४/१, २४१/१+४/२ व २४१/२+३ मधील ७९१००-०० चौ.मी. क्षेत्रास माहिती तंत्रज्ञान / रहिवास समुहगृहबांधणी योजनेस सुधारीत रेखांकन / बांधकाम आराखड्यांस परवानगी अपेक्षिलेली आहे.

मौजे हडपसर ता-हवेली जि-पुणे येथील विषयांकित मिळकतीचे सादर अभिलेखांवरून खालील प्रमाणे क्षेत्र हक्कनोंदणीस दाखल असल्याचे दिसून येत आहे.

अक्र	जमिन मालकाचे नाव	सर्व्हे नं.	७/१२ नुसार एकुण क्षेत्र (चौ.मी)	विनशेती करावयाचे क्षेत्र (चौ.मि.)
१	मे. इंडिया लॅंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर इश्वरदास चोरडीया, दिपक रामचंद्र गुरीया	२३८/१	१३००-००	१३००-००
२	मे. इंडिया लॅंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर इश्वरदास चोरडीया, दिपक रामचंद्र गुरीया	२३८/२	१८००-००	१८००-००
३	मे. इंडिया लॅंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर इश्वरदास चोरडीया, दिपक रामचंद्र गुरीया	२३८/३अ	१६००-००	१६००-००
४	मे. इंडिया लॅंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर इश्वरदास चोरडीया, दिपक रामचंद्र गुरीया	२३८/३ब	१५००-००	१५००-००





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२०१६	

- वाचा :- १) मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. व इतर यांचे तर्फे कु.मु.धा. श्री.केवलकुमार केसरीमल जैन व इतर रा. १९७६, कॉन्व्हेंट स्ट्रिट, कॅम्प, पुणे १ यांनी दिनांक ८/५/२०१४ रोजी सहा. संचालक, नगररचना, पुणे यांचे कार्यालयात दाखल केलेला अर्ज.
- २) मा.आयुक्त,पुणे विभाग यांचेकडिल परिपत्रक क्र.मह-२/जमीन/जनरल/आरआर/७७२/०३, दि.२२/९/०३.
- ३) सहा.संचालक, नगर रचना, पुणे शाखा पुणे यांचेकडिल जा. क्र.रेखांकन/एनएबीपी/मौ.हडपसर/ता.हवेली/स.नं. २३८(बै), २४०, २३९(बै), २४१(बै)/संसपु/३२६६, दिनांक ५/६/२०१४ रोजीची शिफारस.
- ४) प्रभारी अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी, पुणे नागरी समुह, पुणे यांचेकडील दिनांक ३ मे, २०११ रोजीचे पत्र.
- ५) महाराष्ट्र प्रादेशिक नगररचना व नियोजन अधिनियम, १९६६ चे कलम १८.
- ६) या कार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/१८१/२००३, दिनांक १८/११/२००३.
- ७) या कार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/३४२/२००५, दिनांक १५/५/२००६.
- ८) या कार्यालयाकडील आदेश क्र.पमह/एनए/एसआर/६२२/२०११, दिनांक ५/२/२०१२.
- ९) नगर विकास विभागाकडील परिपत्रक क्र.नाजक २२११/प्र.क्र.१३८/नाजकधा-२, दिनांक ७/०६/२०११.
- १०) महाराष्ट्र शासन, पर्यावरण विभाग, मंत्रालय, मुंबई यांचेकडील पत्र क्र.SEIAA-२०१४/CR-०२/TC-३, दिनांक ३०/१/२०१४.
- ११) भारत सरकार, पर्यावरण व वन विभाग, पर्यावरण भवन, सीजीओ कॉम्प्लेक्स, लोधी रोड, नवी दिल्ली यांचेकडील पत्र क्र.F.No.१-४/२०१२-RE (PI), दि.१३/११/२०१३.

जिल्हाधिकारी कार्यालय पुणे.
(महसूल शाखा) (डि.सी./१४)
क्र.पमह/एनए/एसआर/९५०/२०१४
दिनांक २९/१२/२०१४



★विषय :- सुधारीत रेखांकन/बांधकाम नकाशांना परवानगी मिळणेबाबत.

मौजे हडपसर, ता. हवेली जि. पुणे येथील स.नं. २३८/१, २३८/२, २३८/३अ, २३८/३ब, २३८/४, २३८/५, २३८/५क, २३९/१, २३९/२, २३९/३अ, २३९/३ब, २३९/५अ, २३९/५ब, २३९/५क/१, २३९/५क/२, २३९/५ख, २३९/५ई, २४०/१+२अ/१, २४०/१+२अ, २४०/१+२अ/२, २४०/२ब, २४१/१+४/१, २४१/१+४/२ व २४१/२+३ मधील ७९१००-०० चौ.मी. क्षेत्रास माहिती तंत्रज्ञान / रहिवास समुहगृहबांधणी योजनेस महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे नियम १८ अन्वये सुधारीत रेखांकन / बांधकाम आराखड्यांस परवानगी देणेबाबत.

आदेश,

मौजे हडपसर ता. हवेली जि. पुणे येथील स.नं. २३८/१, २३८/२, २३८/३अ, २३८/३ब, २३८/४, २३८/५, २३८/५क, २३९/१, २३९/२, २३९/३अ, २३९/३ब, २३९/५अ, २३९/५ब, २३९/५क/१, २३९/५क/२, २३९/५ख, २३९/५ई, २४०/१+२अ/१, २४०/१+२अ, २४०/१+२अ/२, २४०/२ब, २४१/१+४/१, २४१/१+४/२ व २४१/२+३ मधील ७९१००-०० चौ.मी. क्षेत्रास माहिती तंत्रज्ञान / रहिवास समुहगृहबांधणी योजनेस महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे



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१७	केवलकुमार केसरीमल जैन अमेय, अपूर्वा, रंजना इंदरकुमार जैन, मनीष विमलकुमार जैन, रश्मी रितेश चंडालीया (जैन), पुष्पा मिलकुमार जैन	२४०/१+२अ	३४००-००	३४००-००
१८	केवलकुमार केसरीमल जैन मनीष विमलकुमार जैन राजस विमलकुमार जैन रश्मी रितेश चंडालीया (जैन) पुष्पा विमलकुमार जैन अमेय, अपूर्वा, रंजना इंदरकुमार जैन	२४०/१+२अ /१	३३००-००	३३००-००
१९	केवलकुमार केसरीमल जैन मनीष विमलकुमार जैन राजस विमलकुमार जैन रश्मी रितेश चंडालीया (जैन) पुष्पा विमलकुमार जैन अमेय, अपूर्वा, रंजना इंदरकुमार जैन	२४०/१+२अ /२	१००००-००	१००००-००
२०	मं. कुमार कंपनी तर्फे भागीदार राजस विमलकुमार जैन	२४०/२ब	५४००-००	५४००-००
२१	कुमार अॅग्रो प्रॉडक्ट्स प्रा.लि. तर्फे संचालक केवलकुमार केसरीमल जैन	२४१/१+४/१	८०५०-००	८०५०-००
२२	कुमार अॅग्रो प्रॉडक्ट्स प्रा.लि. तर्फे संचालक केवलकुमार केसरीमल जैन	२४१/१+४/२	७९५०-००	७९५०-००
२३	कुमार अॅग्रो प्रॉडक्ट्स प्रा.लि. तर्फे संचालक केवलकुमार केसरीमल जैन	२४१/२+३	१६०००-००	१६०००-००
२४	एकुण क्षेत्र		७९१००-००	७९१००-००
२५	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र			७९१००-००
२६	सुधारीत रेखांकन/बांधकाम नकाशास परवानगी घ्यावयाचे क्षेत्र			७९१००-००
२७	यापूर्वी सुधारीत बांधकाम नकाशांना परवानगी दिलेले क्षेत्र			७९१००-००
२८	प्रयोजन			माहिती तंत्रज्ञान / रहिवास समुहगृहबांधणी योजना

अर्जदार यांनी अर्जासोबत सादर केलेल्या सर्व हक्कनोंद उतारे, वन विभागाकडिल राखीव वनाची यादी व या कार्यालयातील ऑलिनेशन रजिस्टर मधील नोंदी यावरून दिसून येते की,

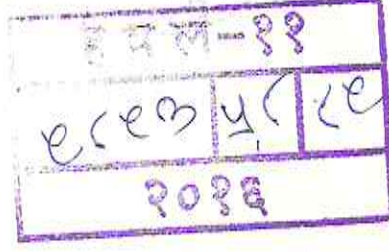


हुजल-११
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५	मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर इश्वरदास चोरडीया, दिपक रामचंद्र गुरीया	२३८/४	१७००-००	१७००-००
६	मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर इश्वरदास चोरडीया, दिपक रामचंद्र गुरीया	२३८/५	१५००-००	१५००-००
७	मे. कुमार कंपनी तर्फे भागीदार राजस विमलकुमार जैन	२३९/१	३४००-००	३४००-००
८	मुक्ताबाई मळीबा तुपे संध्या बाबासो घुले धंभकांत मळीबा तुपे अनंत मळीबा तुपे	२३९/२	४२००-००	४२००-००
९	विशाल आप्पासो तुपे मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर चोरडीया	२३९/३अ	२०००-००	२०००-००
१०	मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर चोरडीया	२३९/३ब	२१००-००	२१००-००
११	मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर चोरडीया	२३९/५अ	७००-००	७००-००
१२	मे. कुमार कंपनी तर्फे भागीदार श्री. विमलकुमार केसरीमल जैन तर्फे क्र. २ नितीन तेलंग	२३९/५ब	८००-००	८००-००
१३	बबन तुकाराम तुपे	२३९/५क/१	६५०-००	६५०-००
१४	मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर चोरडीया	२३९/५क/२	६५०-००	६५०-००
१५	मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर चोरडीया	२३९/५ड	६००-००	६००-००
१६	मे. इंडिया लैंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. तर्फे डायरेक्टर सागर चोरडीया	२३९/५ई	५००-००	५००-००





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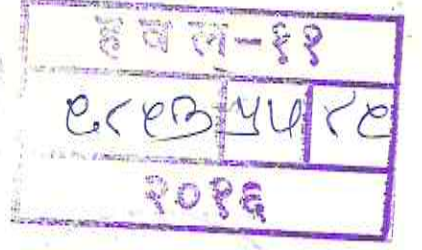
- Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जागोवर पूर्व मंजूर पर्यावरण विभागाकडील Environment Clearance प्रमाणपत्रामध्ये नमुद बांधकाम क्षेत्राचे वर सुधारीत Environment Clearance मिळालेलाबाबत बांधकाम/विकास करता येणार नाही. याबाबत अर्जदार यांनी दिनांक ११/१/२०१४ रोजी सादर केलेला इंडिमिनिटी बॉंड अर्जदार यांचेवर बंधनकारक राहिल.
३५. सादर प्रकरणी सुधारीत विकास नियंत्रण आणि प्रोत्साहन नियमावलीनुसार अनुज्ञेय २०% पेड चटईक्षेत्र निर्देशांक १२०९८-२९ चौ.मी. यासाठी रक्कम रु. ७२९५८१६०/- प्रिमीयम आकारणी करून चटईक्षेत्र अनुज्ञेय करण्यात येत आहे.
 ३६. प्रस्तुत प्रकरणी अर्जदार यांनी बांधकामाचा दर्जा, गुणवत्ता व स्ट्रक्चरल स्टॅबिलिटी बाबत व मजबुती बाबत रु. २००/- चे स्टॅप पेपरवर दिनांक ११/१२/२०१४ रोजी प्रतिज्ञापत्र/हमीपत्र सादर केले असून त्यास अधिन राहून परवानगी देणेत येत आहे.
 ३७. अर्जदारांनी सादर केलेली माहिती व कागदपत्राबाबत व त्यांच्या सत्यतेबाबत संपुर्ण जबाबदारी अर्जदार यांची राहिल.
 ३८. अर्जदार यांनी प्रतिवर्षी विषयांकित निवासी मिळकतीसाठी रु. ०.१०/- प्रती चौ.मी. या दराने प्रती वर्षी होणारा अकृषिक सारा शासनास भरावा. सादर आकारणी तात्पुरत्या स्वरूपाची असून दिनांक १/८/२००६ ते सुधारित अकृषिक प्रमाणदर अंमलात आल्यानंतर फरकाची रक्कम असलेस ती शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
 ३९. प्रस्तुत जमीनीवर शासनाने वेळोवेळी निश्चित केलेल्या दराने अकृषिक आकारणी दरवर्षी भरणे अर्जदारावर बंधनकारक राहिल.
 ४०. सादरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये उपअधीक्षक भूमी अभिलेख हवेली यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहिल.
 ४१. सादर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमानुसार दंडास पात्र राहिल तसेच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.
 ४२. प्रस्तुत जमीनीवर भविष्यात नजराना रक्कम, अकृषिक सा-याची फरकाची रक्कम, तडजोड शुल्क अशी काही शासकीय रकमेची बाकी उद्भवल्यास उपरोक्त रकमा भरणे अर्जदार यांचेवर बंधनकारक राहिल.
 ४३. प्रस्तुत जमीनीबाबत दिवाणी, फौजदारी किंवा इतर स्वरूपाचा दावा घालु असेल तर सादर न्यायालयाचा निर्णय संबधितांवर बंधनकारक राहिल.
 ४४. वरील अटी व शर्तीचे पालन करणे याची संपुर्ण जबाबदारी अर्जदार यांची राहिल.



(सौरभ राव)
जिल्हाधिकारी, पुणे.

प्रति,

मे. इंडिया लॅंड इन्फ्रास्ट्रक्चर डेव्हलपमेंट प्रा.लि. व इतर तर्फे
कु.मु.धा. श्री.केवलकुमार केसरीमल जैन व इतर
रा. १९७६, कॉन्व्हेंट स्ट्रिट, कॅम्प, पुणे १.



२६. सदर भुखंडाचे बांधकाम क्षेत्रफळ ५००.०० चौ.मी. घेक्षा जास्त आहे. त्यामुळे प्रत्येक ८०.०० चौ.मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व जोपासना करणे बंधनकारक राहिल.
२७. शासन नगरविकास विभागाकडील परिपत्रक क्र. टीपीव्ही-४३०८/४१०२/प्र.क्र. ३५९/०८/नवि-११, दिनांक १९/११/२००८ नुसार बांधकाम नकाशांमध्ये प्रत्येक सदनिकेचे एकुण षटई क्षेत्र नमुद केलेले आहे. याबाबत गणितीय चुका इ. बाबत वास्तुशिल्पी व अर्जदार जबाबदार राहतील.
२८. प्रस्तुत प्रकरणातील जमीनीवर कोणतेही बांधकाम सुरु केले नंतर जोते तपासणी प्रमाणपत्र घेतल्याशिवाय पुढील बांधकाम करता येणार नाही. व सदरचे बांधकाम पूर्ण झालेनंतर वापर सुरु करणेपूर्वी भोगवटा प्रमाणपत्र घेणे अर्जदारावर बंधनकारक राहिल अन्यथा नियमानुसार कारवाईस पात्र राहिल.
२९. उक्त बिनशेतीसाठी प्रस्तावित जागेचे अथवा गट नंबर मधील उर्वरीत जागेचे तुकडे पाडून अथवा गुठेवारी प्रमाणे अनधिकृतरीत्या भुखंड पाडता येणार नाही. किंवा विक्री करता येणार नाही. अशाप्रकारे अनधिकृतरीत्या तुकडे पाडल्यास किंवा विक्री केल्यास ही परवानगी रद्द समजण्यात येईल.
३०. सदर प्रकल्पातील नियोजित बांधकाम विकासासाठी स्ट्रक्चरल इंजिनियर श्री. सुनिल मुतलीक, पुणे यांची नेमणूक करण्यात आली असून त्यांनी लेटर हेडवर हमीपत्र सादर केले आहे. त्यामध्ये त्यांनी नमुद केल्यानुसार नियोजित बांधकामाच्या स्थिरतेबाबत, बांधकामाचा दर्जा व गुणवत्तेबाबत संपुर्ण जबाबदारी स्ट्रक्चरल इंजिनियर यांच्यावर राहिल असे नमुद केले आहे.
३१. विषयांकीत प्रकरणी उंच इमारतीच्या अनुषंगाने रिफ्युज एरियाची स्पष्टता ८ व्या दर्शविलेली असून तो रस्त्याचे वाजूस दर्शविणे आवश्यक आहे. तसेच रिफ्युज एरिया बंदिस्त करता येणार नाही व त्याची विक्री करता येणार नाही. याबाबतचे उल्लंघन झाल्यास या कार्यालयाने केलेली शिफारस रद्द समजण्यात यावी.
३२. सदर प्लब हाऊस चा वापर याच कारणासाठी वापरावा अन्य कारणासाठी वापर केल्यास या कार्यालयाने केलेली शिफारस रद्द समजण्यात यावी.
३३. सुविधा भुखंड क्र. १ व सुविधा भुखंड क्र.२ मधील प्रस्तावित इमारतीचा वापर नकाशावर नमुद सार्वजनिक वापरासाठीच करणेचा आहे. या वापरा व्यतीरीक्त अन्य कारणासाठी इमारतीचा वापर सुरु केलेचे निदर्शनास आलेस सदरची शिफारस रद्द समजणेत यावी.
३४. सदर प्रस्तावाखालील जमिनीमध्ये प्रस्तावित बांधकामाचे एकुण क्षेत्र ९०२२५.८१ चौ.मी. आहे. तथापी प्रस्तावाखालील जमिनीवर अनुज्ञेय होऊ शकणारे कमाल बांधकाम क्षेत्र अंदाजीत १६६९०१-०० चौ.मी. आहे. सदर जागेवर अर्जदार यांनी राज्यस्तरीय State Environment Impact Assessment Authority कडून Environmental Clearane प्रमाणपत्र प्रथम घेणे आवश्यक आहे. त्यानुसार अर्जदार यांनी पर्यावरण विभागाकडील दिनांक २७/१२/२०११ चे पत्रान्वये Environmental Clearane प्राप्त करून घेतले आहे. या प्रमाणपत्रानुसार अर्जदार यांनी ८२६६५-९३ चौ.मी. क्षेत्राची बांधकाम परवानगी अनुज्ञेय केली आहे. या प्रमाणपत्रातील अटी व शर्ती अर्जदार यांचेवर बंधनकारक आहेत. सदर प्रकल्पात अनुज्ञेय होणारे कमाल बांधकाम क्षेत्र १६६९०१-०० चौ.मी. आहे. सबब अर्जदार यांनी सुधारीत Environmental Clearane प्रमाणपत्र घेणे बंधनकारक आहे तसेच शासनाच्या पर्यावरण विभागाकडील दिनांक ३०/१/२०१४ चे परिपत्रक क्र. SEIAA-२०१४/CR-०२/TC-३ मधील अटी अनुसार पर्यावरण विभागाचे Environmental Clearane प्रमाणपत्रानंतरच बांधकाम सुरु करणे आवश्यक आहे. त्यानुसार सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील सुधारीत Environment

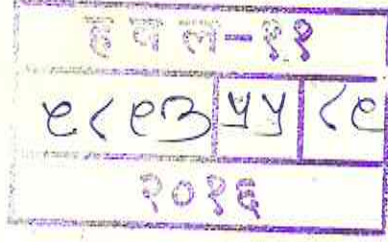




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११. सुधारीत इमारतीसाठी / विकासासाठी आवश्यक असणा-या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्यास, प्रत्यक्ष वापरापुर्वी अर्जदाराने केली पाहिजे.
१२. सुधारीत बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पुर्व परवानगी घेणे आवश्यक आहे.
१३. प्रस्तावासोबत मो.र.नं. ०००२/०२, दिनांक , मो.र.नं. ०००७/०२, दिनांक २८ व २९/१०/२००२, मो.र.नं. ४९९१/९५, दिनांक २४/६/१९९६, मो.र.नं. ०००८/०२, दिनांक ७/१०/२००२ ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे अधिन राहून सदरची शिफारस करणेत येत आहे. विषयाधिन जमिनीचे वहीवाटीचे / हद्दीचे अनुषंगाने काही वाद / न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल.
१४. जागेच्या हद्दी, क्षेत्र व मालकी हक्काबाबत भविष्यात काही वाद उद्भवल्यास त्याची संपुर्ण जबाबदारी अर्जदार/जमीन मालक यांची राहिल.
१५. सुधारीत बांधकामामुळे भुखंडावर असलेल्या कोणाच्याही वहीवाटीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/मालकाची राहिल.
१६. विषयांकित रेखांकन व बांधकाम नकाशांची छाननी प्रस्तावासोबत उपलब्ध असणाऱ्या कागदपत्रांच्या आधारे केलेली आहे. (उदा.७/१२ उतारे, कुळमुखत्यारपत्र, संमत्तीपत्र, मोजणी नकाशा इ.) या कागदपत्रांच्या अधिकृततेबाबत व अद्यावत नोंदीबाबत अर्जदार जबाबदार राहतील.
१७. विषयांकित बांधकाम नकाशाची छाननी, अनुज्ञेय चटई क्षेत्र, भुव्याप्त क्षेत्र याबाबतीत केलेली आहे. बांधकाम नकाशातील गणितीय चुका वा जागेवर बांधकाम नकाशावर नमुद केल्या व्यतीरीक्त जादा बांधकाम असल्यास त्यास संबधित वास्तुशिल्पी व अर्जदार जबाबदार राहतील.
१८. खुल्या जागेतील प्रस्तावित इमारतीचा वापर नकाशावर नमुद सार्वजनिक वापरासाठीच करणेचा आहे. या वापरा व्यतीरीक्त अन्य कारणासाठी इमारतीचा वापर सुरु केलेचे निदर्शनास आलेस सदरची शिफारस रद्द समजणेत यावी.
१९. स्टिल्ट भविष्यात बंदीस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पाकिंगसाठीच करण्यात यावा.
२०. प्रादेशिक योजनेतील २४.०० मी. रुंद रस्त्याच्या रस्तारुंदीने बाधित क्षेत्र सार्वजनिक वापरासाठी कायमस्वरूपी खुले ठेवणे आवश्यक राहिल व समुचीत प्राधिकरणाने ही जागा मागणी केल्यानंतर ती विनातक्रार , प्राधिकरणाच्या ताब्यात देणे अर्जदारावर बंधनकारक राहिल. अस्तित्वातील रस्त्याखालील क्षेत्राचा चटईक्षेत्र निर्देशांक अनुज्ञेय होणार नाही.
२१. या कार्यालयाने यापुर्वी आदेश क्र.पमह/एनए/एसआर/६२२/२०११, दिनांक ५/२/२०१२ अन्वये मंजूर केलेले बांधकाम नकाशे रद्द समजणेत यावेत. तथापी त्यामधील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.
२२. रेन वॉटर हार्वेस्टिंग बाबतची यंत्रणा अर्जदार यांनी इमारतीचे वापरापुर्वी स्वखर्चाने करावयाची आहे.
२३. सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार यांनी इमारतीचे वापरापुर्वी स्वखर्चाने करावयाची आहे. तसेच शक्यतो सौर उर्जेवर रस्त्याच्या लगतचे पथदिवे बसविण्याचे आहेत.
२४. वेस्ट वॉटर ट्रीटमेंट प्लँट यंत्रणा स्वखर्चाने अर्जदार यांनी करावयाची आहे व पाण्याचा फेर वापर बगीचा, झाडाची जोपासना यासाठी करणे आवश्यक आहे.
२५. विघटन होणा-या ओल्या कच-यासाठी गांडुळखत प्रकल्प अर्जदार यांनी स्वखर्चाने करावयाचा आहे.





३	३/५	सी १ ते सी ४					अकराव्या फ्लोअरचे प्लॅन, सेक्शन. नियोजीत इमारत क्र. सी १ ते सी ४ चे आठव्या मजल्याचे प्लॅन, एलिव्हेशन व सेक्शन.
४	४/५	डी १ ते डी १०	३६.००	पी + ११	२२ X १० = २२०	१००-०० चौ.मी.	नियोजीत इमारत क्र.डी १ ते डी १० चे पाकिंग प्लॅन, पहिल्या ते सातव्या, नवव्या ते अकराव्या फ्लोअरचे प्लॅन, सेक्शन.
५	५/५	डी १ ते डी १०					नियोजीत इमारत क्र. डी १ ते डी १० चे आठव्या मजल्याचे प्लॅन, एलिव्हेशन व सेक्शन.

अटी व शर्ती

- सदरची परवानगी महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १८ व त्याखालील नियमान्वये देणेत येत आहे.
- रेखांकनातील भुखंड/इमारती हे प्रादेशिक योजना तसेच प्रचलित नियमावलीतील निवासी विभागांमध्ये अनुज्ञेय असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.
- येथे कोणतेही विकास कार्य सुरु करणेपूर्वी हे रेखांकन जागेवर आखून भुमी अभिलेख खात्याकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर, कोणत्याही भुखंडाचे किमान क्षेत्रफळ, नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्याची रुंदी, १५% सुविधा जागा व १०% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उपयोगी नाही. यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल. अशा प्रमाणीत रेखांकनाची प्रत या कार्यालयीत व सहा.संचालक, नगररचना, पुणे यांचे कार्यालयाकडे सादर करून त्यास अंतीम मंजूरी घेतल्याशिवाय कोणताही विकास करणेत येऊ नये.
- रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरीत करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकरित्या विकसीत करणे आवश्यक आहे. अभिन्यासातील रस्ते, खुली जागा यांची देखभाल अर्जदाराने करावयास हवी अन्यथा ते देखभाल करण्यासाठी सुयोग्य प्राधिकरणाच्या ताब्यात घावेत. सदरचे रस्ते सर्व जनतेच्या वापरासाठी खुले असातील. तसेच रस्ते शेजारच्या जमीन मालकास वापरण्यास खुले ठेवले पाहिजेत.
- वरील जागेचा व नियोजीत इमारतीचा वापर रहिवास वापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- नियोजीत बांधकामातील मजल्यांची संख्या नकाशावर दर्शविल्याप्रमाणे पार्किंग + ११ मजले या पेक्षा जास्त असू नये.
- स्थलदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजीत बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जाग कायम खुली ठेवावी.
- सुधारीत बांधकामाचे, भुखंडातील अस्तित्वातील अन्य बांधकाम धरून एकुण क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते / रस्तारुंदी क्षेत्र वगळता, उर्वरीत निव्वळ क्षेत्राइतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.
- सुधारीत इमारतीमध्ये १/८ रूमच्या क्षेत्रा इतके वायुविजन उपलब्ध होणे आवश्यक आहे.





हवेली-११
२०१६

मे. इंडिया लॅड इन्फ्रस्ट्रक्चर डेव्हलपमेंट प्रा.लि. व इतर यांचे तर्फे कु.मु.धा. श्री.केवलकुमार केसरीमल जैन व इतर सा. १९७६, कॉन्व्हेंट स्ट्रिट, कॅम्प, पुणे १ यांना मौजे हडपसर ता. हवेली जि. पुणे येथील स.नं. २३८/१, २३८/२, २३८/३अ, २३८/३ब, २३८/४, २३८/५, २३८/५क, २३९/१, २३९/२, २३९/३अ, २३९/३ब, २३९/५अ, २३९/५ब, २३९/५क/१, २३९/५क/२, २३९/५ड, २३९/५ई, २४०/१+२अ/१, २४०/१+२अ, २४०/१+२अ/२, २४०/२ब, २४१/१+४/१, २४१/१+४/२ व २४१/२+३ मधील ७९१००-०० चौ.मी. क्षेत्रावर माहिती तंत्रज्ञान / रहिवास समुहगृहबांधणी योजनेस सुधारीत रेखांकन/बांधकाम नकाशांना खालील कोष्टकात नमुद केलेप्रमाणे खालील अटी व शर्तीवर मंजूरी देत आहे.

सुधारीत रेखांकन / बांधकाम नकाशांना परवानगी द्यावयाच्या जमिनीचे वर्णन

अ क्र	जमीनीचे मुद्दे	जमीनीबाबतचा तपशिल
१	गावाचे नाव	मौजे- हडपसर ता. हवेली जि. पुणे.
२	स.नं.	स.नं. २३८/१, २३८/२, २३८/३अ, २३८/३ब, २३८/४, २३८/५, २३८/५क, २३९/१, २३९/२, २३९/३अ, २३९/३ब, २३९/५अ, २३९/५ब, २३९/५क/१, २३९/५क/२, २३९/५ड, २३९/५ई, २४०/१+२अ/१, २४०/१+२अ, २४०/१+२अ/२, २४०/२ब, २४१/१+४/१, २४१/१+४/२, २४१/२+३
३	अर्जदार यांनी रेखांकन नकाशात समाविष्ट केलेले क्षेत्र	७९१००-०० चौ.मी.
४	यापूर्वी अकृषिक परवानगी देणेत आलेले क्षेत्र	७९१००-०० चौ.मी.
६	सुधारीत बांधकाम नकाशांना परवानगी द्यावयाचे क्षेत्र	७९१००-०० चौ.मी.
७	रेखांकनाचे प्रयोजन	माहिती तंत्रज्ञान / रहिवास समुहगृहबांधणी योजना

प्रस्तावातील रेखांकन / बांधकाम नकाशाचा तपशिल:

१/५	लेआऊट प्लॅन व एकत्रीकरणाचा नकाशा						
२/५	नियोजित इमारत क्र. सी १ ते सी ४ चे पार्किंग प्लॅन, पहिल्या ते सातव्या, नवव्या ते अकराव्या फ्लोअरचे प्लॅन, सेक्शन.						
३/५	नियोजित इमारत क्र. सी १ ते सी ४ चे आठव्या मजल्याचे प्लॅन, एलिव्हेशन व सेक्शन.						
४/५	नियोजित इमारत क्र. डी १ ते डी १० चे पार्किंग प्लॅन, पहिल्या ते सातव्या, नवव्या ते अकराव्या फ्लोअरचे प्लॅन, सेक्शन.						
५/५	नियोजित इमारत क्र. डी १ ते डी १० चे आठव्या मजल्याचे प्लॅन, एलिव्हेशन व सेक्शन.						
अ.क्र.	नकाशे	इमारत क्र/विंग क्र	इमारतीची उंची	मजल्यांची संख्या	सदनिका संख्या	रिफ्युज एरिया	तपशिल
१	१/५	-	-	-	-	-	लेआऊट प्लॅन व एकत्रीकरणाचा नकाशा, स्थळदर्शक नकाशा.
२	२/५	सी १ ते सी ४	३६.००	मी + ११	२२ X ४ = ८८	९०.४७ चौ.मी.	नियोजित इमारत क्र. सी १ ते सी ४ चे पार्किंग प्लॅन, पहिल्या ते सातव्या, नवव्या ते



ह व ल-११		
८१८३	५३	१८
२०१६		

5

१. विषयांकीत जमिनीचे मालक यांना विषयांकीत जमीन कोर्ट वाटप व खरेदीने प्राप्त झाली असून, जमीन मालक यांचे तर्फे व स्वतःकरीता कुलमुखत्यापत्रधारक यांनी प्रकरणी सुधारीत रेखांकन / बांधकाम परवानगी नकाशांना परवानगी मिळणेकामी विनंती अर्ज केलेला आहे.
२. या कार्यालयाकडील उपलब्ध ऑनलिनेशन रजिस्टर मधील नोंदी पहाता सदर जमीन ही यतन/इनाम संवर्गातील नाही.
३. वनसंरक्षक, पुणे वन विभाग, पुणे यांनी या कार्यालयास दिनांक १४ मे, २००९ रोजी सादर केलेली यादी व सीडी तपासली असता प्रस्तुत क्षेत्र राखीव वन संज्ञेत येत नाही.
४. युएलसीबाबत अभिप्राय :- या कार्यालयाकडील यापुर्वीच्या आदेश क्र.पमह/एनए/एसआर/६२२/२०११, दिनांक ५/२/२०१२ मधील युएलसीबाबतचे अभिप्राय सादर प्रकरणी कायम राहतील.

भारत सरकार, पर्यावरण व वन विभाग, पर्यावरण भवन, सीजीओ कॉम्प्लेक्स, लोधी रोड, नवी दिल्ली यांचेकडील क्र.फ.नं.१-४/२०१२-FRE (Pt), दिनांक १३/११/२०१३ रोजीचे Direction under Section ५ of Environment (Protection) Act, १९८६ चे नोटीफिकेशननुसार सादरचे गाव Ecologically Sensitive Area (ESA) चे यादीत समाविष्ट नाही.

मा.आयुक्त, पुणे विभाग,पुणे यांचेकडील परिपत्रक क्र.मह-२/जमीन/जनरल/आरआर/७७२/२००३, दिनांक २२/०९/२००३ मधील तरतुदीनुसार अर्जदार यांनी दिनांक १०/१२/२०१० व ९/५/२०१४ रोजीचे विहित नमुन्यातील नोटलाईज्ड करून प्रतिज्ञापत्र व क्षतिपत्र सादर केले आहे. सादर प्रतिज्ञापत्रामध्ये विषयांकीत जमिनीबाबत खालील नमुद केलेल्या कोणत्याही कायद्याच्या तरतुदीचा भंग झालेला नाही असे विशद केले आहे.

१. मुंबई कुळ वडिवाट व शेतजमीन अधिनियम, १९४८.
२. महाराष्ट्र जमीन महसूल अधिनियम, १९६६.
३. महाराष्ट्र शेत जमीन, (जमीन धारणेची कमाल मर्यादा) अधिनियम, १९७६.
४. इनाम जमीनी खालसा करण्यासाठीचे निर्गमित केलेले विविध कायदे.
५. मुंबई तुकडे पाडण्यास प्रतिबंध करणे व जमीन एकत्रिकरण करणे अधिनियम, १९४७.
६. महाराष्ट्र खाजगी वने (भू-संपादन) अधिनियम, १९७५.
७. महाराष्ट्र अनुसूचित जमातीच्या जमीनी प्रत्यार्पित करणे अधिनियम, १९७४.
८. नागरी जमीन कमाल धारणा अधिनियम, १९७६.
९. महाराष्ट्र प्रकल्पबाधित व्यक्तीचे पुनर्वसन अधिनियम, १९८६.

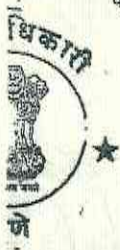
उपरोक्त नमुद कायद्यातील तरतुदीचा भंग होत नसलेचे प्रतिज्ञापत्रात नमुद केलेले आहे. तसेच सादरची जमीन भोगवटादार वर्ग २ पैकी नाही.

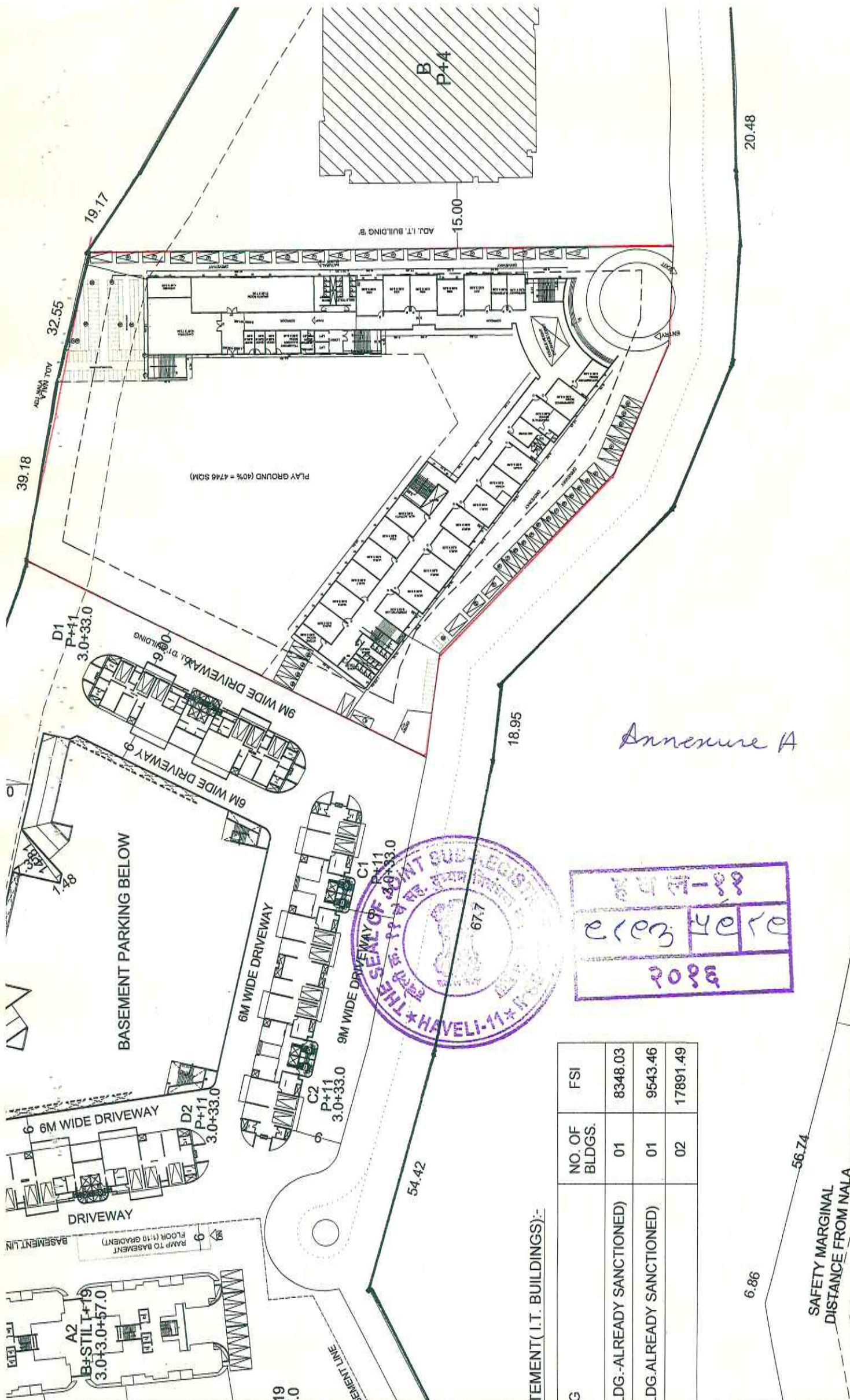
सहा.संचालक, नगररचना, पुणे यांनी पत्र पत्र जा. क्र.रेखांकन/एनएवीपी/मौ.हडपसर/ता.हवेली/स.नं. २३८(पै), २३९(पै), २४०(पै), २४१(पै)/संसपु/३२६६, दिनांक ५/६/२०१४ अन्वये रेखांकन व बांधकाम नकाशे मंजुरीची शिफारस केली आहे.

● जागा पाहणीचा तपशिल :-

विषयांकिन जमीन सर्वसाधारणपणे समपातळीत असून खुली आहे. तसेच जागेवर पुर्व मंजुर नकाशाप्रमाणे इमारत सी १ पी + ११, इमारत सी २ पी + ७, इमारत डी १ पी + ११, इमारत डी २ पी + ३ पर्यंतचे काम चालू आहे.

वरील परिस्थिती विचारात घेता, अर्जदार यांची माहिती तंत्रज्ञान व निवासी प्रयोजनासाठी सुधारीत रेखांकन/बांधकाम नकाशे मंजुरीची विनंती मान्य करणेस हरकत नाही. म्हणून, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे नियम १८ अन्वये जिल्हाधिकारी, पुणे यांना प्रदान करण्यात आलेल्या शक्तीनुसार मी, सौरभ राव, जिल्हाधिकारी, पुणे अर्जदार





Annexure A



28.07.88	2088
28.07.88	2088

STATEMENT (I.T. BUILDINGS):-

NO.	NO. OF BLDGS.	FSI
1	01	8348.03
2	01	9543.46
3	02	17891.49

SAFETY MARGINAL DISTANCE FROM NALA



MAHARASHTRA

AS 6494

Handwritten notes and signatures in the top left section.



हवल - ११
२४०६ २ ९६
२००३

GENERAL POWER OF ATTORNEY

I MISS, APOORVA INDERIKUMAR JAIN, Age - 18 Years, Occupation - Student, residing at - 'Kumar Elite', Bungalow No.10, Koregaon Park, Pune - 411 001, do hereby SEND GREETINGS:

Handwritten notes: मिस. अपूर्वा / सं. र. ज. जैन / पी।

Handwritten notes: २१/१०/०३



हवल - ११
२४०६ २ ९६
२००३

हवल - ११
२४०६ २ ९६
२००३



हवल - ११
२४०६ ३ ९३
२००३



हवल - ११
२४०६ २ ९६
२००३

411 001, to be my lawful attorney for doing, performing various acts, deeds, things on my behalf and in my name.

NOW THEREFORE, BY THESE PRESENTS I Apoorva Inderikumar Jain, Age-18 Years, Occupation - Student, Residing at - 'Kumar Elite', Bungalow No.10, Koregaon Park, Pune - 411 001 do hereby appoint, nominate, constitute and authorise my mother 1) Smt. Ranjan Inderikumar Jain, Age- Years, Occupation-Business, Residing at- Kumar Elite, Bungalow No.10, Koregaon Park, Pune-411 001 and my uncle 2) Shri. Vimalkumar Kesarimal Jain, Age- 58 Years, Occupation-Business, Residing at- 11, Napier Road, Camp, Pune- 411 001, to be my true and lawful attorney to do the following acts, deeds, things and matters either jointly or severally for me and on my behalf, that is to say:

- 1) To correspond with all Local Authorities, State and Central Government Authorities, Banks, Telephone Department, Regional Transport Office, Educational Institutions, Companies, Firms etc. where I am connected or required to represent myself in respect of matters before them or as may have to be preferred before them.
2) To execute necessary writing or documents either relating to my properties wherein I am interested or where I am required to execute and sign documents. To buy / sale share of Public / Private Companies, and to purchase and sale movable or immoveable properties in my name and for and on my behalf.
3) To represent in all matters pending to be heard by all respective Statutory Authorities or Local and State or Central Government Authorities as and when such occasions do arise or to prefer such matters, to represent and to get the matter heard and finally decided upon.
4) To appoint professional's or agents in the relevant fields for the purpose of expediting such particular works requiring their services, to conduct and plead in or to withdraw or compromise and also to prefer and defend the suits, appeals, applications, petitions as are pending against

I hereby declare that my date of birth is April 1989. WHEREAS my father Late. SHRI. INDERIKUMAR KESARIMAL JAIN was Partner in various partnership firms and Directors in various Companies and was also entitled to ownership rights, title and interest in respect of various movable and immovable properties also, SHRI. INDERIKUMAR KESARIMAL JAIN has expired on 27/03/2007.

AND WHEREAS due to the death of my father several rights, interest, benefits etc. out of his estate (movable and immovable) as well as his interest, claims in various partnership firms and companies have been devolved upon his following legal heirs- Smt. Ranjan Inderikumar Jain- Wife, Shri. Aranya Inderikumar Jain- Son and myself Miss. Apoorva Inderikumar Jain- Daughter

AND WHEREAS vide a declaration cum affidavit dated 11/10/03, I have given my irrevocable consent for transferring, granting and assigning all and whatsoever rights, claims, interest, title, ownership, profits, benefits etc. which have been devolved upon me being one of the legal heir of Late Shri. Inderikumar K. Jain exclusively unto and in favour of my mother Smt. Ranjan Inderikumar Jain,

AND WHEREAS I am required to go abroad and hence, it is absolutely necessary to appoint somebody of my close to perform various acts, deeds, matters and things on my behalf and in my name.

AND WHEREAS I therefore hereby nominate, appoint and constitute my mother 1) Smt. Ranjan Inderikumar Jain, Age- Years, Occupation- Business, Residing at- Kumar Elite, Bungalow No.10, Koregaon Park, Pune-411 001 and my uncle 2) Shri. Vimalkumar Kesarimal Jain, Age- 58 Years, Occupation-Business, Residing at- 11, Napier Road, Camp, Pune-

me or by me either himself or sign pleader of his choice and to engage, remove, replace the services of such professionals and to pay their fees or charges.

8) To do all acts and things for the proper upkeep of my properties and estates and to take all safeguard measures as myself could do, and to receive and / or to collect rents of my properties from the tenants and to give receipts therefor. To pay taxes, to take possession from tenants, etc. and to ask and demand rent or increase the same as my attorney may deem it necessary. Similarly to take necessary actions against the tenants or to defend such actions by them as I, myself could do under the circumstances, and for the purpose to sign all relevant papers including documents, suits, etc. and to enforce the rights thereunder as may be deemed necessary.

9) To agree to dispose off or to dispose off any of the properties held by me either fully or partially in the manner and for the purpose my attorney shall deem it necessary. Similarly to agree to purchase and / or acquire any one or more properties in my name or in my name jointly, with others in the manner and for the purpose my attorney shall deem it fit and proper and accordingly my attorneys shall pay or receive consideration and obtain or issue effectual receipts therefor. For all these purposes my attorneys shall execute, all necessary writings and if necessary to appear before the Sub-Registrar, admit such execution and register all the deeds, documents, writings, executed on my behalf before the Competent Office of the Sub Registrar, and as per the executions, my attorneys shall be entitled to perform as the oblige actions or enforces the rights created thereunder as may be deemed necessary.

10) To operate bank accounts as are existing and to open new bank accounts in my name in any banks and to operate the same and to deposit and / or to withdraw the amounts from such accounts of respective banks, to receive cheques books and to issue cheques as may be necessary and deemed fit by my attorney.

411 001, to be my deeds, things on m

NOW THEREFORE Age-18 Years, Bungalow No.10, nominate, constitute Jain, Age- Yee Bungalow No.10, Vimalkumar Kes Residing at- 11, lawful attorney jointly or severally

1) To carry Government Transport Office am connected them or as ma

2) To execute properties wh-sign document purchase and and on my be

3) To represent Statutory Authorities and who represent at

4) To a purpose of conduct defend

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हवल - ११
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- 8) To receive the dues from others and to give effectual receipt therefor and to pay the dues of others as I, myself is entitled to receive or liable to pay it and as my attorney deem it necessary. Similarly to maintain the accounts and submit necessary returns and to comply with all statutory requirements as per prevailing laws, rules, etc. such as under Income Tax Act, etc.
- 9) To make inquiries with the Banks/s, Companies, Corporations, and Banking / Financial institutions/s, in which I have accounts, shares, securities, deposits, etc and to write and carry on correspondence with them about the same.
- 10) To operate all the bank account/s held by me in various banks by crediting moneys and withdrawing the same from time to time and for that purpose to sign cheques, and endorse other negotiable instruments, withdrawal and deposit notes/slips, fixed deposit receipts, acknowledgement receipts, promissory notes etc.
- 11) To recover rents and profits of the immoveable property and to pay the taxes, and other outgoings in respect of the properties held by me or wherein I am interested. To issue receipts for any amounts/ consideration received from any person/s in my name on whatsoever account.
- 12) To give notice through Advocate/s or personally to any person/s on my behalf pertaining to the properties held by me or in respect of any other matter, deeds, things wherein I am interested.
- 13) To let out on tenancy basis or lease and license basis or on lease any property held by me. And to take possession of any such premises given on rent or otherwise from the concerned person/s.
- 14) To negotiate with any Bank / financial institutions for obtaining loans in my name and to mortgage any of the properties owned by me by way of security for the loans raised by me or for the loans raised by the attorneys.



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- 15) To execute and sign firms, understandings, lease agreements, mortgage deeds, promissory notes etc and all other incidental instruments in respect thereof. In case of equitable mortgage to deposit title deeds relating to any of the properties owned by me with any Bank / financial institutions. To lodge the document of mortgage for registration in the concerned Sub Registrar Office and to admit execution thereof.
- 16) To demand and recover all the amounts due or payable to me on any account from any persons, including any corporate or any Government body or any local or other authority and to give receipts for the same.
- 17) To attend, vote at and otherwise take part in all meetings held in connection with any company or corporation with which I am concerned as a member, shareholder, director or otherwise or in relation to any of my investments and to sign proxies for the purpose of voting thereat or for any other purpose connected therewith as freely as I myself could do.
- 18) To transfer and accept the transfer of any share, stocks, debentures, annuities, bonds, obligations or other securities of whatever nature.
- 19) To assign my rights, interest in respect of any of the properties owned by me, in favour of any other person or to grant the rights to develop any of the property owned by me on a and in favour of any other person for and as such consideration as may be deemed fit and proper by my attorneys and to execute the necessary deeds, documents, writings, agreements, sale deeds etc in respect thereof and to present the same for registration before the concerned sub registrar office and to admit the execution thereof on my behalf. To gift any of the properties owned by me unto any other person as may be deemed fit by my attorneys and to execute the necessary gift deed in favour of such persons on my behalf and to present the same for registration before the concerned Sub-Registrar Office and to admit the execution thereof on my behalf.

20) To make all sort of applications to the Municipal Corporation of Pune / Pune Cantonment Board and any other concerned Public Bodies or Authorities, State Government, Central Government and the various offices / authorities of the Central Government in respect of all the properties owned by me and for the said purpose to sign, execute, affirm and deliver all applications, affidavits, indemnities and other writings which may be necessary to be signed, executed, and affirmed

21) To commence, file and prosecute any action, petitions, appeals, suits or other proceedings at law against any person or persons in respect of any of the matters or things relating to the properties wherein I am interested and to appear and defend any actions, suits or other proceedings, commenced or to be commenced against us or whereunto we shall be party and relating to the said properties wherein I am interested and also if the said attorney shall think fit to compromise, refer to arbitration, submit to Judgment, discontinue or become non-suited in any such action, suits or proceedings as aforesaid. For the aforesaid purpose, to declare and affirm all plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any Judge, Court, Judicial and Non-Judicial inquiry Magistrate or other Officer empowered by law to hear any suit or proceedings or any other inquiry in respect of any of the matters relating to the said land and also to accept Writ or Summons, Process, Notices, sign Vakalnamas, Authority letters etc.

22) To sign and execute A) Conveyance Deeds/ B) Agreements C) Correction Deeds / Rectification Deeds D) Confirmation Deeds E) Cancellation Deeds F) Memorandum of Understandings G) Power of Attorneys and H) Gift Deed/s I) Partnership Deeds/ Deed of Re-constitution of Partnership Firms etc. and all other documents writing and deeds in respect of the properties owned by me or wherein I am interested and to appear before Sub-Registrar or any other competent authority and lodge the said documents for registration and to admit execution of the



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हवल - ११
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- 20) To make all sort of applications to the Municipal Corporation of Pune / Pune Cantonment Board and any other concerned Public Bodies or Authorities, State Government, Central Government and the various offices / authorities of the Central Government in respect of all the properties owned by me and for the said purpose to sign, execute, affirm and deliver all applications, affidavits, indemnities and other writings which may be necessary to be signed, executed, and affirmed
- 21) To commence, file and prosecute any action, petitions, appeals, suits or other proceedings at law against any person or persons in respect of any of the matters or things relating to the properties wherein I am interested and to appear and defend any actions, suits or other proceedings, commenced or to be commenced against us or whereunto we shall be party and relating to the said properties wherein I am interested and also if the said attorney shall think fit to compromise, refer to arbitration, submit to Judgment, discontinue or become non-suited in any such action, suits or proceedings as aforesaid. For the aforesaid purpose, to declare and affirm all plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any Judge, Court, Judicial and Non-Judicial inquiry Magistrate or other Officer empowered by law to hear any suit or proceedings or any other inquiry in respect of any of the matters relating to the said land and also to accept Writ or Summons, Process, Notices, sign Vakalnamas, Authority letters etc.
- 22) To sign and execute A) Conveyance Deeds/ B) Agreements C) Correction Deeds / Rectification Deeds D) Confirmation Deeds E) Cancellation Deeds F) Memorandum of Understandings G) Power of Attorneys and H) Gift Deed/s I) Partnership Deeds/ Deed of Re-constitution of Partnership Firms etc. and all other documents writing and deeds in respect of the properties owned by me or wherein I am interested and to appear before Sub-Registrar or any other competent authority and lodge the said documents for registration and to admit execution of the



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- said deeds, documents and things and to do all other acts, deeds, matters and things for registration of the said Deeds / documents.
- 23) To sell or exchange and convey, transfer and assign any of my lands and buildings and other property for such consideration and subject to such covenants as the Attorney may think fit and to give receipts for all or any part of the purchase or other consideration money and the same or any of them with like power, to mortgage charge or encumber and also to deal with my immovable personal property or any part thereof as the Attorney may think fit for the purpose of paying off reducing consolidating, or making substitution for any existing or future mortgage, charge, encumbrance, hypothecation or pledge of the same or any part thereof as the Attorney shall think fit and in general to sanction any scheme for dealing with mortgages, charges, hypothecations or pledges of any property or any part thereof as fully and effectually as I myself could have done.
 - 24) To purchase, take on lease or otherwise acquire such lands, houses, tenements and immovable property generally as the Attorney may think fit or desirable.
 - 25) To prepare a layout by sub-division any land into plots and obtain necessary approval of any local authority for the same if required.
 - 26) To develop any land or plot of land vacant or with any building or structure thereon by constructing new building or buildings thereon and on Flat ownership basis, to sell the flats and other premises therein on such terms as the Attorney may think fit, and to transfer the land with such building to any co-operative housing society or company or on Apartment ownership basis and to execute necessary documents in that behalf.
 - 27) To enter into any development agreement with any developer or builder authorizing him to develop any of my properties as mentioned above and to do and execute all acts and deeds as may be required to be done or executed.



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28) To sell or to concur in selling in private sale or in any other manner any of my stock, merchandise, goods, chattels and other effects, articles and things for such consideration and subject to such conditions as the Attorney may think fit and to receive the proceeds thereof and to give receipt for all or any part of the sale proceeds or other consideration money.

29) To pledge, hypothecate or charge or concur in pledging hypothecating or charging with, to or in favour of a Bank or Banks or any other financier, body or individual any personal or moveable properties, goods, chattels, merchandise, commodities, effects and things for such considerations and subject to such conditions as the Attorney may think fit and for that purpose to sign, execute and deliver all necessary instruments and deeds of mortgage, charge, hypothecation, pawn, pledge, lien and trust receipts and to receive the consideration money or otherwise for such pledge, pawn, hypothecation, charge, mortgage, lien and the like. Also to draw, make, sign, accept or endorse pledge, hypothecate or otherwise negotiate all or any foreign or inland bills of exchange, cheques, orders for payment of money and promissory notes and to sign, seal, execute, deliver, endorse, accept, assign or transfer all mortgage deeds, bills of lading, delivery orders or other symbols or indicia of or documents of title relating to goods or merchandise, policies of assurances, charter parties, ships certificates, bills of sale, securities of any Government Municipality or Local Authority wheresoever situate or other stocks, shares, debentures, mortgages, obligations, or other securities of any company or corporation whether commercial, municipal or otherwise and all and every other public or other securities, stocks or shares, foreign or otherwise and to deal with the same and to receive the proceeds thereof respectively.

30) To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of the purposes of these presents as the Attorney shall think fit.



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31) To execute the transfer of all shares, stocks, debentures, stocks, bonds, annuities or other securities of whatever nature that may at any time be transferred to me.

32) To exercise all other rights and privileges and perform all other duties which now or hereafter may appertain to me as a holder of debentures or shares or stock in any company or corporation.

33) To ask, demand, sue for, recover and receive from every person every body public or corporate whom it shall or may concern all sums of money, rents, issues, profits, debts, dues, goods, wares, merchandise, chattels, effects and things of any nature or description whatsoever which now are or which at any time or times during the subsistence of these presents shall or may be or become due owing payable or belonging to me in or by any right, title, way or claim whatsoever and upon receipt thereof or any part thereof to make sign execute and deliver such receipts releases or other discharges for the same respectively as the Attorney shall think fit.

34) To settle any account or reckoning whatsoever wherein I now am or at any time hereafter shall be in anywise interested or concerned with any person whomsoever and to pay or receive the balance thereof as the case may require.

35) To receive every sum of money whatsoever which now is or at any time hereafter may be due arising or belonging to me upon or by virtue of any mortgage, charge, pledge hypothecation or other security whatsoever and on receipt thereof to make, sign, execute and give good and sufficient release or other discharges for the same and also to sign, execute, make and deliver all proper and sufficient receipts, releases and other assurances in the lands and premises which shall have been mortgaged or charged as security therefor and also to consent to any such alteration or modification of the nature or conditions of the said securities as the Attorney shall think fit.

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हवल-११
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36) To appoint from time to time or generally such person or persons as our said attorney may think fit as his substitute or substitutes to do, execute and perform all or any of such matters and things as aforesaid and our said attorney shall be entitled to appoint such substitute or substitutes with such powers as our said attorney may think fit and proper.

37) To do all acts, deeds and things in general as I, myself could do under the circumstances.

38) The powers conferred herein may either be exercised jointly or severally or may be sub-delegated by them persons as they may deem it necessary.

39) The acts, deeds, things lawfully done by my attorney or me and on my behalf shall be construed to have been done, made or executed by me and shall accordingly be binding upon me and I undertake to ratify and confirm the same.

IN WITNESS WHEREOF I have signed at Pune on this 4th day of October 2007.

SIGNED & DELIVERED by the within named)
Grantor APOORVA INDERKUMAR JAIN)

We Accept the powers conferred upon us
i) Smt. Ranjan Inderkumar Jain)
ii) Vimalkumar Kesarimal Jain)

I know the Parties
Advocate
Rajendra Jindal

पुणे नगरपालिका
पुणे नगरपालिका

दस्तावेज क्रमांक: 8507/2007
दस्तावेज प्रकार: एकात्मिक

पुणे नगरपालिका न्याय मंडळ

पंजीकृत कर	पंजीकृत कर	पंजीकृत कर	पंजीकृत कर
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कार्यालय : नगरपालिका कार्यालय, पुणे.
पुणे नगरपालिका न्याय मंडळ, पुणे.



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दस्तावेज भाग - 2

दस्तावेज क्रमांक (8507/2007)

33194

दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100

दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100

दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100

दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100



Form with fields for 'दस्तावेज क्रमांक' (8507/2007) and 'दस्तावेज क्रमांक' (8507/2007). Includes a signature and a date stamp '22/10/07'.

दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100



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07/2007
294

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दस्तावेज भाग - 2

दस्तावेज क्रमांक (8507/2007)

94194

दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100

दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100

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दस्तावेज क्रमांक (8507/2007) का प्रमाण
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दस्तावेज क्रमांक (8507/2007) का प्रमाण
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दस्तावेज क्रमांक (8507/2007) का प्रमाण
दस्तावेज क्रमांक 0 प्रमाणित करने वाला मुद्रा : 100

In The Court of Civil Judge Senior Judge, Haveli, Punjab, at Haveli, Distt. Haveli, Punjab, India.

Plaintiff



Date - 26/10/07

Original
मौखी २९ म.
Regd. २९ म.

पावती

पावती क्र. : ५५२९
दिनांक २९/०५/२००८

ग्राहक नाम मुझे केवळीत द्वािना
वस्तुसंपादन अनुक्रमणिका हवेली ११ - ०५५२९ - २००८
दस्ता संपादन प्रकार भुज्यासंगणना

सादर करणाराचे नाव/नामनिधिय विनाशिकार जैन

मौखी मी

पक्कत (अ. ११(१)), दुरुस्तकारी नकदत (अ. ११(२)),
सज्जत (अ. १२) व संपादन (अ. १३) -> एकाचि मी (६)

एकुण रु. २२०.००

जाणवत हा दस्ता अंदाजे १२:२०PM (१२ वेळस मिनेस)

मोकरतः ० रु. मोकरतः ० रु.
मरुतले मुद्रांक शुल्कः १०० रु. मह. भुज्यासंगणनिका (कॉ-२) हवेली-११



महाराष्ट्र MAHARASHTRA 126 MAY 2008 BA 777773

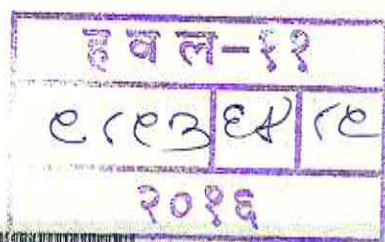
ज. एच. गांधी ४८५, सेंटर स्ट्रीट पुणे-१.
प. नं. २०८८६, तालुका पुणे

नाम मनीश जे. जैन
पत्ता पुणे
हवेली ११

सा. नं. HAVELI-11



TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned - MR. MANISH VIMALKUMAR JAIN, Age - 35 years; Occupation - Business residing at 11, Napier Road, Camp, Pune-411001.



29/05/2008 12:12:48 PM २९/०५/०८ ११ हवेली-११

दस्ता क्रमांकः ५५२९/२००८
दस्ता प्रकारः भुज्यासंगणना

अनु क्र.	पावकाराचे नाव व पत्ता	पावकाराचा प्रकार	संस्था	संस्थाचा ठेका
1	म. मनीश विमलकुमार जैन पत्ता: पुणे-४११००१ हवेली-११ पुणे-४११००१	विशेष दस्ता मह. भुज्यासंगणना	२५	२५
2	म. मनीश विमलकुमार जैन पत्ता: पुणे-४११००१ हवेली-११ पुणे-४११००१	विशेष दस्ता मह. भुज्यासंगणना	२५	२५

आवडीत १ पावकाराची कमुजी पराजय नाहीं.

अनु क्र. पावकाराचे नाव
१ म. मनीश विमलकुमार जैन

(2)
do hereby appoint, nominate and constitute 1) MR. VISHAL RAJENDRA CHALKE, age- 24 years. Occupation - Service, residing at 541, Ravivar Path, Pune- 411 002 and 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE, Age- Adult, Occupation- Advocate, R/W- 690, Kasba Petli, Pune- 411 011 as my attorney, to represent me, before any of the Offices of Sub-Registrars from Havelli No.1 (One) to Havelli No.XX (Twenty) and all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any persons or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, I MR. MANISH VIMALKUMAR JAIN do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said Attorney 1) MR. VISHAL RAJENDRA CHALKE, AND 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required. my Attorney's shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 26th day of May 2008.



I know the executants
Advocate P.P. Poojari

MR. MANISH VIMALKUMAR JAIN
(Executants)

We Accept the Powers conferred upon us.

1. Vishal Rajendra Chalke
2. Mrs. Sangita Somnath Dhanagekar-Yernale





Original
दिनांक 02 म
Page 2 of 2

पावती

पावती क्र. : 3501
दिनांक 02/04/2008
दस्तावेजाचा अग्रक्रमांक 3501 - 2008
दस्तावेजाचा प्रकार मूकालापना

पावती करणाऱ्याचे नाव: विठ्ठल गोखरार
मालकी मती: 100.00
मालका (अ. 11(1)), पुरुषोत्तमजी यशवंत (अ. 11(2)),
रुक्मावती (अ. 12) व अमावत्या (अ. 13) -> एकत्रित मती (4)
एकूण रु. 180.00

आपांचा हा दस्तावेज 02:00PM वा वेळस मिळत
दुय्यम निबंधक
हवेली 11 (एन) केंद्र
सामाई मुद्रा: 0 रु.
मरहोती मुद्रा: 100 रु.
नोबतऱ्या: 0 रु.
मह दुय्यम निबंधक (वर्ग-२) हवेली-११



महाराष्ट्र MAHARASHTRA BA 439096
2 APR 2008

ज. एच. काशी ४८५, सेंटर स्टीट पुणे-४
र. नं. ०६९ दिना १२
नाम: राजाना कनका इंदरकुमार जैन
पत्ता: पुणे
हवेली: ११
शा. नं. ११५५, २००९



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We the undersigned- (1) MRS. PUSHPA VIMALKUMAR JAIN, Age -Adult, Occupation - Business residing at 11, Napier Road, Pune - 411 001, (2) MRS. GUNWANTI KEWALKUMAR JAIN, Age - Adult, Occupation - Business, residing at Kumar Castle, Flat No.7, 1979 Convent Street, Camp, Pune - 411 001 (3) SMT. RANJANA INDERKUMAR JAIN, Age - Adult, Occupation - Business, residing at Kumar Singh, Bhamburda No.10, Koregaon Park, Pune - 411 001,



हवेली-११
४३९०९ १ ४
२००८



हवेली-११
४३९०९ १ ४
२००८

(2)

do hereby appoint, nominate and constitute 1) MR. VISHAL RAJENDRA CHALKE, age- 24 years, Occupation - Service, residing at 941, Raviwar Peth, Pune- 411 002 and 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE, Age- Adult, Occupation- Advocate, R/lat- 690, Kasba Peth, Pune- 411 011 as our attorney, to represent us or any one of us either jointly or severally before any of the Offices of Sub-Registrars within Maharashtra state at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by us or any one of us with any person/s or firms or companies etc.

To admit our signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And we (1) MRS. PUSHPA VIMALKUMAR JAIN (2) MR. GUNAWANTI KEWALKUMAR JAIN, (3) SMT. RANJANA INDERKUMAR JAIN, do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said Attorney 1) MR. VISHAL RAJENDRA CHALKE, age- 24 years, Occupation - Service, residing at 941, Raviwar Peth, Pune- 411 002; and 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE, Age- Adult, Occupation- Advocate, R/lat- 690, Kasba Peth, Pune- 411 011 shall always be valid and binding on us to all intents and purposes as if done by us personally, which we undertake to ratify and confirm whenever required. Our Attorney/s shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, we have executed this General Power of Attorney at Pune on this 2nd day of April 2008.

(1) MRS. PUSHPA VIMALKUMAR JAIN
(2) MRS. GUNAWANTI KEWALKUMAR JAIN
(3) SMT. RANJANA INDERKUMAR JAIN (Executants)

We Accept the Powers conferred upon us.

1. Vishal Rajendra Chalke
2. Mrs. Sangita Somnath Dhanagekar Yernale



हवेली-११
४३९०९ १ ४
२००८

02/04/2008 दुय्यम निबंधक दस्तावेजाचा प्रकार-1 हवेली 11
02:00 PM हवेली 11 (एन) केंद्र दस्तावेज क्र 3501/2008
४३९०९

क्र. मती	पदाधारकाचे प्रकार	आयुष्य	संकेतचित्र	संकेतचित्राचा ठराव
1	पुष्पा विमलकुमार जैन वय ३८ हवेली ११ पुणे/महाराष्ट्र ४११००१ व्यवसाय - मूकालापना दिनांक - २७/०३/०८	३८		
2	गुणवती केवळकुमार जैन वय ३४ हवेली ११ पुणे/महाराष्ट्र ४११००१ व्यवसाय - मूकालापना दिनांक - २७/०३/०८	३४		
3	राजाना कनका इंदरकुमार जैन वय ४९ हवेली ११ पुणे/महाराष्ट्र ४११००१ व्यवसाय - मूकालापना दिनांक - २७/०३/०८	४९		
4	पुष्पा विमलकुमार जैन वय ३८ हवेली ११ पुणे/महाराष्ट्र ४११००१ व्यवसाय - मूकालापना दिनांक - २७/०३/०८	३८		
5	गुणवती केवळकुमार जैन वय ३४ हवेली ११ पुणे/महाराष्ट्र ४११००१ व्यवसाय - मूकालापना दिनांक - २७/०३/०८	३४		



पुणे/महाराष्ट्र ४११००१



हस्त गोपचारा भाग - 2

हस्ता 11
दस्ता क्रमांक (3801/2008)
४१४४

दस्ता क्र. दिनांक 11/04/2008 या दिनांक
मजदूर मूल कि. बांधवना कि. बांधवने मुद्रण मुद्रण : 100

प्राप्ती का दिनांक दिनांक 02/04/2008
कुर्वाणी क्रमांक
नाम: विद्यालक्ष्मी/बांधवने
100 - नोंदणी की
कि. बांधवना (म. 11/11), पुण्याकरणी गवळण
(म. 11/02)
दस्तागत (म. 100) अ. प्रजापिका (म. 100) ->
हस्ता 11 की

दस्तागत क्रमांक 100 मुद्रणक्रमांक
दिनांक म. 1 की वेळ : (प्राप्ती) 02/04/2008 08:29 PM
दिनांक म. 2 की वेळ : (म.) 02/04/2008 08:32 PM
दिनांक म. 3 की वेळ : (मुद्रण) 02/04/2008 08:33 PM
दिनांक म. 4 की वेळ : (मुद्रण) 02/04/2008 08:33 PM

100: मुद्रण
दस्तागत क्रमांक 100, हस्ता 11 (मुद्रण क्रमांक)

नोंदणी
दस्तागत क्रमांक 100, हस्ता 11 (मुद्रण क्रमांक) अ. प्रजापिका (म. 100) ->
हस्ता 11 की वेळ : (प्राप्ती) 02/04/2008 08:29 PM
दस्तागत क्रमांक 100 मुद्रणक्रमांक
दिनांक म. 1 की वेळ : (प्राप्ती) 02/04/2008 08:29 PM
दिनांक म. 2 की वेळ : (म.) 02/04/2008 08:32 PM
दिनांक म. 3 की वेळ : (मुद्रण) 02/04/2008 08:33 PM
दिनांक म. 4 की वेळ : (मुद्रण) 02/04/2008 08:33 PM

प्रमाणित प्रमाणित की
या दस्तागत क्रमांक 100 अ. प्रजापिका
दस्तागत क्रमांक 100, हस्ता 11 (मुद्रण क्रमांक)

दस्तागत क्रमांक 100 मुद्रणक्रमांक
दिनांक म. 1 की वेळ : (प्राप्ती) 02/04/2008 08:29 PM

दस्तागत क्रमांक 100 मुद्रणक्रमांक
दिनांक म. 1 की वेळ : (प्राप्ती) 02/04/2008 08:29 PM
दस्तागत क्रमांक 100 मुद्रणक्रमांक
दिनांक म. 1 की वेळ : (प्राप्ती) 02/04/2008 08:29 PM



हस्ता-११
४१४४
२०१६

11/06/2008 दृश्य निष्पन्न 24/06/08 भाग-1 दस्ता 5993/2008 8131

दस्ता क्रमांक : 5993/2008

दस्ता प्रकार : पुस्तकबन्धन

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अगस्त्याचा ठसा
1	श्री. चंद्रकांत रामदास शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे	विद्युत देयक दस्ता सही		

खालील 2 पक्षकारांची कवुली उपलब्ध नाही.

अनु क्र. पक्षकारांचे नाव
1. श्री. चंद्रकांत रामदास शिंदे-पत्नी
श्री. चंद्रकांत शिंदे



दस्ता गोपवारा भाग - 2 हवेली 11 दस्ता क्रमांक (5993/2008) 8131

दस्ता क्र. 5993/2008 या गोपवारा
बन्धन क्रमांक 00 भाग-2 अन्वये मुद्रांक शुल्क : 500

दस्ता उपर वेळापत्रक दिनांक 11/06/2008 02:51 PM
निष्पत्तीचा दिनांक : 11/06/2008
दस्ता उपर कवुली घाली गेली :

दस्ता प्रकार (40) पुस्तकबन्धन
दिनांक क्र. 1 बी वेळ : (अन्वये) 11/06/2008 02:51 PM
दिनांक क्र. 2 बी वेळ : (दु) 11/06/2008 02:52 PM

अंशदंड :
दृश्य निष्पन्न याचा अंशदंडीत दस्ता उपर विदेशी कारणातून, हे दस्तऐवज अल्प देयक-दस्ता 5, निष्पत्तीची आहे, हवेली 11 (दु) येथे
मार्गदर्शक अंशदंडात, व त्याची अंशदंड घडविलेली.
1) अंश बी दस्ता क्रमांक 5993/2008 या :-
पक्षकारांचा -
दस्ताकारांचे नाव -
दस्ताकारांचे पत्ता -
दस्ताकारांचे पत्ता -
दस्ताकारांचे पत्ता -
दिनांक : 11/06/2008

3. निष्पत्तीची आहे
हवेली 11 (दु) येथे



ह व ल-११

६६६ ६६६

२०१६

17/06/2008 दृश्य निष्पन्न 17/06/08 भाग-1 दस्ता 5993/2008 8131

दस्ता क्रमांक : 5993/2008

दस्ता प्रकार : पुस्तकबन्धन

अनु क्र.	पक्षकारांचे नाव व पत्ता	पक्षकारांचा प्रकार	छायाचित्र	अगस्त्याचा ठसा
1	श्री. चंद्रकांत रामदास शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे श्री. चंद्रकांत शिंदे	विद्युत देयक दस्ता सही		

खालील 1 पक्षकारांची कवुली उपलब्ध नाही.

अनु क्र. पक्षकारांचे नाव
1. श्री. चंद्रकांत रामदास शिंदे-पत्नी
श्री. चंद्रकांत शिंदे



दस्ता गोपवारा भाग - 2 हवेली 11 दस्ता क्रमांक (5993/2008) 8131

दस्ता क्र. 5993/2008 या गोपवारा
बन्धन क्रमांक 00 भाग-2 अन्वये मुद्रांक शुल्क : 500

दस्ता उपर वेळापत्रक दिनांक 11/06/2008 02:51 PM
निष्पत्तीचा दिनांक : 11/06/2008
दस्ता उपर कवुली घाली गेली :

दस्ता प्रकार (40) पुस्तकबन्धन
दिनांक क्र. 1 बी वेळ : (अन्वये) 11/06/2008 02:51 PM
दिनांक क्र. 2 बी वेळ : (दु) 11/06/2008 02:52 PM

अंशदंड :
दृश्य निष्पन्न याचा अंशदंडीत दस्ता उपर विदेशी कारणातून, हे दस्तऐवज अल्प देयक-दस्ता 5, निष्पत्तीची आहे, हवेली 11 (दु) येथे
मार्गदर्शक अंशदंडात, व त्याची अंशदंड घडविलेली.
1) अंश बी दस्ता क्रमांक 5993/2008 या :-
पक्षकारांचा -
दस्ताकारांचे नाव -
दस्ताकारांचे पत्ता -
दस्ताकारांचे पत्ता -
दस्ताकारांचे पत्ता -
दिनांक : 11/06/2008

3. निष्पत्तीची आहे
हवेली 11 (दु) येथे





Wednesday, June 11, 2008 4:42:47 PM

पावती

Original
नॉम्बरी 39 म.
Page 29 M

पानची क्र. : 5994
दिनांक : 11/06/2008
दस्तावेजाचा अनुक्रमांक : 05993 - 2008
दस्तावेजाचा प्रकार : मूकपत्रावना

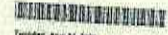
वापर करणाऱ्याचे नाव : विनायक राजेंद्र चाल्के
मोठ्याची शी
गजवत (अ. 11(1)), पुढाऱ्याची नकदव (अ. 11(2)),
रजवत (अ. 12) व शेताधिकार (अ. 13) - रजिस्ट्रार की (अ)
एकूण रु. 220.00

कारणास हा पत्रा अवधी 3:07PM या वेळेस मिळेल

वापर शुल्क : 0 रु.
प्रत्येकी मुद्रांक शुल्का : 500 रु.

मह. नुस्खे निबंधक (वर्ग-२) हवेली-११

Rajale
दुय्यम निबंधक
हवेली 11 (मुले बंगला)



Thursday, June 12, 2008 1:36:17 PM

पावती

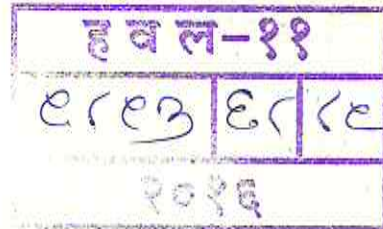
Original
नॉम्बरी 39 म.
Page 30 M

दस्तावेजाचा अनुक्रमांक : 967
दस्तावेजाचा प्रकार : मूकपत्रावना
महाराष्ट्राचा अनुक्रमांक : 05993 -
दस्तावेजाचा प्रकार : मूकपत्रावना

वापर करणाऱ्याचे नाव : विनायक राजेंद्र चाल्के
पुढाऱ्याची शी. श्री (मोठीश्री)श्री
एकूण रु. 40.00

Rajale
दुय्यम निबंधक
हवेली 11 (मुले बंगला)

मह. नुस्खे निबंधक (वर्ग-२) हवेली-११



महाराष्ट्र MAHARASHTRA, सेंट्रल स्ट्रीट पुणे-१, 31 JUN 2008 B 675902

नाम : राजस विमलकुमार जैन
पत्ता : 11, Napier Road, Camp, Pune-411001
सा. नं. HAV/11/109



हवेली-११
म्युचल 9
2006

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned - MR. RAJAS VIMALKUMAR JAIN, age - 30 yrs, Occ - Business, residing at 11, Napier Road, Camp, Pune-411001.

(2)
do hereby appoint, nominate and constitute 1) MR. VISHAL RAJENDRA CHALKE, age-24 years, Occupation - Service, residing at 941, Ravivar Path, Pune- 411 002 and 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE, Age- Adult, Occupation- Advocate, R/at- 600, Kasba Peth, Pune- 411 011 as my attorney, to represent me, before any of the Offices of Sub-Registrars from Haveli No.1 (One) to Haveli No.XX (Twenty) and all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any person/s or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, I - RAJAS VIMALKUMAR JAIN do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said Attorney 1) MR. VISHAL RAJENDRA CHALKE, AND 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required. my Attorney/s shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 11th day of June 2008.

I know the executants

Rajale
Advocate
Adv. Prakash Dadas.

Rajale
MR. RAJAS VIMALKUMAR JAIN
(Executants).

We Accept the Powers conferred upon us:

- 1. Vishal Rajendra Chalke
- 2. Mrs. Sangita Somnath Dhanagekar-Yernale



ह म ल-११
 ११/११/११
 २०१५

do hereby appoint, nominate and constitute 1) MR. VISHAL RAJENDRA CHALKE, age 29 years, Occupation - Service, residing at [Address], Pune- 411 002 and 2) MRS. SANGITA SOMNATH DHANAGEKAR-YERNALE, Age- Adult, Occupation- Advocate, R/wal- 201, Hadapsar, Pune- 411 028 as my attorney, to represent me, before any of the Offices of Sub-Registrars from Haveli No.1 (One) to Haveli No.27 (Twenty Seven) and all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any person/s or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, I - MRS. RASHMI RITESH CHANDALIYA (JAIN) do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said Attorney 1) MR. VISHAL RAJENDRA CHALKE, AND 2) MRS. SANGITA SOMNATH DHANAGEKAR- YERNALE shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required. My Attorney/s shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 11TH day of NOVEMBER, 2015.



ह म ल-११
 ११/११/११
 २०१५

I know the executants

Advocate
 (Mrs. Chandaliya)



MRS. RASHMI RITESH CHANDALIYA (JAIN)
 (Executants)

We Accept the Powers conferred upon us

1. Vishal Rajendra Chalke



2. Mrs. Sangita Somnath Dhanagekar-Yernale



ह म ल-११
 ११/११/११
 २०१५

Summary (GoshwamiBhag-1)

320/3402
 गुणवत्, 18 नोव्हेंबर 2015 4:32 म.न.
 ह म ल-११
 ११/११/११
 २०१५

दस्तावेज क्रमांक: ११/११/२०१५
 बाबत शुल्क: ₹. 00/-
 बाबत शुल्क: ₹. 500/-

द. वि. स. ५. वि. ह म ल-११ बाबत बाबत
 क्र. ३. ३४३२ पर दि. 10-11-2015
 दिनांक 4:27 म.न. म. ह म ल-११

भाबती: 10144	भाबती दिनांक: 18/11/2015
भाबत शुल्क: ₹. 100.00	
भाबत शुल्क: ₹. 160.00	
भाबत शुल्क: ₹. 260.00	

दस्तावेज क्रमांक: ११/११/२०१५

ह म ल-११
 ११/११/११
 २०१५

दस्तावेज क्रमांक: ११/११/२०१५
 गुणवत्, 18 नोव्हेंबर 2015 04:24:56 PM म.न. म. ह म ल-११
 दिनांक: 18/11/2015 04:24:56 PM म.न. म. ह म ल-११
 दिनांक: 2 18/11/2015 04:25:23 PM म.न. म. ह म ल-११



आधार - सामान्य भागसाचा अधिकार



ह म ल-११
 ११/११/११
 २०१५



328/9492
Wednesday, November 18, 2015
4:30 PM

पावरी

Original/Cuplicate
पावरी क्र. 1899
Regn.39M

पावरी क्र.: 10144 दिनांक: 18/11/2015

पावरीचे नाव: पुणे केव्हाचे वरील
दस्तावेजाचा अनुक्रमांक: इवस11-0402-2015
दस्तावेजाचा प्रकार: कुमबुजवाराचे
सादर करणाऱ्याचे नाव: विनायक रवींद्र पाळके

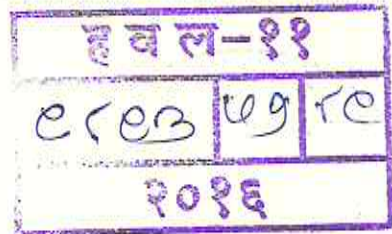
वैदिकी वी १००.००
एच प्रोवाडणी वी १६०.००
पुढाची रक्कम: ६

एच प्रोवाडणी २००.००

वसूल: पुणे: ₹ ०.००
शेवटचा ₹ ०.००
पावरीची रक्कम: ₹ ५,५००/-

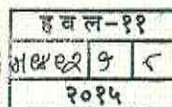
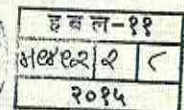
- 1) देवनागा वसूल: By Cash रक्कम: ₹ 100/-
- 2) देवनागा वसूल: By Cash रक्कम: ₹ 180/-

"Rashmi R. Chandaliya-Jain"



CHALLAN
MTR Form Number-1

FORM	MR/MH/19/2542/15/10	GARCODE	DATE	FORM ID
Department	Inspector General of Registration		Payer Details	
Type of Payment	Stamp Duty	TAX ID (if Any)		
	Registration Fee	PAN No. (if Applicable)		
Office Name	JDA-11, HAVELI-11, JOINT SUB-REGISTRAR	Full Name	Vijay Ramesh Chakre	
Location	PUNE	Flat/Office No.		
Year	2015/2014 Dis. Year	Remarks (if Any)	Source of Information/Reason for demand gk jain	
Account Head Details	Amount in Rs.	Premises/Building		
00033A401 Stamp Duty	500.00	Road/Street		
		Area/Locality	Pune	
		Town/City/District		
		PIN	A T S D N	
		Amount in	Five Hundred Rupees Only	
Total	500.00	Wards		
Payment Details	STATE BANK OF INDIA		PDA UNIT IN REGISTRAR'S OFFICE	
Cheque/DD Details	Bank CTR	TRF/ Acc.	300467201511059003 000-00000	
Chq/DD No.		Date	18/11/2015-16:00:00	
Name of Bank		Bank Branch	STATE BANK OF INDIA	
Name of Branch		Sort No. / City	Not Verified with Bank	



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned- MRS. RASHMI RITESH CHANDALIYA (JAIN), Age - ADULT, Occupation - Business residing at 11 Napier Road, Camp, Pune - 411 001.

Monday, June 20, 2011
12:31:48 PM

Original
गोपनी 50 नं.
Hoga. 30 M

पावती

पावती क्र. : 5508

पत्राचे नाव पुणे न्यायालय दफ्तर दिनांक 20/06/2011

दस्तावेजाचा अनुक्रमांक हवेली - 05440 2011

दस्तावेजाचा प्रकार उपकारनाम

कायदर करपारचे नाव/दिनांक सोबत घ्यावे.

मालकी मी	100.00
पत्रकार (अ. 11(1)), पुढाकारनामी पत्रकार (अ. 11(2)), कळवात (अ. 12) व उपकारनाम (अ. 13) - एकत्रित मी (6)	120.00
एकूण रु.	220.00

आगमनास हा दस्ता अंदाजे 1:06PM ह्या वेळेस मिळेल

नाजार मुल्य: 0 रु.
भरतलेल मुद्रांक शुल्क: 500 रु.

सह. दुय्यम निबंधक (वर्ग-१) हवेली क्र. ११



महाराष्ट्र MAHARASHTRA Power of Attorney L 017417

ज. एच. गांधी ४०५, सेंटर पुणे-१.
र. नं. ६०३३ किताब ५०७ - ता. 20 JUN 2011
नाव Kewalkumar Kesarimal Jain
पत्ता Flat No. 7, 1979, Convent Street, Camp, Pune
हवेली 05440
सा. नं. HAV/II/109



हवेल - ११	११
२०११	९६



GENERAL POWER OF ATTORNEY
TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned- MR. KEWALKUMAR KESARIMAL JAIN, Age - 53 years, Occupation - Business residing at Kumar Castle, Flat No.7, 1979, Convent Street, Camp, Pune - 411 001.

Jmk



हवेल-११	११
२०११	९६



हवेल - ११	११
२०११	९६

do hereby appoint, nominate and constitute Mr. VISHAL RAJENDRA CHALKE, age- 26 years, Occupation - Service, residing at 941, Ravivar Peth, Pune- 411 002 and 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE, Age- Adult, Occupation- Advocate, R/al- 690, Kasba Peth, Pune- 411 011 as my attorney, to represent me, before any of the Offices of Sub-Registrars from Haveli No.1 (One) to Haveli No. XX (Twenty) and all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any person/s or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, I MR. KEWALKUMAR KESARIMAL JAIN do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said Attorney 1) MR. VISHAL RAJENDRA CHALKE, AND 2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required. my Attorney/s shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 20th day of June 2011.

I know the executants
Advocate **BABULAL S. OSWA**, B.Com., LL.B. ADVOCATE & NOTARY, 587, BUDHWAR PETH, PUNE - 411 002.
MR. KEWALKUMAR KESARIMAL JAIN (Executants).

We Accept the Powers conferred upon us.
1. Vishal Rajendra Chalke
2. Mrs. Sangita Somnath Dhanagekar-Yernale

20/06/2011	दुय्यम निबंधक:	दस्त गोषवारा भाग-1	हवेली 1
12:54:48 pm	हवेली 11 (पुणे कॅम्प)		दस्ता क्र 5440/2011 / १५
	दस्ता क्रमांक :	5440/2011	९६
	दस्ताचा प्रकार :	मुखाकारनाम	
अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	प्राथमिक
1	नाम: दस्त गोषवारा भाग-1 पत्ता: ५८७/३३ दस्ताचे प्रकार: मुखाकारनाम दस्ता क्रमांक: 5440, सेंटर पुणे दस्ताचे प्रकार: मुखाकारनाम दस्ता क्रमांक: 5440	विपुल गोषवारा वय: 26 पत्ता: [Signature]	[Photo]
2	नाम: दस्त गोषवारा भाग-1 पत्ता: ५८७/३३ दस्ताचे प्रकार: मुखाकारनाम दस्ता क्रमांक: 5440, सेंटर पुणे दस्ताचे प्रकार: मुखाकारनाम दस्ता क्रमांक: 5440	विपुल गोषवारा वय: 33 पत्ता: [Signature]	[Photo]
	धारीत 1 पत्रकाराची कसुती उपलब्ध आहे.		
अनु क्र.	पत्रकाराचे नाव		
3	अंतर्गत कसुती उपलब्ध आहे.		





हवल-11
२२८७ २ E
२००८

do hereby appoint, nominate and constitute **MR. VISHAL RAJENDRA CHALKE**, age- 24 years, Occupation - Service, residing at 541, Ravivar Peth, Pune- 411 002; and **2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE**, Age- Adult, Occupation- Advocate, Flat- 600, Kasba Peth, Pune- 411 011 as my attorney, to represent me, before any of the Offices of Sub-Registrars from Haveli No.1 (One) to Haveli No.20 (Twenty) and all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any person/s or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, I **MR. AMEYA INDERKUMAR JAIN** do hereby agree and declare that all the documents admitted before any of the Sub-Registrars mentioned above by our said Attorney **1) MR. VISHAL RAJENDRA CHALKE**, AND **2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE** shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required; my Attorneys shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 18th day of September 2008.

महाराष्ट्र MAHARASHTRA 18 SEP 2008 F D13456
ज. एल. गंगी ४५, सेंटर स्ट्रीट पुणे-१
र. नं. २२८७-२ E
नाम - मेया इंदरकुमार जैन
पत्ता - कुरंगोण पार्क, पुणे-४११००१
हस्ताक्षर - मेया
ला. नं. HAV. 11, 105

18 SEP 2008
जय श्री गणेशाय नमः
कोषागार पुणे-४११००१



हवल-11
२२८७ २ E
२००८

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned- **MR. AMEYA INDERKUMAR JAIN**, Age- Adult, Occ- Business, residing at residing at Kumar Elite, Bungalow No.10, Koregaon Park, Pune - 411 001.

I know the executants

Sangita
Advocate
(also Mallesh Pawar)

Ameya

MR. AMEYA INDERKUMAR JAIN

(Executants)

We Accept the Powers conferred upon us.

- Chalke
1. Vishal Rajendra Chalke
- Sangita
2. Mrs. Sangita Somnath Dhanagekar-Yernale



हवल-११
२२८७ २ E
२००८

दस्तावेज क्रमांक - 9281/2008
दस्तावेजा प्रकार - मूलमालमग

अनु क्र.	पंजीकरणचे नाव व पत्ता	पंजीकरणाचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	श्री. विशाल राजेंद्र चाल्के वसुंधरा नगर महाराष्ट्र दस्तावेज क्र. 9281/2008 दस्तावेजा प्रकार - मूलमालमग पत्ता - कुरंगोण पार्क, पुणे-४११००१	विद्युत पंजीकरण		
2	श्री. मेया इंदरकुमार जैन कुरंगोण पार्क महाराष्ट्र दस्तावेज क्र. 9281/2008 दस्तावेजा प्रकार - मूलमालमग पत्ता - कुरंगोण पार्क, पुणे-४११००१	विद्युत पंजीकरण		

आतील 1 मसकदारपी कळुनी उपलब्ध नाही.

अनु क्र. मसकदारपी नाव
1 श्री. विशाल राजेंद्र चाल्के, पुणे-४११००१

दस्तावेज क्रमांक - 9281/2008
दस्तावेजा प्रकार - मूलमालमग

दस्तावेजा प्रकार - मूलमालमग
दस्तावेजा क्र. 9281/2008
दस्तावेजा प्रकार - मूलमालमग
पत्ता - कुरंगोण पार्क, पुणे-४११००१

दस्तावेजा प्रकार - मूलमालमग
दस्तावेजा क्र. 9281/2008
दस्तावेजा प्रकार - मूलमालमग
पत्ता - कुरंगोण पार्क, पुणे-४११००१

दस्तावेजा प्रकार - मूलमालमग
दस्तावेजा क्र. 9281/2008
दस्तावेजा प्रकार - मूलमालमग
पत्ता - कुरंगोण पार्क, पुणे-४११००१



20/09/2008 2:25:22 PM

दस्ता नो 9281/2008

दस्ता नो 9281/2008

दस्ता क्रमांक : 9281/2008

दस्ता प्रकार : गुणवत्तापरीक्षण

वस्तु क्र. : धातुकाराचे नाव व घात	प्रकाराचा प्रकार	साधन	अंगठ्याचा दस्त
1. धातु काराचे घात	विद्युत कार	34	

20/09/2008 2:25:22 PM



दस्ता नो 9281/2008

दस्ता क्रमांक (9281/2008)

दस्ता क्रमांक 9281/2008

दस्ता नो. 9281/2008 चा नोंददार
 काराचे घात 34 घातकाराचे घात 34
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 घातकाराचे घात 34 घातकाराचे घात 34



दस्ता नो. 9281/2008 चा नोंददार
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दस्ता नो. 9281/2008 चा नोंददार
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दस्ता नो. 9281/2008


दस्ता क्रमांक 9281/2008

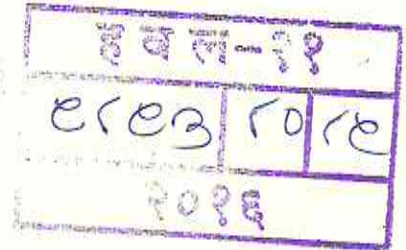
दस्ता क्रमांक 9281/2008

घोषणापत्र

मी, श्री विशाल राजेंद्र चाळके, राहणार- 941, रविवार पेठ, पुणे- 411002, याद्वारे घोषित करतो की, दुय्यम निबंधक, हवेली क्र 11, पुणे यांचे कार्यालयात भाडेपट्टा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री० सनिष व्ही० जैन दस्त क्र ५५२१०८ (दिनांक २६/०५/२००८) व श्री० राजस व्ही० जैन दस्त क्र ५६६३/० (दिनांक ११/०६/२००८) रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सादर दस्त नोंदणीस सादर केला / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः समक्ष आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - ३०/११/२०१६

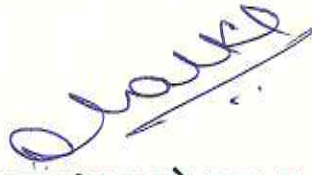

कुलमुखत्यारपत्रधारकाचे नाव व सही
(विशाल राजेंद्र चाळके)



घोषणापत्र

मी, श्री विशाल राजेंद्र चाळके, राहणार- 941, रविवार पेठ, पुणे- 411002, याद्वारे घोषित करतो की, दुय्यम निबंधक, हवेली क्र 11, पुणे यांचे कार्यालयात भाडेपट्टा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. केवळकुमार के. जैन दस्त क्र 4880/99 दिनांक 26/05/2009 व श्री. असेज बाय. जैन दस्त क्र 2259/08 दिनांक 15/08/2008 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सादर दस्त नोंदणीस सादर केला / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः समक्ष आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - 30/99/2009



कुलमुखत्यारपत्रधारकाचे नाव व सही
(विशाल राजेंद्र चाळके)

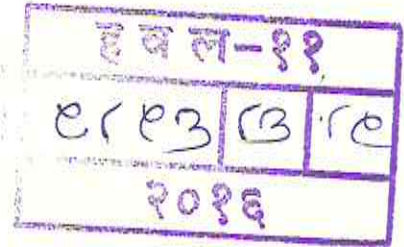


घोषणापत्र

मी, श्री विशाल राजेंद्र चाळके, राहणार- 941, रविवार पेठ, पुणे- 411002, याद्वारे घोषित करतो की, दुय्यम निबंधक, हवेली क्र 11, पुणे यांचे कार्यालयात भाडेपट्टा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्रीमती रंजना बाय. जैन दस्त क्र 3409/0 (दिनांक 02/05/2005 व अपुर्वा बाय. जैन दस्त क्र 9084/0 (दिनांक 20/09/2008) रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे सादर दस्त नोंदणीस सादर केला / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः समक्ष आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये मी पात्र राहिन याची मला जाणीव आहे.

दिनांक - 20/09/2009


कुलमुखत्यारपत्रधारकाचे नाव व सही
(विशाल राजेंद्र चाळके)





KUMAR AGRO PRODUCTS PVT. LTD.

REGISTERED ADDRESS : KUMAR CAPITAL, 2413, EAST STREET, CAMP, PUNE - 411 001. TEL. : 30528888, 30583635
FAX : 91-20-26353365, email : contact@kumarworld.com Website : www.kumarworld.com CIN :- U01409PN1991PTC064416

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS (THE "BOARD") OF KUMAR AGRO PRODUCTS PRIVATE LIMITED (THE "COMPANY") HELD ON WEDNESDAY THE 30TH NOVEMBER, 2016 AT THE REGISTERED OFFICE OF THE COMPANY AT 2413, KUMAR CAPITAL, EAST STREET, CAMP, PUNE-411 001

AUHTORISATION TO MR. MANISH JAIN:

The Chairman informed the board that the Company intends to lease the school proposed on land admeasuring 11865 Sq. Mtrs out of Survey No. 239 (Part) to 241(Part) of Village Sadesataranali, Taluka Haveli, District Pune, to Maharashtra 3E education Trust Mumbai. He further informed that, in order to execute all the documents related to lease, it is advisable to authorise one of the Directors.

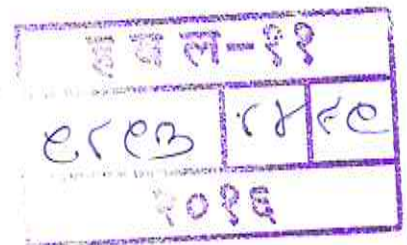
After some discussion it was decided to authorise Mr. Manish Jain for the same and the following resolution was passed:

"Resolved that, Mr. Manish Jain, Director of the Company be and is hereby authorised to execute all the documents such as lease deed/ Agreements for Lease Deed /Leave and License Agreement etc., on behalf of the Company for leasing of the School building constructed on Survey No. 239 (Part) to 241(Part) in Village Sadesataranali, Taluka Haveli, District Pune, to HDFC Bank, Camp, Pune.

FURTHER RESOLVED THAT any one of Directors of the Company be and is hereby authorized to sign and submit the necessary forms with the Registrar of Companies, if any and to do all such acts, deeds and things as may necessary for the execution of the above mentioned resolution."

FOR KUMAR AGRO PRODUCTS PRIVATE LIMITED

KEWALKUMAR JAIN
DIRECTOR
DIN: 00034883



November 28, 2016

To Whomsoever It may Concern

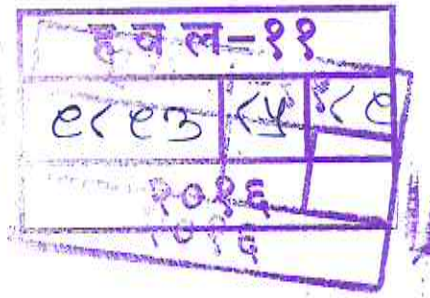
I, Mr. Praveen K. Bhalla, Managing Trustee (authorized representative of HDFC Ventures Trustee Company Limited) hereby delegate the authority vested in me vide a resolution passed by the Board of Trustees of the Maharashtra 3E Education Trust on November 5, 2016, in favour of Mr. Dilip Apte – Trustee, to sign and execute all documents and papers in connection with execution and registration of a lease agreement/ deed for the land and buildings for the purpose of establishing The HDFC School at Pune, Maharashtra and further to discharge all or any other obligations, as may be necessary or appropriate for the aforesaid purpose.

For Maharashtra 3E Education Trust



Praveen K. Bhalla

Mr. Praveen K. Bhalla
Managing Trustee



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AANPA3593R



नाम /NAME
DILIP MORESHWAR APTE

पिता का नाम /FATHER'S NAME
MORESHWAR RAMCHANDRA APTE

जन्म तिथि /DATE OF BIRTH
14-05-1954

हस्ताक्षर /SIGNATURE

Dilip Apte

[Signature]

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

Dilip Apte



ह व ल-११
९८९३ ८९८९
२०१६

329/9893

बुधवार, 30 नोव्हेंबर 2016 6:50 म.नं.

दस्त गोषवारा भाग-1

हवल11

दस्त क्रमांक: 9893/2016

दस्त क्रमांक: हवल11 /9893/2016

वाजार मुल्य: रु. 16,21,77,500/- मोबदला: रु. 84,10,248/-

भरलेले मुद्रांक शुल्क: रु.72,98,000/-

दु. नि. सह. दु. नि. हवल11 यांचे कार्यालयात

अ. क्र. 9893 वर दि.30-11-2016

रोजी 6:47 म.नं. वा. हजर केला.

पावती:10660

पावती दिनांक: 30/11/2016

सादरकरणाराचे नाव: भाडेकरू महाराष्ट्र 3 ई एज्युकेशन ट्रस्ट
तर्फे श्री दिलीप आपटे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1860.00

पृष्ठांची संख्या: 93

(Signature)

दस्त हजर करणाऱ्याची सही:

एकूण: 31860.00

(Signature)
सह.दु.नि. (वर्ग-२) हवेली-११

(Signature)
सह.दु.नि. (वर्ग-२) हवेली-११

दस्ताचा प्रकार: लीजडीड

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

शिक्षा क्र. 1 30 / 11 / 2016 06 : 47 : 52 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 30 / 11 / 2016 06 : 48 : 44 PM ची वेळ: (फी)

प्रतिज्ञाप्रत्र

आम्ही लिहून देणार व लिहून घेणार
सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास
जोडलेली पूरक कादरपत्रे ही अस्सल व खरी
असून ती खोटी व बनावट आढळून आल्यास
नोंदणी अधिनियम १९०८ चे कालम ८२ अन्वये
होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहूत.

(Signature)
देणार

(Signature)
लिहून देणार





30/11/2016 6 54:18 PM

दस्त गोषवारा भाग-2

हवल11

२८/११

दस्त क्रमांक:9893/2016







दस्त क्रमांक :हवल11/9893/2016

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाडेकरू महाराष्ट्र 3 ई एज्युकेशन ट्रस्ट तर्फे श्री दिलीप आपटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: एचडीएफसी लि, रमण हाऊस, एच टी पारेख मार्ग, 169, चर्चगेट, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AAETM7059H	भाडेकरू वय :-62 स्वाक्षरी:-		
2	नाव:मालक कुमार अँगो प्रोडक्टस प्रा लि तर्फे संचालक श्री मनिष विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAACK7660H	मालक वय :-30 स्वाक्षरी:-		
3	नाव:मालक श्रीमती पुष्पा विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAYPJ2210K	मालक वय :-30 स्वाक्षरी:-		
4	नाव:मालक श्री मनिष विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ACDPJ4157C	मालक वय :-30 स्वाक्षरी:-		
5	नाव:मालक श्री राजस विमलकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAYPJ2207N	मालक वय :-30 स्वाक्षरी:-		
6	नाव:मालक रश्मी रितेश चंडालिया जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ACAPJ8387R	मालक वय :-30 स्वाक्षरी:-		
7	नाव:मालक श्री केवलकुमार केसरीमल जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAYPJ2209C	मालक वय :-30 स्वाक्षरी:-		
8	नाव:मालक कै इंदरकुमार केसरीमल जैन मयत तर्फे वारस श्रीमती रंजना इंदरकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AEAPJ0088E	मालक वय :-30 स्वाक्षरी:-		



Summary-2(दस्त गोषवारा भाग - २)

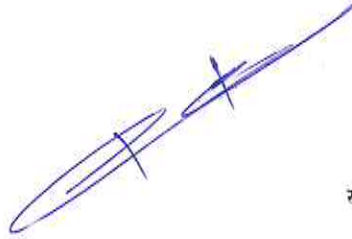
- | | | |
|---|---|--|
| <p>9 नाव:मालक कै इंदरकुमार केसरीमल जैन मयत तर्फे वारस श्री अमेय इंदरकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे.
पॅन नंबर:AGKPJ7559H</p> | <p>मालक
वय :-30
स्वाक्षरी:-</p> | 
 |
| <p>10 नाव:मालक कै इंदरकुमार केसरीमल जैन मयत तर्फे वारस अपुर्वा इंदरकुमार जैन लग्नानंतरचे नाव भी अपुर्वा मोहित गोयल तर्फे कु मु म्हणून श्रीमती रंजना इंदरकुमार जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे.
पॅन नंबर:AIYPJ3396G</p> | <p>मालक
वय :-30
स्वाक्षरी:-</p> | 
 |
| <p>11 नाव:मालक मे कुमार कंपनी तर्फे भागीदार श्री केवलकुमार केसरीमल जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: 941 रविवार पेठ पुणे, रोड नं: -, महाराष्ट्र, पुणे.
पॅन नंबर:AABFK6106A</p> | <p>मालक
वय :-30
स्वाक्षरी:-</p> | 
 |

वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:30 / 11 / 2016 06 : 52 : 27 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:अंड चंदन पी फरताळे
वय:40
पत्ता:पाषाण, पुणे
पिन कोड:411021



स्वाक्षरी

द्वयाचित्र

अंगठ्याचा ठसा



शिक्रा क्र.4 ची वेळ:30 / 11 / 2016 06 : 52 : 48 PM

सह.दु.नि. (वर्ग-२) हवेली-११

EPayment Details



sr. Epayment Number
1 MH006332000201617M

Defacement Number
0003564380201617

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9893 /2016

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प्रमाणित करणारास येते की,
या दस्तऐवजात दुरुपम २९ पुढे आहेत
पहिले नंबराचे पुस्तकाचे
२९२३ नंबरी नोंदना.

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक 30 / 11 / 2016