



21/08/2018

सूची क्र. 2

दुय्यम निविधक : मह दु.नि. हवेली 18
दस्त क्रमांक : 10503/2018
नोदणी :
Regn 63m

गावाचे नाव : महाळुंगे

(1) विविधाचा प्रकार	सीजडीह
(2) मालदरा	0.0
(3) वाजामाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने संपुड कराचे)	51469200
(4) भू-मापन, पोट्टिस्मा व शरक्रमांक (अमल्याम)	1) पालिकेचे नाव:पुणे इतर वर्णन : इतर माहिती: गाव मोजे म्हाळुंगे क्षेत्रील म्हाळु क्रमांक 12 हिस्सा क्रमांक 1 यासी क्षेत्र 00 हेक्टर 42.05 आर ही पिछकल ((Survey Number : 12 ;))
(5) क्षेत्रफळ	1) 4205 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात असेल नव्हा	
(7) दस्त्यावज करत नेणा-या/लिहून उदणा-या पत्रकाराचे नाव किंवा दिवाणी व्यायालययाचा ठुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मंत जनेश्वर एस्केशन ट्रस्ट चेंअमन अँड सेनेजिग ट्रस्टी निखिल वाघ - - वय:-43, पत्ता:-व्हॉट नं. - माळा नं. - इमारतीचे नाव: गिरगाव, वेस्ट मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई. पिन कोड:-400102 पंत नं.-:AAITS3357G
(8)दस्त्यावज करत येणा-या पत्रकाराचे व किंवा दिवाणी व्यायालययाचा ठुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1) नाव:-अतुल भिमा पाडाळे - - वय:-29; पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे , ब्लॉक नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-AZSP4053B
	2) नाव:-नरानंतरचे नाव वैशाली अतुल पाडाळे लग्नाअधीचे नाव वैशाली कैलास मते - - वय:- 25, पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-BSKPM7305K
	3) नाव:-तिलेश धर्मराज पाडाळे - - वय:-32; पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-AYAPP3615L
	4) नाव:-अर्चना तिलेश पाडाळे स्वतःकरिता हॉपवर्धन तिलेश पाडाळे वर्फे अ पा क माता म्हणून - - वय:-27; पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-CBXPP4018H
	5) नाव:-चंद्रकांत महाडू पाडाळे - - वय:-58; पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-AIYPP4480H
	6) नाव:-सुक्ताबाई चंद्रकांत पाडाळे - - वय:-52; पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-CQVPP6801P
	7) नाव:-सुपर चंद्रकांत पाडाळे - - वय:-30; पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-BGIPP1999L
	8) नाव:-किरण चंद्रकांत पाडाळे - - वय:-28; पत्ता:- , , म्हाळुंगे, पुणे , , आवेट् आण, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-410501 पंत नं:-BSRPP6159F
	9) नाव:-विठ्ठल महाडू पाडाळे - - वय:-56; पत्ता:-व्हॉट नं. - , माळा नं. - , इमारतीचे नाव: म्हाळुंगे, पुणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-410501 पंत नं:-



AOTPP7862A

10): नावः-वर्ण विद्युत पाडाळे - - बयः-47 पन्नाः-ज्याई नं. - माळा नं. - इमाननीच न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - EMAPP9278K

11): नावः-अश्व विद्युत पाडाळे - - बयः-24 पन्नाः-ज्याई नं. - माळा नं. - इमाननीच न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - BLPp4132F

12): नावः-अनुनाधा विद्युत पाडाळे - - बयः-21 पन्नाः-ज्याई नं. - माळा नं. - इमाननीच न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - EMIPp9031G

13): नावः-भानुवाम महाडू पाडाळे - - बयः-52 पन्नाः-ज्याई नं. - माळा नं. - इमाननीच न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - ALWPP0003F

14): नावः-सागर भानुवाम पाडाळे न्वन करिना संकेत भानुवाम पाडाळे न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - EMIPp8628B

15): नावः-अश्वना भानुवाम पाडाळे - - बयः-21 पन्नाः-ज्याई नं. - माळा नं. - इमाननीच न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - EMIPp8628B

16): नावः-नंदकुमार महाडू पाडाळे - - बयः-50 पन्नाः-ज्याई नं. - माळा नं. - इमाननीच न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - ASMPp1894P

17): नावः-सविता नंदकुमार पाडाळे न्वन करिना संकेत नंदकुमार पाडाळे व सागर नंदकुमार पाडाळे न्ह्याळुंगे, पुणे. ज्यांक नं. - रोड नं. - महानगर, पुणे. पिन कोडः-410501 वन नं. - CREPP8614P

(9) इन्फोवज करन दिव्याना दिनांक

(10)इन्फोवज करन दिव्याना दिनांक

(11)अनुक्रममाक, खंड व पृष्ठ

(12)वाजारभावाप्रमाणे मुद्राक शुल्क

(13)वाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

मुल्यांकनासाठी विचारारत वंदनदला नपणिलः-

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i); or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



प्रसह-दुष्यम निंबंकर
हवेली क. १८ (वर्ग रोड)

386/10503

Monday, August 13, 2018
4:50 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

गावाचे नाव: महलुंगे

दस्तऐवजाचा अनुक्रमांक: हवल18-10503-2018

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: संत ज्ञानेश्वर एज्युकेशन ट्रस्ट चेअरमन अँड मॅनेजिंग ट्रस्टी निव्विल बापु - -

पावती क्र.: 11755 दिनांक: 13/08/2018

नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 900.00
पुष्पांची संख्या: 45

एकूण: ₹. 30900.00

आपणाम मूळ दस्त, थ्रवनेल प्रिंट, सूची-२ अंदाजे
4:53 PM ला वेळेस मिळेल.

मह. दुय्यम निबंधक, हवेली-18

वाजार मूल्य: ₹. 51469200 /-

मोबदलत ₹. 0.0/-

भरलेले मुद्रांक शुल्क: ₹. 2316200/-

1) देशकाचा प्रकार: eChallan रकम: ₹. 30000/-

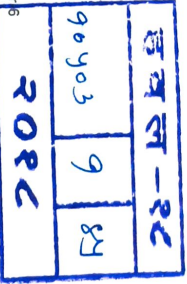
डीडी/क्षमादेश/पे ऑर्डर क्रमांक: MH005031997201819E दिनांक: 13/08/2018

बँकेचे नाव व पत्ता:

2) देशकाचा प्रकार: DHC रकम: ₹. 900/-

डीडी/क्षमादेश/पे ऑर्डर क्रमांक: 1308201806457 दिनांक: 13/08/2018

बँकेचे नाव व पत्ता:



GRN MH006031997201819E BARCODE  Date 13/08/2018-16:09:13 Form ID 36

Department Inspector General Of Registration Payer Details

Type of Payment Stamp Duty Registration Fee TAX ID (if Any)

Office Name HVL-18, HAVELI 18 JOINT SUB REGISTRAR PAN No.(if Applicable)

Location PUNE Full Name Sant Gyaneshwar Education Trust through Nikhil Wagh

Year 2018-2019 One Time Flat/Block No. SURVEY NO. 12/1

Account Head Details Amount In Rs. Premises/Building

0030046401 Stamp Duty 2316200 00 Road/Street

0030063301 Registration Fee 30000 00 Area/Locality MHALUNGE

Town/City/District PIN 4 1 1 0 4 5

Remarks (if Any) SecondPartyName=Atul Bhima Padale~

Amount In Twenty Three Lakh Forty Six Thousand Two Hundred R

Total DEFAECED 2346200.00 Words DEFAECED

Payment Details INDIAN OVERSEAS BANK FOR USE IN RECEIVING BANK

Cheque/DD Details Bank CIN Ref No 02700452018081350245 201808130740033

Cheque/DD No Bank Date RBI Date 13/08/2018-16:10:21 Not Verified with RBI

Name of Bank Bank-Branch INDIAN OVERSEAS BANK

Name of Branch Scroll No. : Date Not Verified with Scroll

Department ID : 9921548080
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चेक वरती कदा देदी जातलें कार्यालयी माली कार्यालयी खातेतरी ताज शीर, माली व कार्यालयी खातेतरी चेक वरती ताज शीर.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-386-10503	0002624204201819	13/08/2018-16:46:21	IGR025	30000 00
2	(S)-386-10503	0002624204201819	13/08/2018-16:46:21	IGR025	2316200 00
Total Defacement Amount					23,46,200.00



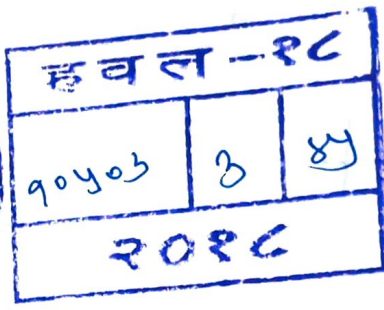
क्र. नं. - २८		
१०५०३	२	४
२०१८		

LEASE DEED

THIS INDENTURE OF LEASE MADE AND EXECUTED ON THIS 13th DAY IN THE MONTH OF JULY IN THE YEAR 2018
13 Av495T

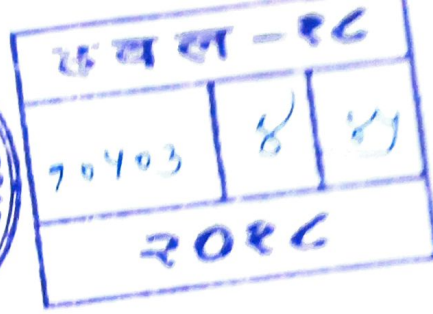
BETWEEN

- 1) **Mr. Atul Bhima Padale**
Age: 29 yrs, Occupation : Agriculturist
PAN No. : AZSPP4053B
- 2) **Mrs. Vaishali Atul Padale**
(Name before marriage - Vaishali Kailas Mate)
Age: 25 yrs, Occupation : Agriculturist
PAN No. : BSKPM7305K
- 3) **Mr. Nilesh Dharmaraj Padale**
Age: 32 yrs, Occupation : Agriculturist
PAN No. : AYAPP3615L
- 4) **Mrs. Archana Nilesh Padale**
Age: 27 yrs, Occupation : Agriculturist
For Self and natural guardian of No. 5
PAN No. : CBXPP4018H
- 5) **Master Harshvardhan Nilesh Padale**
Age: 05 yrs, Occupation : Education
- 6) **Mr. Chandrakant Mahadu Padale**
Age: 58 yrs, Occupation : Agriculturist
PAN No. : AIYPP4480H
- 7) **Mrs. Muktabai Chandrakant Padale**
Age: 52 yrs, Occupation : Housewife
PAN No. : EMAPP9736C
- 8) **Mr. Tushar Chandrakant Padale**
Age: 30 yrs, Occupation : Agriculturist
PAN No. : BGIPP1999L
- 9) **Mr. Kiran Chandrakant Padale**
Age: 28 yrs, Occupation : Agriculturist
PAN No. : BSRPP6159F
- 10) **Mr. Vitthal Mahadu Padale**
Age: 55 yrs, Occupation : Agriculturist
PAN No. : AOTPP7862A



- 11) **Mrs. Varsha Vitthal Padale**
Age: 47 yrs, Occupation : Housewife
PAN No. : EMAPP9278K
- 12) **Mr. Akhay Vitthal Padale**
Age: 24 yrs, Occupation : Agriculturist
PAN No. : BPLPP4132F
- 13) **Mrs. Anuradha Vitthal Padale**
Age: 21 yrs, Occupation : Student
PAN No. : EMIPP9031G
- 14) **Mr. Bhanudas Mahadu Padale**
Age: 52 yrs, Occupation : Agriculturist
PAN No. : ALWPP0003S
- 15) **Mrs. Mangal Bhanudas Padale**
Age: 45 yrs, Occupation : Housewife
For Self and natural guardian of No. 17
PAN No. : AZLPP8473G
- 16) **Mr. Akshata Bhanudas Padale**
Age: 21 yrs, Occupation : Student
PAN No. : EMIPP8628B
- 17) **Master Sanket Bhanudas Padale**
Age: 16 yrs, Occupation : Student
- 18) **Mr. Nandkumar Mahadu Padale**
Age: 50 yrs, Occupation : Agriculturist
PAN No. : ASMPP1894P
- 19) **Mrs. Savita Nandkumar Padale**
Age: 43 yrs, Occupation : Housewife
For Self and natural guardian of No. 20 and 21
PAN No. : CRFPP8614P
- 20) **Miss. Gauri Nandkumar Padale**
Age: 17 yrs, Occupation : Agriculturist
- 21) **Master Gaurav Nandkumar Padale**
Age: 11 yrs, Occupation : Student
All R/at Mahalunge, Tal. Mulshi, Dist Pune.

Hereinafter collectively referred to as the “LESSOR” (which expression shall unless it be repugnant to the context or meaning thereof be deemed



to mean and include their heirs, executors, administrators and assigns) party of the FIRST PART.

AND

Sant Gyaneshwar Education Trust, a Public Charitable trust registered under BPT Act 1950 with Reg. No. E-25407 (MUM) having its Reg. office at B606 Kanishk Apartments Mahindra G. E. Links, Ram Mandir Road, Goregaon West, Mumbai 400102, PAN No. AAITS3357G, through its **Chairman and Managing Trustee Dr. Nikhil Wagh**, hereinafter referred to as the "**LESSEE**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) party of the SECOND PART:

WHEREAS:

- A. The LESSOR is well seized of and possessed of and otherwise well seized off and sufficiently entitled to all that piece or parcel of freehold land bearing Survey No.12/1 situated at Laxman Nagar, Village Mhalunge, Taluka Mulshi, Dist. Pune, Maharashtra admeasuring 00 H. 42.05 R (hereinafter referred to as "the said Land") as more particularly described in the Schedule "A" written under the foot of this indenture and delineated on the plan by Red Ink thereof hereto annexed and marked Annexure "A", copy of the said plan (hereinafter referred to as the "Said Plot");
- B. AND WHEREAS the said Plot is earmarked and approved for setting up a school by the Competent Authority vide letter/order dated 21.02.2018.
- C. AND WHEREAS the LESSEE is engaged in the activity of operating and establishing school by the name and style of EDUCON INTERNATIONAL SCHOOL ;
- D. AND WHEREAS the LESSEE is interested in establishing a school at Pune at Survey No.12/1 situated at Laxman Nagar, Village Mhalunge, Taluka- Mulshi, Dist- Pune more particularly described in Schedule "A" written under the foot of this Indenture
- E. AND WHEREAS the LESSEE therefore approached to the lessor and negotiated and requested for grant of lease of said Plot of Land.

[Handwritten signatures]

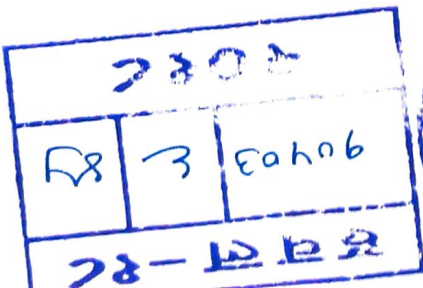
- 3. The LESSOR shall carry out the construction solely at their costs and expenses in accordance with the requirements of the LESSEE and as per the specifications mentioned in Annexure "B". The Phase wise construction would be as follows:
- 2. The Lessor agrees and undertakes to construct building for school in phase wise manner and remake the internal walls thereof, solely at their cost and expenses and in accordance with the requirement of the Lessee. To give effect to the above intention, the Lessor shall direct their architects to co-ordinate with the architects of the Lessee to ensure that the internal walls of the said Building etc. are made as per the requirement of the Lessee and as per the building and ground specifications mentioned in Annexure B. The Total area of land offered by the Lessor (inclusive of the land used for school building) shall not be less than 00 H. 42.05 R land i.e. 45262.62 Sq.ft.
- 1A. The period of lease shall be of 30 (thirty) years commencing from 27th of June 2018 and expiring on 26th of June 2048 for the monthly lease rent as mentioned herein after. The same shall be payable on or before 10th of each Month.
- 1. It is agreed by and between the parties that lessor shall execute lease deed of the said land more particularly described in first schedule written under the foot of this AGREEMENT TO LEASE and shall also execute a lease Deed. A building to be constructed therein after the same is completed. The Plan of the land to be executed is hereby annexed and marked as Annexure - "A"

NOW THIS AGREEMENT TO LEASEWITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

F. AND WHEREAS the LESSOR has accordingly agreed to grant a lease to the Lessee for a period of thirty years commencing from 27th of June 2018 and expiring on 26th of June 2048 on the terms and conditions mentioned herein after which are mutually agreed upon between the parties.

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Phase I: Possession of the entire said Building as per the schools requirement, admeasuring in the aggregate, 30,000 sq. ft. Built-up area with covered parking, will be handed over by the lessor to the lessee on 1st March 2019 so as to enable the lessee to carry out the interior work, furniture and fixtures required to commence educational activities including marketing and advertising campaigns.

Phase II: Possession of additional school building area with covered parking as per sanction plan, duly completed in accordance with the requirements of the Lessee, shall be handed over by the Lessor to the Lessee on 1st June 2022,

In consideration of the Lessor agreeing to grant the said property on lease to the Lessee in the manner specified in clause 1 above, the Lessee shall pay to the Lessor lease rent (hereinafter referred to as "the Lease Rent") as mentioned below -

a-1) During the Phase I, viz. the period commencing from 1st June, 2019 to 30th May 2021, at the rate of INR 35/- per square feet on a built-up area including covered parking area of approx. 30,000 sq. feet. i.e. a sum of Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand only) per month less tax deductible as source (TDS) plus GST as applicable or any other taxes as applicable from time to time.

a-II) Phase II - 30,000 sq. ft. or more as per the subsequent D C rules (Max. of these two)

b) Upon completion of two year, the Lease Rent shall be increased to INR 40/- per square feet commencing from 1st June 2021.

c) It is further agreed that increase in lease rent by 15% i.e. 15 % of Rs. 40/- i.e. Rs. 46/- per square feet will be payable from 1st June, 2022 and 15% increase after every 3 years later on.

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However, it is further agreed by and between the parties that this escalation / increase of 15% after every three years would be applicable till completion of 15 years of the lease period. However, after period of 15 years of lease the parties after due negotiations would further consider as to the enhancement of lease rent and its percentage as per the then market rate. It is clarified that a period of 3 months commencing from the date of possession shall be a rent free period during which the Lessee will be given possession of the said Building for the purpose of carrying out their fit-out works therein. Rent of 1st phase shall only commence from 1st June 2019 or 3 months from the date of actual possession of the agreed lease premises, whichever is later. Further rent of Phase II will commence from 1st June 2022 or 3 months from the date of actual possession of the agreed lease premises, whichever is later. It is agreed that lessee shall pay such agreed rent to the lessor on or before 10th of each month.

(Padale)

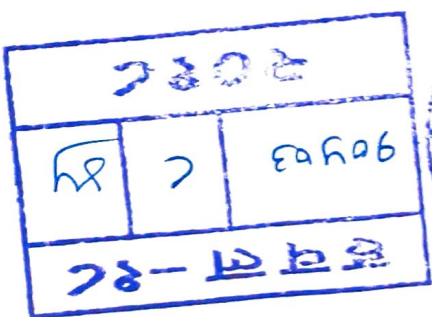
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Sr. No.	Name of the Lessors	Percentage (%) in the rent
1	Atul Bhima Padale	9.81
2	Vaishali Atul Padale	9.81
3	Nilesh Dharmaraj Padale	6.85
4	Archana Nilesh Padale	6.85
5	Chandrakant Mahadu Padale	5.60
6	Tushar Chandrakant Padale	5.55
7	Kiran Chandrakant Padale	5.55
8	Vittal Mahadu Padale	8.33
9	Akshay Vittal Padale	8.33
10	Bhanudas Mahadu Padale	8.33
11	Mangal Bhanudas Padale	8.33
12	Nandkumar Mahadu Padale	8.33
13	Savita Nandkumar Padale	8.33
	Total	100

(d) The rent will be distributed as per below table

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4. In addition to the Lease Rent, the Lessee shall deposit and keep deposited with the Lessor the aggregate sum of Rs.20,00,000/- (Rupees Two Crores only) (hereinafter referred to as "Security Deposit") as and by way of interest free security deposit which shall be paid by the Lessee to the Lessor in a phase-wise manner as provided in clause 5 herein below. However, it is agreed by and between the parties that the lessee is entitled to get the refund of the said interest free security deposit on expiry of the lease period i.e. 30 years or earlier termination as the case may be. If there is no earlier termination then it is agreed between the parties that the rent payable by the lessee to the lessor at the end of the lease period shall be adjusted by calculating the amount with the total amount of deposit i.e. Rupees 2 Crores i.e. lessee shall deduct such a lease rent payable by it to the lessor to the extent of Rupees 2 Crores. Calculating the said amount to the relevant period prior to the expiry of the lease.

5. The LESSEE hereby further covenants with the LESSOR to keep a deposit of Rs.2,00,00,000/- (Rs.Two Crores only) in aggregate (hereinafter referred to as "Security Deposit") as and by way of interest free security deposit which shall be paid by the LESSEE to the LESSOR in a phase-wise manner.

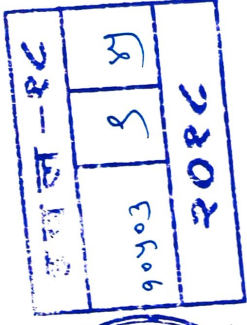
The LESSEE hereby further covenants that The Security Deposit shall be paid by the Lessee to the Lessor in the manner specified below:

(a) A sum of Rs. 10,00,000 (Rupees Ten lakh only) has been paid by the LESSEE to the LESSOR on or before the execution of this MOU (the payment and receipt whereof the Lessor doth hereby admit and acknowledge);

(b) A further sum of Rs. 15,00,000 (Rupees Ffiteen lakh only) shall be paid on execution of lease Document duly registered with the sub-registrar or District Registrar on or before 21st July 2018.

(c) A further sum of Rs 25,00,000/- (Rupees Twenty Five Lakhs only) shall be paid on or before completion of plinth and 1st slab by 15th September 2018 whichever is later.

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- (d) A further sum of Rs 25,00,000/- (Rupees Twenty Five Lakhs only) shall be paid on or before completion of Phase I and handing over possession on 1st March 2019 whichever is later .
- (e) A further sum of Rs 25,00,000/- (Rupees Twenty Five Lakhs only) shall be paid on or before 15th September 2019 .
- (f) A further sum of Rs 25,00,000/- (Rupees Twenty Five Lakhs only) shall be paid on or before 15th June 2021 .
- (g) A further sum of Rs 25,00,000/- (Rupees Twenty Five Lakhs only) shall be paid on or before 15th October 2021 .
- (h) A further sum of Rs 25,00,000/- (Rupees Twenty Five Lakhs only) shall be paid on or before 15th June 2022 on completion of phase II and on possession of phase II .
- (i) A further sum of Rs 25,00,000/- (Rupees Twenty Five Lakhs only) shall be paid on or before 15th October 2022 .

However, it is agreed by and between the parties that the Lessee is entitled to get the refund of the said interest free security deposit on expiry of the lease period i.e. 30 years of earlier termination as the case may be. If there is no earlier termination then it is agreed between the parties that the rent payable by the Lessee to the Lessor at the end of the lease period shall be adjusted by calculating the amount with the total amount of deposit i.e. Rupees Two Crores i.e. Lessee shall deduct such a lease rent payable by it to the Lessor to the extent of Rupees Two Crores. Calculating the said amount to the relevant period prior to the expiry of the lease.

6. The LESSOR hereby agrees that before handing over the possession of a School Building to be constructed on the Leased Plot. It shall comply with the following requirements:
- (a) The Lessor shall solely at their cost and expense, obtain the change of user certificate/order in respect of the said Property to 'school' and furnish a copy of the document/s evidencing the same to the Lessee; i.e. N.A. Order.
- (b) The Lessor shall obtain the Part Completion Certificate in respect of the said Property; after completion of construction i.e. phase wise.

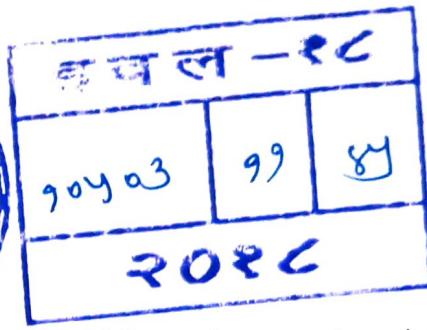
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- (c) The Lessor shall obtain a certificate from his Chartered Accountant that no proceedings have been initiated by the Income Tax Authorities and/or are pending under Section 281 or any other provisions of the Income Tax Act, 1961 against the Lessor; and
 - (d) The Lessor shall complete the building and interiors in respect of the Phase I and Phase II of the said Building as per the requirement of the Lessee as specified in clause 3 above.
 - (e) The lessor shall obtain all necessary N.O.C (including Fire) from the competent authorities .
 - (f) The Lessor shall provide three phase power connection of appropriate capacity. However, the relevant transformer if Lessee so desires shall be arranged by Lessee at his own cost. It is further agreed that cabling etc. for Minimum 13 per points per room would be arranged by the lessor as per the necessity subject to final design by the Architect. However, the Electricity charges are agreed to be paid by the Lessee as per the reading on meter.
 - (g) Municipal Corporation water connection (adequate for school building) will be provided by lessor, relevant plumbing, drainage and sewerage work will done by the lessor.
 - (h) It is agreed that Lessor shall provide two lifts in building with proper capacity as per the requirement.
7. The Lessor shall make out a clear and marketable title to the said Property free from all encumbrances. Upon execution of these presents the Lessee shall be at liberty to investigate the title to the said Property by issuing Public Notice(s) inviting objections from public towards the lease of the said Property. In the event of any objections raised, the same shall be intimated to the Lessor and the Lessor shall answer and comply with the requisition in this respect and ensure that the title is clear and marketable.
8. The Lessor shall at its own cost arrange for funds to construct and complete the school building for phase I approx.30000 sq.ft. of carpet area and shall demonstrate their capacity to do the same to the satisfaction of the lessee .

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9. The demise of the said Property as contemplated herein, shall be completed in the following manner :-

- (a) The Lessor hereby agrees that they shall execute and indenture of Lease Deed of land together with building in favour of the Lessee. The draft of Lease Deed is to be prepared by Advocate of Lessor and same would be registered with the concerned registrar of assurances.
- (b) The Lessor shall hand over to the Lessee the vacant and peaceful possession of Phase I and Phases II of the said Property as specified in clause 3 above as per the timelines (time being the essence of the matter).

10. The Lessor hereby declares, represents and warrants that:-

- (a) No notice of acquisition or requisition in respect of the said Property has been served and/or received by the Lessor till date and if any such notice is served and/or received by the Lessor, the Lessor to deal with such notice at its own cost;
- (b) The Lessor has good right, full power and absolute authority to enter into this Agreement To Lease and there is no impediment or restraint or injunction against the Lessor for executing this Agreement To Lease.
- (c) The Lessor is in exclusive use, occupation and possession of the said Property;
- (d) That the Lessor shall upon execution of this Agreement To Lease shall not create any encumbrance of any nature whatsoever over the said Property or any part thereof;
- (e) It is specifically agreed by and between the parties that except the property tax of the land and building to be constructed thereon, all other taxes, cess, charges like water charges, electricity charges, maintenance charges or any other charges payable either to the Central Government, State Government, Municipal Body, Gram Panchayat, etc. are to be paid and borne by lessee, from the date of taking the possession of the building.

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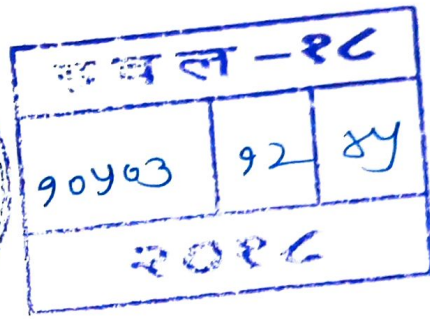
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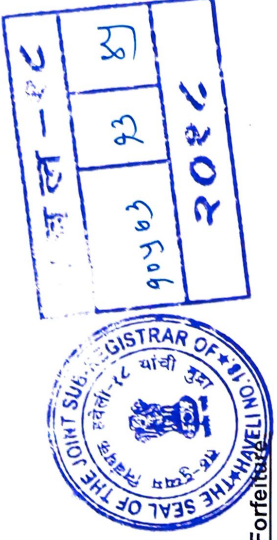
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11. The Lessee is aware that the Lessor will be carrying out the interior works of the said Building in the phase-wise manner as per the requirement of the Lessee. Accordingly, such interior work will be continuing even after handing over possession of a portion of the said Property by the Lessor to the Lessee. In this context, the Lessee agrees to co-operate with the Lessor and his representatives and agents and permit them easy access to the remaining floors of the said Building for such purpose and the Lessor undertakes to carry out the work with mutual understanding and co-operation.
12. It is specifically and expressly agreed that lessee shall use said premises i.e. The building only for educational purpose i.e. for running the said school. The lessee shall not use the said leased premises for any other purpose other than education. Any change of user without the prior written permission of lessor would be treated as breach and the lessor shall be entitled to terminate/forfeit the present lease. It is further agreed that the lessee shall not assign or part with the possession of leased property to any third party and shall also not sub-lease the lease hold rights of leased property in favour of any other party.
- 12 A. It is expressly agreed by and between the parties that the lessee shall not carry out any major additions or alternations in the leased building without the prior written permission of the lessor. Similarly, lessor shall not pull down or demolish any portion or part of the building.
13. It is hereby agreed by and between the parties that first 15 years of the lease out of the total term of leaseperiod is agreed to be "Lock-In-Period". The lessee shall not be entitled to terminate the lease for the said "Lock-In-Period" except on the ground of Vis-major (act of God). If lessee commits a breach to that effect then shall be liable to pay the agreed rent for period of 15 years. Similarly the lessor shall also not terminate the lease deed during the "Lock-In-Period" except on the ground of forfeiture as stated herein after.

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14. Forfeiture

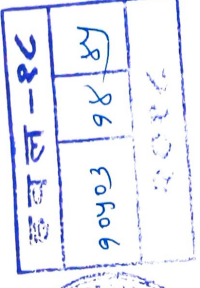
It is specifically agreed by the lessee that lessor is entitled for the forfeiture of present lease in case lessee commits a breach of any express term or condition of the aforesaid any other terms mentioned herein after, and commits a breach in payment of lease rent for a continuous period of 3 months. In such a event the lessor has right to re-enter on leased property and take the possession provided lessor gives a notice to the lessee in writing of their intention to determine the lease. Such a notice shall mention the express breach of any term or condition and calling upon the lessee to remedy such a breach or pay the arrears of lease rent within a period of 30 days that may be outstanding at that time from service of such a notice. If the lessee fails to remedy the breach the lease shall stand terminated after period of 30 days from the expiry of such a notice period.

15. Notwithstanding anything herein contained, herein above on the Lessee if regularly paying the lease rent or compensation hereunder and observing and fulfilling all the terms and conditions of the Indenture of Lease to be executed between the Parties hereto, the Lessee shall be entitled to the peaceful and quiet possession and enjoyment for the Term of Lease without any hindrance or interruption from the Lessor.

16. The layout plan of School Building so also specifications and layout Plan of building is attached in annexure A, B and C. Actual Plan will be made jointly between lessee and lessor. The Lessor will provide final copy of plan of architectural and electric layouts to the lessee

17. The name of the school run by the Lessee on the said Property shall be 'Educon International School ' or any other name as deemed fit by the lessee. The Lessee shall be entitled to install a name board on the gate and compound wall of the said Property as well as on the said Building displaying the name of the school.

Lessee



18. Service tax, if any, payable in connection with the proposed transaction shall be borne and paid by the Lessee.
19. The present lease of the building shall automatically stand terminated by efflux of time, if not so terminated earlier by way of forfeiture or otherwise. On efflux of time the lessee shall handover the vacant land and peaceful possession of the leased premises/property to the lessor i.e. restore the possession of the property in good condition. If it is found that the lessee had caused damage to the building or part of the building, the lessee shall be liable to compensate such a damages as may be determined by the architect of lessor.
20. Any notices or communication required to be given in terms hereof shall be addressed at the following addresses unless otherwise notified by a party to the other party in writing :-

Lessor: **Mr Bhanudas Padale and others**
At Post – Mhalunge, Tal – Mulshi,
Dist – Pune - 411 045.

Lessee: **Dr. Nikhil Wagh**
Sant Gyaneshwar Education Trust ,
Educon International School Group
B606 , Karishk Apts ,
Mahindra G.E.Links , Ram Mandir Road
Goregaon West , Mumbai - 400104
Tel.:9920661340.

Any notice or communication to be given by either party to the other may be given by Email, post or personal delivery and shall be deemed to have been received by the party to whom it is addressed if sent by Email upon transmission thereof and subsequently confirmed in writing if sent by post upon expiration of 48 hours from the registered letter containing the notice or communication, as the case may be, shall have been delivered to the post office for dispatch and if made by personal delivery.

21. The LESSEE hereby further agrees to provide free education to the legal heirs of Lessor i.e. 3 to 5 legal heirs. And the LESSEE hereby further agrees to provide school material supply, transport and other contracts to the Lessor or the legal heirs of Lessor as per the Government and School norms.
22. The LESSEE hereby further covenants that to allow the LESSOR and their agents at all reasonable times during the term to enter upon the property and inspect the condition thereof .
23. The LESSEE hereby further covenants that the LESSEE shall use the said property and a building to be constructed thereon as a ordinary common prudence man would use them if they were his own.
24. It is hereby agreed by and between the parties that all the expenses of the Lease Deed and this Agreement To Lease i.e. Stamp Duty, Registration Charges etc. are to be paid and borne by the Lessee.

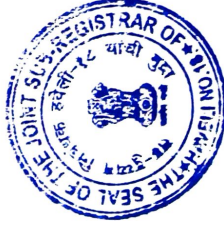
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED AND DELIVERED by)
 the within named "LESSOR")



Atul Padale

1) Mr. Atul Bhima Padale



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१०५०३	



Vaishali

2) Mrs. Vaishali Atul Padale



Nilesch

3) Mr. Nilesch Dharmaraj Padale



Archana

4) Mrs. Archana Nilesch Padale
For Self and natural guardian of No. 5
Master Harshvardhan Nilesch Padale

Subscribed



Padale



5) Mr. Chandrakant Mahadu Padale



Padale



या.नि. सि. संलग्न मूल्यांकन माहिती
पाठविले जाईल.

6) Mrs. Muktabai Chandrakant Padale



Padale



7) Mr. Tushar Chandrakant Padale



Padale



8) Mr. Kiran Chandrakant Padale



Padale



9) Mr. Vitthal Mahadu Padale

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Handwritten signature of Mrs. Varsha Vitthal Padale



श्री. वि. विठ्ठल पादले
श्री. वि. विठ्ठल पादले

10) Mrs. Varsha Vitthal Padale



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11) Mr. Akhay Vitthal Padale



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12) Mrs. Anuradha Vitthal Padale



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13) Mr. Bhanudas Mahadu Padale



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20 F.C.		



M. Padale

14) Mrs. Mangal Bhanudas Padale
For Self and natural guardian of No.
17 Master Sanket Bhanudas Padale

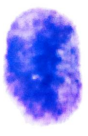


A. Padale

15) Mr. Akshata Bhanudas Padale



N. Padale

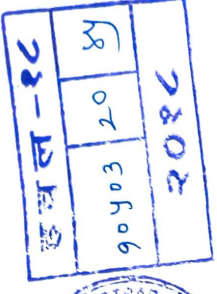


16) Mr. Nandkumar Mahadu Padale



S. N. Padale

17) Mrs. Savita Nandkumar Padale



For Self and natural guardian of No.
20 Miss. Gauri Nandkumar Padale
and 21 Master Gaurav Nandkumar
Padale

in the presence of)

Witnesses :

Name : Sachin T. Bhulekar.

Sign : 

Address: At-post-mazungi Tale Mukhi.



SIGNED AND DELIVERED)
by the withinnamed, "LESSEE")
Dr. Nikhil Wagh)
Chairman and Managing Trustee of)
SantGyaneshwar Education Trust)
Educon International School Group)





in the presence of...)

Witnesses :

Name : MR. SUBHAN SURESH KULKARNI

Sign : 

Address : B-602, KOOL HOMES - GREEN VALLEY,
BEHIND MARATHA MANDIR, NDA-PASHAN ROAD,
BAYDHAN, PUNE - 411021.



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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Email: hqpmi@punepune.org

महाराजा संयोजीराव गायकवाड उद्योग भवन, तिसरा व चौथा मजला, औंध पोलिस चौकी शेजारी, औंध, पुणे - ४११ ०६७.
जा.क्र. पीएमआरडीए / मौजे - म्हाळुंगे / ता. म्हाळुंगे / जि.पुणे / स.नं. / ग.नं. १२ / जा.क्र. २८११४ दि.०७/०८/२०१८

प्रति,

श्री. अतुल भिमा पाडळे

रा. म्हाळुंगे


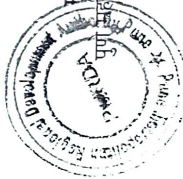
पुणे

विषय :- मौजे - म्हाळुंगे , ता. मुळशी , जि. पुणे येथील सर्व्हे नंबर / गट नंबर - १२
या जमिनीच्या झोन दाखल्याबाबत.

संदर्भ :- आपला दिनांक :- १९ / ०७ / २०१८ रोजीचा अर्ज .

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार मौजे - म्हाळुंगे , ता. मुळशी ,
जि. पुणे येथील सर्व्हे नंबर / गट नंबर - १२, हि जागा रहिवास विभागात समाविष्ट असून
३६.०० मी या प्रस्तावित रस्त्याने बांधित आहे.

काही भाग प्रारूप नगर रचना योजनेमध्ये
समाविष्ट आहे



मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणेकरिता



संत ग्यानेश्वर एज्युकेशन ट्रस्ट

SANT GYANESHWAR EDUCATION TRUST

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PT. No E-2807 (MUM)		
No. of Pages at BCC, Mumbai, Maharashtra		



Mumbai, June 5, 2018

Messrs. Trustees of Sant Gyaneshwar Education Trust, Alakhnindra Gokul, Rajm Nagar, Mumbai - 400 018

The Agenda of the meeting was to discuss a proposal to establish a school by the name "Educon International School" at Survey No. 127/1, Laxman Nagar, Taluka Mulshi, Dist. Pune.

All the trustees were present for the meeting. Inevitable discussions and deliberations were held on the proposal and the trustees unanimously passed the resolution stated below.

Resolution

It is resolved that Sant Gyaneshwar Education Trust should proceed with the proposal to establish a school by the name "Educon International School" at the following address Survey No. 127/1, Laxman Nagar, Taluka Mulshi, Dist. Pune.

It is further resolved that Chairman Dr. Nikhil Wagh should initiate the process of establishing the school and negotiate with the Lessors of the said property for grant of lease of the said plot and school building constructed thereon for a period of 30 years.

Chairman Dr. Nikhil Wagh is hereby authorised to represent our trust in completing all the legal formalities required for the smooth completion of the process.

Dr. Nikhil Wagh is further authorised to represent the trust (lessee) as a signatory in execution of the Deed of Lease Deed to be registered with the Lessors of the said property.

Dr. Nikhil Wagh is hereby authorised to comply with all the due diligence and seek permission from a stationery/government authorities required for establishing the school at Survey No. 127/1, Laxman Nagar, Taluka Mulshi, Dist. Pune.



Proposed by : Mrs. Sarika Wagh

Seconded by : Mrs. Kalpana Wagh

Resolution Passed unanimously by the Board of Trustees on 5th June 2018

Sarika Wagh
Dr. Nikhil Wagh

Kalpana Wagh
Mrs. Sarika Wagh

Kalpana Wagh
Mrs. Kalpana Wagh

Chairman and Managing Trustee

Trustee

Trustee

आयकर विभाग
TAX DEPARTMENT
 भारत सरकार
GOVT OF INDIA
 Government Account Number Card
EMIPP86288
PHANUDAS MAHADEO PADALE
 PAN Card Number
25/02/1986
 Date of Birth
 Gender: **Male**
 Signature: *[Signature]*



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 २०१८

[Signature]

आयकर विभाग
TAX DEPARTMENT
 भारत सरकार
GOVT OF INDIA
DAMRAO DAGADU TARAS
 PAN Card Number
LPP8473G
 Date of Birth
 Gender: **Male**
 Signature: *[Signature]*



[Signature]

आयकर विभाग
TAX DEPARTMENT
 भारत सरकार
GOVT OF INDIA
MANGAL BHANUDAS
 PAN Card Number
7473 0701 3786
 Date of Birth
 Gender: **Female**
 Signature: *[Signature]*



भारत सरकार
Government of India
 Unique Identification Authority of India
भारतीय विशिष्ट ओळख पहिळ

To
 अशुता भानुदास पादले
 Ashuta Bhanudas Padale
 CO/Village Padale
 Bhanu Nagar, SCHOOL G-HAR NO. 535
 MAHARAJGIRI
 N.I.A. Pune
 Maharashtra 411045
 9765721000



आपला आधार क्रमांक / Your Aadhaar No. :
4981 1821 4524

सामान्य माणसाचा अधिकार
4981 1821 4524



भारत सरकार
GOVERNMENT OF INDIA
 अशुता भानुदास पादले
 Ashuta Bhanudas Padale
 जन्म तारीख / Year of Birth: 1986
 लिंग / Gender: Female



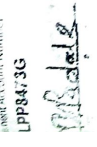
4981 1821 4524

सामान्य माणसाचा अधिकार

आयकर विभाग
TAX DEPARTMENT
 भारत सरकार
GOVT OF INDIA
 Government Account Number Card
EMIPP86288
PHANUDAS MAHADEO PADALE
 PAN Card Number
25/02/1986
 Date of Birth
 Gender: **Male**
 Signature: *[Signature]*

[Signature]

आयकर विभाग
TAX DEPARTMENT
 भारत सरकार
GOVT OF INDIA
DAMRAO DAGADU TARAS
 PAN Card Number
LPP8473G
 Date of Birth
 Gender: **Male**
 Signature: *[Signature]*



[Signature]

आयकर विभाग
TAX DEPARTMENT
 भारत सरकार
GOVERNMENT OF INDIA
MANGAL BHANUDAS
 PAN Card Number
7473 0701 3786
 Date of Birth
 Gender: **Female**
 Signature: *[Signature]*



आपला आधार क्रमांक / Your Aadhaar No. :
9616 4470 2648

सामान्य माणसाचा अधिकार
9616 4470 2648



भारत सरकार
GOVERNMENT OF INDIA
 अशुता भानुदास पादले
 Ashuta Bhanudas Padale
 जन्म तारीख / Year of Birth: 1986
 लिंग / Gender: Male



9616 4470 2648

सामान्य माणसाचा अधिकार

[Signature]

GOVT. OF INDIA
आयकर विभाग
 Permanent Account Number Card
EMEP3781F
 YAMUNA MAHADU PADALE
 पति: श्री. तारु / Father's Name: MALHARI NIMHAN
 जन्म की तिथि / Date of Birth: 01/01/1944




GOVT. OF INDIA
आयकर विभाग
 Permanent Account Number Card
BSRPP6159F
 KIRAN CHANDRAKANT PADALE
 चंद्रकांत पादले
 जन्म तिथि / Date of Birth: 09/10/1990




भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नांदियुक्तता क्रमांक / Enrolment No 1218/16693/44869

To: यमना महदु पादले
 Kiran Chandrakant Padale
 HOUSE NO.535 BEHIND Z.P. OFFICE MAHALUNGE N.I.A. Pune Maharashtra 411045
 9763855230

Ref: 306 / 26D / 40734







भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नांदियुक्तता क्रमांक / Enrolment No 1218/16693/44861

To: किरान चंद्रकांत पादले
 Kiran Chandrakant Padale
 HOUSE NO. 535 BEHIND Z.P. SCHOOL MAHALUNGE Maharashtra 411045
 9049271180

Ref: 379 / 0AE / 598891 / 53121 / P

आपला आधार क्रमांक / Your Aadhaar No.:
7518 4740 6324

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

नांदियुक्तता क्रमांक / Enrolment No: YAMUNA Mahadu Padale
 जन्म तिथि / Year of Birth: 1944
 लिंग / Gender: स्त्री / Female




आपला आधार क्रमांक / Your Aadhaar No.:
7275 1043 5193

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
 GOVERNMENT OF INDIA

नांदियुक्तता क्रमांक / Enrolment No: Kiran Chandrakant Padale
 जन्म तिथि / Year of Birth: 1990
 लिंग / Gender: पुरुष / Male




आधार - सामान्य माणसाचा अधिकार

7518 4740 6324

भारत सरकार
 GOVERNMENT OF INDIA

नांदियुक्तता क्रमांक / Enrolment No: Tushar Chandrakant Padale
 जन्म तिथि / Year of Birth: 1987
 लिंग / Gender: पुरुष / Male




आधार - सामान्य माणसाचा अधिकार

7275 1043 5193

भारत सरकार
 GOVERNMENT OF INDIA

नांदियुक्तता क्रमांक / Enrolment No: PADALE TUSHAR CHANDRAKANT
 जन्म तिथि / Year of Birth: 1987
 लिंग / Gender: पुरुष / Male




आधार - सामान्य माणसाचा अधिकार

6146 7049 8694

भारत सरकार
 GOVERNMENT OF INDIA

नांदियुक्तता क्रमांक / Enrolment No: Tushar Chandrakant Padale
 जन्म तिथि / Year of Birth: 1987
 लिंग / Gender: पुरुष / Male




आधार - सामान्य माणसाचा अधिकार

7275 1043 5193

भारत सरकार
 GOVERNMENT OF INDIA

नांदियुक्तता क्रमांक / Enrolment No: Kiran Chandrakant Padale
 जन्म तिथि / Year of Birth: 1990
 लिंग / Gender: पुरुष / Male



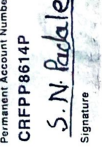

आयकर विभाग
INCOME TAX DEPARTMENT
PADALE NANDKUMAR MAHADU
MAHADU LAXMAN PADALE
28/10/1968
Permanent Account Number
ASMP1894P
Signature



17092007

भारत सरकार
GOVT. OF INDIA
MAHADU LAXMAN PADALE
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
SAVITA NANDKUMAR PADALE
KRISHNA MALHARI BANDAL
17/02/1980
Permanent Account Number
CRFP18614P
Signature



17020188

भारत सरकार
GOVT. OF INDIA
Signature



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

माहिती क्रमांक / Enrollment No 12161669344862

To
सविता नन्दकुमार पादले
Savita Nandkumar Padale
BEHIND ZP SCHOOL
-C/USE NO-535, BEHIND Z P SC-HOOL
MADHAI LUNGE
M.A. Pune
Maharashtra 411045
9765721000
9823565471

300382012

Ref: 252_02E_2893004 / 293361 P



UE39950D1635IN



आपला आधार क्रमांक / Your Aadhaar No. :

7379 2960 7100

— सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

सविता नन्दकुमार पादले
Nandkumar Mahadu's Padale
जन्म वर्ष / Year of Birth 1968
पुरुष / Male



7379 2960 7100

आधार — सामान्य माणसाचा अधिकार

Signature



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

माहिती क्रमांक / Enrollment No 12182033103394

To
सविता नन्दकुमार पादले
Savita Nandkumar Padale
BEHIND ZP SCHOOL
-C/USE NO-535, BEHIND Z P SC-HOOL
MADHAI LUNGE
M.A. Pune
Maharashtra 411045
9765721000
9823565471

300382012

Ref: 252_02E_2893004 / 293361 P



UE415164063IN



आपला आधार क्रमांक / Your Aadhaar No. :

4703 6182 8106

— सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

सविता नन्दकुमार पादले
Savita Nandkumar Padale
जन्म वर्ष / Year of Birth 1980
स्त्री / Female



4703 6182 8106

आधार — सामान्य माणसाचा अधिकार

Signature

S.N. Padale

— सामान्य मापसावा अधिकार

6869 9454 6406



आश्वय विंहाल पाडावे
Ashay Vinhal Padave
जन्म वर्ष / Year of Birth 1993
पल्ल / Male



भारत सरकार
GOVERNMENT OF INDIA

— सामान्य मापसावा अधिकार

6869 9454 6406



आपला आधार क्रमांक / Your Aadhaar No. :



Ref 24 / 30E / 6036 / 6214 / P
UE52798777141N

To
Ashay Vinhal Padave
S/O Vinhal Padave
BEHIND Z P SCHOOL GHAR NO 535
MAHALUNGE
NIA Pune
Maharashtra 411045
9545971000
18/04/2012

नोंदवयाचा क्रमांक / Enrolment No 1218/20331/03409

Government of India

भारत सरकार

— सामान्य मापसावा अधिकार

5777 9111 8775



श्री विजय शर्मा
Varsha Vinhal Padave
जन्म वर्ष / Year of Birth 1971
पल्ल / Female



भारत सरकार
GOVERNMENT OF INDIA

— सामान्य मापसावा अधिकार

5777 9111 8775

आपला आधार क्रमांक / Your Aadhaar No. :



Ref 262 / 02E / 293016 / 293361 / P
UE3995017541N

To
श्री विजय शर्मा
Varsha Vinhal Padave
V/O Vinhal Padave
BEHIND MARATHI SCHOOL
MAHALUNGE
NIA Pune
Maharashtra 411045
9765721000

नोंदवयाचा क्रमांक / Enrolment No 1218/16693/44846

Government of India

भारत सरकार

— सामान्य मापसावा अधिकार

7311 1512 2000



आश्वय विंहाल पाडावे
Ashay Vinhal Padave
जन्म वर्ष / Year of Birth 1996
पल्ल / Female

भारत सरकार
GOVERNMENT OF INDIA

— सामान्य मापसावा अधिकार

7311 1512 2000

आपला आधार क्रमांक / Your Aadhaar No. :



Ref 154 / 05E / 142071 / 142295 / P
UE4156414181N

To
आश्वय विंहाल पाडावे
D/O Vinhal Padave
BEHIND Z P SCHOOL GHAR NO 535
MAHALUNGE
NIA Pune
Maharashtra 411045
9755721000

नोंदवयाचा क्रमांक / Enrolment No 1218/20331/03414

Government of India

भारत सरकार

— सामान्य मापसावा अधिकार

2850 4342 9981



श्री विजय शर्मा
Ashay Vinhal Padave
जन्म वर्ष / Year of Birth 1983
पल्ल / Male

भारत सरकार
GOVERNMENT OF INDIA

— सामान्य मापसावा अधिकार

2850 4342 9981

आपला आधार क्रमांक / Your Aadhaar No. :



Ref 24 / 30E / 6040 / 6214 / P
UE6279877591N

To
श्री विजय शर्मा
Ashay Vinhal Padave
BEHIND Z P SCHOOL GHAR NO 535
MAHALUNGE
NIA Pune
Maharashtra 411045
9765858230

नोंदवयाचा क्रमांक / Enrolment No 1218/20331/03411

Government of India

भारत सरकार



18/04/2012

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

PADALE V M
VITHAL MAHADU PADALE

02/06/1963
Permanent Account Number
AOTPP7862A

(Signature)
Signature

(Handwritten)

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

AKSHAY VITTHAL PADALE
VITTHAL PADALE

18/10/1993
Permanent Account Number
BPLPP4132F

(Signature)
Sign Name

(Handwritten)



19062015



रजिस्ट्रार - RC
90403 25 84
20RC

आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EMAPP9278K

नाम / Name
VANSHA VITTHAL PADALE
पिता का नाम / Father's Name
NATHU ONIKAR KADAM
जन्म की तारीख / Date of Birth
01/01/1971

(Signature)
Signature



23042018

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EMIPP9031G

नाम / Name
ANURADHA VITTHAL PADALE
पिता का नाम / Father's Name
VITTHAL PADALE
जन्म की तारीख / Date of Birth
01/10/1996

(Signature)
Signature

(Handwritten)

25042018

हचल-१८
१०५०३ ३० ४
२०१८



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Immigration Authority of India
Government of India

गन्तव्यगणना ४ भाग / Enrollment No 1218/16693/44847

To
गन्तव्य: मुक्ताब चंद्रकान्त पादले
Muktabai Chandrakant Padale
W/O Chandrakant Padale
BEHIND MAPA THE SCHOOL
MAHALUNGE
N.I.A. Pune
Maharashtra 411045
28/03/2012
9765721006

Ref 262 / 02L / 293006 / 293361 / P



UEV99501652IN



आपला आधार क्रमांक / Your AADHAAR No. :

6567 2631 2740

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



गन्तव्य: मुक्ताब चंद्रकान्त पादले
Muktabai Chandrakant Padale
१०५ ०३ / Year of Birth 1966
४१ / Female



6567 2631 2740

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA



अर्चना निलेश पादले
Archana Nilesh Padale
पैन नं./PAN/DOB: 08/11/1988
लिंग/ Gender: FEMALE



5596 3894 5211

Padale

आधार - सामान्य माणसाचा अधिकार



कुबल-२८	
१०५०३	३९
२०२८	



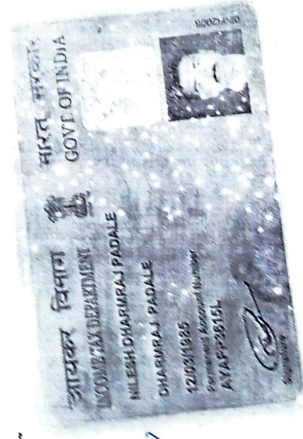
अर्चना निलेश पादले
Archana Nilesh Padale
पैन नं./PAN/DOB: 08/11/1988
लिंग/ Gender: FEMALE



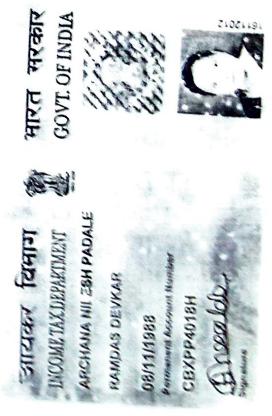
9529 7493 1147

Padale

आधार - सामान्य माणसाचा अधिकार



Padale



Padale

PERMANENT ACCOUNT NUMBER
AIYPP4480H

नाम / NAME
CHANDRAKANT MAHADEO PADALE
पिता का नाम / FATHER'S NAME
MAHADEV PADALE

जन्म तिथि / DATE OF BIRTH
02-06-1961

PRSharma

आयकर अधिकारी (कंप्यूटर सॉफ्ट)
Commissioner of Income-tax (Computer Operations)

REGISTRY / SIGNATURE

PrSharma



PrSharma

हवल - १८
१०५०३ ८२
२०१८

आयकर अधिकारी (कंप्यूटर सॉफ्ट)
Chandrakant Mahadev Padale
जन्म तिथि / Year of Birth: 1961
पुल - नाम

8488 8262 8196

साधारण सामान्य माणसाचा अधिकारी

PrSharma



भारत सरकार
GOVERNMENT OF INDIA



वैशाली अतुल पादले
Vaishali Atul Padale
जन्म तारीख/DOB: 10/05/1992
लिंग/ GENDER: FEMALE
Mobile No: 9923586839



4381 5328 7291
VID : 9126 7003 3262 8117

माझे आधार, माझी ओळख

Atul Padale

2078 5214 2705

माझे आधार, माझी ओळख



भारत सरकार
Government of India

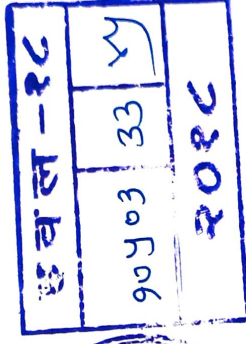


अतुल भिमा पादले
Atul Bhima Padale
जन्म तारीख/DOB: 10/01/1989
लिंग / GENDER: MALE



2078 5214 2705

माझे आधार, माझी ओळख



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
Sambhaji Nagar,
Mahalunge, Hind Vijay
Chowk, Pune City,
Pune,
Maharashtra - 411045

Generation Date: 11/05/2018



4381 5328 7291

P.O. Box No. 1547
Bangalore-560 001



www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O: Bhima Padale, Sambhaji
Nagar, Near Hindvijay Mitra
Mandal, Mahalunge, Pune City
Pune,
Maharashtra - 411045

पत्ता:
S/O: भिमा पादले, संभाजी नगर,
हिंदविजय मित्र मंडळ जवळ, महाराष्ट्र,
पुणे शहर, पुणे,
महाराष्ट्र - 411045

2078 5214 2705



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
BSKPM7305K

नाम / Name
VAISHALI ATUL PADALE

पिता का नाम / Father's Name
KAILAS CHABUJI MATE

जन्म की तारीख / Date of Birth
10/05/1992

Signature
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ATUL BHIMA PADALE
BHIMA RANU PADALE
10/01/1989

Permanent Account Number
AZSP4053B

Signature
Signature



Signature

इ व ल - १८		
90y03	88	४५
२०१८		



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
आयकर सेवा सेवा यूनिट, UTITSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।
आयकर सेवा सेवा यूनिट, UTITSL
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

१०५०३	३५	४
१०५०३		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANT GYANESHWAR EDUCATION TRUST

18/10/2000

Account No. 10001100000000000000

AAUS33576

50000000

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ख व ल - २८	४४	३४	९०५०३
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पत्राचार विभाग, आयकर विभाग, दिल्ली-११००५५

पत्राचार विभाग, आयकर विभाग, दिल्ली-११००५५

पत्राचार विभाग, आयकर विभाग, दिल्ली-११००५५

पत्राचार विभाग, आयकर विभाग, दिल्ली-११००५५

१०५०३	३५	३५
१०५०३		३५
१०५०३		





भारत सरकार
Government of India
भारत विभाग और
Bharat Vignots Wagh
संस्था, अहमदाबाद, 05/11/1975
3/17/1975



6993 3880 1690

सामान्य भाषासाज अधिकार

Handwritten signature

Handwritten signature

छ व ल - १८	
१०५०३	३६४५



Unique Identification Authority of India

Address: B-602, Kanishk Apartments,
Meharaj Gessic, Ram Mohan Road, Near
Rajiv Gandhi Park, Gandhinagar, Gandhinagar West, Mumbai,
Maharashtra, India. PIN: 400014. Tel: 022-26420104

6993 3880 1690




6993 3880 1690

6993 3880 1690

28-12-83	90903	38	MA
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आयकर विभाग
INCOME TAX DEPARTMENT
निरुधिर विलास वाघ
VILAS KASHINATH WAGH
 65771972
 Permanent Account Number
 AAAS74V6827E
 Signature

भारत सरकार
GOVT OF INDIA

 10072005



हवल - १८
 १०५०३ ४० ४५
२०१८

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This card is for / कार्ड का प्रयोग केवल
 शासक को ही करना है।
 नोबी नोकर, ए. विंग २४ पास, नगरपालिका कार्यालय,
 एन. टी. मॉडल, लोवर पार्लर, कोटा - ३२४००२

If the card is lost / कार्ड गमना हो तो, ध्यान
 देने की आवश्यकता है।
 Income Tax, PMS Section, Joint Sub-Registrar,
 Haveli, Jaipur, Rajasthan - 302002.
 S. R. Adiga, Lower Parlor, Revenue Office,
 E. Wing, 24, N.T. Model, Jaipur - 302002.
 E: 91-22-24994650, Fax: 91-22-24950600
 e-mail: haveli@nsdl.co.in

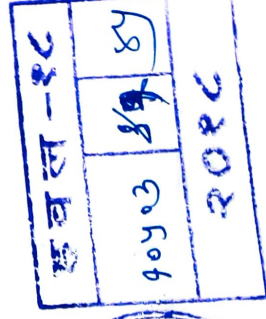
हवेल - १८	
१०१०३	४१
६४	४१
५०१०६	
२०१८	



Pre-Registration summary (नोंदणी पूर्व गीषवत)

Valuation ID : 201008143727		11 August 2018 03:36:56 PM	
मूल्यनिर्धारण वर्ष	2018		
जिल्हा	पुणे		
तालुका	मुळशी		
गावाचे नाव	मी.३ महाद्वेज		
क्षेत्राचे नाव	Indhava Area		
मूल्य विभागा/अमूल्य विभाग	992		
सई नंबर/गट नंबर	1		
मिळकतीचा प्रकार	गुंती		
मिळकतीचे क्षेत्र	4205 चौ मीटर	10900 Pta	
वार्षिक मूल्य दर तकल्यानुसार	Rs.12240/-		
जमिनीचा दर	प्रथम विक्री		
1 4205चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 100% मूल्य दर = 122400/-			
4205चौ मीटर क्षेत्रासाठी मुल्यांकन = 4205*12240			
=51469200/-			
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य			
=51469200+0			
= Rs.51469200/-			

Home Print



हवल - २८	१९८३	२०२८
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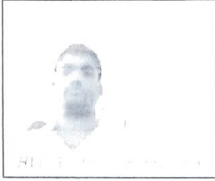








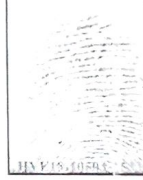

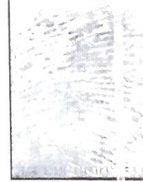

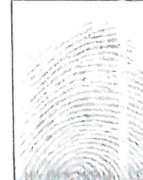
13/08/2018 5 04 26 PM

दम्न गोपबारा भाग-2

द्वयन18 83189
दम्न क्रमांक 10503/2018






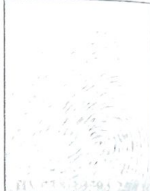

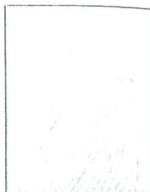



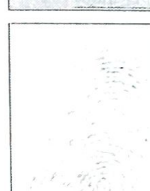
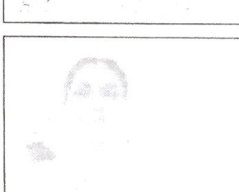
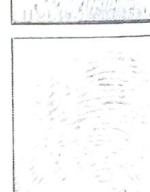
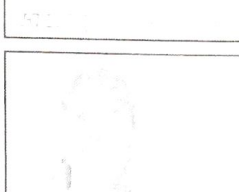

दम्न क्रमांक द्वयन18/10503/2018

दम्नाचा प्रकार - लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा दृश्या
1	नाव: मन जानेश्वर एड्युकेशन ट्रस्ट चे अग्रमन अँड मॅनेजिंग ट्रस्टी निखिल वाघ - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: गिरगाव, वेस्ट मुंबई, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पॅन नंबर: AAIT3357G	भाडेकरू वय :-43 स्वाक्षरी:- <i>Likhi</i>		
2	नाव: अनुल भिमा पाडाळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: AZSPP4053B	मालक वय :-29 स्वाक्षरी:- <i>Padale</i>		
3	नाव: लग्नानंतरचे नाव वैशाखी अनुल पाडाळे लग्नाअक्षीचे नाव वैशाखी कैलास मते - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: BSKPM7305K	मालक वय :-25 स्वाक्षरी:- <i>Padale</i>		
4	नाव: निलेश धर्मराज पाडाळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: AYAPP3615L	मालक वय :-32 स्वाक्षरी:- <i>ing</i>		
5	नाव: अर्चना निलेश पाडाळे स्वतः करिना हर्षवर्धन निलेश पाडाळे तर्फे अ पा क माता म्हणून - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: CBXPP4018H	मालक वय :-27 स्वाक्षरी:- <i>Padale</i>		
6	नाव: चंद्रकांत महादू पाडाळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: AIYPP4480H	मालक वय :-58 स्वाक्षरी:- <i>mpdub</i>		
7	नाव: मुक्ताबाई चंद्रकांत पाडाळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: CQVPP6801P	मालक वय :-52 स्वाक्षरी:-		
8	नाव: तृपार चंद्रकांत पाडाळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: म्हाळुंगे, पुणे, ब्लाक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: BGIPP1999L	मालक वय :-30 स्वाक्षरी:- <i>Padale</i>		



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|----|--|---|--|
| 9 | नाव:किरण चद्रकांत पाडाळे - -
पत्ता:-, म्हाळुंगे, पुणे, -,-, आवेद:आण,
MAHARASHTRA, PUNE, Non-Government
पॅन नंबर:BSRPP6159F | मालक
वय :-28
स्वाक्षरी:-
<i>B.Padale</i> |   |
| 10 | नाव:विठ्ठल महादू पाडाळे - -
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्हाळुंगे,
पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे.
पॅन नंबर:AOTPP7862A | मालक
वय :-55
स्वाक्षरी:-
<i>V.Padale</i> |   |
| 11 | नाव:वर्षा विठ्ठल पाडाळे - -
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्हाळुंगे,
पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे.
पॅन नंबर:EMAPP9278K | मालक
वय :-47
स्वाक्षरी:- |   |
| 12 | नाव:अक्षय विठ्ठल पाडाळे - -
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्हाळुंगे,
पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे.
पॅन नंबर:BPLPP4132F | मालक
वय :-24
स्वाक्षरी:-
<i>A.Padale</i> |   |
| 13 | नाव:अनुगंधा विठ्ठल पाडाळे - -
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्हाळुंगे,
पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे.
पॅन नंबर:EMIPP9031G | मालक
वय :-21
स्वाक्षरी:-
<i>A.V.Padale</i> |   |
| 14 | नाव:भानुदाम महादू पाडाळे - -
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्हाळुंगे,
पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे.
पॅन नंबर:ALWPP0003F | मालक
वय :-52
स्वाक्षरी:-
<i>B.M.Padale</i> |   |
| 15 | नाव:संगल भानुदाम पाडाळे स्वतःकविता संकेत भानुदाम
पाडाळे तर्फे अ पा क माता म्हणून - -
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्हाळुंगे,
पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे.
पॅन नंबर:AZLPP8473G | मालक
वय :-45
स्वाक्षरी:-
<i>M.Padale</i> |   |
| 16 | नाव:अक्षता भानुदाम पाडाळे - -
पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: म्हाळुंगे,
पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे.
पॅन नंबर:EMIPP8628B | मालक
वय :-21
स्वाक्षरी:-
<i>A.Padale</i> |   |



२५/०५

17 नाव: नंदकुमार महाडू पाडाळे - -
पत्ता: प्लॉट नं. - , माळा नं. - , डमागतीचे नाव: म्हाळुगे,
पुणे , व्यंक नं. - , रोड नं. - , महाराष्ट्र, पुणे.
पॅन नंबर: ASMPP1894P

मालक
वय :-50
स्वाक्षरी:-

[Signature]



18 नाव: सविता नंदकुमार पाडाळे स्त्रन: कविता गौरी
नंदकुमार पाडाळे व गौरव नंदकुमार पाडाळे नफे अ पा
क. माना म्हणू - -
पत्ता: प्लॉट नं. - , माळा नं. - , डमागतीचे नाव: म्हाळुगे,
पुणे , व्यंक नं. - , रोड नं. - , महाराष्ट्र, पुणे.
पॅन नंबर: CRFPP8614P

मालक
वय :-43
स्वाक्षरी:-

S.N. Paadale



वरील दस्तगवेज करून देणार तथाकथीत वीजडीड चा दस्त गेवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ: 13 / 08 / 2018 04 : 45 : 32 PM

ओळख:-

सदर इमम दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्तगवेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

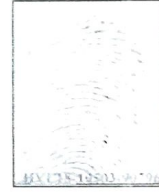
अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अंड निलेशकुमार लक्ष्मण शिंतारं - -
वय: 35
पत्ता: चिंचवड, पुणे
पिन कोड: 411033

[Signature]
स्वाक्षरी



शिक्का क्र.4 ची वेळ: 13 / 08 / 2018 04 : 46 : 25 PM

शिक्का क्र.5 ची वेळ: 13 / 08 / 2018 04 : 47 : 34 PM नोंदणी पुस्तक 1 मध्ये

सदर दुय्यम निबंधक, हवेली-18

असे प्रमाणित करण्यात येते की
सदर दस्तगवेजात एकूण पाने आहेत.

[Signature]
प्रसह-दुय्यम निबंधक
हवेली क्र.१८ पुणे शहर

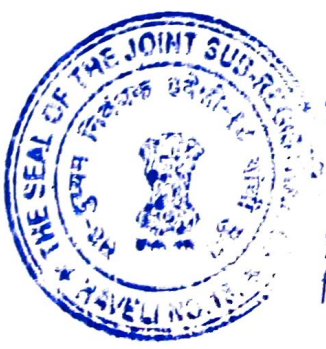
EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH005031997201819E	0002624204201819
2	1308201806457	1308201806457D

10503 /2018

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१०५०३..... नंबरी नोंदला.

[Signature]
प्रसह-दुय्यम निबंधक हवेली क्र.१८(दर्या) पुणे शहर
दिनांक:- १३/८/१८