

527:3200  
Monday, February 24, 2020  
6:21 PM

पावती  
Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M  
पावती क्र.: 3381 दिनांक: 24/02/2020

गावाचे नाव: रावेत  
दस्तऐवजाचा अनुक्रमांक: हवल26-3200-2020  
दस्तऐवजाचा प्रकार: भाडेपट्टा  
सादर करणाऱ्याचे नाव: औद्योगिक तंत्र शिक्षण संस्था निगडी तर्फे सेक्रेटरी सी अश्विनी अभय कुलकर्णी - -

नोंदणी फी  
दस्त हस्ताळणी फी  
पुढाची संख्या: 25

एकूण: ₹. 30500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
6:41 PM हा वेळेस मिळेल.

  
Joint: S.R. Havale

बाजार मूल्य: ₹.83334319.2/-  
मोबदला ₹.0/-  
भारलेले मुद्रांक शुल्क : ₹. 3010000/-

सह-दुय्यम निबंधक (वर्ग २)  
हवेली क्र. २६, पुणे.

- 1) देयकाचा प्रकार: eChallan रकम: ₹.30000/-  
डीडी/खनादेश/से ऑर्डर क्रमांक: MH012460467201920E दिनांक: 24/02/2020  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.500/-  
डीडी/खनादेश/से ऑर्डर क्रमांक: 2402202012569 दिनांक: 24/02/2020  
बँकेचे नाव व पत्ता:





27/02/2020

सूची क्र. 2

दुध्याम निबंधक : सह. द. नि. हवेली 26

दस्ता क्रम क्र. : 3200/2020

नोंदणी :

Regn: 63m

गावाचे नाव : रावेत

(1) विलेखाचा प्रकार

भाडेपट्टा

(2) भोवदला

0

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी रेंतो की पट्टेदार ने नपुद करावे)

83334319.2

(4) पुरमापन, पोटाहिस्मा व परक्रमांक (असल्यास)

1) पालिकेचे नाव: सिपरी-विचवड म.न.पा. इतर वर्णन : इतर माहिती: भाव मौजे रावेत येथित सर्वे 77/7 यासी क्षेत्र 38 आर अधिक पोटखराबा 03 व सर्वे नंबर 77/8 यासी क्षेत्र 37.84 आर असे एकत्रित पुरूपण क्षेत्र 78.84 आर सदरचा भाडेपट्टा हा 41 वर्षे मुदतीचा असून दिनांक 29/03/2019 रोजी भडिपट्टा दस्ता क्र. 4684/2019 अन्वये बाजारभावाप्रमाणे मुद्रांक शुल्क 1157500 व बाजारभावाप्रमाणे नोंदणी शुल्क 30000 भरलेले असून सदर पुरवणी करारनामा दस्ता नुसार इन्हीन 31 वर्षांच्या कालावधी करता बाजारभावाप्रमाणे मुद्रांक शुल्क रकम रुपये 3010000 व नोंदणी फी 30000 या दस्ताने भरलेले आहे.  
( ( Survey Number : 77/7 & 8 ; ) )

(5) क्षेत्रमजळ

1) 7884 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले वेव्हार.

(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता नाव व पत्ता.

1): नाव: औद्योगिक तंत्र शिक्षण संस्था निगडी तर्फे सेक्रेटरी सौ अश्विनी अश्वय बुलकर्णी - - वय: -53; पत्ता: -प्लॉट नं. : साळा नं. : इमारतीचे नाव: - ब्लॉक नं. : रोड नं. निरडी प्राधिकरण पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 फॅन नं.-AIVPK4423E

(8) दरनोदवज करून घेणा-या पक्षकाराचे व क्रि. दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव: जेससे माणिक इस्टेटस तर्फे भागीदार श्री नेहेलकुमार वि. मरुमार गुणवतन - - वय: -40; पत्ता: -प्लॉट नं. : साळा नं. : इमारतीचे नाव: - ब्लॉक नं. : रोड नं. रेमलेक पार्क सिव्हावड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411033 फॅन नं.-AAJPL1300K

(9) इतरवेवज करून दिल्याचा दिनांक

24/02/2020

(10) दस्ता नोंदणी केल्याचा दिनांक

27/02/2020

(11) अनुक्रमांक, खंड व पृष्ठ

3200/2020

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

3010000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरत

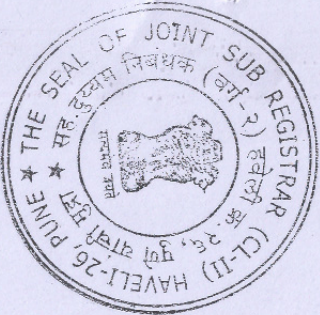
*Palwalle*  
प्रसह-दुध्याम निबंधक (वर्ग 2)  
हवेली क्र. 26, पुणे.

मुल्यांकनासाठी विचारान घेतलेला तपशील :-

मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारनुसार आवश्यक नाही कारणचा तपशील दस्ताप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

If relating to Order of High Court W. R. T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.







CHALLAN  
MTR Form Number-6



GR# MH012460467201920E BARCODE Date 24/02/2020-16:49:35 Form ID 36

Department Inspector General Of Registration Payer Details

Type of Payment Stamp Duty  
Registration Fee

TAX ID / TAN (if Any)  
PAN No. (if Applicable) AAJPL1300K

Office Name HVL1\_HAVELI NO1 SUB REGISTRAR Full Name MS MANIK ESTATES THROUGH

Location PUNE Flat/Block No. S NO 777 AND 8

Year 2019-2020 One Time Premises/Building RAVET

Account Head Details Amount in Rs. Road/Street

0030046401 Stamp Duty 3010000.00

0030063301 Registration Fee 30000.00 Area/Locality PUNE

Town/City/District PIN 4 1 2 1 0 1

Remarks (if Any) SecondPartyName=AUDYOGIK TANTRA SHIKSHAN SANSTHA NIGADI-

DEFAUCED  
3040000.00  
DEFAUCED

Total Amount in Thirty Lakh Forty Thousand Rupees Only Words

Payment Details STATE BANK OF INDIA FOR USE IN RECEIVING BANK

Cheque/DD No. Bank CIN Ref. No. 00040572020022436913 IKOAMBD5W7

Name of Bank Bank Date RBI Date 24/02/2020-16:24:50 Not Verified with RBI

Name of Branch Bank-Branch STATE BANK OF INDIA

Scroll No. Date Not Verified with Scroll

Department ID : Mobile No. : 00000000000  
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
येत घाली नुसार दस्तऐवज दाखल करणेसाठी वैध आहे. अशा घालीसह दाखल केलेले दस्तऐवज नोंदवून घ्यावेत.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Usend	Defacement Amount
1	(IS)-527-3200	0006408060201920	24/02/2020-18:21:33	IGR567	30000.00
2	(IS)-527-3200	0006408060201920	24/02/2020-18:21:33	IGR567	3010000.00
Total Defacement Amount					30,40,000.00

Page 1/1  
8200 9 1e  
9020



Print Date 24-02-2020 08:01:58



मूल्यांकन वर्ष : 2019  
 जिल्हा : पुणे  
 तालुका : हवेली विभागाचे नाव : ( वि क्र.13) रावेत (विपरी विववड महामगरपालिका)  
 उपमूल्य विभाग : 132-उर्वरीत निवासी क्षेत्रातील मातमता विपरी विववड म.न.पा.त्या रहिवास विभाग  
 क्षेत्राचे नाव : Pune Municipal Corporation  
 मिल्कतीचा क्रमांक : सर्व्हे नंबर#77

वार्षिक मूल्य दर तबखानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमानाचे एकक
15010	52520	52780	57730	0	चौ मीटर

मिल्कतीचे क्षेत्र 7884 चौ. मीटर Bulk Land

- 500चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =15010/-  
 500चौ मीटर क्षेत्रासाठी मूल्यांकन = 500\*15010  
 =7505000/-
- 1500चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =13509/-  
 1500चौ मीटर क्षेत्रासाठी मूल्यांकन = 1500\*13509  
 =20263500/-
- 2000चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =12008/-  
 2000चौ मीटर क्षेत्रासाठी मूल्यांकन = 2000\*12008  
 =24016000/-
- 3884चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =10507/-  
 3884चौ मीटर क्षेत्रासाठी मूल्यांकन = 3884\*10507  
 =40809188/-

जमिनीचे एकत्रित अंतिम मूल्य = मिल्कतीचे क्षेत्र 1 मूल्य + मिल्कतीचे क्षेत्र 2 मूल्य+ मिल्कतीचे क्षेत्र 3 मूल्य+ मिल्कतीचे क्षेत्र 4 मूल्य

=7505000 + 20263500 + 24016000 + 40809188

= Rs.92593688/-

Home

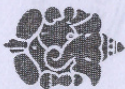
Print

*P. S. H.*  
 पु.स.ह.दु.पा.म. निबंधक (वर्ग २)  
 हवेली क्र. २६, पुणे.

हवेली-२६		
3200	2	१६
२०२०		







**SHREE GAJANAN PRASANNA  
SUPPLEMENTARY DEED OF LEASE**

THIS INDENTURE made at Pimpri, Pune this <sup>14<sup>th</sup></sup> day of February, 2020.

BETWEEN

*[Signature]*  
*[Signature]*

**M/s. Manik Estates**

A Registered Partnership firm

Having its office at :-

Kamala Corner, Chinchwad, Pune 411 033.

Through its Partner :-

Mr. Snehalkumar Vijaykumar Lumarwar

Age: 39 Years Occupation: Business

(PAN: AAJPL1300K)

Residing at: Sir Galahad soc,

Premlok Park, Chinchwad,

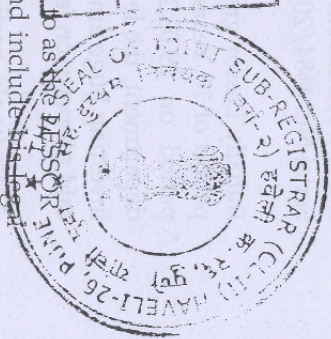
TalukaHaveli, District Pune-411033.

(which expression shall, unless repugnant to the context mean and include his heirs, executors, administrators power of attorney holders and assigns)

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२०२०

Hereinafter referred to as the LESSOR



...PARTY OF THE ONE PART  
AND

AUDYOGIK TANTRA SHIKSHAN SANSTHA, a education trust incorporated and registered under the provisions of The Maharashtra Public Trust Act, 1950, having its registered office at Nigdi, Pradhikaran, Nigdi, Pune- 411 044, through its Secretary :-

MRS. ASHWINI ABHAY KULKARNI

Age: 52 yrs, Occ: Business

PAN:- AIVPK4423E

..Hereinafter referred to as "Lessee".

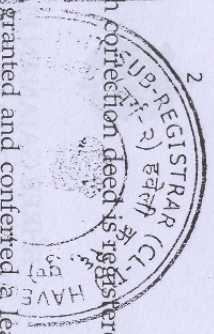
(Which expression shall unless it be repugnant to the context and meaning thereof shall mean and include current and future trustees/Managing Committee members in whom such property shall be vested, their successors in title, assigns, representatives, executors, attorneys, administrators etc )

... PARTY OF THE OTHER PART

WHEREAS by an Indenture of Deed of Lease dated 28.03.2019 executed between the Lessor and Lessee herein made between the parties hereto and registered at Serial No. 4684/2019 dated 29.03.2019 in the Office of Sub-Registrar Haveli No. 26, it was witnessed that for the consideration mentioned therein the property fully mentioned and described in the Schedule thereto and hereinafter referred to as the said Property, the Lessor has agreed to grant and confer a lease of said property in favour of Lessee for a period of 10 Years on the terms and conditions therein contained read with



Correction Deed No. 26/2020 which  
Haveli no. 26 at Serial No. 1578/2020



AND WHEREAS the Lessor hereby granted and conferred a lease of the property in favour of Lessee for a initial period of 10 Years starting from 20/03/2019 and ending on 19/03/2029. It is agreed between parties that Lessor will develop / construct the school building on the said land and the Lessee shall take the proposed constructed premises/ school building for running of the said school on the basis lease hold right to use such premises exclusively for running its school for the use of such premises exclusively for running its school for the duration of 10 years by paying rent to the Lessor in the form of revenue sharing out of the gross collection which will be generated or collected from the admission fees, tuition fees any other fees, or any other income or collections etc. derived from the school premises by the Lessee as detailed mentioned in Lease deed. Accordingly the Lessor and Lessee herein have executed a Lease Deed herein which Lease Deed is registered with Sub-Registrar Havli No. 26 at Serial No. 4684/2019 dated 29.03.2019.

Initially Lessor granted and conferred a lease of the property in favor of Lessee for a period of 10 Years and accordingly executed a Lease deed mentioning the said lease period on 29.03.2019. However as per the rules and regulations of Education department, the lease needs to be for a period of 30 years or more and also Lessor is investing huge amount in constructing school and hence requested the Lessee to take said property on lease at least 41 years instead of 10 years.

Accordingly parties have decided to executed a supplementary deed for enhanced lease period of 31 years.

That due to which Period of Lease has been changed as 41 Years instead of 10 years.

AND WHEREAS it has therefore mentioning enhanced lease period it has become necessary to execute this deed of Supplementary deed.

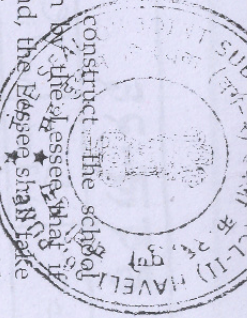
**NOW THEREFORE THIS DEED WITNESSES AS UNDER :-**

1. That Parties have mutually decided that now Lease period will be 41 Years instead of 10 Years. Which shall be commence from 20/03/2019 and ending on 19/03/2060. And parties hereby admit, accept confirm the said lease period of 41 years.
2. There will be no change in the name, property, rent, and other terms and condition in the original Lease Deed executed between Parties on 29/03/2019 and registered with Sub-Registrar Havli No. 26 at Serial No. 4684/2019 subsequently correction deed dt 28/01/2020 which is registered with Sub-Registrar Havli No. 26 at Serial No. 1578/2020
3. All the other terms and conditions in the Original Lease Deed shall be read as follows :-
  - a) GRANT OF LEASE: The Lessor does hereby grant and confer a lease of SAID PROPERTY which is more particularly described in the schedule of property written herein below in favour of Lessee herein, for a period of 41 years.
  - b) TERM OF LEASE : That the period of lease is 41 years commencing from 20<sup>th</sup> day of March 2019 and ending on 19<sup>th</sup> day of March 2060.



C) LEASE RENT :-

2000 9 92



1) The Lessor on proposal of Lessee, will develop / construct the school building on the land on assurance and representation by the Lessee that if Lessor will construct the school building on the said land, the Lessee shall take the proposed constructed premises/ school building for running of the said school on the basis lease hold right to use such premises exclusively for running its school for the duration of 41 years by paying rent to the Lessor in the form of revenue sharing out of the gross collection which will be generated or collected from the admission fees, tuition fees any other fees, or any other income or collections etc. derived from the school premises by the Lessee.

However Govt grants, funds/donation or any amount received under the head of state or central government, local authority, school board, any institute/trust for the betterment of the school should be utilized for same purpose for which amount has been received.

II) Lessee will pay the rent in the form of revenue sharing as mentioned herein under at 35 % p.a. (Thirty Five per cent) out of the gross collection generated or collected by the Lessee from the admission fees, Tuition fees etc.

III) Lessor and Lessee will Open an "ESCROW ACCOUNT" in any bank for the deposits of collections generated during the said period of lease of their choice and credit 35 % of the collected tuition fees etc out of the gross collection to the Bank Account of the Lessor as rent of the said building, land, open area etc during the period of lease.

IV) That the Lessee shall pay a sum of Rs 200.00 Lac (Rupees Two Crore Only) to the Lessor by Cheque No. 170406 -dt. 24/2/2022, Drawn on IDBI Bank, Nigdi branch as a security deposit which shall be refunded by the Licensor without any interest thereon before 31/12/2023.

d). POSSESSION:

*Mamant A. Shinde*

As per terms and condition mentioned there in the Lessor will construct the said proposed school building on their said land from their own expenses by obtaining necessary permission from competent Authority and or Pimpri Chinchwad Municipal Corporation and after completion of the said construction gives the said premises to the Lessee or hand over possession of the said premises for enjoying right to exclusive use of the said premises for running its school to the party of the second part on periodical basis. There after the Lessee shall be entitled to enjoy and utilize the rights, easements and interests passed on by the Lessor to the Lessee herein, as per the terms herein during the subsistence of this lease.

4. THE LESSOR DOTI HEREBY COVENANTS WITH THE LESSEE THAT:-

- a) The Lessor themselves have a good right, title and absolute interest in the said property and has every right and complete power to demise unto the Lessee the leased premises in the manner set herein.
- b) The Lessor further declares that, there are no outgoing, taxes liens, mortgages, and encumbrance etc. of whatsoever nature over the leased premises /property as on today. If any of such outgoing till today are found to be unpaid then the Lessor shall be bound to pay the same and in that event shall always indemnify and keep indemnified the Lessee herein.

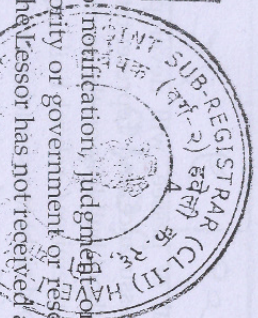


शुभम-२३

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order of any court of law or resolution restricting these presents

d) The Lessor hereto agree and undertake that the Lessor shall pay all taxes, cess, service tax, municipal taxes, property taxes in respect of the Building to be constructed on the said Lands.

e) It is declared by the Lessor herein that, they shall not obstruct in any manner, whatsoever activities started, run and/or administered by Lessee herein over said property and Lessee shall be free to utilize the said property as per its sweet will provided only activities permitted under any law for the time being in force should be done by the Lessee, subject to terms and condition of this agreement.

f) It is declared by the Lessor that Lessee shall take all the decisions in respect of open and running the school, decision in respect of admission fees, any other fees or charges etc. (save and except the admissions quota reserved for the Lessor to manage the school as assured and agreed to the Lessor.

g) The Lessor has permitted the lessee to put on the advertisements, hoardings, boards or other signboards, within or outside the Leased property being necessary thing for carrying out the activities permitted by these covenants.

h) The Lessor has further permitted activities which are necessary and essential for running educational institutions in the said property and/or for making optimum use and utilization of said property.

i) Lessor shall be responsible for carrying out activities over the said property including construction, structural defects, insurance of building, permissions required for the same etc at its own costs and consequences, however other equipment repairs / maintenance charges will be borne by Lessee .

j) Lessor shall at their own cost shall provide internal road, generator set, elevator, three phase power connection and tree plantation for the said school building.

5. THE LESSEE DOTI HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS :-

a) Lessee shall pay the rent to the Lessor in the form of revenue sharing which will be generated or collected from the admission fees, any other fees, or any other income or collections, detailed mentioned in clause 3C herein above derived from the school premises by the Lessee.

b) Lessee shall pay all the water charges, Small minor repairs, maintenance of lifts, motors, pumps, etc, and electricity bills for the electricity consumed for lighting the school premises and for operation of Air Conditioners, Fans, Computers and electrical appliances in the demised premises etc and hereby keep indemnify, saved, defended and harmless the other parties hereto from or against any liability arising from non-payment of any bills in respect of right to use of the said building to be constructed on the said lands.

C) Lessor is constructing building on the said property for starting educational activities, hence Lessee has granted express permission by way of this deed, to the Lessor to create mortgage or lien over the said property. The Lessor can also provide said property as collateral security for the purpose of raising the loan or credit facility for constructing the school building and in such case no prior permission of Lessee shall be required. However the only condition is that, such



loan shall be cleared before end of the term of this lease and of the time of expiry of this lease this landed property shall be free from all encumbrance responsibility of Lessor to repay the said loan.

d) The Lessee has permitted the Lessor to carry out the construction or building/s as per sanctioned plan and/or the plan which the Lessor shall get sanctioned/ revised from the Competent Authority at its own cost and shall be required and if required by this deed same is given by Lessee.

e) That, the Lessee further agrees that, the Lessee shall use the leased premises strictly for educational use and purposes as is allowed herein or for the purposes if any changed or revised by Competent Authority from time to time.

f) For all purposes the Lessor is owner and shall have right over the land alongwith constructions to be carried out by the Lessor.

g) Lessee will permit the Lessor, his servants, employees or agents duly authorised by him to enter into and upon the demised premises at all reasonable times for viewing the condition of the demised premises or doing such works or things as may be requisite or necessary for any repairs, alteration, servicing or improvements to the demised premises.

h) It is agreed by and between the parties hereto that the Lessee shall indemnify and keep indemnified to the Lessor from any loss or damage in the nature of any accident is caused or to be caused [ other than structural / building defect] due to negligence of the party of the Lessee during the period of lease to be executed by and between the parties thereto.

i) Lessee will provide one office room to the Lessor in the area of the said project for the purpose of meetings, maintenance activities of the building etc. The Lessor assures that the said office room will not be used for any political meetings or any other purpose which may create nuisance for the school.

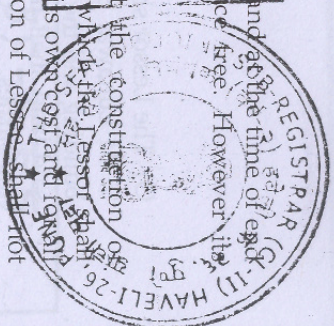
J) To use the demised premises for educational purposes of the Lessee.

k) That, the Lessee shall not place or keep or permit to be placed or kept on the school premises any offensive, dangerous or highly inflammable or explosive material or any other article or things, which may constitute a danger, nuisance or annoyance to the demised or surrounding premises or the owners or occupiers thereof.

L) Not to sub-let, transfer, assign or part with the possession of the demised premises or any part thereof without consent of Lessor.

M) To hand over the peaceful possession of the demised premises at the end or the sooner determination of the said term as good condition as received, fair wear and tear, damage by fire, acts of God, riots or other civil commotion, war, enemy action and/or other cause not within the control of the Lessee, being excepted.

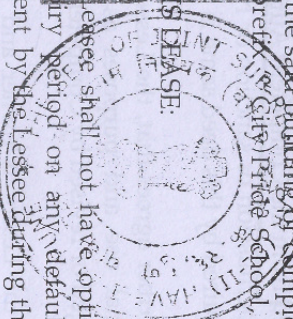
N) To keep the demised premise safe alongwith movable , articles, fitting fixtures, instruments, furniture, in premises which is required etc.





O) The Lessor shall be entitled to display their Name as the Campus name like 'V M Lunawat Educational Campus, Ravet' on the conspicuous place of said building and the name of the said building or complex to be constructed on the said land shall have the prefix (City) Pride School, Ravet" as agreed between the parties.

210  
6  
92



6. TERMINATION OF THIS LEASE:  
a) That the lessors and Lessee shall not have option to terminate the Lease period even before expiry period on any defaults and violation of any conditions of this agreement by the Lessee during the lease period.

b) If the Lessee fails to vacate the said premises within the stipulated period of the Lease the Lessee shall be subject to being evicted by the Lessor without recourse to court of law and Lessee shall be treated TRESPASSER. And Lessee will liable to pay compensation / loss to Lessor as per their demand due non vacating premises till handing over possession of the premises.

c) Lessee will deliver to the Lessor on expiry of this lease or earlier if this lease is terminated, vacant exclusive and peaceful re-possession of the said premises and without obstruction. And Lessee will not claim / retain possession on any ground or ground of good will of business or loss of business.

d) It is mutually agreed by and between the parties hereto that no one is to terminate the proposed lease during anytime of the lease period without mutual consent of both parties. If in case the party of the second part desires to extend the further period of lease before expiry of proposed lease of 41 years, the party of the second part shall give in writing 60 months prior notice to the party of the one part and party of the one part shall communicate in writing within 12 months from such notice its decision in respect of renewal of said lease and If in case the trust/ party of second part agree to continue or renew the lease deed, then in that case a fresh lease deed with new terms & conditions which will be mutually agreed by both the parties will be executed between both the parties subject to certain modification and alteration of terms and conditions of the said new lease. If the party of second part doesn't wish to renew the lease deed, it should convey the same in writing to the party of one part. In this scenario, the party one part is entitled to form a new trust which will run the school after the said lease period is over. The new trust which will be formed, should mandatorily take permission for the school from the related authority. The name "City Pride School" cannot be used by the new school established by the new trust. They can do so only if they receive written permission from party of second part. If the new trust doesn't take or get the permission for the school, then they (new trust) should allow/permit the old trust (party of the second part) to run the school. It will be the prime responsibility of the party of one part and the party of the second part and the new trust to ensure that the academic career of the students doesn't get hampered.

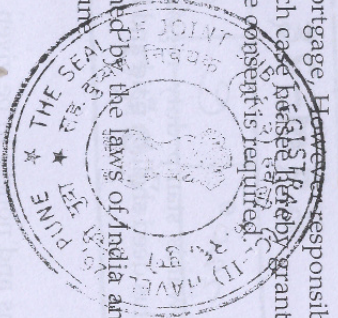
7. The parties hereto declare that in case of any disputes or differences which may arise by and between the parties thereto, The Courts in Pune alone shall have jurisdiction in respect of all matters or disputes or differences arising under or in connection with this Agreement.

8. This Lease Deed shall be executed in duplicate. The original shall be retained by the Lessor and the duplicate by the Lessee.



equitable or registered mortgage. However, responsibility to repay the said loan will be lessor. Only in such case lessee shall be granted their consent for raising loan by lessor, no separate consent is required.

14. GOVERNING LAW :-	3200	90	9e
This deed shall be governed by the laws of India and shall be subjected to the jurisdiction of courts in Pune			



15. AMENDMENT :-







This deed shall not be altered, modified or amended except in writing duly signed by or on behalf of the Parties.

16. BINDING NATURE :-

The provisions of this deed shall be legally binding on the Parties hereto.

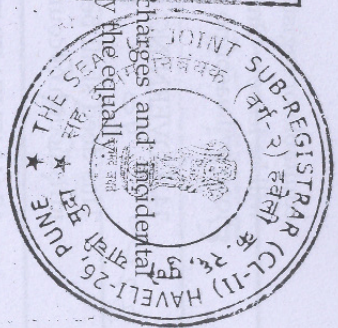
17. Parties have paid stamp duty of Rs. 11,57,500/- and Registration fee of Rs. 30,000/- in the original Lease deed dated 28.03.2019 on period of 10 years And today purchaser is paying a stamp duty and registration on increased period of 31 years on this Supplementary Deed.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at date Place and time in the presence of attesting witness, signing as such on the day first above written.

Name	Photo	Thumb
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED LESSOR M/S. MANIK ESTATES THROUGH ITS PARTNER MR. SNEHALKUMAR VIJAYKUMAR LUNAWAT :- Sign..... 		
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED LEASEE AUDYOGIK TANTRA SHIKSHAN SANSTHA For and through its Signatory MRS. ASHWINI ABHAY KULKARNI Sign..... 		



<b>हवेली-२६</b>			
३२००	०	१	००



9. That all expenses towards stamp duty registration charges and incidental expenses pertaining to this deed shall be paid and borne by the equally.

**10. NOTICE:**

10.1 All communications and notices to be given by either Party to the other in connection with right and obligations of both parties under or pertaining to this deed shall be sent by Registered Post or by hand delivery and if given either by courier service, email, telephone or verbally, they shall be confirmed by registered letter and addressed as follows :-

**I. To the Lessor through its Partner.**

Shri. Snehal Kumar Vijay Kumar Lunawat  
R/at, Sir Galahad Society, Prenlok Park,  
Chinchwad Pune 411033.  
Email ID :snehalkumar4.lunawat@gmail.com

**II. To the Lessee.**

AUDYOGIK TANTRA SHIKSHAN SANSTHA,  
Having its registered office at C-II, MIDC, Chinchwad East Post Office, Mumbai  
Pune Road, Chinchwad Pune 411019, through its authorized Secretary Mrs.  
Ashwini Abhay Kulkarni.  
Email :ashwini2@yahoo.com

10.2 Either Party may change individuals designated to receive notices or addresses and in such an event, advance notice shall be given to the other Party by means of a written notice of any such change.

**11. RELATIONS BETWEEN THE PARTIES.**

11.1 Nothing contained herein shall be construed as establishing or creating a relationship of master and servant, principal and agent, licensor and licensee between the Parties hereto, but strictly on a principal to principal basis and nothing contained herein shall be construed as a sale, transfer or disposal of the whole or substantially the whole of the undertaking of the Lessee or Lessor and/or creating any interest in the leased premises save and except as provided herein.

**12. CONSENT:**

Whenever in this deed the consent or approval of Lessors or the Lessee is required, such consent or approval shall, in the absence of any express stipulation to the contrary herein, mean the prior consent or approval and shall be in writing and shall be duly executed by an authorized officer of Lessors or the Lessee granting such consent or approval and shall not be unreasonably withheld.

**13. MORTGAGE :-**

It is hereby agreed between Parties that Leasor can raise loan only for construction of said school building on the said property by mortgaging the said property in favour of any bank / Private Bank / NBFC and any other bank /finance company and they can create charge on the said property by way of



WITNESS NO. 01:

Sign *Ashwin S*

Mr. *Tushar V. Lunawat*

R/at: *Chinchwad, Pune*

WITNESS NO. 02:

Sign *Ashwin S*

Mr. *Ritesh Nohar*

R/at: *Chinchwad*

६०५-२६		
३२०	११	२०
२०२०		









अवकाश दिनांक : 12/10/2019

शहराण्ड जमीन मारुत अधिकार अभिलेख आणि नोंदवया ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम ३.५.६ आणि ७।

प्रलंबित फेरफार क्र. : 10441

गाव :- रावत तावुका :- हवेली

जिल्हा :- पुणे

शेतव्या फेरफार क्रमांक : 9754 व दिनांक : 17/06/2017

शेतदार क्रमांक व उपविभाग	अपारणा घट्टती	अपारणा घट्टती	क्षेत्र	अकार	पो.ख.	फे.क्र.	सातव क्रमांक
77/8	शेतदारवारी बर्ग - 1	शेतदारवारी बर्ग - 1	क्षेत्र	अकार	पो.ख.	फे.क्र.	सातव क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	रामदास किसन भोंडवे	0.70	66	1.33	0.1000	882, 884, 1653, 2933
जिऱ्यात	1.14 00	वायजबाई विद्यानाथ काळोखे					( 2811 )
बागायत	-	ठकबाई किसन भोंडवे					( 2811 )
तरी	-	वसंत उत्तम भोंडवे					( 2811 )
वरकस	-	नितीन उत्तम भोंडवे					( 2959 )
इतर	-	अ.पा.क.अजनाबाई भोंडवे					( 2959 )
एकूण क्षेत्र	1.14 00	गोपीचंद किसन भोंडवे					( 2959 )
पट्टे-व्याव (लागवडीस अयोग्य)	0.10 00	लक्ष्मीबाई दत्तात्रय भोंडवे					( 2959 )
वर्ग (अ)	0.10 00	सांभाडुक क्षेत्र					( 6225 )
वर्ग (ब)	-	आप्यासाहेब जलवंत पाटील					( 7384 )
एकूण क्षेत्र	0.10 00	नादकानर साणिकचंद गुणावत					( 7384 )
अकार्षणी	2.15	मं.साणिक इस्टेट लक्ष्मीगोदार					( 8595 )
जुडी किंवा विशेष	-	सांभाडुक क्षेत्र					( 8595 )
अकार्षणी	-	इंदुबाई सिताराम गोटे					( 6225 )
		पिंपरी विद्यवद म न पा					( 6225 )
		रस्तावडीकर पान बाधीत					( 8595 )
जन्म फेरफार क्र. (7384), (8595), (9754)							

संज्ञा आणि क्षेत्रापन दिन्तरे :-

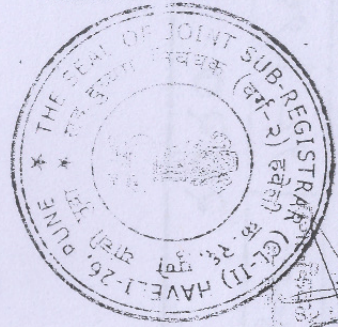
गाव :- रावत शहर मर्यादा धारण विकारी नोंदवारी  
 शेतव्या फेरफार क्रमांक : 9754 व दिनांक : 17/06/2017  
 गाव :- रावत शहर मर्यादा धारण विकारी नोंदवारी  
 तावुका :- हवेली जिल्हा :- पुणे

वर्ष	हंगाम	मिथ्यापत्रा संकेत क्रमांक		मिथ्यापत्रा संकेत क्रमांक		मिथ्यापत्रा संकेत क्रमांक		मिथ्यापत्रा संकेत क्रमांक		मिथ्यापत्रा संकेत क्रमांक		लागवडीसाठी उत्पन्न नसलेली जमीन	स्वरूप क्षेत्र	जमीन क्षेत्र	जमीन क्षेत्र	शेरा
		संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक	संकेत क्रमांक					
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
2018-19	खरीप															

"या प्रमाणित प्रतीतशी फी म्हणून १% रुपये मिळाले."  
 दिनांक :- 15/10/2019  
 सांकेतिक क्रमांक :- 272500703123000001020191306

( नाव :- अर्जुन बाणकण्ठाने )  
 तालुका साक्षर, किचवडी, हवेली जि :- पुणे

ह व ल - २६  
 ८२०० १३ १८  
 २०२०





















527/3200

संमगार 24 फेब्रुवारी 2020 6:21 म.ने.

दस्त गोपवार्ता भाग-1

हवल 26 १२ १९  
दस्त क्रमांक: 3200/2020

दस्त क्रमांक: हवल 26 /3200/2020

गजगार मुल्य: रु. 8,33,34,319/- मोबदला: रु. 00/-

सरलेले मुद्रांक शुक: रु.30,10,000/-

दु. नि. मह. दु. नि. हवल 26 यांचे कार्यालयगत

अ. क्रं. 3200 नर दि. 24-02-2020

गेती 6:19 म.ने. गा. हजर केला.

पावती: 3381

पावती दिनांक: 24/02/2020

सादरकरणासुने नावर औद्योगिक नर खिषण मन्था निरती  
तर्फे सेक्रेटरी मो अश्विनी अशय कुलकर्णी - -

नोधणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पुष्टानी मन्थ: 25

दस्त हजर करणाऱ्याची मही:

गकुण: 30500.00

*Shelke*  
पुसह-दुयम निवधक (वर्ग २)

हवेली क्र. २६, पुणे.  
दस्ताची प्रकार: आश्विन

*Shelke*  
पुसह-दुयम निवधक (वर्ग २)  
Joint S. R. Haveli 26  
हवेली क्र. २६, पुणे.

मुद्रांक शुक: If relating to Order of High Court W. R. T. amalgamation or reconstruction of companies under section 394 of Companies Act 1956 or under the order of Reserve Bank of India under section 44A of the Banking Regulation Act 1949.

शिक्रा क्रं. 1 24 / 02 / 2020 06 : 19 : 53 PM ची वेळ: (सादरीकरण)

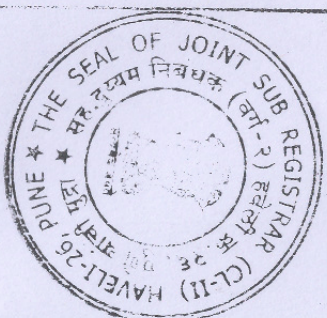
शिक्रा क्रं. 2 24 / 02 / 2020 06 : 21 : 02 PM ची वेळ: (फी)

### प्रसिद्धा पत्र

\*सर दरलेवेन हा नोधणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार  
नोधणीस दाखल केलेला आहे. \*दस्तातील शोधणी मजकूर, निष्पत्तक तयारी,  
साक्षीदार/ओटखदार व गोलत ओटखलेल्या दस्तासाठी प्रसवता गजगारी आहे.

\*दस्ताची सरवणी, दस्ता सादरकार वदस्ताची सरवणी मजकूर न वणु नोधरक हे  
स्वतः जबाबदार राहतील. \*दस्ताची सरवणी मजकूर न वणु नोधरक हे  
व्यक्ती दस्ताची सरवणी मजकूर न वणु नोधरक हे स्वतः जबाबदार राहतील.

*Shelke*  
हिवुन देणारे :  
*Shelke*  
हिवुन घेणारे :











दस्तावेज प्रकरण भाग-2

दस्तावेज क्रमांक: 3200/2020

24/02/2020 6:23:00 PM

दस्तावेज क्रमांक: दस्तावेज/26/3200/2020

दस्तावेज प्रकार: -माहेपट्टा

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	श्रायचित्र	अंगठ्याचा उमा
1	नाम:मेमर्से माणिक इस्टेट्स लॉफे भागीदार श्री विहलकुमार विजयकुमार लुणावत - - पत्ता:ल्याट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्रेमलोक पार्क चिंचवड पुणे, महाराष्ट्र, पुणे. फॅन नंबर:AAJPL1300K	मातक वय :-40 व्यवसाय:- स्वाधारी:- [Signature]		
2	नाम:श्रीचौगिक लॅब शिक्षण संस्था निराडी लॉफे सेक्रेटरी सी श्रीवती अभय कुलकर्णी - - पत्ता:ल्याट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: निराडी प्राथमिक पुणे, महाराष्ट्र, पुणे. फॅन नंबर:AIVPK4423E	भाडेकार वय :-53 व्यवसाय:- स्वाधारी:- [Signature]		

वरील दस्तऐवज करून देणार तशाकधीन भाडेपट्टा या दस्तऐवज करून दिल्याचे कबूल करतात.  
लिका क्र.3 ची वेळ:24 / 02 / 2020 06 : 22 : 05 PM

श्रीकाय:-

नादर इनाम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पत्रकाराचे नाव व पत्ता
- 1 नाव:दंड सदीप डी आत्रारे - -  
वय:42  
पत्ता:चिंचवड पुणे  
फिन कोड:411033

[Signature]



दिनांक क्र.4 ची वेळ: 24 / 02 / 2020 06 : 22 : 27 PM

*Abheille*

पु.सह.दुय्यम निबंधक (वर्ग-२)

हवेसी क्र.२६, पुणे.EPayment Details

- अनु क्र. Epayment Number
- 1 2402202012569
  - 2 MH012460467201920E

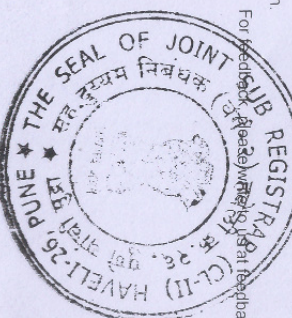
- Detachment Number
- 2402202012569D
  - 0006408060201920

3200 /2020

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through the images on a side) printout after scanning.
2. Get print immediately after registration.

For feedback (Abheille) write mail at feedback.isarita@gmail.com



प्रमाणित करणेत येते की, या दस्तऐवजभरत  
एकूण १...पुढे आहेत.  
परिलक्ष नंबराचे पुस्तकसंख्या: ३२००  
या नंबरी नोंदविराहा आहे.

*Abheille*

पु.सह.दुय्यम निबंधक (वर्ग-२) हवेसी क्र.२६,पुणे.  
लिका क्र. २६ / २ / २०२०