

ग्रामपंचायत शिरुर ग्रामिण तालुका शिरुर जिल्हा पुणे

सीटी सव्हे नं. / गट नं. जुना मिल्ककत नंबर मिल्ककत नंबर रस्त्याचे नाव १ / २ / ३ / ४	मालकाचे नाव	भोगवटादाराचे नाव	मालमतेचे वर्णन	मिळकत बांधका गाचे वर्ष	संत्रफळ चौ.फु.	रजिस्ट्रेशन दर प्रती चौ.मी.(रुपये)		घसारा दर	इमारतीचा वापरा सुसार माराक	मांडवली मूल्य (रुपये)	करचा दर (रुपये)	कराची रक्कम रुपये		अपेक्षावळ निकाल आणि त्यानंतर केलेले फरकार (रुपये)	
						जमीन	इमारत					घरपट्टी	दिवाबती कर आरोग्य कर पा.प सामान्य पा.प विशेष		
१९९६	शशिकला विलास काळे	सेंट जोसेफ एज्युकेशन ट्रस्ट संचालित सेंट जोसेफ इंग्लिश मिडीयम स्कूल	गट नं.११९/१ मध्ये ८० आर जागेमध्ये ग्राऊंड फ्लोअर ८५०० चौ.फु. व पहिला मजला ९६८३ चौ.फु. एकुण १८२५३ चौ.फु. आर.सी.सी बांधकाम इमारत	२०१५	१८२५३.०० १८२५३.००	११	१२	१३	१४	१५	१६	१७	१८	१९	२०
१९९६	शशिकला विलास काळे	सेंट जोसेफ एज्युकेशन ट्रस्ट संचालित सेंट जोसेफ इंग्लिश मिडीयम स्कूल	गट नं.११९/१ मध्ये ८० आर जागेमध्ये ग्राऊंड फ्लोअर ८५०० चौ.फु. व पहिला मजला ९६८३ चौ.फु. एकुण १८२५३ चौ.फु. आर.सी.सी बांधकाम इमारत	२०१५	१८२५३.०० १८२५३.००	११	१२	१३	१४	१५	१६	१७	१८	१९	२०

१९९६

शशांक रस्ता

वॉर्ड क्र. १

टिप-सुद्धा उता-याच्या आधारे खरेदी-विक्रीचे किंवा आर्थिक व्यवहार झाल्यास संबंधीत व्यवहार करणाऱ्या व्यक्ती जबाबदार राहिल

Signature
ग्रामविकास अधिकारी

पुणे प्रमाणे अस्सल हुकुम नवकल अर्जदार श्री. / सी.यांचे अर्जावरून उतारा तयार केला आहे.

ग्रामपंचायत शिरुर ग्रामीण
ता. शिरुर, जि. पुणे
सही व शिक्का

Signature with Stamp

ग्रामसेवक / ग्रामविकास अधिकारी

दिनांक ०२/०२/२०२२

Date 02/02/2022

क्लार्क

Gramsevak/Village Development Officer



15/03/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि. शिरूर

दस्त क्रमांक : 1489/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) शिरूर ग्रामिण

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: (भाडेपट्टा 30 वर्षे)मौजे शिरूर ग्रामीण हद्दीतील रामलिंग रोड भागातील मिळकत गट नं. 111/1 क्षेत्र 0 हे 80 आर आकार 1 रु. 46 पै. संपूर्ण गटसदर दस्त हा मुळ भाडेपट्टा दस्त नंबर 1488/16 ची दुय्यम प्रत असून मुळ दस्त अन्वये मुद्रांक शुल्क व नोंदणी फी अदा केलेली आहे((GAT NUMBER : 111/1 ;))
(5) क्षेत्रफळ	1) 0.8000 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भाडेकरू- सेंट जोसेफ एज्युकेशनल ट्रस्ट, रामलिंग रोड,शिरूर तर्फे अध्यक्ष/ विश्वस्त - दादाभाऊ रामदास वाखारे वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. संघवी अपार्टमेंट, सुरजनगर, शिरूर ता.शिरूर,जि.पुणे, महाराष्ट्र, पुणे. पिन कोड:-412210 पॅन नं:-AAOPW4359G 2): नाव:-भाडेकरू - सेंट जोसेफ एज्युकेशनल ट्रस्ट, रामलिंग रोड,शिरूर तर्फे सचिव/ विश्वस्त - नॅन्सी अनिल पायस वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.रेव्हेन्यू कॉलनी, शिरूर शिरूर,जि.पुणे, महाराष्ट्र, पुणे. पिन कोड:-412210 पॅन नं:-BPTPP7823K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मालक - शशिकला विलास काळे वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.भाजी बाजार, शिरूर ता.शिरूर,जि.पुणे, महाराष्ट्र, पुणे. पिन कोड:-412210 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/03/2016
(10)दस्त नोंदणी केल्याचा दिनांक	15/03/2016
(11)अनुक्रमांक,खंड व पृष्ठ	1489/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100



Seen

B.S. 15/3/16

Inspector

Public Trust Registration Office
Pune Region Pune.

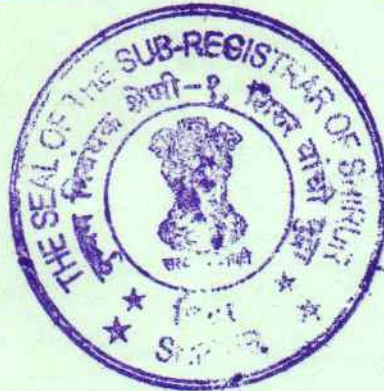
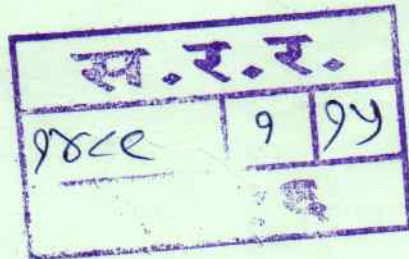
दुय्यम निबंधक, शिरूर



CHALLAN
MTR Form Number-6

GRN	MH008052195201516E	BARCODE					Date	14/03/2016-12:30:42	Form ID	36	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty			TAX ID (If Any)							
	Registration Fee			PAN No. (If Applicable)							
Office Name	SRR_SHIRUR SUB REGISTRAR			Full Name		Saint Joseph Educational Trust					
Location	PUNE			Flat/Block No.		GaT No.111/1					
Year	2015-2016 One Time			Premises/Building							
Account Head Details			Amount In Rs.	Road/Street		Ramling Road					
0030046401 Stamp Duty			100.00	Area/Locality		Shirur Gramin					
0030063301 Registration Fee			100.00	Town/City/District							
				PIN		4	1	2	2	1	0
				Remarks (If Any)							
				SecondPartyName=Shashikala Vilas Ka							
				le-CA=30-Marketval=7020000							
				Amount In	Two Hundred Rupees Only						
Total			200.00	Words							
Payment Details			CANARA BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	REF No.	02400412016031400161	1403201610645145247					
Cheque/DD No			Date		14/03/2016-12:29:56						
Name of Bank			Bank-Branch		CANARA BANK						
Name of Branch			Scroll No. , Date		Not Verified with Scroll						

Mobile No. : Not Available



१०२२ २ १५
२०१६



Shree
LEASE DEED

(Duplicate Copy)

THIS LEASE DEED is made and executed at Shirur on 14th Day of **March** in the year **2016**.

BETWEEN

MRS. SHASHIKALA VILAS KALE, Age :- 47 years, Occupation :- Agriculturist, Residing at :- Bhaji Bazar, Shirur, Taluka - Shirur, District - Pune.

Hereinafter referred to as the "**Lessor/Owner**" (Which expression unless repugnant to the context shall mean and include his successors, legal heirs, administrators, executors and assigns)


..... PARTY OF THE FIRST PART.

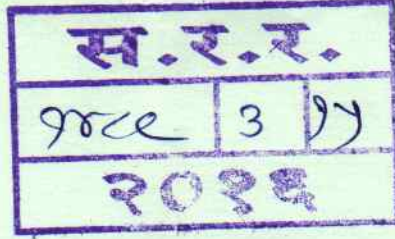
AND

SAINT JOSEPH EDUCATIONAL TRUST, Ramling Road, Shirur, a Lessee registered under the Bombay Public Trust Act, 1950 and having its Registered Office and Works at Ramling Road, Shirur, Taluka : Shirur, District : Pune.-412220, represented through its Trustees

- 1. MR. DADABHAU RAMDAS WAKHARE**, Age : 44 years, Occupation : Agriculture & Business, Residing at : Sanghavi Apt. Surajnagar, Shirur, Taluka - Shirur, District - Pune.

Seen


Inspector
Public Trust Registration Office
Pune Region Pune.



2. **MRS. NANCY ANIL PAIS**, Age : 37 years, Occupation : Service, Residing at : Revenue Colony, Shirur, Taluka - Shirur, District - Pune.

Hereinafter called the "Lessee" (Which expression unless repugnant to the context shall mean and include its successors, legal heirs, liquidators, administrators, executors and assigns)

..... **PARTY OF THE SECOND PART.**

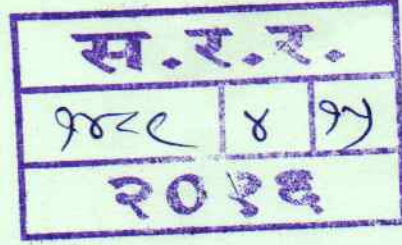
1. DESCRIPTION OF THE PROPERTY:-

All that piece and parcel of the land bearing Gat No. 111/1, area adm.0H 80R, assessed at 1Rs.46 ps, situated in village Shirur, Tal-Shirur, Dist-Pune, falling within the local limits of Grampanchayat Shiru Gramin and bounded as under.

On or towards East	: Gat No.110
On or towards South	: Gat No.109
On or towards West	: Gat No.112, 114
On or towards North	: Road

2. **WHEREAS** the Lessor Mrs. Shashikal Vilas Kale, is the lawful owner and is in absolute possession of the land bearing Gat No. 111/1, in the limits of village Shirur, Taluka :- Shirur, District - Pune and within the jurisdiction of the Sub-Registrar Office Shirur, Pune. The said land is admeasuring 00H 80R. (Hereinafter referred to as "**The said Land Premises**").

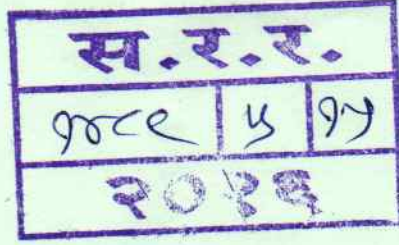
3. **AND WHEREAS**, Lessee is a Public Trust, registered under the Bombay Public Trust Act, 1950 and having its registration No.E-6412/Pune, dt. 12/05/2013. The main object of the trust is to work and promote in educational & social field. As the Trust was in need of land for its educational campus, the Lessor had give her land to the Trust on Lease basis for school/educational purpose. The said Lease deed was registered in the office of Sub Registrar Shirur on dt. 30/07/2013, at Sr. No.4007/2013. But said Lease Deed was cancelled due to some technical



reason. Hence again this lease deed is being executed between the parties for term of 30 years.

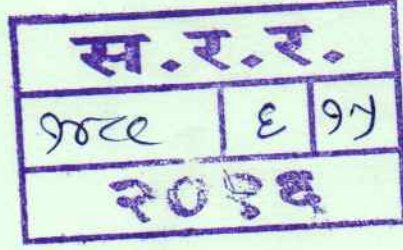
NOW, THEREFORE, THIS LEASE DEED WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS UNDER :-

- 1) The Lessor has agreed to let out the said land to the Lessee, for the period of 30 (Thirty) years. The period of this Lease is 30 years. Hence date of commencement of this Lease is 30/07/2013 and it will expire on 29/07/2043. For this lease period the Lessee has to pay rent/lease amount as agreed. After the termination of lease period the Lessee has to hand over possession of the said land to Lessor.
- 2) The rent agreed between the parties is of Rs. 1,00,000/- (Rupees One Lac only) per month. However after the expire of each calendar year, there will be an increase of 10 % in the rent amount. The rent amount will be paid before 5th day of every English Calendar month for every month.
- 3) The Lessee will be liable to pay all the govt., semi govt., Gram Panchayat and other taxes related with the said land premises. The Lessee will pay the electricity charges for the said land premises. The Lessor will be indemnified by Lessee if any arrears of the electricity charges are recovered from Lessor due to default of Lessee.
- 4) The Lessor gives her consent for acquire N.A. permission, construction permission to make construction on the land, avail necessary permissions to run school on the said land.
- 5) The Lessor has given this land to Lessee on Lease basis. Hence the Lessee will not sub-let, transfer, assign or part with the possession of the said land premises or any part thereof. to any third person.



The Lessee has to use the said land premises for the objects and purpose of the Trust only & not to use for any other business or purpose.



- 6) The Lease deed is being executed and registered today. But the Lease has been commenced from dt. 30/07/2013 and from that day the possession of the lease land premises is handed over to the Lessee.
- 7) If the Lessee has to terminate, revoke or cancel the said Lease Deed, it is mandatory to give 3 months notice to the Lessor in writing.
- 8) It is agreed between both the parties that after expire of the lease period, if necessary the lease will be extended by mutual consent.
- 9) There is no any charge or encumbrance on the land. There is no any charge or encumbrance of such as mortgage, gift, security, lease, maintenance on the land. The land is no subject matter of any litigation in any court. The land is not acquired or required for any purpose & the Lessor has yet not received any notice in that regard.
It is agreed that if any obstruction has been made to the possession & use of the land by anyone, the Lessee will be indemnified by Lessor.
- 10) The Lessor has right to access & inspect said land as owner of the land. The Lessee will permit the Lessor, the ingress and egress into and from the said land premises for inspection of the land.
- 11) It is agreed between both the parties that Lessor shall be entitled to terminate, revoke or cancel the said Lease Deed by giving 15 days notice to the Lessee in writing, on the ground of default of payment of rent for successive 3 months and also breach of the terms and conditions of this deed. In such situation the Lessor shall have right to take possession of the land & for that the Lessee shall not have any objection.

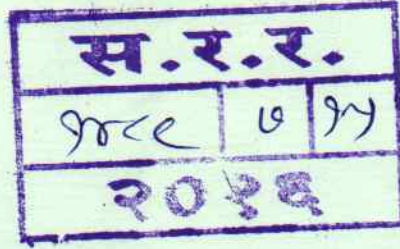


12) It is also agreed between both the parties that the Lessor shall not have any objection to acquire funds/loans by Lessee for construction of the building on the land, by mortgaging the lease land to the financial institutions, banks. The Lessor gives free consent by this Deed for mortgage of the land for security of loan amount. But will be sole responsibility of the Lessee to repay the said loan and interest on it. No any responsibility to repay the said loan and interest on it shall be cast on Lessor. In the event of Lessee acquiring funds/loans by mortgaging the lease land & making default to repay it, the Lessor shall have right to revoke this Lease Deed.

13) The said Deed shall be binding on both the parties & their successors. If in any case, it shall be expedient to pay any amount out of rent amount to the beneficiaries of Lessor, said amount shall be deducted from agreed rent amount and Lessor will ready to accept remaining amount.

IN WITNESS WHEREOF THE PARTIES AFORESAID HAVE SIGNED THIS ON THE DAY AND PLACE SPECIFIED ABOVE.

Name	Photograph	Sign	Thumb Impression
LESSOR			
Mrs. Shashikala Vilas Kale		S.V. Kale	



LESSEE

1. St. Joseph Educational
Trust through
President-Trustee
Mr. Dadabhau Ramdas
Wakhare



Dadabhau



2. St. Joseph Educational
Trust through
Secretary-Trustee
Mrs. Nancy Anil Pais



Nancy



Witnesses:

1. Sign: *Vaibhav S. Jadhav*

Name: Vaibhav S. Jadhav

Address: ALP Shirur Tal. Shirur
Dist. Pune

2. Sign: *Sankin S. Dighre*

Name: Sankin S. Dighre

Address: Shirur

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
१११/१		खा
शेताचे स्थानिक नाव		
लागवडीयोग्य क्षेत्र	हेक्टर	आर
.....	०	८०
.....	०	८०
एकूण	०	८०
पोटरखराब (लागवडीयोग्य नसलेले)-		
वर्ग (अ) ..		
वर्ग (ब) ..		
एकूण ..	०	८०
आकारणी ..	रुपये	पैसे
जुडी किंवा विशेष आकारणी ..	१	४६
	१	४६

भोगवटादाराचे नाव
 सौ. शशिकल विलास काळे
 (१७३) (८०६)

खाते क्रमांक
 कुळाचे नाव.



इतर अधिकार

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९.]

वर्ष	इगाम	पिकाखालील क्षेत्रांचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		वर्ष	जमीन कर्णाराचे नाव	शेता	
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित						
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५				
२०१०			हे. आ.	हे. आ.		हे. आ.	हे. आ.	जळीव	हे. आ.	हे. आ.	हे. आ.					
२०११								०/८०								
११								जळीव								
१२								०/८०								
१२								जळीव								
१३								०/८०								
१३								जळीव								
१४								०/८०								
१४								पड								
१५								०/८०								

स.र.र.

