

Receipt (pavti)

7/11164

Friday, July 22, 2022

6:03 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 12082 दिनांक: 22/07/2022

गावाचे नाव: पर्वती

दस्तऐवजाचा अनुक्रमांक: हवल7-11164-2022

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: विजय ज्ञानेश्वर शेंडकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

सह दुय्यम निबंधक, हवेली-7

बाजार मूल्य: रु.20682000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 1016500/-

सह दुय्यम निबंधक वर्ग-२  
हवेली रु.७, पुणे

1) देयकाचा प्रकार: DHC रकम: रु.500/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 2207202211070 दिनांक: 22/07/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH015157980202122M दिनांक: 22/07/2022

बँकेचे नाव व पत्ता:



25/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 7

दस्त क्रमांक : 11164/2022

नोंदणी :

Regn:63m

गावाचे नाव : पर्वती

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20682000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: गाव मौजे पर्वती येथील फायनल प्लॉट नंबर 572/अ यांसी क्षेत्र 600 चौ.मी. PUI: P/3/01/09309000 ( ( C.T.S. Number : 572/अ ; ) )
(5) क्षेत्रफळ	1) 600 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुणे फाऊंडेशन एज्युकेशन व हेल्थ केअर तर्फे जयश्री विजय शेंडकर वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 986 प्रशांत नगर नवी पेठ पुणे , महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय ज्ञानेश्वर शेंडकर वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 986 प्रशांत नगर नवी पेठ पुणे , महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	22/07/2022
(10)दस्त नोंदणी केल्याचा दिनांक	22/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	11164/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1016500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मी वाचली  
मी रुजवात घेतली  
आसल वरहुकुम नक्कल

सदर नक्कल  
यांस त्यांचे तारीख..... 22/07/2022  
ने दस्तासोचत  
मी दिली तारीख..... 22/07/23

दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. -७

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vijay Dnyaneshwar Shendkar	eChallan	02300042022032478366	MH015157980202122M	1016500.00	SD	0002687277202223	22/07/2022
2		DHC		2207202211070	500	RF	2207202211070D	22/07/2022
3	Vijay Dnyaneshwar Shendkar	eChallan		MH015157980202122M	30000	RF	0002687277202223	22/07/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]







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LEASE DEED  
THIS LEASE DEED made at Pune on this 31<sup>st</sup> day of MARCH 2021

*Shankar*  
*MS JV Shankar*

BETWEEN

**MR. VIJAY DNYANESHWAR SHENDKAR**

Age: 57 years, Occupation: Business

PAN: AAEHS9602J

R/at : 986 Prashant Nagar Navi Peth Pune 411030

Hereinafter referred to as "THE LESSOR" being **Karta of Bigger HUF**

(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, administrators or legal representatives)

..THE PARTY OF THE ONE PART

AND

Kart of Bigger HUF represented by smaller HUFs headed by Kartas of Smaller HUFs as below:

We have been given to understand the Bigger HUFs are of same members their interests do no clash each other. The Bigger HUF and Smaller HUFs have independent and separate existence. The traditional Hindu Law permits them to carry on separate and independent income earning activities either independently or with the help of Bigger HUF. In such circumstances the income earned or assets acquired remain their separate assets. It we agree to share the Lease Rent then we will execute a separate MOU detailing therein their rights interests, in the Lessor Family property representing SMALLER HUFs having birth rights in the Leased property. The Bigger HUF will be obliged to agree the MOU. The Lessees herein will be informed accordingly.

AND

PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE ( PAN No. AAFCP6702Q ), a Private Limited company incorporated under the Indian Companies Act 1956/2013 having its Registered office at

*Shankar* *MS JV Shankar*

S. No, 1/1 Final Plot No. 4/1 Sadashiv Peth Pune 411030 Through its Director

1) Mrs. JAYASHREE VIJAY SHENDKAR

Age : 56 years, Occupation: Business

Pan No. ACGPS5988R

Adhar card No. 6281 4524 4830

R/at : 986, Prashant Nagar, Navli Petir, Pune 411030



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**WHEREAS:**

A) THE LESSOR DECLARES AS UNDER :

The LESSOR Family is seized and possessed of or otherwise well and sufficiently entitled to the plot of land ( " THE DEMISSED PLOT ") bearing part of Final plot No. 572/A in Town planning scheme- I admeasuring area about 600 sqmtrs situated at PARVATI, Tal- Pune city which is more particularly described in schedule-I hereunder written. (hereinafter referred to as "**The said Property**")

B) That the land under reports the property bearing part of Final plot No. 572/A in Town planning scheme- I admeasuring area about 600 sqmtrs situated at PARVATI, Tal- Pune city which belongs to Mr. Vijay Dnyaneshwar Shendkar Bigger HUF as The sole owner of the said property.

C) The LESSEE, it is a Private Limited company incorporated under the Indian Companies Act 1956/2013 having its Registered office at S. No. 1/1 Final Plot No. 4/1 Sadashiv Peth Pune 411030. The main objects of the said company is to undertake training, research, development and education, Pre-school, formal school of any board ,Collages, Infrastructure, developing education, nursing, healthcare, Pharmacy, activity and research, training and education related to medical education purpose etc.

D) That the LESSEE has expressed their desire to take on long lease of 33 years the said Property for educational purpose for running a

*Shendkar*  
*Mrs. J. V. Shendkar.*



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school . The LESSOR Family has agreed to demise unto the LESSEE the demised plot together with the right to develop /construct a building or buildings and/or structure thereon for the period and at the yearly rent and upon the terms and condition recorded herein.

E) The LESSOR Family being the absolute owner of the demised plot is executing the present Lease deed in favour of the LESSEE.

**NOW THIS LEASE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**1. GRANT OF LEASE**

1.1. Subject to the Rent (as hereinafter defined) to be paid and terms, conditions and covenants on the part of the LESSEE to be observed and performed, the LESSEE doth hereby absolutely and irrevocably demise the said Property i.e. All that piece and parcel of the property described in the Schedule I hereunder written, there about together with all rights, easements and appurtenances thereto belonging situate and lying village at PARVATI bearing part of Final plot No. 572/A in Town planning scheme- I within the local limits of Pune Municipal Corporation and more particularly described in the Schedule. I hereunder written unto the LESSEE for a period of thirty three (33) years with effect from 01 JULY 2022

**2. CONSIDERATION**

2.1. In consideration for the LESSOR Family granting said Property on long lease of thirty three (33) years to the LESSEE, the LESSEE shall, from the effective date of the lease, pay to the LESSOR yearly rent Rs. 11,11,111/- ( Rs. Eleven lakhs eleven thousand one hundred and eleven Only) ("**Rent**")in advance , subject to increase as may be mutually decided between the parties from time to time. Notwithstanding anything contained in this lease agreement this lease agreement shall be for a period of 33 years.

The LESSOR Family and LESSEE herein agreed to enter into a separate agreement/MOU for fixation of the rent/license fee/

*Signature* 17.8.24. Shendur.

consideration by whatever name it may be called for the proposed development/ institution to be constructed on the said land. This separate agreement/MOU shall be entered into by both parties by taking a mutual decision. The said separate agreement will be executed for purpose of fixation of rent will not effect on period of this lease agreement in any way, periodically a new separate agreement/ MOU will be executed between both parties.

2.2. The LESSEE shall pay to the LESSOR Family, the Rent in advance on or before The (10<sup>th</sup>) MAY month of every year ("**Due Date**"). The LESSEE shall, whilst making payment of the Rent, deduct tax at source under the Income Tax Act, 1961 as per prevailing rates and pay the tax so deducted to the concerned tax authorities, and issue the necessary tax deduction certificate/s to the LESSOR family. In the event of a lower TDS exemption obtained by the LESSOR Family the LESSEE shall cooperate and deduct TDS at such lower rates, provided LESSOR has provided LESSEE with original Lower TDS Certificate.

2.3. Any delay on the part of the LESSEE to make payment of the Rent beyond the Due Date shall entitle the LESSOR to charge interest on the Rent at the rate of twelve percent (12%) per annum from the Due Date until payment of the Rent. The LESSEE shall add the interest accrued for the period of delay in making the payment for the preceding year in the subsequent year and the LESSEE shall make the payment for interest accordingly.

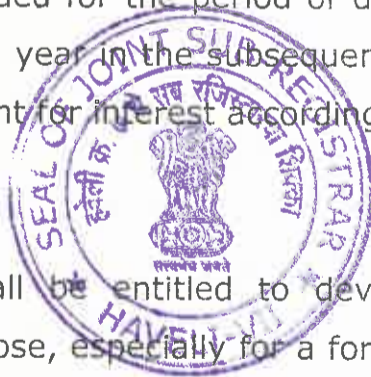
### 3. USE:

The LESSEE shall be entitled to develop the said Property for educational purpose, especially for a formal school of any board, or for any other purpose as it may deem fit after obtaining requisite permission as required under law.

### 4. TITLE:

The LESSOR Family declares that they obtain absolute right, title and interest in the said Property and that the titles of the said

  
Mrs. J.V. Shenolikar.



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Properties are free from any encumbrances. The LESSOR Family have every right and authority to grant the lease in favour of de LESSEE, for the agreed consideration, as per the terms of this agreement. The LESSOR Family hereby expressly agrees to remove any defect in the title of the said Property at their own cost up to the satisfaction of the LESSEE, if any defect is found tenable as per law.

#### 5. EXECUTION OF DOCUMENTS:

The LESSOR Family hereby expressly agree to execute all necessary deed/ documents in favour of the LESSEE at the instance of the LESSEE in future in order to enable the LESSEE or their nominee to develop the said Property in the best possible manner. However, all the expenses such as Stamp Duty Registration charges etc. in respect of all the deeds/documents shall be borne by the LESSEE or their nominees.

#### 6. POSSESSION:

Simultaneously with the execution of this lease deed the LESSOR Family shall hand over the physical/ possession of the said Property and legal possession of the entire said Property, which is particularly described in schedule —1 written hereunder.

#### 7. DEVELOPMENT OF THE PROPERTY:

The LESSEE shall at its own cost or its investor may invest in construction of the required building infrastructure.

Investor to be entitled to invest in developing / constructing school or college buildings / consisting of tenements at a mutually decided financials/ rent /renumeration etc between the investor and the lessee. with the consent of the lessor / POFP .

In case of road widening or any acquisition or otherwise any compensation/ reward in the form of FSI / TDR or cash /money will be received and enjoyed by the lessor / land owner / POFP .

However, the LESSOR family shall not be held responsible or liable for any loss, harm or damage caused on account of such constructions, nor shall the LESSOR family be liable to pay any



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*Shiv Kumar*  
*M. V. Sharma*

money or damages to any artisan, engineers, architects, surveyor's workman, traders etc.

#### **8. ADVERTISEMENT:**

That the LESSOR Family hereby expressly agree, that the LESSEE shall be absolutely entitled to fix their advertisement board in any part of the said Property after execution of this deed and the LESSEE shall be entitled to issue advertisement in the newspaper regard education, in their name and the LESSOR Family shall not raise any objection for the same. The LESSOR Family shall not be liable to pay any taxes or expenses on this account and entire costs are to be borne by the LESSEE.

#### **9. EXECUTION OF SUB LEASE.**

9.1. The LESSOR hereby confirms and acknowledges that with its consent the LESSEE shall on its own account be entitled to sub-lease, give on leave and license basis the premises to be constructed on the said Property to any person or persons or Trust or society/ Institution to enter into Agreements on Lease basis only for uses related to education just like canteen, hostel, tuitions, extra-curricular activities, allied courses etc. in the proposed building or buildings to be constructed on the said Property and receive in its name or in the name of such other person and such amounts shall belong to the LESSEE alone.

#### **10. REPRESENTATIONS AND WARRANTIES OF THE LESSOR FAMILY :**

The LESSOR Family hereby represents and warrants asunder:

10.1. The LESSOR Family as aforesaid are absolutely seized, possessed and otherwise well and sufficiently entitled to the said Property.

10.2. The title of the LESSOR to the said Property is clear and marketable.



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*Shubh*  
M.M.J.V. Shrivastava

10.3. The LESSOR Family is absolutely entitled to enter into this Agreement and there is no restraint against the LESSOR Family from entering into and executing the same or any other Deed(s) in respect of the said Property in favour of the LESSEE.

10.4. There is no pending estate duty, wealth tax, income-tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities till date whereby the rights of the LESSOR Family in respect of the said Property or any part thereof are affected.

10.5. There are no outstanding notices or other orders or intimations issued by the Government or any other public body in respect of any acquisition or requisition of the said Property or any part thereof.

10.6. The said Property or any part thereof is not subject to any claim or demand, is pendens, encumbrance, attachment or any process issued by any Court or Authority.

10.7. The said Property or any part thereof is not the subject matter of any acquisition or requisition proceedings under any law for the time being in force.

10.8. There are no pending litigations in respect of the said Property to be Developed or any part thereof.

10.9. The LESSOR Family shall not do or cause to be done any act, deed, matter or thing whereby or by means whereby the title to the said Property or any part thereof or the right, title and interest of the LESSEE under this Agreement is/are jeopardized.

#### 11. TAXES

The LESSEE shall pay and discharge all taxes and outgoings including municipal taxes and all other charges, rates, cess, taxes that may be levied by any public body or authorities in respect of



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*Shri. J. V. Shenkar*

the said Property. The LESSEE shall indemnify and keep indemnified the LESSOR Family from and against non-payment thereof.

## 12. INDEMNITY:

12.1. The LESSEE shall indemnify the LESSOR Family in respect of all claims, damages, compensation or expenses payable in consequences of any acts done or committed to be done in the course of the development including any agreements entered into by the LESSEE with person/'s or society or Trust.

12.2. Each Party agrees to indemnify and keep the other and its successors or assigns indemnified from and against all losses, damages, litigations, claims, demands and costs that may be made and/ or raised and/or incurred by it as a result of any of the statements, declarations or representations herein contained being found to be untrue.

## 13. MORTGAGE:

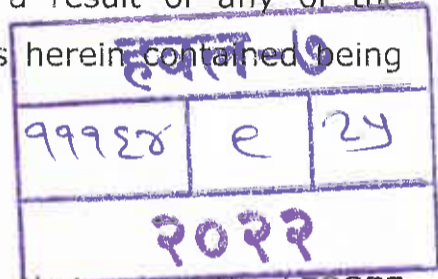
The LESSOR Family hereby expressly agree that only if the LESSEE himself has constructed / invested or has obtained NOC from the lessor then the LESSEE shall be entitled to mortgage the said Property more particularly described in the Schedule- I written herein under to Bank/ Nationalise bank/ Co-op Bank/ finance company/any financial institution in order to raise project finance in respect of the development of the said Property for education purpose and the LESSOR Family shall not raise any objection for the same.

## 14. JOINT VENTURE / PARTNERSHIP:

The LESSEE may develop the said property in Joint Venture/ Partnership or through investors or with any other person/s with the official consent of the lessor / land owner /POFP,subject to the condition that the same shall not affect the terms and conditions of this agreement.

## 15. EXCLUSIVITY:

*Shree*  
*M. J. V. Shree*



The LESSOR Family hereby covenants and states that from the date of this Agreement, the LESSOR Family shall not enter into any understanding or Agreement for Sale or development or transfer or otherwise with respect to the said Property or any part thereof and/or that the LESSOR shall not offer or negotiate or discuss or make any commitments with any other person/s or entity for sale or development of the said Property or create on the said Property or any part thereof any third party right or interest in any manner.



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**16. TERMINATION:**

PROVIDED ALWAYS AND IT IS AGREED and declared that if the yearly rent hereby reserved of any part thereof shall be in arrears, for a space of thirty days after the same shall have become due whether the same shall have been legally or formally demanded or not or if and whenever there shall be a breach or non-performance or nonobservance by the LESSEE of any of the Covenants, conditions or agreements herein contained, it shall be lawful for the LESSOR Family to reenter upon the demised plot or any part thereof in the name of the whole and immediately thereupon this demise and all rights of the LESSEE hereunder shall stand absolutely determined but without prejudice to any right or remedy of the LESSOR Family already accrued and then subsisting PROVIDED HOWEVER prior to such re-entry in respect of any breach of any covenant, notice in writing must be given to the LESSEE intimating such breach of a covenant and if the LESSEE fails to make good or rectify such breach within two (2) months from the date of service of such notice, the LESSOR Family shall be entitled to re-enter upon the demised plot or any part thereof in the name of the whole and thereafter the Lease shall stand determined provided always that such re-entry shall be without prejudice to any other right of action or remedy of the LESSOR Family in respect of any antecedent breach of any of the covenants on the part of the LESSEE. The term for payment of interest on the arrears of rent shall not prejudice or affect the right of re-entry herein contained. The LESSEE shall be entitled to terminate the agreement with a notice in 6 months.

*Signature*  
*M. D. S. Sharma*

**17. SURRENDER OF THE DEMISSED PLOT:-**

That the LESSEE will at the expiration or earlier determination of the said term quietly and peacefully surrender and deliver to the LESSOR/land owner/POFP possession of the said demised plot together with all appurtenances, thereto in such good and substantial repair and condition and so maintained, saved and cleansed and in all respects in such state and condition as shall be consistent with the due performance of the several covenants hereinbefore contained (reasonable wear and tear excepted).



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**18. JURISDICTION**

The courts in Pune shall alone have the jurisdiction in the matter.

**THE SCHEDULE - I**

All the piece and parcel of the land bearing ,Part of Final plot No. 572/A in Town planning scheme- I admeasuring area about 600. sqmtrs situated at PARVATI, Tal- Pune city within local limits of Pune Municipal Corporation and bounded as under :

On or towards EAST : Final plot no. 573a

On or towards WEST : Final plot no. 571b

On or towards SOUTH :remaining part of final plot no.572a

On or towards NORTH : 40 ft T.P.S Road

IN WITNESS WHEREOF the Parties hereto have hereunto set and sub scribed their respective hands and seals the day and the year first herein above written.

SIGNED SEALED AND DELIVERED BY  
THE WITHIN NAMED KARTA OF BIGGER HUF  
THE LESSOR"



MR. VIJAY DNYANESHWAR SHENDKAR (HUF)

MRS. J.V. Shendkar.

SIGNED SEALED AND DELIVERED BY  
WITHIN NAMED THE LESSEE.

PUNE FOUNDATION FOR EDUCATION  
AND HEALTH CARE through its Director



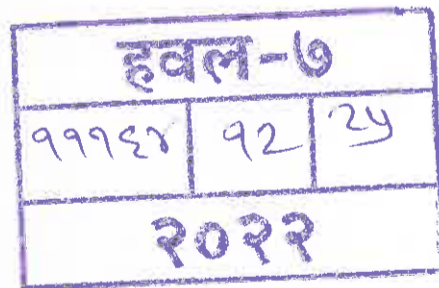
*Mrs. Jayashree Shendkar*

1) Mrs. JAYASHREE VIJAY SHENDKAR authorized vide resolution  
dated

In the presence of

1) Sign : *P. Shendkar*  
Name: *Pranav. v. Shendkar*  
Address : *986, Navi Peth Pune*

2) Sign : *S. T. Kedari*  
Name: *S. T. Kedari*  
Address : *434 Shukrawarpeth  
Pune - 2*





महाराष्ट्र शासन  
जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

56413

गाव/पेट : पर्वती-TP03	तालुका/न.भू.का. : नगर भूमापन अधिकारी, क्र.१ पुणे	जिल्हा : पुणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
अंतिम भूखंड क्र. TP स्कीम 03 492/अ		क्षेत्र चौ.मी. 3929.23
		धारणाधिकार
		शासनाला दिलेल्या आकारणाचा किंवा शाब्दाचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ

सुविधाधिकार	
हक्काचा मुळ धारक H	
वर्ष:	[ ज्ञानोबा धोंडीबा शेंडकर ]
पट्टेदार	
इतर भार	
इतर शेरें	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
126/90/2008	वारस नोंद - ज्ञानोबा धोंडीबा शेंडकर दि. 99/92/28 रोजी मयत झालेले त्यांचे नांव कमी करून वारसांचा अर्ज व प्रतिज्ञापत्रावरून वारस नोंद दाखल		H [ कौशल्या ज्ञानेश्वर शेंडकर ] [ विजय ज्ञानेश्वर शेंडकर ] [ माणिक जयहिंदराव डुकरे ] [ शारदा विलासराव शिंदे ] [ शैलजा सरोष पंडित ]	फेरफार क्र. 0899 प्रमाणे सही- 26/90/06 न.भू.अ.क्र. 9, पुणे.
23/03/2009	स.दु.नि.हवेली 9 यांचेकडील र.द.क्र. 9099/90 दि. 92/2/90 अन्वये 9) विजय ज्ञानेश्वर शेंडकर 2) श्रीमती कौशल्या ज्ञानेश्वर शेंडकर 3) सौ. माणिक जयहिंदराव डुकरे सौ. शारदा विलासराव शिंदे सौ. शैलजा सरोशराव पंडीत यांनी वाटपपत्र करून दिल्याने नांव दाखल केले		H विजय ज्ञानेश्वर शेंडकर	फेरफार क्र. 2029 प्रमाणे सही- 23/03/2009 न.भू.अ.क्र. 9 पुणे
08/06/2014	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/2014 पुणे दि. 16/2/2014 व इकडील आदेश क्र.न.भू.पर्वती TP/फे.क्र.8994 दिनांक 8/2/14 अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळांत असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी तीन हजार एक शे एकव्याऐंशी दशांश ज्याऐंशी चौ.मी दाखल केले.			फेरफार क्र. 8994 प्रमाणे सही- 8/2/14 न.भू.अ.क्र. 9, पुणे

हे जालमत्ता पत्रक डिजिटरी साईल करेले आहे

हि मिळकत पत्रिका (दिनांक 6/22/2021 9:49:43 AM रोजी) डिजिटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
मिळकत पत्रिका डाऊनलोड दिनांक 6/29/2022 3:28:04 PM  
वैधता पडताळणी साठी <http://aapleabhi@kh.mahabhurni.gov.in/DSLIR/propertycard> या संकेत स्थळावर जाऊन 259590003684928 हा क्रमांक वापरावा.



*Shankar* Ms. J. V. Shankar



हवल-७		
99958	93	24
2022		



1. कर्तव्य को पालन करना  
 2. कर्तव्य को पालन करना  
 3. कर्तव्य को पालन करना  
 4. कर्तव्य को पालन करना  
 5. कर्तव्य को पालन करना



1. कर्तव्य को पालन करना  
 2. कर्तव्य को पालन करना  
 3. कर्तव्य को पालन करना  
 4. कर्तव्य को पालन करना  
 5. कर्तव्य को पालन करना



दिनांक 20/07/2022  
 2022



**हवल-७**  
 99958 28 29  
**2022**

DELETED & INCORPORATED  
 IN FIELD 2-ONE

- वास्तुवासी का नाम...
- वास्तुवासी का पता...
- वास्तुवासी का जन्म तिथि...

Mr. S. S. Sharma

2022

2022



"नक्कल" प्रत

क्रमांक/न.भू.अ.१ पुणे/भूकरमापक  
अतितावडी सडककाम मो.र.नं.१०८३०/२०१७  
पुणेराष्ट्र पेट पर्वती येथील फायनल प्लॉट नं.५७२अ या  
मोजणी नकाशा.

मोजणीचे कारण :-

अर्जदार श्री विजय ज्ञानेश्वर रोडकर रा.पुणे यांनी  
पुणे राष्ट्र पेट पर्वती येथील फा.प्लॉट नं.५७२अ चे  
दिनांक २१/०३/२०१७ रोजी केलेल्या मोजणी अर्जावरून  
मोजणी काम केले असे.

टिप :-

या प्रमाणे फा.प्लॉटची हद्द अभिलेखाप्रमाणे असे.



परिमाण :- १.५००

मोजणी करणार :- XXX  
भूकरमापक

मोजणी दिनांक :- ०२/०५/२०२३



मूळ प्रत दिनांक - १५/३/२३  
नकाशा तयार दिनांक - १०/३/२३  
मूळ दिनांक - १०/३/२३  
तयार करणार - [Signature]  
मसाला पी - ५५५  
उपलब्ध आहे - [Signature]  
"आधी नयकाशा"

[Signature]  
पुणे भूकरमापक अधिकारी अ.१

[Signature] Mrs. J. V. Shambhu.



हवेली-७		
१११६४	१५	२५
२०२२		



भारत सरकार  
Government of India



विजय दानेश्वर शेंडकर  
Vijay Dnyaneshwar Shendkar  
जन्म तारीख / DOB : 07/08/1965  
पुरुष / Male



6043 0312 1133

आधार - सामान्य माणसाचा अधिकार



हवल-७		
१११६४	१६	२५
२०२२		



भारतीय पहचान आयोग प्राधिकरण  
Unique Identification Authority of India

पत्ता S/O: दानेश्वर शेंडकर, फाइनल प्लॉट 986 ए, प्रशान्त नगर, लेन आईसीआईसीआई बँक समोर, नवी सदाशिव पेठ, पुणे शहर, पुणे, एस.पी. कॉलेज, महाराष्ट्र, 411030	Address: S/O: Dnyaneshwar Shendkar, Final Plot 986 A, Prashant Nagar, Lane Opp ICICI Bank, Navi Sadashiv Peth, Pune City, Pune, S.p. College, Maharashtra, 411030
--	---

6043 0312 1133

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

*Shendkar*



भारत सरकार  
Government of India



विजय दन्येश्वर शेंडकर  
Vijay Dnyaneshwar Shendkar  
जन्म तारीख / DOB : 07/08/1965  
पुरुष / Male



6043 0312 1133



भाषण - सामान्य माणसाचा अधिकार

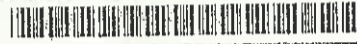
हवल-७		
१११६४	१७	२५
२०२२		



जयश्री विजय शेंडकर  
Jayashree Vijay Shendkar

जन्म वर्ष / Year of Birth : 1966  
स्त्री / Female

6281 4524 4830



ओद्यार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या काई  
Permanent Account Number Card  
ACGPS5988R

नाम / Name  
JAYASHREE VIJAY SHENDKAR

पिता का नाम / Father's Name  
EJONATH ABAJI KANCHAN

जन्म तारीख / Date of Birth  
25/12/1966

हस्ताक्षर / Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PUNE FOUNDATION FOR EDUCATION  
AND HEALTH CARE

14/08/2010

Permanent Account Number  
AAFCP6702Q

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAEHS9602J

नाम / NAME  
SHENDKAR VIJAY DNYANESHWAR

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION  
08-08-1988

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

*Handwritten signature*

## PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE

Regd. Off.: S NO 1/1 FINAL PLOT 4/1 SADASHIV PETH PUNE 411030

CIN: U85100PN2010NPL137119 Email: globaltradecentre@gmail.com Contact No. 9822034138

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE AT THEIR MEETING HELD ON 15<sup>TH</sup> JULY 2022 AT S NO 1/1 FINAL PLOT 4/1 SADASHIV PETH PUNE MH 411030 AT 11.30 AM IN WHICH PROPER QUORUM WAS PRESENT AND THE SAID RESOLUTION HAS NOT BEEN SUBSEQUENTLY RESCINDED OR MODIFIED.

Authority to Sign Lease Deed on behalf of Company.

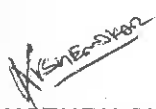
"RESOLVED THAT, lease deed as placed before the board of Directors to acquire land on lease hold basis, located at Final Plot No. 572/A in Town planning scheme- I, situated at PARVATI, Tal- Pune city be executed with the Owner of the Land Mr. Vijay Dnyaneshwar Shendkar as per the terms and conditions mentioned in the draft agreement placed before the Board.


RESOLVED FURTHER THAT, Mrs. Jayashree Shendkar, Director of the Company (DIN 02912538 / PAN ACGPS5988R) be and is hereby authorised to sign on behalf of the company a lease deed before the Registrar of Documents, Pune and authorised to represent the company for the execution of the lease deed.


RESOLVED FURTHER THAT any of the Directors of the Company do hereby authorised to do all acts, deeds, things and matters which are necessary, expedite, ancillary and incidental to give effect to this resolution.

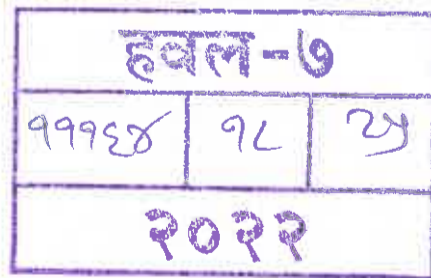
\*\*\*\*\* CERTIFIED TO BE TRUE \*\*\*\*\*

For PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE

  
KAUSTUBH SHENDKAR  
Director  
DIN 02912557  
Dated: 18/07/2022  
Place: Pune

  
PRANAV SHENDKAR  
Director  
DIN 08413328

  
JAYASHREE SHENDKAR  
Director  
DIN 02912538



**PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE**

Regd. Off.: S NO 1/1 FINAL PLOT 4/1 SADASHIV PETH PUNE 411030

CIN: U85100PN2010NPL137119 Email: globaltradecentre@gmail.com Contact No. 9822034138

Date: 18/07/2022

To,  
The Registrar of Documents  
Tal. Haveli Dist. Pune

Sub: Intimation of Authorisation of Director to sign and execute the documents on behalf of the Company

Respected Sir,


With reference to above mentioned subject, we under signed hereby informed that, our company in duly held board meeting pass a resolution on 15/07/2022 to execute the lease deed with Mr. Vijay Dnyaneshwar Shendkar to acquire land on lease hold basis. For the purpose of signing and execution of the lease deed the Board of Directors of the company had authorised Mrs. Jayashree Vijay Shendkar, Director of the company to sign and execute the lease deed on behalf of the company.


We request you to accept and take the note of the authorisation and grant permission to sign and execute the document for the registration.

Copy of the resolution is attached for your ready reference and record.

Thanking you,

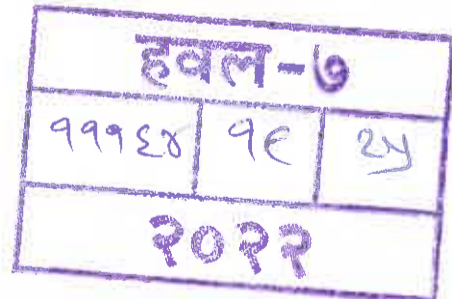
For PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE

  
KAUSTUBH SHENDKAR  
Director  
DIN 02912557  
Dated: 18/07/2022  
Place: Pune

  
PRANAV SHENDKAR  
Director  
DIN 08413328



Mrs. J.V. Shendkar





Office of the Assessor & Collector of Tax,  
Pune Municipal Corporation, Pune.

Certificate No : 568611

Date :21-JUN-2022

## No Dues Certificate (Property Tax)

This is to certify that, **VIJAY DNYNESHAWAR SHENDKAR** has paid a sum of Rs.77807/- in words **Rupees Seventy Seven Thousand Eight Hundred Seven Only** received through **CHEQUE** against Property ID - **P/3/01/09309000** for due amount of Property Tax for the financial year **01-APR-2022 to 31-MAR-2023** There is **NO DUES** against above mentioned property at **S.NO. 129 /A1/A2/A1 , FINAL PLOT NO 572/A PUNE -411030**

This " **No Dues Certificate** " having Inward Number - **INNC-2223-6471** on dated **21-JUN-2022** is being issued on the specific online request by / on behalf of above named property tax holder.

In case any wrong information of the facts / data is provided, all or any part of this certificate will be considered as null and void. If in any case of final inspection, any dues are found then it will be obligatory for property tax payer to pay that amount.

Total ARV : 82150 / OPEN PLOT

Signature Not Verified

Digitally signed by DS PUNE MUNICIPAL CORPORATION-  
PROPERTY TAX DEPARTMENT  
Date: 2022.06.21 12:22:45 +05:30  
Reason: No Dues Certificate  
Location: Property Tax Department, Pune



हवेल-७		
१११	२०	२५
२०२२		

Administrative Officer  
Assessor & Collector of Tax,  
Pune Municipal Corporation, Pune.

*Signature* 17/6 JV. Shendkar

(Scan this QR code for verification)



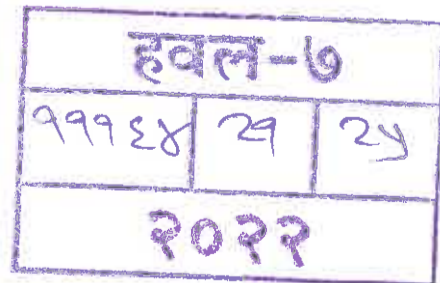
**NOTE:** This is computer generated digitally signed certificate. Kindly scan above QR code to verify the authenticity of this certificate. You can also verify the no dues by entering Property Id on our webportal -

[propertytax.punecorporation.org](http://propertytax.punecorporation.org)

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202207222540					22 July 2022,12:28:18 PM हवल
मूल्यांकनाचे वर्ष :	2022				
जिल्हा	पुणे				
तालुका :	तालुका : हवेली विभागाचे नाव : ( वि.क्र.14) पर्वती (पुणे महानगरपालिका)				
उपमूल्य विभाग	14 256-जुना जकात नाका ते शाहू कॉलेज पुर्व पश्चिम रस्ता व परिसर				
लेगाचे नाव	Pune Municipal Corporation				
मिळकतीचा क्रमांक	सि टी.एस. नंबर#572				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
34470	91080	106590	201090	0	चौ. मीटर
मिळकतीचे क्षेत्र			600 चौ. मीटर	Layout Plot	
Applicable Rules :					.16 कॅ
<p>600चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 10% मूल्य दर =34470/-</p> <p>600चौ. मीटर क्षेत्रासाठी मूल्य = 600 * 34470</p> <p>- 20682000/-</p>					
<p>जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य</p> <p>- 20682000 + 0</p> <p>= Rs.20682000/-</p> <p>= २ दोन करोड सहा लाख ब्याऐशी हजार /-</p>					

Home

Print







**CHALLAN**  
**MTR Form Number-6**



GRN	MH015157980202122M	BARCODE		Date	23/03/2022-16:12:48	Form ID	36
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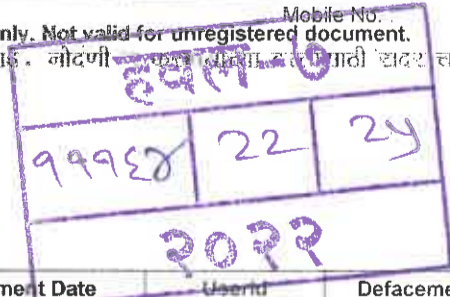
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		HVL1_HAVELI NO1 SUB REGISTRAR		PAN No.(If Applicable)		AAEHS9602J	
Location		PUNE		Full Name		Vijay Dnyaneshwar Shendkar	
Year		2021-2022 One Time		Flat/Block No.		Final Plot No. 572A	
Account Head Details		Amount In Rs.		Premises/Building			
0030046401 Stamp Duty		1016500.00		Road/Street		Parvati	
0030063301 Registration Fee		30000.00		Area/Locality		Pune	
				Town/City/District			
				PIN		4 1 1 0 0 9	
				Remarks (If Any)			
				PAN2=AAFCP6702Q~SecondPartyName=Pune Foundation For Education and Health Care~			
Total		10,46,500.00		Amount In Words		Ten Lakh Forty Six Thousand Five Hundred Rupees Only	

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	02300042022032478366	220830974332
Cheque/DD No.		Bank Date	RBI Date	24/03/2022-16:42:21		25/03/2022	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch		Scroll No. , Date	20325 , 25/03/2022				

Department ID : \_\_\_\_\_ Mobile No. : 9822034138  
**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
 सदर चलन केवल दरमम निबंधक कार्यालयत नोंदणी करवावया व पसारी लागू आहे. नोंदणी करवावया व पसारी सदर चलन लागू नाही.

**Signature Not Verified**

Digitally signed by DS  
 VIRTUAL TREASURY  
 MUMBAI03  
 Date: 2022.07.22  
 18:43:57 IST  
 Reason: GRA S. Secure  
 Do not remove this  
 Location: India



Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-7-11164	22/07/2022-17:48:20	IGR014	30000.00
2	(iS)-7-11164	22/07/2022-17:48:20	IGR014	1016500.00
<b>Total Defacement Amount</b>				<b>10,46,500.00</b>



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 2207202211070

Receipt Date 22/07/2022

Received from Vijay Dnyaneshwar Shendkar, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 11164 dated 22/07/2022 at the Sub Registrar office Joint S.R. Haveli 7 of the District Pune.



**Payment Details**

Bank Name SBIN

Payment Date 22/07/2022

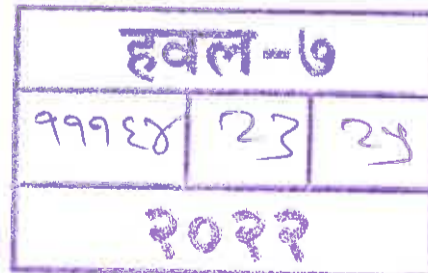
Bank CIN 10004152022072210252

REF No. 220308197585

Deface No 2207202211070D

Deface Date 22/07/2022

This is computer generated receipt, hence no signature is required.



7/11164

शुक्रवार, 22 जुलै 2022 6:03 म.नं.

दस्त गोषवारा भाग-1

हवल7

28/29

दस्त क्रमांक: 11164/2022

दस्त क्रमांक: हवल7 /11164/2022

बाजार मूल्य: रु. 2,06,82,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.10,16,500/-

दु. नि. सह. दु. नि. हवल7 यांचे कार्यालयात

अ. क्र. 11164 वर दि.22-07-2022

रोजी 5:45 म.नं. वा. हजर केला.

पावती:12082

पावती दिनांक: 22/07/2022

सादरकरणाराचे नाव: विजय ज्ञानेश्वर शेंडकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकुण: 30500.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-7

सह दुय्यम निबंधक, हवेली-7

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्षा क्रं. 1 22 / 07 / 2022 05 : 45 : 15 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 22 / 07 / 2022 05 : 46 : 43 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास जोडलेली पूरक कागदपत्रे ही असतील व खरी असून ती खोटी व चनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू.

*[Signature]*  
लिहून घेणार

*[Signature]*  
लिहून देणार



दस्त गोषवारा भाग-2

हवल7

दस्त क्रमांक:11164/2022

22/07/2022 6 02:58 PM

दस्त क्रमांक :हवल7/11164/2022

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विजय ज्ञानेश्वर शेंडकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 986 प्रशांत नगर नवी पेठ पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	मालक वय :-57 स्वाक्षरी:-		
2	नाव:पुणे फाऊंडेशन एज्युकेशन व हेल्थ केअर तर्फे जयश्री विजय शेंडकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 986 प्रशांत नगर नवी पेठ पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	भाडेकरू वय :-56 स्वाक्षरी:-		

वगील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:22 / 07 / 2022 05 : 58 : 00 PM

ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजबाब देणाऱ्या सर्व पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	मालक विजय ज्ञानेश्वर शेंडकर	22/07/2022 05:59:21 PM	विजय ज्ञानेश्वर शेंडकर M XXXX XXXX 1133 
2	भाडेकरू पुणे फाऊंडेशन एज्युकेशन व हेल्थ केअर तर्फे जयश्री विजय शेंडकर	22/07/2022 06:00:24 PM	जयश्री विजय शेंडकर F XXXX XXXX 4830 

शिक्षा क्र.4 ची वेळ:22 / 07 / 2022 06 : 00 : 28 PM

सह दुय्यम निबंधक, हवेली-7

असे प्रमाणित करण्याचे को  
सदर दस्तऐवजास एकुण 29 पाने आहेत

सह. दुय्यम निबंधक हवेली क्र. 06  
पुणे शहर

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vijay Dnyaneshwar Shendkar	eChallan	02300042022032478366	MH015157980202122M	1016500.00	SD	0002687277202223	22/07/2022
2		DHC		2207202211070	500	RF	2207202211070D	22/07/2022
3	Vijay Dnyaneshwar Shendkar	eChallan		MH015157980202122M	30000	RF	0002687277202223	22/07/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

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पहिले नंबरचे पुस्तकाचे

999 एड नंबरी नोंदला.

11164 /2022

सह. दुय्यम निबंधक हवेली क्र. 06  
पुणे शहर  
दिनांक 22 / 07 / 2022



महाराष्ट्र शासन

## मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

ULPIN: 95469895475



95469895475

गाव/पेठ : पर्वती-TP०३	तालुका/न.भू.का. : नगर भूमापन अधिकारी, क्र.१ पुणे	जिल्हा : पुणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
अंतिम भूखंड क्र. TP स्कीम ०३ ५७२/अ		क्षेत्र चौ.मी. ३१८१.८३
		धारणाधिकार
शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ		

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : [ज्ञानोबा धोंडीबा शेंडकर]
पट्टेदार :
इतर भार :
इतर शिरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
26/10/2006	वारस नोंद - ज्ञानोबा धोंडीबा शेंडकर दि. १७/१२/८४ रोजी मयत झालेले त्यांचे नांव कमी करून वारसांचा अर्ज व प्रतिज्ञापत्रावरून वारस नोंद दाखल		H [ कौशलया ज्ञानेश्वर शेंडकर ] [ विजय ज्ञानेश्वर शेंडकर ] [ माणिक जयहिंदराव डुकरे ] [ शारदा विलासराव शिंदे ] [ शैलजा सरोष पंडित ]	फेरफार क्र. ७७९ प्रमाणे सही- 26/10/06 न.भू.अ. क्र. १, पुणे.
23/03/2009	स.दु.नि.हवेली १ यांचेकडील र.द.क्र. १०७७८/९० दि. १८/८/९० अन्वये १) विजय ज्ञानेश्वर शेंडकर २) श्रीमती कौशलया ज्ञानेश्वर शेंडकर ३) सौ. माणिक जयहिंदराव डुकरे सौ. शारदा विलासराव शिंदे सौ. शैलजा सरोषराव पंडित यांनी वाटपपत्र करून दिल्याने नांव दाखल केले		H विजय ज्ञानेश्वर शेंडकर	फेरफार क्र. २०८७ प्रमाणे सही- 23/03/2009 न.भू.अ.क्र.१ पुणे
04/08/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अगिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/नि.प/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पर्वती TP/फे.क्र.४११५ दिनांक ४/८/१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र य मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी तीन हजार एक शे एक्काऐंशी दशांश ज्याऐंशी चौ.मी दाखल केले.			फेरफार क्र. ४११५ प्रमाणे सही- 4/8/15 न.भू.अ. क्र. १, पुणे
07/09/2022	भाडेपट्टा नोंद - सह दु.नि. हवेली ७ यांचेकडील र.द.क्र. १११६४/२०२२ दिनांक २२/०७/२०२२ अन्वये विजय ज्ञानेश्वर शेंडकर यांनी दि. पासून ते दि. , ३३ वर्ष महिने कालावधीकरीता वार्षिक रक्कम रु. दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	11164/2022 22/07/2022	L पुणे फार्कडेसन एज्युकेशन व हेल्थ केअर तर्फे जयश्री विजय शेंडकर ६००.०० चौ.मी	फेरफार क्र. १५० प्रमाणे सही- 07/09/2022 न.भू.अ., न.भू.अ. न.भू.अ. क्र.१पुणे
27/05/2023	भाडेपट्टा नोंद - सह दु.नि. हवेली २ यांचेकडील र.द.क्र. ६३८६/२०२३ दिनांक २९/०३/२०२३ अन्वये विजय ज्ञानेश्वर शेंडकर यांनी दि. २९/०३/२०२३ पासून ते दि. ३१/०३/२३५६, ३३ वर्ष ० महिने कालावधीकरीता वार्षिक रक्कम रु. २२२२२२ दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	सह दु.नि. हवेली 2 6386/2023 29/03/2023	L पुणे फार्कडेसन फॉर एज्युकेशन व हेल्थ केअर तर्फे डाथरेक्टर जयश्री विजय शेंडकर २५८१.८३ चौ.मी	फेरफार क्र. २९७ प्रमाणे सही- 27/05/2023 न.भू.अ., न.भू.अ. न.भू.अ. क्र.१पुणे

Receipt (pavti)

2/6386

पावती

Original/Duplicate

Wednesday, March 29, 2023

नोंदणी क्र. :39म

5:34 PM

Regn.:39M

पावती क्र.: 6591 दिनांक: 29/03/2023

मावाचे नाव: पर्वती

दस्तऐवजाचा अनुक्रमांक: हवल2-6386-2023

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: पुणे फाऊंडेशन फॉर एज्युकेशन व हेल्थ केअर तर्फे डायरेक्टर जयश्री विजय शेंडकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

5:48 PM ह्या वेळेस मिळेल.

सह. मुख्य निबंधक, हवेली-२

वाजार मूल्य: रु.79003998 /-

मोवदला रु.0.1/-

भरलेले मुद्रांक शुल्क : रु. 3892500/-

1) देयकाचा प्रकार: DHC रकम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2803202320355 दिनांक: 29/03/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017702102202223E दिनांक: 29/03/2023

बँकेचे नाव व पत्ता:

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

M/S. J.V. Shinde & Co.

मुळ दस्तऐवज मिळाला.



29/03/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 2

दस्त क्रमांक : 6386/2023

नोंदणी :

Regn:63m

गावाचे नाव : पर्वती

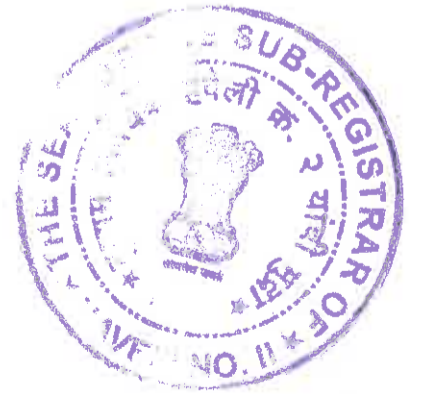
(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	0.1
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	79003998
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: , इतर माहिती: गाव मौजे पर्वती येथील फायनल प्लॉट नं 572/ए टाऊन प्लॅनिंग स्कीम 1 मधील जमीन मिळकत क्षेत्र 2581.83 चौ मी हि मिळकत PUJ: O/O/00/00000000 (( C.T.S. Number : 572/अ ; ))
(5) क्षेत्रफळ	1) 2581.83 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुणे फाऊंडेशन फॉर एज्युकेशन व हेल्थ केअर तर्फे डायरेक्टर जयश्री विजय शेंडकर वय:-; पत्ता:-प्लॉट नं: -, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: स नं १/१ फायनल प्लॉट नं ४/१ सदाशिव पेठ पुणे, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAFCP6702Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-विजय ज्ञानेश्वर शेंडकर वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: 986 प्रशांत नगर नवी पेठ पुणे, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAEHS9602J
(9) दस्तऐवज करून दिल्याचा दिनांक	29/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	29/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	6386/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	3892500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी. र. दु. नि. हवेली 2  
दस्त क्रमांक : 6386/2023  
नोंदणी क्र. : 29/03/2023

अत्यावश्यक वी. शुल्क  
कि. 3892500  
दस्त क्रमांक : 6386/2023  
नोंदणी क्र. : 29/03/2023



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दस्तावेज (वर्ग-२)  
हवेली नं.-२, पुणे.



CHALLAN  
MTR Form Number-6



GRN	MH017702102202223E	BARCODE			Date	28/03/2023-16:55:45	Form ID	36	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	PAN No.(If Applicable)	AAFCP6702Q						
Location	PUNE	Full Name	PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE						
Year	2022-2023 One Time	Flat/Block No.	FINAL PLOT NO.572/A, TOWN PLANNING						
Account Head Details	Amount In Rs.	Premises/Building	SCHEME, AREA 2581.83 SQMTRS						
0030046401	Stamp Duty	3892500.00	Road/Street	PARAVTI					
0030063301	Registration Fee	30000.00	Area/Locality	PUNE					
			Town/City/District						
			PIN	4	1	1	0	3	0
			Remarks (If Any)	PAN2=AAEHS9602J~SecondPartyName=VIJAY DNYANESHWAR SHENDKAR HUF~CA=33~Marketval=77842200					
			Amount In	Thirty Nine Lakh Twenty Two Thousand Five Hundred					
			Words	Rupees Only					
		39,22,500.00							
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	02300042023032875675	230876503419					
Cheque/DD No.	Bank Date	RBI Date	28/03/2023-16:58:33	Not Verified with RBI					
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA						
Name of Branch	Scroll No. , Date		30329 , 29/03/2023						

Department ID :

Mobile No. : 9822034138

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन कॅचर दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-2-6386	0008747666202223	29/03/2023-17:34:05	IGR009	30000.00
2	(IS)-2-6386	0008747666202223	29/03/2023-17:34:05	IGR009	3892500.00
Total Defacement Amount					39,22,500.00

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Print Date 29-03-2023 05:41:21





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CHALLAN २०२३	
NTR Form Number-5	



GRN	MH017702102202223E	BARCODE	[Barcode]		Date	28/03/2023-16:55:45	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)	AAF6P6702Q			
Location	PUNE			Full Name	PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE			
Year	2022-2023 One Time			Flat/Block No.	FINAL PLOT NO.572/A, TOWN PLANNING			
Account Head Details	Amount In Rs.		Premises/Building	SCHEME, AREA 2581.83 SQMTRS				
0030046401 Stamp Duty	3892500.00		Road/Street	PARAVTI				
0030063301 Registration Fee	30000.00		Area/Locality	PUNE				
			Town/City/District					
			PIN	4 1 1 0 3 0				
			Remarks (If Any)	PAN2=AAEHS9602J~SecondPartyName=VIJAY DNYANESHWAR SHENDKAR HUF-CA=33~Marketval=77842200				
			Amount In	Thirty Nine Lakh Twenty Two Thousand Five Hundred				
Total	39,22,500.00		Words	Rupees Only				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN	Ref. No.	02300042023032875675	013366398		
Name of Bank			Bank Date	RBI Date	28/03/2023-16:58:33	Not Verified with RBI		
Name of Branch			Bank-Branch	BANK OF MAHARASHTRA				
			Scroll No. , Date	Not Verified with Scroll				

Department ID :

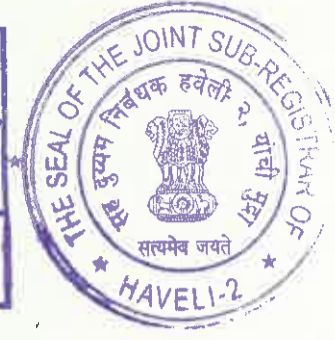
Mobile No. : 9822034138

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

MS. J. V. Shinde

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
<b>PRN</b> 2803202320355	<b>Date</b> 28/03/2023
Received from VIJAY DNYANESHWAR SHENDKAR HUF, Mobile number 9822034138, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
<b>Bank Name</b> MAHB	<b>Date</b> 28/03/2023
<b>Bank CIN</b> 10004152023032818704	<b>REF No.</b> 013524645
This is computer generated receipt, hence no signature is required.	

LEASE DEED

THIS LEASE DEED made at Pune on this 29<sup>th</sup> day of March 2023

BETWEEN

**MR. VIJAY DNYANESHWAR SHENDKAR**

Age: 58 years, Occupation: Business

PAN: AAEHS9602J

R/at : 986 Prashant Nagar Navi Peth Pune 411030

Hereinafter referred to as "THE LESSOR" being **Karta of Bigger HUF** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, administrators or legal representatives)

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AND

Karta of Bigger HUF represented by smaller HUFs headed by Kartas of Smaller HUFs as below:

We have been given to understand the Bigger HUFs are of same members their interests do no clash each other. The Bigger HUF and Smaller HUFs have independent and separate existence. The traditional Hindu Law permits them to carry on separate and independent income earning activities either independently or with the help of Bigger HUF. In such circumstances the income earned or assets acquired remain their separate assets. It we agree to share the Lease Rent then we will execute a separate MOU detailing therein their rights interests, in the Lessor Family property representing SMALLER HUFs having birth rights in the Leased property. The Bigger HUF will be obliged to agree the MOU. The Lessees herein will be informed accordingly.

AND

PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE ( PAN No. AAFCP6702Q ), a Private Limited company incorporated under the Indian Companies Act 1956/2013 having its Registered office at

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M/s J.V. Shendkar

S. No, 1/1 Final Plot No. 4/1 Sadashiv Peth Pune 411030 Through its Director

1) Mrs. JAYASHREE VIJAY SHENDKAR

Age : 57 years, Occupation: Business

Pan No. ACGPS5988R

Adhar card No. 6281 4524 4830

R/at : 986, Prashant Nagar Navi Peth Pune 411030

**WHEREAS:**

A) THE LESSOR DECLARES AS UNDER :

The LESSOR Family is seized and possessed of or otherwise well and sufficiently entitled to the plot of land ( " THE DEMISSED PLOT ") bearing part of Final plot No. 572/A in Town planning scheme- I admeasuring area about 2581.83 sqmtrs situated at PARVATI, Tal- Pune city which is more particularly described in schedule-I hereunder written. (hereinafter referred to as "**The said Property**")

B) That the land under reports the property bearing part of Final plot No. 572/A in Town planning scheme- I admeasuring area about 2581.83 sqmtrs situated at PARVATI, Tal- Pune city which belongs to Mr. Vijay Dnyaneshwar Shendkar Bigger HUF as The sole owner of the said property.

C) The LESSEE, it is a Private Limited company incorporated under the Indian Companies Act 1956/2013 having its Registered office at S. No. 1/1 Final Plot No. 4/1 Sadashiv Peth Pune 411030. The main objects of the said company is to undertake training, research, development and education, Pre-school, formal school of any board ,Collages, Infrastructure, developing education, nursing, healthcare, Pharmacy, activity and research, training and education related to medical education purpose etc.

D) That the LESSEE has expressed their desire to take on long lease of 33 years the said Property for educational purpose for running a

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*Sharekumar*

school . The LESSOR Family has agreed to demise unto the LESSEE the demised plot together with the right to develop /construct a building or buildings and/or structure thereon for the period and at the yearly rent and upon the terms and condition recorded herein.

E) The LESSOR Family being the absolute owner of the demised plot is executing the present Lease deed in favour of the LESSEE.

**NOW THIS LEASE DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

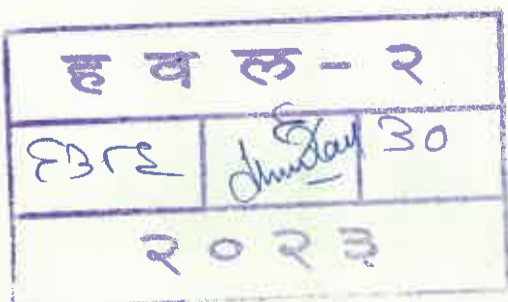
**1. GRANT OF LEASE**

1.1. Subject to the Rent (as hereinafter defined) to be paid and terms, conditions and covenants on the part of the LESSEE to be observed and performed, the LESSEE doth hereby absolutely and irrevocably demise the said Property i.e. All that piece and parcel of the property described in the Schedule I hereunder written, there about together with all rights, easements and appurtenances thereto belonging situate and lying village at PARVATI bearing part of Final plot No. 572/A in Town planning scheme- I within the local limits of Pune Municipal Corporation and more particularly described in the Schedule I ,hereunder written unto the LESSEE for a period of thirty three (33) years with effect from 01 APRIL 2023

**2. CONSIDERATION**

2.1. In consideration for the LESSOR Family granting said Property on long lease of thirty three (33) years to the LESSEE, the LESSEE shall, from the effective date of the lease, pay to the LESSOR yearly rent Rs. 22,22,222/- ( Rs. Twenty two lakhs twenty two thousand two hundred and twenty two Only) ("**Rent**")in advance , subject to increase as may be mutually decided between the parties from time to time. Notwithstanding anything contained in this lease agreement this lease agreement shall be for a period of 33 years.

The LESSOR Family and LESSEE herein agreed to enter into a separate agreement/MOU for fixation of the rent/license fee/



Mrs. J.V. Sherella

consideration by whatever name it may be called for the proposed development/ institution to be constructed on the said land. This separate agreement/MOU shall be entered into by both parties by taking a mutual decision. The said separate agreement will be executed for purpose of fixation of rent will not effect on period of this lease agreement in any way, periodically a new separate agreement/ MOU will be executed between both parties.

2.2. The LESSEE shall pay to the LESSOR Family, the Rent in advance on or before The (10<sup>th</sup>) MAY month of every year ("**Due Date**"). The LESSEE shall, whilst making payment of the Rent, deduct tax at source under the Income Tax Act, 1961 as per prevailing rates and pay the tax so deducted to the concerned tax authorities, and issue the necessary tax deduction certificate/s to the LESSOR family. In the event of a lower TDS exemption obtained by the LESSOR Family the LESSEE shall cooperate and deduct TDS at such lower rates, provided LESSOR has provided LESSEE with original Lower TDS Certificate.

2.3. Any delay on the part of the LESSEE to make payment of the Rent beyond the Due Date shall entitle the LESSOR to charge interest on the Rent at the rate of twelve percent (12%) per annum from the Due Date until payment of the Rent. The LESSEE shall add the interest accrued for the period of delay in making the payment for the preceding year in the subsequent year and the LESSEE shall make the payment for interest accordingly.

### 3. USE:

The LESSEE shall be entitled to develop the said Property for educational purpose, especially for a formal school of any board , or for any other purpose as it may deem fit after obtaining requisite permission as required under law.

### 4. TITLE:

The LESSOR Family declares that they obtain absolute right, title and interest in the said Property and that the titles of the said

Handwritten signature: *Shri Jay*

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Properties are free from any encumbrances. The LESSOR Family have every right and authority to grant the lease in favour of the LESSEE, for the agreed consideration, as per the terms of this agreement. The LESSOR Family hereby expressly agrees to remove any defect in the title of the said Property at their own cost up to the satisfaction of the LESSEE, if any defect is found tenable as per law.

#### 5. EXECUTION OF DOCUMENTS:

The LESSOR Family hereby expressly agree to execute all necessary deed/ documents in favour of the LESSEE at the instance of the LESSEE in future in order to enable the LESSEE or their nominee to develop the said Property in the best possible manner. However, all the expenses such as Stamp Duty Registration charges etc. in respect of all the deeds/documents shall be borne by the LESSEE or their nominees.

#### 6. POSSESSION:

Simultaneously with the execution of this lease deed the LESSOR Family shall hand over the physical/ possession of the said Property and legal possession of the entire said Property, which is particularly described in schedule -1 written hereunder.

#### 7. DEVELOPMENT OF THE PROPERTY:

The LESSEE shall at its own cost or its investor may invest in construction of the required building infrastructure.

Investor to be entitled to invest in developing / constructing school or college buildings / consisting of tenements at a mutually decided financials/ rent /renumeration etc between the investor and the lessee. with the consent of the lessor / POFP .

In case of road widening or any acquisition or otherwise any compensation/ reward in the form of FSI / TDR or cash /money will be received and enjoyed by the lessor / land owner / POFP . However, the LESSOR family shall not be held responsible or liable for any loss, harm or damage caused on account of such constructions, nor shall the LESSOR family be liable to pay any

*Signature*

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money or damages to any artisan, engineers, architects, surveyor's workman, traders etc.

### 8. ADVERTISEMENT:

That the LESSOR Family hereby expressly agree, that the LESSEE shall be absolutely entitled to fix their advertisement board in any part of the said Property after execution of this deed and the LESSEE shall be entitled to issue advertisement in the newspaper regard education, in their name and the LESSOR Family shall not raise any objection for the same. The LESSOR Family shall not be liable to pay any taxes or expenses on this account and entire costs are to be borne by the LESSEE.

### 9. EXECUTION OF SUB LEASE.

9.1. The LESSOR hereby confirms and acknowledges that with is consent the LESSEE shall on its own account be entitled to sub-lease, give on leave and license basis the premises to be constructed on the said Property to any person or persons or Trust or society/ Institution to enter into Agreements on Lease basis only for uses related to education just like canteen, hostel, tuitions , extra-curricular activities, allied courses etc. in the proposed building or buildings to be constructed on the said Property and receive in its name or in the name of such other person and such amounts shall belong to the LESSEE alone.

### 10. REPRESENTATIONS AND WARRANTIES OF THE LESSOR FAMILY :

The LESSOR Family hereby represents and warrants asunder:

10.1. The LESSOR Family as aforesaid are absolutely seized, possessed and otherwise well and sufficiently entitled to the said Property.

10.2. The title of the LESSOR to the said Property is clear and marketable.

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10.3. The LESSOR Family is absolutely entitled to enter into this Agreement and there is no restraint against the LESSOR Family from entering into and executing the same or any other Deed(s) in respect of the said Property in favour of the LESSEE.

10.4. There is no pending estate duty, wealth tax, income-tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities till date whereby the rights of the LESSOR Family in respect of the said Property or any part thereof are affected.

10.5. There are no outstanding notices or other orders or intimations issued by the Government or any other public body in respect of any acquisition or requisition of the said Property or any part thereof.

10.6. The said Property or any part thereof is not subject to any claim or demand, lis pendens, encumbrance, attachment or any process issued by any Court or Authority.

10.7. The said Property or any part thereof is not the subject matter of any acquisition or requisition proceedings under any law for the time being in force.

10.8. There are no pending litigations in respect of the said Property to be Developed or any part thereof.

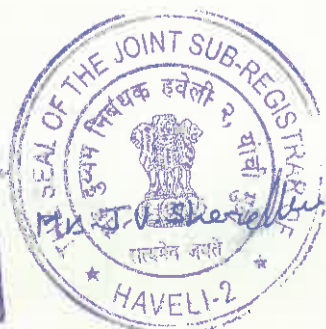
10.9. The LESSOR Family shall not do or cause to be done any act, deed, matter or thing whereby or by means whereby the title to the said Property or any part thereof or the right, title and interest of the LESSEE under this Agreement is/are jeopardized.

## 11. TAXES

The LESSEE shall pay and discharge all taxes and outgoings including municipal taxes and all other charges, rates, cess, taxes that may be levied by any public body or authorities in respect of

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the said Property. The LESSEE shall indemnify and keep indemnified the LESSOR Family from and against non-payment thereof.

## 12. INDEMNITY:

12.1. The LESSEE shall indemnify the LESSOR Family in respect of all claims, damages, compensation or expenses payable in consequences of any acts done or committed to be done in the course of the development including any agreements entered into by the LESSEE with person/'s or society or Trust.

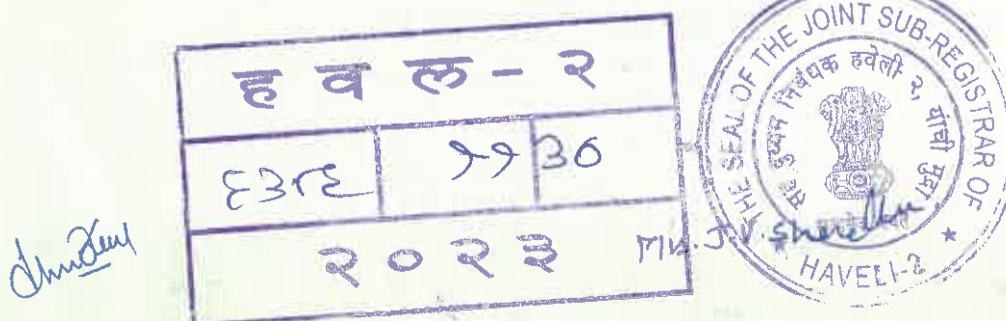
12.2. Each Party agrees to indemnify and keep the other and its successors or assigns indemnified from and against all losses, damages, litigations, claims, demands and costs that may be made and/ or raised and/or incurred by it as a result of any of the statements, declarations or representations herein contained being found to be untrue.

## 13. MORTGAGE:

The LESSOR Family hereby expressly agree that only if the LESSEE himself has constructed / invested or has obtained NOC from the lessor then the LESSEE shall be entitled to mortgage the said Property more particularly described in the Schedule- I written herein under to Bank/ Nationalise bank/ Co-op Bank/ finance company/any financial institution in order to raise project finance in respect of the development of the said Property for education purpose and the LESSOR Family shall not raise any objection for the same.

## 14. JOINT VENTURE / PARTNERSHIP:

The LESSEE may develop the said property in Joint Venture/ Partnership or through investors or with any other person/s with the official consent of the lessor / land owner /POFP,subject to the condition that the same shall not affect the terms and conditions of this agreement.



**15. EXCLUSIVITY:**

The LESSOR Family hereby covenants and states that from the date of this Agreement, the LESSOR Family shall not enter into any understanding or Agreement for Sale or development or transfer or otherwise with respect to the said Property or any part thereof and/or that the LESSOR shall not offer or negotiate or discuss or make any commitments with, any other person/s or entity for sale or development of the said Property or create on the said Property or any part thereof any third party right or interest in any manner.

**16. TERMINATION:**

PROVIDED ALWAYS AND IT IS AGREED and declared that if the yearly rent hereby reserved or any part thereof shall be in arrears, for a space of thirty days after the same shall have become due whether the same shall have been legally or formally demanded or not or if and whenever there shall be a breach or non-performance or nonobservance by the LESSEE of any of the Covenants, conditions or agreements herein contained, it shall be lawful for the LESSOR Family to reenter upon the demised plot or any part thereof in the name of the whole and immediately thereupon this demise and all rights of the LESSEE hereunder shall stand absolutely determined but without prejudice to any right or remedy of the LESSOR Family already accrued and then subsisting PROVIDED HOWEVER prior to such re-entry in respect of any breach of any covenant, notice in writing must be given to the LESSEE intimating such breach of a covenant and if the LESSEE fails to make good or rectify such breach within two (2) months from the date of service of such notice, the LESSOR Family shall be entitled to re-enter upon the demised plot or any part thereof in the name of the whole and thereafter the Lease shall stand determined provided always that such re-entry shall be without prejudice to any other right of action or remedy of the LESSOR Family in respect of any antecedent breach of any of the covenants on the part of the LESSEE. The term for payment of interest on the arrears of rent shall not prejudice or affect the right of re-entry herein contained. The LESSEE shall be entitled to terminate the agreement with a notice in 6 months.

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**17. SURRENDER OF THE DEMISSED PLOT:-**

That the LESSEE will at the expiration or earlier determination of the said term quietly and peacefully surrender and deliver to the LESSOR/land owner/POFP possession of the said demised plot together with all appurtenances, thereto in such good and substantial repair and condition and so maintained, saved and cleansed and in all respects in such state and condition as shall be consistent with the due performance of the several covenants hereinbefore contained (reasonable wear and tear excepted).

**18. JURISDICTION:**

The courts in Pune shall alone have the jurisdiction in the matter.

**THE SCHEDULE - I**

All the piece and parcel of the land bearing ,Part of Final plot No. 572/A in Town planning scheme- I admeasuring area about 2581.83 sqmtrs situated at PARVATI, Tal- Pune city within local limits of Pune Municipal Corporation and bounded as under :

On or towards EAST : Final plot no. 573a

On or towards WEST : Final plot no. 571b

On or towards SOUTH : final plot no.570 and road

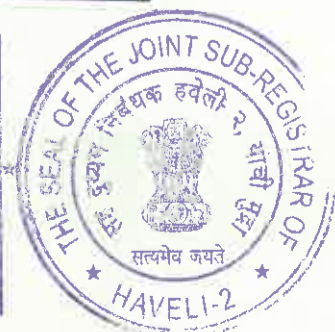
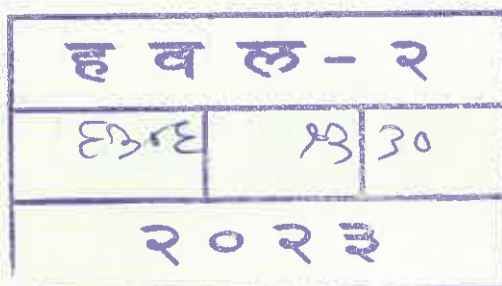
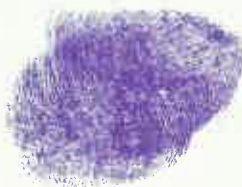
On or towards NORTH : remaining part of F.P.NO 572A

IN WITNESS WHEREOF the Parties hereto have hereunto set and sub- scribed their respective hands and seals the day and the year first herein above written.

SIGNED SEALED AND DELIVERED BY  
THE WITHIN NAMED KARTA OF BIGGER HUF  
THE LESSOR"



MR. VIJAY DNYANESHWAR SHENDKAR (HUF)



SIGNED SEALED AND DELIVERED BY  
WITHIN NAMED THE LESSEE.

Mrs. J.V. Shendkar



PUNE FOUNDATION FOR EDUCATION  
AND HEALTH CARE through its Director

1) Mrs. JAYASHREE VIJAY SHENDKAR authorized vide resolution dated

In the presence of

1) Sign :

Name: Astish G. Sonaokane

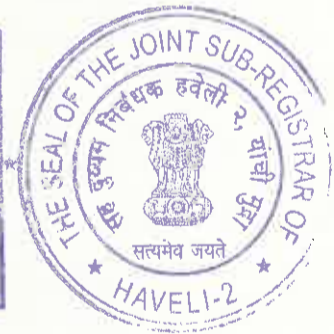
Address : Ekta Apt's parvat park vishrantkholi  
yashwantrao Pune 411006

2) Sign :

Name: Rajni Bawne

Address : Nasha, Pune- 41

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महाराष्ट्र शासन

मालमत्ता पत्रक



95469895475

ULPIN: 95469895475

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]

गाव/पेठ : पर्वती-TP०३		तालुका/न.भू.का. : नगर भूमापन अधिकारी, क्र.१ पुणे			जिल्हा : पुणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
अंतिम भूखंड क्र. TP स्कीम ०३ ५७२/अ			३१८१.८३	-	

सुविधाधिकार :
हक्काचा मूळ धारक : H
वर्ष : [ ज्ञानोबा धोंडीबा शेंडकर ]
पट्टेदार :
इतर भार :
इतर शेरें :

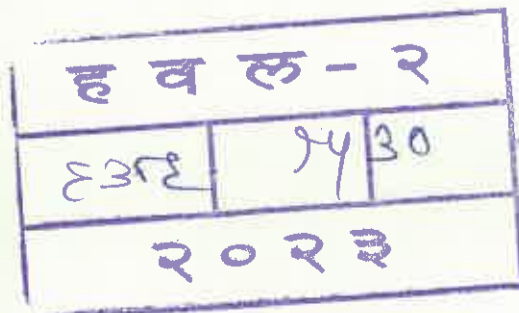
दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
26/10/2006	वारस नोंद - ज्ञानोबा धोंडीबा शेंडकर दि. १७/१२/८४ रोजी मयत झालेले त्यांचे नांव कमी करून वारसांचा अर्ज व प्रतिज्ञापत्रावरून वारस नोंद दाखल		H [ कौशल्या ज्ञानेश्वर शेंडकर ] [ विजय ज्ञानेश्वर शेंडकर ] [ माणिक जयहिंदे दराव डुकरे ] [ शारदा विलासराव शिंदे ] [ शैलजा सरोष पंडित ]	फेरफार क्र. ७७९ प्रमाणे सही- 26/10/06 न.भू.अ. क्र. १, पुणे.
23/03/2009	स.दु.नि.हवेली १ यांचेकडील र.द.क्र. १०७७८/९० दि. १८/८/९० अन्वये १) विजय ज्ञानेश्वर शेंडकर २) श्रीमती कौशल्या ज्ञानेश्वर शेंडकर ३) सौ. माणिक जयहिंदे दराव डुकरे सौ. शारदा विलासराव शिंदे सौ. शैलजा सरोषराव पंडित यांनी वाटपपत्र करून दिल्याने नांव दाखल केले		H विजय ज्ञानेश्वर शेंडकर	फेरफार क्र. २०८७ प्रमाणे सही- 23/03/2009 न.भू.अ.क्र. १ पुणे
04/08/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.१/अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू.पर्वती TP/फे.क्र.४११५ दिनांक ४/८/१५अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी तीन हजार एक शे एकव्याऐंशी दशांश अक्षांशी चौ.मी दाखल केले.			फेरफार क्र. ४११५ प्रमाणे सही- 4/8/15 न. भू. अ. क्र. १, पुणे
07/09/2022	भाडेपट्टा नोंद - सह दु.नि. हवेली ७ यांचेकडील र.द.क्र. १११६४/२०२२ दिनांक २२/०७/२०२२ अन्वये विजय ज्ञानेश्वर शेंडकर यांनी दि. पासून ते दि. , ३३ वर्षे महिने कालावधीकरीता वार्षिक रक्कम रु. दर साल या दराने दिल्याने भाडेपट्टादाराचे नावाची नोंद केली .	11164/2022 22/07/2022	L पुणे फाऊंडेशन एज्युकेशन व हेल्थ केअर तर्फे जयश्री विजय शेंडकर ६००.०० चौ.मी	फेरफार क्र. १५० प्रमाणे सही- 07/09/2022 न.भू.अ., न.भू.अ. न.भू.अ. क्र. १पुणे

हि मिळकत पत्रिका (दिनांक 07/09/2022 04:09:21 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

हे मालमत्ता पत्रक डिजिटली तयार केलेले आहे

मिळकत पत्रिका डाउनलोड दिनांक 24/03/2023 04:03:20 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2515100005679164 हा क्रमांक वापरावा.

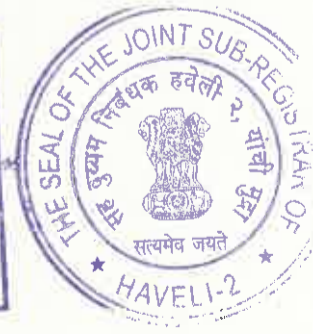


Index-2( सूची - २ )

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 202303238253	23 March 2023,03:01:40 PM												
मूल्यांकनाचे वर्ष :	2022												
शहर	पुणे												
तालुका :	तालुका : हवेली विभागाचे नाव : ( वि.क्र. 14 ) पर्वती (पुणे महानगरपालिका)												
उपमूल्य विभाग :	14/236-सिंहगड रस्ता दाडेकर पुलाचा पश्चिमेचा टी.पी.स्कीम नं. 3 पर्वती व मुजेरी												
क्षेत्राचे नांव :	Pune Municipal Corporation												
सर्वे नंबर/ गट नंबर.	572												
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर													
<table border="1"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>33500</td> <td>105060</td> <td>92790</td> <td>133850</td> <td>0</td> <td>चौ. मीटर</td> </tr> </tbody> </table>	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	33500	105060	92790	133850	0	चौ. मीटर	
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक								
33500	105060	92790	133850	0	चौ. मीटर								
मिळकतीचे क्षेत्र	2581.83 चौ. मीटर Layout Plot												
Applicable Rules .	,16 क												
1. 2581.83चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराने 100 % मूल्य दर =33500/-													
2581.83चौ. मीटर क्षेत्रासाठी मूल्य = 2581.83 * 33500													
=86491305/-													
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य													
=86491305 + 0													
= Rs.86491305/-													
= ₹ आठ करोड सहा लाख एकव्याण्णव हजार तीन शे पाच /-													

Home Print

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 २०२३





Office of the Assessor & Collector of Tax,  
Pune Municipal Corporation, Pune.

Certificate No : 630508

Date :24-MAR-2023

## No Dues Certificate (Property Tax)

This is to certify that, **VIJAY DNYNESHAWAR SHENDKAR** has paid a sum of Rs.77807/- in words **Rupees Seventy Seven Thousand Eight Hundred Seven Only** received through **CHEQUE** against Property ID - **P/3/01/09309000** for due amount of Property Tax for the financial year **01-APR-2022 to 31-MAR-2023** There is **NO DUES** against above mentioned property at **S.NO. 129 /A1/A2/A1 , FINAL PLOT NO 572/A PUNE -411030**

This " **No Dues Certificate** " having Inward Number - **INNC-2223-6471** on dated **24-MAR-2023** is being issued on the specific online request by / on behalf of above named property tax holder.

In case any wrong information of the facts / data is provided, all or any part of this certificate will be considered as null and void. If in any case of final inspection, any dues are found then it will be obligatory for property tax payer to pay that amount.

**Total ARV : 82150 / OPEN PLOT**

### Signature Not Verified

Digitally signed by DS PUNE MUNICIPAL CORPORATION-  
PROPERTY TAX DEPARTMENT  
Date: 2023.03.24 16:49:39 +05:30  
Reason: No Dues Certificate  
Location: Property Tax Department, Pune

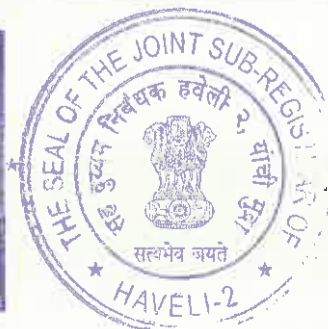
**Administrative Officer**  
**Assessor & Collector of Tax,**  
**Pune Municipal Corporation, Pune.**



(Scan this QR code for verification)

**NOTE:** This is computer generated digitally signed certificate. Kindly scan above QR code to verify the authenticity of this certificate. You can also verify the no dues by entering Property Id on our webportal - [propertytax.punecorporation.org](http://propertytax.punecorporation.org)

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२०२३		





order

No. 2 ND/WS/12/1753/W  
Poona 1: 10.6.61

ORDER.

Subject: Lands: Poona  
Taluka Poona City  
S.No. 129/A/1A/2 Parvati.  
Regularisation of unauthorised Non-  
-Agriculture use....

Reference:- Correspondence ending with No. REV/WS/284/1  
dated, 5-10-61 from the Mamlatdar

Poona City  
1. Land bearing -129/A/1A/2 of  
Village Parvati Taluka Poona City District- Poona  
stands in the name of Sri. Dyanoba Dhanoba Shambhar  
of Poona as an occupant.

He has ~~constructed a building for~~ used an ~~open~~ area  
measuring 37028 sq. ft for brick kiln used using the land for Non-  
-Agricultural purposes without obtaining permission of the Collector  
as required by Section 65, Land Revenue Code and thus made himself/  
~~himself~~ liable for penalties mentioned in Section 66 Land Revenue  
Code.

2. ~~The building constructed by the occupant's is not according  
to the building regulations and is/is not in line with the develop-  
ment rules.~~

2. He was therefore, issued with a notice to show cause as to  
why penalties mentioned in Section 66 Land Revenue Code should not  
be enforced against him. He has sent his reply. He has admitted  
his omission and requested to regularise the unauthorised N.A. use  
saying that he is prepared to pay the fine/ ~~composition penalty~~  
that will be levied for this omission and that he is prepared to  
pay the N.A. assessment on the entire plot.

3. In exercise of the powers vested in him under Section 66 Land  
Revenue Code, the Resident Deputy Collector, Poona is pleased to  
regularise the unauthorised N.A. use of the land on the following  
conditions.

1) That the occupant shall pay of Rs. 165/- on account  
of fine/ ~~composition penalty~~ for the unauthorised N.A. use of the  
land within a fortnight from the date of this order.

( P.T.O. )

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ह व ल - २		
१३	१९	३०
२०२३		



ii) that he/~~they~~ shall pay the charges for the measurement and end correction of survey record within a week from the demand;

iii) that he/~~they~~ shall pay the N.A.A. on the plot ~~of 17088 sq.ft~~ 17088 sq.ft at the rate of Rs.41.25 w.e.f. 1960-61 plus L.F. ~~upto 31-7-1964~~ upto 31-7-1964 at the revised rates that will be sanctioned and made applicable in the locality.

iv) ~~that he/they shall not take any addition or alteration in the building without the permission of the Officer-in-Charge~~ that he shall pay additional rate of N.A.A. that will be sanctioned in accordance with Rule 82 A of L.R.R. ~~in accordance with~~

v) that ~~he/they~~ he/~~they~~ shall use the building for the purpose for which it is allowed to be used.

vi) that he/~~they~~ shall execute a deed as sanctioned in form 'N' / ~~11-1~~ and abide by all the conditions mentioned in the deed failing which he will be liable for penalties mentioned in the penalty clause in the deed.

*Sd/- A.T. Phurati*  
Resident Deputy



ह व ल - २  
 २३/१२/२०२२




कानूनशास्त्राच्या अखंड गोरने ५०२/०८  
 ह्यो अखंड पूर्वेची चेकीक याचकॉन ५०२ अ  
 या मोजणी नमुन्या,  
 मोजणी नमुन्या: अखंड-डी. निवासी/निवासी/बोडकर  
 यांनी केलेल्या रि. अ.प्र.०८. वे मोजणी करीकरान  
 आधी चेकी असे.

विकास योजना कार्यालय  
 जाचक. डी. पी. ओ. ६०८ रिजर्वेशन/सर्टिफिकेट  
 दिनांक: २३/१२/२०२२

DELETED & INCLUDED  
 IN RES. ZONE

प्रथम फा  
 तारिख निरस्तगार  
 सा. न. पापम अधिकारी-१, ५०२

५,५००

**आयकर विभाग**  **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**

**PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE**

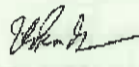
**14/08/2010**  
 Permanent Account Number  
**AAFCP6702Q**

12102010

**स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER**  
**AAEHS9602J**

**नाम /NAME**  
**SHENDKAR VIJAY DNYANESHWAR**

**निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION**  
**08-08-1988**

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

**आयकर विभाग**  **भारत सरकार**  
**INCOME TAX DEPARTMENT** **GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**ACGPS5988R**

**नाम / Name**  
**JAYASHREE VIJAY SHENDKAR**

**पिता का नाम / Father's Name**  
**EKNATH ABAJI KANCHAN**

**जन्म की तारीख / Date of Birth**  
**25/12/1966**

  
 हस्ताक्षर / Signature

31032018

<b>ह व ल - २</b>		
SBP	2230	
<b>२०२३</b>		



भारत सरकार  
Government of India



जयश्री विजय शेंडकर  
Jayashree Vijay Shendkar

जन्म वर्ष / Year of Birth : 1966  
स्त्री / Female

6281 4524 4830



आधार - सामान्य माणसाचा अधिकार

भारत सरकार  
Government of India



विजय ज्ञानेश्वर शेंडकर  
Vijay Dnyaneshwar Shendkar


जन्म तारीख / DOB : 07/08/1965  
पुरुष / Male

6043 0312 1133



आधार - सामान्य माणसाचा अधिकार

भारतीय विनिष्पन्न-ऑडिट प्राधिकरण  
Central Board of Direct Taxes



पत्ता : ९८६, प्रशांत नगर, डी.एन.एस.  
लाईन, एल.बी.एस. रोड, नवी पेट, पुणे, महाराष्ट्र. ४११०३०

Address: 986, Prashant Nagar,  
Deluxa Laundry Lane,  
L.B.S.Road, Navi Peth, Pune,  
Maharashtra, 411030

1947  
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 001

भारतीय विनिष्पन्न-ऑडिट प्राधिकरण  
Central Board of Direct Taxes



पत्ता : S/O. ज्ञानेश्वर शेंडकर, फाइनल प्लॉट ९८६ ए, प्रशांत नगर, लेन  
आई.सी.सी.बँक नवी सादशिव पेठ, पुणे, एम.पी. कॉलेज, महाराष्ट्र. ४११०३०

Address: S/O: Dnyaneshwar Shendkar,  
Final Plot 986 A, Prashant Nagar, Lane  
Opp ICICI Bank, Navi Sadashiv Peth, Pune  
City, Pune. S.p. College, Maharashtra,  
411030

6043 0312 1133

1947  
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

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## PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE

Regd. Off.: S NO 1/1 FINAL PLOT 4/1 SADASHIV PETH PUNE 411030

CIN: U85100PN2010NPL137119 Email: globaltradecentre@gmail.com Contact No. 9822034138

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE AT THEIR MEETING HELD ON 15<sup>TH</sup> MARCH 2023 AT S NO 1/1 FINAL PLOT 4/1 SADASHIV PETH PUNE MH 411030 AT 11.30 AM IN WHICH PROPER QUORUM WAS PRESENT AND THE SAID RESOLUTION HAS NOT BEEN SUBSEQUENTLY RESCINDED OR MODIFIED.**

**Authority to Sign Lease Deed on behalf of Company.**


"RESOLVED THAT, lease deed as placed before the board of Directors to acquire land on lease hold basis, located at Final Plot No. 572/A in Town planning scheme- I, situated at PARVATI, Tal- Pune city be executed with the Owner of the Land Mr. Vijay Dnyaneshwar Shendkar as per the terms and conditions mentioned in the draft agreement placed before the Board.


RESOLVED FURTHER THAT, Mrs. Jayashree Shendkar, Director of the Company (DIN 02912538 / PAN ACGPS5988R) be and is hereby authorised to sign on behalf of the company a lease deed before the Registrar of Documents, Pune and authorised to represent the company for the execution of the lease deed.


RESOLVED FURTHER THAT any of the Directors of the Company do hereby authorised to do all acts, deeds, things and matters which are necessary, expedite, ancillary and incidental to give effect to this resolution.

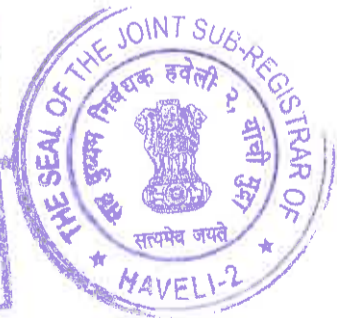
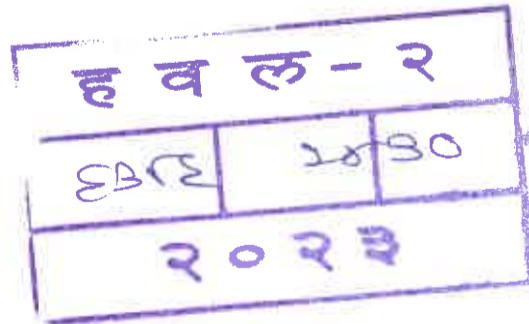
\*\*\*\*\* CERTIFIED TO BE TRUE \*\*\*\*\*

For PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE

  
KAUSTUBH SHENDKAR  
Director  
DIN 02912557  
Dated: 15/03/2023  
Place: Pune

  
PRANAV SHENDKAR  
Director  
DIN 08413328

  
JAYASHREE SHENDKAR  
Director  
DIN 02912538



## PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE

Regd. Off.: S NO 1/1 FINAL PLOT 4/1 SADASHIV PETH PUNE 411030

CIN: U85100PN2010NPL137119 Email: globaltradecentre@gmail.com Contact No. 9822034138

Date: 24/03/2023

To,  
The Registrar of Documents  
Tal. Haveli Dist. Pune

Sub: Intimation of Authorisation of Director to sign and execute the documents on behalf of the Company

Respected Sir,

With reference to above mentioned subject, we under signed hereby informed that, our company in duly held board meeting pass a resolution on 15/03/2023 to execute the lease deed with Mr. Vijay Dnyaneshwar Shendkar to acquire land on lease hold basis. For the purpose of signing and execution of the lease deed the Board of Directors of the company had authorised Mrs. Jayashree Vijay Shendkar, Director of the company to sign and execute the lease deed on behalf of the company.

We request you to accept and take the note of the authorization and grant permission to sign and execute the document for the registration.

Copy of the resolution is attached for your ready reference and record.

Thanking you,

For PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE

*KRSHB-20182*  
KAUSTUBH SHENDKAR  
Director  
DIN 02912557  
Dated: 24/03/2023  
Place: Pune

*Prshendkar*  
PRANAV SHENDKAR  
Director  
DIN 08413328

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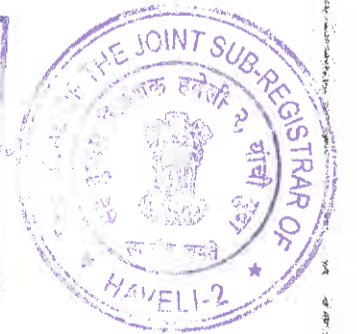
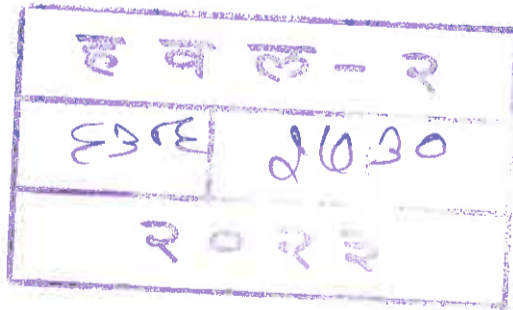


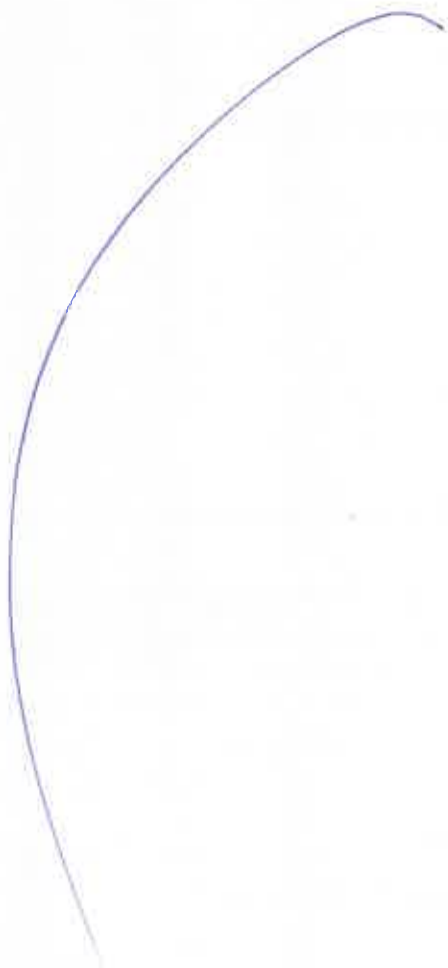
1

मूल्यांकन पत्रक (शहरी क्षेत्र-खली जमीन )					
Valuation ID : 2023032912455			29 March 2023.05:04:12 PM हवल2		
मूल्यांकनाचे वर्ष :	2022				
जिल्हा :	पुणे				
तालुका	तालुका : हवेली विभागाचे नाव : ( वि.क्र.14) पर्वती (पुणे महानगरपालिका)				
उपमूल्य विभाग :	14/245-सिंहगड रस्ता - दांडेकर पुल ते म.न.पा. लिमिटेड या रस्त्याच्या उत्तरेकडील व दक्षिणेकडील क्षेत्र (मुख्य रस्त्यावरील मालमत्ता वगळून) टी.पी.स्कीम नं. 3 पर्वती व मुंजेरी				
क्षेत्राचे नांव :	Pune Municipal Corporation				
मिळकतीचा क्रमांक :	अंतीम प्लॉट नंबर#572				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
शहरी जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
30600	89930	103420	121820	0	चौ. मीटर
मिळकतीचे क्षेत्र	2581.83 चौ. मीटर			Layout Plot	
Applicable Rules	.16 क				
1. 2581.83चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =30600/-					
2581.83चौ. मीटर क्षेत्रासाठी मूल्य = 2581.83 * 30600					
=79003998/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य					
=79003998 + 0					
= Rs.79003998/-					
=s सात करोड नव्वद लाख तीन हजार नऊ शे अड्याण्णव /-					

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हवेली-२	
एडपे	२१३०
२०२२	





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दस्त क्रमांक :हवल2/6386/2023

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पुणे फाऊंडेशन फॉर एज्युकेशन व हेल्थ केअर तर्फे डायरेक्टर जयश्री विजय शेंडकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: म नं १/१ फायनल प्लॉट नं ४/१ सदाशिव पेठ पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAFCP6702Q	भाडेकरू वय :- स्वाक्षरी:- MAJN-Sherkar		
2	नाव:विजय ज्ञानेश्वर शेंडकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 986 प्रशांत नगर नवी पेठ पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAEHS9602J	मालक वय :-58 स्वाक्षरी:- Shendkar		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:29 / 03 / 2023 05 : 34 : 31 PM

असे प्रमाणित करण्यात येते की,  
सदर दस्तऐवजात 30 पाने आहेत.

ओळख:-  
सदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांनी ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वकील मदन श्रीश्रीमाल - - वय:30 पत्ता:पुणे पिन कोड:411030		

सह. दुय्यम निबंधक हवेली क्र-2

शिकका क्र.4 ची वेळ:29 / 03 / 2023 05 : 34 : 51 PM

सह. दुय्यम निबंधक, हवेली-2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE	eChallan	02300042023032875675	MH017702102202223E	3892500.00	SD	0008747666202223	29/03/2023
2		DHC		2803202320355	600	RF	2803202320355D	29/03/2023
3	PUNE FOUNDATION FOR EDUCATION AND HEALTH CARE	eChallan		MH017702102202223E	30000	RF	0008747666202223	29/03/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

6386 /2023

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