E-mail : drambedkarcollege@gmail.com
नॅक – 'बी' ग्रेड

स्थापना : १९८५
कॉलेज कोड – १८०

पीपल्स एज्युकेशन सोसायटीचे, मुंबई

डॉ. आंबेडकर कला व वाणिज्य महाविद्यालय

जय जवान नगर, येरवडा, पुणे – ४११००६.

सावित्रीबाई फुले पुणे विद्यापीठ संलग्न | पी.यु./पी.एन./ए,सी./०६७(१९८५) | एच.एस.सी. कोड नं. जे. ११.११.०३४

अध्यक्ष	उपाध्यक्ष	प्रभारी प्राचार्य
श्री. आनंदराज यशवंत आंबेडकर	डॉ. डी. जी. देशकर	डॉ. नितीन व्ही. बिरमल
B.E., M.M.S.	M.A.(Eco), M.Com., DBM, Ph.D	M. A., M. Phil., Ph. D.

जावक क्र.डी.ए.सी./२०२२-२३/१२९ दिनांक: ०१/१२/२०२२

प्रति,

मा. मुख्याध्यापक

सेट मेरीस पब्लिक स्कुल

सादलबाबा, रामनगर,

येरवडा, पुणे ०६

विषय : सेंट मेरीस पब्लिक स्कुल शाळेला क्रिडांगण प्रतिदिन २ तास वापरण्यास परवानगी देण्याबाबत.

संदर्भ : आपला दिनांक ०१.१२.२०२२ चा विनंती अर्ज.

मा. महोदय,

आपल्या वरील विनंती अर्जानुसार आमच्या डॉ. आंबेडकर क्ला व वाणिज्य महाविद्यालयाचे क्रिडागण ०१.०१२. २०२२ पासून प्रतिदिन २ तास वापरण्यासाठी आम्ही परवानगी देत आहोत प्रतिदिन दु.१ ते ५ यावेळेत केवळ २ तासासाठी शाळेचे क्रिडांगण आपणास वापरता येईल क्रिडांगण वापरण्यासाठी रुपये पाच हजार मासिक भाडे दयावे लागेल. शाळेच्या क्रिडांगणाचा वापर करताना मुलांच्या सुरक्षिततेची जबाबदारी पूर्णपणे आपल्या सेंट मेरीस शाळेला घ्यावी लागेल. महाविद्यालयास २ क्रिडांगणे आहेत. देन्ही क्रिडागणांचा वापर शाळेला करता येईल या दोन क्रिडांगणांचे क्षेत्रफळ खालीलप्रमाणे आहे. शाळा कॉलेजचे मैदान वापरतांना स्वच्छता ठेवण्याची जबाबदारी आपली राहिल.

९) मैदान नंबर १ - 91X156=14196 चौ. फु..

२) मैदान नंबर २ - 265X223=59095 चौ. फु

Dr. Ambedkar College Office Yerwada, Pune-6

प्रभारी प्राचार्य
डॉ. आंबेडकर कला व वाणिज्य महाविद्यालय
येरवडा, पुणे-४११००६.

महाराष्ट्र शासन

मालमत्ता पत्रक

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

ULPIN: **50279091831**

50279091831

गाव/पेठ : **येरवडा** तालुका/न.भू.का. : **नगर भूमापन अधिकारी, क्र.२ पुणे** जिल्हा : **पुणे**

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फ़ेरतपासणीची नियत वेळ
१४६२/६		प्लॉटनं१७ब	१०४५.००	फ	

सुविधाधिकार :

हक्काचा मूळ धारक :

वर्ष :

पट्टेदार :

इतर भार :

इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा), पट्टेदार(प) किंवा भार (इ)	साक्षांकन
25/03/2021	आदेशाने ७/१२ बंद - न.भु.क्र. १४६२/३ प्रमाणे.		H सेंट मेरी सोसायटी तर्फे प्रेसिंडेन्ट पी.जे.जोसेफ	फ़ेरफ़ार क्रं. १७०० प्रमाणे सही- 25/03/2021 न. भू. अ. क्र. २ पुणे

हि मिळकत पत्रिका (दिनांक **23/03/2022 01:03:25 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **12/10/2023 10:10:48 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2516100005344096** हा क्रमांक वापरावा.

हे मालमत्ता पत्रक डिजिटली साईन केलेले आहे

19/II
143

original - I

ORIGINAL SALE DEED DATED 17 JAN 1979

FOR THE PURCHASE OF FIRST HALF PLOT, SURVEY NO 247, SUB OKIT BI 17 B CTS NO 1462/17B YERWADA, PUNE

ST. MARY'S SOCIETY

DEED OF SALE

This Deed of Sale executed at POONA on this 17th day of January 1979.

BY

... 2

(5)

Regn no 143 of 1979

of 17-1-79.

HVL II

(1) Shri. PETER JOSEPH BHOSALE, aged about 69 years, occupation - Pensioner, and (2) Smt. MARTHABAI PETER BHOSALE aged about 58 years, occupation Housewife, both residing at 16, Nagar Road, Poona-411014, hereinafter collectively called the "Vendors", which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors and administrators, of the ONE PART;

... 3

(3)

IN FAVOUR OF

ST. MARY'S SOCIETY, POONA, having its office at presently 1o, Aundh Road, Kirkee, Poona-3 a society registered under the Societies Registration Act 1860 bearing registration No. MAH/150/PUNE/79 dated 11th January 1979 through its President, Fr. A.A.MATHEWS, aged about 25 years, occupation

..4

Priest, hereinafter called the "Purchasers", which expression shall, unless repugnant to the context or meaning thereof, include its assigns and successors in interest, of the OTHER PART.

WHEREAS the Vendors are siezed and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land situate, lying and being at Survey No.247,

Sub- Plot No. 17-B, C.T.S. No. 1162/17-B, Yerawada, Poona;

WHEREAS the Vendors decided to dispose of a part of the said land, more particularly described in the Scheduled hereunder written;

... 6

WHEREAS the Purchaser offered to purchase and the Vendors agreed to sell a part of the said land, more particularly described in the Schedule hereunder written, for a consideration of Rs.30,000/- and accordingly entered into an agreement dated 2nd August 1978; and the Purchaser paid the Vendors a sum of Rs. 15,000/- as Earnest Money on execution of the said agreement;

AND WHEREASS the Vendors served a notice on 8th September 1978 on the Competnet Authority under the provisions of section 26 of the Act and remained no reply thereto from the said Competent Authority Poona Urban Agglomeration, Poona.

NOW THIS DEED WITNESSETH THAT pursuant to thesaid agreement dated 2nd August 1978, and in consideration of a sum of Rs. 15,000/- (Rs, Fifteen thousand only) paid at the time of the said agreement and a sum of Rs. 15,000/- (Rs. Fifteen thousand only) paid today, making a total of Rs. 30,000/- (Rs. Thirty thousand only), the agreed full consideration, the receipt whereof the Vendors do hereby acknowledge

and of and from the same every part thereof do hereby acquit for ever, release and discharge the Purchasers, THEY THE VENDORS do hereby grant, convey, transfer and assure unto the Purchaser all the said land ,more particularly described in the Schedule hereunder written, together with rights in all and singular courtyards, areas, ways, wells, compounds, passages, water courses, drains, rights, liberties, provileges, advantages, easements and appurtenances whatsoever to the said property belonging to or in anywise appertaining to or with the same or any part thereof now or at any time heretobefore held or occupied or enjoyed therewith or reported to or known as part or member thereof or be appurtenant thereto AND all the estate, right, title, interest use, property and possession thereof claim and demand whatsoever, both at law and equity of the Vendors UNTO AND TO THE USE of the Purchasers absolutely SUBJECT nevertheless to all the rates, taxes, assessments, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra or Any Public Body, the Vendors being liable for the payment of the same till the date of THESE PRESENTS and the Vendors do hereby concenant with the Purchasers that the Vendors

have good right and full authority to grant, release, convey and assure the said property described in the Scheduled hereunder written to the said Purchaser in the manner aforesaid AND that the said property shall and may be quietly held and enjoyed and rent and profits received therefrom by the Purchaser or any person claiming through or under him and without any lawful disturbance or interuption by whomsover and the Vendors will from time to time and at the cost of the person requiring the same execute and do every such assurance or thing necessary for further or more perfectly assuring the said property described in the Scheduled hereunder written to the Purchaser, its assigns and successors in interest as may reasonably be required and the Vendors, their heirs, executors and administrators will at all time hereafter indemnified and keep indemnified the Purchasers and also the said property hereby assured and every part thereof against all actions, proceedings, accounts, claims, demands, costs, and expenses, the Purchaser may sustain, incur, or be put to by reason in respect thereof.

SCHEDULE OF PROPERTY REFERRED TO ABOVE

All that Eastern Part of the Sub- Plot No. 17-B (part) Survey No. 247, C.T.S.No. 1162, situate at Yerawada, Haveli Taluka, within the Poona Municipal Corporation, within the Sub- Registration District of Haveli, District Poona

...9

admeasuring 75' x 75' i.e. 5,625 Square Foot, equivalent to 522.58 Square meters, and bounded as under:

On or towards North : By Plot No. 17-B Part;
On or towards East : By plot No. 17-B part;
On or towards South : By plot No. 17-C part & the other half of the same plot and then Board;
On or towards West : By the other half of the same plot and then Board;

together with Band 7' wide on the entire Northern side of the front portion of the half plot retained by the Vendors, admeasuring about 7' x 75' i.e. 525 Square foot, equivalent to 48 Square meters, which portion is bounded as under :-

On or towards South : By the remaining half portion of the plot with the Vendors ;
On or towards East : By the half portion hereby sold to the Purchasers;
On or towards North : By plot No. 17-B &
On or towards West : By Road;

which portion would constitute entrance to the said land from the Main Road; which two portions together admeasure 566.58 Square meters.

IN WITNESS WHEREOF the parties have set their respective hands at POONA on the day , month and year first thereinabove mentioned.

WITNESSES:

1. FLEVIAN PETER BHONSLE
16, Mogen Road Poona 6
Agnes P. Bhosale

2.

VENDORS:

(1) _____
(PETER JOSEPH BHOSALE)

मार्थाबाई भोसले

(2) _____
(MARTHABAI PETER BHOSALE)

Original

(10)

Dear Sir:

Enclosed is a copy of a letter received from Mr. Ernest Bergmann, President of the Bergmann Electric Company, Inc., Chicago, Illinois, which is self-explanatory.

Please give us your opinion on the advisability of adopting the Bergmann Electric Company's proposal.

Very truly yours,

Assistant Director
Department of Purchase

Enclosure

(11)

Mr. Ernest Bergmann
President
Bergmann Electric Company, Inc.
Chicago, Illinois

Dear Mr. Bergmann:

Your letter of January 8, 1940 addressed to Mr. Ernest Bergmann, President of the Bergmann Electric Company, Inc., Chicago, Illinois, has been referred to the Department of Purchase for consideration.

Please give us your opinion on the advisability of adopting the Bergmann Electric Company's proposal.

Very truly yours,

Assistant Director
Department of Purchase

(12)

(SAMPLE FORM INSERTED)

(1) (2)

(COMPANY NAMES & ADDRESS)

(3)

Original - 2
Sale-deed.
4/12/86

ORIGINAL SALE DEED DATED 04 DEC 1986

FOR THE PURCHASE OF second HALF PLOT, SURVEY NO 247, SUB PLOT NO 17 B, (PART) CTS NO 1462/17B, YERWADA, TALUKA HAVELI , DIST :PUNE

ST. MARY'S SOCIETY

THIS DEED OF SALE made at Pune this 4th day of ~~November~~ December in the Christian year One Thousand Nine Hundred and Eighty Six.

BETWEEN

1. Mr Petar Joseph Bhosale
   Age about 75 years Occ: Pensioner,
   R/at 16, Nagar Road, Pune-411006.

2. Mrs. Agnes Petar Bhosale
   Age about 50 yrs Occ: Service
   R/at 2043, Yeravada, Pune-411006.

3. Mr. Hubert Peter Bhosale
   Age about 45 yrs, Occ : Nil
   R/at 16, Nagar Road,
   Yeravada, Pune-411006.

4. Mr. Flevian Peter Bhosale
   Age 41 yrs, R/at 16, Nagar Road,
   Yeravada, Pune-411006.

5. Mr. Julius Peter Bhosale
   Age 29 yrs, Occ : Nil
   R/at 16, Nagar Road,
   Yeravada, Pune-411006.

6. Miss Josephin Peter Bhosale
   Age 25 yrs Occ: Service
   R/at 16, Nagar Road,
   Yeravada, Pune-411006.

Nos 2 to 6 above as heirs and legal representatives of Late Mrs. Marthabai Peter Bhosale died on 30-9-84 at Pune, Herein after called " the Vendors " which expression shall repugnant to the context or meaning thereof be deemed to include their respective heirs, executors and administrators of the one Part.

AND

...3...

St Mary's Society, Poona,
having its office at Survey No
247/14-B Sub Plot No 17-B, Yeravada, Pune-411006.
A Society registered under the Societies
Registration Act 1860 and deemed to be registered
under the Bombay Public Trust Act 1950. By and
through its President Mr. P.J.Joseph. Hereafter
called the Purchasers of the Other Part.

WHEREAS the Vendor are absolutely seized and
possessed of or otherwise well and sufficiently

...4

entitled to the piece or parcel of land or ground herditaments and Plot situate at Survey No 247, Sub Plot No 17-B (Part) C.T.S No 1462/17B situated at Yeravada, Taluka Haveli, Dist: Poona More particularly described in the Schedule hereunder written.

AND WHEREAS the Vendor No 1 Mr Peter Joseph Bhosale and Mrs. Marthabai Peter Bhosale Age about 68 years, Occ: Household, Residing at 16, Nagar Road, Yeravada, Pune-411006, as joint owners of the above property described in Schedule hereunder written, entered into an agreement to sell dated 30th May 1984 with the Purchasers. The said Mrs. Marthabai Peter Bhosale died at Pune on 30-9-84. The estate of the said Mrs. Marthabai Peter Bhosale devolved equally on the Vendors.

AND WHEREAS the Vendors have assured and undertaken to the Purchasers that they are the only heirs of the deceased Mrs. Marthabai Peter Bhosale and there are no other heirs of the said deceased except the Vendors No 1 to 6 above.

AND WHEREAS the Vendors agreed with the

Purchasers for the absolate sale to them of the said land, hereditaments and premises in fee simple and the inheritance thereof in possession free from incumbrances at or for the price of Rs 60,000/- (Rupees Sixty thousand only).

AND WHEREAS on the 21st May 1984 the Purchasers have paid to the Vendors (Mr Peter Joseph Bhosale and Late Mrs Marthabai Peter Bhosale a sum of Rs 40,000/- (Rupees Forty thousand only) by way of earnest money towards the agreed price of the property.

AND WHEREAS the Purchasers have paid to the Vendors herein the entire amount of their respective shares in the property from time to time. The Vendors have received Rs 60,000/- on different dates and nothing is remaining to be paid.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs 60,000/- (Rupees Sixty thousand only) already paid Rs 40,000/- paid on or about the 21st May 1984 as earnest money as herein above recited and a further sum of ~~Rs~~ Rs 20,000/- (Rupees Twenty thousand) paid by the Purchasers to the Vendors before the execution of these presents as recited above, making to gether the sum of Rs 60,000/- (Rupees Sixty thousand) being full consideration money agreed to be paid as aforesaid (the receipts whereof the Vendors do and each of them doth

hereby admit and acknowledge and of and from the same and every part thereof for ever acquit release and discharge the Purchasers, they the Vendors do and each of them doth hereby grant, convey transfer, and assure unto the Purchasers ALL THAT PIECE or Parcel of land or ground with the measuage hereditaments and premises situate at Survey No 247, Sub Plot No 17-B (Part) C.T.S No 1462/17-B, situated at Yeravada, Taluka Haveli, District Pune in the State of Maharashtra and more particularly described in the Schedule hereunder written together with all and singular edipices, Court yards, areas, Compounds, Sewers, drains, ditches, fences, trees, Plants, shrubs, ways, paths, passage, common gullies, well waters, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part belonging or in any wise appertaining to or with the same or any part thereof now at or any time hereto fore usually held used occupied or enjoyed or reputed or known as or member thereof and to belong or by sppurtenant thereto AND TO BE THEIR ALSO WITH full and free right and liberty for the Purchasers their Successors and assigns their heirs, executors, administrators and assigns the owners or occupiers for the time being of the said premises or any Part thereof, their tenants, agents, servants and persons authorised by them at all times

hereafter at their will and pleasure by day or by night and for all purposes with or without animals, carts, carriages, wagons, tractors, engines, motor cars or any Vehicle laden or unladen to to pass and repass and to drive cattle sheep and other animals and the premises hereby conveyed transferred and assured AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendors into out of or upon the said land hereditaments and premises or any part thereof TO HAVE AND HOLD all and singular the said land hereditaments and premises hereby granted conveyed transferred and assured or expressed so to be with their and every of their rights members and appurtenanies (all which are hereinafter called " the said premises " UNTO AND TO THE USE and benifits of the Purchasers for ever as absolute owners,

AND the Vendors do and each of them doth hereby for themselves and their successors and assigned convenant with the Purchasers. THAT notwithstanding any act deed matter or any thing done whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed, omitted a knowingly or willingly suffered to the contrary THEY the Vendors now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the said premises hereby granted, conveyed, transferred and assured or intended

so to be unto and to the use of the Purchasers in manner aforesaid.

AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quitely to hold under upto occupy possess and enjoy the said premises hereby granted convey transferred and assured with their appurtenances and receive the rents issues and profit thereof and of every part thereof to and for their own use and benifit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendors or their Successors and assigns or any of them or by any person lawfully or equitably claiming or to claim by from under or trust for them or any of them.

AND THAT free and clear and freely and clearly and absolutely acquited exonerated released and for ever discharged or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates, title, charges and incumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendors or by any other person/persons lawfully or equitably claiming or to claim by from under or trust for him/them or any of them.

AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate right

title or interest at law or in equity in the said premises hereby granted, conveyed transfered and assured or any part thereof by from under or in trust for the Vendors or their heirs or any of them shall and will from time to time and at times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting unto and to the sue of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser, its sucessors or assigns or its or their counsel in law Shri B.S.Bhogal Advocate for assuring the said premises and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in manner aforesaid.

AND the Vendors do and each of them so far as relates to his own acts and deeds or otherwise doth hereby convenant with the Purchaser that they the Vendors have not at any time heretofore made done executed comitted or knowingly or willingly permitted suffered or been partly or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the said premises in manner aforesaid or whereby or by reason

of means whereof the same or any part thereof are/is can or shall or may be charged, incumbered, impeached or prejudicially affected in estate title or otherwise howsoever.

AND the Vendors hereby convenant with the Purchaser that they the Vendors shall from time to time and at all times hereafter upon every request of the Purchaser or any person or persons having or lawfully or equitably claiming through them or in trust for the Purchaser, its successors or assigns, his/their heirs or assigns produce or cause to be produced to it to their advocate or agents or at any trial, hearing, commission or examination or otherwise as occassion shall require all or any deeds and writtings, which relates to said premises for the purpose of showing their title to the said premises described in first Schedule hereunder written or any part thereof and will permit the same to be examined, inspected or given in evidence. AND will also at the like request of the Purchaser or any such person or persons as aforesaid deliver or cause to be delivered to it/him/them such originals or attested or other copies or abstracts or extracts from the same deeds and writtings respectively or any of them as it/he/they may require.

IN WITNESS WHEREOF the Vendors have hereuhto set and subscribed their respective hands the day and year first herein above written.

The Schedule above referred to :-

All that piece or parcel of Western Part (excluding strip of 7 x 75 feet in the Northern side) of Sub Plot No 17-B (Part) Suvey No 247 C.T.S No 1462 situate at Yeravada, Taluka Haveli, within Poona Municipal Corporation, within the Sub Registration District Haveli, admeasuring 68 x 75 ft i.e 5100 Sqr fts and bounded as under :-

On or towards North : By Plot No 17-B part.

On or towards East : By Plot No 17-B part.

On or towards South : By Plot No 17-C

On or towards West : Road.

SIGNED and DELIVERED bu the within name Vendors in presence

: VENDOR

1. Bhonsale

2. A.P. Bhonsale

3. H.P. Bhonsale

4.

5.

6. Josephine P. Bhonsale

1. Mr. K.M. Thomas Kirkee, Pune-3.

2. Mr. M. John Bopodi, Pune-3

Purchaser:

Received on the 21st day of May 1984 Rs 40,000/- (Rupees Forty thousand) as earnest money as within Receipted makes in the aggregate of Rs 60,000/- (Sixty thousand)being the full consideration money above mentioned to be by it paid to us.

Received the day and year first herein above

..;. 12

from the within named the Purchaser the sum of Rs 20,000/- (Twenty thousand).

1 [illegible]
2 A. P. Bhosale
3 H. P. Bhosale
4 [illegible]
5 J P Bhosale
6 Josephine P. Bhosale

We Mrs. Rita Subhas Shinde age about-35 years, occ-service, R/at-Laxminagar, Pune-6 and Mrs. Philomina Louis Bhingare of Vadgaon Sheri, the heirs of late Mrs. Marthabai Peter Bhosale having share in the joint property hereby consent to sale transaction with the purchaser society.

1 R. Shinde

Signatures of the parties are attested to be true by me.

2 फिलोमीना लुईस भिंगारे

B Bhogal

(B. S. Bhogal)