



07/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 19066/2022

नोंदणी :

Regn.63m

गावाचे नाव : किवळे (माळवाडी)

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	0
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	40750000
(4) मू-मापन, फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: मीजे किवळे, पुणे येथील स.नं. 86 यांसी एकूण क्षेत्र 4 हे. 50 अंर पैकी लिहून घेणार यांच्या हिश्याचे क्षेत्र 1 हे. 12.50 आर यांसी आकार 03 रु. 81 पैसे यापैकी शाकेसाठी आरक्षित असणारे क्षेत्र 00 हे. 80 आर म्हणजेच 02 एकर ही मिळकत((Survey Number : 86 ;))
(5) क्षेत्रफळ	1) 0.8000 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सैन कैम राव फौंडेशन तर्फे डायरेक्टर अजित संभाजी थिटे वय:-39; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रा. फ्लॅट नं. 502, आधार बिल्डींग, मानाजी नगर, वडगाव बु., पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AIIPT5354Q 2): नाव:- सैन कैम राव फौंडेशन तर्फे डायरेक्टर शोभना संजय सिंग वय:-22; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रा. मणी कॉम्प्लेक्स, फ्लॅट नं. 21, पिंपरी, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411018 पॅन नं:-ENJPS4233R 3): नाव:- मान्यता देणार शोभा सुनिल भोंडवे वय:-42; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BOMP8850L 4): नाव:- मान्यता देणार शेता सुनिल भोंडवे वय:-21; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-FMFP8668R 5): नाव:- मान्यता देणार साहिल सुनिल भोंडवे वय:-20; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-FOKPB7066A 6): नाव:- मान्यता देणार कमल दादाभाऊ भोंडवे वय:-50; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BZNP87884G 7): नाव:- मान्यता देणार रोहिणी सागर घुले वय:-30; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. माऊली बिल्डींग, वडगाव बु., नांदेड सिटी, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-BZNP85395N 8): नाव:- मान्यता देणार सारिका बाळू भोंडवे वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BQIP8800N 9): नाव:- मान्यता देणार बाळू सोपान भोंडवे वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BQIP8800N 10): नाव:- मान्यता देणार आयुष बाळू भोंडवे तर्फे अपाक म्हणून बाळू सोपान भोंडवे वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:- 11): नाव:- मान्यता देणार शोका बाळू भोंडवे तर्फे अपाक म्हणून बाळू सोपान भोंडवे वय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सुनिल सोपान भोंडवे वय:-53; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ANRP85460F 2): नाव:- दादाभाऊ सोपान भोंडवे वय:-59; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ANRP85549B 3): नाव:- बाळू सोपान भोंडवे वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. रावेत, पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ANRP85472B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/09/2022
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2022
(11) अनुक्रमांक, खंड व पृष्ठ	19066/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2037500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



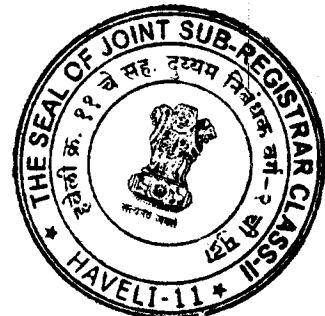
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

श्री नवकल वाघली
मी रुजवात घेतली
अससलवार हुकूम नवकल

सदर नवकल अर्जदार...
यांस याचे तारीख 01/09/2022
चे अर्जप्राप्त क्रमांक 103/89
चे अर्जावरून...
यांस दिनांक... 01/09/2022

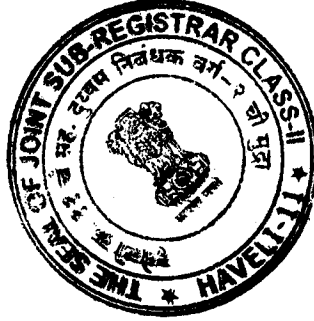
सह.दु.नि.(वर्ग-२) हवेली क्र. ११



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAN KAM RAV FOUNDATION	eChallan	10000502022090500839	MH007305879202223P	2037500.00	SD	0003681891202223	06/09/2022
2		DHC		0609202205235	620	RF	0609202205235D	06/09/2022
3	SAN KAM RAV FOUNDATION	eChallan		MH007305879202223P	30000	RF	0003681891202223	06/09/2022

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





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0609202205235

Receipt Date 06/09/2022

Received from - - -, Mobile number 7743916916, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 19066 dated 06/09/2022 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED

₹ 620

DEFACED

Payment Details

Bank Name SBIN

Payment Date 06/09/2022

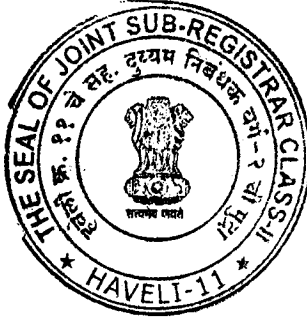
Bank CIN 10004152022090604853

REF No. 224957124487

Deface No 0609202205235D

Deface Date 06/09/2022

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



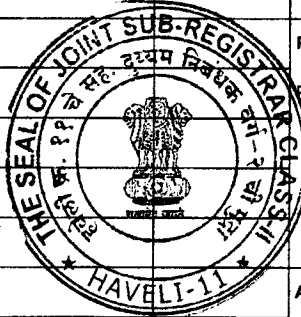
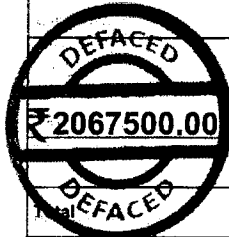
हवल-११		
१९०६६	१	३२
२०२२		



CHALLAN
MTR Form Number-6



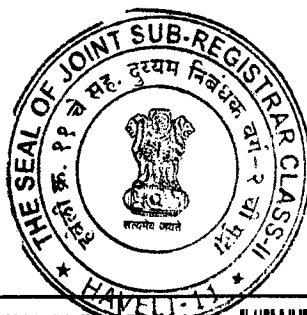
GRN	MH00730587920223P	BARCODE	Date		05/09/2022-12:19:11	Form ID	36
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR			
Location				PUNE			
Year				2022-2023 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				2037500.00			
0030063301 Registration Fee				30000.00			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				ABICS5839F			
Full Name				SAN KAM RAV FOUNDATION			
Flat/Block No.				SURVEY NO 86			
Premises/Building				KIWALE			
Road/Street				PUNE			
Area/Locality				PUNE			
Town/City/District				PUNE			
PIN				4 1 2 1 0 1			
Remarks (If Any)				<p>हवल-११</p> <p>PAN2=ANRKG400-SecondPartyName=SUNIL SOPAN BHONDVE-</p> <p>११०६६ २ १२</p> <p>२०२२</p>			
Amount In				Twenty Lakh Sixty Seven Thousand Five Hundred Rupees Only			
Words				es Only			
Payment Details				STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK				Bank CIN			
Ref. No.				10000502022090500939			
3017474846327				Bank Date			
RBI Date				05/09/2022-12:19:28			
Not Verified with RBI				Name of Bank			
STATE BANK OF INDIA				Name of Branch			
Not Verified with Scroll				Scroll No. , Date			



Department ID: 9604040279
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलान केवल दुर्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Challan Defaced Details

Sl.No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-329-19066	0003681891202223	06/09/2022-19:28:10	IGR018	30000.00
2	(IS)-329-19066	0003681891202223	06/09/2022-19:28:10	IGR018	2037500.00
Total Defacement Amount					20,67,500.00



हवल-११		
११०६६	३	३२
CHALLAN		
MTR Form Number-6		



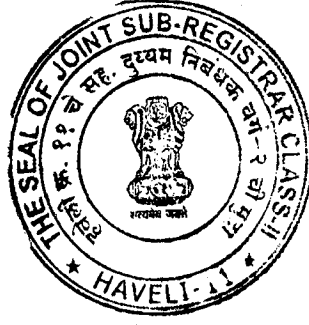
GRN	MH007305879202223P	Barcode	Date	05/09/2022-12:19:11	Form ID	36
Department Inspector General Of Registration			Payer Details			
Stamp Duty		TAX ID / TAN (If Any)				
Type of Payment Registration Fee		PAN No.(If Applicable)		ABICS5839F		
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		SAN KAM RAV FOUNDATION		
Location PUNE		Flat/Block No.		SURVEY NO 86		
Year 2022-2023 One Time		Premises/Building				
Account Head Details		Amount In Rs.				
0030046401 Stamp Duty		2037500.00		Road/Street KIWALE		
0030063301 Registration Fee		30000.00		Area/Locality PUNE		
				Town/City/District		
				PIN 4 1 2 1 0 1		
				Remarks (If Any)		
				PAN2=ANRPB5460F~SecondPartyName=SUNIL SOPAN BHONDVE~		
				Amount In Twenty Lakh Sixty Seven Thousand Five Hundred Rupees Only		
Total		20,67,500.00		Words		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN		Ref. No. 10000502022090500939 3017474846327	
Cheque/DD No.			Bank Date		RBI Date 05/09/2022-12:19:28 Not Verified with RBI	
Name of Bank			Bank-Branch		STATE BANK OF INDIA	
Name of Branch			Scroll No. . Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9604040279

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 दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



हवल-११		
११०६६	४	३२
२०२२		



Shree Gajanan Prasanna
LEASE DEED

This **DEED OF LEASE** is made at Pimpri Chinchwad, Pune on this 6th day of September 2022.

BETWEEN

1.MR. SUNIL SOPAN BHONDVE

Age : 53 yrs, Occupation - Business,
PAN No. ANRPB 5460F, AADHAAR : 9026 4768 9137

2. MR. DADABHAU SOPAN BHONDVE

Age : 59 yrs, Occupation - Business,
PAN No. ANRPB 5549B, AADHAAR : 4397 5340 8397

3. MR. BALU SOPAN BHONDVE

Age : 46 yrs, Occupation - Business,
PAN No. ANRPB 5472B, AADHAAR : 4387 2823 9857

All above R/at :- Ravet, Taluka-Haveli, District - Pune, Pincode - 412101.
.....All above 1 to 3 are the legal owners of the land (as per 7/12 extract)

AND

1. MRS. SHOBHA SUNIL BHONDVE

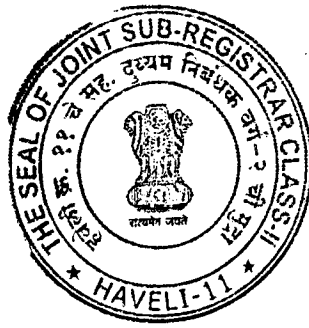
Age : 42 yrs, Occupation - Business,
PAN No. BOMP B 8650L, AADHAAR : 5734 1990 2192
R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune

2. MISS. SHWETA SUNIL BHONDVE

Age : 21 yrs, Occupation - Student
PAN No. FMFPB 6668R, AADHAAR : 2460 4065 2632
R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune -

3. MAST. SAHIL SUNIL BHONDVE

Age : 20 yrs, Occupation - Student,
PAN No. FOKPB 7066A, AADHAAR : 4625 8749 7505
R/at :- Mauli Niwas, Ravet, Taluka – Haveli, Dist :- Pune .



हवल-११		
११०६६	५	३२
२०२२		

4. MRS. KAMAL DADABHAU BHONDVE

Age : 50 yrs, Occupation – Housewife,
PAN No. BZNPB 7884G, AADHAAR : 3202 8102 6255
R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune

5. MRS. ROHINI SAGAR GHULE

Age : 30 yrs, Occupation – Housewife,
PAN No. BZNPB 5395N, AADHAAR : 7412 4137 4814
R/at :- Mauli bldg., vadgaon Budruk, Nanded city, Pune- 41.

6. MRS. SARIKA BALU BHONDVE

Age : 44 yrs, Occupation - Housewife,
PAN No. BQIPB 6800N, AADHAAR : 9831 1345 9961
R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune

7. MR. BALU SOPAN BHONDVE

Age : 46 yrs, Occupation - Business,
Legal natural guardian for the Minor's named

A) MAST.AYUSH BALU BHONDVE

Age : 17 yrs, Occupation - Student,
AADHAAR : 2788 8831 5445

B) MAST. SHLOK BALU BHONDVE

Age : 10 yrs, Occupation - Student,
AADHAAR : 5872 8822 5375

Both R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune

-----All above 1 to 7 are the legal heirs of owners.

..... Hereinafter referred to as “The Lessor” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include heir, heirs, executors, administrators, representatives and assigns) Party of the ONE PART.

AND

SAN KAM RAV FOUNDATION (PAN No. ABICS5839F) (CIN No:- U80301PN2022NPL211464) a company incorporated and registered under section 8 of the Companies Act, 2013 having its registered office at CTS5724, 5227 BHAKTI COMPLEX FLAT NO 21, Pimpri, Pune 411018

Through its Director :-

1)MR. AJIT SAMBHAJI THITE

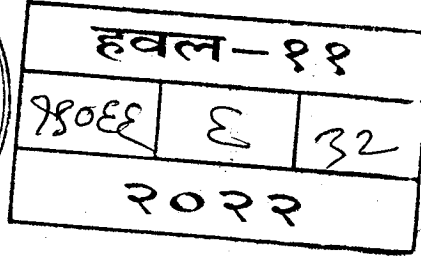
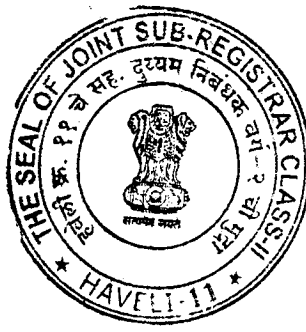
Age : 39 years, Occupation – Business,
PAN NO. : AIIPT5354Q, ADHAR:-7206 7098 3872
Address:- Flat No. 502, Aadhar Building, Manaji Nagar, Vadgaon Budruk, Pune-41.

2) MISS. SHOBHANA SANJAY SINGH

Age : 22 years, Occupation – Business,
PAN NO. : ENJPS4233R, ADHAR :- 7814 0378 4250
Address:- Flat No.21, Bhakti Complex, Kharalwadi, Pimpri, Pune- 18.

(duly authorized by a resolution dated 08/08/2022 passed at a meeting of the Board of Directors)

,Hereinafter referred to as “The Lessee” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor in business and permitted assigns) Party of the OTHER PART.



In this Deed, the Lessor and the Lessee are collectively referred to as “Parties” and severally as “Party”.

WHEREAS

A. The Lessor is the owner and legal heir of owners is seized and possessed of or otherwise well and sufficiently entitled to the plot of land (reserved for 4/139 for school as per zone certificate no. **Zone/08/235/2022** dated 5/5/2020) bearing Gat No. 86 admeasuring approximately 1 H 12.50 R and its assessment is **3 Rs. 81 Paisa** out of that, reservation for school area is **00 H 80 R**; situated at village: Kiwale, Taluka- Haveli, District Pune, within the Jurisdiction of the Sub-Registrar of Haveli and within the limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as “the Demised Plot”). The Demised Plot is more particularly described in the First Schedule hereunder written. A copy of the 7/12 extract in respect of the Demised Plot is annexed hereto and marked **Annexure “A”**

B. The Lessee is a charitable company and is engaged in the promotion and management of educational institutes. A copy of the certificate of incorporation of the Lessee is annexed hereto and marked **Annexure “B”**

C. The Lessor has agreed to demise unto the Lessee the Demised Plot together with the right to construct a building or buildings and/or structure or structures thereon for the period and rent and upon the terms and conditions recorded herein.

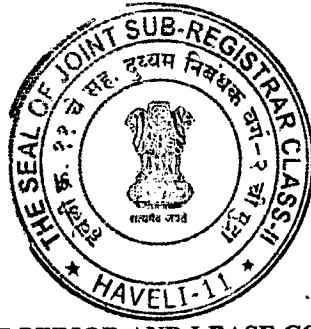
D. It has been agreed between the Parties that the Lessee shall at its own efforts, expenses and costs, for the purpose of running an educational institute, be entitled to construct and complete upon the Demised Plot, a new building or buildings and/or structure or structures with all requisite and proper sewers, drains and other conveniences thereto in accordance with the prevailing laws.

E. The Lessor has hereby agreed to give on lease and the Lessee has hereby agreed to take on lease the Demised Plot, on the terms and conditions hereinafter appearing.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

(i) GRANT OF LEASE

In consideration of the Lease Rent and Lessee’s covenants hereinafter reserved and contained, the Lessor doth hereby demise unto the Lessee **ALL THAT** piece and parcel of land in the Educational zone bearing Gat No. 86 admeasuring area about **00 H 80 R (2 Acre)** and its assessment is **3 Rs. 86 Paise**; which land is situated at village Kiwale, District Pune, within the Jurisdiction of the Sub-Registrar of Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and more particularly described in the **Schedule** hereunder written together with the right to construct a building or buildings and/or structures thereon.



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(ii) LEASE PERIOD AND LEASE COMMENCEMENT

The Lessor hereby demises unto the Lessee the Demised Plot **TO HOLD** unto the Lessee the Demised Plot from **06/04/2022 to 5/09/2057** for a term of 35 (Thirty-Five) years (hereinafter referred to as “**the said Term**”) yielding and paying the Lease Rent hereinafter mentioned. It is agreed between the Parties that the said Term may be extended by the parties with mutual consent.

That the lease deed extension period is decided 5 years before the completion the lease. If the period is not extended as per decision between the parties, then cost of the building i.e. the realisable value will be decided by the three Government approved valuers and the average cost of the three valuers and the and same shall be paid by the Lessor to Lessee without any delay at the time of eviction of the premises.

(iii) USE OF DEMISED PLOT

It is hereby agreed by and between the Parties hereto that the Lessee shall be entitled to construct and complete upon the Demised Plot a new building or buildings and/ or structure or structures, solely for the purpose of running an educational institute / School and incidental activities only. Further, the lessee is not entitled to construct and to use the said building/buildings over the said demised plot except that of the educational institute/school including relevant requirement of the school.

(iv) LEASE RENT

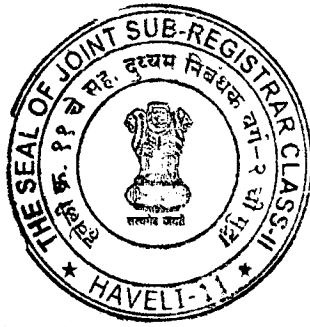
In consideration of the Lessor leasing the Demised Plot unto the Lessee, the Lessee hereby agrees to pay to the Lessor a sum of Lease Rent. Lease Rent shall comprise of Fixed Rent and Variable Rent, which are more particularly described as follows:

a) Fixed Rent:

1. After 1 Year from the date of execution hereto, an amount of Fixed Rent shall be payable by the Lessee to the Lessor. The amount of Fixed Rent payable by the Lessee to the Lessor shall be **Rupees Four Lakhs per month** for the period of 34 years to be paid on or before **10th of each month** in the name and amount as decided below:

A) Bifurcation of the rent amount to be paid by Lessee to Lessor as under:

Sr.No.	Name & Account Details	Percentage
1	MR. DADABAU SOPAN BHONDVE	16%
2.	Mrs. KAMAL DADABHAU BHONDVE	16%
3.	MR. SUNIL SOPAN BHONDVE	11.11%
4.	Mrs. SHOBHA SUNIL BHONDVE	11.11%
5.	MR. SAHIL SUNIL BHONDVE	11.11%
6.	BALABHAU SOPAN BHONDVE	11.56%
7.	SARIKA BALABHAU BHONDVE	11.56%
8	AYUSH BALABHAU BHONDVE	11.55%



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2. The Fixed Rent shall be payable on each month subject to deduction of tax at source as per law for the time being in force, due failing which the outstanding amount shall bear and carry Bank interest at the rate of 9% (Nine percent) per annum from the due date of payment till the date of realization thereof by the Lessor.
3. It is also specifically agreed by the Lessee that Goods and Service Tax, if any and/ or any other similar taxes, whether in the nature of value added tax or otherwise now levied or imposed as per the rules & regulations of the central and/ or state government authorities and/ or local bodies or which may hereinafter be levied or imposed in relation to the grant of Lease hereunder and all increases thereto, if any, during the Lease Term shall be borne and paid by the Lessee alone.

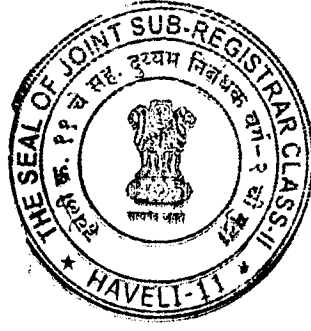
Note: For the purpose of this Agreement, the term Academic Year shall mean the period commencing from 01st April and ending on 31st March of the relevant year

b) Variable Rent:

1. On and from the date of execution hereto, an amount of Variable Rent shall be payable by the Lessee to the Lessor, which is actually payable to the Lessor from starting of the school probably from June 2023. The said Variable Rent shall be payable on an annual basis being each Academic Year. It is agreed between the Parties that the Variable Rent shall be payable over and above the Fixed Rent.
2. The Variable Rent for each Financial Year shall be calculated as the total amount 9% of total fees accumulated from the number of students enrolled for that academic year. The Total Number of Student on roll on 30th September of each year shall be taken in consideration with the fees of that academic year for calculating the actual variable rent for the respective year belonging to the lease period.
3. The Variable Rent for the relevant Academic Year shall be payable on or before 30th June of next Academic Year. In the event of delay by the Lessee in payment of the Variable Rent within the time lines as aforesaid, the Lessee shall be liable to pay Bank interest at the rate of 9% (Nine percent) per annum from the due date of payment till the date of actual realisation thereof by the Lessors.
4. It is also specifically agreed by the Lessee that Good and Service Tax, if any and/ or any other similar taxes, whether in the nature of value added tax or otherwise now levied or imposed as per the rules & regulations of the central and/ or state government authorities and/ or local bodies or which may hereinafter be levied or imposed in relation to the grant of Lease hereunder and all increases thereto, if any, during the Lease Term shall be borne and paid by the Lessee alone.

(v) REFUNDABLE SECURITY DEPOSIT

The Lessee hereby agrees to pay to the Lessor a refundable (interest free) security deposit of Rs.50,00,000/- (Rupees Fifty Lakh only) at the time of registration of Lease Deed and remaining Rs. 50,00,000/- (Rupees Fifty Lakh only) and in the year 2026 in the period from 21st June, 2026 to 30th June, 2026 failing which the outstanding amount shall bear and carry interest at the rate of 12% (twelve percent) per annum, which shall be calculated from the due date of payment till the date of actual realisation thereof by the Lessor. However, said 50% balance refundable security deposit shall be paid on or before 31st December 2026.



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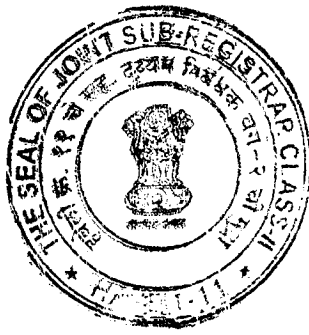
(vi) LESSORS COVENANTS:

The Lessor hereby represents to and covenants with the Lessee as follows: -The Lessor's has full right and absolute authority to grant the Lease of the Demised Plot; and so long as the Lessee continues to perform and fulfil all its duties, obligations and covenants under this Deed, the Lessee shall be entitled to peaceably hold, occupy and enjoy the Demised Plot during the said Term.

The Lessor has to pay in full the loan obtained on the Demised Plot or relieve mortgage deed within period of three months from date of execution of lease deed.

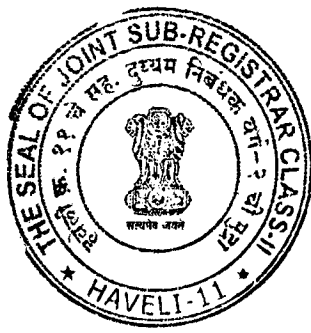
(vii) THE LESSEE DOETH HEREBY EXPRESSLY COVENANTS WITH THE LESSOR AS UNDER:

- a. That the Lessee shall comply with and abide by all the terms and conditions of this Deed.
- b. That the Lessee shall during the said Term regularly pay to the Lessor's the aforesaid Lease Rent and as stated above in all the circumstances in the manner set out hereinabove. In the event of any delay, the Lessee shall be liable to pay 9% per annum interest as mentioned hereinabove. Such interest shall be recovered as if the same formed a part of the yearly rent and will carry compound interest at the same rate with six-monthly compounding. The provisions of interest shall be without prejudice to the other rights and remedies of the Lessors.
- c. That the Lessee shall use the Demised Plot solely for the educational purposes as set out hereinabove and shall not use or permit the same to be used for any other purpose. In case of change of use said building constructed in the said demised plot, these presents gets automatically cancelled, for which no any other mode is required.
- d. That the Lessee shall also pay and discharge, within the relevant due dates, all rates, taxes, property tax, charges including water and electricity, duties, burdens, assessments, outgoings, and impositions whatsoever payable or to become payable now or hereafter during the said Term assessed, charged and /or imposed upon the Demised Plot or any part thereof. or the building/s or structure/s to be hereafter erected.
- e. That the Lessee shall at its own efforts, expenses and cost, for the purpose of an educational institute, construct and complete upon the Demised Plot a new building or buildings and/ or structure or structures with all requisite and proper sewers, drains and other convenience thereto in accordance with the prevailing laws as per approved Plan.
- f. The Lessee shall at its own efforts, expenses and cost, shall obtain requisite permissions, NOCs and approvals for the purpose of erecting or constructing building or buildings and/ or structure or structures on the Demised Plot from the Municipal Corporation and other Government and Semi-Government authorities as may be in force for the time being relating to the building or buildings and or structures to be constructed on the Demised Plot.



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- g. That the Lessee shall in executing the works as aforesaid and at all times during the continuance of this demise observe and conform to all such rules and regulation of the Municipal Corporation and other Government and Semi-Government authorities as may be in force for the time being.
- h. The Lessee shall not at any time during the said Terms carry out any excavation work on the Demised Plot other the excavation works necessary for construction and erection of building/s and/or structure/s and development of playground for the purpose of the educational institute, as approved and required by the Competent Authority.
- i. That the Lessee shall at his/her own expense and cost maintain and keep in good repair the drains, sewers and gullies leading from the existing building or building/s or structure/s to be constructed on the demised premises and the demised premises in accordance with the Municipal Act and the rules and bye-laws there under for the time being in force without requiring any notice in that behalf from the Lessor's (reasonable wear and tear excepted).
- j. That the Lessee hereby agrees to Indemnify and keep indemnified the Lessor's against all suits, claims, and/or demands in respect of the demised premises.
- k. That the Lessee shall not raise any finances by creating/ mortgage on its leasehold interest in respect of the Demised Plot and the building/s and/or structure/s constructed or erected thereon at any time during the said Term.
- l. The Lessee shall at all times during the said Term secure and protect the Demised Plot against trespassers and shall be solely responsible and liable for initiating appropriate action against such trespassers to ensure the quite vacant and peaceful possession of the Demised Plot.
- m. That the Lessee shall not at any time during the said Terms allow any third party to use and benefit from any permission, approval, NOCs, connections which include electricity, water or telephone, obtained by the Lessee from the Municipal Corporation and other Government and Semi-Government authorities and as may be in force for the time being including private authorities for the purpose of the educational institute and/or building or buildings and/or structures or structures to be constructed on the Demised Plot.
- n. That the Lessee shall not hold the Lessor's responsible or liable for any loss or damage suffered by the Lessee on account of destruction caused to buildings and/or structures or structures to be constructed on the Demised Plot or to any property by the Lessee in the Demised Plot either by fire, accident, theft, act of god or otherwise or by any act of omission or commission on the part of Lessee its servants and agents.
- o. That the Lessee shall also observe strictly the provisions hereof and any and all laws, rules, policy and regulations for the time being in force applicable to the Demised Plot and to buildings and/or structures or structures to be constructed on the Demised Plot for the purposes set out herein.
- p. That the Lessee shall not claim any higher rights recorded herein as that of a Lessee for the said Term and not to claim any protection as a tenant or otherwise under the applicable or hereinafter applicable Rent Act.



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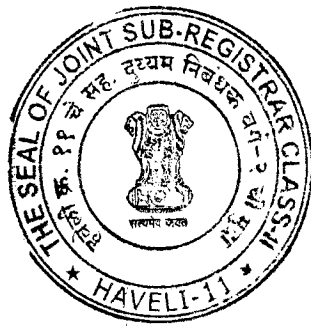
q. The Lessee shall not assign, mortgage, charge, sublet, transfer or part with the possession of the Demised Plot in any manner whatsoever in favour of any third party. This Lease hereby granted is a personal one restricted to the use and occupation by the Lessee alone and it is neither transferable, inheritable nor intended to be transferable to any third party or person/s.

r. Notwithstanding anything contained anywhere else in this Deed, in the event of the Lessee claiming anything in consistent with this Deed under the relevant laws in force, as amended from time to time, this Deed shall be deemed to stand terminated, without the requirement of giving any notice to the Lessee and without the necessity of executing any writings or documents of any nature whatsoever where upon the consequences provided for herein upon expiry or earlier determination of this Deed shall follow. Further, in the event of any change, modification or amendment in law relating to lease of land in Pune/Maharashtra by any Act or Legislation, Notification, Ordinances, Judgment or otherwise however, by virtue of which, the Lessee may be conferred with/ entitled to greater rights than of a mere lessee as conferred by these presents and/ or its status is changed, then and in such event, this Deed shall be deemed to stand terminated, without the requirement of any notice to the Lessee and without the necessity of executing any writings or documents of any nature whatsoever, on the day prior to such Legislation etc. as above referred coming into force whereupon the consequences provided for herein upon expiry or earlier determination of this Deed shall follow. The Lessee hereby unconditionally confirms the above-recorded understanding between the Parties.

s. The Lessee represents that it is a company duly organized and validly existing under the laws of India. The Lessee hereby represents to the Lessor's that the person signing this Deed has full and complete authority to do so and execution hereof by him creates a legal and binding obligation on the Lessee. The execution of this Deed and the consummation of the transaction contemplated by this Deed have been duly authorized by all necessary action on its part. This Deed constitutes a valid and legally binding obligation on the part of the Lessee, enforceable in accordance with its terms and the performance hereof does not and shall not contravene, violate or constitute a default of or require any consent or notice under any provision of any Agreement or the constitutional documents of the Lessee or other instrument to which the Lessee is a party to or by which the Lessee is or may be bound.

t. The Lessee hereby acknowledges and confirms that it is acquiring the Demised Plot on lease, as on "as is where is" basis and has satisfied himself in all respects thereof where the plot is open without any construction on it. The Lessor's takes responsibility to monitor and get the boundary wall constructed under their supervision, where in material and labour cost will be borne by Lessee.

u. The Lessee hereby agrees to indemnify the Lessor, his heirs, executors, administrators and assigns and any other person claiming under him, and keep them fully indemnified for all times hereafter against any and all claims, demands, actions, proceedings etc. which the Lessor, their heirs, executors, administrators and assigns or any other person claiming under them may suffer or incur as a result of any of the representations and assurances of the Lessee are not found to be correct or true at any time or which the Lessor may incur, sustain or suffer by reason of any breach, default, contravention, non-observance or non-performance by the Lessee of any of the terms,



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conditions, covenants of the Deed and/ or the rules regulations and bye-laws applicable to the Demised Plot, building/s and/or structure/s or to be constructed thereon and the Lessee in its capacity as a companies incorporated under Section 8 of the Companies Act, 2013 or any contravention of any law or statute either prior, during or after the execution of these presents. It being understood that the Lessor is entering into this lease Deed based on the express representations and warranties of the Lessee.

v. That in case the building plan is not approved within six months then the lease deed stands terminated and the possession shall be handed over to the lessor immediately and all deposits shall be refunded to the Lessee by the Lessor. That the lessor has delivered the copy of D.P. opinion issued by the P.C.M.C. to the lessee herein, in which the school reservation of the said demised plot is clearly mentioned. The Lessor has also made aware about the submission of building plans for approval and all the said documents have been delivered by the Lessor to the Lessee. The fact of the proposed plan for construction of building over the demised plot is also made clearly aware to the Lessee by the Lessor.

w. That the Lessee shall not occupy any land within the periphery of 1KM from the demised plot on any mode i.e. Sale deed, Lease deed, Gift Deed, Leave and license basis etc; either in the name of lessee itself or in the name of sister concern of the Lessee.

x. That the major changes in shares of the Lessees/Director's company other than within the family then consent of the Lessor is must and shall give free consent without any delay.

y. That the Ground Plus one floor shall be completed within the one year from the date of this approval of plan and NA order.

(viii) TERMINATION AND ITS CONSEQUENCES

- a. The Lessee fails to make payment of the Lease Rent, either fixed or variable, for three consecutive years, together with the interest for delayed payment thereon at 9% per annum as aforesaid and after the receipt of a written notice of default from the Lessor demanding the outstanding Lease Rent together with interest thereon, the Lessee does not make the payment within 60 (sixty) days of the receipt of the said notice of default;
- b. Possession: In this event (on the basis of clause (a) as per written herein above) of termination, the possession shall be handed over to the lessor, as it is. In case of earlier termination due to non-payment of rent and breach of terms and conditions, the lessor is entitled to get the possession along with the standing buildings thereon, for which the lessee shall not claim any kind of cost, damage, expenses etc.

(ix) MISCELANNEOUS

a. Disputes

Any dispute or differences between the Parties arising out of the present Deed or from the interpretation of the terms and conditions, or non-compliance or non-payments shall be resolved mutually and amicably by the Parties. In the event the same cannot be resolved mutually and amicably, the Civil Courts at Pune alone shall have exclusive jurisdiction to try and entertain any dispute and /or differences arising between the parties hereto out of the present Deed.

- b. This Lease Deed shall be executed in original one copy. The original shall be retained by the Lessee and the duplicate/Xerox by the Lessor. However, the lessee shall provide the said original copy of the lessor, on the demand it becomes necessary.
- c. The stamp duty and all other expenses in respect of this Lease Deed and Xerox thereof shall be borne and paid by the Lessee.



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- d. This Lease deed constitutes the entire understanding between the Parties with regard to the subject matter hereof and all other any Agreement/MOU between the Parties relating to the subject matter hereof are stands to be cancelled.
- e. The terms of this Lease Deed shall not be altered or added to and nor shall anything be omitted therefrom except by means of a Supplementary amendment in the Lease Deed in writing duly signed by the parties hereto.
- f. Any notice to be given by one Party to the other under this Lease deed shall be in writing and shall be sent by a Party to the other Party's respective address as set out in the title clause unless a change in such address of a Party is previously intimated to the other Party in writing. Such notice shall be deemed to be duly given if sent by hand delivery or by courier or by registered post A. D. and shall be deemed to be validly delivered if sent by hand delivery or courier on receipt of acknowledgment, and if sent by registered post A. D. on expiry of 5 (five) days from the date of posting.

Email Address of the Lessor: - aayushbhondve2001@gmail.com.

IN WITNESS WHEREOF, the Lessor has set its hand unto these presents hereof and the Lessee has caused its common seal to be affixed hereunder hereof on the day, month and year first hereinabove written.

SCHEDULE OF THE PROPERTY

(Description of the Land Property)

All that Piece and parcel of the land bearing Survey No. 86 total area about 4 H 50 R out of that share of the owner is 1 H 12.50 R assessments of 3Rs.81 paise out of that reservation for school admeasuring area is about 00 H 80R i.e (02 Acre). Situated at village Kiwale, Taluka – Haveli, Dist:- Pune, situated within the jurisdiction of the Sub – Registrar, Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation the said Property is bounded as under :-

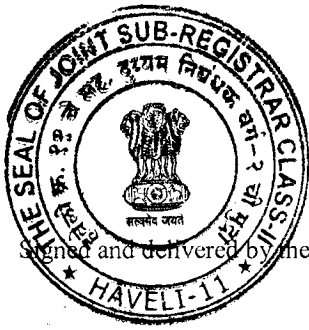
On or towards EAST : By Remaining property of S NO 86

On or towards SOUTH: By Adjacent Road

On or towards WEST : By S . No. 87 property

On or towards NORTH: By S. No. 85 Property.

Together with ingress, egress, pathways, incidental, and consequential rights thereto.



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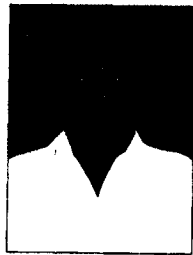
Signed and delivered by the within named lessor's

1.MR. SUNIL SOPAN BHONDVE



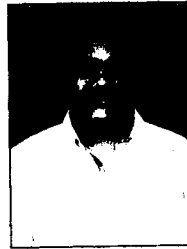
S.S. Bhandve

2. MR. DADABAU SOPAN BHONDVE



D. S. Bhandve

3. MR. BALU SOPAN BHONDVE



B.S.

Signed and delivered by the within named lessor's

1. MRS SHOBHA SUNIL BHONDVE



S. S. Bhandve

2. MISS. SHWETA SUNIL BHONDVE



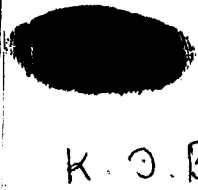
S. Bhandve



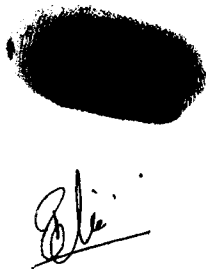
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3. MRS. SAHIL SUNIL BHONDVE		



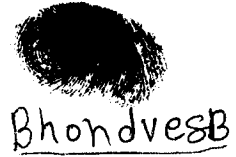
4. MRS KAMAL DADABHAU BHONDVE



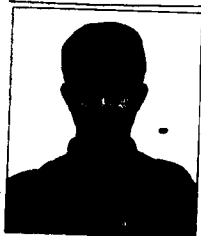
5. MRS ROHINI SAGAR GHULE

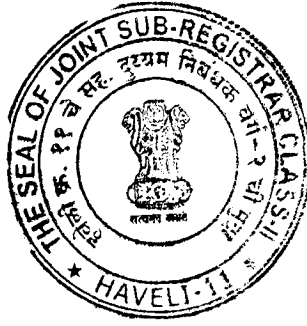


6. MRS SARIKA BALU BHONDVE



7. MR. BALU SOPAN BHONDVE
Legal natural guardian for the Minor's named
A) AYUSH BALU BHONDVE &
B) MR. SHLOK BALU BHONDVE





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The COMMON SEAL of the Lessor is hereunto Affixed pursuant to the Resolution passed by its Board of Directors at its meeting held on 8th day of August, 2022. in the presence of witnesses, the Director of the Company who has affixed his signature as token thereof



Jit Sanjaya

MR. JIT SANJAYA Director
Director of **SAN KAM RAV FOUNDATION**



Shobhana

MISS. SHOBHANA SANJAY SINGH
Director of **SAN KAM RAV FOUNDATION**

Director
SAN KAM RAV FOUNDATION

In the presence of:

1. Pacharne

Mr. Kailas Raghunath Pacharne At. post. Rejgurunagan Tal. Ichhed Dist. Pune

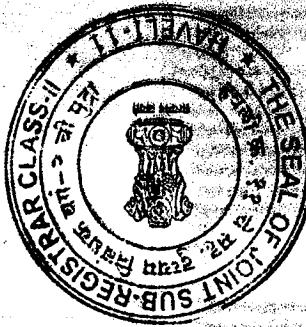
2. Sajan

Mrs. Mrs. Kalyani Niklesh Sajan
Chicholi, Pune.

6/14/2022

https://mshdextarpure.enlightcloud.com/DDM/PgHm1712

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Handwritten signatures and stamps, including a circular stamp with the number "१९०६६".

Handwritten text and stamps at the bottom right of the page.

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SAN KAM RAV FOUNDATION

CTS 5724 5727 Bhakti Complex, Flat No. 21 Pimpri, Pune - 411018.

CIN:U80301PN2022NPL211464

E-mail: skrfoundations90@gmail.com

Date:08/08/2022

CERTIFIED TRUE COPY OF THE RESOLUTION NO. 2 PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SAN KAM RAV FOUNDATION HELD ON MONDAY 8TH Aug, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT CTS 5724 5727 Bhakti Complex, Flat No. 21 Pimpri, Pune - 411018 AT 11:00 A.M. AND CONCLUDED AT 11.30 A.M.

That the Board Members / Directors were resolved that in order to fulfill the objects of the company for starting of School, the company has decided to take Land on lease for 35 years admeasuring 80R (2 Acre) for 35 years from Mr. Sunil Sopan Bhondave, Mr. Dadabhau Sopan Bhondave and their legal heirs. The final draft of lease deed is read and explained to all. Finally decided that, at Gat No. 86 admeasuring area 00 Hector 80 R (2 Acre) land is to be taken of lease deed for 35 years. The Board considered and approved the Lease Deed Draft and Authorize **Ajit Sambhaji Thite** and **Shobhana Sanjay Singh** to Sign the Lease deed on behalf of SAN KAM RAV FOUNDATION.

(Ajit Sambhaji Thite)

Director

DIN:8220380

Director

SAN KAM RAV FOUNDATION

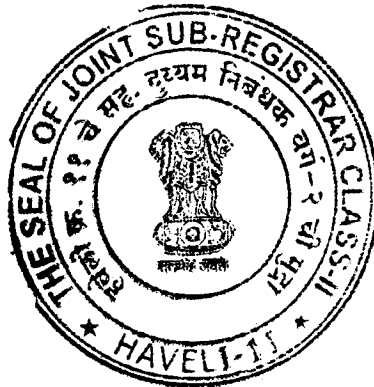
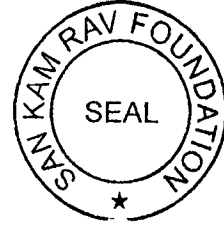
(Shobhana Sanjay Singh)

Director

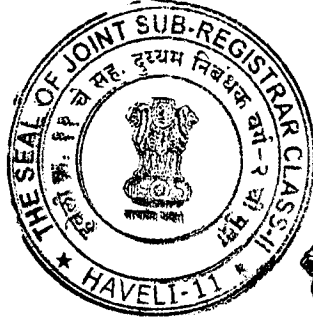
DIN: 08332380

Director

SAN KAM RAV FOUNDATION



हवल-११		
११०६६	१९	३२
२०२२		



हवल-११		
११०६६	२०	३२
२०२२		

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that SAN KAM RAV FOUNDATION is incorporated on this Twenty first day of May Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U80301PN2022NPL211464.

The Permanent Account Number (PAN) of the company is **ABICS5839F** *

The Tax Deduction and Collection Account Number (TAN) of the company is **PNES79837C** *

Given under my hand at Manesar this Twenty fourth day of May Two thousand twenty-two .



Digital Signature Certificate

Mr SHIV PAL SINGH

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SAN KAM RAV FOUNDATION

CTS 5724 5727 Bhakti Complex, Flat No.21, Pimpri, Pune, Pune,

Maharashtra, India, 411018



* as issued by the Income Tax Department

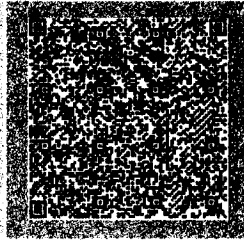


हवल-११		
११०६६	२१	३२

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABICS5839F

SAN KAM RAY FOUNDATION

21/05/2022

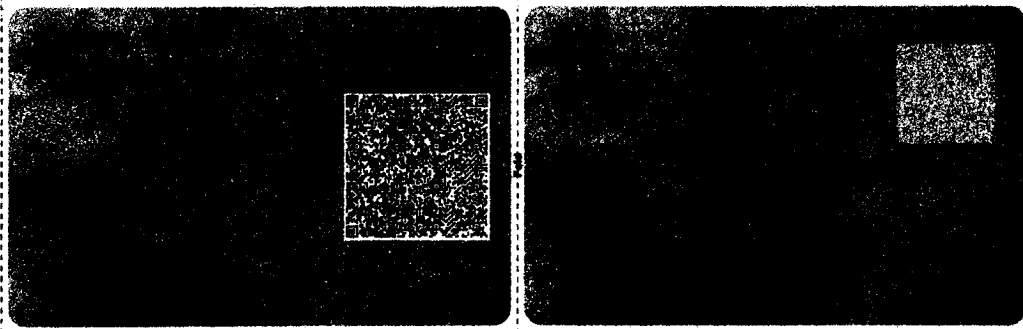


Signature valid

Digitally signed by
Income Tax Dept.
Date: 2022.05.21 12:28
GMT+05:30

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

चिक्क DATE 19 08 20 22
 D D M M Y Y Y Y

1SP66

PAY Balu Sapan Bhandre

या धारक को OR BEARER

रुपये Sixteen Lakh Sixty Six thousand Six hundred Sixty Six Rupee

and Sixty Six paise only

अवकाश ₹ 1666666.66/-

खाता सं. A/c No. 111712010000994
 चेक नं. Cheque No. 12060246

भारत की हमारी सभी शाखाओं में समान्य पर देय
 PAYABLE AT PAR AT ALL OUR BRANCHES IN INDIA

Handwritten Signature
 SAN KAM RAV FOUNDATION

PLEASE SIGN ABOVE THIS LINE

⑈060246⑈ 411026071⑈ 111710⑈ 31

VALID FOR 3 MONTHS FROM THE DATE OF ISSUE
 चिक्क DATE 19 08 20 22
 D D M M Y Y Y Y

1KF47

PAY Dadabhai Sapan Bhandre

या धारक को OR BEARER

रुपये Sixteen Lakh Sixty Six thousand Six hundred Sixty Six Rupee

and Sixty Six paise only

अवकाश ₹ 1666666.66

खाता सं. A/c No. 111712010000994
 चेक नं. Cheque No. 12060244

भारत की हमारी सभी शाखाओं में समान्य पर देय
 PAYABLE AT PAR AT ALL OUR BRANCHES IN INDIA



Handwritten Signature
 SAN KAM RAV FOUNDATION

PLEASE SIGN ABOVE THIS LINE

⑈060244⑈ 411026071⑈ 111710⑈ 31

VALID FOR 3 MONTHS FROM THE DATE OF ISSUE
 चिक्क DATE 19 08 20 22
 D D M M Y Y Y Y

1HB41

PAY Sunil Sapan Bhandre

या धारक को OR BEARER

रुपये Sixteen Lakh Sixty Six thousand Six hundred Sixty Six Rupee

and Sixty Eight paise only

अवकाश ₹ 1666666.68

खाता सं. A/c No. 111712010000994
 चेक नं. Cheque No. 12060243

भारत की हमारी सभी शाखाओं में समान्य पर देय
 PAYABLE AT PAR AT ALL OUR BRANCHES IN INDIA

Handwritten Signature
 SAN KAM RAV FOUNDATION

PLEASE SIGN ABOVE THIS LINE

⑈060243⑈ 411026071⑈ 111710⑈ 31



पिंपरी विधानसभे महानगरपालिका
 पिंपरी, पुणे-४११०१८
 नगरपालिका विकास विभाग
 न.न.प.वि./वित्त/संरचना/१४११०१८/२०२२
 दिनांक - २६/०६/२०२२
 संकेत नं. २०२२२२२१०१८/२०२२

विभाग - विकास योजना अधिग्रहण विभाग
 यंत्रणे - आपला विभाग २०/०६/२०२२ शेतीचा वज्र


विवरण
 विकास योजना अधिग्रहण देण्यात येतो की, पिंपरी विधानसभे महानगरपालिकेच्या आधीच शेतीच्या सहाय्य प्रामाणिक नगरपालिका अधिनियम १९६६ चे कलम ३२(१) नुसार महाराष्ट्र शासन, नगरविकास विभाग अधिसूचना क्र. टीपीएस-१८०६/१०५०५ प्र.क-७९५/०५/तवि-१३ दि. ३०/०५/६८ व महाराष्ट्र शासन, नगरविकास विभाग, अधिसूचना क्र. टीपीएस-१८०६/१०५/सीआर-१७२/०५/तवि-१३ दि. १८/०६/६९ व अधिसूचना क्र. टीपीएस-१८१२/१०५/सीआर-५८/१२, पुणे शहर न.न.प. वि. मंजूर झाल्याने १३ दिनांक ०२/०३/२०२२ आन्वये मंजूर विकास योजनेत सीजे किवळे ग्रॅपील वल, ८६ पैकी मधील जमीन बाबिलप्रमाणे मत्स्यवित्त केल्या जाई.

विषय	मंजूर विकास योजनेची प्रस्ताव
आरक्षण क्र. व प्रयोजन	आरक्षण क्र. ४/१३९ माध्यमिक विद्यालय (SS) ✓
नियोजित रस्ते	निरंक
नियोजित रस्ताखदी	१८० मी
मोलिंग	व्याजिपय (०-२)
इतर प्रस्ताव	निरंक
	निरंक
	निरंक
	निरंक
	नाही

विकास योजनेत प्रामाणिक आहे, पुणे शहर न.न.प. वि. मंजूर झाल्याने तिकाशातुसार देण्यात येणारी बाबिलप्रमाणे मत्स्यवित्त केल्या जाई. अथवा शेतीबाबत वाद निर्माण झाल्यास तिकाशातुसार देण्यात येणारी बाबिलप्रमाणे मत्स्यवित्त केल्या जाई.



२३	३२
२३	

आपला

 महापौर संचालक, नगरपालिका
 पिंपरी विधानसभे महानगरपालिका
 पिंपरी, पुणे - ४११०१८

समकालीन प्रत

यो जे - किवळे

ता हवेली

जि. पुणे

दि. ११/११/२०२२

प्राप्त

आपण या प्रमाणे असायना याची योजने, या
दरम्यान, जि. पुणे येथील व.व. ८६ व ८७ येथील यादीस संदर्भ
आपण कोठेही यादीस संदर्भित करित असून यादीस आपण येथे

प्राप्त

आपण या प्रमाणे असायना याची योजने असे

आपण या प्रमाणे असायना याची योजने असे

आपण या प्रमाणे असायना याची योजने असे

आपण या प्रमाणे असायना याची योजने असे

दिना

या प्रमाणे मंजूर विकास योजनेतील प्रस्ताव असे

या प्रमाणे वाणज्य (C-2) विभाग असे



प्राप्त

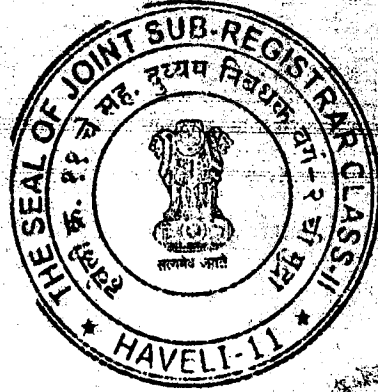
प्राप्त

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हवल - ११		
११०६६	२४	३२
२०२२		

११/११/२०२२

११/११/२०२२

११/११/२०२२

(SS) अजंदा

११/११/२०२२

११/११/२०२२

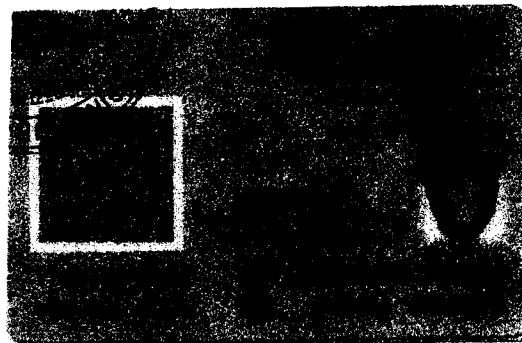
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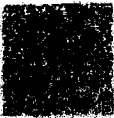


सुरक्षा शिक्का
शुभदा सुनी भण्डारे
पते: शिवाजी नगर
माता: शुभा सुनी
धुण्डारे
सुरक्षा शिक्का



सुरक्षा - सुरक्षा शिक्का

4625 6749 7505



सुरक्षा शिक्का
शुभदा सुनी भण्डारे
पते: शिवाजी नगर
माता: शुभा सुनी
धुण्डारे
सुरक्षा शिक्का



सुरक्षा - सुरक्षा शिक्का

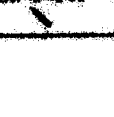
5734 1990 2192



सुरक्षा शिक्का
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पते: शिवाजी नगर
माता: शुभा सुनी
धुण्डारे
सुरक्षा शिक्का



सुरक्षा - सुरक्षा शिक्का



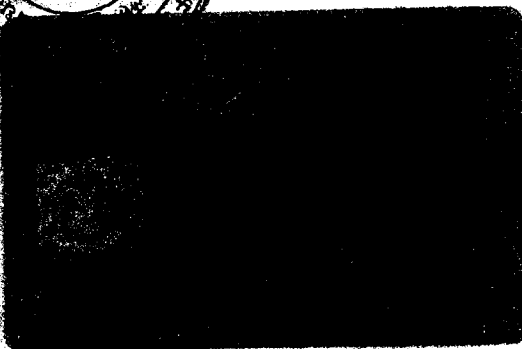
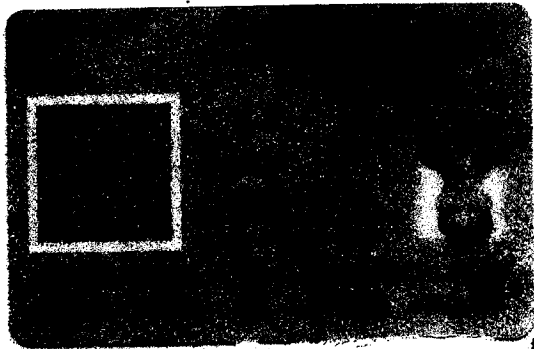
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माता: शुभा सुनी
धुण्डारे
सुरक्षा शिक्का



सुरक्षा शिक्का

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सुरक्षा - सुरक्षा शिक्का



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पते: शिवाजी नगर
माता: शुभा सुनी
धुण्डारे
सुरक्षा शिक्का

सुरक्षा - सुरक्षा शिक्का

5026 4768 9137



सुरक्षा शिक्का
शुभदा सुनी भण्डारे
पते: शिवाजी नगर
माता: शुभा सुनी
धुण्डारे
सुरक्षा शिक्का



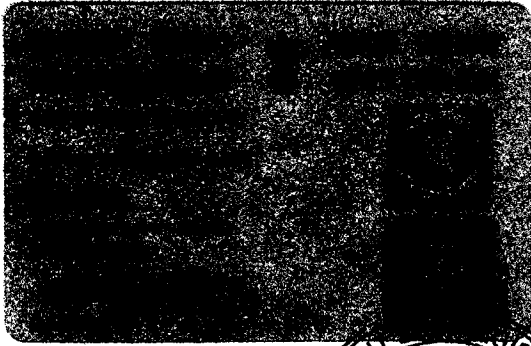
भारतीय डाक
India Post

पता: श्री. सोपान धोंडवे, मंडार वस्ती, नास, पुणे, महाराष्ट्र, 412101
 Address: near Bhondve Kuria, Mandar Vasti, Nasik, Pune, Maharashtra, 412101

8831 1945 8831

आधार - सामान्य सापेक्षाचा अधिकार

100 100 1007 help@india.gov.in www.india.gov.in NO. 100 100 1007



Bhondve SB

भारतीय डाक
India Post

पता: श्री. सोपान धोंडवे, मंडार वस्ती, नास, पुणे, महाराष्ट्र, 412101
 Address: near Bhondve Kuria, Mandar Vasti, Nasik, Pune, Maharashtra, 412101

2788 8831 5445

आधार - सामान्य सापेक्षाचा अधिकार

100 100 1007 help@india.gov.in www.india.gov.in NO. 100 100 1007

हवल - ११

पता: श्री. सोपान धोंडवे, मंडार वस्ती, नास, पुणे, महाराष्ट्र, 412101
 Address: near Bhondve Kuria, Mandar Vasti, Nasik, Pune, Maharashtra, 412101

12101

100 100 1007 help@india.gov.in www.india.gov.in NO. 100 100 1007

PBB

भारतीय डाक
India Post

पता: श्री. सोपान धोंडवे, मंडार वस्ती, नास, पुणे, महाराष्ट्र, 412101
 Address: near Bhondve Kuria, Mandar Vasti, Nasik, Pune, Maharashtra, 412101

8831 1945 8831

आधार - सामान्य सापेक्षाचा अधिकार

100 100 1007 help@india.gov.in www.india.gov.in NO. 100 100 1007

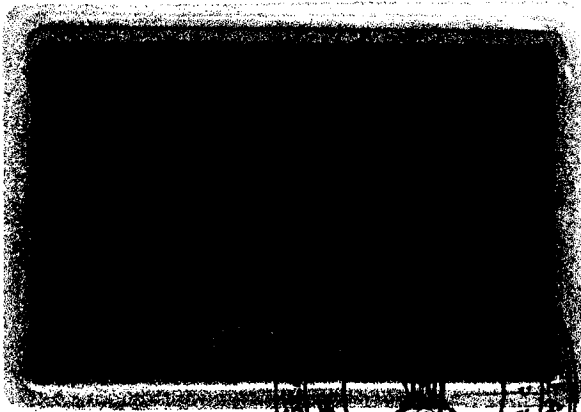
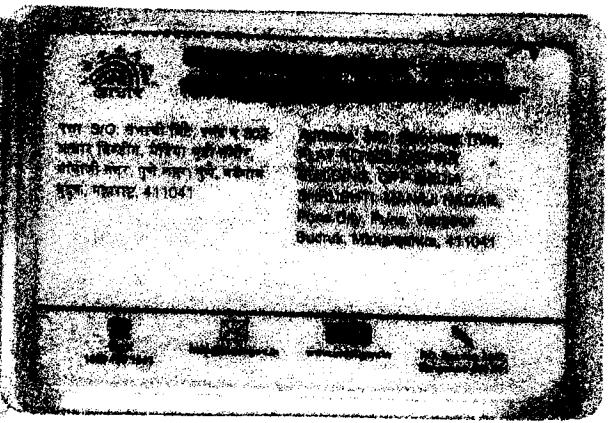
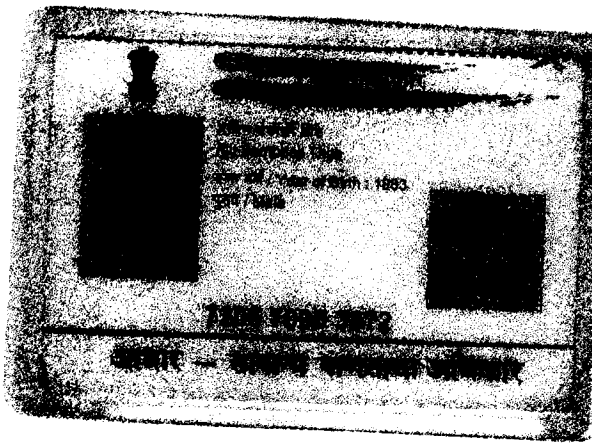
भारतीय डाक
India Post

पता: श्री. सोपान धोंडवे, मंडार वस्ती, नास, पुणे, महाराष्ट्र, 412101
 Address: near Bhondve Kuria, Mandar Vasti, Nasik, Pune, Maharashtra, 412101

5872 8822 8375

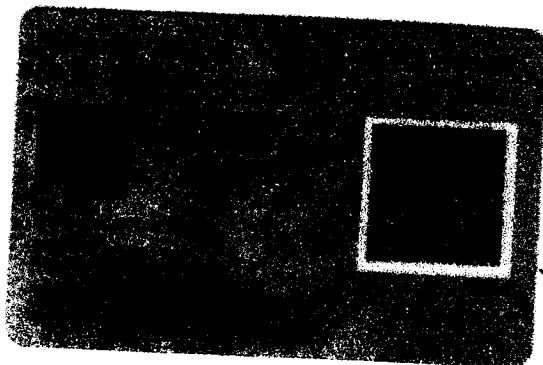
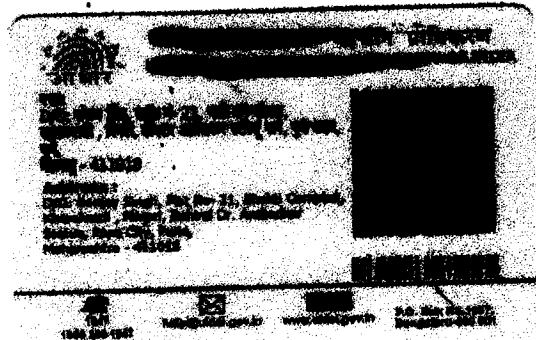
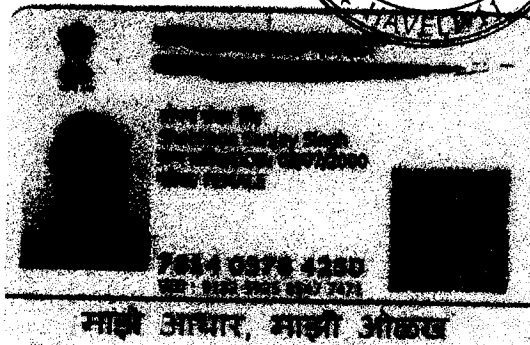
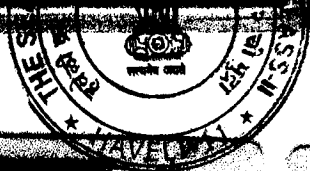
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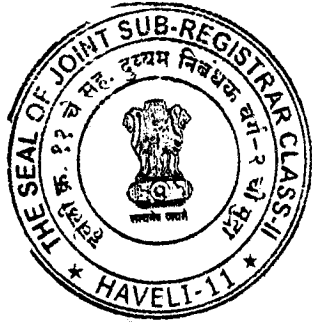
हवल-११		
११०६६	२८	३२
२०२२		



आधार

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202209068254	06 September 2022,07:09:43 PM हवल-11				
मूल्यांकनाचे वर्ष :	2022				
जिल्हा :	पुणे				
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.20) किवळे (पिंपरी चिंचवड महानगरपालिका)				
उपमूल्य विभाग :	20/7-निवासी विभागातील क्षेत्र				
क्षेत्राचे नाव :	Pune Municipal Corporation				
मिळकतीचा क्रमांक :	सर्व्हे नंबर#86				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	सामाजिक एकक
8150	57690	59090	64720	0	चौ. मीटर
मिळकतीचे क्षेत्र		8000 चौ. मीटर	Bulk Land		
Reserved For Public Purpose 80% = 6520					
Applicable Rules :		.30 ,16 ब			
1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =6520/- 500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 6520 =3260000/-					
2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =5868/- 1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 5868 =8802000/-					
3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =5216/- 2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 5216 =10432000/-					
4. 4000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =4564 /- 4000चौ. मीटर क्षेत्रासाठी मूल्य = 4000 * 4564 =18256000/-					
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य =3260000 + 8802000 + 10432000 + 18256000 = Rs. 40750000/- = ४ चार करोड सात लाख पन्नास हजार /-					

Home Print



हवल-११		
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329/19066
मंगळवार, 06 सप्टेंबर 2022 7:28 म.नं.

दस्त गोषवारा भाग-1

हवेली 3A/32
दस्त क्रमांक: 19066/2022

दस्त क्रमांक: हवेली 11/19066/2022

बाजार मूल्य: रु. 4,07,50,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 20,37,500/-

दु. नि. सह. दु. नि. हवेली 11 यांचे कार्यालयात

पावती: 20858

पावती दिनांक: 06/09/2022

अ. क्र. 19066 वर दि. 06-09-2022

सादरकरणाराचे नाव: सॅन कॅम राव फौंडेशन तर्फे डायरेक्टर अजित
संभाजी धिटे

रोजी 7:22 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 30600.00

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्ताचा प्रकार: भाडेपट्टा

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

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

शिक्का क्र. 1 06 / 09 / 2022 07 : 22 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 09 / 2022 07 : 23 : 29 PM ची वेळ: (फी)

PAN No. 0609202216753

कमी पडलेली पाने फी रु. 60/-

पावती क्रमांक: 20824

कसूल केली दि. 06/09/2022

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिसंधाने
लिहून देतो की, सदर दस्तास जोडलेली पुरक वगळता
ही असल व खरी असून ती खोटी व बनावट आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहत.

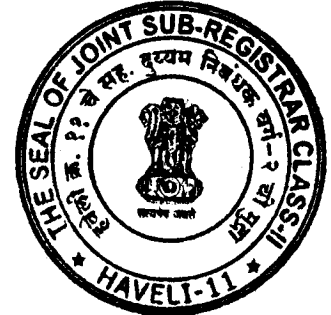
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

लिहून देणार

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लिहून घेणार

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दस्त गोधवारा भाग-2

हवल 11 39/32
दस्त क्रमांक: 19066/2022

दस्त क्रमांक : हवल 11/19066/2022

दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अगठ्याचा ठसा
1	नाव: सुनिल सोपान भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ANRPB5460F	मालक वय -53 स्वाक्षरी:- <i>Bhondve</i>		
2	नाव: दादाभाऊ सोपान भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ANRPB5549B	मालक वय -59 स्वाक्षरी:- <i>D.S. Bhondve</i>		
3	नाव: वाळु सोपान भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ANRPB5472B	मालक वय -46 स्वाक्षरी:- <i>Bhondve</i>		
4	नाव: सॅम कॅम राव फौंडेशन तर्फे डायरेक्टर अजित सभाजी शिंदे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रा. फ्लॅट न. 502, आंधार बिल्डींग, मानाजी नगर, वडगाव बु., पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: AHPT5354Q	भाडेकरू वय -39 स्वाक्षरी:- <i>Shinde</i>		
5	नाव: सॅम कॅम राव फौंडेशन तर्फे डायरेक्टर शोभना सजय सिंग पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रा. भक्ती कॉम्प्लेक्स, फ्लॅट न. 21, सिपरी, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ENJPS4233R	भाडेकरू वय -22 स्वाक्षरी:- <i>Shobna</i>		
6	नाव: मान्यता देणार शोभा सुनिल भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: BOMPB8650L	मान्यता देणार वय -42 स्वाक्षरी:- <i>S.S. Bhondve</i>		
7	नाव: मान्यता देणार श्वेता सुनिल भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: FMFPB6668R	मान्यता देणार वय -21 स्वाक्षरी:- <i>S. Bhondve</i>		
8	नाव: मान्यता देणार साहिल सुनिल भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: FOKPB7066A	मान्यता देणार वय -20 स्वाक्षरी:- <i>Bhondve</i>		
9	नाव: मान्यता देणार कमल दादाभाऊ भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: BZNPB7884G	मान्यता देणार वय -50 स्वाक्षरी:- <i>K.S. Bhondve</i>		
10	नाव: मान्यता देणार रोहिणी सागर घुले पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: माऊली बिल्डींग, वडगाव बु., नांदेड वि. नं. 1, पुणे. पॅन नंबर: BZNPB5395	मान्यता देणार वय -30 स्वाक्षरी:- <i>Bhondve</i>		



9/6/2022

Summary-2

11 नाव:मान्यता देणार सारिका बाळु भोंडवे
पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे,
रोड नं: - महाराष्ट्र, पुणे.
पॅन नंबर: BQIPB6800N

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondvesr



12 नाव:मान्यता देणार बाळु सोपान भोंडवे
पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे,
रोड नं: - महाराष्ट्र, पुणे.
पॅन नंबर: BQIPB6800N

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondvesr



13 नाव:मान्यता देणार आयुष बाळु भोंडवे तर्फे अपाक म्हणुन बाळु सोपान भोंडवे
पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे,
रोड नं: - महाराष्ट्र, पुणे.
पॅन नंबर:

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondvesr



14 नाव:मान्यता देणार श्लोक बाळु भोंडवे तर्फे अपाक म्हणुन बाळु सोपान भोंडवे
पत्ता:प्लॉट नं: - माळा नं: - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे,
रोड नं: - महाराष्ट्र, पुणे.
पॅन नंबर:

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondvesr



वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:06 / 09 / 2022 07 : 37 : 58 PM

ओळख:-

मदर इमम दुय्यम निबंधक याच्या ओळखीचे असुन दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अॅड. शोभा कदम - -
वय:47
पत्ता:निगडी प्राधिकरण, पुणे.
पिन कोड:411044

Shobha Kadam

छायाचित्र

अंगठ्याचा ठसा



स्वाक्षरी

शिक्का क्र.4 ची वेळ:06 / 09 / 2022 07 : 38 : 37 PM

मह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	SAN KAM RAV FOUNDATION	eChallan	10000502022090500939	2037500.00	SD	0003681891202223	06/09/2022
2		DHC	0609202205235	620	RF	0609202205235D	06/09/2022
3	SAN KAM RAV FOUNDATION	eChallan		30000	RF	0003681891202223	06/09/2022

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

हवल-११

98088 32 32

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19066 /2022

1. Verify Scanned Documents and get the printout (4 pages on a side) printout after scanning.
2. Get print immediately after scanning. For feedback, please write to us at feedback.santa@gmail.com

98088 नं. नोंदला.

मह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक ०६/०९/२०२२

