



# अॅडव्होकेट व नोटरी

सौ. प्रभा अनिल तरस / फुगे  
बी.एस.एल, एल एल.बी

ऑफीस

शॉप नं. ७, पार्वती हाईटस, दत्तमंढीरासमोर, लांडेवाडी  
चीक, भोसरी पुणे-४११०३९  
मो.नं. ९७६३९१६६५३ / ९७६६०४२५१२  
Email.advprabhataras@gmail.com



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चौक, भोसरी पुणे-४११०३९

मो.नं. ९७६३९१६६५३ / ९७६६०४२५१२

Email: [advprabhataras@gmail.com](mailto:advprabhataras@gmail.com)

SECTOR NO : 03  
PLOT NO. : Primary School  
(Rajmata Jijau Shikshan  
Prasarak Mandal)

EXECUTED ON: 25/4/2019  
REGD. NO. 7718/2019  
SUB REGISTRAR HAVELI NO: 14

## DEED OF ASSIGNMENT

PIMPRI CHINCHWAD NEW TOWN  
DEVELOPMENT AUTHORITY

32/7718

पावती

Original/Duplicate

Friday, April 26, 2019

नोंदणी क्र.: 39म

10:01 PM

Regn.: 39M

पावती क्र.: 8349 दिनांक: 26/04/2019

दावेचे नाव: भोसरी

वजाचा अनुक्रमांक: हवल14-7718-2019

वजाचा प्रकार : असाईनमेंट डीड

दादर करणाऱ्याचे नाव: ज्ञानदा मिशन ऑफ एजुकेशन तर्फे ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे - -

नोंदणी फी रु. 30000.00

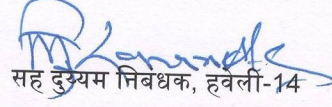
दस्त हाताळणी फी रु. 500.00

पृष्ठांची संख्या: 25

एकूण: रु. 30500.00

पणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

27 PM ह्या वेळेस मिळेल.

  
सह दुय्यम निबंधक, हवेली-14

सह - दुय्यम निबंधक (वर्ग-२)  
हवेली क्र. १४, पुणे.

कार मुल्य: रु. 88040000/-

दला रु. 0/-

नेने मुद्रांक शुल्क : रु. 6162800/-

देवकाचा प्रकार: eChallan रक्कम: रु. 30000/-

देश/पे ऑर्डर क्रमांक: MH000841144201920E दिनांक: 26/04/2019

चे नाव व पत्ता:

देवकाचा प्रकार: DHC रक्कम: रु. 500/-

देश/पे ऑर्डर क्रमांक: 2504201908061 दिनांक: 26/04/2019

चे नाव व पत्ता:



26/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

दस्त क्रमांक : 7718/2019

नोंदणी :

Regn:63m

गावाचे नाव : भोसरी

(1) विलेखाचा प्रकार	असाईनमेंट डीड
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	88040000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे भोसरी प्राधिकरण येथील सेक्टर नं. 3, प्लॉट नं. 1 यांसी क्षेत्र 4000 चौ.मी. ( ( SECTOR NUMBER : 3 ; Plot Number : 1 ; ) )
(5) क्षेत्रफळ	1) 4000 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:- राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे प्रेसिडेन्ट/ट्रस्टी श्री. विलास विठोबा लांडे. - - वय:-57; पत्ता:-, -, -, -, विठाई निवास, लांडेवाडी चौक, भोसरी, पुणे, ब्र: ऑसारीगाँव, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411039 पॅन नं:- 2): नाव:- पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे मुख्य कार्यकारी अधिकारी श्री. सतीशकुमार खडके - - वय:-45; पत्ता:-, -, -, -, आकुर्डी पुणे, आकुर्डी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411035 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ज्ञानदा मिशन ऑफ एजुकेशन तर्फे ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे - - वय:-40; पत्ता:-, -, -, -, स. नं. 690 फुगे बिल्डींग पुणे- नाशिक रोड भोसरी, ब्र: ऑसारीगाँव, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411039 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2019
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2019
(11) अनुक्रमांक, खंड व पृष्ठ	7718/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	6162800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

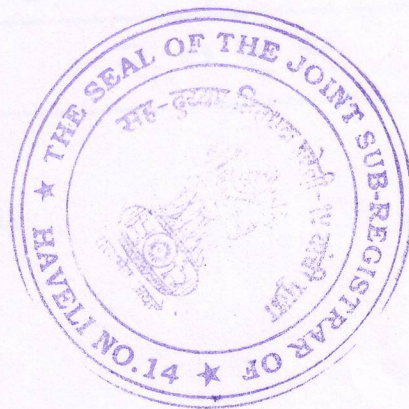


*Signature*  
सह-दुय्यम निबंधक (वर्ग-२)  
हवेली क्र १४, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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

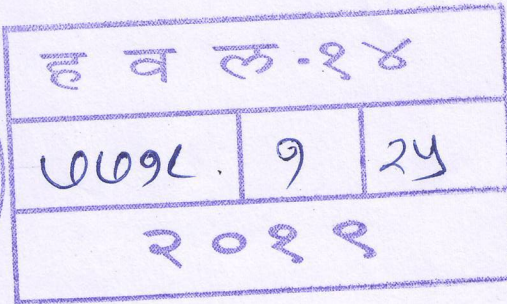


1144201920E		BARCODE		Date	25/04/2019-14:27:50	Form ID	25.1
Inspector General Of Registration				Payer Details			
Stamp Duty		Registration Fee		TAX ID (If Any)			
				PAN No.(If Applicable)			
HML14_HAVELI 14 JOINT SUB REGISTRAR		PUNE		Full Name	DNYANDA MISSION OF EDUCATION THROUGH RAMDAS DAMODAR PHUGE		
2019-2020 One Time				Flat/Block No.	SECTOR NO 3 PLOT NO 01		
Account Head Details		Amount In Rs.		Premises/Building			
Stamp Duty		6162800.00		Road/Street	AREA 4000 SQ MTR		
Registration Fee		30000.00		Area/Locality	PCNTDA		
				Town/City/District			
				PIN	4	1	1 0 2 6
				Remarks (If Any)	SecondPartyName=RAJMATA JIJAU SHIKSHAN PRASARAK MANDAL THROUGH VILAS VITHOBA LANDE~		
				Amount In	Sixty One Lakh Ninety Two Thousand Eight Hundred R		
		61,92,800.00		Words	upees Only		
BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042019042508898	004152858
				Bank Date	RBI Date	25/04/2019-14:32:25	Not Verified with RBI
				Bank-Branch	BANK OF MAHARASHTRA		
				Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9011020690

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

हा चालन केवल दस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	2504201908061	Date	25/04/2019
Received from DNYANDA MISSION OF EDUCATION , Mobile number 9766042512, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli 14 of the District Pune.			
Payment Details			
Bank Name	MAHB	Date	25/04/2019
Bank CIN	10004152019042506975	REF No.	004215885
This is computer generated receipt, hence no signature is required.			



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४३ ल १३		
५८	९	१०००
१९०९		



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन )

Document ID : 201904262702

26 April 2019,01:53:27 PM

हवल14

वर्ष :

2019

पुणे

पुणे

तालुका :

हवेली पिंपरी चिंचवड नवनगर विकास प्राधिकरण

प्लॉट क्र.3

3-पेठ क्र.3

Pune Municipal Corporation

मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
22010	0	0	0	0	चौ. मीटर

प्लॉट क्षेत्र

4000 चौ. मीटर

Layout Plot

चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्य दर =22010/-

चौ. मीटर क्षेत्रासाठी मूल्यांकन = 4000\*22010

=88040000/-

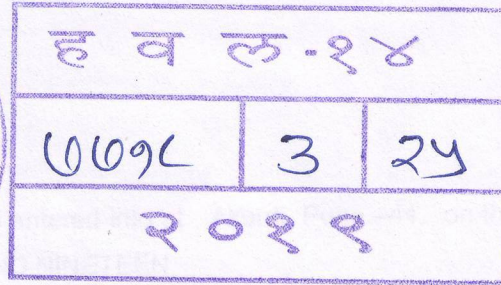
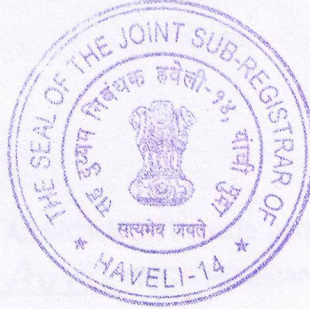
अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य

=88040000 + 0

= Rs.88040000/-

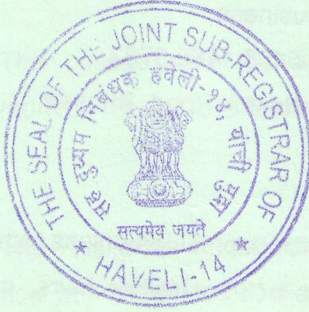
Home

Print





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२०१९		

THIS DEED OF ASSIGNMENT made and entered into at Akurdi, Pune -44, on this 26 DAY OF April TWO THOUSAND NINETEEN.

**BETWEEN**

**Rajmata Jijau Shikshan Prasarak Mandal**

PAN No. : AAATR9427Q

Through its President / Trustee

**SHRI. VILAS VITHOBA LANDE**

Age : 57 years.

Occu : Business

PAN NO. : ABLPL7834P

Adhar No. : 6000 2957 1635

Address : Vithai Nivas, Landewadi Chowk, Bhosari, Pune - 411039.

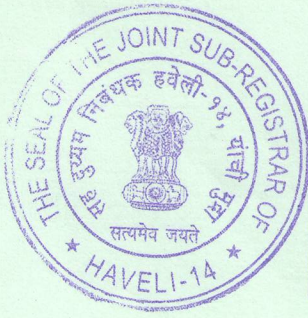
HEREINAFTER referred to as "The Assignors" (which expression unless repugnant to the meaning and context thereof shall mean and include his/her heirs, executors, administrators and assigns)... **The Party of the First Part**

**AND**



*Handwritten signatures and initials in blue ink.*

*Handwritten signature in blue ink.*



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**Dnyanda Mission of Education**

**PAN No. : AABTD9060G**

**Through its Trustee / Secretary**

**SHRI. RAMDAS DAMODAR PHUGE**

**Age : 39 years.**

**Occu : Business**

**PAN NO. : AHHPP4297J**

**Adhar No. : 5433 1468 9782**

**Address :** S.R. No. 690, Phuge Building, Pune-Nashik Road, Bhosari,  
Pune - 411039.

HEREINAFTER referred to as "The Assignee" (which expression unless repugnant to the meaning and context thereof shall mean and include his/her heirs, executors, administrators and assigns)... **The Party of the Second Part**

**AND**

**Confirming Party** as Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, Akurdi, Pune – 411 044 ... (**Pan No. AAALP0279Q**),

**WHEREAS,**

1. The Pimpri Chinchwad New Town Development Authority is the New Town Development Authority, declared for the area designated as a site for the New Town of Pimpri Chinchwad by the Govt. of Maharashtra in exercise of its powers under Sub-Section (1) & and Section (3-A) of the M.R. & T.P. Act, 1966 (hereinafter referred to the said Act.)
2. The State Govt. has been acquiring lands, pursuant to Section 113-A of the said Act & vesting such lands in the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority for development and disposal.
3. The Pimpri Chinchwad New Town Development Authority developed one piece or such lands, so acquired by the State Govt. and subsequently vested in Pimpri Chinchwad New Town Development Authority and laid down plots for being leased.
4. By a Deed of Lease dated **21/07/2012**, executed **Between** the Pimpri Chinchwad New Town Development Authority, and **Rajmata Jijau Shikshan Prasarak Mandal through Shri. Vilas Vithoba Lande**. The Development Authority permitted the Lessee to enter upon the plot of land to the Lessee which plot is described in the

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Schedule hereunder written (hereinafter referred to as the "Said Land" ) for the purpose of erecting a building for the purpose of **Primary School** and to hold the plot of land upon the performance and observance by the Lessee of the obligations and conditions in the said Deed of Lease.

5. The Lessee paid the agreed premium of **Rs. 1,82,20,000/-**, to Pimpri Chinchwad New Town Development Authority before the execution of the said Deed of Lease.

6. The Assignors constructed building on the said land and other works in accordance with the Rules of the Authority and the Certificate of Completion thereby contemplated as granted.

7. By a Deed of Lease dated **21/07/2012**, made between the Development Authority therein referred to as the "**Lessor**" of the First Part and **Rajmata Jijau Shikshan Prasarak Mandal through Shri. Vilas Vithoba Lande** therein referred to as the "**Lessee**" of the Other Part and registered under **Sr. No. 7150** on **dt. 21/07/2012**, with the Sub-Registrar of assurance **Haveli No. 18**, (hereinafter referred to as the "**said Lease**") the said land along with the building constructed thereon (hereinafter collectively referred to as "**Demised Premises**" ) was demised by Development Authority to the Lessee for a term of **99** years computed from dated **21/07/2012**, at the annual rent and on the terms and conditions specified in the said lease.

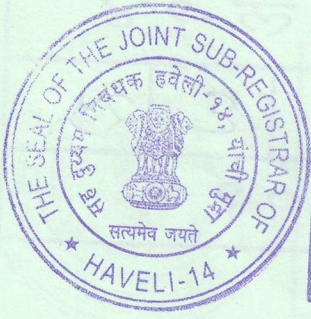
8. The Assignors are seized and possessed of the demised land premises, by and under the said Deed of Lease since the execution of the same.

9. The Assignor have assured the Transferors/Assignors that he has discharged the full consideration and paid all rents, taxes, charges and other payments and may be payable under the said lease and have performed all the terms and conditions and that the said lease is a legal, valid and subsisting lease.

10. The Assignor have agreed to assign the Full Portion of the said Lease together with the said Plot to the Assignee **as per the Judgment of the Joint Charity Commissioner, Pune Region, Pune, dt. 03/12/2016** for a consideration of **Rs. NIL**, The premium declared by PCNTDA is **Rs. 8,80,40,000/-**, subject to the consent of the Lessor that is the said Development Authority.

11. One of the terms and conditions of the said deed of lease is that the lessee shall not be entitled to assign or transfer of the said Deed of Lease together with the





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demised premises except with the consent of the Lessor and which consent could be granted on the Lessees paying to the Lessor an amount equal to 10% of the difference between the premium paid by the Lessees to the Lessor the Development Authority and the price consideration agreed to be paid by the intending transferee or assignee to the Lessees.

12. Accordingly the Lessees have paid to the Lessor the Development Authority a sum of **Rs. 69,82,000/-**, Ten Percent of the said difference in price or premium and the said Authority has given its consent to the assignment of the said Lease and the Plot of land and the building comprised thereon by its letter bearing No. **Vipra/Bhuvibhag/2382, dated 31/12/2018.**

13. The Assignors have on the execution of this Deed of Assignment handed over peaceful possession of the demised land to the Assignees.

14. The Assignees have now requested the Assignors to execute these present.

**THIS DEED NOW WITNESSETH THAT :**

1) In consideration of sum of **Rs. NIL**, as consideration paid by the assignee to the assignor ( the payment and receipt where of the assignor do hereby admit and acknowledge) the assignor do hereby grant the right, assign, release, convey and assure **ALL AND SINGULAR** the said Plot of land bearing **Plot No. 01, Primary School, in Sector No. 03** within the village limits of **Bhosari, Dist : Pune admeasuring Area 4000.0 Sq.mtrs.** which are more particularly described in the schedule hereunder written....

ON OR TOWARDS THE NORTH BY : 15.0 mtr. Wide Road  
 ON OR TOWARDS THE SOUTH BY : Pradhikaran Reserved Plot  
 ON OR TOWARDS THE EAST BY : Pradhikaran Reserved Plot  
 ON OR TOWARDS THE WEST BY : 10.5 mtr. Wide Road

TO HAVE AND TO HOLD the demised land hereby granted, assigned, released, conveyed and assured or intended so to be with their and every of their rights, and appurtenances unto and to the use and benefits of the assignees for the residue now unexpired of the said term of **99 years** subject henceforth to the payment of the rent reserved by and the performance and observance of covenants and conditions on the part of the Lessee contained in the said Lease to be observed and performed **SUBJECT NEVERTHELESS** to the payment by the assignee of all rents, taxes, assessments, rates and duties now chargeable upon the same or which may

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*[Signature]*

Pimpri-Chinchwad



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hereafter become payable in respect thereof to the Govt. or Municipality or any other public, or local authority AND the transferor/assignor do hereby for themselves of their heirs, executors and administrators covenants with the assignee that NOTWITHSTANDING any act, deed, matter by thing whatsoever Assignors or any person lawfully or equitably claiming any right or title from, through, under or in trust for the assignor had made, done committed or omitted or knowingly suffered to the contrary they the assignor now have in themselves good right, full power and absolute authority to grant, the right, assign, release, convey and assure the said **Plot No. 01, Primary School (Full portion), Sector No. 03** hereby granted, the right, assigned, released, conveyed and assured or intended or expressed so to be UNTO TO THE USE of the assignees in manner aforesaid AND THAT the assignees shall and may at all times hereafter peacefully and quietly enter upon occupy / possess and enjoy and the said building and the said Plot of land and receive the rent income and issue and profits thereof and of every part thereof to and for their own use and benefit without any suit, eviction claim and demand whatsoever from or by the transferor/Assignor or any person lawfully or equitably claiming or to claim and demand whatsoever from or by the transferors or under any superior or independent title And that free and clear and freely and absolutely acquitted and discharged, saved, defended and kept harmless and indemnified, of from and against all former and other estate, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the transferors/assignors or by any person lawfully or equitably claiming or to claim by from through under or in trust for the Assignors.

2) The assignor hereby covenants, with the assignee that the demised land is free from encumbrances, charges, claims and a lien.

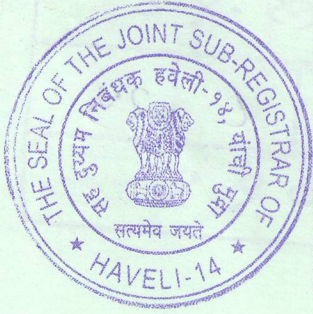
3) The assignee hereby covenants with the assignor as follows :

a) **To pay rent** :

During the said term thereby created to pay unto the Development Authority the said rent at the time on the day and in the manner appointed and specified in the said Lease-Deed for payment thereof clear of all deductions.

b) **To pay rates and taxes** :

To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoings of every description for the time being payable either by landlord or tenant or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.



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c) **Not to excavate** :

Not to make any excavation upon part of said land or to remove any stone, sand, gravel, clay or earth therefrom, without prior approval of Development Authority.

d) **Not to erect** :

Not to erect and building, erection or structure without prior approval of Development Authority.

e) **Not to affix or display sign-boards, advertisement etc.** :

Not at any time during the continuance of the said term to affix or display or permit to affix or display on or from the demised land any sign-boards, sky-sign, neon sign or advertisement with or without illuminations or otherwise unless the consent in writing of the Development Authority has been previously obtained thereof.

f) **Not to construct except with the previous permission** :

Not to erect any building, execution or structure on any portion of the said land except with the previous written permission of the Development Authority which Development Authority shall be at liberty to grant on such terms and conditions as may be then stipulated including condition of payment of additional premium.

g) **Alterations** :

That no alteration or addition shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority .

h) **To repair** :

Throughout the said term at the transferee / assignee's expenses, well and substantial to repair, pave and keep in good condition (including all usual and necessary internal and external painting colour and white washing ) to the satisfaction of the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, the said building and the premises, and drains, compound walls and fences there into belonging and all fixtures and all additions thereto.

i) **To enter and Inspect** :

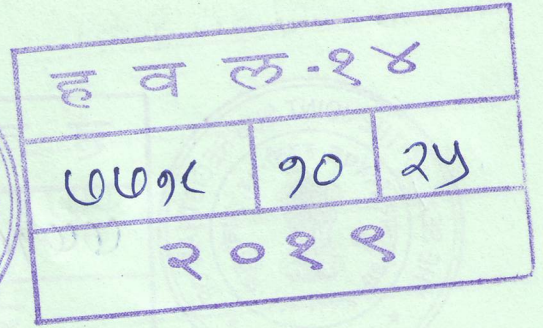
To permit the Chief Executive Officer, Pimpri Chinchwad New town Development Authority and Officers, Surveyors, Workmen or others employed by the Development Authority from time to time and at all reasonable times of the day during the term hereby granted after week's previous notice to enter into or upon the demised

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*Signature*

*Signature*



premises and to inspect the state of repairs thereof and if upon such inspections it shall appear that any repair or any works are necessary they or any of them may by notice to the assignee call upon him to execute, the repairs or such works and upon his/her failure to do so within a reasonable time Development Authority may execute them at the expenses in all respect of assignee.

j) **Nuisance** :

Not to do or permit anything to be done the demised land which may be a nuisance annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

k) **User** :

To use the demised land for the purpose **Primary School (English Medium School)** only and for no other purpose.

l) **Indemnity** :

To Indemnity and keep indemnity the Development Authority against any and all claims for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the right and liberties hereby granted.

m) **Payment of Service charges** :

To make the Development Authority an yearly payment as such rates as may be determined from time to time as his/her contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy, etc. for the demised premises regardless of the extend of benefit derived by him from such amenities.

n) **Delivery of Possession after expiration** :

At the expiration or sooner determination of the said term, quietly to deliver upto the Development Authority the demised premises land and all erections and buildings than standing or being thereon PROVIDED always that the assignee shall be at liberty, if the assignee have paid the rent all municipal and other taxes, rates and assessment then due and shall performed and observed the covenants and conditions herein contained prior to the expiration of the term, to remove and appropriate all buildings, erections and structures and material forming part of the demised premises but so nevertheless that the transferor/assignee shall deliver up as aforesaid to the Development Authority leveled and put in good order and condition to the satisfaction of the Development Authority all land from which such buildings, erections or structures may have been removed, PROVIDED further that after the possession of the demised

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*[Signature]*



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premises has been delivered to or obtained by the Development Authority, such building erection or structure shall stand forfeited to the Development Authority.

**o) Insurance :**

To keep the buildings erected or which may hereafter be erected on the demised premises excluding foundations and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation plinth) in a Nationalised Insurance Co. and on demand to produce to the Chief Executive Officer a policy or policies of such Insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be destroyed or damaged by fire, to forthwith layout all the monies which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Chief Executive Officer, AND WHENEVER during the said term the said building or any part thereof respectively shall be destroyed by fire, tempest, hurricane or otherwise, the assignee shall reinstate and repair the same to the satisfaction of the Chief Executive Officer, and shall nevertheless continue to pay the rent hereby reserved as if on such destruction or damage by fire, tempest, hurricane or otherwise has happened.

**p) Change in Status :**

No changes in the legal status or the assignee shall be recognised by the Development Authority, any transfer of capital to the extent of 50% or 10% on completion certificate will be amount to the change in the status. The assignee should obtain prior permission of Development Authority for such change. The permission can be granted, if the assignee pays to the Development Authority the required Transfer Fee.

**q) Notice in case of death :**

In the event of death of the assignee the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Development Authority within three months from such death. The legal heir should obtain Court Certificate and submit the same to Development Authority to mutate his name in the records of Development Authority.

**r) Not to Assign :**

Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority consent may be granted by the Development Authority, if the Lessee agrees either.

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i) To pay to the Development Authority 10% of the increase in the value of the leasehold interest or land or building derived by the Lessee, such increase being equal to an amount by which the price of the land derived by him exceeds or has exceeded premium or the value paid by him or his assignor and the value of a building or erection or structure thereon. The decision of the Development Authority as to the value shall be final and binding.

4) The assignee doth hereby further covenant with the assignor that the assignee either jointly or severally shall not sell assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Development Authority. Permission shall not be refused if the assignee perform or are willing to perform the conditions that is to say :

a) The assignee shall pay to the Development Authority 10% of difference between the declared premium and the premium paid by the assignor to the Development Authority for buying the said premium provided that the payment to be made by the assignee to the Development Authority.

b) In the instrument by which the assignee shall transfer the said premises, the assignee bind the transferors not to sell, assign, mortgage, underlet, or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions therein written.

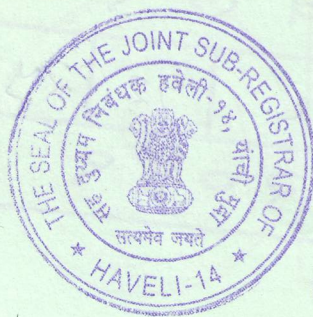
c) A true certified copy of the instrument of transfer executed between the assignee and the transferee is deposited with the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, within seven days from the date of its execution.

**Explanation I :** The declared premium shall mean the premium calculated at such rate as may be determined by the Development Authority in each year in respect of lands with reference to the areas in which lands are situated and displayed in the Office of the Development Authority.

**Explanation II :** Nothing contained shall apply to mortgage of the said premises or any part thereof, to the Central Government, a nationalized Bank, Life Insurance Corporation of India, Maharashtra State Financial Corporation, Housing Development Finance Corporation, or an employer of the assignee or any other Financial Institution as may be approved by the Development Authority from time to time.



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5) **Re-entry** :

If the said rent hereby reserved shall be in arrears for the space of Thirty days whether the same shall have been legally demanded or not or if and whenever there shall have been a breach of any, of the covenants by the assignee hereinabove contained or if the assignee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself the Development Authority shall be entitled to re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the assignee on account of the building or improvements built or carried out on the demised premises, or claimed by the assignee on account of the building or improvements built or made PROVIDED ALWAYS that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority shall have given to the assignee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach of covenants in respect of which the re-entry is intended to be made and default shall have been made by the assignee removing such breach within 3 months after the giving or leasing of such notice.

6) If on the determination of the lease any person is found to be occupying the demised premises, it shall be lawful for the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority to secure summary eviction of such person in accordance with Land Disposal Rules – 1973.

7) Where any sum payable to the Development Authority is not paid, the Development Authority shall be entitled to recover such sum as arrears of land revenue pursuant to para 6 of Schedule to the said act whether there any sum is so payable by the assignee shall be determined by the Development Authority and every such determination and shall be final and binding upon the assignee.

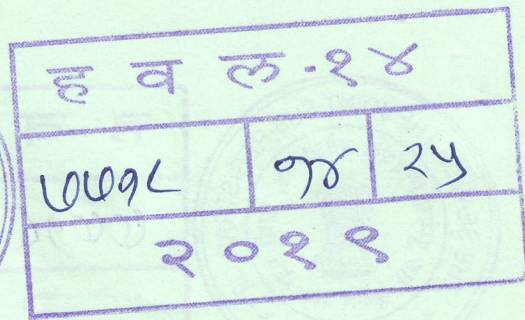
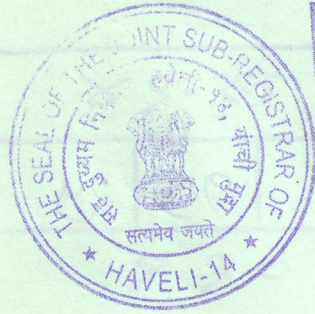
8) Any demands for payment or notice requiring to be made upon or given to the assignee shall be sufficiently made or given if sent by the Development Authority through the post by Registered Letter addressed to the assignee at the demised premises and any demand or notice sent by post shall be deemed to have delivered in the course of Post.

9) It is hereby agreed and declared by and between the parties hereto that the Development Authority demised the premises to the and the assignor accepted the demised premises in lease from the Development Authority as also the assignor to

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*Obs.*

*[Signature]*



the assignee subject to the terms and conditions herein and subject to the Section 118 and other applicable provisions of the said act and rules and regulations made thereunder including the Pimpri Chinchwad New Town Development Authority Disposal of Land Regulations 1973 for the time being in force. Further it is agreed that all the conditions of principal document i.e. Lease-Deed would remain binding on the assignee.

10) The assignor both hereby declared that assignor has paid upto date all taxes, rates and charges payable to the Government of any other Authority in respect of the said **Plot of land bearing No. 01, Primary School, Sector No. 03** and in respect of the building thereon AND THAT there are no arrears of taxes whatsoever to be paid by the assignor, the assignor both, further declared that there are no notice or any claim in respect of the said Plot of land or building from Government or any Authority whatsoever for acquisition, requisition or set back. The assignor both hereby agree and undertake that if any such notice or notices is received by him, he shall immediately bring to the notice of the assignee and the assignor shall be responsible for the payment of the same.

11) AND FURTHER, he, the assignor and all and every person having or lawfully or equitably claiming any estate or interest whatsoever in the said piece of land with building thereon or any part thereof from under or in trust for the assignor his heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the assignee do and execute or cause to be done and executed all such further and other acts, goods, thing conveyances, and assurances in law whatsoever for the better and more perfectly assuring the said building and the said Plot and every part thereof unto and to the use of the assignee in manner aforesaid as by the assignee or their consent in law shall be reasonably required.

#### THE SCHEDULE ABOVE REFERRED TO

All that piece of land known as **Plot bearing No. 01, Primary School, Sector No. 03** containing by a measurement **admeasuring 4000.0 Sq.meters** & bounded as follows that is to say :

ON OR TOWARDS THE NORTH BY : 15.0 mtr. Wide Road  
 ON OR TOWARDS THE SOUTH BY : Pradhikaran Reserved Plot  
 ON OR TOWARDS THE EAST BY : Pradhikaran Reserved Plot  
 ON OR TOWARDS THE WEST BY : 10.5 mtr. Wide Road

*Atyge*



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Situated at Village **Bhosari**, within the jurisdiction limits of Sub-Registrar Haveli, Dist : Pune.

**IN WITNESS WHEREOF** the Parties have hereunto set subscribed their hand and seal the day and year first above written.

Signed, Sealed and Delivered

By within named Assignors

**Rajmata Jijau Shikshan Prasarak Mandal**

Through its President / Trustee

**SHRI. VILAS VITHOBA LANDE**

*Handwritten signature and date: 25/04/2019*

Assignor

Signed, Sealed and Delivered

By within named Assignees

**Dnyanda Mission of Education**

Through its Trustee / Secretary

**SHRI. RAMDAS DAMODAR PHUGE**

*Handwritten signature and date: 25/4/2019*

Assignee

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED CONFIRMING PARTY

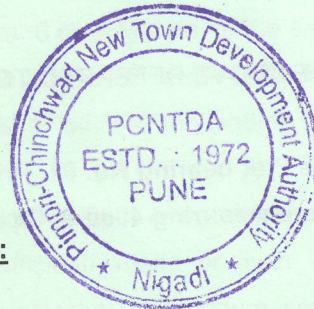
PIMPRI - CHINCHWAD NEW TOWN

DEVELOPMENT AUTHORITY

BY THE HANDS OF...

*Handwritten signature and date: 29/1/19*

**Satishkumar Khadake**  
Chief Executive Officer  
Pimpri Chinchwad New Town  
Development Authority,



In the presence of :

1)	Signature	<i>Handwritten signature</i>	2)	Signature	<i>Handwritten signature</i>
	Name	Nitin S. Khadake		Name	Pappu Shingare
	Address	Landwadi, Bhosari		Address	Landwadi, Bhosari

*Handwritten signatures and initials at the bottom of the page.*



RECEIPT

RECEIVED on the day and year first here in above written of and from the within named Assignee the sum of **Rs. NIL** paid by the Assignee to the Assignors.

*[Handwritten Signature]*

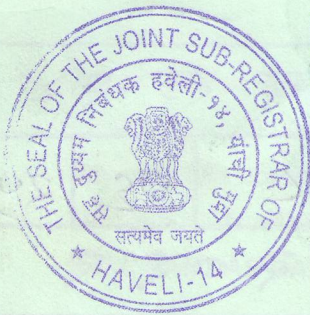
ASSIGNORS



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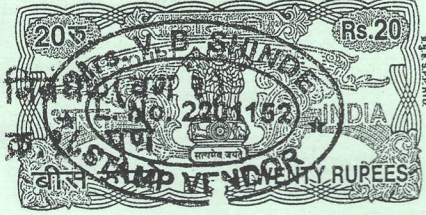
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गावाचे नाव : भोसरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 18,220,000.00  
बा.भा. रु. 18,220,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: गाव मौजे भोसरी येथील सेक्टर नं. 3, प्लॉट नं.1 यांसी क्षेत्र 4000 चौ.मी.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तावेज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) पिंपरी-चिंचवड-नवनगर-विकास प्राधिकरण तर्फे विशेष कार्यकारी अधिकारी डॉ.योगेश म्हसे -  
-; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -;  
-; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तावेज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे विलास विठोबा लांडे; घर/प्लॉट नं: -;  
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: लांडेवाडी भोसरी ;  
तालुका: हवेली जि.पुणे; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 21/07/2012
- (8) नोंदणीचा 21/07/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7150 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 911000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शोरा



मी नदकल वाचली  
मी रुजूवात घेतली

दस्तासोबत नदकल

श्री/श्री माड

यांना दिली.

दिनांक 29/01/2012

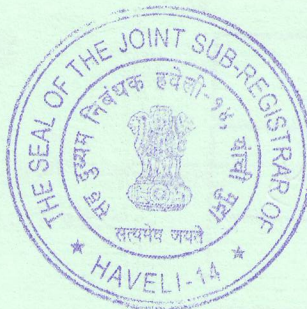
अस्सलखर हुकुम नदकल

सह-दुख्यमनिबंधक  
हवेली क्र. 14, (मिर्च-3), पुणे



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Superintendent  
Public Trust Registration Office

Date:



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- Read: 1) This Office letter No. DA/DEPT 1/EDU 4, dated 2/9/2011.  
2) Lease deed executed on 21/7/2012.

**ALLOTMENT CERTIFICATE**

This is to certify that **Primary School Plot No. 1 (English Medium)**, from **Sector No. 3**, admeasuring about **4000.0** Sqm. of the Pimpri Chinchwad New Town has been allotted on 99 years lease hold basis to **Rajmata Jijau Shikshan Prasarak Mandal**.

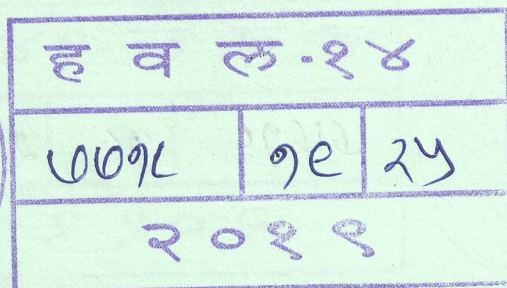
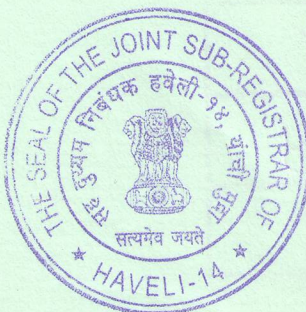
The allottee has paid Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only) for the above plot. The lease-deed for the above plot has been got executed at Sub-Registrar's Office, **Haveli No. 18**, Dist<sup>2</sup>Pune on **21/7/2012**, at **Sr.No. 7150**. The possession of the plot has also been handed over to the lessee on **21/7/2012**.

The above **Primary School Plot No. 1 (English Medium)**, from **Sector No.3**, is a part of **Survey No. --** from village **Bhosari**, and the same has been in possession of the Development Authority.

This Development Authority has got the layout plan from **Sector No. 3**, approved from the Government and it shows the **Primary School Plot No. 1 (English Medium)**, is hereby allotted by the Development Authority.

*[Signature]*  
For Chief Executive Officer

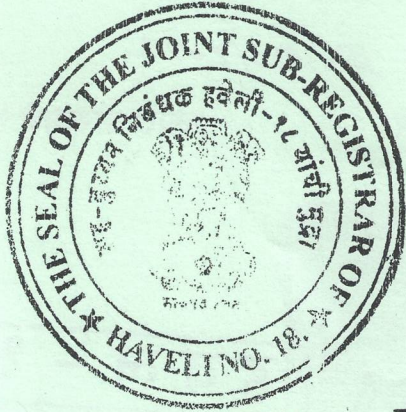
No.DA/Section no. / 1041  
Date : 9 AUG 2012  
To :  
Chairperson,  
Rajmata Jijau Shikshan Prasarak Mandal.



Seen

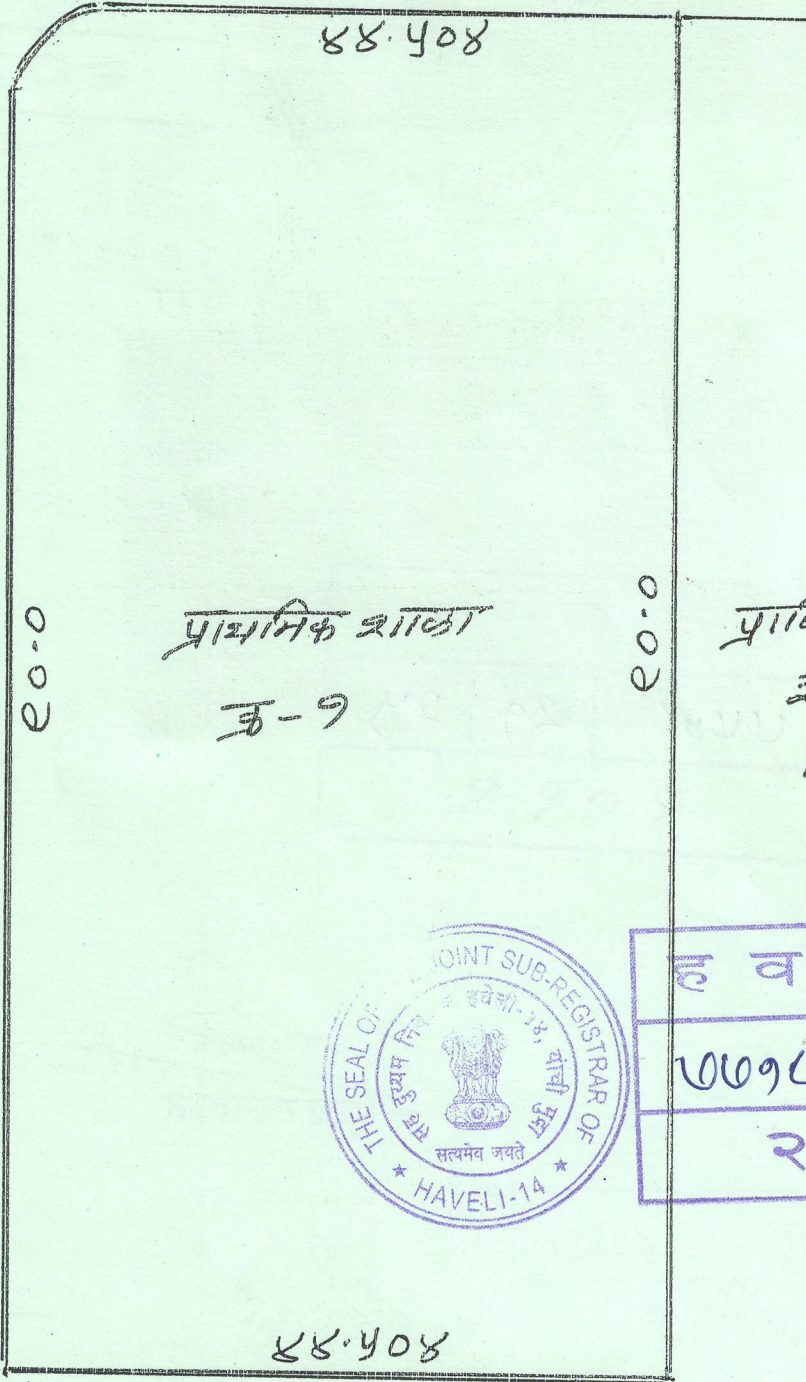
*[Signature]*  
Superintendent  
Public Trust Registration Office  
Pune





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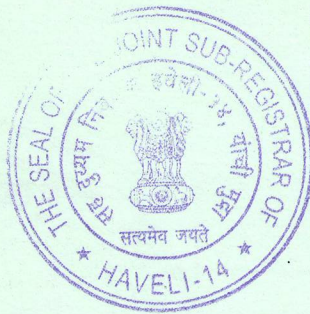
१५.० मीटर इत रस्ता



२२.५० मीटर इत रस्ता

इत रस्ता

१०.५० मीटर इत रस्ता



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प्राधिकरण शाखेचे शिल्लक अखंड

उत्तर



यापत्राणे अखंडाच्या किमाहदी असे.

प्रमाण १:५००

# पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती क्र- १०/२०१२

पेठ क्रमांक

प्लॉट क्रमांक

क्षेत्र चौ.मीटर

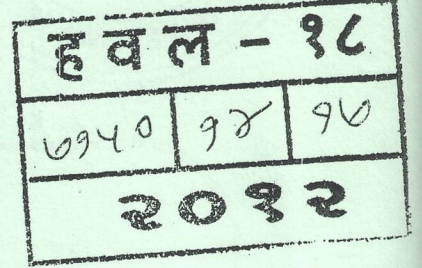
प्लॉट धारकाचे नाव

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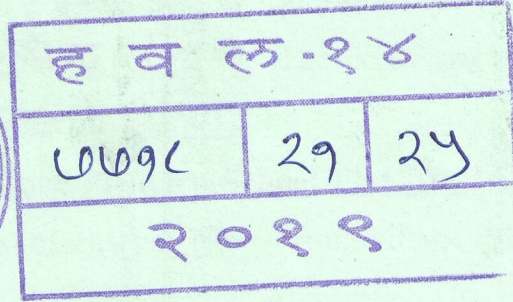
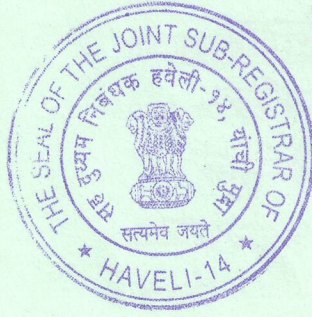
प्राथमिक शाळा

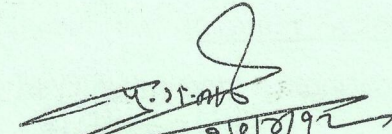
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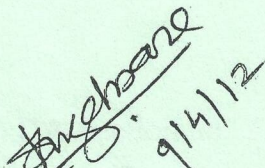
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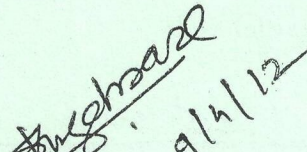
कृपया नकाशा मागे पहा



  
मुख्य रचनाकार

  
१५/१२

कॅ. सर्व्हेअर

  
१५/१२

हेड सर्व्हेअर

प्रमाण १ : ५००

आज दिनांक  
ताबा दिला.

रोजी वरील आकृतीतील नमुद केलेल्या प्लॉटच्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून  
ताबा मिळाला.

प्रतिनिधि

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉट धारक

ग

चे नाव

१८
१७
२

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABLPL7834P

नाम / Name  
VILAS VITHOBA LANDE

पिता का नाम / Father's Name  
VITHOBA SONABA LANDE

जन्म की तारीख /  
Date of Birth  
01/06/1960

हस्ताक्षर / Signature

22112018



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

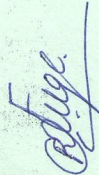
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHHPP4297J

नाम / Name  
RAMDAS DAMODAR PHUGE

पिता का नाम / Father's Name  
DAMODAR HIRAMAN PHUGE

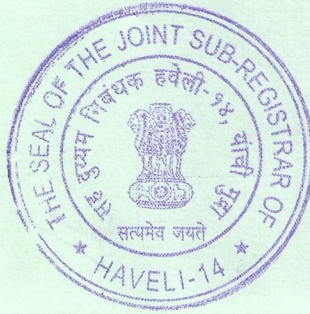
जन्म की तारीख / Date of Birth  
31/03/1979

हस्ताक्षर / Signature

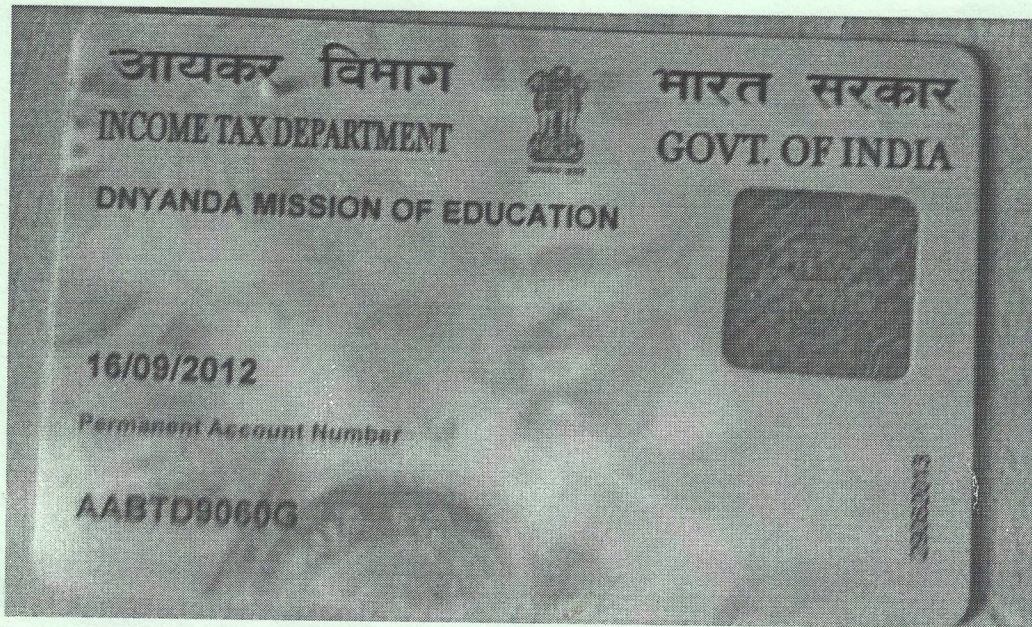



ह व ल-१४		
७७७८	२२	२५
२०१९		

नाम



ह व ल-१४		
७७७७८	२३	२५
२०१९		



332/7718

शुक्रवार, 26 एप्रिल 2019 2:01 म.नं.

दस्त गोषवारा भाग-1

हवल14

28/24

दस्त क्रमांक: 7718/2019

दस्त क्रमांक: हवल14 /7718/2019

बाजार मुल्य: रु. 8,80,40,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.61,62,800/-

दु. नि. सह. दु. नि. हवल14 यांचे कार्यालयात

पावती:8349

पावती दिनांक: 26/04/2019

अ. क्र. 7718 वर दि.26-04-2019

सादरकरणाराचे नाव: ज्ञानदा मिशन ऑफ एजुकेशन तर्फे  
ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे - -

रोजी 2:00 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकुण: 30500.00

  
सह दुय्यम निबंधक, हवेली-14  
सह दुय्यम निबंधक, हवेली-14

दस्ताचा प्रकार: असाईनमेंट डीड

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

शिक्का क्रं. 1 26 / 04 / 2019 02 : 00 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 26 / 04 / 2019 02 : 07 : 02 PM ची वेळ: (फी)

### प्रातजापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकूर निष्पादक व्यक्ती, नाळीदार व सोबत जोडलेल्या कागदपत्रांची आणी दस्तातील सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील

लिहून देणार:

१)

२)

लिहून देणार:

१)

२)





दस्त गोषवारा भाग-2

हवल14 24/29

दस्त क्रमांक:7718/2019

26/04/2019 2 04:35 PM

दस्त क्रमांक :हवल14/7718/2019

दस्ताचा प्रकार :-असाईनमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ज्ञानदा मिशन ऑफ एजुकेशन तर्फे ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे - पत्ता:-, -, -, स. नं. 690 फुगे बिल्डींग पुणे- नाशिक रोड भोसरी , ब:ऑसारीगाँआण, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:	लिहून घेणार वय :-40 स्वाक्षरी:-		
2	नाव:राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे प्रेसिडेन्ट/ट्रस्टी श्री. विलास विठोबा लांडे. - पत्ता:-, -, -, विठाई निवास, लांडेवाडी चौक,भोसरी, पुणे , ब:ऑसारीगाँआण, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:	लिहून देणार वय :-57 स्वाक्षरी:-		
3	नाव:पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे मुख्य कार्यकारी अधिकारी श्री. सतीशकुमार खडके - पत्ता:-, -, -, आकुर्डी पुणे , आकू-डी, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:	मान्यता देणार वय :-45 स्वाक्षरी:-	image.jpg	image.jpg

वरील दस्तऐवज करून देणार तथाकथित असाईनमेंट डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:26 / 04 / 2019 02 : 09 : 23 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड. प्रभा अनिल तरस वय:32 पत्ता:भोसरी पुणे पिन कोड:411039		

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.	पक्षकाराचे नाव व पत्ता	प्रमाणित करण्यात येते की, या दस्तात एकूण 24 पाणे आहेत
1	पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे मुख्य कार्यकारी अधिकारी श्री. सतीशकुमार खडके - -, -, -, आकुर्डी पुणे , आकू-डी, MAHARASHTRA, PUNE, Non-Government.	

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. १४, पुणे

शिक्षा क्र.4 ची वेळ:26 / 04 / 2019 02 : 10 : 09 PM

पहिले नंबरचे पुस्तकाचे

शिक्षा क्र.5 ची वेळ:26 / 04 / 2019 02 : 10 : 31 PM नोंदणी पुस्तक 1 मध्ये

00092 नंबरी नोंदविला

सह दुय्यम निबंधक, हवेली-14

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. १४, पुणे

दिनांक:- 26/4/2019

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH000841144201920E	0000490164201920
2	2504201908061	2504201908061D

7718 /2019

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