

THIS DEED OF LEASE made at Pune this 29th day of November, 2016

Dec.

B. Bhandarkar

Between

M/s. Ajeenkya D.Y. Patil Infra Private Limited,

A Company duly registered under the Companies Act, 1956

having its registered office at D.Y. Patil Knowledge City,

Charholi Budruk, Via Lohegaon, Pune 412 105

PAN : AABCD9247J

Through its authorized signatory,

General Manager - Shri. Dilip Yeshwant Kawad,

Age 40 years

Hereinafter called "THE LESSOR"

(Which expression shall unless it be repugnant to the context or meaning thereof, mean and include the Company, its directors, executors, successors-in-title, administrators and assigns)

..... As the Party of the FIRST PART

And

Dr. D. Y. Patil International Academy,

A Charitable Trust having its registered office at

D.Y. Patil Knowledge City, Charholi Budruk,

Via Lohegaon, Pune 412 105

PAN : AAATD 9542 N

Through its authorized signatory,

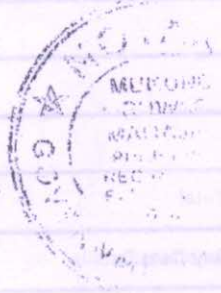
Director Corporate Relations - Prof. Balkrishna Govind Bhandarkar,

Age 75 years

TRUE COPY

MUKUND L. WAHAJAM
NOTARY. GOVT. OF INDIA

411, Chandratol Nageri,
Dahanukar Colony,
Kothrud, Pune - 411 038



6 DEC 2017

Hereinafter called "THE LESSEE"

(Which expression shall unless it be repugnant to the context or meaning thereof, mean and include the Trust, its Trustees, executors, successors-in-title, administrators and assigns)



32

WHEREAS, all that piece and parcel of Non-Agricultural Plot of Land situated at Village Charholi Budruk, erstwhile Taluka Haveli, now Taluka Pimpri Chinchwad, District Pune, bearing S. No. 309/3 admeasuring area 2 H 38 Are plus Pot Kharaba 0 H 98 Are i.e. total land admeasuring area 3 H 36 Are, aakar 3 Rs. 44 paise, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Registrar of Assurances, Pimpri Chinchwad, District Pune is owned and possessed by the Lessor M/s. Ajeenkya D.Y. Patil Infra Pvt. Ltd.;

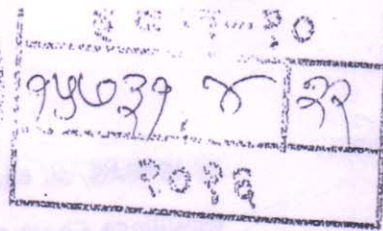
AND WHEREAS, the above said land of was purchased by the said Lessor Company after execution of Sale Deed dated 11th June, 2003 with Shri. Shekhar Sahadeo Mhaske which is duly registered in the office of Sub-Registrar, Haveli No. 15 under Registration No. 1773/2003, on the same day and accordingly the name of M/s. Dr. D.Y. Patil Educational Enterprises Pvt. Ltd. was recorded as the owner of total land admeasuring area 3 H 36 Are of S. No. 309/3 in the revenue records by Mutation entry No. 11978 dated 23rd September, 2003.

AND WHEREAS, the name of the purchaser lessor Company is changed from M/s. D.Y. Patil Educational Enterprises Pvt. Ltd. to M/s. Ajeenkya D.Y. Patil Infra Pvt. Ltd. on 24/8/2015 and thereafter, the name of Ajeenkya D.Y. Patil Infra Pvt. Ltd. is recorded as the owner of land admeasuring 3 H 36 Are of S. No. 309/3 in the revenue records, by Mutation entry No. 18090 dated 14.01.2016

AND WHEREAS, the Lessee Dr D Y Patil International Academy is in need of suitable land in and around city of Pune for the development and running of international School and hence requested the Lessor Ajeenkya D.Y. Patil Infra Pvt. Ltd. to give it the plot of land admeasuring area of about 2,100 sq.mtrs. situated at Charholi Budruk on lease for a period of 30 years;

AND WHEREAS, the Lessor considered the request of the Lessee in the meeting of its Board of Directors held on 16.11.2016 and agreed to give a piece of land admeasuring area 2,100 sq.mtrs. out of S. No. 309/3 owned by the Lessor, which is more particularly described in the Schedule written hereinafter to the Lessee





on lease for a period of 30 years at a yearly rent of Rs.2,10,000/- only (Rs.Two lakhs ten thousand only only) for the development and running of international School subject to the condition that the said land will be used by the Lessee only for the purpose of which it is leased and if the Lessee ceases to use the land for which it is leased and defaults in payment of agreed lease rent, the Lessor will have the right to cancel this Lease Deed and take back the possession of the said land from the Lessee;

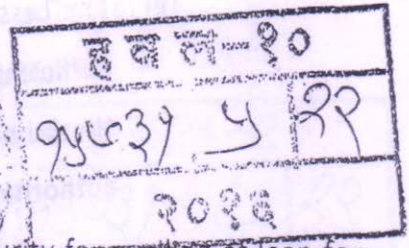
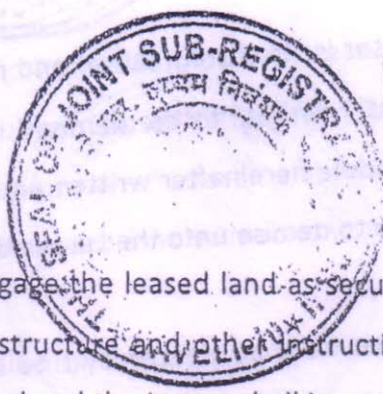
AND WHEREAS, the Lessee has agreed to accept the leased land admeasuring total area 2,100 sq.mtrs. from the Lessor with the condition that the Lessee shall pay yearly rent of Rs.2,10,000/-only (Rs. Two lakhs ten thousand only) each year starting from the date of this Deed of Lease and other conditions as evidenced by executing these presents. The lease rent can be revised and suitably fixed by mutual consultation after every five years or as and when felt necessary by the Lessor;

AND WHEREAS, the Lessor has made out its marketable title to the demised land free from all encumbrances, claims or reasonable doubts.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the above said agreement and in consideration of the rent hereby granted and the Lessee's covenants hereinafter mentioned, the Lessor hereby demise unto the Lessee the demised land, to hold the demised land unto the Lessee, for a period of 30 years commencing from the 15th day of November 2016, at a yearly rent of the year for which it is due, the first of such yearly rent shall be paid in the month of March 2016, and the subsequent rent to be paid on or before the end of the month of March each year. If required, the lease can be renewed for further period .
2. The Lessee shall construct with the consultation of the Lessor, suitable structures on the demised land at its own cost according to and in





3. The Lessee may mortgage the leased land as security for availing of loan for development of infrastructure and other instructional facilities required for the international school and the Lessor shall issue its No Objection Certificate as and when necessary to facilitate the same but subject to the condition that the entire responsibility for repayment of loan amount plus interest thereon shall be that of the Lessee alone and for that purpose the Lessee shall always indemnify and keep indemnified the Lessor against any claim of whatsoever nature.

4. The Lessee hereby agrees to the following covenants -

- (a) To pay rent hereby reserved on the day and in the manner aforesaid to the Lessor;
- (b) To pay all taxes, cess, impositions, assessments, dues, duties and charges for the services such as electricity, water etc. used for carrying out its activities, payable in respect of demised land to the Government or the Municipal Corporation or any other local authority or public body;
- (c) Not to sub-let, sell, dispose of or assign the demised land or the structures that may be constructed on the demised land without the consent of the Lessor in writing;
- (d) To permit the Lessor or it's duly authorised agent or agents to enter the demised land and structures that may be constructed thereon at all convenient times for inspection of the area;
- (e) Not to use the demised land or the structures that may be constructed



35.

5. The Lessor hereby agrees to the following covenants -

- (a) The Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the demised land more particularly described in the Schedule hereinafter written and is having full power and absolute authority to demise unto the Lessee the demised land;
- (b) The Lessee shall peacefully and quietly hold, possess and enjoy the demised land during the term of lease without any interruption, disturbance, claims or demand whatsoever by the Lessor or any person or persons claiming under it, subject however, the Lessee paying the said yearly rent on the due dates thereof and in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on its part to be observed and performed;
- (c) Not to unreasonably withhold its consent to any sub-lease, transfer or assignment of the demised land or structures that may be constructed thereon, if intended to be made by the Lessee;

6. It is hereby agreed that if default is made by the Lessee in payment of the rent for any year or in observance and performance of any of the covenants and stipulations hereby contained and on the part to be observed and performed by the Lessee, then on each such default, the Lessor shall be entitled in addition to or in the alternative to any other remedy that may be available to it at its discretion, to terminate the present lease and eject the Lessee from the leased land and from the structures that may be constructed thereon and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the Lessor to the Lessee of its intention to terminate the lease and to take back the possession of the demised land and structures thereon, but if the arrears of rent are paid or the Lessee, comply with or carry out the covenants and conditions or stipulations, within fifteen days from the service of such notice, then the Lessor shall not be entitled to take back possession of the said land..





हस्ताक्षर-१०	
१५६३९	L २२
२०१६	

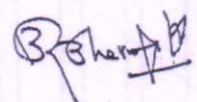
ABOVE REFERRED TO

All that piece and parcel of the non-agricultural land lying, being and situated at Village Charholi Budruk, erstwhile Taluka Haveli, now Taluka Pimpri Chinchwad, District Pune, bearing S. No. 309/3 admeasuring area 2,100 sq.mtrs. out of 2 H 38 Are plus Pot Kharaba 0 H 98 Are i.e. total land admeasuring area 3 H 36 Are, aakar 3 Rs. 44 paise, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Registrar of Assurances, Pimpri Chinchwad, District Pune and which is bounded as follows -

- On or towards the East : By Part of S.No.309/3
- On or towards the West : by Part of S.No.309/3
- On or towards the North : Part of S.No.309/3
- On or towards the South : by S.No.134



For Ajeenkya D.Y. Patil Infra Pvt. Ltd.
Through its authorized signatory
General Manager - Dilip Yeshwant Kawad
LESSOR



For Dr D Y Patil International Academy
Through its authorized signatory
Director Corporate Relations -
Balkrishna Govind Bhandarkar
LESSEE

WITNESSES :

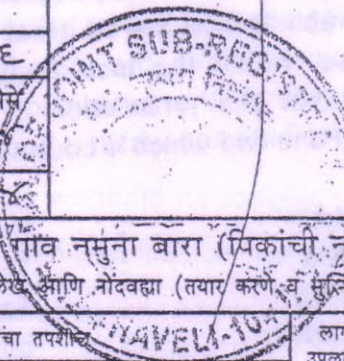
Name & Address	Signature
1) Vishal Gunde Mane S/O: Ashay Soc, Lokeshwar, Pune	
2) Anil. N. Dewalkar	



[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि गाव चन्होती बजा तांलुका हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	२२६० ७८८६ भोगवटादाराचे नाव २७७६	खाते क्रमांक	
३०२	३		७७७२३ २२६५ ११००१	कुळाचे नाव	खंड
रोताचे स्थानिक नाव			डा.डी.वाय.पाटील. एज्युकेशन प्रा.मि.		
			तेर्फ डायरेक्टर ७ पुष्पलता ३ विजय		
			३ अजिंक्य ज्ञानदेव पाटील		
लागवडीयोग्य क्षेत्र	हेक्टर	आर	११६७० १३२८५		
			१५५३८		
			अजिंक्य डी.वाय.पाटील इन्फ्रा		
			प्रायफेर लिमिटेड		
			१६०००		
एकूण	२-३८				
पोटखराब (लागवडीयोग्य नसलेले)-					
वर्ग (अ)	२-३८				
वर्ग (ब)	०-२८				
एकूण	३-३६				
आकारणी	रुपये	पैसे			
जुडी किंवा विशेष आकारणी	३=००				
	३=००				

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 शैक्षणिक प्रयोजनाप करण्यात
 शैक्षणिक प्रयोजना व्यतिरिक्त
 जमिनीचा वापर करवण्याचा
 फरकाची रक्कम सैम्येस उ
 त्यागेत ११५२९
 जम्मु कांकि कांशि
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 सीमा आर्गना
 १५



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन करणाराचे नाव	श्रेण			
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र						
		पिकाचा क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका-खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित								
३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६			
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.						
२०१२	२०१३							बाजरी								२३९
२०१३	२०१४							बाजरी			३.३८					२५
२०१४	२०१५							बाजरी			३.३६					२५
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डिप्टी मॅजिस्ट्रेट कार

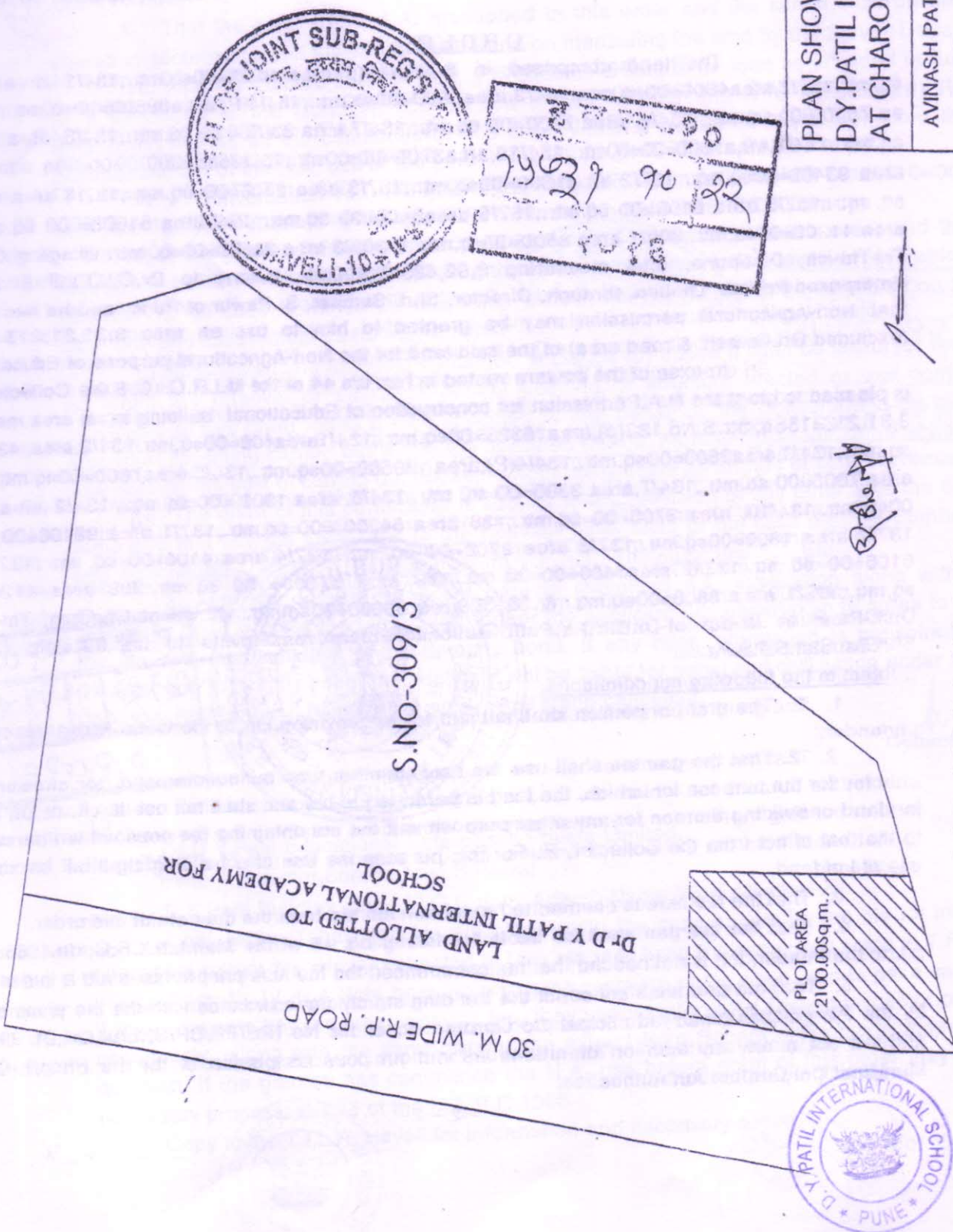


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38

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PLAN SHOWING ON S.No-309/3 for
 D.Y.PATIL INTERNATIONAL SCHOOL
 AT CHAROLI, P.C.M.C. PUNE.

AVINASH PATIL & ASSOCIATES

ARCHITECT & PLANNING CONSULTANT
 NANAVATI, HAPPY HOMES, 05, 132/B,
 UNIVERSITY ROAD, NEAR CITY MALL,
 GANESH KHIND, PUNE-411007
 TEL.: +917378665659, MOB. No. +919823065393
 Email : aappune@yahoo.in



S.N0-309/3 LAY-OUT

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39

- Read : 1) Hon. Divisional Commissioner Pune's Circular No. MH-2 / Land / General / RR / 772 / 03 dated 22.9.2003
- 2) Application dated 15/09/ 2004 ,From-Dr.D.Y.Patil Educational Enterprises Private Limited, through, Director, Shri. Sampat. S. Pawar.
- 3) The applicant / applicants has produced Indemnity Bond & Affidavit as prescribed in Hon.Divisional Commissioner Pune's Circular dt.22/9/2003, Stating that he has not breached any of the conditions or provisions of all law's regarding land matter.

Collectorate Pune
 (Revenue Branch)
 No.PRH/NA/SR/301/2004
 Pune -1, Date : 29/ 10 /2005

ORDER

The land comprised in S.No.133(p),area16323=00sq.mtr.,134/1 area 400=00 sq.mtr.134/2,area4300=00sq.mtr.,134/3,area3600=00sq.mtr.,134/4(P),area39500=00sq.mtr.,134/5,area 7600 =00 sq.mtr., 134/6, area 7000=00 sq.mtr.,134/7,area 3300 = 00 sq.mtr.,134/8, area 1900=00 sq.mtr.,134/9,area1600=00sq.mtr.,134/10,area3700=00sq.mtr.,136area54300 =00 sq. mtr., area 93400=00sq.mtr. 137/2 area1300=00sq.mtr.,137/3 area 2700=00 sq.mtr.,137/4 area 4100 sq. mtr.,137/5 area 6100=00 sq.mtr.,137/6 area3400=00 sq.mtr. ,299 area 51600= 00 sq.mtr., 308 area 41200=00sq.mtr.,309/1 area 8500=00sq.mtr. & 309/3 area 33600=00sq. mtr. village of Charholi, Tal-Haveli, Dist-pune, total measuring 3,89,423=00Sq.mtr. belong to Dr.D.Y.Patil Educational Enterprises Private Limited, through, Director, Shri. Sampat. S. Pawar of Pune and he has applied that Non-Agricultural permission may be granted to him to use an area 3,31,213=15 Sq.Mtr. (excluded Green belt & road area) of the said land for the Non-Agricultural purpose of Educational.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Collector, Pune is pleased to grant the N.A.Permission for construction of Educational building in an area measuring 3,31,213=15Sq.mtr.S.No.133(p),area16323=00sq.mtr.,134/1area400=00sq.mtr.134/2,area 4300 =00 sq.mtr.,134/3,area3600=00sq.mtr.,134/4(P),area 39500=00sq.mtr.,134/5,area7600=00sq.mtr.,134/6, area 7000=00 sq.mtr.,134/7,area 3300=00 sq. mtr.,134/8, area 1900 =00 sq.mtr., 134/9 ,area 1600 = 00sq.mtr.,134/10, area 3700=00 sq.mtr.,136 area 54300 =00 sq.mtr.,137/1 area 93400=00 sq.mtr. 137/2 area 1300=00sq.mtr.,137/3 area 2700=00 sq.mtr.,137/4 area 4100=00 sq. mtr.,137/5 area 6100=00 sq.mtr.,137/6 area3400=00 sq.mtr. ,299 area 51600= 00 sq.mtr.,308 area 41200 =00 sq.mtr.,309/1 area 8500=00sq.mtr. & 309/3 area 33600=00sq.mtr. village of Charholi, Tal-Haveli Dist:-Pune in favour of-Dr.D.Y.Patil Educational Enterprises Private Limited, through Dr. Shri.Sampat.S.Pawar

Subject to the following conditions.

1. The grant of permission shall be subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and of structure thereon only for the purpose for which the land is permitted to be use and shall not use it, or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Collector, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking u/s 45 of the Mah.L.R.Code.1966 and rule made thereunder, if it is noticed that he has commenced the N.A.use prior to issue a this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pimpri-Chinchwad Municipal Corporation under his No.TPS/BP/CHL/01/04,Dt. 21/ 04/2004 and not make any addition or alterations without previous permission of the Pimpri -Chinchwa Municipal Corporation Authorities.



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40

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Educational Rs.0=75per Sq.mtr.from the date of the commencement of the N.A. use of the land for the purpose for which the permission is granted together with L.F.cess/Z.P.taxes applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the fact the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A. Assessment shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the n.a. Permission is granted subject to the provision of U.L.C.Act 1976.

8. The N.A. measurement fees of Rs.1,95,500/- has been credited by applicant vide challan ,dt.24/10/2005.

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad, in form as provided in Schedule IV or V appended to the Mah.L.R. (Conversion of use of land and N.A. Assessment) Rule 1969, embodying therein all the conditions of this order within a period of one month, from the date of commencement of the N.A. use of the land.

11. a) Conversation Tax Rs. (12,42,050=00) and Adv. n.a. a. Of Rs. (2,48,410=00) only, for one year has been credited by the applicant vide challan dated 25/10/2005.

b) If the grantee contravenes any of the conditions mentioned in this order and those in the sanad, the collector may with prejudice to and to the other penalty to which he may liable under the provision of the code, continue the said land Plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for the Collector, do direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Collector and on such removal alteration not being carried out within the specified period, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws the time being in force and that may be applicable to the relevant other facts or the case e.g. the Bombay Tenancy and Agricultural Act.1948 , The Maharashtra V.P.Act., The Municipal Act. Etc.

12) And whereas the applicant here in submitted n.a. application along with affidavit & Indemnity bond in prescribed form, and further the applicant has undertaken to agree to indemnify to the Govt. by said affidavit and Indemnity bond. If any false information is transpired in the said affidavit and Indemnity bond, the applicant will be liable for penal and civil action under relevant laws in force. And further if found guilty order shall stand cancelled.

Collector, Pune.

To -

Dr.D.Y.Patil Educational Enterprises Private Limited,
through, Director, Shri. Sampat. S. Pawar

D.Y. Patil Building , opp-M.I.G.Colony, Adarsh Nagar, Worli, Mumbai-25.

Copy to the Tahasildar, Haveli, along with the case papers in one file for information and necessary action. 2/- He is requested to take steps to keep the necessary notes in T.F.IV and V and Village Form No.IV, N.A.Note book, to effect the recovery of the n.a.a. and to get a sanad executed. If the occupants pay the measurement fee, they should inform the District Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966

Copy to the T.I.L.R. Haveli for information and necessary action

For Collector.pune.



41



Below copy of the Resolution passed in the meeting of the Board of Directors of Ajeenkya D Y Patil Infra Pvt.Ltd. in its meeting held on 15th November 2016 at D.Y.Patil Knowledge City, Pune 412 105

RESOLUTION

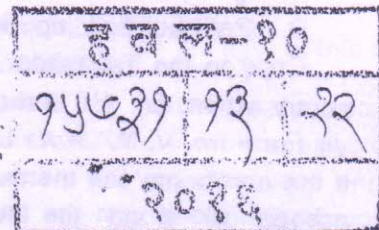
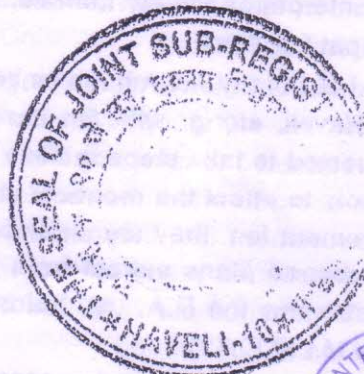
Resolved that Shri.Dilip Yashawant Kawad , General Manager of the Ajeenkya D Y Patil Group be and is hereby authorized to execute and register on behalf of Ajeenkya D Y Patil Infra Pvt.Ltd., the lease deed for a period of 30 years covering 2100 sq.m. of land situated in Survey No.309/3, Charholi village owned by this company in favour of Dr.D Y Patil International Academy.

TRUE COPY

A.Y. PATIL

Dr.Ajinkya DY Patil

Chairman & Managing Director





हवल-१०		
१५६३९	१०	२२
२०१६		

आयकर विभाग
 INCOME TAX DEPARTMENT
 AJEENKYA D.Y. PATIL INFRA
 PRIVATE LIMITED
 25/06/2002
 Permanent Account Number
 AAABC0247

भारत सरकार
 GOVT OF INDIA

[Handwritten signature]

[Handwritten signature]



4-3

11/28/2016

pen.jpg

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DILIP YESHWANT KAWAD
YESHWANT NARAYAN KAWAD

14/10/1976

Permanent Account Number
AJARK0692D

Signature / एक-समय हस्ताक्षर
Signature




ह व ल - १०		
१५०३१	१५	२२
२०१६		

<https://mail.google.com/mail/ca/u/0/#inbox/153a065d3e8e5027?projector=1>

1/1





Dr D Y PATIL INTERNATIONAL ACADEMY

Below copy of the Resolution passed in the meeting of the Governing Council of D Y Patil International Academy . in its meeting held on 16th November 2016 at D.Y.Patil Knowledge City, Pune 412 105

RESOLUTION

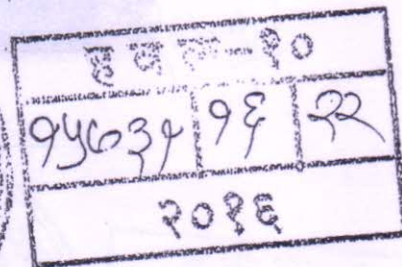
Resolved that Prof.Balkrishna Govind Bhandarkar , Director Corporate Relations of the Dr D Y Patil International Academy be and is hereby authorized to execute and register on behalf of Dr.D.Y.Patil International Academy, the lease deed for a period of 30 years covering 2100 sq.m. of land situated in Survey No.309/3, Charholi village owned by Ajeenkya D Y Patil Infra Pvt.Ltd., in favour of Dr.D Y Patil International Academy.

TRUE COPY

A.Y. PATIL

Dr.Ajinkya DY Patil

President



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DILIP YESHWANT KAWAD
YESHWANT NARAYAN KAWAD

14/10/1976

Permanent Account Number
AJARK0692D

Signature





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ह व न - १०
१५०३१ १५ २२
२०१६



45

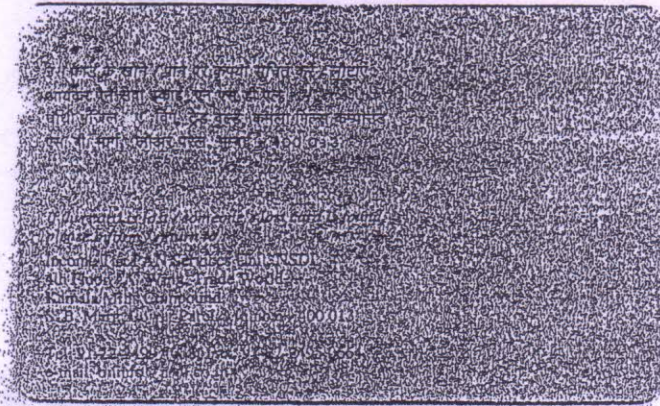
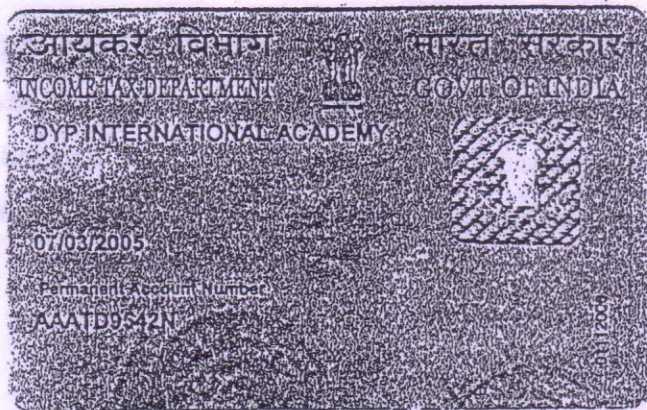


हवेली-१०
१५६३१/१६/२२
२०१६

D.Y. PATIL GROUP

Dr. D.Y.PATIL INTERNATIONAL ACADEMY

501, Blue Hills CHS, Pune-Nagar Road, Yeravada, Pune
[Mumbai Public Trust Registration No.E 4229 Pune :7.3.2005]



TRUE-COPY

B.G. Bhandarkar



Prof.B.G.Bhandarkar
Director :Corporate Relations



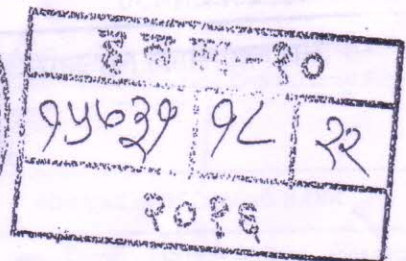
PAN CARD OF

Balkrishna Govind Bhandarkar

No.ABTPB 2612 F

आई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ABTPB2612F	
नाम / NAME	BALKRISHNA GOVIND BHANDARKAR	
पिता का नाम / FATHER'S NAME	GOVIND ANANDRAO BHANDARKAR	
जन्म तिथि / DATE OF BIRTH	09-03-1941	
हस्ताक्षर / SIGNATURE	 R. D. Bhandarkar आयकर आयुक्त, नासिक COMMISSIONER OF INCOME TAX, NASIK	

R. D. Bhandarkar



47

मूल्यांकन पत्रक (शहरी क्षेत्र-खली जमीन)

Valuation ID: 20161219021 19 December 2016, 12:07:57 PM

मूल्यांकन क्रमांक: 1000

मिळवणूक क्रमांक: 1000

सातत्यक: मातंगळ दहरी विभागाचे प्लॉट (प्लॉट 23) च-होली बुद्रुक (पिंपरी)
विभागाचे मातंगळ दहरी विभागाचे प्लॉट

उपाययुक्त विभाग: धिक्कतोरणा जमिनी

उपाययुक्त मालक: धिक्कतोरणा जमिनी

मिळवणूक मालक: धिक्कतोरणा जमिनी

मिळवणूक क्रमांक: 1000

माहिती: मातंगळ दहरी विभागाचे प्लॉट (प्लॉट 23) च-होली बुद्रुक (पिंपरी)

भागी जमिनी	निवृत्ती मालक	कार्यालय	दुकाने	औद्योगिक	मातंगळपनाचे एकक
1000	1000	43720	46050	0	चौ. मीटर

Layout Plot

मातंगळ दहरी विभागाचे प्लॉट (प्लॉट 23) च-होली बुद्रुक (पिंपरी) मूल्यांकन दर 100% मूल्य दर = 6160/-

1000 चौ. मीटर मातंगळपनाचे एकक = 2100 * 6160 = 12936000/-

मातंगळ दहरी विभागाचे प्लॉट (प्लॉट 23) च-होली बुद्रुक (पिंपरी) मूल्य + मिळकतीचे मूल्य = 12936000/-

1000 चौ. मीटर मातंगळपनाचे एकक = 12936000/-



ह व ल - १०

१५०३१ १९९२

२०१६

गणेश रामेश्वर मस्के

Government of India

गणेश रामेश्वर मस्के
Ganesh Rameshwar Maske
जन्म तारीख / DOB : 01/01/1978
पुरुष / Male

5390 2622 1430

आधार - सामान्य माणसाचा अधिकार

गणेश रामेश्वर मस्के

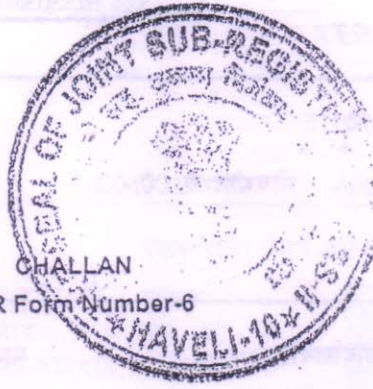
Government of India

गणेश रामेश्वर मस्के
Ganesh Rameshwar Maske
जन्म तारीख / DOB : 01/01/1978
पुरुष / Male

2165 0455 4503

आधार - सामान्य माणसाचा अधिकार





93639 20 22
2016

DEFACED FOR RS:612150.00

GRN	MH00627386216771	ARC CODE	0003800087201617	DATE	19/12/2016	USER	IGR017(HVL10)	36
Department	Inspector General of Registration	AMOUNT	30000.00	DATE	19/12/2016	Payer Details		
Sr.No	0003800087201617	Stamp Duty	582450.00	Registration Fee	30000.00	TAX ID (If Any)		
Type of Payment	1	(Amt.in words)	Six Lakh Twelve Thousand One Hundred Fifty Rupees Only					
Office Name	HVL4_HAVELI 4 JOINT SUB REGISTRAR		Full Name	DR D Y PATIL INTERNATIONAL ACA				
Location	PUNE		Address	309/3 CHARHOLI BUDRUK				
Year	2016-2017 One Time		PAN No. (If Applicable)	AAATD9542N				
Account Head Details			Area/Locality	PUNE				
0030046401	Stamp Duty	582150.00	Town/City/District	PUNE				
0030063301	Registration Fee	30000.00	PIN	4 1 2 1 0 5				
Total			Amount In	Six Lakh Twelve Thousand One Hundred Fifty Rupees				
Payment Details			Words	Only				
BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK					
Cheque/DD Details			Bank CIN	REF No.	02300042016112819872			400834963
Cheque/DD No			Date	28/11/2016-15:37:44				
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA				



49

326/15731

सोमवार, 19 डिसेंबर 2016 12:29 म.नं.

दस्त गोपवारा भाग-1

हवल10

29/12/16

दस्त क्रमांक: 15731/2016

दस्त क्रमांक: हवल10 /15731/2016

बाजार मुल्य: रु. 1,29,36,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.5,82,150/-

दु. नि. सह. दु. नि. हवल10 यांचे कार्यालयात

पावती:16162

पावती दिनांक: 19/12/2016

अ. क्रं. 15731 वर दि.19-12-2016

सादरकरणाराचे नाव: -- मालक - अजिंक्य डी वाय पाटील इंफ्रा प्रा.
ली. तर्फे सक्षम अधिकारी श्री. दिलीप यशवंत कवाड

रोजी 12:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

दस्त हजर करणाऱ्याची सही:

एकुण: 30440.00

सह दुय्यम निबंधक, हवेली-10
सह दुय्यम निबंधक, हवेली-10

दस्ताचा प्रकार: भाडेपट्टा

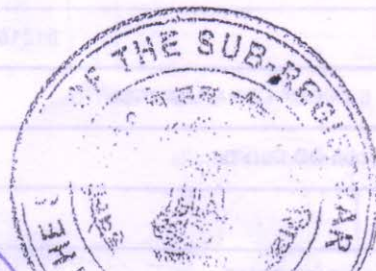
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये तमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 19 / 12 / 2016 12 : 22 : 08 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 19 / 12 / 2016 12 : 26 : 34 PM ची वेळ: (फी)

प्रतिज्ञायंत्र

आम्ही लिहून देणार व लिहून घेणार

सत्य प्रतिज्ञेवर लिहून देणे वी सादर वस्तास
जोडलेली मरकत कागदांमध्ये ही भासलेली व खरी
असून ती मरकत कागदांमध्ये लिहून घेणे व सादर वस्तास
नोंदणी आणि मरकत कागदांमध्ये लिहून घेणे व सादर वस्तास
होणाऱ्या सादर वस्तास जबाबदार राहून.

50

50



19/12/2016 12 33:53 PM

दस्त गोषवारा भाग-2

हवल:10 22/23

दस्त क्रमांक:15731/2016

दस्त क्रमांक :हवल10/15731/2016

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- - मालक - अजिंक्य डी वाय पाटील इंफ्रा प्रा. ली. तर्फे सक्षम अधिकारी श्री. दिलीप यशवंत कवाड पत्ता:डी वाय पाटील नॉलेज सिटी, - , - , व्हाया लोहगाव, च-होली बुद्रुक, मोशी, MAHARASHTRA, PUNE, Non-Government, पॅन नंबर:AABCD9247J	मालक वय :-40 स्वाक्षरी:-		
2	नाव:- - भाडेकरू - डॉ. डी वाय पाटील इंटरनॅशनल अकेडमी तर्फे सक्षम अधिकारी श्री. बाळकृष्ण गोविंद भांडारकर पत्ता:डी वाय पाटील नॉलेज सिटी, - , - , व्हाया लोहगाव, च-होली बुद्रुक, मोशी, MAHARASHTRA, PUNE, Non-Government. पॅन नंबर:AAATD9542N	भाडेकरू वय :-75 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्यांचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:19 / 12 / 2016 12 : 30 : 01 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विशाल गुंडु माने - - वय:26 पत्ता:लोहगाव पुणे पिन कोड:411047		
2	नाव:गणेश रामेश्वर म्हस्के - - वय:38 पत्ता:भांडोली पुणे पिन कोड:411015		

MUKUND L. MAHAJAN
NOTARY, GOVT. OF INDIA
4/7, Chandralok Nagari,
Dahanukar Colony,

शिक्षा क्र.4/12/2016/4120782016 12 : 30 : 51 PM

Bhorat

सह दुय्यम निबंधक, हवेली-10

EPayment Details.



प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण 23 पृष्ठे आहेत
पहिले पंजाब के नगरपालिका
चा.

95639

Bhorat

सह. दुय्यम निबंधक (भाडे-2) हवेली क्र.१०
दिनांक 9e 192 /2016