



Monday, January 28, 2013  
10:49 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1140 दिनांक: 28/01/2013

गावाचे नाव: चिखली

दस्तऐवजाचा अनुक्रमांक: हवल17-1029-2013

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: लिहून घेणार के.व्ही.तिलवानी एज्युकेशनल फाँडेशन तर्फे  
चेअरमन श्री.दिलीप कन्हैयालाल तिलवानी

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 280.00

पृष्ठांची संख्या: 14

एकूण: रु. 30280.00

आपणास हा दस्तऐवज अंदाजे 11:09 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सह दुय्यम निबंधक, हवेली-17

बाजार मूल्य: रु.27785550/-

मोबदला: रु.50000/-

भरलेले मुद्रांक शुल्क :

रु. 1250350/-

**सह. दुय्यम निबंधक**  
**हवेली क्र.१७, पुणे**

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 248798 दिनांक: 24/01/2013

बँकेचे नाव व पत्ता: The Seva Vikas co-op bank ltd

2) देयकाचा प्रकार: By Cash रक्कम: रु 280/-

**मूळ दस्त परत केला**



28 January, 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 17

दस्त क्रमांक : 1029/2013

नोदंगी 63

Regn. 63m

गावाचे नाव : चिखली

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	रु.50,000/-
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.27,785,550/-
(4) धू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1660,, पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , माळा नं: -, इतर माहिती: गांव मौजे चिखली येथील गट नंबर 1660/2 यांसी एकूण क्षेत्र 02 हे. 00 आर ( 00 हे. 23 आर पोटखराब्यासह) पैकी क्षेत्र 8092.71 चौ. मी.
(5) क्षेत्रफळ	8,092.71 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:- लिहून घेणार के.व्ही. तिलवानी एज्युकेशनल फौंडेशन तर्फे चेअरमन श्री.दिलीप कन्हैयालाल तिलवानी ;वय: पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चिंचवड, पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411019 पॅन नंबर:- 2) नाव:- मे. श्यामा बिल्डर्स तर्फे प्रोप्रायटर श्री.दिलीप कन्हैयालाल तिलवानी ;वय: 50; पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चिंचवड, पुणे, .. पिन कोड:- 411019 पॅन नंबर:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- लिहून देणार सुधाकर दत्ताराम ऊर्फ दत्ताराम सावंत, शालीनी सुधाकर सावंत, संजय सुधाकर सावंत, जेहा सावंत, संतोष सुधाकर सावंत, सीमा संतोष सावंत, विशाल सुधाकर सावंत, रमिता रमेश राणे पूर्वाश्रमीचे नांव बंदन सावंत, भास्कर दत्ताराम ऊर्फ दत्ताराम सावंत, शीला ऊर्फ हेमांगी भास्कर सावंत, गौरव भास्कर सावंत, करण भास्कर मधुकर दत्ताराम ऊर्फ दत्ताराम सावंत, मंगला मधुकर सावंत, प्रशांत मधुकर सावंत, मेघना ऊर्फ सोनल प्रशांत सावंत, विशाल सावंत तर्फे कु. सु. म्हणून मे. श्यामा बिल्डर्स तर्फे प्रोप्रायटर श्री.दिलीप कन्हैयालाल तिलवानी ; वय:50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चिंचवड, पुणे, ..; पिन कोड:- 411019; पॅन नं: -;
(9) दस्तऐवज करून दिल्याचा दिनांक	27/01/2013
(10) दस्त नोंदणी केल्याचा दिनांक	28/01/2013
(11) अनुक्रमांक,खंड व पृष्ठ	1029/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.1,250,350/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(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.

भा नक्कल केली  
मी वाचली  
मी रुजवत घेतली

सदर नक्कल अर्जदार.....

यास त्याचे तारीख.....24/9/2012

अर्जावरून.....

अस्सल वरहुकुम नक्कल

यास दिले तारीख.....24/9/2012

सह-दुय्यम निबंधक हवेली-१७



3

Adv. Jaya

Lease deed

Tilwani

~~3~~  
~~9028~~  
~~2093~~

SCANNED	
From	To
3.00	3.09

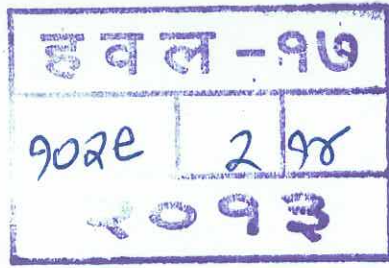


!! SHRI !!  
LEASE-DEED

THIS LEASE DEED made and executed at Chinchwad, Pune on this 27<sup>th</sup> day of January, 2013.

BETWEEN

1. Shri. Sudhakar Dattatraya @ Dattaram Sawant  
Age : 70 Years, Occu. : Agriculturist & Business  
For himself and as Karta and Manager of HUF
2. Mrs. Shalini Sudhakar Sawant  
Age : 69 Years, Occu. : Agriculturist & Housewife
3. Shri. Sanjay Sudhakar Sawant  
Age : 47 Years, Occu. : Agriculturist  
For himself and as Karta and Manager of HUF
4. Mrs. Sneha Sanjay Sawant  
Age : 39 Years, Occu. : Agriculturist & Housewife
5. Shri. Santosh Sudhakar Sawant  
Age : 40 Years, Occu. : Agriculturist  
For himself and as Karta and Manager of HUF
6. Mrs. Seema Santosh Sawant  
Age : 35 Years, Occu. : Agriculturist & Housewife
7. Shri. Vishal Sudhakar Sawant  
Age : 37 Years, Occu. : Agriculturist
8. Mrs. Ramita Ramesh Rane nee Ms. Vandana Sudhakar Sawant  
Age : 43 Years, Occu. : Agriculturist & Housewife  
R/at : 303, Samaj Mandir Co-op. Society, Sahakar Nagar,  
Chembur, Mumbai 71
9. Shri. Bhaskar Dattatraya @ Dattaram Sawant  
Age : 37 Years, Occu. : Agriculturist & Business  
For himself and as Karta and Manager of HUF
10. Mrs. Shila alias Hemangi Bhaskar Sawant  
Age : 50 Years, Occu. : Agriculturist & Housewife
11. Shri. Gaurav Bhashkar Sawant  
Age : 25 Years, Occu. : Agriculturist
12. Shri. Karan Bhashkar Sawant  
Age : 23 Years, Occu. : Agriculturist
13. Shri. Madhukar Dattatraya @ Dattaram Sawant  
Age : 65 Years, Occu. : Agriculturist & Business  
For himself and as Karta and Manager of HUF
14. Mrs. Mangala Madhukar Sawant  
Age : Years, Occu. : Agriculturist & Housewife



15. Shri. Prashant Madhukar Sawant  
Age : 30 Years, Occu. : Agriculturist  
For himself and as Karta and Manager of HUF
16. Mrs. Meghana alias Sonal Prashant Sawant  
Age : 29 Years, Occu. : Agriculturist & Housewife
17. Mrs. Veena Vishal Sawant  
Age : 32 Years, Occu. : Housewife  
All except No. 8, R/at : Omkar R.L. 29, G-Block, Near Sarvodyan,  
M.I.D.C., Chinchwad, Pune 411 019

Through their Power of Attorney Holder

M/S. SHYAMA BUILDERS,  
Through its Proprietor  
Mr. Dilip Kanayalal Tilwani  
Age : 50 Years, Occu. : Business  
RES.AT : UNIT A BULK LAND NO. 1,  
SECTOR NO.18 SHIVTEJ NAGAR,  
CHINCHWAD, PUNE 411 019

Hereinafter referred to as " the LESSORS,  
(which expression shall, unless repugnant to the context, mean and include  
their heirs, executors, administrators and assigns)  
PARTY OF THE FIRST PART

(Customer Copy)

PIMPRI CHINCHWAD SAHAKARI BANK MARYADIT, PIMPRI  
"Shama Arcade", S. No. 111, Main Road,  
Kalewadi, Pimpri, Pune - 411 017.  
☎ : 27260071, 72,73,74

Government of Maharashtra General Stamp. Licence No.  
D-5(STP)(V)CD C.R. 1079/01/08/1846-49-08 Dt. 23-12-2008

Date : 24/01/2013

Franking Value Rs. 12,50,350/-  
(Stamp Duty) 10/-

Service charge Rs. \_\_\_\_\_  
(Incl. Tax) \_\_\_\_\_

Total Rs. 12,50,360/-

Name of stamp duty paying party :  
K.V. Tilwani Educational  
Foundation

Cash/DD/PO/Respond No., if any \_\_\_\_\_  
Drawn on Bank \_\_\_\_\_  
Branch \_\_\_\_\_  
Cheque No. \_\_\_\_\_

FRANKING NO. 27260071

Tran ID \_\_\_\_\_

CASHIER/OFFICER

CASH RECEIVED

PIMPRI-CHINCHWAD SAHAKARI  
BANK MARYADIT, PIMPRI  
SHAYMA ARCADE, SURVEY NO. 111  
MAIN ROAD, KALEWADI  
PIMPRI, PUNE - 411017

D-5/STP(V)/C.R.1079/01/08/1846-49/08

भारत 43749 SPECIAL  
184618 ADHESIVE महाराष्ट्र  
JAN 24 2013  
one two five zero three five zero 10:23  
Rs. 1250350/- PB6811  
INDIA STAMP DUTY MAHARASHTRA

पिंपरी-चिंचवड सहकारी बँक मर्या., पिंपरी कालेवाडी शाखा

दुय्यम निबंधक कार्यालयचे नांव Haveli 17

ठशाचा युनिक संख्या 43749/184618

दस्तऐवजचे नांव Lease Deed

मिळकतीचे वर्णन Plot chikhali

मोबदला रक्कम Rs. 2,50,07,000

घेणाऱ्याचे नांव K.V.Tilwani Educational foundation

देणान्याचे नांव Shri. Sudhabas D Sawant

मुद्रांक.शुल्क भरणाऱ्याचे नांव K.V.Tilwani Educational foundation

मुद्रांक.शुल्क रक्कम Rs. 12,50,350/-

प्राप्तीकृत अधिकार्याची स्वाक्षरी-

For PIMPRI-CHINCHWAD SAH.  
BANK MARYADIT PIMPRI

Authorised Signatory (s)

फ्रॅक्चिंचा ठसा अल्टा वॉकनेट  
लाईट खाली तपासला.  
सह दुय्यम निबंधक  
हवेली क्र. १७



ह व ल - १७  
१०२९ | ३९४  
२०१३

AND

**K.V. TILWANI EDUCATIONAL FOUNDATION**

Having its registered office at

Shop No. 2, Guruprasad Apartment, Plot No. 10,

Tanaji Nagar, Chinchwad, Pune 411 033

Through its Chairman

**SHRI. DILIP KANAYALAL TILWANI**

Age : 50Years, Occ: Business

R/at : UNIT A BULK, LAND NO. 1, SECTOR NO. 18,

SHIVTEJ NAGAR, CHINCHWAD, PUNE 411 019

Hereinafter referred to as " the LESSEE,  
(which expression shall, unless repugnant to the context, mean and include  
the said foundation, their members, executors, administrators and assigns)

PARTY OF THE SECOND PART



AND

**M/s. SHYAMA BUILDERS**  
(PAN NO. AAIPT 6572C)

A Proprietary Concern

Having its office at Guruprasad Apartments,  
Plot NO. 10, Tanaji Nagar,  
Chinchwad, Pune 411 033

Through its Sole Proprietor

**SHRI. DILIP KANAYALAL TILWANI**

Age : 50Years, Occ: Business

R/at : UNIT A BULK, LAND NO. 1, SECTOR NO. 18,  
SHIVTEJ NAGAR, CHINCHWAD, PUNE 411 019

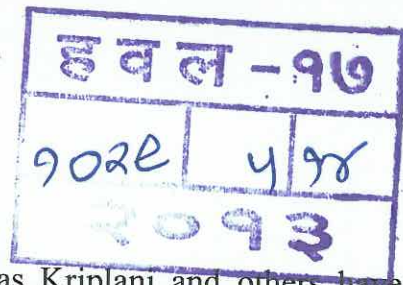
Hereinafter referred to as " the CONSENTING PARTY,  
(which expression shall unless it be repugnant to the context or meaning  
there of shall deemed to mean and include the proprietor himself, his heirs,  
executors, administrators and assigns, etc)

PARTY OF THE THIRD PART

WHEREAS the property admeasuring 8092.71 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and as more fully described in the schedule written hereinbelow and hereinafter referred to as the said property is owned by the present Lessor Nos. 1, 9 & 13, herein;

AND WHEREAS the property bearing Gat No. 1660/2 admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, is owned by the Lessor Nos. 1, 9 & 13 herein and the Lessor Nos. 1, 9, 13 with their family members have entered into Agreement for Development with Shri. Ramesh Arjandas Kriplani, Shri. Inder Arjandas Kriplani, Shri. Parmanand Arjandas Kriplani, Shri. Bhagwan Arjandas Kriplani and Shri. Chander Arjandas Kriplani which Agreement is registered with Sub-Registrar Haveli No. 5 at Serial No. 6790/2007 dated 17.08.2007 and also executed Power of Attorney in their favour which is registered with Sub-Registrar Haveli No. 5 at Serial No. 6791/2007 dated 17.08.2007. They have paid the consideration amount to Shri. Sawant and others. That the Lessor No. 17 has thereafter executed Sanmati Patra /Consent Deed for the said Development Agreement & Power of Attorney in their favour which is registered with Sub-Registrar Haveli No. 5 at Serial No. 1081/2008 dated 04.02.2008 and also executed Power of Attorney in their favour which is registered with Sub-Registrar Haveli No. 5 at Serial No. 1082/2008 dated 04.02.2008.

The said Shri. Ramesh Arjandas Kriplani and others were unable to develop the said property and hence the Owners and their family members with the



consent of Shri. Ramesh Arjandas Kriplani and others have entered into Agreement for Development in favour of the present consenting party Agreement is registered with Sub-Registrar Haveli No. 17 at Serial No. 1653/2008 dated 12.02.2008 and also executed Power of Attorney in his favour which is registered with Sub-Registrar Haveli No. 17 at Serial No. 1654/2008 dated 12.02.2008 and they have also handed over vacant and peaceful possession of the said property to the Consenting Party. They consenting party has paid the consideration amount to Shri. Kriplani. There were some minor errors in the agreement/s which was rectified by executing a Deed of Correction between the parties which is registered with Sub-Registrar Haveli No. 17 at Serial No. 300/2011 dated 10.01.2011.

Since the Lessors have received the entire consideration amount from the said Shri. Kriplani and others as stated above and since the consenting party has paid the consideration amount to Shri. Kriplani against consideration and for releasing their rights in favour of the consenting party in respect of the said property, the Consenting Party has every right to receive the consideration amount against the said property and the Lessors (owners including their family members) have no right to receive any consideration against the said property and also the Lessors hereby undertake not to claim any amount against the said property as they have already received the entire consideration amount against the said property.

AND WHEREAS the Lessee is a registered Educational Trust/ Foundation and they are in need of property for running their school and hence they approached and requested the Lessors and consenting party to grant lease of land admeasuring 8092.71 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, for the purpose of running school thereon for a period of 33 years on paying rent and the Lessors and consenting party agreed to grant lease of land admeasuring 8092.71 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, to the Lessee herein for the purpose of running school thereon;

AND WHEREAS the parties hereto had due deliberations and discussions, and as a consequence thereof they have reached an understanding which they have decided to reduce into writing;

NOW THIS DEED WITNESSES as follows:-

(1) That the Lessors and the consenting party do hereby grant and confer a lease for a period of 33 years in respect of the property admeasuring 8092.71 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and as more fully described in the schedule written hereinbelow, subject to the terms and conditions stated hereinbelow.





- (2) That the period of the lease is agreed for a period of 33 years commencing from 01.01.2013 to 31.12.2045.
- (3) That the consideration for such a lease of the said property is agreed by way of monthly rent of Rs. 50,000/- (Rupees Fifty Thousand Only) payable by the Lessee to the Consenting party for the first year and thereafter there will be a rise of 10% per year on the then existing rent. The monthly rent shall be paid by the lessee unto the Consenting Party before 10th day of every month.
- (4) That the Lessors and Consenting Party have delivered the actual possession unto the Lessee at the time of execution of these presents.
- (5) That the Lessors and Consenting Party hereby assure unto the lessee that :-
- (a) The said property is absolutely owned by Lessors / Consenting Party, and the Lessors with the consenting party have full and absolute right to grant a lease in favour of the lessee.
- (b) The lessee shall enjoy the property free from disturbance from the Lessors and Consenting Part.
- (c) The Lessors and / or Consenting Party shall not create any encumbrance or third party interest in respect of the property so as not to affect the enjoyment of the said Property by the Lessee.
- (6) That the Lessee hereby assures unto the Consenting Party that :-
- (a) They shall pay the rent punctually before 10th day of every month.
- (b) They shall use the premises for educational purpose only.
- (c) They shall not part with the possession under whatsoever pretext.
- (d) They shall pay and bear the taxes payable to the Govt., Semi-Govt. authorities and local bodies.
- (e) They shall maintain the said property and constructions, if any constructed thereon, in a good condition at their costs.
- (f) They shall use the property subject to and by following the rules and regulations of the prevalent laws.
- (g) They shall not do any act affecting the title of the Lessor / right of Consenting Party to the Property.



(7) That the lease shall be for a period of 33 years and during this period neither parties can terminate the lease.

(8) That if the lessee intends to surrender the lease-hold rights, then they shall do so by giving one months notice to the Lessors through Consenting Party.

(9) That on Lessee agreeing to pay monthly rent, as aforesaid, the Lessors through Consenting Party do hereby grant and confer lease of the property for 33 years w.e.f. 01.01.2013 by putting them in actual possession TO HAVE AND TO HOLD the same for 33 years w.e.f. 01.01.2013, as a lessee thereof.

(10) That all the expenses towards stamp-duty, registration charges and incidental expenses thereto were agreed to be paid and borne out by the Consenting Party and the Lessee in equal proportion, and accordingly, they have done so.

(11) The Service Tax, property tax and other taxes payable to the Government / Semi-Government / any authority shall be borne and paid by the Lessee i.e. K.V. Tilwani Educational Foundation.

Market Value of the property is calculated @ Rs. 4,400/- per sq. m. as per the R.R. as follows :-

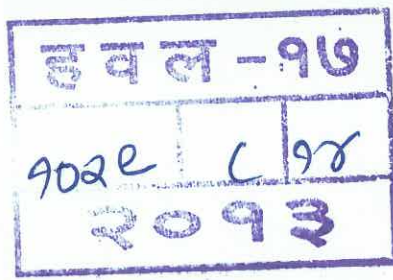
500 Sq. Mtrs.	100%	Rs. 22,00,000/-
1500 Sq. Mtrs.	90%	Rs. 59,40,000/-
2000 Sq. Mtrs.	80%	Rs. 70,40,000/-
4092.71 Sq. Mtrs.	70%	Rs. 1,26,05,547/-
		-----
	Total Value	Rs. 2,77,85,547/-
		-----

90% value of Rs. 2,77,85,547/- is considered for lease of 33 years i.e. Rs. 2,50,06,995/- rounded to Rs. 2,50,07,000/-

Stamp duty paid @ 5% on Rs. 2,50,07,000/- i.e. Rs. 12,50,350/-  
Registration charges Rs. 30,000/-

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-**

All that piece and parcel of the land admeasuring 8092.71 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded by as follows :



On or towards East : By Remaining area out of the Gat No. 1660

On or towards West : By Common Road out of Gairan land and thereafter  
Gat No. 1654 (18 Mtrs. D.P. Road)

On or towards North : By Gat No. 1658 & 1659

On or towards South : By Remaining Portion of out of Gat No. 1660/2

given to consenting party for development by lessors

(together with all the right of easements, hereditaments and appurtenances attached thereto)

IN WITNESS WHEREOF the parties hereto have signed hereunder on the date mentioned hereinabove.



*D. M. S.*  
*D. M. S.*

LESSOR



*D. M. S.*  
*D. M. S.*

LESSEE



*D. M. S.*  
*D. M. S.*

CONSENTING PARTY

WITNESSES :

1. G. S. Baji

MES. GAYEJI S. Baji, Chinchwadgaon, Pune-33.

2. Shah

Mrs. Sonali K. Shah  
Keshavnagar, C'wad - Pune - 411033



!! SHRI !!

**CERTIFICATE OF LAND**

File No.

Date : 28/01/2013

Certified that land measuring 8092.71 Sq. Mtrs. situated in Gat No. 1660/2 at Chikhali (Patil Nagar), Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, State Maharashtra, fully described in the Schedule mentioned hereinafter is owned by 1. Shri. Sudhakar Dattatraya @ Dattaram Sawant, Shri. Bhaskar Dattatraya @ Dattaram Sawant, Shri. Madhukar Dattatraya @ Dattaram Sawant, All R/at : Omkar R.L. 29, G-Block, Near Sarvodyan, M.I.D.C., Chinchwad, Pune 411 019, by saledeed dated 11.07.1996 executed by Dnyanu Sopana Bug, Shri. Namdeo Sopana Bug and Shri. Pandit Sopana Bug duly registered on 11.07.1996 at Serial No. 3534/1996, in the office of Sub-Registrar Haveli No.8 and the said owners alongwith their family members (Mrs. Shalini Sudhakar Sawant, Shri. Sanjay Sudhakar Sawant, Mrs. Sneha Sanjay Sawant, Shri. Santosh Sudhakar Sawant, Mrs. Seema Santosh Sawant, Shri. Vishal Sudhakar Sawant, Mrs. Ramita Ramesh Rane nee Vandana Sudhakar Sawant, Mrs. Shila alias Hemangi Bhaskar Sawant, Shri. Gaurav Bhashkar Sawant, Shri. Karan Bhashkar Sawant, Shri. Madhukar Dattatraya Sawant, Mrs. Mangala Madhukar Sawant, Shri. Prashant Madhukar Sawant, Mrs. Meghana alias Sonal Prashant Sawant & Mrs. Veena Vishal Sawant, have finally assigned the rights of development and transfer by Agreement for Development coupled with Power of Attorney duly registered on 12.02.2008 at Serial Nos. 1653/2008 & 1654/2008 respectively, in the office of Sub-Registrar Haveli No. 17 in favour M/S. SHYAMA BUILDERS, Through its Proprietor, Mr. Dilip Kanayalal Tilwani, RES.AT : UNIT A BULK LAND NO. 1, SECTOR NO.18 SHIVTEJ NAGAR, CHINCHWAD, PUNE 411 019. It is certified that the said entire land comprises a single plot of land.

It is further certified that the owner of the land has leased the said land to K.V. TILWANI EDUCATIONAL FOUNDATION vide Lease Deed dated \_\_\_\_\_ for a period of 33 years duly registered on \_\_\_\_\_ at Serial No. \_\_\_\_\_ in book no. \_\_\_\_\_, volume no. \_\_\_\_\_ on page \_\_\_\_\_ to \_\_\_\_\_ (Complete details of registration in the office of \_\_\_\_\_ (details of registration office) and the land is still in possession of the lessee.

It is further certified that K.V. TILWANI EDUCATIONAL FOUNDATION having its registered office at Shop No. 2, Guruprasad Apartment, Plot No. 10, Tanaji Nagar, Chinchwad, Pune 411 033, is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of the land admeasuring 8092.71 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded by as follows :

- On or towards East : By Remaining area out of the Gat No. 1660
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Gat No. 1654 (18 Mtrs. D.P. Road)
- On or towards North : By Gat No. 1658 & 1659
- On or towards South : By Remaining Portion of out of Gat No. 1660/2  
given to M/s. Shyama Builders by Shri. Sawant and  
others.

(together with all the right of easements, hereditaments and appurtenances attached thereto)

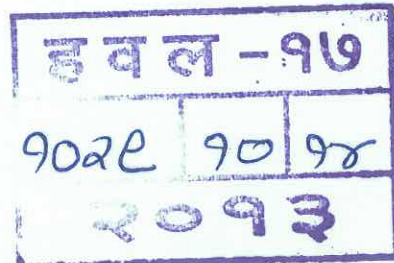
DISTRICT MAGISTRATE / REGISTERING AUTHORITY WITH DESIGNATION

(Name of Officer)

(Name of District)

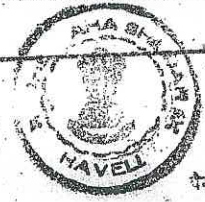
Note : Strike off whichever is not applicable.

\*\* Rule added in the Affiliation Committee's meeting held on 11/08/2005 and approved by the Governing Body at its meeting held on 09/12/2005.



गाव चिखली

तालुका हवेली



भूमापन क्रमांक १६६०	भूमापन कर्मांकचा उपविभाग २	भूधारणा पद्धती	भोगवटदाराचे नाव सुधाकर दत्तात्रय सार्वत मधुकर दत्तात्रय सार्वत भास्कर दत्तात्रय सार्वत ४१७० १३१०६ १७७७०	खाते क्रमांक	
शेताचे स्थानिक नाव				कुळाचे नाव	
लागवडीयोग्य क्षेत्र	हेक्टर	आर		इतर अधिकार	०००२७३
.....	१	७७			
.....	१	७७			
.....	०	२३			
.....	२	००			
.....	रुपये	पैसे			
.....	४	१०			
.....	४	१०			

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कर्णाराचे नाव	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र				स्वरूप	हंगम				
		पिकाचा सर्वेक्षक क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित						
३	४	५	६	७	८	९	१०	११	१२	१३				
१	२		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.				
२००५	२००५													
२००६	२००६													
२००७	२००७													
२००८	२००८													
२००९	२००९													
२०१०	२०१०													
२०११	२०११													
२०१२	२०१२													



१०२६ ११ १३  
 नमार् ११/११/२०१२  
 २१/११/२०१२  
 २०१३

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAIPT6572C



नाम /NAME

DILIP KANAIYALAL TILWANI

पिता का नाम /FATHER'S NAME

KANAIYALAL VENSIMAL TILWANI

जन्म तिथि /DATE OF BIRTH

18-08-1962

हस्ताक्षर /SIGNATURE

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



इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त I पुणे,  
"प्राप्तिकर सदन" (संलग्न भवन),  
60/61, एरंडवणे, कर्वे रोड,  
पुणे - 411 004.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Commissioner of Income-tax - I Pune,  
"Praptikar Sadan" (Annexe Building),  
60/61, Erandwane, Karve Road,  
Pune - 411 004.



सोमवार, 28 जानेवारी 2013 10:49 म.पू.

दस्त गोषवारा भाग-1

हवल17

93198

दस्त क्रमांक: 1029/2013

दस्त क्रमांक: हवल17 /1029/2013

बाजार मूल्य: रु. 2,77,85,550/- मोबदला: रु. 50,000/-

भरलेले मुद्रांक शुल्क: रु.12,50,350/-

दु. नि. सह. दु. नि. हवल17 यांचे कार्यालयात

पावती:1140

पावती दिनांक: 28/01/2013

अ. क्रं. 1029 वर दि.28-01-2013

सादरकरणाराचे नाव: लिहून घेणार के.व्ही.तिलवानी  
एज्युकेशनल फाँडेशन तर्फे चेअरमन श्री.दिलीप कन्हैयालाल  
तिलवानी

रोजी 10:48 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 280.00

पृष्ठांची संख्या: 14

दस्त हजर करणाऱ्याची सही:

एकुण: 30280.00

सह दुय्यम निबंधक, हवेली-17

सह दुय्यम निबंधक, हवेली-17

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्षा क्रं. 1 28 / 01 / 2013 10 : 49 : 01 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 28 / 01 / 2013 10 : 49 : 35 AM ची वेळ: (फी)

### प्रतिज्ञापत्र

साबर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत वसलेल्या तरतुदीनुसारच नोंदणीत घेतला जाई. वसलेल्या नोंदणी मजकूर, निष्पादक वकील, पावतीपत्र व सोबत घेतलेल्या दस्तऐवजांची आणि दस्ताची सादरपत्र, मसुदा प्रत्येकीवर बाबीसाठी आताज दस्त निष्पादक व कर्तुवीयांक हे तसेच जबाबदार राहतील.

लिहून घेणारे :

- १)
- २)

लिहून घेणारे :

- १)
- २)

iSarita v1.0














28/01/2013 10 50:51 AM

दस्त गोषवारा भाग-2

हवल17 9/1/13  
दस्त क्रमांक:1029/2013

दस्त क्रमांक :हवल17/1029/2013

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लिहून घेणार के.व्ही.तिलवानी एज्युकेशनल फौंडेशन तर्फे चेअरमन श्री.दिलीप कन्हैयालाल तिलवानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: चिंचवड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	भाडेकरू वय :-50 स्वाक्षरी:- 		
2	नाव:लिहून देणार सुधाकर दत्तात्रय ऊर्फ दत्ताराम सावंत, शालीनी सुधाकर सावंत, संजय सुधाकर सावंत, स्नेहा संजय सावंत, संतोष सुधाकर सावंत, सीमा संतोष सावंत,विशाल सुधाकर सावंत, रमिता रमेश राणे पूर्वाश्रमीचे नांव वंदना सुधाकर सावंत, भास्कर दत्तात्रय ऊर्फ दत्ताराम सावंत, शीला ऊर्फ हेमांगी भास्कर सावंत, गौरव भास्कर सावंत, करण भास्कर सावंत, मधुकर दत्तात्रय ऊर्फ दत्ताराम सावंत, मंगला मधुकर सावंत, प्रशांत मधुकर सावंत, मेघना ऊर्फ सोनल प्रशांत सावंत,विना विशाल सावंत तर्फे कु.मु. म्हणून मे. श्यामा बिल्डर्स तर्फे प्रोप्रायटर श्री.दिलीप कन्हैयालाल तिलवानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: चिंचवड, पुणे, , . पॅन नंबर:	मालक वय :-50 स्वाक्षरी:- 		
3	नाव:मे. श्यामा बिल्डर्स तर्फे प्रोप्रायटर श्री.दिलीप कन्हैयालाल तिलवानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: --, ब्लॉक नं: -, रोड नं: चिंचवड, पुणे, , . पॅन नंबर:	मान्यता देणार वय :-50 स्वाक्षरी:- 		

वरील दस्तऐवज करुन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:28 / 01 / 2013 10 : 50 : 30 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अडव्होकेट जया बाळकृष्ण उभे वय:26 पत्ता:पिंपरी, पुणे चिंचवड, पुणे पिन कोड:411018		

शिक्का क्र.4 ची वेळ:28 / 01 / 2013 10 : 50 : 46 AM

सह दुय्यम निबंधक, हवेली-17

असे प्रमाणित करण्यात येते की,  
सदर दस्तऐवजात 9/1 पान आहेत.पहिले नंबराचे पुस्तकाचे  
...902E..... नंबरी नोंदला.सह. दुय्यम निबंधक  
हवेली क्र. 9/1सह. दुय्यम निबंधक हवेली क्र. 9/1  
दिनांक 24/1/13

1029/2013