



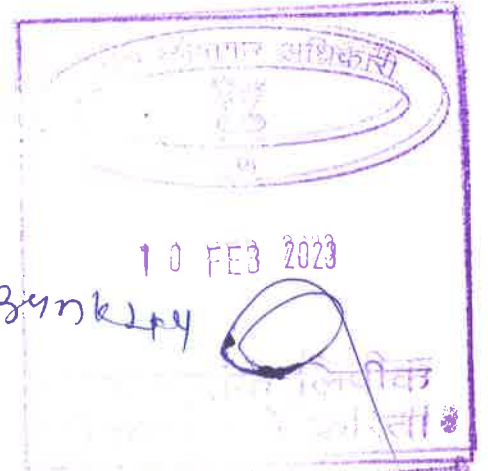
महाराष्ट्र MAHARASHTRA

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21 FEB 2023

अनु क्र. R.117 दि. 21.02.2023
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 देणाऱ्याची वस्तुस्थिति काय आहे का? होय / नाही
 मिळविल्याची वस्तुस्थिति
 देणाऱ्याकडून घेणाऱ्याचे नाव Sumerth Sahakari Bank Ltd
 पत्ता Bheynderker, Rel Puar
 देणाऱ्याकडून घेणाऱ्याचे नाव DSK Educational Trust
 हस्त लेखणीचे नाव व पत्ता Akram Wanjale - Puar



ज्या कायद्यानुसार ही वस्तुस्थिति तयार केल्या त्याच कायद्यानुसार ही वस्तुस्थिति कायद्यानुसार व कायद्यानुसार तयार केल्या आहे

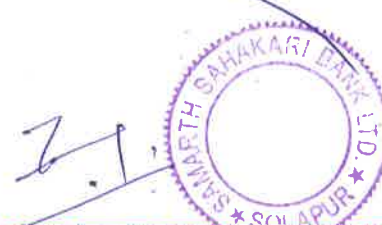
सी. आरिथनी डी. पाटसकर
 घरवना क्र. २२०११३३
 ६५८/ए, डेकर जिमखाना
 पुणे ४११००४

ANL
 देणाऱ्याकडून घेणाऱ्याची सही

Memorandum of Understanding



22 FEB 2023



Page-1

Memorandum of Understanding

This Memorandum of Understanding is made and executed at
Pune on this 22nd Day of February 2023,

BETWEEN

Samarth Sahakari Bank Ltd. Solapur.

(A Body Corporate doing the business of Banking duly registered under the provisions of the Maharashtra Co Operative Societies Act 1960, Having its Head Office at Antrolkar Shopping Centre Datta Chowk Solapur.)

Through its Deputy Manager,

Shri. Umesh Laxmikant Joshi

Age - 56 Yrs., Occ. :- Service

R/ O :- Relicon Society, Ambegaon Budruk

Pune.

Hereinafter called and referred as The Party of the "First Part"

(Which expression shall unless excluded by or repugnant to the context be deemed to include his executors, administrators, legal representative, successors and permitted assigns.)



AND

D.S.Kulkarni Educational Trust.

Reg. Under Public Trust Act, Reg. No. E-3983/Pune

PAN :- AAATD 6703 D

Through its Managing Trustee

Mrs. Sushama Sudhir Tikhe

Age: - 52 Years, Occ.

R/O: - Flat No. 5, Namdev Smruti , Panmala,

Pune - 411030.



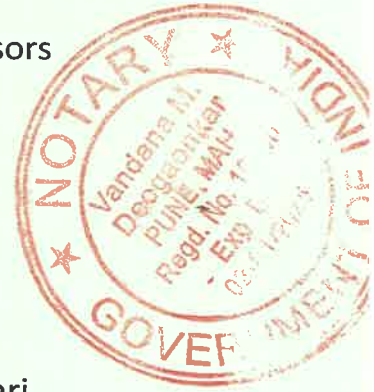
Hereinafter collectively called and referred as The Party of the
"Second Part"

(Which expression shall unless excluded by or repugnant to the
context be deemed to include Said Trust, it's present trustees and
their executors, administrators, legal representative, successors
and permitted assigns.)

Description of the Property

All that piece and parcel of the land situated at Village Dhayari ,
Taluka Haveli, Dist, Pune bearing Survey no.123/1 , 123/19,
123/28, 123/29, 123/1 and 123/28 collectively having total area
25623 Sq.Mtr. along with building thereon (i.e. building Adm.
2858.23 Sq.Mtr. constructed on the said land).

(Hereinafter collectively referred as the "Said Property")



WHEREAS,

The said property mentioned in the above schedule is owned and
possessed by the Party of the First Part by the way of Certificate of
Sale vide Sr.No.8172/2021 dt.10/12/2021 And Party of the First
Part is absolute owner and possessor of the Said Property and
assured that Said property is clear and free from all encumbrances.

- A) Party of the First Part has expressed their willingness to sale the
Said Property on "As is where is, as is what is and whatever there
is" basis and Party of the Second Part is at present running school
known as "DSK School" has approached to Party of the First Part
and given the proposal for purchasing the Said Property so that,
activity of "DSK School" will not be disturbed.

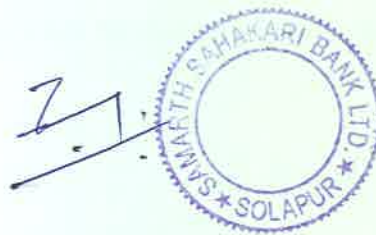


B) Considering the proposal of the Party of the Second Part, Party of the First Part has approved the proposal in its Board meeting vide board resolution number 26 dt. 20 /02 /2023 on executing Memorandum of Understanding with following terms and conditions

C) Considering the proposal of the Party of the First part , party of the second part in its meeting vide Resolution dated 15th Feb 2023 has approved to purchase the said property on executing Memorandum of Understanding with following terms and conditions, so that, activity of "DSK School " will not be disturbed and there will be no loss for the students of "DSK School".

NOW BOTH THE PARTIES ARE ENTERING INTO THIS MEMORANDUM OF UNDERSTANDING ON FOLLOWING TERMS AND CONDITIONS :-

- 1) Party of the Second Part agree to purchase the said property (i.e. Land portion along with constructed building thereon) for total consideration amount of **Rs. 25,50,00,000/-** (Rs. Twenty Five Crores Fifty Lakh Only) from Party of the First Part i.e. from Samarth Sahakari Bank Ltd. Solapur.
- 2) (a) Out of the total consideration amount Party of the Second Part has paid **Rs. 5,50,00,000/-** (Rs. Five Crore Fifty Lakh Only) on 05/12/2022 vide RTGS No. **UBINH22346576121** dt. **12/12/2022** through **Union Bank of India** Branch **DSK Vishwa, Pune**. (The Receipt of the said amount is acknowledged by Party of the First Part and No separate receipt is required).



Shrin

(b) The Party of the Second Part agree to pay balance amount of Rs. 20,00,00,000/- (Rs. Twenty Crore Only) as below :-

Amount (Rs.)	Particulars
Rs. 1,00,00,000/-	will be paid on or before 31/03/2023
Rs. 3,00,00,000/-	will be paid on or before 30/06/2023
Rs. 4,00,00,000/-	will be paid on or before 30/09/2023
Rs. 3,00,00,000/-	will be paid on or before 31/12/2023
Rs. 6,00,00,000/-	will be paid on or before 31/03/2024
Rs. 3,00,00,000/-	will be paid on or before 30/06/2024
Rs. 20,00,00,000/-	(Rs. Twenty Crores Only)

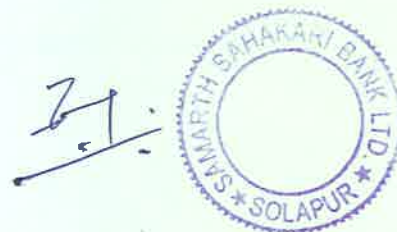
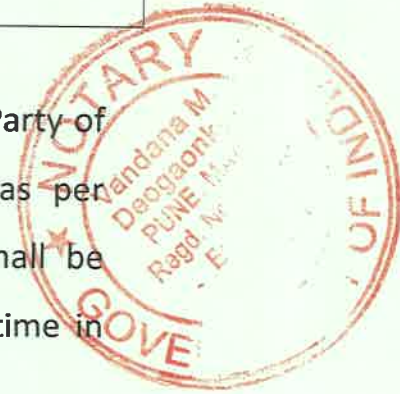
(c) Total amount of the consideration shall be paid by the Party of the Second Part after deduction of Income Tax (TDS) as per applicable rates and TDS Certificate of the deduction shall be issued by the Party of the Second Part within stipulated time in favour of Party of the First Part.

3) Party of the First Part hereby agree that after receipt of entire amount, the y will execute Sale Deed/Conveyance Deed on or before 30/06/2024 in respect of the said property in favour of Party of the Second Part and /or it's Assignee /Transferee.

4) Party of the Second Part agrees to bear stamp duty and registration charges for the purchase of the said property.

5) Party of the First Part is going to sale the Said Property on "as is where is, as is what is and whatever there is basis so Party of the First Part is not responsible for any government tax or dues regarding the Said Property and Party of the Second Part hereby agree to bear all such government taxes and dues if any.

6) Party of the second part has done all the legal due diligence regarding the title of the said property and found the title clear and marketable .



- 7) Party of Second part has right to assign all its rights / title on the property either in part or full at its discretion to any other person/Party and Party of First Part is duty bound to complete the transaction by effecting one or more sale deed/s in favour of Party of the Second Part or its Transferee/Assignee..
- 8) If party of Second Part fails to deposit the total amount within specified period (i.e on or before 30th June 2024) then in that case Party of the first Part reserves its to sale the said property to any other entity with better consideration amount. In such event Party to first Part will refund the entire amount collected from Party to second part.
- 9) It is agreed that, Crystal clear title and hassle free irrevocable possession is the sole responsibility of the Party of the First Part and it is the essence of this MOU. Party of the First Part is responsible only If any disputes /legal cases arises on the title of property only on account of sale deed no. 8172/2021 dt.10/12/2021. In such event it is sole responsibility of the party of first to get it clear at their cost. In such circumstances party of second reserve right to call back the consideration paid
- 10) This MOU shall be made in two original copies out of that one copy will be retained by Party of the First Part and another will be retained by Party of the Second Part.

IN WITNESS WHEREOF the Parties hereto have set and subscribed his respective Hand and Seal hereunto on the 22 Day of February 2023.

SIGNED AND DELIVERED BY
WITHIN NAMED

Samarth Sahakari Bank Ltd., Solapur
Through its Deputy Manager,
SHRI. UMESH LAXMIKANT JOSHI



SIGNED AND DELIVERED BY
WITHTIN NAMED
D.S.Kulkarni Educational Trust
Through its Managing Trustee
MRS. SUSHAMA SUDHIR TIKHE



IN THE PRESENCE OF WITNESSES:-

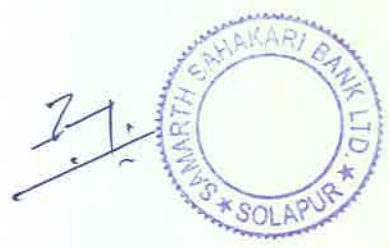
- 1) SIG. : [Signature]
NAME: Amol Narayan Phale
ADD : Budhwar Peth, Solapur.
- 2) SIG. : [Signature]
NAME: Shilpa S. Deshpande
ADD : Vasun B 203, DSK Vishwa
Pune-HI



BEFORE ME
[Signature]

Vandan M. Deogaonkar
Advocate & Notary
Govt. of India, Pune
Regd. No: 16140

Sr. No. 94/2023
22/02/2023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

JOSHI UMESH LAXMIKANT

LAXMIKANT SITARAMCHARYA JOSHI

10/03/1966
Permanent Account Number

AERPJ4811K

Umesh
Signature

28072012

Umesh





सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1037/32004/06798

To,
उमेश लक्ष्मीकांत जोशी
Umesh Laxmikant Joshi
42, Dnyaneshwar Housing Society, Majarewadi, Hotgi Road
Solapur
22/10/2011
Zilla Nayalaya Solapur Solapur
Maharashtra 413003
9881736428

Ref: 62 / 15E / 122215 / 123690 / P



UE468351045IN



आपला आधार क्रमांक / Your Aadhaar No. :

5203 3107 9857

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



उमेश लक्ष्मीकांत जोशी
Umesh Laxmikant Joshi
जन्म वर्ष / Year of Birth : 1966
पुरुष / Male




5203 3107 9857


आधार — सामान्य माणसाचा अधिकार

Handwritten signature

भारत सरकार
GOVERNMENT OF INDIA



सुपमा सुधीर तिखे
Sushama Sudhir Tikhe
जन्म वर्ष / Year of Birth : 1962
स्त्री / Female



7683 3448 8086

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUSHAMA SUDHIR TIKHE
NILKANTH WAMAN PHADKE

09/08/1962
Permanent Account Number
AGVPT1676L

भारत सरकार



Signature

S. Tikhe

NOTARY * INDIA *
Vandana M.
Dogaonkar
PUNE, MAH.
Regd. No. 19140
Exp. Dt.
02/01/2025
* * GOVERNMENT OF INDIA * *

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CMVPB6972M

नाम / Name
AMOL NARAYAN BHALERAO

पिता का नाम / Father's Name
NARAYAN BHALERAO

जन्म की तारीख
Date of Birth
26/10/1990

हस्ताक्षर / Signature

04022020



[Handwritten signature]





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/13941/36026

Download Date: 10/10/2018

To
अमोल नारायण भालेराव
Amol Narayan Bhalerao
1/45, Budhwar Peth, Jay Malhar Chowk
Opp Vitthal Mandir
Solapur
Solapur Maharashtra - 413002
9637581023

Generation Date: 25/09/2018

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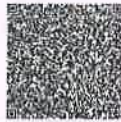
माझे आधार, माझी ओळख



भारत सरकार
Government of India



अमोल नारायण भालेराव
Amol Narayan Bhalerao
जन्म तारीख/DOB: 26/10/1990
पुरुष/ MALE



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VID : 9135 0037 4510 0451

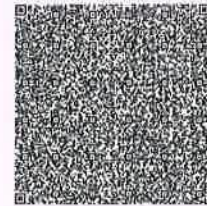
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भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
1/45, बुधवार पेठ, जय मल्हार चौक, विठ्ठल मंदिर समोर,
सोलापूर, सोलापूर,
महाराष्ट्र - 413002

Address:
1/45, Budhwar Peth, Jay Malhar Chowk,
Opp Vitthal Mandir, Solapur, Solapur,
Maharashtra - 413002



QR Code with Photograph

XXXX XXXX 1841
VID : 9135 0037 4510 0451



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www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT
SHILPA SACHIN DESHPANDE
SUDHIR NARAYAN TIKHE
23/11/1982
Permanent Account Number
ATOPD7264J
Signature

भारत सरकार
GOVT. OF INDIA

भारत सरकार



31122003





भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक:/ Enrolment No.: 2006/12524/12230

To
शिल्पा सचिन देशपांडे
Shilpa Sachin Deshpande
AB-205, Megh malhar
Kirkatwadi
DSK Vishwa
Pune City
Vadgaon Budruk
Pune Maharashtra - 411041
8421218689

Download Date: 16/11/2017
Generation Date: 16/10/2017

Signature Not Verified
Details shared by
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Date: 2017.11.16 08:31:29
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आपला आधार क्रमांक / Your Aadhaar No. :

9207 8312 4198

माझे आधार, माझी ओळख



भारत सरकार
Government of India



शिल्पा सचिन देशपांडे
Shilpa Sachin Deshpande
जन्म तारीख/DOB: 23/11/1982
महिला/ FEMALE



9207 8312 4198

माझे आधार, माझी ओळख



Government of India



सूचना

- आधार ओळखीचे प्रमाण आहे. नागरीकत्वेचे नाही.
- ओळखीचे प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रक्रिये द्वारा तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

Address:

AB-205, Megh malhar, Kirkatwadi,
DSK Vishwa, Pune City, Pune,
Maharashtra - 411041

पत्ता:

एबी-205, मेघ मल्हार, किरकटवाडी, डीएसके
विश्व, पुणे शहर, पुणे,
महाराष्ट्र - 411041

9207 8312 4198

