

SCAN: 6:24

12/14/2022

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CHALLAN
MTR Form Number-6



GRN	MH015892930202122E	BARCODE			Date	31/03/2022-08:14:23	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)	AKHPG1973H			
Location	PUNE			Full Name	ADITYA RAJIV GHULE			
Year	2021-2022 One Time			Flat/Block No.	S NO 91			
Account Head Details	Amount In Rs.			Premises/Bullding				
0030046401	Stamp Duty	1098500.00		Road/Street	MANJARI BK			
0030063301	Registration Fee	30000.00		Area/Locality	PUNE			
				Town/City/District				
				PIN	4	1	2	3 0 7
				Remarks (If Any)	SecondPartyName=PODAR CHARITY TRUST BY ITS PRINCIPAL OF PODAR SCHOOL WAGHOLI MUNISH SHARMA-			
				Amount In	Eleven Lakh Twenty Eight Thousand Five Hundred Rup			
				Words	ees Only			
Total		11,28,500.00						
Payment Details	CENTRAL BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	02810672022033141877	144558024	
Cheque/DD No.				Bank Date	RBI Date	31/03/2022-08:14:23	31/03/2022	
Name of Bank				Bank-Branch	CENTRAL BANK OF INDIA			
Name of Branch				Scroll No. , Date	2 , 31/03/2022			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंध कार्यालय नोदणी कारवायाच्या दस्तऐवजी लागू आहे. नोदणी न करवायाच्या दस्तऐवजी सदर चलन लागू नाही.

Mobile No. 9881113023

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03

Challan Defaced Date: 2022.07.15
17:22:53 IST

Reason: GRA Secure Document
Location: India

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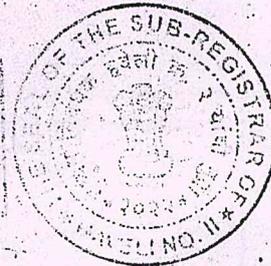
Sr. No.	Defacement No.	Defacement Date	User Id	Defacement Amount	
1	(IS)-2-14144	0002512185202223	15/07/2022-16:20:03	IGR009	30000.00
2	(IS)-2-14144	0002512185202223	15/07/2022-16:20:03	IGR009	1098500.00
Total Defacement Amount					11,28,500.00

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3103202204824	Date 14/07/2022
Received from ADITYA RAJIV GHULE , Mobile number 9898898656, an amount of Rs. 1200/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name CBIR	Date 31/03/2022
Bank CIN 10004152022033104452	REF No. 145369286
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN	MH00485638020223E	BARCODE					Date	12/07/2022-13:09:02	Form ID		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Non-Judicial Stamps Duty on Unstampd or Insuff stampd doc IGR Mumbai				TAX ID / TAN (If Any)						
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN				PAN No.(If Applicable)	AKHPG1973H					
Location	PUNE				Full Name	ADITYA RAJIV GHULE					
Year	2022-2023 One Time				Flat/Block No.	SR. NO. 91					
Account Head Details			Amount In Rs.		Premises/Building						
0030053501	Amount of Tax		2935100.00		Road/Street	MANJARI BK.					
					Area/Locality	PUNE					
					Town/City/District						
					PIN	4	1	2	3	0	7
					Remarks (If Any)						
					EYN CASE NO. 337/2022 PODAR CHARITY TRUST BY ITS PRINCIPAL						
					OF PODDAR SCHOOL WAGHOLI						
					Amount In	Twenty Nine Lakh Thirty Five Thousand One Hundred					
					Words	Rupees Only					
Total					29,35,100.00						
Payment Details				UNION BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02901792022071250283	511363707				
Cheque/DD No.				Bank Date	RBI Date	12/07/2022-13:12:10	Not Verified with RBI				
Name of Bank				Bank-Branch		UNION BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

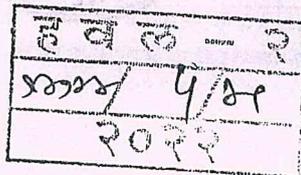
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9860577901

सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0002432498202223	12/07/2022-18:29:58	IGR002	2935100.00
Total Defacement Amount					29,35,100.00



प्रस्तुत दस्तावर वसूल केलेले मुद्रांक शुल्क हे करदात्याच्या स्वेच्छेने व त्यांचे सोईसाठी वसूल केले आहेत . मात्र याचा अर्थ असा नाही की, निम्न प्राधिका-याने संबंधिताचे मालकी हक्काबाबत खात्री केली आहे अथवा त्यास मान्यता दिली आहे

IMPOUNDED U/S 33 OF
THE MAHARASHTRA STAMP ACT

COLLECTOR OF STAMPS PUNE

M.V/CONSIDERATION : Rs.8,06,71,500/-

EVN NO : 337/2022

OFFICE OF THE COLLECTOR OF STAMPS -

DATE : 13/06/2022

RECEIVED FROM : ADITYA RAJIV GHULE
PRESIDING AT : PUNE

INSUFFICIENT STAMP DUTY OF : Rs.29,35,100/-
(RUPEES : TWENTY NINE LAKH THIRTY FIVE THOUSAND
ONE HUNDRED ONLY

E-CHALLAN GRN NO : MH00485638020223E
DATED : 12/07/2022

CHARGEABLE UNDER ARTICLE : 36(iv) (See 25a.b)
CERTIFIED UNDER SECTION 41 OF THE MAHARASHTRA

STAMP ACT THAT PROPER DUTY OF : Rs.40,33,600/-
(RUPEES : FORTY LAKH THIRTY THREE THOUSAND SIX
HUNDRED ONLY

AND PENALTY OF : Rs.2,35,000/-
(RUPEES : TWO LAKH THIRTY FIVE THOUSAND ONLY
E-CHALLAN GRN NO : MH00485792620223E

DATED : 12/07/2022

UNDER SECTION 39 OF SCHEDULE-I HAVE BEEN PAID IN
RESPECT OF THE INSTRUMENT.

THIS CERTIFICATE IS SUBJECT TO THE PROVISIONS OF SECTION
53 A OF THE MAHARASHTRA STAMP ACT.

PLACE : PUNE

DATE : 13/07/2022



COLLECTOR OF STAMPS
PUNE CITY, PUNE

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम, अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिका-यासमोर दाखल झाल्यास मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य, पुणे याचे परीपत्रक क्र.का.4/प्र.क्र.617/2011/3008 दिनांक 22/12/2011 व नोंदणी अधिनियम, 1908 च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

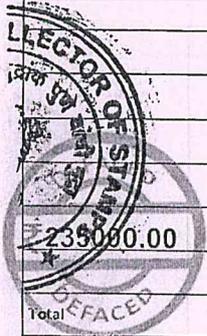
मुद्रांक जिल्हाधिकारी, पुणे शहर, पुणे



CHALLAN
MTR Form Number-6



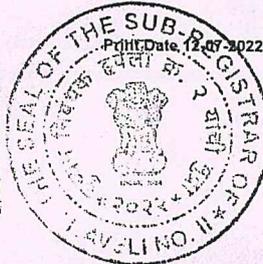
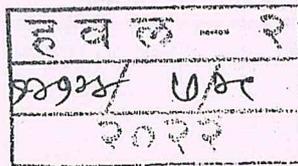
GRN	MH00485792620223E	BARCODE	[Barcode]		Date	12/07/2022-13:22:53	Form ID			
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Non-Judicial Stamps Fine and Penalties IGR Rest of Maharashtra			TAX ID / TAN (If Any)						
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			PAN No.(If Applicable)	AKHPG1973H					
Location	PUNE			Full Name	ADITYA RAJIV GHULE					
Year	2022-2023 One Time			Flat/Block No.	SR. NO. 91					
Account Head Details		Amount In Rs.	Premises/Bulding							
0030055301 Fines		235000.00	Road/Street		MANJARI BK.					
			Area/Locality		PUNE					
			Town/City/District							
			PIN		4	1	2	3	0	7
			Remarks (If Any)							
			EVN CASE NO. 337/2022 PODAR CHARITY TRUST BY ITS PRINCIPAL							
			OF PODAR SCHOOL WAGHOLI							
			Amount In		Two Lakh Thirty Five Thousand Rupees Only					
Total		2,35,000.00	Words							
Payment Details			UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02901792022071250337		511364171			
Cheque/DD No.			Bank Date	RBI Date	12/07/2022-13:25:25		Not Verified with RBI			
Name of Bank			Bank-Branch		UNION BANK OF INDIA					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9860577901
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्ताखाती लागू आहे. नोंदणी न करावयाच्या दस्ताखाती सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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Total Defacement Amount					2,35,000.00



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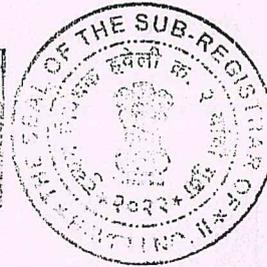
CHALLAN
MTR Form Number-6

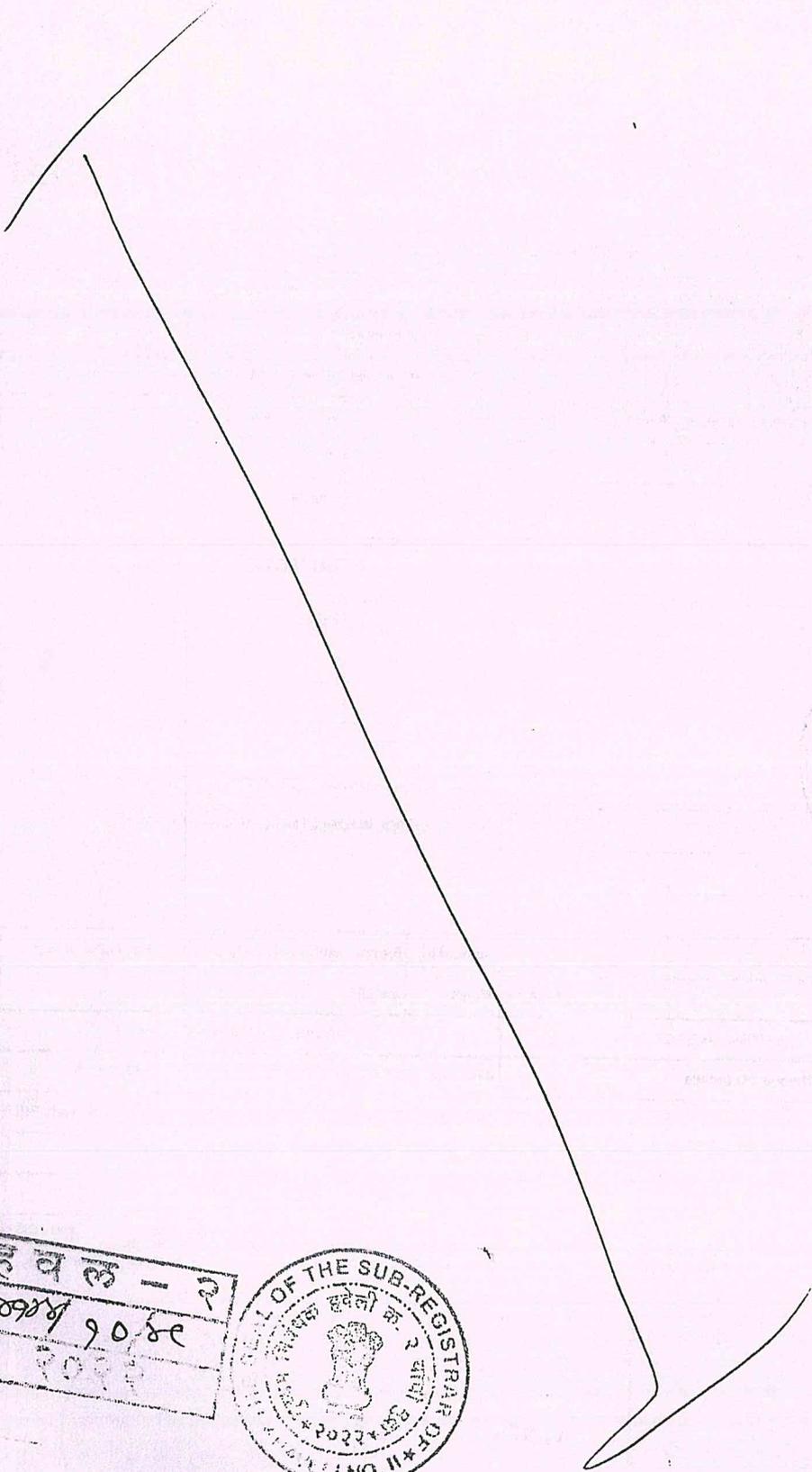


GRN	MH015892930202122E	BARCODE	Date		31/03/2022-08:14:23	Form ID	36
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		PAN No.(If Applicable)	AKHPG1973H			
Location	PUNE		Full Name	ADITYA RAJIV GHULE			
Year	2021-2022 One Time		Flat/Block No.	S NO 91			
Account Head Details	Amount In Rs.	Premises/Building					
0030046401 Stamp Duty	1098500.00	Road/Street	MANJARI BK				
0030063901 Registration Fee	30000.00	Area/Locality	PUNE				
		Town/City/District					
		PIN	4 1 2 3 0 7				
		Remarks (If Any)	SecondPartyName=PODAR CHARITY TRUST BY ITS PRINCIPAL OF PODAR SCHOOL WAGHOLI MUNISH SHARMA-				
		Amount in	Eleven Lakh Twenty Eight Thousand Five Hundred Rup				
Total	11,28,500.00	Words	ees Only				
Payment Details	CENTRAL BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	02810672022033141877	144558024			
Cheque/DD No.	Bank Date	RBI Date	31/03/2022-08:15:12	Not Verified with RBI			
Name of Bank	Bank-Branch		CENTRAL BANK OF INDIA				
Name of Branch	Scroll No. , Date		Not Verified with Scroll				

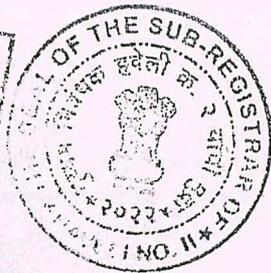
Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9881113023
सदर चलन केवल दुसरेम निबधक कार्यालयात नोंदणी करावयाच्या दस्ताव्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्ताव्यासाठी सदर चलन लागू नाही.

₹ 11,28,500/-
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LEASE DEED

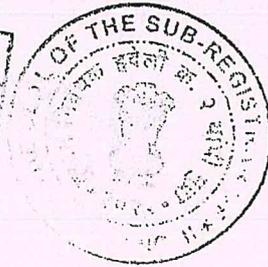
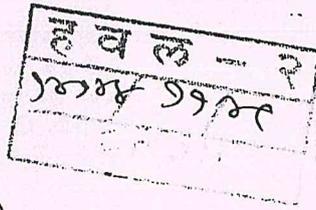
BY AND BETWEEN:

MR. ADITYA RAJIV GHULE.

AND

PODAR CHARITY TRUST.

DATED 31/05/2022 31/05/2022



[Signature]

[Signature]

LEASE DEED

P. Ghule This Lease Deed (the "Lease Deed") is made and executed at Pune on this 31st day of May 2022 by and between;

Mr. Aditya Rajiv Ghule Age __ years son of Mr. Rajiv Ghule residing at Manjri Pune (Krishnadeep, Manjri Farm, Solapur Road, Pune - 412307), hereinafter referred to as "Lessor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the respective legal heirs, executors, administrators and assigns) ONE PART;

AND

Podar Charity Trust, a Trust registered under the Trust Act having its head office at Podar Centre, 85, Chamarbaug Post office lane, Dr. Ambedkar road, Parel Mumbai - 440012 hereinafter referred to as lessee represented by its Principal of Podar International School Sara City, Mr. Sudhanshu Shekar Nayak, G-701, MontVert Seville Cooperative Society Ltd, Survey Mo 181-182, Datta Mandir Road, Wakad Pune-411057 and acting through its Authorized Signatory (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Trustees for the time being and from time to time of the said Trust and the sole surviving Trustee and his/her executors, administrators, or assigns) ON THE OTHER PART. hereinafter referred to as the "Lessee".

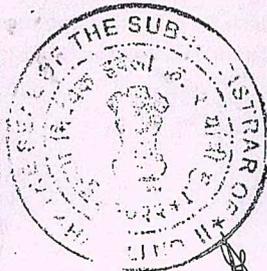
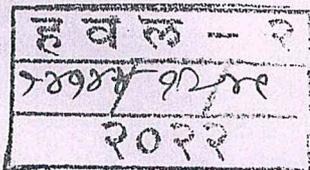


The Lessor and the Lessee shall hereinafter be individually referred to as "Party" and collectively as "Parties".

WHEREAS

- A. The Lessor herein is the owner of and absolutely seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of land -situated at Manjri - Pune within PMC having an area admeasuring not less than 1.5 acres (65,340) sq. ft. (Survey No. 91/34 Behind Kumar Meadows Manjri Farm Solapur Road Pune - 412307) hereinafter referred to as the "Plot / Land" and is more particularly described in Annexure - 1 hereinafter written.
- B. The Lessee has represented to the lessor that they desire to conduct educational activities (hereinafter referred to as said purpose) on the said

P. Ghule



P. Ghule

plot on long term possession of the Plot to the Lessee for a term of 30 (Thirty) years and the Lessee is desirous of taking on lease the Plot, on the terms and conditions hereinafter mentioned.

- C. The Lessee has agreed to take the Plot / Land (hereinafter collectively referred to as the "Demised Premises") on lease and the Lessor has agreed to grant the Demised Premises on the lease to the Lessee subject to and on the terms and conditions hereinafter agreed to between the Parties.

NOW THEREFORE IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND ADEQUACY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES INTENDING TO BE BOUND LEGALLY, AGREE AS FOLLOWS:

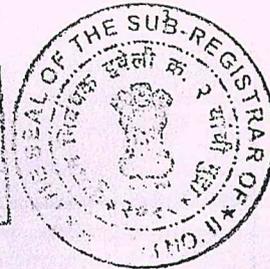
1. INTERPRETATION

In this Lease Deed:

- 1.1. Recitals hereinabove mentioned shall be treated as and form a part of the operative part of this Lease Deed;
- 1.2. Unless the context otherwise requires, capitalized terms defined in this Lease Deed by inclusion in quotations and/or parenthesis have the meanings so ascribed;
- 1.3. The descriptive headings of the Clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of this Lease Deed;
- 1.4. The use of words in the singular or plural, or with a particular gender, shall not limit the scope or exclude the application of any provision of this Lease Deed to any Person or Persons or circumstances as the context otherwise permits;
- 1.5. The terms "hereof", "herein", "hereto", "hereunder" or similar expressions used in this Lease Deed mean and refer to this Lease Deed and not to any particular section of this Lease Deed;
- 1.6. Where a word or phrase is defined, other parts of speech and grammatical forms of that word or phrase shall have the corresponding meanings; the headings and bold interfaces shall be ignored while construing the provisions of this Lease Deed;
- 1.7. Any reference to a clause, annexure, sub-clause, paragraph, sub-



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[Handwritten signatures]

paragraph, schedule or recital is a reference to a clause, annexure, sub-clause, paragraph, sub-paragraph, schedule or recital of this Lease Deed;

- 1.8. Any reference to any statute shall be construed as including all statutory provisions consolidating, amending or replacing such statute, now existing or in force hereafter;
- 1.9. The term, "including" shall mean "including, without limitation". The term "including" is only illustrative and not exhaustive;
- 1.10. Unless otherwise specified whenever any payment is to be made or action to be taken under this Lease Deed is required to be made or taken on a holiday, such payment shall be made or action taken on the immediately following day which is not a holiday; and
- 1.11. The schedules and annexure annexed to this Lease Deed form an integral part of this Lease Deed.

2. DEFINITIONS

In this Lease Deed, except to the extent the context otherwise requires:

"Applicable Law" shall mean any statute, law, regulation, ordinance, rule, judgment, notification, order, decree, bye-law, permits, licenses, approvals, consents, authorisations, government approvals, directives, guidelines, requirements or other governmental restrictions, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing by any authority having jurisdiction over the matter in question in effect as of the date of this Lease Deed.

"Demised Premises" shall have the meaning ascribed to it in Recital D.

"Lease Deed" shall mean the lease deed for the Demised Premises and any duly executed written modifications thereto as may be agreed between both the Parties from time to time.

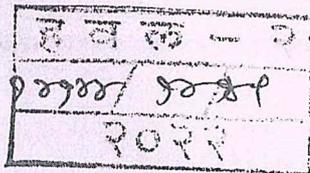
"Lock in Period" shall have the meaning ascribed to it in Article 4.2 of this Lease Deed.

"Lease Term" shall have the meaning ascribed to it in Article 4.1 of this Lease Deed.

"Lease Charges" shall have the meaning ascribed to it in Article 5.1 of this Lease Deed.

"Security Deposit" shall have the meaning ascribed to it in Article 5.2

"Plot" shall have the meaning ascribed to it in Recital A.



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3. GRANT OF LEASE

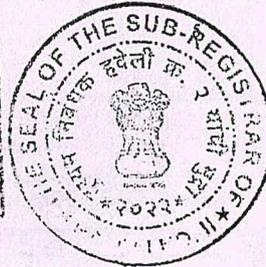
Subject to the Lease Charges to be paid, and the respective terms, conditions and covenants, to be observed and performed by the Lessee, the Lessor has granted lease of and has demised unto the Lessee, the Demised Premises and the Lessee has accepted the grant of the lease of the Demised Premises from the Lessor, in the manner and subject to and on the terms and conditions contained in this Lease Deed.

4. LEASE TERM, LOCK - IN AND TERMINATION

- 4.1. The term of lease of the Demised Premises shall be for a period of 30 (Thirty) years commencing from 1st June 2023 and will end on 31st May 2053 ("Lease Term").
- 4.2. If the Lessee intends to surrender the lease hold rights before the expiry of agreed period of lease of 30 years, but after the lock in period of 20 years then the lessee shall give one years notice in advance to the respective Lessor regarding intention of lessee to terminate the lease. The Lessor cannot terminate the lease agreement.
- 4.3. After expiry of the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach a consensus for a period of 30 (thirty) days from the date of offer being made by the Lessor, the Lessor shall be free to hold or sell the Demised Premises and the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor.
- 4.4. During the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach to a consensus for a period of 30 (thirty) days from the date of offer being made by Lessor, the Lessor can sell the Demised Property to third party/ies provided rights of the Lessee under this Lease Deed are protected. In the event the Lessee decides to exercise the option to purchase the Demised Premises then on the date of such sale transaction and on full and final settlement between the Parties this Lease Deed will stand terminated. Any sale or purchase of the aforesaid land will be transacted through appropriate sale deed.
- 4.5. After expiry of the Lease Term, unless the Lessee purchases the Demised Premises the Lessee shall handover the vacant and peaceful possession of the Demised Premises to the Lessor and the Lessor shall refund the Security Deposit paid by the Lessee after adjusting any unpaid dues related to electricity, water or such other amenities as may have been provided by the Lessor.



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- 4.6. Except for any reasonable wear and tear and damages and breakages, the Lessee shall deliver vacant and peaceful possession of the Demised Premises which shall be in the same condition as it was taken at the time of entering into this Lease Deed. The Lessor will refund the security deposit paid by the Lessee, after adjusting the unpaid dues if any.

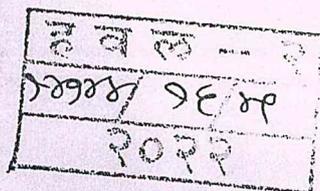
5. LEASE CHARGES AND SECURITY DEPOSIT

- 5.1 The Lessee shall within maximum 10 (Ten) days of every calendar month pay to the Lessor an advance Lease charges / monthly compensation of Rs Ninety thousand only (Rupees Ninety thousand only), or whatever area is finalised during joint measurement which will be at the rate of two rupees only per sq.ft.
- 5.2 The Lessee will pay a interest free refundable security deposit of Rs 5,40,000 (Rupees Five lakhs & forty thousand to the Lessor. This amount will also vary as per actual land measurement
- 5.3 The Lease Charges are subject to Tax Deducted at Source ("T.D.S.") at applicable rate from time to time as per government directives. G.S.T or such other tax wherever applicable will be paid by the Lessee over and above the Lease Charges.
- 5.4 In case Lessee fails to pay the Lease Charges after expiry of 60 (sixty) days from the 1st (first) day of the calendar month, interest at the rate of 18 % (eighteen percent) per annum shall be payable on the Lease Charges amount for the period commencing from the 1st (first) day of the month until the date of payment of the Lease Charges.
- 5.5 The payment of lease charges shall be made by account payee cheque / RTGS NEFT favouring the Lessor.
- 5.6 The Security Deposit will be held by the Lessor during the Lease Term and shall be refunded to the Lessee on the expiry or earlier termination of this Lease Deed.
- 5.7 The monthly compensation shall be increased by ten percent at the end of every three years and such increased compensation shall prevail over next thirty six months.



6. LESSEE'S COVENANTS AND UNDERTAKINGS

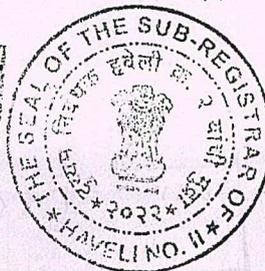
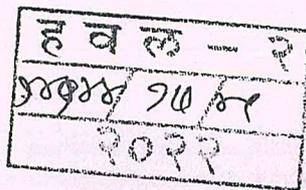
- 6.1 The Demised Premises shall be used and occupied by the Lessee solely and exclusively for carrying out the said purpose and for no other purpose. The Lessee undertakes that it shall not sub - lease, sub-let, underlet, or assign or grant on leave and license or part with or share possession in any manner whatsoever of the whole or part of the Demised Premises. The Lessee shall not use the Demised Premises for the use of conducting any personal and/or family gathering such as marriage, family function, parties, get together except with the prior permission of the Lessor.
- 6.2 The Lessee shall not do or cause or allow or permit to be done any act of illegal



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nature in or around the Demised Premises. The lessor shall not be liable for any such illegal acts of the lessee. The lessee undertakes to indemnify the lessor against any financial losses, penalties, cost, charges, fine etc that the lessor may have to suffer or imposed on the lessor on account of such illegal acts of the lessee.

- 6.3 The Lessee shall maintain the Demised Premises at its cost & responsibility until the expiry or earlier determination of the Lease and shall leave the same in as good a condition as they were in on the date of handover except for any reasonable wear and tear.
- 6.4 The Lessee shall permit the Lessor and / or its authorized representatives to enter upon the Demised Premises for inspection, with 24 (twenty four) hours prior written notice thereof to the Lessee except in the case of emergency when the notice will be deemed to have been waived.
- 6.5 The Lessee shall not store or allow to be stored in the Demised Premises any goods, articles or things of a hazardous inflammable explosive corrosive toxic or combustible nature, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as may be recommended by the Lessor and/or the concerned authorities.
- 6.6 The Lessee shall not do or suffer to be done in or around or upon the Demised Premises any act or omission, whereby the policy of insurance in respect of the Demised Premises may become void or voidable.
- On and from 1st June 2023 or three months from handing over the plot the Lessee shall regularly pay the Lease Charges and all other amounts payable under this Lease Deed as provided herein. The provisions in respect of liability to pay interest on any delayed payments, is in addition to and is without prejudice to the right of the Lessor to terminate this Lease Deed as provided herein.
- 6.8 The Lessee shall indemnify and keep indemnified the Lessor against all losses, costs, or damages that may be suffered by the Lessor as a result of breach, non-observance or non-performance by the Lessee of any of the provisions of this Lease Deed.
- 6.9 The Lessee shall not create any charge or security or mortgage the Demised Premises for securing loan from any bank and/or financial institution without obtaining the necessary No Objection letter from the Lessee.
- 6.10 The Lessee shall pay and discharge all the taxes, liabilities and/or expenses, payments of the suppliers, vendors or any third parties incurred for the purpose of running and operation of the school.
- 6.11 Upon expiry or earlier determination of this Lease Deed, the Lessee shall deliver vacant and peaceful possession of the Demised Premises.

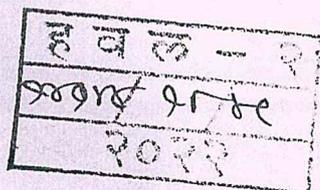
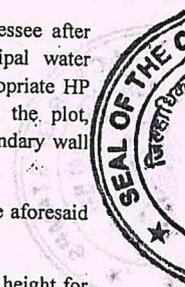


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- 6.12 All outgoing Municipal Corporation/Grampanchayat and N.A. taxes will be paid by the Lessor only.
- 6.13 Lessee will be responsible for all the activities within the demised premises.
- 6.14 The lessee, its employees, agents, representatives, will not involve in any such activity which will create a negative impact on the image & reputation of the lessor.
- 6.15 Lessee will not mortgage demised premises

7. **LESSORS' COVENANTS AND UNDERTAKINGS**

- 7.1 The Lessor shall not do or suffer to be done any act on thing hereby the interest and the rights of the Lessee in the Demised Property are in any manner affected or prejudiced.
- 7.2 That on the Lessee paying the Lease Charges, the Lessee may peaceably and quietly hold, possess and enjoy the Demised Property and run, operate and manage the school in the Demised property without disturbance, claim and demand whatsoever by the Lessor or any person lawfully or equitably claiming by, form, under or in trust of the Lessor.
- 7.3 The Lessor shall give possession of the said plot / land to the lessee after effectively accomplishing ground levelling, Provisioning Municipal water connection & two in number borewell with motor pumps of appropriate HP rating, removing/shifting of cables or any object running over the plot, rendering electricity supply with appropriate transformer, RCC boundary wall of six feet height etc.
- 7.4 In future if lessee tends to establish any kind of construction on the aforesaid plot then lessor will provision the same to meet lessees requirement.
- 7.5 The Lessor at his cost will construct RCC boundary wall of six feet height for the aforesaid property as offered on lease which will be executed prior to handing over the plot.
- 7.6 The measurement of the property for earmarking the portion given on lease to the Lessee will be done through the competent person and the measurement finalized by such competent person will be accepted by both the parties as final.
- 7.7 The Lessor will provision basic necessities like electricity with appropriate transformer and municipal/grampanchayat drinking water connection at the said plot.
- 7.8 All the taxes including direct as well as indirect taxes, including non agricultural Tax on land including municipal corporation tax shall be paid during the lease period by the Lessor. G.S. T and Service Tax as applicable will be paid by the Lessee.



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- 7.9 The Lessor will provide one bore well for gardening / water purpose.
- 7.10 The Lessee only will have a right to put its name on the building, gates and compound wall during the period of lease.
- 7.11 The Lessee at any time during the lease period may offer to purchase the entire plot at mutually agreed rate but its not necessary for the lessor to sell the plot Upon acceptance of the same by the Lessor this agreement shall cease to be in operation.
- 7.12 That, after expiry of lease period, the lessee shall deliver the possession of the land on that date on as is where is condition. However, at the end of expiry of period by mutual understanding and consent of both the parties, the period can be extended on such terms and conditions agreeable to both the parties and by executing a separate necessary document/s.

8. **JOINT REPRESENTATIONS, WARRANTIES AND COVENANTS**

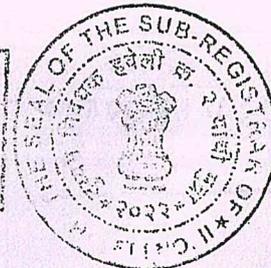
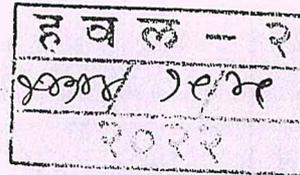
Each Party hereby, to the extent applicable to it, represents and warrants as follows:

It is duly organized, validly existing and in good standing under Indian laws.

It has all requisite power and authority to conduct its business, to own its properties, and to execute, deliver and perform its obligations under this Lease Deed

- 8.3 It has all requisite legal power and authority to execute this Lease Deed and to carry out the terms, conditions and provisions hereof.
- 8.4 All permissions/approvals necessary or required for the execution, delivery and performance of its obligations under this Lease Deed have been duly obtained and It is fully authorized to enter into and perform its obligations under this Lease Deed.
- 8.5 This Lease Deed is a valid and binding obligation on the Parties.
- 8.6 The execution and performance of this Lease Deed will not conflict with or constitute a breach or default under any contract or agreement of any kind to which it is a party or any judgment, order, statute, or regulation that is applicable to the Party.
- 8.7 Neither the execution and delivery of this Lease Deed or the consummation of transactions contemplated thereby nor compliance with any of the provisions therein will (i) conflict with or result in any provisions of its incorporation documents, (ii) result in a default (or give rise to any right of termination,

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cancellation or acceleration or require any consent of any third party) under any of the terms, conditions or provisions of any agreement, lease or other instrument or obligation to a party, (iii) assuming compliance with matter set forth herein, violate any Applicable Laws to which it is bound.

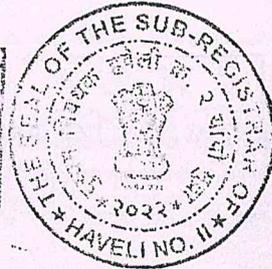
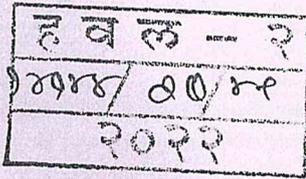
- 8.8 No notice, order or other proceedings are pending or threatened against the Parties, before a court or tribunal of competent jurisdiction in India in respect of carrying out its business or in respect of the Demised Property. Further, there are no circumstances, which would restrict or terminate the continued occupation, use and enjoyment of the Demised Property.
- 8.9 It is hereby acknowledged by the Parties that they have executed this Lease Deed based on and relying upon the aforesaid representations and warranties of each other.

9. EVENTS OF DEFAULT

- 9.1 Unless otherwise excused or permitted under the terms of this Lease Deed, any of the following events shall constitute an immediate Event of Default, unless the Lessee/Lessor shall have cured the same within a period of thirty (30) days of receipt of notice from the Lessor/Lessee:
- 9.2 Failure or refusal by the Lessee/Lessor to perform its material obligations under this Lease Deed.
- 9.3 Any representation or warranty made by the Lessee/Lessor herein is false or misleading in any material respect at the time it was made.
- 9.4 The Lessee defaults in making payment of Lease Charges related to any particular month for a continuous period of 180 (One Hundred Eighty) days from the date it is due.
- 9.5 The Lessee/Lessor being wound up voluntarily or by order of any competent Court having jurisdiction;
- 9.6 An order appointing receiver or liquidator on behalf of the Lessee/Lessor being passed in any proceedings before any competent court having jurisdiction and such order not having been vacated for a period of 120 (one hundred and twenty) days therefrom;
- 9.7 Any of the events which result in the Lessor' right, title and interest under this Lease Deed being prejudiced;
- 9.8 The Lessee setting up a claim of ownership/tenancy, protection under any statute giving any permanent rights infringing or prejudicing the Lessor' interest;
- 9.9 The Lessee, its employees or agents carrying on any unauthorised immoral activities in or from the Demised Property, which after notification by the Lessor has not been rectified by the Lessee within 30 (thirty) days from such notification;



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10. TERMINATION

- 10.1 The Lessee/Lessor may terminate this Lease Deed upon occurrence of an Event of Default as provided in Article 9 above, subject to the applicable opportunity to cure, by providing written notice to the Lessee/Lessor.
- 10.2 Termination of this Lease Deed shall be without prejudice to the accrued rights and liabilities of the Lessee/Lessor at the date of termination, unless waived in writing.
- 10.3 After termination of lease by reason mentioned in article nine or on expiry of lease period, lessee shall vacant & hand over a peaceful possession of the demised premises to the lessor. On expiry of agreement in case if theres any superstructure on the demised premises then this will belong to the lessor as owner.

11. FORCE MAJEURE

In case the Licensee is not able to use the premises as a result of war, earthquake, riots, flood, fire, tempest, accident, epidemic/pandemic or any act of God or due to any other cause beyond the control of the Licensee then lessee shall pay the lessor fifty percent of the monthly compensation/ rent for such period till the premises can be used by the Lessee again.



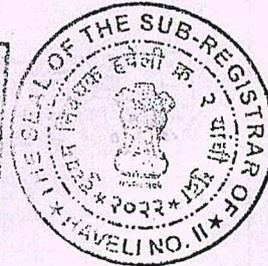
GOVERNING LAW

This Lease Deed and the rights and duties of the Parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of India. The Parties agree to subject themselves to the exclusive jurisdiction of the Courts in Pune

13. ARBITRATION & DISPUTE RESOLUTION

- 13.1 If any dispute or difference arises between the Parties in connection with the validity, interpretation, or alleged breach of any provision of this Lease Deed ("Disputing Parties"), the Disputing Parties shall endeavour to settle such dispute amicably within 30 (thirty) days thereof, by giving notice to that effect. If the Disputing Parties are unable to so resolve the dispute within the said period of 30 (thirty) days, any Disputing Party can refer the dispute to a Sole Arbitrator mutually appointed by the Disputing Parties.
- 13.2 In the event of the Disputing Parties failing to agree on a Sole Arbitrator, the dispute shall be referred to an Arbitral Panel comprising 3 (three) arbitrators, with the Disputing Parties each appointing one Arbitrator and the two arbitrators so chosen appointing the third arbitrator who shall act as an Umpire.

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This Lease Deed may not be changed or amended unless such change or amendment shall be in writing and signed by authorized representatives of both Parties.

15.2 Entire Agreement

This Lease Deed constitutes the entire agreement between the Parties relating to the subject matter of this Lease Deed and shall supersede all other prior and contemporaneous understandings or agreements, both written and oral, between the Parties relating to the subject matter of this Lease Deed.

15.3 No Waiver

Failure to enforce any right or obligation by any Party with respect to any matter arising in connection with this Lease Deed shall not constitute a waiver as to that matter or any other matter. Any waiver by any Party of its rights with respect to a default under this Lease Deed or with respect to any other matters arising in connection with this Lease Deed must be in writing. Such waiver shall not be deemed a waiver with respect to a subsequent default or other matter.

15.4 Assignment

The Lessee shall not assign, transfer or otherwise dispose of any of its rights or obligations under this Lease Deed, in whole or in part without the prior written consent of the Lessors.

No Partnership or Agency

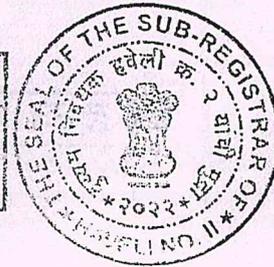
This Lease Deed is not intended, and shall not be construed, to create any association, joint venture, agency relationship, partnership, employment relationship or fiduciary relationship between the Lessors and the Lessee or to impose any such obligation or liability upon any of the Lessors and Lessee. No Party shall have any right, power, or authority to enter into any agreement or undertaking for, or act as or be an agent or representative of or otherwise bind, the other Parties. This Lease Deed constitutes the entire arrangement between the Parties relating to the subject matter hereof and all previous agreements, arrangements, understandings are hereby terminated and superseded and shall not survive upon execution of this Indenture.

15.6 Co-operation

The Parties acknowledge that they are entering into a long-term arrangement in which the co-operation of both of them will be required. If during the Lease Term hereof, changes in the operations, facilities or methods of any Party will materially benefit a Party without detriment



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to the other Party (in the opinion of such Parties), the Parties commit to each other to make reasonable efforts to cooperate and assist each other in making such change.

15.7 Further Assurances

Upon the receipt of a written request from a Party, each Party shall execute such additional documents, instruments and assurances and take such additional actions as are reasonably necessary and desirable to carry out the terms and intent hereof. No Party shall unreasonably withhold condition or delay its compliance with any reasonable request made pursuant to this Article.

15.8 Counterparts

This Lease Deed may be executed in several counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

15.9 Severability

If any Clause or paragraph, or part thereof, of this Lease Deed or any Exhibit, Schedule appended hereto or made a part hereof is rendered invalid, ruled illegal by any court of competent jurisdiction, or unenforceable under present or future laws effective during the term of this Lease Deed, then it is the intention of the Parties that the remainder of the Lease Deed, or any document appended hereto or made a part hereof, shall not be affected thereby unless the deletion of such provision shall cause this Lease Deed to become materially adverse to any party in which case the Parties shall negotiate in good faith such changes to the Lease Deed or enter into suitable amendment or supplementary agreements, as will best preserve for the Parties the benefits and obligations of such provision.

15.10 Performance

If by the terms of this Lease Deed, any act would be required to be performed on or within a period ending on a public holiday, then it shall be performed, on or by the immediately preceding Business Day. Time is the essence of the contract.

15.11 Expenses related to Lease Deed

15.11.1 The cost of stamp duty and registration charges and other incidental expenses in respect of execution and registration of this Lease Deed shall be borne by the Lessor and Lessee in equal proportion.

15.11.2 Each Party shall bear its own costs (including legal costs) incurred in negotiating and execution of this Lease Deed.

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15.12 Successors

This Lease Deed shall be binding upon and ensure to the benefit of, each of the Parties hereto and their respective successors.

IN WITNESS WHEREOF the Parties have put their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by
Mr. Aditya Rajiv Ghule in the presence of:

Aditya Ghule 



Witnesses:

1. *सतीश*
सतीश वारवडे
असातो नगर, दसवले यजे.
2. *शुभ*
शुभ मान
दसवले यजे.



SIGNED AND DELIVERED by and on
behalf of PODAR CHARITY TRUST,
Represented by its Authorized Signatory;
Mr. Sudhanshu Shekar Nayak in the presence
of:

Sudhanshu Shekar Nayak 

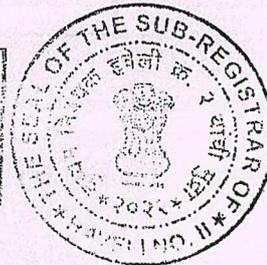


Witnesses:

1. Mr. Sameer Suresh Inamdar *Shr*

2. Mr. Minanath Vijay Shinde *M Shinde*

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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुविधित ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- मांजरी बु.

तालुका :- हवेली

जिल्हा :- पुणे

मुनापन क्रमांक व उपविभाग ११/४
भुधोरणा पद्धती भोगवट्यादार वर्ग -१

मोताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.घो.मी	१५६७	[विजय राजीव घुले]				(३४८६६)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	१७५७८	[राजीव विनाजीराव घुले]				(३६८३६)	इतर अधिकार
जिरायत ०.८६.००							
बागायत -	११४१६	आदित्य राजीव घुले	०.८६.००	१.०६		(३६८३६)	प्रलंबित फेरफार : नाही.
एकुण							
ला.घो. क्षेत्र ०.८६.००							मोवट्या फेरफार क्रमांक : ३६८३६ व दिनांक : ०२/०५/२०२२
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र (अ+ब)	०.८६.००						
आकारणी १.०६							
जूडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (४००५) (४१०८) (१२५७७)							सीमा आणि मुनापन चिन्हे



Dated Copy



हा ७/१२ अधिलेख (दि.०२/०५/२०२२ ०२:२४:२५ PM रोपी) डिजिटल स्वाक्षरीत अर्जा अस्तित्वातुळे त्वावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.

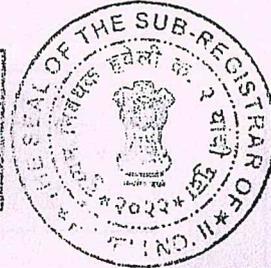
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सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर मा.न.नं. १२ मध्ये दिनांकी माहिती अदावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : ०३/०५/२०२२ : १२:०६:४८ PM. वैयक्ता पडताळणीसाठी <https://digitalabara.mahabhumi.gov.in/dak/> या संकेत स्थळावर जाऊन 2507100001356772 हा क्रमांक वापरावा.

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२०२२



गाव नमुना बाप (पिकाची नोंदवही)															
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (संशोधन करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]															
गाव :- मांजरी बु.					तालुका :- हवेली					जिल्हा :- पुणे					
सुभाषन क्रमांक व उपविभाग					११/४										
			पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
			मिश्र पिकाखालील क्षेत्र				निर्मळ पिकाखालील क्षेत्र								
			घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्ष	हंगाम	खाते क्रमांक				पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
							हेक्टर मधील	हेक्टर मधील		हेक्टर मधील	हेक्टर मधील		हेक्टर मधील		
२०१८-१९	खरीप					सिताफळ	०.८६००								
२०१९-२०	खरीप					सिताफळ	०.८६००								
२०२०-२१	खरीप					सिताफळ	०.८६००								

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

ई महा भूमि

Dated Copy



हा ७/१२ अभिलेख (दि.०२/०५/२०२२ २०:२४:२५ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.

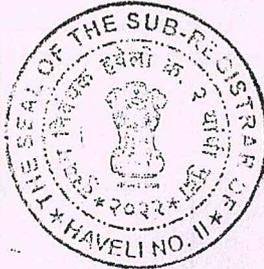
पृष्ठ क्र. २/२

सुचना : सध्या ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली आहे तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही याची कृपया नोंद घ्यावी.

Digitaly signed

७/१२ बाबतलोक दि. : ०३/०५/२०२२ : १२:०६:३८ PM. वैधता पडताळणीसाठी <http://digitalaibara.mahabrumi.gov.in/> या संकेत स्थळावर प्लॉटन 2507100001356772 हा क्रमांक वापरावा.

ह व ल - २
२०२२/२१/०९
२०२२





पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

महाराजा सयाजीराव गायकवाड उद्योग भवन,

सर्वे नंबर १५२-१५३, औंध, पुणे - ४११०६७

ई - मेल आयडी : zonecertificatepmrda@gmail.com

जावक क्रमांक पीएमआरडीए / झोन प्रमाणपत्र क्रमांक ZC-0000-HA-22-O-05066 दिनांक : 21/03/2022

प्रती,

Sudhir Ramesh Valinkar

A/8, Dhone Nahar Palace, Sukhsagar Nagar, Katraj, Pune

विषय : स नं. / ग नं. 91, मौजे मांजरी बु., तालुका हवेली, जिल्हा पुणे

संदर्भ : आपला दिनांक 16/03/2022 रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे मांजरी बु., तालुका हवेली, जिल्हा पुणे

येथील स नं. / ग नं. 91 हि जागा शेती व नाबिकस या विभागात समाविष्ट आहे.

पु.म.प्र.वि.प्रा. च्या प्रसिध्द झालेल्या प्रारूप विकास योजना नुसार Residential Zone + SPA Boundary for 23 Villa ges + 18 M. + 18 M. Road मध्ये समाविष्ट आहे.



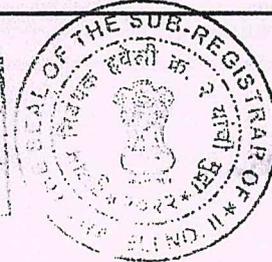
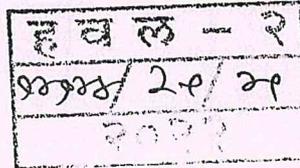
Signature valid

Digitally Signed By : Shweta Arun Patil
Date : 21-03-2022 18:06:19
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

टिप : सदर दाखला डिजीटल स्वाक्षरीचा असून तीन महिन्यांसाठी वैध आहे.



बिबल - ७
१४९४/९०५
२०११





भारत सरकार
GOVERNMENT OF INDIA



आदित्य राजीव घुले
 Aditya Rajiv Ghule
 जन्म वर्ष / Year of Birth : 1986
 पुरुष / Male



9940 3068 9939

आधार — सामान्य माणसाचा अधिकार

Ghule



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता कृष्णदीप, पुणे सोलापूर रोड, सागर इन् हॉटेल समोर, मांजरी बु., शेवालवाडी, मांजरी फार्म, पुणे, हवेली, महाराष्ट्र, 412307

Address: Krishnadeep. Pune Solapur Road, opp Sagar Inn Hotel, Manjri Bk, Shewalwadi, Manjari Farm, Pune, Haveli, Maharashtra, 412307

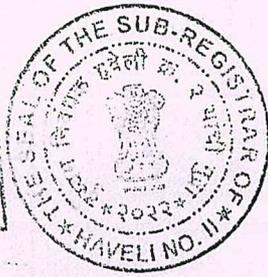

 1800 180 1947


help@uidai.gov.in

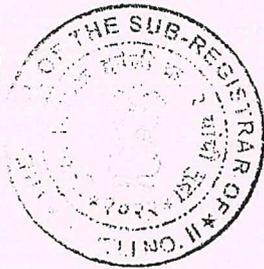

www.uidai.gov.in


 P.O. Box No. 1947, Bengaluru-560 001

ह व ल - २
 ४०४४ / ३३४४
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ह व ल - ३
१९९४/१२/१९
२०११



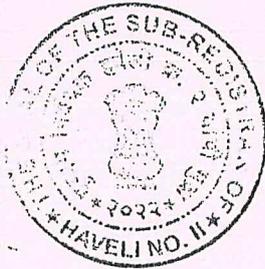
आयकर विभाग
INCOME TAX DEPARTMENT
ADITYA RAJIV GHULE
RAJIV SHIVAJIRAO GHULE
08/06/1986
Permanent Account Number
AKHPG1973H
Signature
भारत सरकार
GOVT. OF INDIA
04092006

R Ghule

ह व ल - २
१०२४ ३३२९
२०२२



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५४४४/३४४९
२०२२



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श्री अ म
5088/BEHP
2022

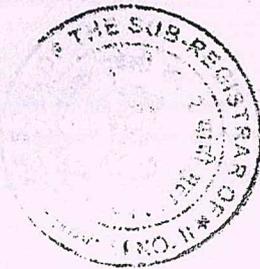




Signature

Signature

१०८८-०
२०१६/२०१७
५०२२



ह व ल
१४१४४ / १४४४
२०२२



सूचना

आधार एक पहचान का प्रमाण है, नागरिकता का नहीं।
आधार को सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन
द्वारा प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

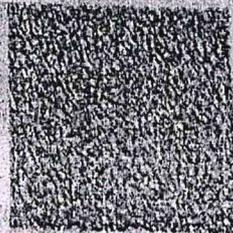


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Handwritten signature

Address: G-701, MONTVERT SEVILLE
SOCIETY LTD, BEHIND CLUB 29 WAKAD, ON
PINK CITY ROAD, PUNE City, Pune,
Maharashtra, 411057



4584 6890 9857



1947



help@uidai.gov.in



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ह व ल - २
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ह व ल - २
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भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No : 0635/10101/26908

15/05/2016
08349616
To
Sudhanahu S Nayak

G-701, MONTVERT SEVILLE SOCIETY LTD,
BEHIND CLUB 29 WAKAD,
ON PINK CITY ROAD,
PUNE,
VTC: Pune City, PO: Wakad,
Sub District: Pune City, District: Pune,
State: Maharashtra, PIN Code: 411057,
Mobile: 7574807212



KF083496165FI

आपका आधार क्रमांक / Your Aadhaar No. :

4584 6890 9857

मेरा आधार, मेरी पहचान



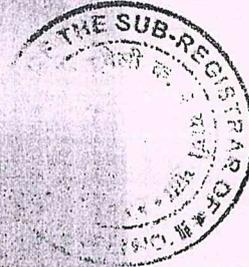
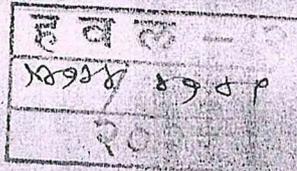
भारत सरकार
Government of India



Sudhanahu S Nayak

DOB: 11/05/1970

Male



4584 6890 9857

मेरा आधार, मेरी पहचान

Sudhanahu S Nayak

Handwritten text in a rectangular stamp area, including a date and a number.

2022/08/02
1077



मागणी नोटीस

सह जिल्हा निबंधक वर्ग-1 व मुद्रांक जिल्हाधिकारी पुणे शहर पुणे यांचे कार्यालय

5 फायनान्स रोड, शासकीय छायाचित्र नोंदणी कार्यालय इमारत, पहिला मजला, पुणे-411001

☎ 020-26050637;

email-jdrpunecity@gmail.com

जा.क्र.सजिनि/चुमुशु प्र.क्र 337/2022/ 987 /2022

दि. 20/6/2022

प्रति,

श्री आदीत्य राजीव घूले
कृष्णांगन, मांजूरी फार्म
ता.हवेली जि.पुणे

विषय :- चुकविलेला मुद्रांक शुल्क प्रकरण क्रमांक 337/2022

संदर्भ :- महाराष्ट्र मुद्रांक अधिनियमाचे कलम 33 अन्वये आपला दिनांक 13/6/2022
रोजीचा अर्ज

महोदय,

संदर्भित पत्रासोबत लिजडीड या शिर्षकाचे दस्ताची मूळ प्रत चुकविलेला मुद्रांक शुल्क वसूल करण्यासाठी खाली सही करणार यांचे कार्यालयात प्राप्त झालेली आहे. दस्तऐवज व त्याचे सहपत्राची छाननी केली असता, सदरचा लिजडीड या शिर्षकाचा दस्त हा दिनांक 31/3/2022 रोजी निष्पादीत केलेला असल्याने या कार्यालयातील सहाय्यक नगररचनाकार यांनी मिळकतीचे बाजारमूल्य रक्कम रु 8,06,71,500/- इतके निश्चित केलेले आहे. सदर प्रकरणामध्ये बाजारमूल्य रक्कम रु 8,06,71,500/- या रक्कमेवर मुद्रांक शुल्क शासन जमा करणे आवश्यक आहे.

या दस्तऐवजांस महाराष्ट्र मुद्रांक अधिनियमाचे अनु 36(iv) नुसार रु 40,33,600/- इतके मुद्रांक शुल्क देय आहे.

उपरोक्त दस्तऐवजास लावलेले 10,98,500/- इतके मुद्रांक शुल्क वजा जाता 29,35,100/- (

एकोणतीस लाख पस्तीस हजार शंभर मात्र) शासन जमा करणे आवश्यक आहे.

वरील फरकाशिवाय आपण उक्त अधिनियमाचे कलम 39 प्रमाणे सदर दस्तऐवजावर दस्त निष्पादन दिनांकापासुन मुद्रांक शुल्काचे फरकाचे रकमेवर प्रतिमहा 2% प्रमाणे 4 महिन्याकरीता (मात्र मुद्रांक शुल्क फरकाचे जास्तीत जास्त चौपट बर्खादेने) रुपये 2,35,000/- (दोन लाख पस्तीस हजार मात्र) दंड शासन जमा करणे आवश्यक आहे.

तरी या नोटीशीप्रमाणे मुद्रांक शुल्क / दंडाची रक्कम या वेबसाईटवर Pay Without Registration या व्दारे मुद्रांक शुल्का 0030053501 Duty on Unstamped or Insuff Stamped Doc IGR Mumbai व दंड 0030055301 Fine and Penalties IGR Rest of Maharashtra या लेखाशिर्षाखाली जमा करून ई चलनाने अथवा सदर चलन वेबसाईटवर आपण निवडलेल्या बँकेत जमा करावी व चलन या कार्यालयात सादर करावे. सदर प्रकरणी चलनामध्ये दस्तातील मिळकतीचे परीपूर्ण वर्णन, चुकविलेला मुद्रांक शुल्क प्रकरण क्रमांक 337/2022 व दस्त निष्पादकांचे नावे/फार्मचे/कंपनीचे नांव नमुद करणे आवश्यक आहे.

आपणास वरीलबाबत काही हरकत असल्यास दिनांक 28/6/2022 कार्यालयात समक्ष अथवा अधिकृत प्रतिनिधीव्दारे लेखी नोंदवावी.तसेच सदर नोटीसी नंतर एक महिन्याचे आत आपण कमी पडलेले मुद्रांक शुल्क शासन जमा न केल्यास महाराष्ट्र मुद्रांक अधिनियमाचे कलम 46 अन्वये वसुलीची कार्यवाही करणेत येईल.

ह व ल - २
१०९४४/२३/२२
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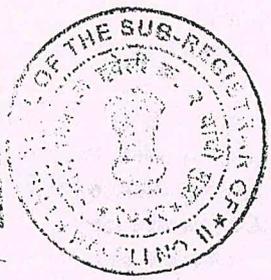
सह जिल्हा निबंधक वर्ग-1 तथा
मुद्रांक जिल्हाधिकारी, पुणे शहर

~~Received~~
20/04/2022

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१९९९
२०२२



PODAR CHARITY TRUST
Trust R No. E 0031466
Podar Centre,
85 Parel P.O. Lane, Dr. Ambedkar Rd.,
Parel (East), Mumbai - 400 012.
Tel.: 022 - 4333 0000
www.podareducation.org



PODAR
CHARITY TRUST

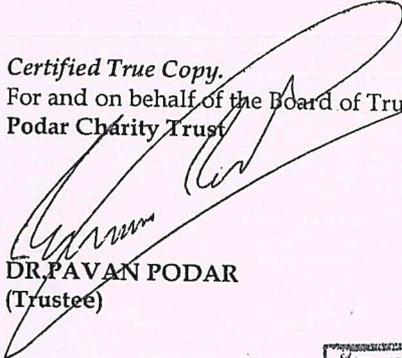


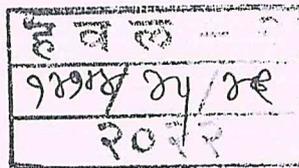
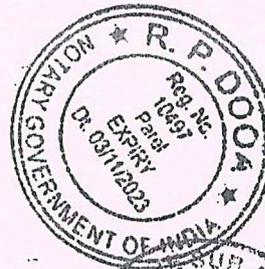
RESOLUTION

Copy of the Resolution passed at the Meeting of the Board of Trustees of PODAR CHARITY TRUST at Podar Centre, 85, Chamarbaug Post Office Lane, off. Dr. Ambedkar Road, Parel (East), Mumbai - 400 012 at 11.00 a.m. on 26th February, 2022.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on 26th February, 2022 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. Sudhanshu Shekhar Nayak, Principal, Podar International School, Saracity, Aged 51 years, residing at residing at C/o: Mr. Himanshu Joshi, Flat No. G-701, Monvert Seville Cooperative Society Limited, Survey No. 181 - 182, Datta Mandir Road, Wakad, Pune, Pin Code: 411057 to attend and sign on behalf of the Trustees of the Trust and to attend to the concerned offices and in respect of lease deed of land/property known as Manjri - Pune within PMC having an area admeasuring not less than 1.5 acres (65,340) sq. ft. (Survey No. 91/3, Behind Kumar Meadows Manjri Farm Solapur Road Pune - 412307, to attend and complete all the formalities necessary for execution of the Lease deed in respect of the aforesaid property to sign all documents before the Sub-Registrar and also to complete all lease deed formalities which may arise from time to time.

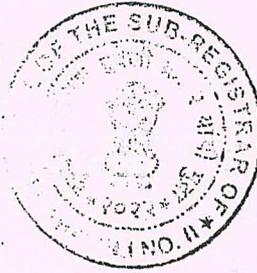
Certified True Copy.
For and on behalf of the Board of Trustees
Podar Charity Trust


DR. PAVAN PODAR
(Trustee)



More Than Grades

ह व ल - २
१९९४ / १९९५
२०९२



2/14144

शुक्रवार, 15 जुलै 2022 4:20 म.नं.

दस्त गोषवारा भाग-1

हवल 2

४०/२२

दस्त क्रमांक: 14144/2022

दस्त क्रमांक: हवल 2 /14144/2022

बाजार मूल्य: रु. 8,06,71,500/- मोबदला: रु. 5,40,000/-

भरलेले मुद्रांक शुल्क: रु.42,68,600/-

दु. नि. सह. दु. नि. हवल 2 यांचे कार्यालयात

पावती:14507

पावती दिनांक: 15/07/2022

अ. क्रं. 14144 वर दि.15-07-2022

सादरकरणाचे नाव: आदित्य राजीव घुले

रोजी 4:17 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकुण: 31200.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-2

सह दुय्यम निबंधक, हवेली-2

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 15 / 07 / 2022 04 : 17 : 56 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 15 / 07 / 2022 04 : 18 : 55 PM ची वेळ: (फी)

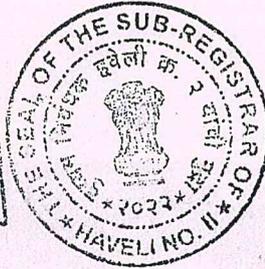
प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अस्तित्वात असताना सदर नोंदणीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सर्वतः जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता व संपूर्णता याबाबत खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

निष्पादक:

सह निष्पादक:

हवल - २
४०/२२
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15/07/2022 5 01:00 PM

दस्त गोपवारा भाग-2

हवल2

दस्त क्रमांक:14144/2022

दस्त क्रमांक :हवल2/14144/2022

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आदित्य राजीव घुले पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: कृष्णदीप मांजरी फार्म ता. हवेली जि. पुणे, महाराष्ट्र, पुणे. पैन नंबर:AKHPG1973H	मालक वय :-35 स्वाक्षरी:-		
2	नाव:पोदार चॅरिटी ट्रस्ट तर्फे प्रिंसिपल सुधांशु एस नायक पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पोदार सेंटर चमरबाग पोस्ट ऑफिस झॉ. आंबेडकर रोड परळ मुंबई, महाराष्ट्र, मुंबई. पैन नंबर:AGRPN9376K	भाडेकरू वय :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्रा क्र.3 ची वेळ:15 / 07 / 2022 04 : 59 : 29 PM

ओळख:-

मदर इत्तम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड. शिरीष चंद्रकांत भोसले वय:46 पत्ता:गोधळे नगर हडपसर पुणे पिन कोड:411028		

शिक्रा क्र.4 ची वेळ:15 / 07 / 2022 04 : 59 : 56 PM

मह दुय्यम निबंधक, हवेली-2

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजात र पाने आहेत.

सह. दुय्यम निबंधक
हवेली क्र. २

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ADITYA RAJIV GHULE	eChallan	02810672022033141877	MH015892930202122E	1098500.00	SD	0002512185202223	15/07/2022
2		Certificate	MH004857926202223E	337/2022	235000	SD		
3		Certificate	MH004856380202223E	337/2022	2935100	SD		
4		DHC		3103202204824	1200	RF	3103202204824D	15/07/2022
5	ADITYA RAJIV GHULE	eChallan		MH015892930202122E	30000	RF	0002512185202223	15/07/2022

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

14144 /2022

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पहिले मंडळीचे पुस्तकाचे
मंडळी गोंयला

सह. दुय्यम निबंधक हवेली क्र-२
दिनांक: 15/07/2022

