

Scanned - 12:14

BUILT-UP

Promoters
Builders &
Developers



॥ वसुधैव कुटुम्बकम् ॥

AL TRACK GROUP

9112224224

7617
2019

Nature of Document : LEASE DEED
30 YERS.

Site : _____ Location : AMBEGAON BK.

Flat /Shop/Offices No.: _____

Area : 2182.56 sq.mt (i.e) 23494 sq.ft) Floor : _____

THE INSTITUTE OF LEARNING & EDUCATION
K 12 TECHNO SERVICES PVT. LTD.
TO
Name : M/S. BUILT-UP.

Address : FLAT. NO. 1. SAMADA. APT.
DR. KETKAR MARG.
ERANDWANE, PUNE. 411004.

Phone No.: _____

Date of Agreement : 11/2019.

Registration No: 111

9/7617

पावती

Original/Duplicate

Monday, November 11, 2019

नोंदणी क्र. :39म

2:57 PM

Regn.:39M

पावती क्र.: 10413 दिनांक: 11/11/2019

गावाचे नाव: आंबेगांव बु ाठा

दस्तऐवजाचा अनुक्रमांक: हवल9-7617-2019

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: लिहून घेणार (लेसॉर) मे. बिल्ट अप तर्फे भागीदार (1) श्री. अतुल वसंत जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकूण:

रु. 31360.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:17 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-9

बाजार मुल्य: रु.11626710 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 523300/-

सह.दुय्यम नि.(वर्ग-२)
हवेली क्र. ९ पुणे.

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008185159201920E दिनांक: 11/11/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1360/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1111201900458 दिनांक: 11/11/2019

बँकेचे नाव व पत्ता:



11/11/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 9

दस्त क्रमांक : 7617/2019

नोदंगी :

Regn:63m

गावाचे नाव : आंबेगांव बु ांा

- (1) विलेखाचा प्रकार भाडेपट्टा
 (2) मोबदला 0
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 11626710
 (4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)



- (5) क्षेत्रफळ
 (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: (विभाग / उपविभाग 11/3 प्रति चौ.मी. दर रुपये 7610/- (अंतर्गत भागातील ले-आऊट प्लॉट) गाव मौजे आंबेगाव बुद्रुक येथील स.नं. 6/2 आणि स.नं. 6/3 पैकी या भाडेपट्ट्याच्या दस्ताचा विषय असलेले अभेनिटी स्पेसचे क्षेत्र 2182.56 चौ.मी.(23494 चौ.फुट)(भाडेपट्टा मुदत 30 वर्ष आणि परत बोलीची अनामत रकम रु.60,41,644/-) (Survey Number : 6 ;)
 1) 2182.56 चौ.मीटर

- (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(लेसी) दि इन्स्टिट्यूट ऑफ लर्निंग अँड एज्युकेशन तर्फे अध्यक्ष श्री. लीवीनस एलीगस फर्नांडीस वय:-80; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 503 सुदामा निवास सोळावा रस्ता खार (प.) मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AADTT2061R
 2): नाव:-मान्यता देणार के12 टेकरो सन्हीसेस प्रा.लि. तर्फे प्रतिनिधी शहानवाज हारून पठाण वय:-34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 44/1 त्रिनेत्र बिल्डींग, न्यू बीईएल रोड मयूरी सीमल पंजाब नॅशनल बँकेमागे बेंगलोर कर्नाटक, रोड नं:-, कर्नाटक, बंगलोर. पिन कोड:-560054 पॅन नं:-BAMPP9267P

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- लिहून घेणार (लेसॉर) मे. बिल्ट अप तर्फे भागीदार (1) श्री. अतुल वसंत जोशी वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट नं. 1 समदा अपार्टमेंट डाॅ.केतकर मार्ग एरंडवणा, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-AAEFB6432D
 2): नाव:- लिहून घेणार (लेसॉर) मे. बिल्ट अप तर्फे भागीदार (2) श्री. जितूभाई विनोदचंद्र शहा वय:-53; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- फ्लॅट नं. 1 समदा अपार्टमेंट डाॅ.केतकर मार्ग एरंडवणा, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411004 पॅन नं:-AAEFB6432D

- (9) दस्तऐवज करून दिल्याचा दिनांक 11/11/2019

मी नकल वाचली
 मी रुजूवात घेतली.

दस्तासोबतची नकल
 श्री./सौ अतुल जोशी

- (10) दस्त नोंदणी केल्याचा दिनांक 11/11/2019

- (11) अनुक्रमांक, खंड व पृष्ठ 7617/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 523300

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

अस्तालवर हुकुम नकल

दिनांक ११/११/२०१९

- (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.





CHALLAN
MTR Form Number-6



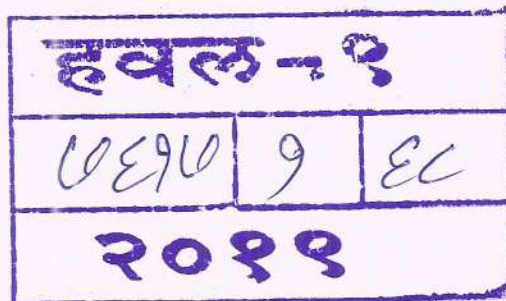
GRN	MH008185159201920E	BARCODE			Date	11/11/2019-09:31:28	Form ID	36		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)							
			PAN No.(If Applicable)	AAEFB6432D						
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR			Full Name	Ms Built Up					
Location	PUNE			Flat/Block No.	6					
Year	2019-2020 One Time			Premises/Building						
Account Head Details		Amount In Rs.	Road/Street	Ambegaon Road						
0030046401	Stamp Duty	523300.00	Area/Locality	Ambegaon Budruk						
0030063301	Registration Fee	30000.00	Town/City/District							
			PIN		4	1	1	0	4	6
			Remarks (If Any)	PAN2=AADTT2061R~SecondPartyName=The Institute Of Learning And Education-						
Total		5,53,300.00	Amount In Words	Five Lakh Fifty Three Thousand Three Hundred Rupee s Only						
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK						
Cheque-DD Details			Bank CIN	Ref. No.	69103332019111110252	239710299				
Cheque/DD No.			Bank Date	RBI Date	11/11/2019-09:32:17	Not Verified with RBI				
Name of Bank			Bank-Branch		IDBI BANK					
Name of Branch			Scroll No. , Date		Not Verified with Scroll					

Department ID :

Mobile No. : 9975680020

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

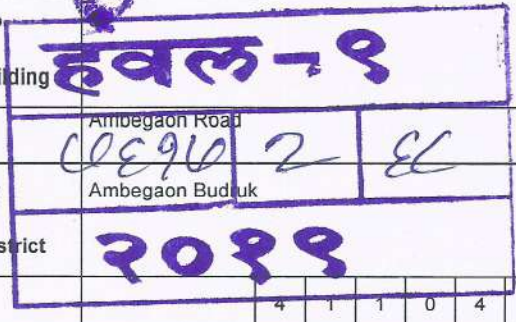




CHALLAN
MTR Form Number-6



GRN	MH008185159201920E	BARCODE			Date	11/11/2019-09:31:28	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR			PAN No.(If Applicable)	AAEFB6432D			
Location	PUNE			Full Name	Ms Built Up			
Year	2019-2020 One Time			Flat/Block No	हवल-९			
Account Head Details	Amount In Rs			Premises/Building	Ambegaon Road			
0030046401	Stamp Duty 30000.00			Road/Street	८९९० २ &			
0030063301	Registration Fee 30000.00			Area/Locality	Ambegaon Budruk			
				Town/City/District	२०१९			
				IPK	4 1 1 0 4 6			
				Remarks (If Any)	PAN2=AADTT2061R~SecondPartyName=The Institute Of Learning And Education~			
				Amount In	Five Lakh Fifty Three Thousand Three Hundred Rupee			
				Words	s Only			
Total	5,53,300.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332019111110252	239710299	
Cheque/DD No.				Bank Date	RBI Date	11/11/2019-09:32:17	Not Verified with RBI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			



Department ID :

Mobile No. : 9975660020

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-9-7617	0004216506201920	11/11/2019-14:57:34	IGR016	30000.00
2	(iS)-9-7617	0004216506201920	11/11/2019-14:57:34	IGR016	523300.00
Total Defacement Amount					5,53,300.00



हवल-९		
0E90	3	EL
२०१९		
LEASE DEED		

This Lease Deed (the "Lease Deed/ Agreement") is executed at Pune on this 11th day of November, 2019 ("Effective Date").

BY AND BETWEEN:

M/S BUILT UP, a registered partnership firm, having its office at:- Flat No. 1, Samada Apartments, Dr. Ketkar Marg, Erandwane Pune 411004 (PAN AAEFB6432D), represented through its partners (i) Mr. Atul Vasant Joshi aged about 54 years, occupation : agriculture and business and (ii) Mr. Jitubhai Vinodchandra Shah, aged about 53 years, occupation : agriculture and business (hereinafter referred to as "**Lessor**", which expression shall wherever the context permits be deemed to include its successors, heirs, legal representatives, executors, agents, administrators, and permitted assigns) of the **FIRST PART**;

AND

THE INSTITUTE OF LEARNING AND EDUCATION, A duly registered Trust having its registered office at 503, Sudhama Niwas, 16th Road, Khar west Mumbai - 400052, represented by its President Mr. Livinus Elegius Fernandes, (hereinafter referred to as "**Lessee**", which expression shall include its affiliates, successors and permitted assigns) of the **SECOND PART**

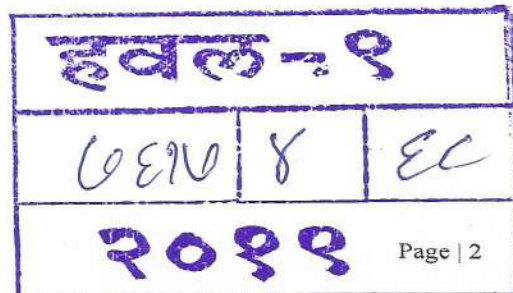
AND

K12 TECHNO SERVICES PRIVATE LIMITED, A Company registered under the provisions of the Companies Act, 1956, having its registered office at 44/1 Trinetra Building, New BEL Rd, Mayuri Signal Behind Punjab National Bank, AG's Layout, Mathikere, Bengaluru, Karnataka 560054, represented by Mr. Shahanavaj Harun Pathan, Manager Operations, Authorised by Board of Company (hereinafter referred to as "**Confirming Party**", which expression shall include its affiliates, successors and permitted assigns) of the **THIRD PART**

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

RECITALS:

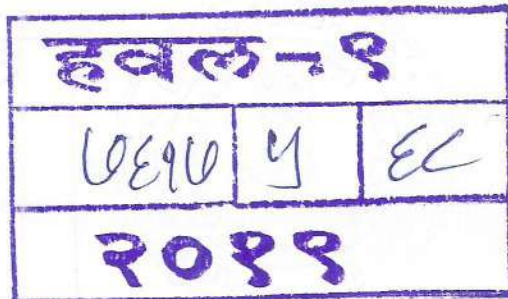
- A. The Lessor is solely entitled and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the property, more particularly described in the **Schedule- I** hereunder in respect of the Lessor which is situated at Ambegaon Budruk, Taluka Haveli, District Pune, Amenity Space admeasuring 2182.56 Sq. Mt (i.e 23,494 square feet) or thereabout ("Said Land"). The Lessor has obtained necessary sanctions and approvals to construct the School Building from the Pune Metropolitan Regional Development Authority (PMRDA) vide commencement certificate bearing No.BHA-322/17-18 dated 18.12.2017. (Hereinafter referred to as "Said Plan") Commencement Certificate is attached herewith.
- B. The Lessee, with the desire to operate an educational institution under the name of 'Orchids, The International School' on the Said Land (the "School"), has approached the Lessor to grant a lease of the Said Land to construct the School building as per Said Plan. The proposal given by the Lessee being reasonable the Lessor agreed to grant Lease of the Said Land with condition to construct the School building as per Said Plan to and in favor of Lessee herein to run and operate the School with liberty to renovate and upgrade the Said Land by putting up construction as per the Said Plan to run and operate the School without having any interest in the Said Land except as that of a Lessee as detailed in Clause 5.1 of this Lease Agreement, subject to the terms of these presents.
- C. The land in and around the building can be used for the purpose of the School. The Lessor is desirous of leasing out the Said Land to the Lessee for the purposes of running and operating the School (the Schedule Property, upon such renovation and upgrading as per said Plan, shall hereinafter be referred to as the "Schedule Property"). The Said Plan is attached herewith.
- D. The Lessor has agreed to grant lease and Lessee agreed to take on Lease the Schedule Property relying on mutual representations to each other on the terms and conditions set forth herein.
- E. The Confirming Party is in the business of providing technology, content, pedagogy, training and consulting services and amenities to various educational institutions and has agreed to become the Guarantor on behalf of the Lessee for the discharging the duties of the Lessee as per this agreement.



NOW, THEREFORE, the Parties hereby agree as follows:

The recitals above shall form an integral part of this Lease Deed.

1. **Definitions:** In this Lease Deed, the following terms, to the extent not inconsistent with the context thereof, shall have the meaning assigned to them herein below:
 - 1.1. "Academic Year" shall mean, in relation to each calendar year, the period from 1st June of any calendar year to 31st May of the immediately succeeding calendar year.
 - 1.2. "Financial Year" shall mean, the period from 1st April of any calendar year to 31st March of the immediately succeeding calendar year.
 - 1.3. "Lease Commencement Date" shall mean the date shall mean June 01, 2019.
 - 1.4. "Lease Term" shall have the meaning given to such term in Clause 7.1.
 - 1.5. "Lock-in Period" shall have the meaning given to such term in Clause 7.2.
 - 1.6. "Rental Year" shall mean 1st June of any calendar year to 31st May of the immediately succeeding calendar year.
 - 1.7. "Rent Commencement Date" shall mean the date from which the Lessee is accountable for payment of rent, and the rent commencement date for this Lease Agreement shall be June 01, 2019.
 - 1.8. "Schedule Property" shall mean the Schedule Property and shall have the meaning as prescribed under Recital C.
 - 1.9. "School" means "Orchids, The international School", which shall be located Schedule Property.
 - 1.10. **Said Plan:** Said Plan means, School building Plan, sanctioned by Pune Metropolitan Regional Development Authority (PMRDA) vide commencement certificate bearing No. BHA-322/17-18 dated 18.12.2017.
 - 1.11. **School Building:** School Building means building constructed as per Said Plan and Playground as may developed and open space in and around the building only.



2. **INTERPRETATION:** Unless the context of this Agreement otherwise requires:
1. Words using the singular or plural number also include the plural or singular number, respectively;
 2. Words of any gender are deemed to include the other gender;
 3. Reference to the word "include" shall be construed without limitation;
 4. The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Clauses or Schedules of this Agreement, as the case may be;
 5. The term "Clause" refers to the specified Clause of this Agreement;
 6. Reference to any legislation or Law or to any provision thereof shall include references to any such legislation or Law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision;
 7. The Schedules hereto shall constitute an integral part of this Agreement;
 8. The index bold typeface, headings and titles herein are used for convenience of reference only and shall not affect the construction of this Agreement;
 9. Any word or phrase defined in the body of this Agreement as opposed to being defined in Clause 1.1 above shall have the meaning assigned to it in such definition throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context;
 10. If any provision in shall be given to it as if it were a substantive provision in the body of this Agreement;
 11. When any number of days is prescribed in any document, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day that is a Business Day;
 12. Time is of the essence in the performance of the Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence;



हवल-१९		
८०६१०	६	Page 4
२०१९		

13. Notwithstanding anything to the contrary, any time limits specified in any provision of this Agreement, within which any Party is required to perform any obligations or complete any activity, shall be extended by such period as may be required to comply with any requirement of Law; provided that, the Party that is required to comply with such Law shall upon informing the other Parties of such extension, act in good faith and take all necessary steps to ensure compliance with such law within the minimum possible time.
14. Any notice, waiver or amendment shall be effective when made in writing;
15. Reference to intimation, consent or approval shall mean prior written consent/approval;
16. Any reference to mutual agreement shall mean any mutual agreement in writing by the concerned Parties;
17. Reference to writing shall include printing, typing, transmission by facsimile or in electronic form (including e-mail). If there is any conflict or inconsistency between a term in the body of this Agreement and any term in any schedule or any other document referred to or otherwise incorporated in this Agreement, the term in the body of the Agreement shall take precedence;
18. No provisions of this Agreement shall be interpreted in favour of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof.

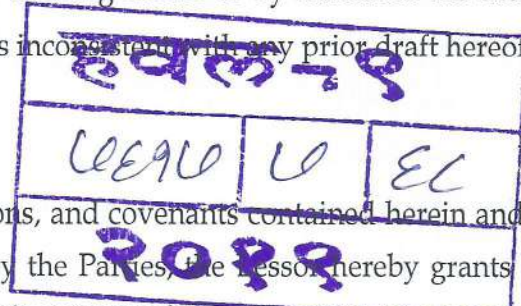
3.

GRANT OF LEASE

3.1. Subject to the terms, conditions, and covenants contained herein and to be observed and performed by the Parties, the Lessor hereby grants to the Lessee and the Lessee hereby accepts from the Lessor, the lease of the Said Land to use the Said Land to construct the School Building as per Said plan and operate the School ("Lease").

3.2. The Lessor/ predecessor in title has handed over the Said Land to the Lessee on as is where is basis is on 31/10/2018 The Lessee has already started its construction of School Building as per said Plan at its own risk. The Lessee has assured the Lessor that he shall complete the construction work strictly as per the Said plan.

3.3. In the event that the Lessee identifies any deficiencies or irregularities in the title of the Said Land post the Lease Commencement Date, the Lessor



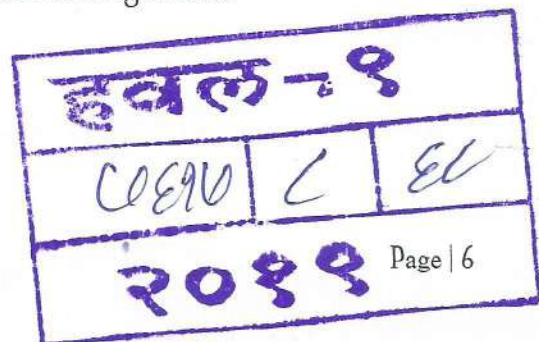
shall be required to correct such deficiencies or irregularities within a reasonable period of time without any undue delay in any manner whatsoever, without any additional charge being levied to the Lessee, in any manner whatsoever.

4. APPROVALS FROM AUTHORITIES:

- 4.1. The Lessor has obtained the necessary sanction of the Said Plan for the School building and same shall be used for the school purposes. The cost incurred in obtaining such Approvals has been reimbursed to the Lessor by the Lessee. The Lessee shall be entitled to put up construction to maximum extent as per Said Plan and the Lessee shall obtain necessary plinth checking certificates and completion/occupation certificates as work progress on its own efforts and expenses.
- 4.2. For avoidance of doubt, this Lease Deed is enforceable as and only when the Lessor hands over the physical possession of the Said Land along with the approved plans from the authorities to put up the construction for purpose stipulated in this Agreement.

5. USE OF THE LAND AND SCHEDULE PROPERTY

1. The Lessee shall use the Said Land only for the purpose of constructing building and upon such Construction, Lessee shall use the Schedule Property for operating the School and for all other purpose's incidental or ancillary thereto. During the subsistence of this Lease Deed, the Lessee shall, subject to payment of Lease Rent and applicable taxes and other the terms of this Lease Deed, have all rights available to a Lessee under applicable laws and shall have complete, uninterrupted and peaceful possession over the Said Land and Construction as may be constructed and uninterrupted access to it, without any hindrance from any person/s in any manner whatsoever during the tenure of the Lease subject to the terms of this agreement.
2. For the purpose mentioned hereinabove, the Lessee shall develop the said Land including constructions of School Building, Playground and any other such construction as the Lessee may deem fit for the purposes stipulated in this Agreement, however such construction shall be strictly as per the Said Plan as define hereinabove. In any case same cannot be used for any other purposes other than running school.



6. OWNERSHIP OF THE CONSTRUCTED PROPERTY WITHIN THE SCHEDULE PROPERTY:

6.1. The Lessee shall develop and carry out constructions within the Said Land as per the said Plan and can use the open space in and around the building for Playground and other ancillary purposes as the Lessee may deem fit for the purposes stipulated in this Agreement. Lessee shall obtain necessary plinth checking certificate & completion/occupation certificate as work progress on its own efforts & expenses if any.

6.2. On performance of the obligations under this agreement, all rights enclosed upon such development within the Schedule Property shall belong to the Lessee only till the term of the lease. The Lessee shall have complete, uninterrupted and peaceful right to enjoy the Schedule Property without any hindrance from any person/s in any manner whatsoever for term of lease only.

6.3. It has been agreed by and between the parties herein that the Lessee shall construct the said building at its own risk and the Lessor shall not be liable for, including but not limited to, any eventuality or mishap or accident or irregularity or violation of any law of the land. The Lessee undertakes to indemnify the Lessor of all cost and consequences of such events.

7. LEASE TERM:

7.1. Lease Term: The Parties agree that the Lease contemplated under this Lease Deed shall commence on and from the Lease Commencement Date and subsist for a period of 30 (Thirty) years ("Lease Term") from the Lease Commencement Date and ending not earlier than May 31, 2049.

7.2. Lock-In Period. There shall be a Lock-In Period of 30 (thirty) years from the Lease Commencement Date ('Lock-in Period') commencing from the Academic Year 2019- 2020 being the Lease Commencement Date and ending not earlier than May 31,2049. Neither Party shall be entitled to terminate the Lease Deed during the Lock- In Period and thereafter, except on terms more fully contained in this Agreement.

7.3. In the event, of any untimely termination of this Lease Deed on part of the Lessor prior to the completion of the Lock- In Period, the Lessor shall pay the Lessee, Liquidated Damages to the extent of 50% of the total Rent payable for the remaining years of the Lock- In Period, subject to the terms and conditions contained herein, however if Lessor terminates the Lease for non payment of Lease Rent and/or applicable taxes

consequently for two months in that case the Lessor shall not be liable to pay the Liquidated damages to the Lessee.

- 7.4. In the event, of any untimely termination of this Lease Deed on part of the Lessee prior to the completion of the Lock- In Period, the Lessee shall pay the Lessor, Liquidated Damages to the extent of 50% of the total Rent payable for the remaining years of the Lock- In Period, subject to the terms and conditions contained herein.

8. LEASE RENTAL

1. Rent Amount and Security Deposit

- 1.1. Starting from the Rent Commencement Date, the Lessee shall pay to the Lessor rent as set out in Schedule II hereunder ("Rent") without any delay on any ground. Timely payment of the rent is the essence of this agreement.
- 1.2. All the Rent payments, calculated as per the terms provided in Schedule II, shall be paid on a monthly basis on or before the 10th (tenth) day of every month, in advance. In any event the Lessee shall pay the Rents on or before the 25th (Twenty Fifth) day of every month. Without prejudice to the right of the Lessor to terminate this Agreement on the ground of default on payment, if the Lessee delays in payment of Rent post the 25th day of every month, the Lessor shall be entitled to charge an interest at the rate of 18% p.a. calculated from the 10th day of the month on said Rent due and payable.
- 1.3. The payment of Rent payable for the period starting on the Rent Commencement Date until the end of that particular month shall be *pro-rated*.

The Rent shall be credited to the bank account of the Lessor, i.e Janata Sahakari Bank Ltd, Karve Road, Pune, Account Number 007230100002386 with IFSC Code JSBP0000007 (if the Lessor intends to change the bank account for any reason in advance, the Lessor shall intimate the same to the Lessee by giving written notice to the Lessee to accommodate the Lessee to pay rents without any default).

- 1.4. In the event the Lessee defaults in making payment of Rents in accordance with this Agreement, the Confirming Party to this Agreement being guarantor shall pay the Rents to the Lessor on behalf of the Lessee on or before 10th day of relevant month.



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1.5. The Lessee agrees to pay an interest free Security Deposit to the tune INR 60,41,644/- (Rupees Sixty Lakhs Forty-One Thousand Six Hundred Forty-Four only) ("Security Deposit") to the Lessor. The said security deposit was paid to predecessor in title by Lessee herein and the Lessor herein has taken the responsibility to refund the same to the Lessee herein.

2. Taxes.

- 2.1. Subject to the applicable law, the GST and/ or such other applicable taxes on the payments made to the Lessor under Clause 8.1 above, imposed by the Government of India on the services given on leasing of a land to be used as a commercial property, shall be borne by the Lessee.
- 2.2. All payments made under this Lease Deed shall be subject to deduction of tax at source at applicable rates. The Lessee shall issue necessary certificates evidencing deduction of tax at source to the Lessor.
- 2.3. The Lessor shall bear and pay all the past, present and future taxes whether existing or enhanced, the non agricultural taxes, rates and cesses payable to the State of Maharashtra and/or any other government authority with regard to the Said Land and shall hold the Lessee harmless and shall indemnify the Lessee in with respect to any default by the Lessor in this regard.
- 2.4. The Property taxes for the constructed portions in the Schedule Property along with such other taxes as maybe applicable to the Constructed Property therein shall be paid by the Lessee.
- 2.5. Mode of payment - All payments required to be made by the Lessee under this Lease Deed shall be carried out by way of bank transfer using RTGS or NEFT into the designated bank account of the Lessor. Details of the designated bank account of the Lessor has been set out below:

Lessor: M/S BUILT UP

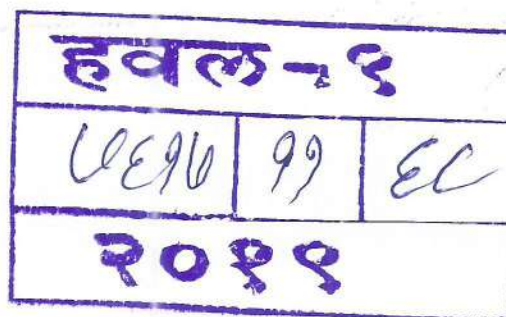
Bank: JANATA SAHAKARI BANK LTD

Branch: KARVE ROAD

Account no: 007230100002386

IFSC Code: JSBP0000007

PAN NO.: AAEFB6432D



9. CHARGES AND EXPENSES: -

9.1. Charges - Starting from the Lease Commencement Date, the Lessee shall pay electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed at the Schedule Property, on consumption basis, at actuals directly to the relevant authorities. For this purpose, the Lessee shall obtain a separate meter for ascertaining the actual consumption of power or water from the competent authority. Electricity charges shall include any additional consumption deposits or charges that may be required to be paid in relation to the electricity connection. The Lessee shall make such deposits on its behalf directly and the Lessor shall co-operate and assist for all appropriate documentation that may be required for direct payment of such deposits by the Lessee. The Lessee shall pay the annual maintenance charges towards the lifts and generators and any other equipment's installed by the Lessee. Upon termination of this Agreement, the Lessor shall be entitled to deduct such electricity charges that are due and payable by the Lessee, from the Security Deposit.

9.2. No other charges- The charges fixed hereinabove along with the Rent payable entitles the Lessee to use and enjoy all the amenities and benefits provided for in this Lease Deed for the Schedule Property. The Lessee shall not, unless explicitly set out in this Lease Deed, be required to pay any other or further charges or amounts, in respect of the Schedule Property, to the lessor or to any other person under any circumstances.

10. REFUND

10.1. The Security Deposit shall be refunded by the Lessor free of interest, upon receiving vacant possession of the Schedule Property upon expiry of the Lease or sooner peaceful termination of the Lease by either Party as per Clause 17 of this Agreement or other terms of this agreement.

10.2. Without being under obligation to adjust or pay and without prejudice to other remedies of the Lessor, the Lessor shall be entitled to adjust from the Security Deposit, (i) any outstanding Rent that remains unpaid as on the date of refund and (ii) any amount that is agreed to mutually by the parties in writing as being remedy for any alleged damage caused to the Schedule Property by the Lessee (iii) all pending bills payable for any facilities/services taken by the lessee from the municipal Corporation, Local Authorities/Bodies or from any other agency such as electricity, Cable TV, Telephone and Internet/wifi connection etc the Lessor shall be entitled to deduct from security deposit and only the balance amount shall be returnable to the Lessee subject to approval of Lessee.

10.3. In the event, the Lessor fails to refund the Security Deposit to the Lessee upon expiry of the Lease or early termination and if the Lessee is ready and willing to handover vacant and peaceful charge of the Schedule Property, then the Lessee shall be entitled to continue to use the Schedule Property until the Lessor refund the Security Deposit to the Lessee and no Rent shall be charged to the Lessee by the Lessor during this period. Further, the Lessee shall also be entitled to interest at the rate of 18% (Eighteen Percent) per annum in case of such delay in the repayment of the Security Deposit. Interest shall be payable from the date on which the same is due till the date on which the same is repaid in full.

11. LESSOR'S REPRESENTATIONS AND WARRANTIES:-

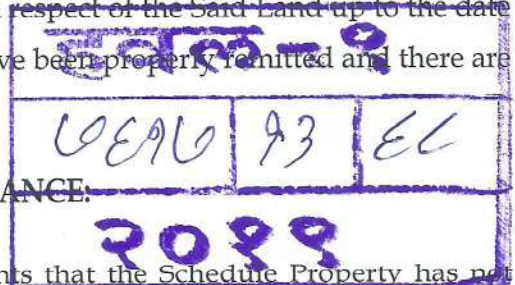
11.1. Title - The Lessor is solely entitled to and is absolutely seized and possessed or otherwise well and sufficiently entitled to the the Said Land. There is no restriction, obligation or liability, under law or any prevailing contract, which prevents the Lessor from (a) executing this Lease Deed, (b) providing the Said Land on Lease to the Lessee for the purposes of running and managing the School, (c) putting the Lessee in possession and occupation of the Said Land , (d) permitting the Lessee to use and enjoy the common facilities thereat, or (e) which prevents the Lessee from occupying, using and enjoying the Said Land as per the terms of this Lease Deed.

11.2. COMPLIANCE WITH APPLICABLE LAWS - Subject to current approvals received from the competent authorities as per Clause 4.1 of this Agreement, The Lessor represents as of the date of entry into the Lease Deed (and such representation to be repeated as of the Lease Commencement Date), that there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable laws.

11.3. NO DUES: Non-agricultural taxes, municipal taxes, electricity, and water charges and all other outgoings in respect of the Said Land up to the date of execution of the Lease Deed have been properly remitted and there are no dues as on the Effective date.

11.4. NO MORTGAGE OR ENCUMBRANCE:

11.4.1. The Lessor affirms and represents that the Schedule Property has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the Schedule Property. There are no other encumbrances, charges, mortgages, liens and/or other interests or deeds, whether to sell, lease, license, mortgage or



dispose off or to create any other interest of whatsoever nature in respect of the Schedule Property.

11.4.2. In the event the Lessor intends to take any loan for any purpose whatsoever by mortgaging the Schedule Property, and/ or by of creating any encumbrance on the Schedule Property in any manner whatsoever, the Lessor shall be liable to comply the below mentioned conditions:

11.4.2.1. The Lessor shall be entitled to avail loan facility, however the Lessor shall duly intimate the Lessee prior to taking of such a loan.

11.4.2.2. The instalment to be paid for such a loan, per month, shall not in any manner exceed the Rent payable by the Lessee to the Lessor for the said period.

11.4.2.3. In the event of any default on part of the Lessor in payment of the loan instalment and repayment of the loan itself, the Lessee shall have the right but not the obligation to pay such an instalment directly to the lender and the Lessee shall be entitled to make appropriate deductions to the Rent payable to the Lessor.

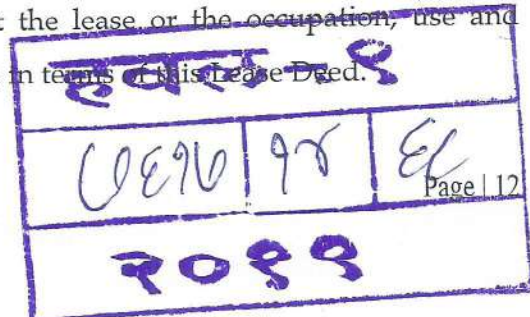
11.4.2.4. The interest of the Lessee, in the Schedule Property shall in no way be affected as a result of the said loan and the rights of the Lessee on the Schedule Property shall not be extinguished at any point in time, as a result of the said loan.

11.4.2.5. In the event the rights and interests of the Lessee on the Schedule Property is in question and/ or is affected in any manner whatsoever, the Lessor undertakes to indemnify the Lessee and undertakes to make good such default/ irregularity and shall immediately restore all the rights and privileges that the Lessee enjoyed in the Schedule Property prior to such an extinguishment of right.

11.5. NO PRIOR INTEREST: - Subject to Clause 11.4 mentioned hereinabove:

11.5.1. The Lessor has neither entered into any other agreement nor created any other interest over the Said Land that in any manner whatsoever affects the terms of this Lease Deed or the rights of the Lessee hereunder;

11.5.2. In particular no person has any such right, title or interest that in any manner whatsoever may affect the lease or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.



11.6. **NO LITIGATION:** - There are no existing, threatened or pending litigation in respect of the Said Land that in any manner whatsoever affects the purpose of this Lease or the occupation, use and enjoyment of the Said Land by the Lessee on the terms of this Lease Deed.

12. **LESSEE'S REPRESENTATIONS AND WARRANTIES:** -

12.1. **Compliance with laws-** The Lessee hereby represents and warrants to the Lessor that the use of the Schedule Property by the Lessee for carrying on the operations is in accordance with the applicable law, rules, and regulations and only for the purpose fo running school

12.2. **Payment of Rent-** The Lessee hereby represents and warrants to the Lessor that the Lease rent shall paid as per Schedule II attached herewith, without any delay on whatever ground may be

13. **LESSOR'S OBLIGATIONS:** - All of the below shall become applicable from the Lease Commencement Date.

13.1. **Electricity:** The Lessor shall, on the requisition placed by the Lessee, provide the necessary documentation pertaining to the property and shall co-operate on a best efforts basis with the Lessee by way of issuing no-objection certificates and any other required documents to obtain the power supply as required by the Lessee for the purpose stipulated in this Agreement. Any cost payable towards arranging for power including the deposit payable for the power to Power Distribution Agency, or any other agency/authority regulating power supply shall be borne by the Lessee.

13.2. **Payment of taxes** - During the term of the Lease, the Lessor shall pay all non-agricultural taxes, charges or assessments in the Said Land, and other outgoings imposed by the Government of Maharashtra under the head of revenue assessment only in respect of the Said Land only.

13.3. **Co-operation** - The Lessor shall co-operate with the Lessee by executing all necessary documents and doing such acts, deeds and things to procure any specific governmental or statutory approvals, permissions or consents that may be required for the purpose of running School in the Schedule Property.

13.4. **Access** - The Lessee's access to the Schedule Property, including all points of ingress and egress shall not, at any time from the Effective Date and during the Lease Term, be blocked or impeded by the Lessor, their employees, officers, agents, associates or visitors. The Lessor's security personnel or other employees/officers shall not impede any of the

Lessee's officers, employees, agents, associates, visitors or representatives from entering the Schedule Property. The Lessee shall not claim any right, title or interest in the Schedule Property other than the rights conferred upon it under this Agreement.

13.5. **No disturbance** - Without prejudice to Clause 3.2 of this Agreement, the Lessor shall ensure that the Lessor or any person directly or indirectly related to it shall not, under any circumstances, disturb the Lessee's possession and enjoyment of the Schedule Property. The Lessee will use the Schedule Property as a reasonable and prudent person would use it's own premises in such a way as not to cause any nuisance, damage, disturbance to the occupiers or users of any neighboring premises

14. LESSEE'S OBLIGATIONS: -

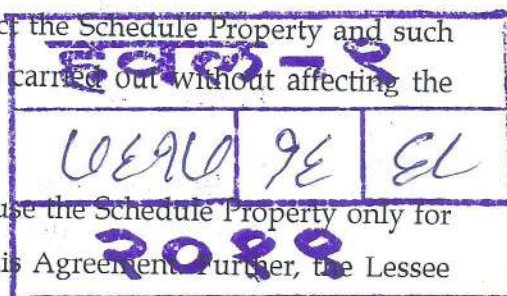
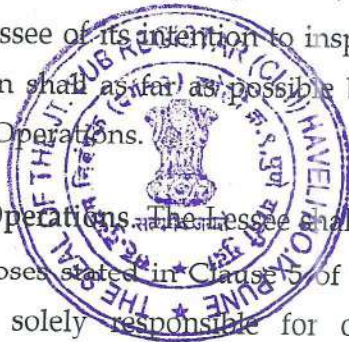
14.1. **Maintenance of the Schedule Property:** All internal and external major maintenance and repairs, except for such reasonable wear and tear as may be expected in the normal course, of the Schedule Property shall be borne by the Lessee. The Lessee shall always keep the Schedule Property in good repair.

14.2. **Water Supply:** For unrestricted and reasonable access to municipal water supply in the Schedule Property through the municipal water connection the Lessor shall assist the Lessee. Any costs to be borne towards obtaining the municipal water connection shall be borne by the Lessee.

14.3. **Payment of Taxes:** Lessee shall pay all property tax, ground rents, charges or assessments, rates and taxes and outgoings imposed or payable in respect of the Constructed Property.

14.4. **Inspection by the Lessor.** The Lessor or their representatives may periodically inspect the Schedule Property at reasonable times, as may be required. The Lessor shall give 48 (forty-eight) hours of notice in writing to the Lessee of its intention to inspect the Schedule Property and such inspection shall as far as possible be carried out without affecting the Lessee's Operations.

14.5. **Use for Operations.** The Lessee shall use the Schedule Property only for the purposes stated in Clause 5 of this Agreement. Further, the Lessee shall be solely responsible for obtaining all necessary approvals, registrations, and permissions for establishing and operating a School in the Schedule Property. The Lessee shall have the right to construct or install any equipment, building, gadgets and other fittings and fixtures



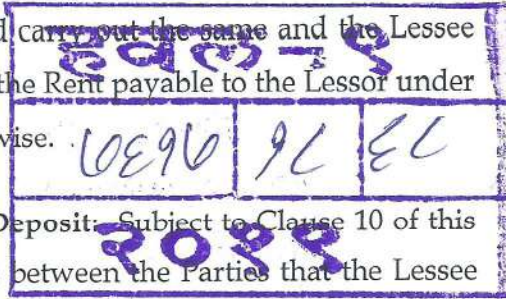
interference, objections, evictions, claims, interruptions and demands whatsoever, by the Lessor or any person claiming through, under or in trust for the Lessor. However, the Lessor shall not be responsible for any interruption in possession of the temporary structures inserted by the Lessee in the Schedule Property.

15.2. **Installation of furniture, fittings** - The Lessee shall be entitled at its cost to install furniture, fixtures, false ceilings, wooden and other partitions, fittings, machines or equipment of any size, dimension or capacity, electrical and communication appliances including without limitation electricity generators, air conditioners, as per its requirements for the school.

15.3. **Minor Repairs.** The Lessee shall be entitled to carry out minor repairs *i.e.*, additions, alterations and replacements for the day to day functioning of electrical, water supply, sewerage, fittings and fixtures and other amenities in the Schedule Property at its cost.

15.4. **Lessor's failure to comply with its obligations.** If the Lessor fails to comply with its obligations under Clause 13, the Lessee may after due notice in writing to the Lessor, pay, discharge and carry out the same and the Lessee shall be entitled to set off the same from the Rent payable to the Lessor under these presents or recover the same otherwise.

15.5. **Return of possession and Security Deposit:** Subject to Clause 10 of this Agreement, it is expressly agreed to between the Parties that the Lessee shall be required to formally hand over possession of the Schedule Property to the Lessor on termination of the Lease. The Lessor shall simultaneously hand over the Security Deposit unless the same is adjusted against lease Rents or other payments due and payable by the Lessee only upon the due written consent of the Lessee. The Lessor shall not be entitled to make any deductions to the Security Deposit amount without the prior written consent of the Lessee. In the event the Lessor makes any such deductions to the Security Deposit without the prior written consent of the Lessee, the Lessee shall have the right to take appropriate measures in accordance with law. Further, the Lessee shall be entitled to continue to be in possession of the Schedule Property, till such time, that the Security Deposit is refunded to the Lessee or adjusted against Rents or other payments due and payable by the Lessee. However if the lessee fails to handover the possession of the Schedule Property to the Lessor on expiry of the Lease term, in that case the Lessee shall be, in lieu of rent payable, liable to pay the compensation to the tune of 3 times of then prevailing rent.



15.6. **Vacation of Scheduled Property.** Upon the expiry or earlier termination of the Lease and at the time of vacating the Schedule Property, the Lessee shall only be entitled to remove and take away, at its option, all or any of its machinery, equipment, fittings, fixtures, etc. that is of temporary nature and is not attached to the land which may have been installed or attached or bought in the Schedule Property by the Lessee from time to time, without causing any damage to the Schedule Property, normal wear and tear excepted. The Lessee will hand over possession to the Lessor with constructed buildings, trees, gardens and any other fixtures that are of a permanent nature and appurtenant to the land on the Schedule Property. The Lessor shall not be obliged to pay any compensation to the Lessee for such constructions or improvement on the ground.

15.7. **Communication Equipment.** The Lessee shall be at liberty to install necessary communication equipment in the Schedule Property at its cost for conducting its operations during the tenure of the lease in accordance with applicable laws

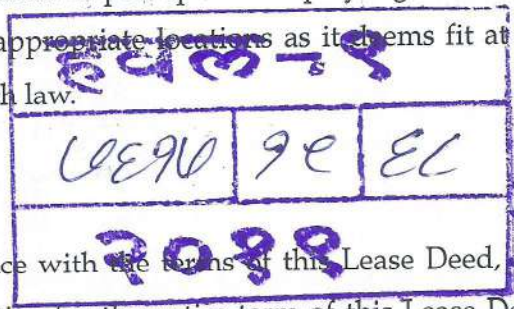
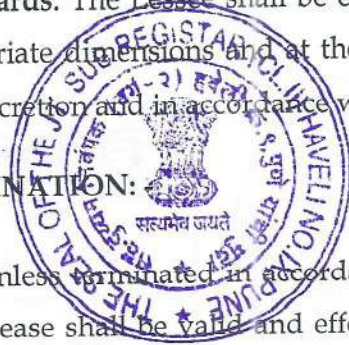
16. **Signboards.** The Lessee shall be entitled to put-up and display signboards of appropriate dimensions and at the appropriate locations as it deems fit at its sole discretion and in accordance with law.

17. **TERMINATION:**

17.1. Unless terminated in accordance with the terms of this Lease Deed, the Lease shall be valid and effective for the entire term of this Lease Deed and shall automatically stand terminated upon expiry of this Lease Deed, unless otherwise extended by the Parties mutually at an earlier date.

17.2. This Lease Agreement shall be terminated in the event the Rents payable is not paid by the Lessee to the Lessor consecutively for a period of six months before the completion of the Lock-In Period.

17.3. Notwithstanding anything agreed in this agreement or any other writing, it has been clarified by the parties to each other that, school building will be constructed on the property owned by M/s. Built up, a Partnership Firm Registered under Indian Partnership Act and property owned by Aura Realtors, a Partnership Firm. Both owners of the property have executed separate Lease deed in favour of the Lessee herein. If either party terminates this agreement, it shall be deemed that, it has terminated agreement of M/s. Built up or Aura Realtors have terminated



agreement of Lessee herein as the case may be.

18. MATERIAL DEFAULT: -

18.1. If any of the events described below occur during the Lock-in Period or thereafter (but not later than the scheduled termination date of the Lease Deed):

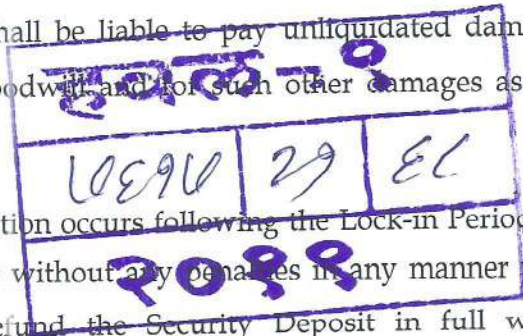
18.2. In the event of any material default by the Lessor with reference to the representations made herein (whether during the Lock-in Period or thereafter, but not later than the scheduled termination date of this Lease Deed), the Lessee shall be entitled to issue a notice to the Lessor setting out the default and requiring the Lessor to rectify such default or provide a suitable explanation therefore within 45 (forty five) days of receipt of such notice ("Cure Period"), failing which the Lessee shall be entitled to (i) rectify the default, if it is capable of rectification, or (ii) terminate the Lease forthwith at the end of the Cure Period by written intimation to the Lessor and, in relation to such termination, the Lessor shall be the defaulting party. During the Cure Period, Rent shall be payable by the Lessee only if the damage is of the nature that can be cured within a period of 30 days or less. Otherwise, no Rent shall be payable during Cure Period. The Lessor shall refund the Security Deposit in full without any deductions in any manner whatsoever upon termination of the Lease Deed pursuant to this clause. The Lessee shall be entitled to claim such damages as it seems necessary in order to make good the losses caused to it as a result of such material default committed by the Lessor.

18.3. In the event of any material default by the Lessee with reference to the representations made herein, the Lessor shall be entitled to issue a written notice to the Lessee setting out the material default and requiring the Lessees to rectify such material default or provide an explanation satisfying the Lessor therefore within 45 days, failing which the Lessor may terminate the Lease forthwith by written intimation to the Lessees and, in relation to such termination, the Lessees shall be the defaulting party. The Lessor shall refund the Security Deposit after making deductions in accordance with Clause 10.2 of this Agreement upon termination of the Lease Deed pursuant to this clause. In such an event the Lessor may decide to run the School on its own, or invite the application after assessing the bidders capabilities and capacity to perform. However the Lessor may be permitted to use the brand of the School and use the permissions and/ or approvals obtained by the Lessee to run and operate the School only for a period of six (6) months or till the completion of the Academic Year, whichever is earlier. Post the



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completion of the six month period or post the completion of the Academic Year, the Lessor shall be prohibited from using the brand of the Lessee School and shall be prohibited from running the School based on the permissions and approvals obtained by the Lessee to run and manage the School. In the event the Lessor violates any provision of this Clause, the Lessor shall be liable to pay unliquidated damages to the Lessee for loss of goodwill and for such other damages as the Lessee deems fit.



18.4. If such early termination occurs following the Lock-in Period, the Lease Deed shall terminate without any penalties in any manner whatsoever. The Lessor shall refund the Security Deposit in full without any deductions in any manner whatsoever upon termination of the Lease Deed pursuant to this clause. If the Lessee does not vacate the property and leaves his belongings or Lessee fails to remove on the expiry or termination, sooner or earlier determination of the Lease as aforesaid, the Lessor shall give a notice (in writing) to the Lessee to remove the goods and its machinery or equipment's from the Schedule Property and if within 15 days from the date of such written notice, the Lessee fails or neglects to comply with the said notice, the Lessor shall be fully entitled and at liberty and the Lessor is hereby irrevocably authorized by the Lessee to remove its goods, machinery, equipment's lying in the Schedule Property (after making a list thereof) to a warehouse of the Lessor's choice at the risk and cost of the Lessee in all respects. The costs towards the same shall be borne by the Lessee.

18.5. It is clarified that post termination of this Agreement, subject to the terms and conditions contained in this Agreement, the Lessor shall be entitled to use the Schedule Property in any manner it deems fit.

19. HANDOVER OF POSSESSION AND REFUND OF SECURITY DEPOSIT: -

19.1. On scheduled termination of the Agreement or upon early termination of the Lease Deed after the Lock-in Period, the Lessor shall refund the Security Deposit to the Lessee immediately upon the Lessee vacating the Schedule Property. For the avoidance of doubt, no property related taxes or, refurbishment or renovation costs in respect of the property will be due to be paid by the Lessee. Similarly, Lessee shall not claim any investments made by it in relation to leasehold improvements within the Schedule Property during the Lease Term. If the Lessee does not vacate the Schedule Property in time the Lessor shall have the right to remove the belongings of the Lessee in the manner described in clause 18.2 and can cover the expenses from that amount. Balance will be given to the

Lessee if any within a period of one month after disposing the property in that manner described in clause 18.2.

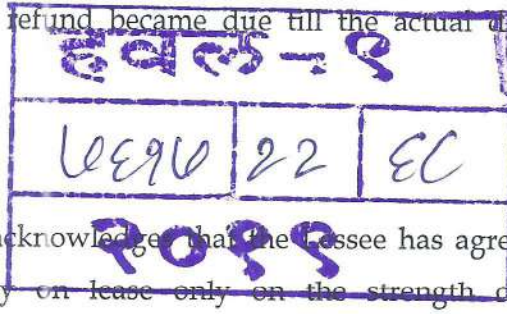
19.2. Subject to Clause 10 of this Agreement, in the event, the Lessor fails to refund the Security Deposit to the Lessee immediately upon expiry of the Lease Deed and if the Lessee is ready and willing to handover vacant and peaceful charge of the Schedule Property, then the Lessee shall be entitled to continue to use the Schedule Property until the Lessor refunds the Security Deposit to the Lessee and no Rent or any similar amount shall be charged to the Lessee by the Lessor during this period. Also, the Lessor shall pay to the Lessee, an interest at the rate of 18% (Eighteen Percent) per annum on the Interest Fee Refundable Security Deposit amount from the date the refund became due till the actual date of refund.

20. INDEMNIFY: -

20.1. The Lessor recognizes and acknowledges that the Lessee has agreed to take the Schedule Property on lease only on the strength of the representations made in this Lease Deed and the Lessor agrees to indemnify and hold harmless the Lessee, its employees, officers, directors, representatives, agents, servants and visitors from any and all losses, claims and expenses (including attorney-client expenses), that they may suffer on account of any representations in this Lease Deed.

20.2. The Lessee recognizes and acknowledges that the Lessor has agreed to grant Lease of the Said Land lease only on the strength of the representations made in this Lease Deed and the Lessee agrees to indemnify and hold harmless the Lessor, from any and all losses, claims and expenses (including attorney-client expenses), that they may suffer on account of any representations in this Lease Deed.

20.3. In turn the Lessee will take due care and caution and keep the property premises in good order and condition. The Lessee shall not store any hazardous or inflammable articles at the premises. The Lessee shall insure the premises for the continued period of the Lease shall take out the insurance policy and will pay due premiums regularly without fail. The Lessee shall not allow to be carried out any act or activities which are anti-social, immoral or illegal or which may cause nuisance but not limited to playing loud Speakers, displaying flashing lights or cause any act which comes under any other public nuisance.



21. NOTICES: -

21.1. Any notice or other information/ document required or authorized by this Agreement to be given shall be given in writing, in English and by:

21.1.1.1. delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given);

21.1.1.2. sending it by a nationally recognized courier or by registered post;

21.1.1.3. sending it by facsimile transmission, e-mail or comparable means of communication; or

21.1.1.4. to the relevant Parties at the addresses referred to in this Agreement.

21.2. Any notice or information given by post / courier in the manner provided under this Clause which is not returned to the sender as undelivered shall be deemed to have been given on the second day after the envelope containing it was so posted. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/ posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

21.3. Any notice or information sent by facsimile transmission, e-mail or comparable means of communication shall be deemed to have been duly sent on the date of transmission, provided that a confirming copy of it is sent to the relevant Parties at the addresses within 24 hours after transmission.

21.4. The address and other details of the Parties for the purpose of communication unless otherwise notified in writing to the other Parties shall be:

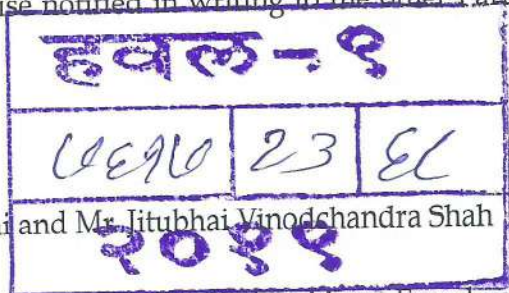
If to the Lessor: M/s BullUp,

Attention: Mr. Atul Vasant Joshi and Mr. Jitubhai Vinodchandra Shah

Address: Flat No. 1, Samada Apartment, Dr. Ketkar Marg, Erandwane, Pune 411004.

Telephone: +91-9975680020 / 9975680060

Email: avjocloud@gmail.com / jeetubhaiemail@gmail.com



If to the Lessee: The Institute of Learning and Education

Attention: Mr. Livinus Elegius Fernandes

Address: 503, SudhamaNiwas, 16th Road, Khar west Mumbai -400052

Telephone: +91-9619918344

 ~~livinus@orchids.edu.in~~

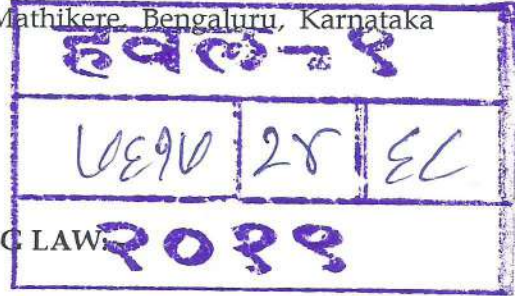


If to the Confirming Party: K12 Techno Services Pvt. Ltd.:

Attention: Mr. Jai Decosta

Address: 44/1, Trinetra Building, New BEL Rd, Mayuri Signal Behind
Punjab National Bank, ACPS Layout, Mathikere, Bengaluru, Karnataka
560054

Email: jai@k12technoservices.com



22. DISPUTE RESOLUTION AND GOVERNING LAW

22.1. The Parties agree that in case of any dispute arising between the Parties in respect of this Lease, the Parties shall try to resolve the dispute in peaceful and amicable manner through Mediation.

22.2. In the event of any dispute or difference arising between the Parties concerning or relating to the interpretation of these presents or the interpretation or effect of any of the provisions hereof or relating to the liability or obligation on the part of any of the Parties, the same shall be referred to a sole arbitrator acceptable to both the Parties. In the event the Parties fail to agree on a mutually acceptable sole arbitrator within 30 (Thirty) days of a Party issuing a notice of dispute to the other Party, then the arbitration shall be undertaken by an arbitration panel of 3 (Three) arbitrators, one to be appointed by each of the Parties and the 2 (Two) appointed arbitrators so appointed shall appoint the 3rd (Third) arbitrator who shall act as the Chairman of the arbitral panel. The award passed by the arbitral panel shall be final and binding on both the Parties. The arbitration shall be conducted in English and be held in Pune and in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modifications or re-enhancements thereof for the time being in force. Obligations to be performed by the Licensee and the Licensor under this Agreement would be in force during such dispute resolution.

22.3. The laws of India shall be applicable to the Parties to all disputes arising out of this Lease Deed. Subject to the provision with regard to dispute resolution above, Courts in Pune, Maharashtra shall have exclusive jurisdiction with respect to all matters arising out of this Lease Deed.

23. MISCELLANEOUS -

23.1. The Lessee shall be obliged to obtain consent of the Lessor for any change in its constitution and/or any amendment or variation to its Charter Documents provided that subsequent to such change or alternation, the terms and conditions of the Lease Deed shall not be altered in any manner whatsoever. "Charter Documents" means documents relating to the Lessee's formation, incorporation or association (as the case may be) including for the avoidance of doubt, its bye-laws.

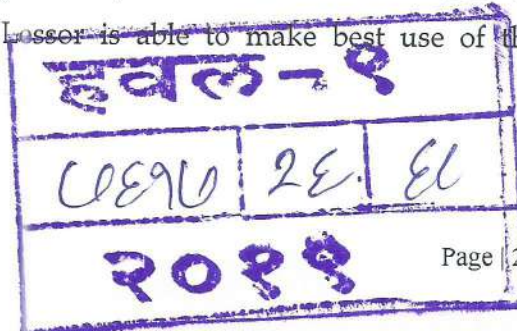
23.2. The Lessor shall not be responsible or liable in any manner whatsoever for any injury or damage which may be caused to the Lessee, it's employees, agents, and representatives, nor shall the Lessor be responsible or liable in any manner whatsoever for any theft, damage, or destruction, belongings, articles, things of the Lessee, it's employees, agents or representatives that may be kept or lying in the Schedule Property, by fire, leakages or from any other cause or causes whatsoever

23.3. The Lessor shall be entitled to transfer, sell or alienate any portion or all of Schedule Property in any manner to any of its sister concern, subsidiary, affiliates or related company after giving prior written intimation to the Lessee. However the Lessee shall have the right of first refusal in case of sale to any third party who is not related to the Lessor in any manner whatsoever. The Lessee shall under obligation/bound to respond to such a written offer made by the Lessor, either accepting and/ or rejecting such a written offer, within a period of thirty (30) days from the date of such offer by the Lessor, failing which it shall be construed that the Lessee is not interested in the property and Lessor shall be entitled to deal and dispose of the said property and his rights to third party without any no objection of the Lessee. In any event, the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Agreement. The Lessor shall communicate such offer to the Lessee on the address given herein above or email on which Lessee will communicate to the Lessor.

23.4. No forbearance, indulgence, relaxation or inaction by any Party at any time to require performance of any of the provisions of this Lease Deed shall in any way affect, diminish or prejudice the right of that Party to

require performance of that provision. Any waiver or acquiescence by any Party of any breach of any of the provisions of this Lease Deed shall not be construed as a waiver or acquiescence of any right under or arising out of this Lease Deed or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Lease Deed.

- 23.5. The Parties agree that the covenants, obligations and restrictions in this Lease Deed are reasonable in all circumstances. If any provision of this Lease Deed is held to be illegal, invalid, or unenforceable under any present or future law, (i) such provision shall be fully severable; (ii) this Lease Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Lease Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there shall be added a legal valid and enforceable provision as similar in terms and effect to such illegal, invalid or unenforceable provision as may be possible.
- 23.6. No modification or amendment to this Lease Deed and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by the Parties.
- 23.7. This Lease Deed (including all the schedules and annexures hereto) constitutes the entire understanding and agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral between the Parties.
- 23.8. That the cost of stamp duty and registration charges and other incidental expenses in connection with execution and registration of this Lease Deed shall be borne 70% by the Lessee and 30% by the Lessor.
- 23.9. This Lease Deed and all rights and duties hereunder shall inure to the benefit of, and be binding upon, the Lessor and the Lessee and their respective personal representatives, administrators, executors, successors and assigns.
- 23.10. Post termination of this Agreement, both Parties shall make all endeavors to ensure that the Lessor is able to make best use of the Schedule Property.



24. **Equitable Remedies: -**

24.1. The Parties acknowledge that in the event of a breach of the provisions of this Agreement, damages alone may not be a sufficient remedy and, therefore, each Party shall be entitled to seek all equitable remedies, including injunctive relief and specific performance of this Agreement, and get it enforced the concerned courts.

24.2. No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at Law, in equity, by statute or otherwise, and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at Law, in equity, by statute or otherwise. The election of any one or more of such remedies by any of the Parties shall not constitute a waiver by such Party of the right to pursue any other available remedy.

25. **Assignment:** In case the Lessor assign, sub-lease or otherwise transfer any of its rights or obligations under this Agreement, the Lessee shall have the first right to refuse the same.

26. **Amendments: -**

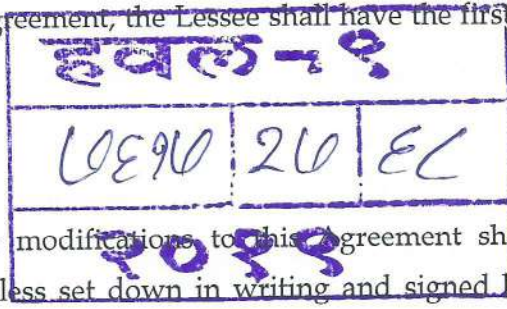
26.1. No changes, alterations or modifications to this Agreement shall be binding on either Party unless set down in writing and signed by the authorized representatives of both the Parties.

27. **Waivers: -**

27.1. No failure by a Party to take any action with respect to a breach of this Agreement or a default by any other Party/ies shall constitute a waiver of the former Party's right to enforce any provision of this Agreement or to take action with respect to such breach or default or any subsequent breach or default. Waiver by any Party of any breach or failure to comply with any provision of this Agreement by a Party shall not be construed as, or constitute, a continuing waiver of such provision, or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

28. **Relationship of Parties: -**

28.1. This Agreement will not establish a partnership, agency or joint venture between the Lessor and the Lessee.



29. Insurance: -

29.1. For the entire lease period, the Lessee shall obtain insurance for the Building to be constructed on the Schedule Property.

30. Severability: -

30.1. If any provision of this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision that is valid and enforceable and most nearly gives effect to the original intent of the invalid / unenforceable provision, it being intended that all of the rights and privileges of the parties hereto shall be enforceable to the fullest extent permitted by Law.

31. Counterparts: -

31.1. This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.



IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HAND TO THIS WRITING THE DAY MONTH AND YEAR FIRST SET OUT HEREINABOVE

For Lessor M/s Built Up

Signature: _____

Name : Mr. Atul Vasant Joshi

Title : Partner of M/s.Built up

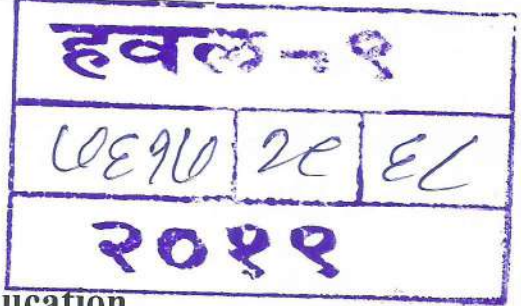
Date. : _____

Signature: _____

Name: Mr. Jitubhai Vinodchandra Joshi

Title: Partner of M/s.Built up

Date: _____



For Lease Institute of Learning & Education

Signature: _____

Name : Mr. Livinus Fernandes

Title : President of the Institute of Learning & Education

Date. : **THE INSTITUTE OF
LEARNING AND EDUCATION**
503, Sudhama Niwas, 16th Road,
Khar (West), Mumbai - 400 052.



For Confirming Party K12 Techno Services Pvt. Ltd

Signature: _____

Name: Mr. Shahanaavaj Haruh Pathan

Title: Business Head Pune

Date: _____



In the witness of:

Signature: _____

Madhav

Name : Madhav Narayan Gohad.

Title : Flat NO. B-07, Sonal Heights.

Date : Vadgaon Bk, Pune 41.

In the witness of:

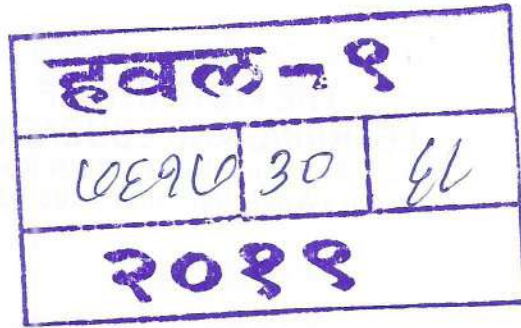
Signature: _____

Manohar Shetty

Name : Manohar Shetty.

Title : Vikhroli E Tumb - B4.

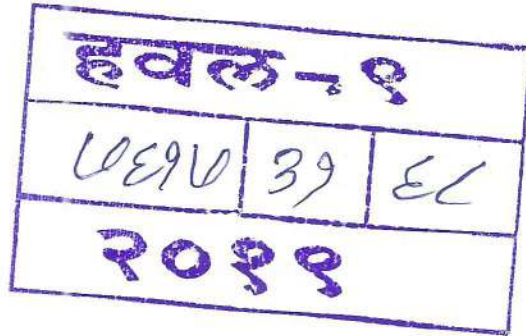
Date : _____



SCHEDULE I

LAND OWNED BY LESSOR

Survey No.	6/2 And 6/3
Amenity Space Carved out of the above Survey Number Admesuring	2182.56 Sq.mt (i.e.23,494 square feet)
Situated at	Ambegaon Budruk, Taluka Haveli, District Pune
Boundaries	North: Survey No. 08 South: 12.00 meter Wide Internal Road East: Portion out of S.No. 6/2,6/3 West: Survey No. 5



SCHEDULE II

RENT

The Rent payable by the Lessee for the Schedule Property shall be in the following manner plus / minus any additions / deductions required under clause 8.2. The funds transferred into the account of the Lessor shall be the Rental plus Applicable Taxes (GST of 18% as of date of signing of this agreement) less the stipulated TDS (10% as of date of signing of this agreement). The rental amount shall be as per the following:

YEAR	AREA (SFT)	RENT/SFT	ESCALATION	TOTAL MONTHLY RENT (INR)	TOTAL ANNUAL RENT
2019-20	23,494	20.00	100%	4,69,880	56,38,560
2020-21	23,494	20.00	100%	4,69,880	56,38,560
2021-22	23,494	20.00	100%	4,69,880	56,38,560
2022-23	23,494	22.4	112%	5,26,266	63,15,192
2023-24	23,494	22.4	100%	5,26,266	63,15,192
2024-25	23,494	22.4	100%	5,26,266	63,15,192
2025-26	23,494	25.09	112%	5,89,464	70,73,568
2026-27	23,494	25.09	100%	5,89,464	70,73,568
2027-28	23,494	25.09	100%	5,89,464	70,73,568
2028-29	23,494	28.10	112%	6,60,181	79,22,172
2029-30	23,494	28.10	100%	6,60,181	79,22,172
2030-31	23,494	28.10	100%	6,60,181	79,22,172
2031-32	23,494	31.47	112%	7,39,356	88,72,272
2032-33	23,494	31.47	100%	7,39,356	88,72,272
2033-34	23,494	31.47	100%	7,39,356	88,72,272
2034-35	23,494	35.25	112%	8,28,164	99,37,968

2035-36	23,494	35.25	100%	8,28,164	99,37,968
2036-37	23,494	35.25	100%	8,28,164	99,37,968
2037-38	23,494	39.48	112%	9,27,543	1,11,30,516
2038-39	23,494	39.48	100%	9,27,543	1,11,30,516
2039-40	23,494	39.48	100%	9,27,543	1,11,30,516
2040-41	23,494	44.21	112%	10,38,670	1,24,64,040
2041-42	23,494	44.21	100%	10,38,670	1,24,64,040
2042-43	23,494	44.21	100%	10,38,670	1,24,64,040
2043-44	23,494	49.52	112%	11,63,423	1,39,61,076
2044-45	23,494	49.52	100%	11,63,423	1,39,61,076
2045-46	23,494	49.52	100%	11,63,423	1,39,61,076
2046-47	23,494	55.46	112%	13,02,977	1,56,35,724
2047-48	23,494	55.46	100%	13,02,977	1,56,35,724
2048-49	23,494	55.46	100%	13,02,977	1,56,35,724



COMMENCEMENT CERTIFICATE



पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११००७.

S.No. 152 - 153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411007

Ph No: 020 - 259 33 344 / 356 / 333 / फोन नं. : ०२० - २५९ ३३ ३४४ / ३५६ / ३३३ Email : hqpmrda@gmail.com

विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.६.१ नुसार)

जा.क्र. : बीएचए/प्र.क्र.१७५/१६-१७/मौ.आंबेगाव बु./स.नं. ६/२ व ६/३ पै.

दि. ०३/०९/२०१६


प्रति,

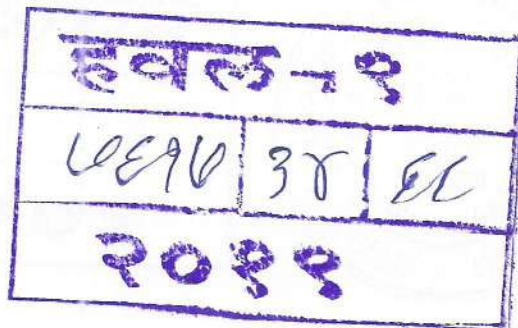
मेघना अशोक भावे तर्फे कु.मु.
संकेत प्रॉपर्टीज प्रा.लि.तर्फे संचालक
श्री.धर्मेश किशोर गठाणी व इतर
रा.इथिक्स हाऊस, ३ कफस्टेलिनो रोड,
कॅम्प, पुणे - ४११००१.

मौजे आंबेगाव बु., तालुका हवेली, जिल्हा पुणे येथील स.नं.६/२ व ६/३ पै. मधील क्षेत्र १४०४९.०० चौ.मी. क्षेत्रावरील समुह गृहबांधणी प्रकल्पामधील सुधारित रेखांकन/ इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट ' अ ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)




319116
महानगर आयुक्त
तथा
मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,
पुणे करीता.



पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे यांचेकडील दि - ०३/०९/२०१६ रोजीचे पत्र क्र.९७५/१६-१७ सोबतचे

परिशिष्ट ' अ '

१. मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
२. सदर विकास परवानगी व प्रारंभ प्रमाणपत्र हे एक वर्षाच्या कालावधीकरिता अंमलात राहिल. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करुन न घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
३. इमारतीचे बांधकाम सुरु करण्यापूर्वी महसूल विभागाकडून अकृषिक परवानगी प्राप्त करून त्याची साक्षांकित प्रत प्राधिकरणाकडे सादर करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
४. प्रस्तावासोबत मोजणी दि.१७/०९/२०१०, मो.र.नं.४६५५/१० ने केलेल्या वहीवाटीचे मोजणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहीवाटीबाबत अर्जदाराने / विकासकाने/ जमीनमालकाने याबाबत सादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे / हद्दीचे अनुषंगाने अथवा इमारतीबाबत कोणतेही व्यक्तिगत वाद / न्यायालयीन वाद उद्भवलेस त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल. ज्या जागेची मालकी / वहीवाट, अर्जदार / विकासक / जमिनमालक यांची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकास अनुज्ञेय राहणार नाही.
५. प्रस्तुतच्या जमिनीवर आर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / जमीनमालक / विकासक सर्वस्वी जबाबदार राहतील.
६. नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत बाबींकरिता प्रस्तावासोबत आपण रु.३००/- च्या स्टॅम्प पेपरवरील दिनांक २७/०१/२०१५ रोजी नोटीरी श्री. जे.एस.कारंडे यांचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार / जमीनमालक / विकासक यांची राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिशाभूल करणारी आढळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
७. विषयांकित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अभिलेख खात्याकडून प्रमाणित करुन घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची रुंदी, १५% सुविधा भूखंड व १०% खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्यास रेखांकन पुन्हा मंजूर करुन घेणे बंधनकारक राहिल. अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करुन त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करता येणार नाही.





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- तसेच मंजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मंजूर प्रादेशिक योजनेचे रस्ते /रस्ता रुंदीने बाधित क्षेत्र जागा मालकास/विकासकास वाढीव चटईक्षेत्राच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरीत करावयाचे झाल्यास अशा अनुषंगिक क्षेत्राची मोजणी जागा मालकाने /विकासकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे बंधनकारक राहिल. तदनंतर अशा क्षेत्राखालील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालकाने/विकासकाने स्वखर्चाने करून देऊन तसा ७/१२ उतारा व त्याप्रमाणे प्रत्यक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटईक्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक कागदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.
८. मंजूर नकाशामध्ये समाविष्ट स.नं.६/२ व ६/३ पै. मधील क्षेत्र १४०४९.०० चौ.मी. या एकत्रित क्षेत्रावर मंजुरी आहे. उक्त सदर स.नं.६/२ व ६/३ पै. मधील क्षेत्रामध्ये एकत्रिकरणाबाबतची सक्षम अधिकाऱ्याची मान्यता घेऊन त्यानुसार आवश्यक ती नोंद महसूल दफ्तरी होऊन तसा नोंदीबाबतचा प्रॉपर्टी कार्ड उतारा / ७/१२ उतारा व मोजणी नकाशा सादर करणे अर्जदार / विकासक / जमिनमालक यांच्यावर बंधनकारक आहे.
 ९. मंजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामापासुन पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर कायम व खुली ठेवणे आवश्यक राहिल.
 १०. रेखांकनातील भूखंड व नियोजित इमारतीचा वापर फक्त रहिवास व वाणिज्य याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधनकारक राहिल.
 ११. इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/अभियंता/स्ट्रक्चरल अभियंता /सुपरवायझर यांचे प्रमाणपत्र सादर करणे बंधनकारक राहिल, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावांतर्गत जमिनीचे महसूल / भूमी अभिलेखात एकत्रिकरण/ उपविभागणी केलेला अद्यावत ७/१२ उतारा /प्रॉपर्टी कार्ड व मोजणी नकाशा सादर करणे बंधनकारक राहिल.
 १२. इमारतीचे मंजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अनधिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहिल.
 १३. अभिन्यासातील रस्ते, व खुली जागा यांची देखभाल व अभिन्यासामध्ये दर्शविलेले वर्गीकृत / प्रादेशिक योजना रस्ते/रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास वापरण्यास खुले ठेवणे बंधनकारक राहिल.
 १४. रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांने / विकासकांने / जमीनमालकाने भूखंड / सदनिका वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.





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१५. नियोजित बांधकामातील मजल्यांची संख्या व उंची, मंजूर रेखांकन/बांधकाम नकाशांवर दर्शविल्यापेक्षा जास्त असता कामा नये.
१६. नियोजित बांधकामाचे क्षेत्र, भूखंडावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते / रस्तारंदी क्षेत्र नकाशावर दर्शविलेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
१७. जागेतील / जागेलगतच्या नाल्याच्या/नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करता येणार नाही. त्याचप्रमाणे उक्त जमिनीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर अटीचा भंग करून विकास केल्याने दुर्घटना घडल्यास त्याची जबाबदारी अर्जदार / विकासक / जमिनमालक यांची राहिल.
१८. स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.
१९. स्ट्रक्चरल इंजिनियर/डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
२०. अर्जदार / विकासक / जमिनमालक यांनी दि. २७/०१/२०१५ अन्वये दिलेल्या शपथपत्रास अधिन राहून ही परवानगी देण्यात येत असून प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल. (नियम क्र. ७.१)
२१. शासन नगर विकास विभागाकडील दि. १९/११/२००८ चे निदेश क्र. टिपीव्ही-४३०८/ ४१०२/ प्र.क्र.३५९/०८/नवि-११ नुसार अर्जदार / विकासक / जमिनमालक व वास्तुविशारद यांनी बांधकाम नकाशामध्ये प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. सदर नमूद चटई क्षेत्रा (Carpet area) बाबत आकडेमोड, गणितीय चुका इ. बाबत वास्तुविशारद व अर्जदार / विकासक / जमिनमालक संयुक्तिकरित्या जबाबदार राहतील.
२२. नियोजित इमारतीसाठी / विकासासाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वसित केलेल्या सक्षम प्राधिकरणाने / ग्रामपंचायतीने न केल्यास या प्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमीन मालक यांनी स्वखर्चाने प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे सांडपाण्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे बंधनकारक राहिल.
२३. ओला व सुक्या कचऱ्याकरिता सदर जागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहिल विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडूळखत प्रकल्प अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने करावयाचा आहे.





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२४. सदर जमिनीचे क्षेत्रफळ ५०९१ चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक १०० चौ.मी. क्षेत्रासाठी क्षेत्रासाठी एक झाड याप्रमाणे वृक्ष लागवड करणे व त्यांची जोपासना करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
२५. सौर उर्जेवर पाणी तापविण्यासाठीची यंत्रणा अर्जदार / विकासक / जमिनमालक यांनी इमारतीचे वापरापूर्वी स्वखर्चाने करावयाची आहे.
२६. वेस्ट वॉटर ट्रीटमेंट प्लॅन्ट यंत्रणा उभारणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक असून पाण्याचा फेरवापर बगीचा, झाडाची जोपासना यासाठी करणे आवश्यक आहे.
२७. प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पूर्णत्वाचे प्रमाणपत्र अर्जदार / विकासक / जमीनमालक यांनी सादर करून नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याखेरीज कोणत्याही इमारतीचा भागशः / पूर्णतः वापर सुरु केल्यास अर्जदार / विकासक / जमीनमालक कारवाईस पात्र राहिल.
२८. प्रस्तुत जमिनीवर भविष्यात छाननी शूलक, प्रिमीयम शूलक, विकास शूलक, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
२९. विषयांकित प्रकल्पामध्ये प्रस्तावित केलेले एकूण (Gross FSI+ Non FSI) बांधकाम क्षेत्र १७५२९.१८ चौ.मी. आहे. तथापि, या प्रकल्पामध्ये अनुज्ञेय होणारे एकूण कमाल (Gross FSI+ Non FSI) बांधकाम क्षेत्र सुमारे २००००.०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे सदर प्रकल्पाकरिता पर्यावरण विभागाकडील State Environmental Impact Assessment Authority कडून Environment Clearance प्रमाणपत्र प्राप्त झाल्याशिवाय प्रत्यक्ष बांधकामास / विकासास सुरुवात करता येणार नाही. सदर अट प्रकल्पाचे अर्जदार / विकासक / जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहिल. तसेच पर्यावरण विभागाकडील परिपत्रक क्र. SEIAA-२०१४/CR-०२/TC-३, दिनांक ३०/०१/२०१४ मधील अटी व शर्तीचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार / विकासक / जमीनमालक व वास्तुविशारद यांचेवर बंधनकारक राहिल.
३०. बांधकामाच्या ठिकाणी काम करणाऱ्या मजुरांमधील गरोदर माता, स्तनदा माता आणि त्यांच्या सोबत असणाऱ्या मुलांकरीता कामाचे जवळ शेड बांधणे, शौचालय व पिण्याची व्यवस्था, पाळणाघर इत्यादी सुविधा बांधकाम विकासक/ कंत्राटदार यांनी बांधकामाचे ठिकाणी करावी. तसेच त्यांच्या आरोग्य, पोषणाच्या सुविधा सुरक्षितता या बाबीची दक्षता घेणेत यावी.
- ३१) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार विशेष इमारतीबाबत :-





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७६९०	३९	६८
२०१९		


- a) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १२.६ (b) नुसार प्रस्तावित इमारती सभोवताली ६ मी. रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलु शकेल याप्रमाणे डिझाईन करून विकसीत करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक आहे.
- b) अर्जदार / विकासक / जमिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १६.१ नुसार प्रस्तावित करणे आवश्यक राहिल.
- c) नगर विकास विभागाच्या दिनांक - २८.८.२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टीप - ii प्रमाणे संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई यांनी १५ मी. पेक्षा उंच इमारतीच्या नियोजनातील जिऱ्याचे व लिफ्टचे स्थान मान्य केलेले आहे. सदर नियोजनाव्यतिरिक्त नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा संबंधित मुख्य अग्निशमन अधिकारी / संचालक यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतूदीप्रमाणे आग प्रतिरोधक असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनाअनुषंगाने संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई यांनी नाहरकत दाखला क्र. FB/३९०, दि. ०९/०५/२०१४ ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.
- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. ६.२.६.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधक उपाययोजनाबाबत भाग-४ मधील बाबींची पूर्तता करणे अर्जदार/विकासक/ जमिनमालकावर बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अग्निप्रतिबंधक व्यवस्थेकरीता, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विकासक / जमिनमालक यांनी स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
- g) अशा इमारतींचे Structural Design हे भुकंप प्रतिबंधक असणे आवश्यक राहिल. जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer श्री.सुनिल मुतालिक यांचे PMC L.No EC-KKA-२९-१३, दि. २८/०८/२०१४ प्रमाणपत्रास अधीन राहून ही परवानगी देणेत येत आहे.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अग्निशमन यंत्रणा व सुविधांची पूर्तता करून सदर यंत्रणा सुस्थितीत कार्यान्वित असलेबाबत अग्निशमन विभागाकडील अंतिम नारहकत प्रमाणपत्र सादर करणे अर्जदार / विकासक / जमिनमालक यांचेवर बंधनकारक राहिल.



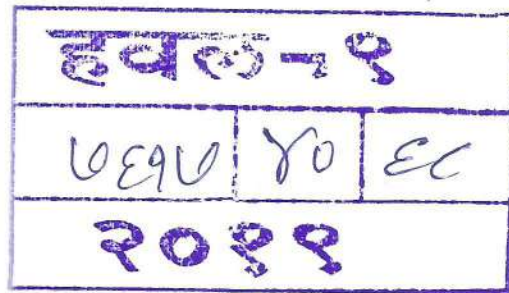
i) संचालक, महाराष्ट्र फायर सर्विसेस, मुंबई यांनी नाहरकत दाखला क्र. FB/३९०, दि. ०९/०५/२०१४ अन्वये ना हरकत दाखला व सोबतचे नकाशे सांक्षातीत केलेले आहेत. सदरचे नकाशामध्ये मंजूरी देताना फेरबदल झाल्यास अशा नियोजनास संबंधित मुख्य अग्नीशमन अधिकारी / संचालक यांचे सुधारित ना हरकत प्रमाणपत्र घेणे बंधनकारक आहे.

३२) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारी आढळल्यास प्रस्तूतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजणेत येईल.

प्रस्तावासोबतच्या रेखांकन/ बांधकाम नकाशांचे दोन संच स्वाक्षांकित करुन सोबत जोडले असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिलेखार्थ राखून ठेवण्यात येत आहेत.


महानगर आयुक्त

तथा
मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,
पुणे करीता.



वाचले:-१) श्री. शशिकांत सिताराम बाणकर, पांडुरंग रामभाऊ कोंढरे, सुवर्णा व शुभम शशिकांत कोंढरे तर्फे कुलमुखत्यार धारक मे. संकेत प्रॉपर्टीज तर्फे संचालक, श्री. धर्मेंश किशोर गठाणी, रा. संस्कृती सोसा, प्लॉट नं. ५८६/ए/बी १, बिबवेवाडी, पुणे-३७ यांचा महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण पुणे यांचे कार्यालयाकडे केलेला दिनांक. ०७/०६/२०१७ रोजीचा अर्ज.

- २) महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी पुणे महानगर प्रदेश विकास प्राधिकरण यांचे कार्यालयाकडील क्र. बीएचए/मौजे आंबेगाव बु/स.नं./ग.नं. ६/२, ६/३/प्र.क्र. ३२२/१७-१८/८७५, दिनांक: १८/०९/२०१७ रोजीचे पत्र.
- ३) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील महाराष्ट्र अध्यादेश क्र. २ दिनांक. ०५/०१/२०१७
- ४) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील परिपत्रक क्र. एनएए-२०१७/प्र.क्र.११५/टी-१ दिनांक-१९ ऑगस्ट २०१७

जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी

आणि ती वरील भार याबाबत पत्र

(महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२क)

जिल्हाधिकारी कार्यालय पुणे
(महसूल शाखा)
क्र.मुळशी/एनए/एसआर/१२५/२०१७
पुणे दि. १६/१२/२०१७

प्रति,

महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी,
पुणे महानगर प्रदेश विकास प्राधिकरण,
सयाजीराव गायकवाड, उद्योग भवन औंध पुणे-०७

विषय:-जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी

आणि ती वरील भार याबाबत पत्र

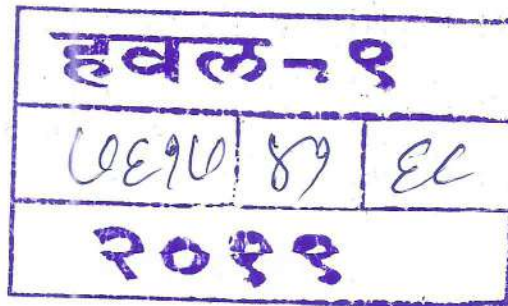
मौजे आंबेगाव बु, ता. हवेली, जि. पुणे येथील जमीन ग.नं/स.नं. ६/२ व ६/३ मधील एकूण १४५४९.०० चौ.मी. क्षेत्रापैकी यापुर्वीचे अकृषिक परवानगीचे क्षेत्र १४०४९.०० चौ.मी. वजा जाता नव्याने समाविष्ट क्षेत्र ५००.००चौ.मी. प्रयोजन निवासी

संदर्भ:-आपले कार्यालयाकडील पत्र क्र.बीएचए/मौजे आंबेगाव बु/स.नं./ग.नं. ६/२, ६/३/प्र.क्र. ३२२/१७-१८/८७५, दिनांक: १८/०९/२०१७ रोजीचे पत्र.

महोदय,

विषयांकीत पत्रान्वये, मौजे आंबेगाव बु, ता. हवेली, जि. पुणे येथील जमीन ग.नं/स.नं. ६/२ व ६/३ मधील एकूण १४५४९.०० चौ.मी. क्षेत्रापैकी यापुर्वीचे अकृषिक परवानगीचे क्षेत्र १४०४९.०० चौ.मी. वजा जाता नव्याने समाविष्ट ५००.०० चौ.मी. क्षेत्रास निवासी प्रयोजनासाठी महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम १८ नुसार रेखांकन/बांधकाम परवानगी मिळणेबाबत दिनांक.

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०७/०६/२०१७ रोजी अर्जदार श्री. शशिकांत सिताराम बाणकर, पांडूरंग रामभाऊ कोंढरे, सुवर्णा व शुभम शशिकांत कोंढरे तर्फे कुलमुखत्यार धारक मे. संकेत प्रॉपर्टीज तर्फे संचालक, श्री. धर्मेश किशोर गठाणी, रा. संस्कृती सोसा, प्लॉट नं. ५८६/ए/बी १, बिबवेवाडी, पुणे-३७ यांनी आपले कार्यालयाकडे अर्ज दाखल केलेला आहे.

२. महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्र. एनएए-२०१७/ प्र. क्र.११५/ टी-१ दिनांक- १९/०८/२०१७ मधील तरतूदीनुसार आपण आपले कडील पत्र क्र. बीएचए / मौजे आंबेगाव बु/स.नं./ग.नं. ६/२, ६/३/प्र.क्र. ३२२/१७-१८/८७५, दिनांक: १८/०९/२०१७ अन्वये सादर जमिनीच्या संदर्भातील भोगवटा/धारणाधिकार/अधिभार/अकृषिक आकारणी व इतर शासकीय देणी या मुद्द्यांची माहिती मिळणेकामी प्रस्तुतचा प्रस्ताव व त्यालगतची कागदपत्रे या कार्यालयाकडे सादर केलेली आहेत.

३. त्यानुसार महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्र. एनएए-२०१७ /प्र. क्र.११५/टी-१ दिनांक- १९/०८/२०१७ मधील तरतूदीनुसार शासन परिपत्रकातील परिच्छेद क्र. (१) (२) (१) मधील (अ) ते (इ) मध्ये नमुद मुद्यांचे अनुषंगाने खालीलप्रमाणे सादर करण्यात येत आहे.

४. मौजे आंबेगाव बु, तालुका हवेली, जिल्हा पुणे येथील खालील वर्णनाची जमीन जमिनमालक यांचे हक्कनोंदणीस दाखल आहे.

अ.क्र	जमिन मालकाचे नाव	सर्व्हे नं./गट नं.	प्रस्तावित क्षेत्र (चौ.मी)
१	मेघना अशोक भावे	६/२	५००.००
२	डॉ. अशोक सदाशिव भावे		५००.००
३	ज्ञानेश्वर रामचंद्र भिलारे		५००.००
४	मिरा दिनकर जायफळकर		१२००.००
५	सुधीर राजाराम पंडीत		५००.००
६	इथिक्स रिअल्टर्स प्रा.लि. तर्फे डायरेक्टर श्री. धर्मेश किशोर गाठाणी		१५५०.००
७	कविता किशोर गाठाणी ज्योती धर्मेश गाठाणी		१५५०.००
८	छबुबाई गुलाब कोंढरे		८३.००
९	सुभाष व राजाराम हरीभाऊ कोंढरे कलावती मारुती लायगुडे रुक्मीणी धनशाम लायगुडे लक्ष्मीबाई हरीभाऊ कोंढरे गणेश व प्रफुल्ल एकनाथ कोंढरे उल्का एकनाथ कोंढरे		१६६.००
१०	सुरेश दिनकर येरुणकर सविता सुरेश येरुणकर		३००.००
११	रमेश केशव मेहता सुनिता रमेश मेहता बाळकृष्ण बाबुराव कोरडे सुप्रीया प्रशांत बोत्रे	१७००.००	

१२	शशिकांत सिताराम बाणकर		३००.००
१३	अशोक गुमलमल ओसवाल ललिता अशोक ओसवाल		९५०.००
१४	रतनलाल हिराचंद शहा		९५०.००
१५	सतीश रामचंद्र पाठक		२००.००
१६	रत्नाकर वामण म्हाळगी सुनिता रत्नाकर म्हाळगी		४००.००
१७	सुयश सहकारी गृहरचना संस्था चेअरमन ज्ञानेश्वर बबन अरगडे		१७००.००
१८	मेघना माधव गुपचुप माधव श्रीपाद गुपचुप		३५०.००
१९	सुधीर सिताराम बाणकर		३२५.००
२०	एम.सी.जोसेफ मर्सी जोसेफ		५००.००
२१	कोंडीबा दामु कोंढरे संतोष कोंडीबा कोंढरे पंचमी बापु बुचडे कुंदा चंद्रकांत बुचडे		१२५.००
२२	पांडूरंग रामभाऊ कोंढरे सुवर्णा व शुभम शशिकांत कोंढरे		२००.००
एकूण क्षेत्र			१४५४९.००
(-) यापुर्वीचे अकृषिक परवानगीचे क्षेत्र			१४०४९.००
रेखांकन/बाधकाम नकाशामध्ये नव्याने समाविष्ट केलेले क्षेत्र			५००.००
अकृषिक सारा आकारणीचे प्रयोजन			निवासी

५. विषयांकीत जमिन ही भोगवटादार वर्ग-१ ची आहे.

६. या कार्यालयातील उपलब्ध ऑनलिनेशन रजिस्टर मधील नोंदी पहाता सदर जमीन वतनाची असलेची दिसून येत नाही.

७. विषयांकीत जमिनीचे अधिकार अभिलेखाच्या इतर हक्कामध्ये अर्जदार यांचेशी संबंधित कोणत्याही प्रकारचा भार अथवा बोजा दिसून येत नाही.

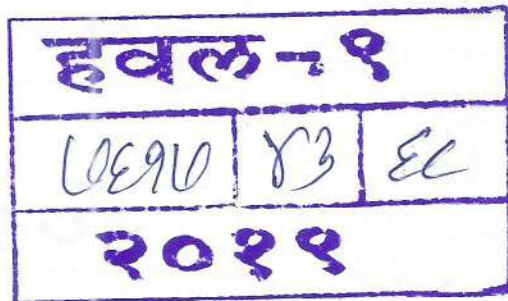
८. सन १९५० पासूनचे ७/१२ उतारे व त्यावरील फेरफार नोंद यावरून सदरची जमिन खाजगी/राखीव वनसंवर्गात मोडत नाही.

९. प्रस्तुत जमीन कुळकायदा संवर्गातील असलेचे दिसून येत नाही.

१०. प्रकरणी या कार्यालयाकडील पत्र क्र./मुळशीएनए/एसआर/१२५/२०१७, दि. १३/१२/२०१७ अन्वये खालीलप्रमाणे अकृषिक सारा, रूपांतरण कर किंवा अधिमूल्य आणि इतर शासकीय देणी शासन जमा करणेबाबत अर्जदार यांना कळविणेत आलेले होते.

अ.क्र.	तपशील	रक्कम
१	बिगरशेती आकारणीचे प्रयोजन (नव्याने समाविष्ट)	निवासी
२	बिगरशेती आकारणी क्षेत्र (चौ.मी.)	५००.००

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३	बिनशेती आकारणीचा दर (प्रति चौ.मी.)	०.१०
४	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी	५०.००
५	रुपांतरित कराची आकारणी	२५०.००
६	जिल्हा परिषद कर	३५०.००
७	ग्रामपंचायत कर	५०.००
वसूल करावयाची एकूण रक्कम रुपये		७००.००

त्यानुसार वरीलप्रमाणे नमुद अकृषिक सारा, रुपांतरण कर तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकीय देणी शासन जमा केलेबाबत अर्जदार यांनी चलन क्र. एम.एच. ००८३२९८६८२०१७१८ एम, दिनांक. १६/१२/२०१७ या कार्यालयास सादर केले आहे.

११. नागरी कमाल जमिन धारणा कायद्यांतर्गत असलेल्या केसेस (यु.एल.सी.), कुलमुख्यारपत्र, वनजमीन, मोजणी नकाशा, जागा पाहणी, विद्युतवाहीनी, भुसंपादन, पर्यावरण विभाग ना-हरकत (Environment Clearance), एअर फोर्स, रेडझोन परिक्षेत्र (वर्क्स ऑफ डिफेन्स अॅक्ट) उदा. देहु अॅम्बुनेशन डेपो, दिधी मॅगॅझिन, उच्च ऊर्जा पदार्थ अनुसंधान प्रयोगशाळा (HEMRL), INS शिवाजी, राष्ट्रीय संरक्षण प्रबोधिनी (NDA), पर्यावरण संवेदनशिल असलेली गांवे (ESA) इ. तांत्रिक बाबींची खात्री नियोजन प्राधिकारी म्हणून महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर विकास क्षेत्र प्राधिकरण, पुणे यांनी त्यांचे स्तरावर करूनच रेखांकन/बांधकाम नकाशांना परवानगी देणे अपेक्षित आहे.

वरीलप्रमाणे विषयांकीत जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, ती वरील अधिभार रुपांतरण कर, अकृषिक आकारणी तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकीय देणी याबाबतची वस्तुनिष्ठ माहिती सादर करण्यात येत आहे. तरी विषयांकीत जमिनीवरील रेखांकन/बांधकाम आराखड्यांना उपरोक्त नमुद बाबींच्या पडताळणी अंती मंजूरी देण्याबाबत शासन परिपत्रक दि.१९/०८/२०१७ मधील परिच्छेद क्र. (I) (2) (ii) मध्ये नमुद केलेप्रमाणे आपले स्तरावर विहित मुदतीत पुढील योग्य ती कार्यवाही करावी. सोबत मुळ संचिका पान क्र. १ ते २१९ जोडली असे.

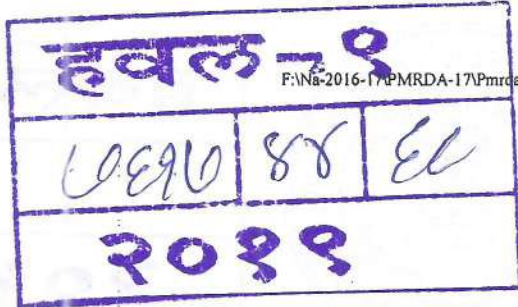
मा. जिल्हाधिकारी सागे
यांचे मान्यतेने

प्रल्हाद हिरामणी
(प्रल्हाद हिरामणी)
जिल्हाधिकारी पुणे करीता

प्रत:- श्री. शशिकांत सिताराम बाणकर, पांडूरंग रामभाऊ कोंढरे, सुवर्णा व शुभम शशिकांत कोंढरे तर्फे कुलमुखत्यार धारक मे. संकेत प्रॉपर्टीज तर्फे संचालक, श्री. धर्मेश किशोर गठाणी, रा. संस्कृती सोसा, प्लॉट नं. ५८६/ए/बी १, बिबवेवाडी, पुणे-३७

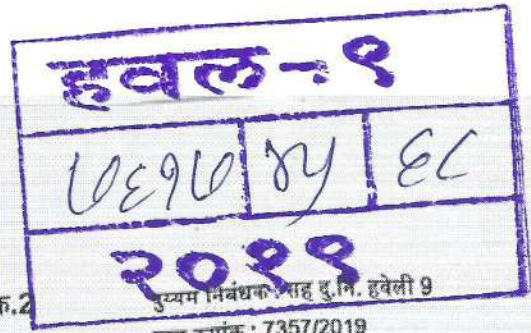
शासन परिपत्रक दिनांक-१९/०८/२०१७ मधील परिच्छेद क्र. (I) (2) (iv) मध्ये नमुद केलेप्रमाणे पुणे महानगर विकास क्षेत्र प्राधिकरण यांनी त्यांचे स्तरावर रेखांकन/बांधकाम नकाशांना परवानगी दिलेनंतर रेखांकन/बांधकाम परवानगीची साक्षांकीत प्रत या कार्यालयाकडे सादर करावी. जेणेकरून प्रस्तुत जमिनीच्या गा.न.नं. ७/१२ मध्ये जमिन अकृषिक झाल्याची नोंद घेणेकामी पुढील आवश्यक ती कार्यवाही करता येईल.

प्रल्हाद हिरामणी
(प्रल्हाद हिरामणी)
जिल्हाधिकारी पुणे करीता



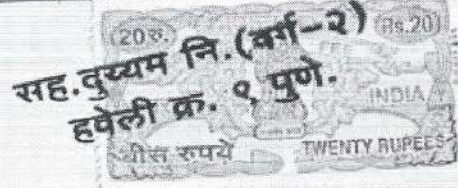
Index-2(सूची - २)

*24/10/2019



गावाचे नमूने : आंबेगाव बु.ा

(1) विलेखाचा प्रकार	खरेदीघत
(2) मोबदला	45100000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार हे नमुद करावे)	16608825
(4) भू-भाषण, पोटहिस्सा व घरक्रमांक (असल्यास)	



(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या पक्षकाराचे ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरत

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: इतर माहिती: (विभाग व उपविभाग 11.3. प्रति चौ.मी. दर रुपये 7610/-)(1) आंबेगाव बुद्धक येथील स.नं. 8/ 2 यासी क्षेत्र 01 हे. 02 आर अधिक पोटखराबा 00 हे. 14 आर असे एकुण मिळून क्षेत्र 01 हे. 16 आर पैकी 00 हे. 88.49 आर आणि (2) स.नं. 6/ 3 यासी क्षेत्र 00 हे. 50 आर अधिक पोटखराबा 00 हे. 07 आर असे एकुण मिळून क्षेत्र 00 हे. 57 आर या दोन्हीही जमीनीचे एकुण मिळून क्षेत्र 01 हे. 45.49 आर पैकी या दस्ताच्या निषय असलेले अमेनिटि स्पेसचे क्षेत्र 2182.56 चौ.मी. अंतर्गत 12 मिटर रुंदीचे रस्ते निरंतर बापरण्याचे हद्दासह ((Survey Number : 6 :))

1) 2182.56 चौ.मीटर

1): नाव:- लिहून देणार क्रमांक (1) सौ.मिरा दिनकर जायफळकर व इतरांचे कुलमुखत्यार म्हणून संकेत प्राॅपर्टीज प्रा.लि. तर्फे संचालक-श्री. धर्मेंश किशोर गाठाणी तर्फे कडुली जबाबा करीता कुलमुखत्यार म्हणून-सागर रामचंद्र कदम वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 299, सोमवार पेठ पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-AAJCS8384F

2): नाव:- लिहून देणार क्रमांक (2) श्री. सुधीर सिताराम बाणकर व इतरांचे कुलमुखत्यार म्हणून संकेत प्राॅपर्टीज प्रा.लि. तर्फे संचालक-श्री. धर्मेंश किशोर गाठाणी तर्फे कडुली जबाबा करीता कुलमुखत्यार म्हणून-सागर रामचंद्र कदम वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 299, सोमवार पेठ पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-AAJCS8384F

3): नाव:- लिहून देणार क्रमांक (3) संकेत प्राॅपर्टीज प्रा.लि. तर्फे संचालक धर्मेंश किशोर गाठाणी तर्फे कडुली जबाबा करीता कुलमुखत्यार म्हणून-सागर रामचंद्र कदम वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- 299, सोमवार पेठ पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411011 पॅन नं:-AAJCS8384F

1): नाव:- लिहून देणार-मे. विल्टअप तर्फे भागीदार-(1) श्री. अतुल वंसत जोशी व (2) श्री. जितुभाई विनोदचंद्र शहा यांच्या तर्फे कडुली जबाबा करीता कुलमुखत्यार म्हणून-श्री. माधव नारायण गोहाड वय:-52; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- सोमल हार्ईटस्, वडगाव बुद्धक, ता. हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AAEFB64

मी नऊल वाघली
मी रुजुवात घेतली.

दस्तासोबतची नऊल

श्री. / श्री. मे. विल्टअप

23/10/2019

24/10/2019

7357/2019

3157000

30000

अससलवर हुकुम नऊल

दिनांक 28/10/2019

मुल्यांकनासाठी निचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,५,६ आणि ४]

प्रलंबित फेरफार क्र. : 20409

गाव :- आंबेगाव बु.

तालुका :- हवेली

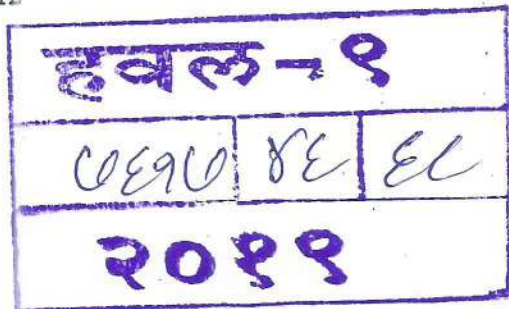
जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : 20399 व दिनांक : 18/09/2019

भूमापन क्रमांक व उपविभाग 6/2	भू-धारणा पध्दती अंगवटादार वर्ग - I	भागवटादाराचे नांव				खाली क्रमांक
शेताचे स्थानिक नाव :-	क्षेत्र	आकार	पो.ख.	फेर.फा		
क्षेत्र एकक हे.आर.चौ.मी	रामू नाथ कोंदरे			(6181)	132, [3453], 3454, 3455, 3456, 3457, 3458, 3459,	
जिरायत 1.02.00	दामू नाथ कोंदरे			(6181)	3460, [3461], 3462, 3463, 3464, 3465, 3466, 3467,	
बागायत -	विद्या सुदाम लिपाणे			(6949)	3468, 3469, 3470, 3471, 10291	
तरी -	रविंद्र काळु कोंदरे			(8404)	कुळाचे नाव	
वरकस -	नवनाथ बाळु कोंदरे			(8404)	इतर अधिकार	
इतर -	मालन बाळु कोंदरे			(8404)	इतर	
एकूण क्षेत्र 1.02.00	रत्नाबाई शिवाजी काळे			(8404)	- (6083)	
पोट-खराब (लागवडीस अयोग्य)	शालुबाई मारुती शेलार			(8404)	इतर	
वर्ग (अ) 0.14.00	माळुबाई जानोबा लिपाणे			(11039)	- (14109)	
वर्ग (ब) -	सुभाष हरीभाऊ कोंदरे			(14104)	इतर	
एकूण पो.ख. 0.14.00	राजाराम हरीभाऊ कोंदरे			(14104)	- (16499)	
आकारणी 2.31	गणेश एकनाथ कोंदरे			(14104)		
जूडी किंवा विशेष आकारणी	प्रफुल्ल एकनाथ कोंदरे			(14104)		
	कसावती मारुती लायगुडे			(14104)		
	रुक्मीणी घनश्याम लिपाणे			(14104)		
	लक्ष्मीबाई हरीभाऊ कोंदरे			(14104)		
	छत्रुबाई गुलाब कोंदरे			(16493)		
	काळुराम गुलाब कोंदरे			(16493)		
	-----सामाईक क्षेत्र-----	0.17.00	0.38			
	[इथिक्स रिअन्टर्स प्रा लि तर्फे			1	(20399)	
	जायरेक्टर					
	[धर्मेश किशोर गाठणी			1	(20399)	
	-----सामाईक क्षेत्र-----					
	कविता किशोर गाठणी				(16100)	
	ज्योती धर्मेश गाठणी				(16100)	
	-----सामाईक क्षेत्र-----	0.08.50	0.19	0.07.00		
	पार्वती विश्वनाथ जगडे	0.02.00	0.05		(7401)	
	सुरेश दिनकर येरुणकर				(7750)	
	सविता सुरेश येरुणकर				(7750)	
	-----सामाईक क्षेत्र-----	0.03.00	0.07			
	रमेश केशव मेहता				(7751)	
	सुनिता रमेश मेहता				(7751)	
	बालकृष्ण बाबुराव कोरडे				(7751)	
	सुप्रिया प्रशांत बोडे				(7751)	
	-----सामाईक क्षेत्र-----	0.17.00	0.38			
	मेघना अशोक भावे	0.05.00	0.11		(7763)	
	अशोक सदाशिव भावे	0.05.00	0.11		(7766)	
	मिरा दिनकर जायफळकर	0.05.00	0.11		(7791)	
	[शशिकांत सिताराम बाणकर			1	(20398)	
	जानेश्वर रामचंद्र मिलारे	0.12.00	0.27		(12436)	
	हेमंत पुरुचोत्तम घिटणीस	0.02.50	0.06		(8155)	
	श्रीपाद विनायक अभ्यंकर	0.02.50	0.06		(8157)	
	सुधीर राजाराम पंडीत	0.05.00	0.11		(8178)	
	मै साई वास्तु विन्डर्स तर्फे भागीदार				(15799)	
	विशाल सुरेश पवार				(15799)	
	राजु तुकाराम पाटणे				(15799)	
	भरत तुकाराम शिंदे				(15799)	
	रुपेश जानोबा चौधरी				(15799)	
	योगेश उल्हास घुले				(15799)	
	-----सामाईक क्षेत्र-----	0.09.00	0.20			
	कुणाम अन्या बळनवार	0.02.00	0.05		(8531)	
	सुनिता रामगोळा पाटील	0.02.00	0.05		(8532)	
	दत्तात्रय रघुनाथ बराटे	0.02.00	0.05		(8532)	
	बाळु श्रीरंग शिंदे	0.02.00	0.05		(8630)	

<https://mahafarfar.enlightcloud.com/DDM/PgHtml712>

18/09/2019



गाव :- आंबेगाव बु. तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 20399 व दिनांक : 18/09/2019
 भूमापन क्रमांक व उपविभाग : 6/2

हेमंत पुत्रोत्तम चिटणीस श्रीपाद विनायक अभ्यंकर —सामाईक क्षेत्र—	0.01.00	0.02	(9616) (9616)
संकेत प्रॉपर्टीज प्राइवेट लिमिटेड तर्फे संचालक धर्मेश किशोर गाऊनी —सामाईक क्षेत्र—	0.11.50	0.26	0.07.00 (20399) (20399)
जुने फेरफार क्र. (654),(764),(1270),(1580),(5187),(6691),(7178),(7988),(8158),(8530),(8739),(8740),(12436),(15157),(15733), (16039),(16040),(16492),(19922)			सीमा आणि भूमापन चिन्हे :

खालील नमूद टीप हि गव नमुना साल बारा चा भाग नाही.

टीप :- या 6/12 घरील नमूद एकूण क्षेत्रफळ व भोगवटदाराच्या नावासंगीर नमूद क्षेत्रफळांचा एकूण बेरीज सकृतदर्शनी मेळात नाही. याबाबत संबंधितांनी क्षेत्राची खात्री करून पुढील व्यवहार करावा.

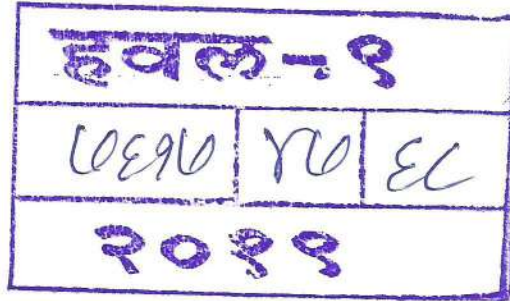
गाव :- आंबेगाव बु. तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 20399 व दिनांक : 18/09/2019
 भूमापन क्रमांक व उपविभाग : 6/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									सागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		दिश पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र						
(1)	(2)	मिश्रणाचा संकेत क्रमांक (3)	जल सिंचित (4)	अजल सिंचित (5)	पिकाचे नाव (6)	जल सिंचित (7)	अजल सिंचित (8)	पिकाचे नाव (9)	जल सिंचित (10)	अजल सिंचित (11)	स्वरूप (12)	क्षेत्र (13)	(14)	(15)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2016-17	खरीप													
2017-18	खरीप										पड	1.0200		
2018-19	खरीप										पड	1.0200		

"या प्रमाणित प्रतीसाठी फी म्हणून 14/- रुपये मिळाले."
 दिनांक :- 18/09/2019
 सांकेतिक क्रमांक :- 272500070312020000920191276

(नाव :- आरती विष्णू खरे)
 तलाठी साक्षात :- आंबेगाव बु.ता :- हवेली जि :- पुणे

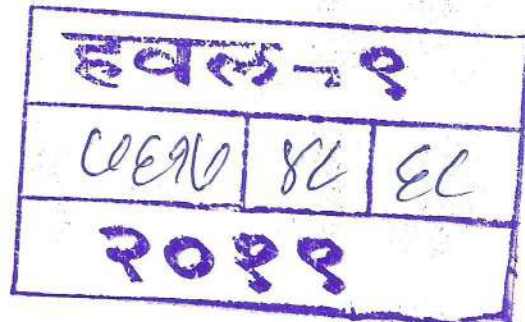
आरती विष्णू खरे
 तलाठी
 आंबेगाव बुद्रुक
 ता. हवेली, जि. पुणे



अहवाल दिनांक : 05/07/2019

गाव नमुना सात
अधिकार अभिलेख पत्रकमहाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३,५,६ आणि ७]
गाव :- आंबेगाव बु. तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 19974 व दिनांक : 27/07/2018
भूमापन क्रमांक व उपविभाग : 6/3

भूमापन क्रमांक व उपविभाग 6/3	भू-धारणा पध्दती भोगवटादार वर्ग -1	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.घो.मी. जिरायत 0:50:00		रतनलाल हिराचंद शहा	0.09.50	0.32		(7476)	3261, 3472, 3473, 3474, 3475, 3476, 3477, 3478, 9580, 9631
बागायत तारी वरकस इतर		सतीश रामचंद्र पाठक	0.02:00	0.07		(7810)	कुळाचे नाव इतर अधिकार
एकूण क्षेत्र 0.50:00		रत्नाकर वामण म्हाळगी				(7809)	इतर
पोट-खराब (लागवडीस अयोग्य) वर्ग (अ) 0.07:00		सुनिता रत्नाकर म्हाळगी	0.04:00	0.14		(7809)	=(6083)
वर्ग (ब)		सुधीर सिताराम बाणकर	0.03:25	0.11		(9422)	
एकूण पो.ख. 0.07:00		एम सी जोसेफ				(9222)	
आकारणी 1.69		श्रीमती मर्सि जोसेफ				(9222)	
जूडी किंवा विशेष आकारणी		अशोक गुमानमल ओसवाल				(7475)	
		ललिता अशोक ओसवाल				(7475)	
		मेघना माधव गुपचुप				(8992)	
		माधव श्रीपाद गुपचुप				(8992)	
		सुयश सहकारी गृहरचना संस्था चेअरमन जानेश्वर बबन अरगडे				(10062)	
		कांडीबा दाम कोंदरे				(14292)	
		संतोष कांडीबा कोंदरे				(14292)	
		पंचमी बापु बुचडे				(14292)	
		कुदा चंद्रकांत बुचडे				(14292)	
		पांडुरंग रामभाऊ कोंदरे				(15471)	
		सुरेश रामभाऊ कोंदरे				(15471)	
		सरुबाई आण्णा लिपाणे				(15471)	
		अनिल पांडुरंग कोंदरे				(15471)	
		पुष्पा जानेश्वर घोरक्षण				(15471)	
		अमर सुरेश कोंदरे				(15471)	
		प्रविण सुरेश कोंदरे				(15471)	
		प्रमिला संदीप रेणुसे				(15471)	
		सुवर्णा शशिकांत कोंदरे				(15471)	
		शुभम शशिकांत कोंदरे				(15471)	
		जुने फेरफार क्र. (953),(1580),(6181),(7476),(10066),(10067),(19922),(19974)	0.01:25	0.04			
		सीमा आणि भूमापन चिन्हे :	0.02:00	0.07			


<https://mahaferfar.enlightcloud.com/DDM/Pg/Haveli/2>


05/07/2019

गाव नमना बारा
पिकाची नोंदवही

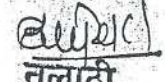
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]
गाव :- आंबेगाव बु. तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक :- 19974 व दिनांक :- 27/07/2018
भूमापन क्रमांक व उपविभाग :- 6/3

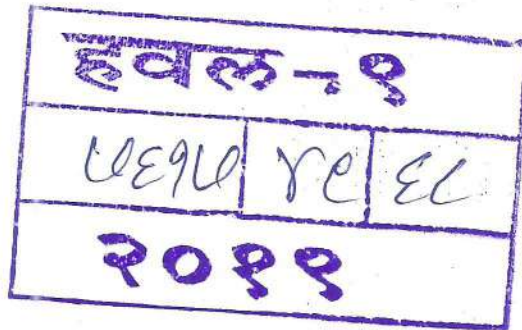
वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		

2016-17	खरीप										रब्बीपड	0.5000		
2017-18	खरीप										रब्बीपड	0.5000		
2018-19	खरीप										रब्बीपड	0.5000		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 05/07/2019
सांकेतिक क्रमांक :- 27250007031202000072019180

(नाव :- आरती विष्णु खरे)
तलाठी साझा :- आंबेगाव बु.ता :- हवेली जि :- पुणे

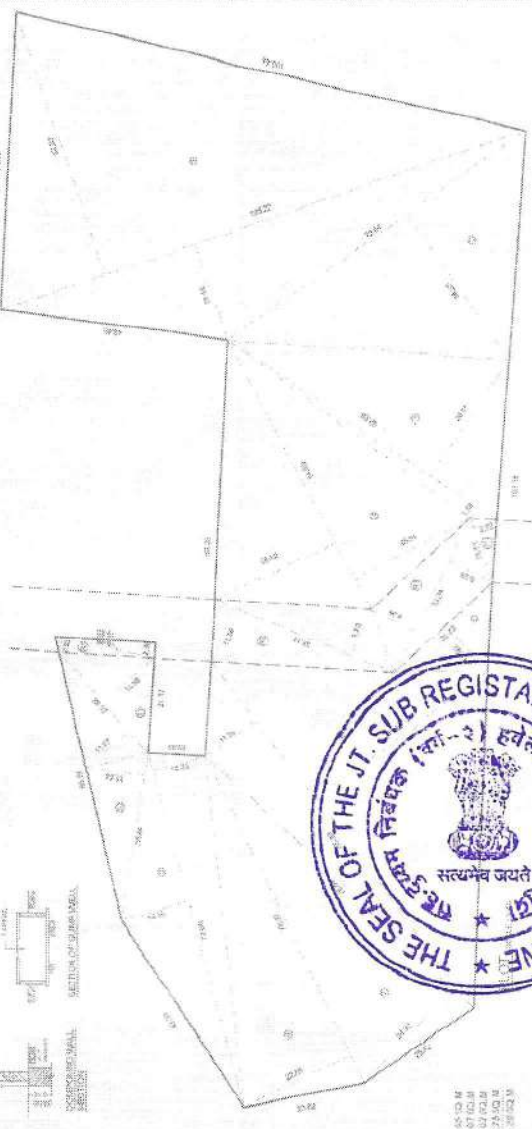

तलाठी
आंबेगाव बुद्रुक
ता. हवेली, जि. पुणे



Approved as stated in... subject to conditions mentioned in Annexure 'A'... of order No. R.C.R. No. 237/13... dated 3/11/2013



Proprietor: Mr. S. D. Doshi
Site Engineer: Mr. S. D. Doshi
Civil Engineer: Mr. S. D. Doshi



हवल-९
२०१९
७९१०५०६८

OPEN SPACE KEY PLAN
SCALE: 1:100
ADDITIONS:
1. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M
2. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M
3. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M
4. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M

PROPOSED TYPING STATEMENT
S. NO. | AREA (SQ.M) | PERCENTAGE (%) | TOTAL (%)

INTERIM PLANS
1. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M
2. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M
3. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M
4. 6.5 X 2.5 X 1.8175 = 29.85 SQ.M

PRELIMINARY TABLE
S. NO. | AREA (SQ.M) | PERCENTAGE (%) | TOTAL (%)



F.S.I. STATEMENT
S. NO. | AREA (SQ.M) | PERCENTAGE (%) | TOTAL (%)

AREA STATEMENT
S. NO. | AREA (SQ.M) | PERCENTAGE (%) | TOTAL (%)

BRIEF SPECIFICATION
PROJECT: RESEARCH BUILDING/JANUAT
S. NO. 02/03
ADDRESS: ...

GROUND COVERAGE AREA (GROUND FLOOR AREA)
TOTAL GROUND COVERAGE AREA (GROUND FLOOR AREA)

GROUND COVERAGE AREA (GROUND FLOOR AREA)
TOTAL GROUND COVERAGE AREA (GROUND FLOOR AREA)

GROUND COVERAGE AREA (GROUND FLOOR AREA)
TOTAL GROUND COVERAGE AREA (GROUND FLOOR AREA)

GROUND COVERAGE AREA (GROUND FLOOR AREA)
TOTAL GROUND COVERAGE AREA (GROUND FLOOR AREA)

GROUND COVERAGE AREA (GROUND FLOOR AREA)
TOTAL GROUND COVERAGE AREA (GROUND FLOOR AREA)

GROUND COVERAGE AREA (GROUND FLOOR AREA)
TOTAL GROUND COVERAGE AREA (GROUND FLOOR AREA)

STAMP OF APPROVAL - CLUB HOUSE

Approved as proposed by the Municipal Commissioner, P. U. A. on 14/07/2019. S. K. Kulkarni, P. U. A. S. Kulkarni, P. U. A. Dated 14/07/2019. Municipal Commissioner, Pune.



AREA STATEMENT

TASK	SET UP	APPROXIMATE	PROVISION
CONCRETE	10.00	10.00	10.00
ROOF	10.00	10.00	10.00
TOTAL	20.00	20.00	20.00

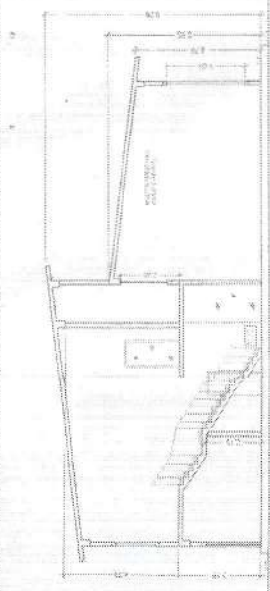
PERMISSIBLE LOAD

FLOOR	LOAD	PERMISSIBLE	PROVIDED
FLOOR	150	150	150
ROOF	75	75	75
TOTAL	225	225	225

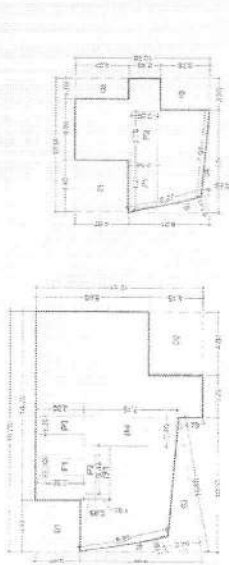


OPEN SPACE REST PLAN

NO.	DESCRIPTION	AREA (SQ. M)
1	OPEN SPACE	10.00
2	OPEN SPACE	10.00
3	OPEN SPACE	10.00
4	OPEN SPACE	10.00
TOTAL		40.00



ELEVATION



REST PLAN FOR FIRST FLOOR

BUILT UP AREA STATEMENT FOR CLUB HOUSE

NO.	DESCRIPTION	AREA (SQ. M)
1	REST ROOM	10.00
2	REST ROOM	10.00
3	REST ROOM	10.00
4	REST ROOM	10.00
TOTAL		40.00

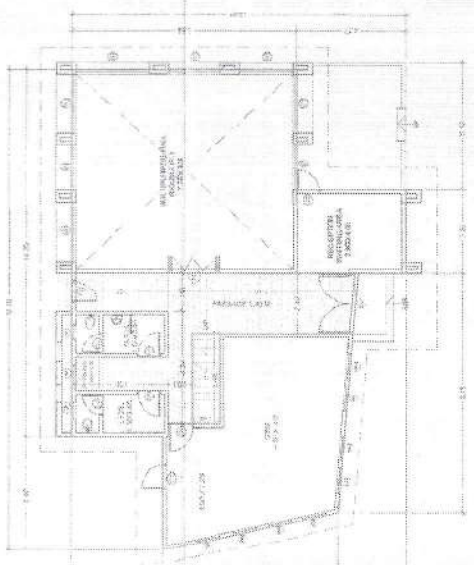
REST ROOM FOR GROUND FLOOR

BUILT UP AREA STATEMENT FOR CLUB HOUSE

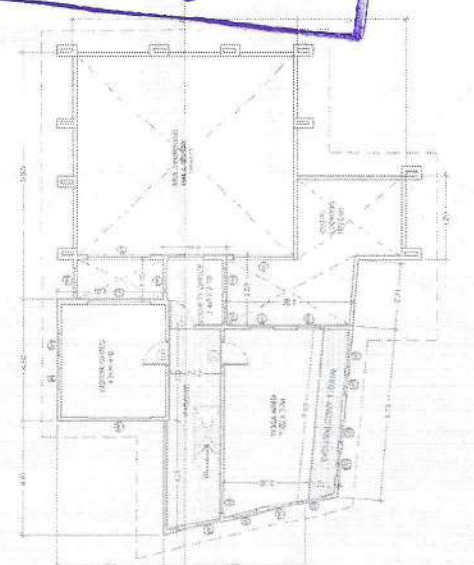
NO.	DESCRIPTION	AREA (SQ. M)
1	REST ROOM	10.00
2	REST ROOM	10.00
3	REST ROOM	10.00
4	REST ROOM	10.00
TOTAL		40.00

TOTAL CALCULATIONS

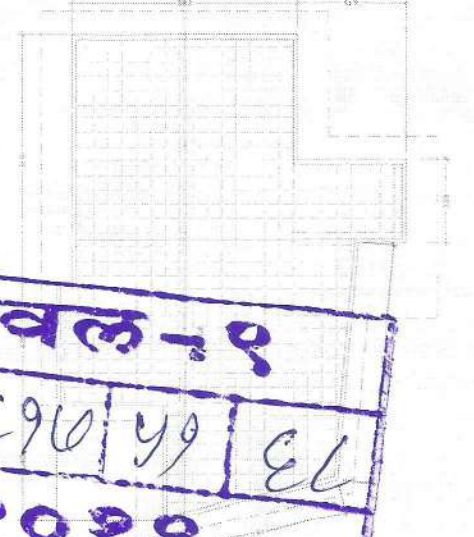
DESCRIPTION	AREA (SQ. M)
REST ROOM	40.00
OPEN SPACE	40.00
TOTAL	80.00



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

PROJECT INFORMATION

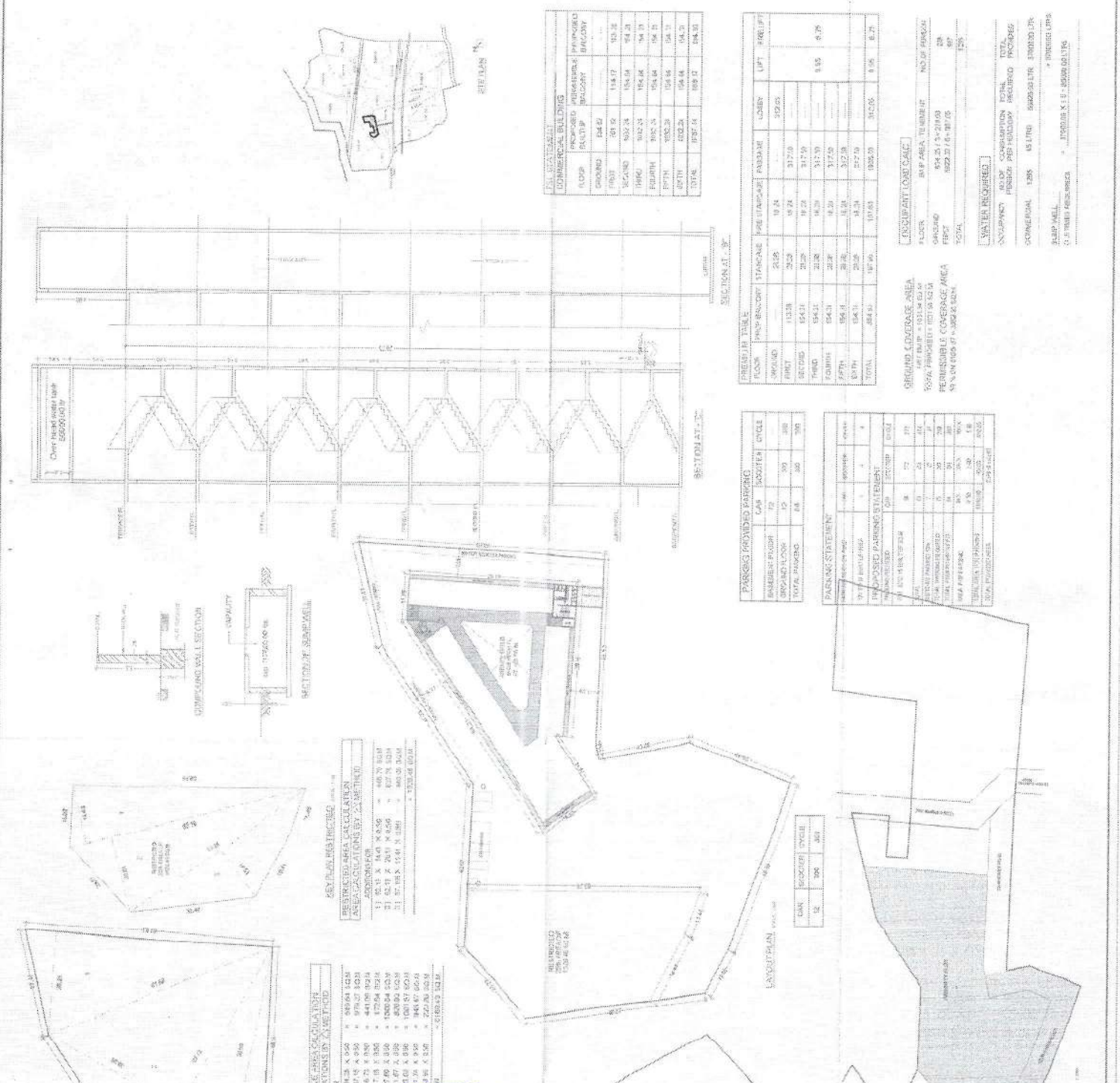
NO.	DESCRIPTION	UNIT	QUANTITY
1	CONCRETE	CUM	10.00
2	ROOF	SQ. M	10.00
3	ROOF	SQ. M	10.00
4	ROOF	SQ. M	10.00
5	ROOF	SQ. M	10.00
6	ROOF	SQ. M	10.00
7	ROOF	SQ. M	10.00
8	ROOF	SQ. M	10.00
9	ROOF	SQ. M	10.00
10	ROOF	SQ. M	10.00

PROJECT: REVUE CLUB HOUSE LAYOUT AT HAVELINDIX PUNE. ARCHITECT: DR. DOBE. SCALE: 1:50. DATE: 14/07/2019.

STAMP OF APPROVAL

STANDARD APPROVAL
 Submitted to
 Municipal Commissioner
 Office No. 25, 26, 27, 28, 29, 30, 31, 32, 33
 3, Nagdevi Road, W. K. Khar, Mumbai - 400 052
 dated 12/08/2019

Municipal Commissioner and
 Director, Maharashtra Development Authority, Pune



AREA STATEMENT

1. AREA OF THE PLOT (1000 P/2500 W)	2500.00
2. 2/3 LAYOUT AREA	2000.00
3. 1/3 LAYOUT AREA	500.00
4. 1000 P/2500 W (AREA UNDER COVER)	2000.00
5. 1000 P/2500 W (AREA UNDER COVER)	500.00
6. 1000 P/2500 W (AREA UNDER COVER)	500.00
7. 1000 P/2500 W (AREA UNDER COVER)	500.00
8. 1000 P/2500 W (AREA UNDER COVER)	500.00
9. 1000 P/2500 W (AREA UNDER COVER)	500.00
10. 1000 P/2500 W (AREA UNDER COVER)	500.00

DETAILED DESCRIPTION

THE PLOT IS TO BE DEVELOPED AS A COMMERCIAL BUILDING. THE PROPOSED BUILDING IS TO BE A THREE-STORY BUILDING WITH A GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR. THE PROPOSED BUILDING IS TO BE A THREE-STORY BUILDING WITH A GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR. THE PROPOSED BUILDING IS TO BE A THREE-STORY BUILDING WITH A GROUND FLOOR, FIRST FLOOR AND SECOND FLOOR.

DETAILS OF COMMERCIAL BUILDINGS

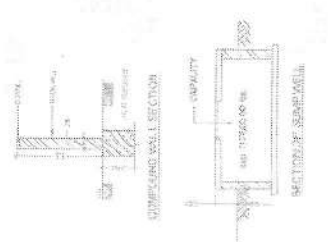
FLOOR	PROPOSED AREA	APPROVED AREA	REMARKS
GROUND	1000.00	1000.00	
FIRST	1000.00	1000.00	
SECOND	1000.00	1000.00	
TOTAL	3000.00	3000.00	

FLOOR PLAN AREA

ROOM	PROPOSED AREA	APPROVED AREA	REMARKS
REAR COURT	100.00	100.00	
STAIRCASE	100.00	100.00	
ELEVATOR	100.00	100.00	
COMMON	100.00	100.00	
OFFICE	100.00	100.00	
REST ROOM	100.00	100.00	
TOTAL	500.00	500.00	

COMPARISON TABLE

ITEM	PROPOSED	APPROVED
FLOOR AREA	3000.00	3000.00
PERCENTAGE COVERAGE	100%	100%
FLOOR HEIGHT	3.00	3.00
SETBACKS	As per regulations	As per regulations
STAIRCASE	As per regulations	As per regulations
ELEVATOR	As per regulations	As per regulations
COMMON	As per regulations	As per regulations
OFFICE	As per regulations	As per regulations
REST ROOM	As per regulations	As per regulations
TOTAL	3000.00	3000.00



STRUCTURAL AREA CALCULATION

1. 10.00 X 10.00	100.00
2. 10.00 X 10.00	100.00
3. 10.00 X 10.00	100.00
4. 10.00 X 10.00	100.00
5. 10.00 X 10.00	100.00
6. 10.00 X 10.00	100.00
7. 10.00 X 10.00	100.00
8. 10.00 X 10.00	100.00
9. 10.00 X 10.00	100.00
10. 10.00 X 10.00	100.00

PARAMETERS PROVIDED

PARAMETER	PROPOSED	APPROVED
FOUNDATION	As per design	As per design
COLUMNS	As per design	As per design
BEAMS	As per design	As per design
SLABS	As per design	As per design
STAIRCASE	As per design	As per design
ELEVATOR	As per design	As per design
COMMON	As per design	As per design
OFFICE	As per design	As per design
REST ROOM	As per design	As per design
TOTAL	As per design	As per design

REQUIREMENTS

REQUIREMENT	PROPOSED	APPROVED
FOUNDATION	As per design	As per design
COLUMNS	As per design	As per design
BEAMS	As per design	As per design
SLABS	As per design	As per design
STAIRCASE	As per design	As per design
ELEVATOR	As per design	As per design
COMMON	As per design	As per design
OFFICE	As per design	As per design
REST ROOM	As per design	As per design
TOTAL	As per design	As per design



हवल-१

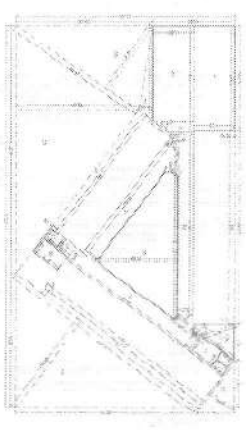
1090 22 31

२०१९

DATE OF APPROVAL: 10/01/2019

Approved as amended in the Municipal Council of the City of Pune, Maharashtra on 10/01/2019 at 12:00 PM. Date of Issue: 10/01/2019.

Metropolitan Commissioner (M) Pune
Pune Metropolitan Region: Maharashtra, India

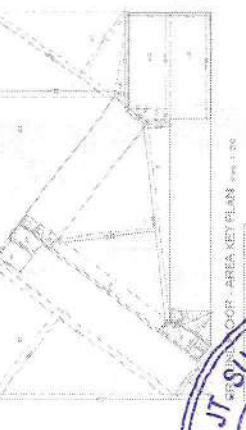


FIRST FLOOR - AREA KEY PLAN

BUILT UP AREA CALCULATIONS

FIRST FLOOR

LOBBY	1.142 SQM
RECEPTION	1.142 SQM
OFFICE	1.142 SQM
CONFERENCE	1.142 SQM
RESTROOM	1.142 SQM
STAIRS	1.142 SQM
W.C.	1.142 SQM
TELEPHONE	1.142 SQM
STORAGE	1.142 SQM
RECEPTION	1.142 SQM
OFFICE	1.142 SQM
CONFERENCE	1.142 SQM
RESTROOM	1.142 SQM
STAIRS	1.142 SQM
W.C.	1.142 SQM
TELEPHONE	1.142 SQM
STORAGE	1.142 SQM
RECEPTION	1.142 SQM
OFFICE	1.142 SQM
CONFERENCE	1.142 SQM
RESTROOM	1.142 SQM
STAIRS	1.142 SQM
W.C.	1.142 SQM
TELEPHONE	1.142 SQM
STORAGE	1.142 SQM



GROUND FLOOR - AREA KEY PLAN

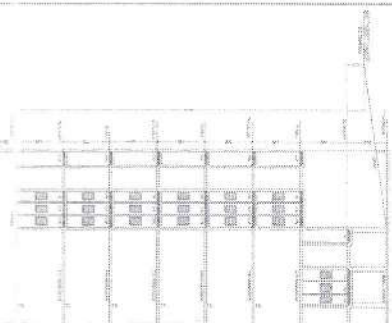
BUILT UP AREA CALCULATIONS

GROUND FLOOR

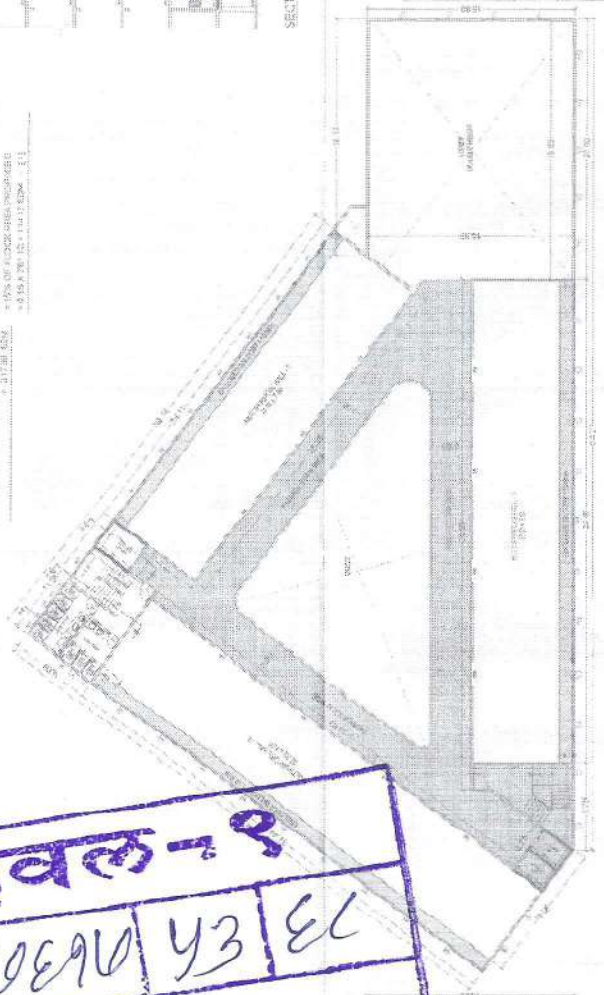
LOBBY	1.142 SQM
RECEPTION	1.142 SQM
OFFICE	1.142 SQM
CONFERENCE	1.142 SQM
RESTROOM	1.142 SQM
STAIRS	1.142 SQM
W.C.	1.142 SQM
TELEPHONE	1.142 SQM
STORAGE	1.142 SQM
RECEPTION	1.142 SQM
OFFICE	1.142 SQM
CONFERENCE	1.142 SQM
RESTROOM	1.142 SQM
STAIRS	1.142 SQM
W.C.	1.142 SQM
TELEPHONE	1.142 SQM
STORAGE	1.142 SQM
RECEPTION	1.142 SQM
OFFICE	1.142 SQM
CONFERENCE	1.142 SQM
RESTROOM	1.142 SQM
STAIRS	1.142 SQM
W.C.	1.142 SQM
TELEPHONE	1.142 SQM
STORAGE	1.142 SQM



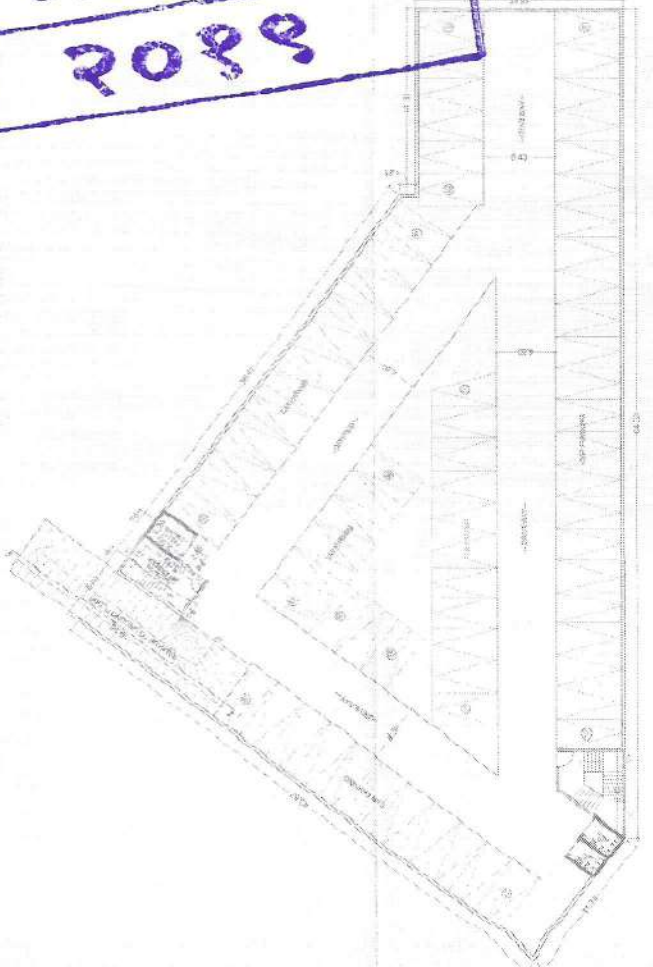
हवल-१
८०९१०४३६८
२०१९



SECTION AT 'A'



FIRST FLOOR PLAN



BASMENT PARKING FLOOR PLAN

CAR RICKSHAW CYCLE

CONVENTION
AS PER GROUP A BUILT UP PROPER PERCENTAGE ID
PRO. NO. 101
PROCESSED UNDER THE PROVISIONS OF THE PUNJAB BUILDING REGULATIONS, 1960
AMBIENT AIR QUALITY - HONBLE DEPT. OF
AIR QUALITY
SF: 0050
25-A, WAKOLING PETH, PUNE-411 004
PUNJAB
DATE: 10/01/2019

11111

Stamp of Approval

Approved as amended in
 subject to conditions mentioned in the
 approval order. The approval is valid
 for a period of 12 months from the date
 of issue. No extension of time shall be
 granted. The approval is subject to the
 conditions mentioned in the approval
 order. The approval is subject to the
 conditions mentioned in the approval
 order.

11/11/11

11/11/11



हवल - ९

वेगव ५४ EC

२४०९

PROJECT: ALANKAR & BANDEI PHASE II DEVELOPMENT

PROJECTED SURVEY BUILDING ON REDEVELOPMENT
 100-101 & 102

ARCHITECT: ARCHITECT ARCHITECT - PUNE

ARCHITECT: S.R. NIKHIL

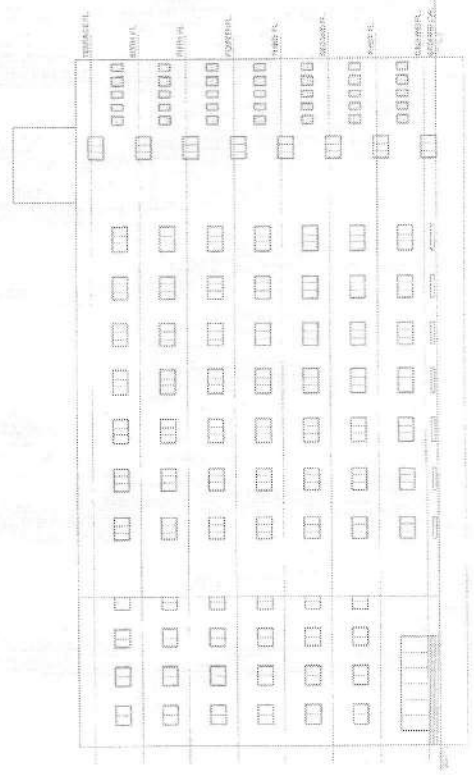
7/15A, JOHARI PETH, PUNE - 411 004

PHONE: 41458

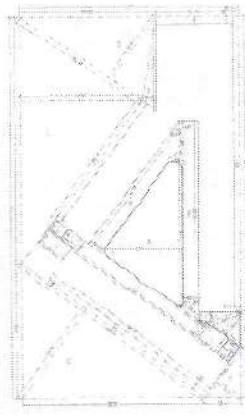
SCALE: 1/100

DATE: 11/11/11

11111



FRONT ELEVATION Scale 1:100



AREA KEY PLAN Scale 1:100

SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR - AREA KEY PLAN Scale 1:100

NO.	DESCRIPTION	AREA (SQ. M)
1	SECOND FLOOR	10,30.50
2	THIRD FLOOR	11,20.00
3	FOURTH FLOOR	10,30.50
4	FIFTH FLOOR	10,30.50
5	SIXTH FLOOR	10,30.50
6	TOTAL	52,42.50

SECOND FLOOR - 10,30.50 SQ. M

THIRD FLOOR - 11,20.00 SQ. M

FOURTH FLOOR - 10,30.50 SQ. M

FIFTH FLOOR - 10,30.50 SQ. M

SIXTH FLOOR - 10,30.50 SQ. M

TOTAL AREA - 52,42.50 SQ. M

NET AREA - 48,85.00 SQ. M

SECOND FLOOR - 10,30.50 SQ. M

THIRD FLOOR - 11,20.00 SQ. M

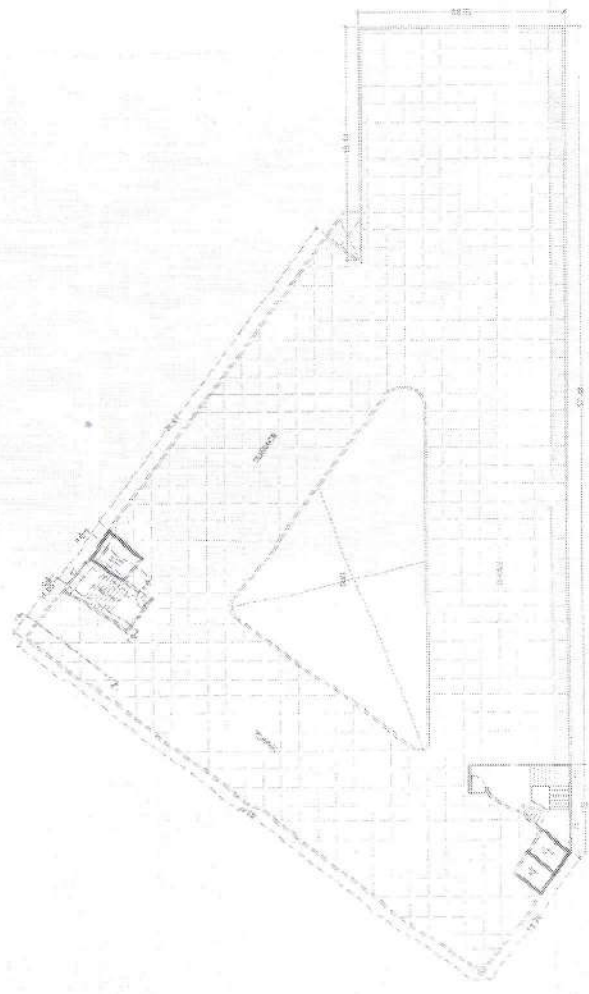
FOURTH FLOOR - 10,30.50 SQ. M

FIFTH FLOOR - 10,30.50 SQ. M

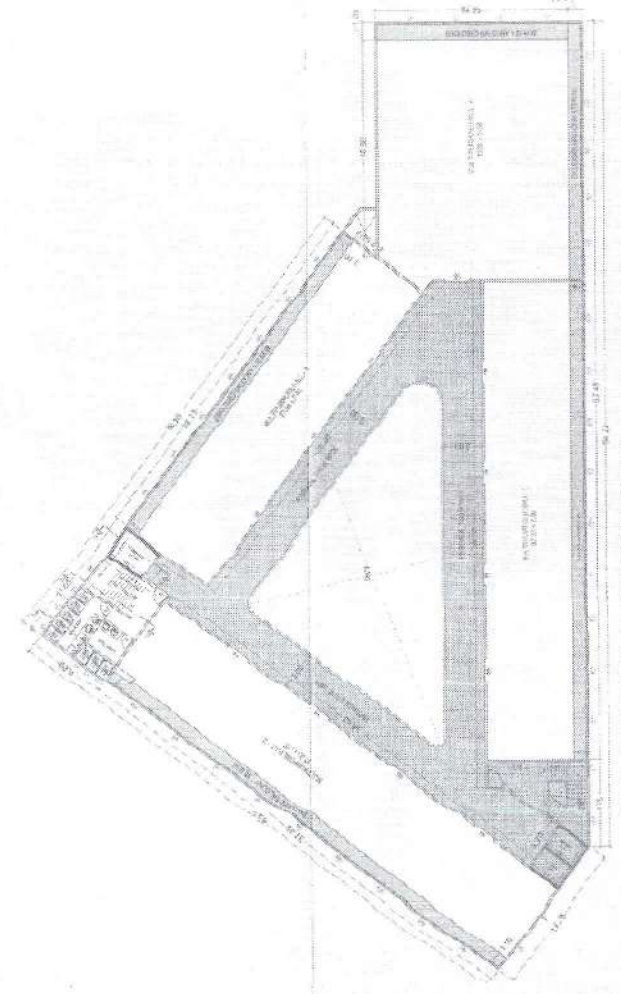
SIXTH FLOOR - 10,30.50 SQ. M

TOTAL AREA - 52,42.50 SQ. M

NET AREA - 48,85.00 SQ. M



TERRACE FLOOR PLAN Scale 1:100



TYPICAL SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOOR PLAN Scale 1:100

THE INSTITUTE OF LEARNING AND EDUCATION TRUST

503, Sudhama Niwas, 16th Road, Khar West, Mumbai – 400052 Tel No:- 022-26051276

CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF TRUSTEES OF THE INSTITUTE OF LEARNING AND EDUCATION HELD ON 04TH DAY OF NOVEMBER, 2019 AT 11.00 AM AT THE REGISTERED OFFICE OF THE TRUST AT 503, SUDHAMA NIWAS, 16TH ROAD, KHAR WEST MUMBAI -400052.

The Chairman apprised the Board that the Society is entering into a Lease Deed with Aura Realtors having its office at Flat No 104, Avenue, Near Karnataka School, Erandwane, Pune- 411004 to take on lease the property situated at Survey No. 5/2/4/2/8,5/2/4/2/9,5/2/4/1/1/2,5/2/4/1/2,5/2/4/2,5/2/4/2/7,5/1/2/2,5/1/2/3,5/1/2/4,6/1,5/1/1B/5/1/1B/1/35/1/1B/1/2, 5/1/1B/1, 5/1/2,6/1/2A in Ambegaon Pune.



He further apprised the Board that the Society is also entering into another Lease deed with M/s. Built up having its office at Flat No.1, Samada Apartment, Dr. Ketkar Marg, Erandwane, Pune 411004 to take on lease the property situated at Survey No. 6/2, 6/3 in Ambegaon Pune. ("Lease Deeds")

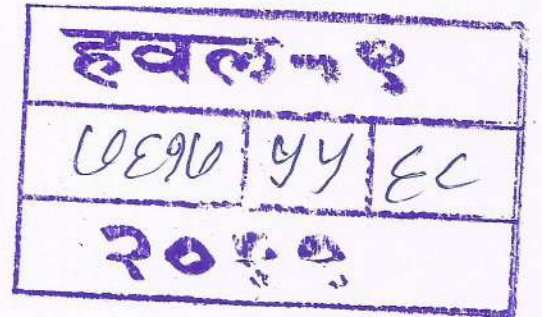
He further stated that the purpose of entering into both the Leases is to operate, run and manage an Educational Institution under the name of 'Orchids, The International School' on the abovementioned Properties.

The Chairman placed before the Trustees drafts of the Lease Deeds and further apprised that the Trust shall authorize Mr. Livinus Fernandes, Chairman of the Trust, to sign and execute Lease Deed and all other necessary letters, documents, deeds and agreements, etc as may be require, in this regard, and to register the Lease Deeds, on behalf of the Trust.

The Trustees after due deliberations passed the following resolutions:

"RESOLVED THAT the consent of the Trustees be and is hereby accorded to the Trust to enter into Lease Deeds with M/s. Aura Realtors and M/s. Built up ("Lessors") for taking on Lease the Properties situated in Ambegaon, Pune for the purpose of operation of educational institution under the name of 'Orchids, The International School', on such terms and conditions as mentioned under the respective Lease Deeds with the Lessors



**THE INSTITUTE OF
LEARNING AND EDUCATION**
503, Sudhama Niwas, 16th Road,
Khar (West), Mumbai - 400 052.



THE INSTITUTE OF LEARNING AND EDUCATION TRUST

503, Sudhama Niwas, 16th Road, Khar West, Mumbai – 400052 Tel No:- 022-26051276

"FURTHER RESOLVED THAT Mr. Livinus Fernandes, Chairman of the Trust, be and is hereby authorized to sign the Lease Deeds along with such other documents which are part and parcel to the main document with an authority to make any amendment or alteration to the agreement, letter, deeds or any portion(s) thereto, and to do such other acts, deeds and things as may be deemed necessary to give effect to this resolution."

"FURTHER RESOLVED THAT Mr. Livinus Fernandes, Chairman of the Trust, be and is hereby authorized to attend the office of the sub registrar of assurances concerned to admit execution of the Lease Deeds for and on behalf of the Trust and to do such other acts, deeds and things as are incidental or consequential thereto."

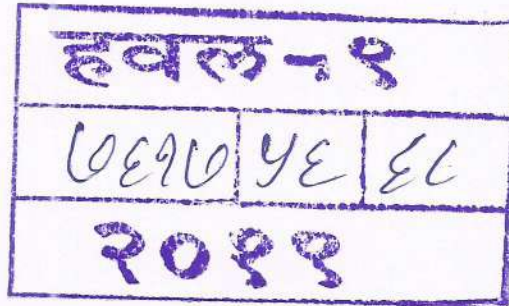
RESOLVED FURTHER THAT Certified True Copy of this resolution shall be given to anyone concerned or interested in aforesaid matter."

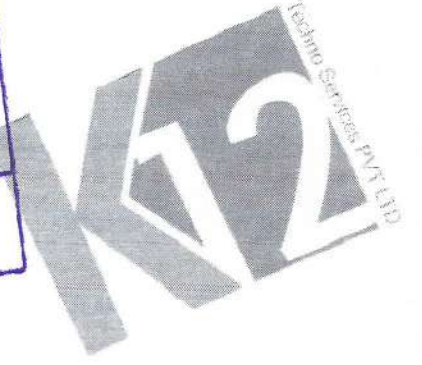
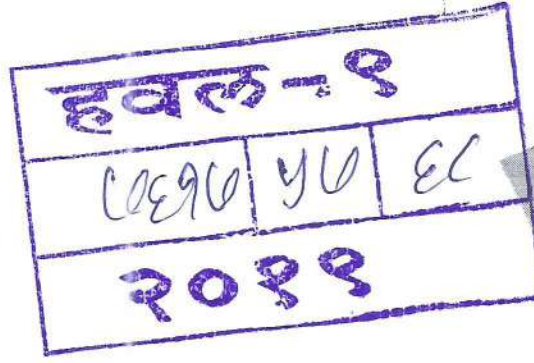
//Certified True Copy//

FOR THE INSTITUTE OF LEARNING AND EDUCATION

Glória Fernandes

**THE INSTITUTE OF
LEARNING AND EDUCATION**
503, Sudhama Niwas, 16th Road
Khar (West), Mumbai - 400 052.





EXTRACT OF MINUTES OF 7/2019-20 MEETING OF THE FY (2019-20) OF THE BOARD OF DIRECTORS OF K12 TECHNO SERVICES PRIVATE LIMITED TO BE HELD WEDNESDAY, 16TH DAY OF OCTOBER, 2019 AT 3.00PM AT THE REGISTERED OFFICE OF THE COMPANY AT 44/1 TRINETRA BUILDING, NEW BEL ROAD, MAYURI SIGNAL, AG'S LAYOUT, MATHIKERE BANGALORE- 560054

TO ACT AS A CONFIRMING PARTY IN THE LEASE DEED BETWEEN M/S. BUILT UP AND THE INSTITUTE OF LEARNING AND EDUCATION

The Chairman informed the Board that pursuant to the Master Services Agreement between the Company and The Institute of Learning and Education ("Trust"), the Company is providing services to Trust.

The Chairman further apprised the Board that the Trust is entering into a 'Lease Deed' with M/s. Built up ("Lessor") having its office at Flat No. 1, Samada Apartment, Dr. Ketkar Marg, Erandwane, Pune- 411004 to take on lease the property situated at survey No. 6/2, 6/3 in Ambegaon Pune more respectfully described in the Lease Deed, for the purpose of operating an educational institution under the name of 'Orchids, The International School' on the said Property. For this purpose, the Trust has approached the Company and has requested to act as a Confirming Party in the Lease Deed to be entered into between the Trust and M/s. Built up.

The Chairman placed draft Lease Deed before the board and further apprised that Company shall authorize Mr. Shahanavaj Harun Pathan, Manager Operations, to sign and execute Lease Deed and all other necessary letters, documents, deeds and agreements, etc. as may be require in this regard and to register the said Lease Deed, on behalf of the Company.

After due deliberations and discussion, the Board passed following resolution unanimously in this regard:

"RESOLVED THAT consent of the Board be and is hereby accorded to the Company to act as a confirming party in the Lease Deed to be entered into between the Trust and M/s. Built up on such terms and condition as mutually agreed amongst the parties.

RESOLVED FURTHER THAT Mr. Shahanavaj Harun Pathan, Manager Operations, is hereby authorized to sign and execute Lease Deed and all other necessary letters, documents, deeds and agreements, etc. as may be require, in this regard, on behalf of the Company and to do all such acts or deeds as may be required from time to time for giving full effect to the aforesaid resolution."

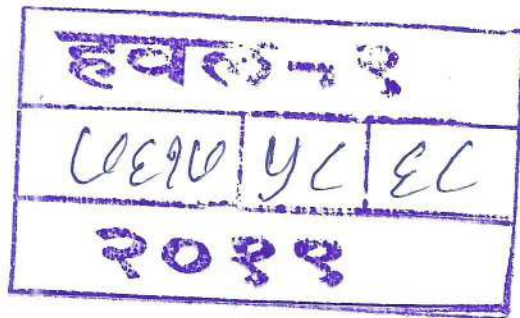
FURTHER RESOLVED THAT Mr. Shahanavaj Harun Pathan, Manager Operations be and is hereby authorized to appear before the concerned sub- registrar, for registration of the said Lease Deed and to make, sign, execute, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Company.

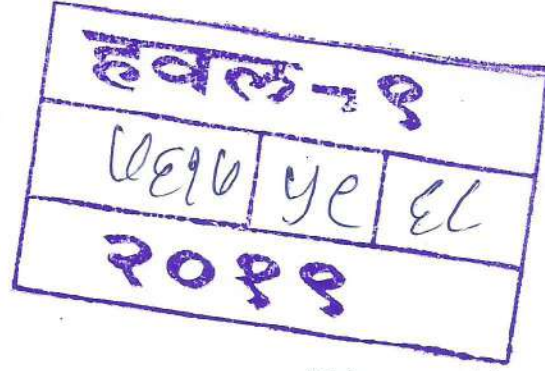
RESOLVED FURTHER THAT Certified True Copy of this resolution shall be given to anyone concerned or interested in aforesaid matter."

//Certified True Copy//

FOR K12 TECHNO SERVICES PVT. LTD
FOR K12 TECHNO SERVICES PRIVATE LIMITED

M. Debnath
Mukta Debnath
Company Secretary





[विशेष-ध. आ. (मुं. सा. वि.) २-म.



45

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये *Creators Mumbai Region Mumbai* येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव *The Institute of Learning and Education*

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक *E-33956*
Mr. Livinus Elegius Fernandes यांस प्रमाणपत्र दिले.



7. 03.2018 रोजी सादर्या सहीनिशी दिले.

deliberate
20.3.18
सही सु. स. शांतारके.....
सहायक धर्मादाय आयुक्त (५)
सार्वजनिक नोंदणी कार्यालय
बृहन्मुंबई विभाग, मुंबई

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AADTT2061R

नाम / Name
**THE INSTITUTE OF LEARNING
 AND EDUCATION**

विद्यमान / गठन की तारीख
 Date of Incorporation / Formation
13/11/2017



हवल-९

U	E	E
२०१९		

स्थायी लेखा संख्या (PERMANENT ACCOUNT NUMBER)
10E9U E0 EL

नाम (NAME)
LIVINUS ELEGIUS FERNANDES

पिता का नाम (FATHER'S NAME)
ELEGIUS DOMINIC FERNANDES

जन्म तिथि (DATE OF BIRTH)
13-07-1979

हस्ताक्षर (SIGNATURE)

आयकर निदेशक (सिस्टम)
 DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग
INCOME TAX DEPARTMENT

SHAHANAVAJ HARUN PATHAN

HARUN PATHAN

11/06/1985
 Permanent Account Number
BAMPP9267P

हस्ताक्षर (Signature)

भारत सरकार
GOVT. OF INDIA

भारत सरकार
 भारत सरकार

2802009



हवेली - ९
 ८६१० ६१ ६८
 २०१९



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
 Government of India

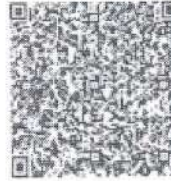
नोंदविण्याचा क्रमांक / Enrollment No 1216/01105/23172

To,
 लीविनुस एलेगीयस फर्नांडीस
 Livinus Elegius Fernandes
 S/O Elegius Fernandes
 SHERLY BANDRA WEST 201, VIOLENA -2ND FLOOR ST
 ANNE'S ROAD
 Bandra (West)
 Mumbai
 Maharashtra 400050

Ref: 215 / 01E / 389682 / 339777 / P



UE387723011IN



आपला आधार क्रमांक / Your Aadhaar No. :

3992 4298 1220

आधार - सामान्य माणसाचा अधिकार

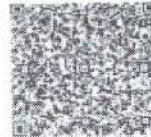


भारत सरकार
 GOVERNMENT OF INDIA



लीविनुस एलेगीयस फर्नांडीस
 Livinus Elegius Fernandes

जन्म वर्ष / Year of Birth : 1939
 पुरुष / Male



3992 4298 1220



भारत सरकार
 Government of India



शहानवाज हारुन पठाण
 Shahanavaj Harun Pathan
 जन्म तारीख / DOB : 11/06/1985
 पुरुष / Male



8093 2023 7920

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BUILT UP

01/07/1997
 Permanent Account Number
AAEFB6432D

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ATUL VASANT JOSHI
VASANT PRABHAKAR JOSHI

08/09/1965
 Permanent Account Number
ABPPJ5511M

Signature



हवेली-९

0000	02	00
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

2019
JITUBHAI VINODCHANDRA SHAH
VINODCHANDRA DALICHAND SHAH

27/11/1966
 Permanent Account Number
ACEPS8598R

Signature



भारत सरकार
Government of India



अतुल वसंत जोशी
Atul Vasant Joshi
जन्म तारीख / DOB : 08/09/1965
पुरुष / Male



8170 2755 2067

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



जितूभाई विनोदचंद्र शहा
Jitubhai Vinodchandra Shah
जन्म तारीख / DOB: 27/11/1966
पुरुष / MALE



4661 8677 5185

माझे आधार, माझी ओळख



हवल-९		
0890	E3	6L
२०१९		

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)		07 November 2019,06:12:31 PM
Valuation ID :	201911074635	
मूल्यांकनाचे वर्ष :	2019	
जिल्हा :	पुणे	
तालुका :	हवेली	
गावाचे नाव :	मोजे : आंबेगांव बुद्रुक (ग्रामीण)	
क्षेत्राचे नांव :	Influence Area	
मुख्य विभाग/उपमुख्य विभाग :	11/11.3	
सर्वे नंबर/ गट नंबर.	6	
मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	2182.6 चौ. मीटर	Layout Plot - Distance > 50 meter From highway
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.7610 /-	
Zone Change Primary Notification:	No	
जमीन बिनशेती झाली नाही:जमिनीचा दर:	Rs.7610 /-	
	प्रथम विक्री	
1. 2182.6चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =5327/-		
2182.6चौ. मीटर क्षेत्रासाठी मूल्यांकन = 2182.6*5327		
=11626710.2/-		
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य		
=11626710.2 + 0		
= Rs.11626710.2/-		

Home

Print

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1111201900458	Date	11/11/2019
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Received from Ms Built Up, Mobile number 9975680020, an amount of Rs.1360/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 16 of the District Pune.

Payment Details

Bank Name	IBKL	Date	11/11/2019
Bank CIN	10004152019111100388	REF No.	239710840

This is computer generated receipt, hence no signature is required.





हवेली-१		
८६१७	६५	६८
२०११		

9/7617

सोमवार, 11 नोव्हेंबर 2019 2:57 म.नं.

दस्त गोपवारा भाग-1

हवल9

दस्त क्रमांक: 7617/2019

दस्त क्रमांक: हवल9 /7617/2019

बाजार मुल्य: रु. 1,16,26,710/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.5,23,300/-

दु. नि. सह. दु. नि. हवल9 यांचे कार्यालयात

अ. क्रं. 7617 वर दि.11-11-2019

रोजी 2:55 म.नं. वा. हजर केला.

पावती:10413

पावती दिनांक: 11/11/2019

सादरकरणाराचे नाव: लिहून घेणार (लेसॉर) मे. विल्ट अप
तर्फे भागीदार (1) श्री. अनुल वसंत जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1360.00

पृष्ठांची संख्या: 68

एकुण: 31360.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-9

सह दुय्यम निबंधक, हवेली-9

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्षा क्रं. 1 11 / 11 / 2019 02 : 55 : 55 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 11 / 11 / 2019 02 : 57 : 01 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत
असलेल्या तरतुदीनुसारच नोंदणीस उच्चल केलेला
आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती,
साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची
सत्यता तपासली आहे * दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व कमुलीबाक
हे स्वतः जबाबदार राहतील. * दस्ताद्वारासोबत जोडलेले
कागदपत्रे, कुळमुखात्पर चारक व्यक्ती ह्याची वनाबद
आदळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची
राहिल.

लिहून देणारे:

लिहून घेणारे:





दस्त गोपवारा भाग-2

हवल9

दस्त क्रमांक:7617/2019

11/11/2019 3 06:17 PM

दस्त क्रमांक :हवल9/7617/2019

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लिहून घेणार (लेसॉर) मे. विल्ट अप तर्फे भागीदार (1) श्री. अतुल वसंत जोशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं. 1 समदा अपार्टमेंट डाॅ.केतकर मार्ग एरंडवणा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAEFB6432D	मालक वय :-54 स्वाक्षरी:-		
2	नाव:लिहून घेणार (लेसॉर) मे. विल्ट अप तर्फे भागीदार (2) श्री. जितूभाई विनोदचंद्र शहा पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: फ्लॅट नं. 1 समदा अपार्टमेंट डाॅ.केतकर मार्ग एरंडवणा, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAEFB6432D	मालक वय :-53 स्वाक्षरी:-		
3	नाव:लिहून देणार(लेसी) दि इन्स्टिट्यूट ऑफ लर्निंग अँड एज्युकेशन तर्फे अध्यक्ष श्री. लीवीनस एलीगस फर्नांडीस पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 503 सुदामा निवास सोळावा रस्ता खार (प.) मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पॅन नंबर:AADTT2061R	भाडेकरू वय :-80 स्वाक्षरी:-		
4	नाव:मान्यता देणार के12 टेकरो सर्व्हिसेस प्रा.लि. तर्फे प्रतिनिधी शहानवाज हारून पठाण पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 44/1 त्रिनेत्र विल्डींग, न्यू बीईएल रोड मयूरी सीग्रल पंजाब नॅशनल बँकेमागे बेंगलोर कर्नाटक, रोड नं: -, कर्नाटक, बंगलोर. पॅन नंबर:BAMPP9267P	मान्यता देणार वय :-34 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:11 / 11 / 2019 03 : 01 : 06 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅ सुभाष हरिभाऊ जाधव वय:58 पत्ता:वडगाव बुद्रुक, ता. हवेली, जि. पुणे पिन कोड:411041		

सर्व साक्षीदारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Identifier Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
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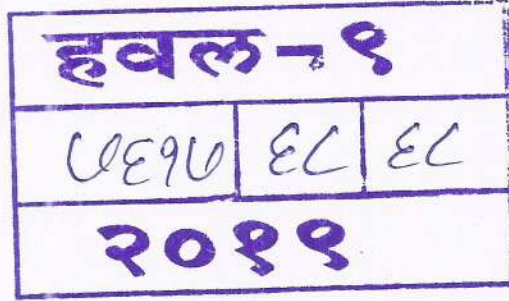
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