

Department of Stamp & Registration, Maharashtra		
Receipt of Document Handling Charges		
PRN	3107201803603	Date 31/07/2018
Received from DAYANAND FOUNDATION, Mobile number 9822611258, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Mawal of the District Pune Gramn.		
Payment Details		
Bank Name	UBIN	Date 31/07/2018
Bank CIN	10004152018073102986	REF No. 92273688
This is computer generated receipt, hence no signature is required.		



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CHALLAN
MTR Form Number-6



GRN	MH004571617201819E	BARCODE	Date		31/07/2018-12:38:30	Form ID	25.1
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)					
Office Name		MVL_MAWAL VADGAON SUB REGISTRAR		Full Name		DAYANAND FOUNDATION	
Location		PUNE		Flat/Block No.		191/2,191/3	
Year		2018-2019 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street		NAYGAON	
0030046401 Stamp Duty		1275200.00		Area/Locality		MAVAL	
0030063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 1 0 4 0 5	
				Remarks (If Any)		SecondPartyName=K D KHATRI-	
Total		13,05,200.00		Amount In Words		Thirteen Lakh Five Thousand Two Hundred Rupees Only	
Payment Details		UNION BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN		Ref. No.		02901792018073168820 30624488	
Cheque/DD No.		Bank Date		RBI Date		31/07/2018-12:40:23 Not Verified with RBI	
Name of Bank		Bank-Branch		UNION BANK OF INDIA			
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822611258
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



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Print Date 31-07-2018 12:40:35



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LEASE DEED

THIS LEASE DEED is made at VADGAON, Taluka-Maval, District-Pune on this 31st Day of the month JULY in the year 2018.

BETWEEN

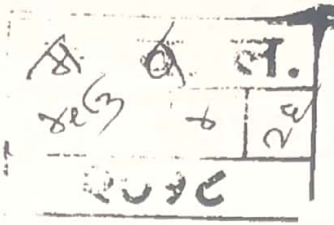
- 1] **MR. KAPOOR SINGH DAYANAND KHATRI**, Age 51 years, Occupation: Agriculturist & Business, PAN- ALNPK5863H, resident at: Sector 26, Plot No.2, Adarsh Co-operative Housing Society Ltd., New Shubham Park, Nigadi, Pune 411044.
- 2] **MR. ANKUR DHARAMVIR DHILLON**, Age 38 years, Occupation: Agriculturist & Business, PAN- ACTPD6953A, resident at: House No. 109, Amravati Enclave, Panchkula, Chandi Mandir Cantt., Haryana-134107.

Hereinafter referred to as "**THE LESSOR**" (which in term and expression shall wherever the context so required be deemed to include their heirs, nominees, administrators, legal representatives and assigns) of the **ONE PART**,

AND

Singh
Handwritten initials

DAYANAND FOUNDATION a ~~Charitable~~ Trust incorporated under Sec. 18 of Bombay Public Trust Act 1950 having its Registered Office situated at - G wing, 5th Floor, Flat No. 501, Survey No. 136/1A/2P+136, 5A+5B, 137/3A+3B+137/4, Marvel, Hadapsar, Pune 411028. through its authorized representative and Secretary **MR. SAHIL KAPOOR SINGH KHATRI**, Age 25 years, Occupation: Agriculturist & Business, hereinafter referred as "**THE LESSEE**" (which expression shall mean and include the male and/or female gender and also mean and include singular or plural person as the case may be, and unless it be repugnant to the context or meaning



thereof be deemed to mean and include in case of a trust its trustee, successors and permitted assigns, and in all cases all person claiming by under or through such LESSEE including his/her/their/its trustee, successors-in-interest only) of the **OTHER PART.**

WHEREAS all that piece and parcel of land and ground having area admeasuring 00 Hector 40 Are out of land Gut No. 191 (Part Gut No. 191/2) having total area admeasuring 02 Hector 60 Are, assessed at Rs. 03=26 Paisa, lying and situated at village **NAIGAON**, Taluka Maval, District Pune, within the limits of Grampanchayat NAIGAON, and in the Registration District Pune and Sub- Registration Taluka Maval, District Pune is owned and possessed by MR. KAFOOR SINGH DAYANAND KHATRI i.e. the LESSOR No. 1 herein, and his name is recorded in the record of rights as an owner and occupant.

AND WHEREAS all that piece and parcel of land and ground having area admeasuring 00 Hector 80 Are out of land Gut No. 191 (Part Gut No. 191/3) having total area admeasuring 02 Hector 60 Are, assessed at Rs. 03=26 Paisa, lying and situated at village **NAIGAON**, Taluka Maval, District Pune, within the limits of Grampanchayat NAIGAON, and in the Registration District Pune and Sub- Registration Taluka Maval, District Pune is owned and possessed by MR. KAPOOR SINGH DAYANAND KHATRI i.e. the LESSOR No. 1 and MR. ANKUR DHARAMVIR DHILLON i.e. the LESSOR No. 2 herein, and their names are recorded in the record of rights as an owner and occupant.

AND WHEREAS the LESSEE being in need for a premises for educational activities including construction of school and have requested the LESSOR to grant permission to use an area



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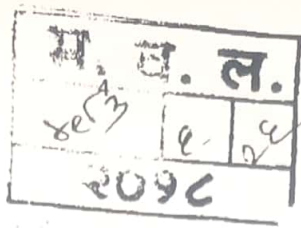
admeasuring 01 Hectare 20 Are out of land **GUT NO. 191** (Part Gut No. 191/2 & 191/3) thereof (hereinafter referred to as "**THE SAID PREMISES**") for educational use as mentioned hereinabove and to allow LESSEE to occupy the said premises for a period of **360 MONTHS** effective from **31/07/2018 to 30/07/2048** or such extended period as may be mutually agreed between the parties inter-se.

AND WHEREAS the LESSOR have accepted the request of LESSEE and has agreed to grant Leave and License to the LESSEE to use the said premises only for the purpose of mention hereinafter for a continuous period of **360 MONTHS** and upon the terms and conditions hereinafter contained.

AND WHEREAS on the terms and conditions hereinafter mentioned, both the parties agreed to execute the present Agreement.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The LESSOR hereby grants unto the LESSEE its permission and License to use for **360 months** commencing from **31/07/2018 to 30/07/2048** the said premises and for such further period as may be extended mutually.
2. The LESSEE shall pay to the LESSOR a sum of **Rs. 3,00,000/- (Rupees Three Lac only)** for the said premises as a **rent** per month exclusive of G.S.T. and subject to TDS and other statutory taxes, in advance on or before the 10th of each English calendar month commencing from 11/06/2018 which shall be in consideration of the LESSEE using the said premises and that permission to use the said premises is



hereby granted to the LESSEE. The LESSEE shall remit the payment of License Fee by means of RTGS or any other suitable mode which can be mutually decided.

3. The LESSEE and the LESSOR agree that there shall be an escalation of 5% after the expiry of each year exclusive of G.S.T. and subject to TDS and other statutory taxes on the last rent paid by the LESSEE. The other terms & conditions of the Agreement will remain the same.
4. Whereas the LESSEE undertakes to pay all other statutory taxes including all levies, property tax, cess, charges and all outgoings present and future, with respect to the said premises during the tenure of this agreement and shall indemnify the LESSEE from any claim, loss and liability arising out of the non payment or delayed payment of such dues. It is hereby understood between the parties that the LESSOR shall bill the LESSEE for rent plus G.S.T., and rent plus the G.S.T. shall be paid by the LESSEE. The LESSOR shall every month on payment of G.S.T., to the Government, sent to the LESSEE a copy of proof of such payment.
5. All costs including deposits for obtaining the telephone and Internet connection shall be borne by the LESSEE and the LESSOR shall co-operate for making necessary applications to the competent authorities. On expiry of Agreement or earlier termination if the LESSOR wishes to continue with the connections, the LESSOR shall pay the deposit money to the LESSEE, for the deposits taken by the LESSEE and the LESSEE shall handover deposit receipts endorsed in favor of the LESSOR.
6. The LESSEE shall obtain the electricity connection as to suit its requirements and before handing over the possession to

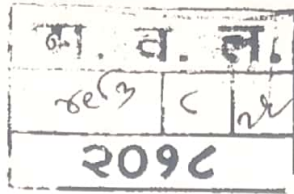




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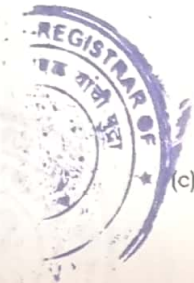
the LESSOR, the LESSEE will clear all his dues of Electricity consumed and that the LESSEE shall produce the last paid bill to the LESSOR. In case LESSOR continues with the meter at the time of vacating the premises, then the LESSOR shall reimburse the deposit, if any, paid to the concerned authority so as to transfer the meter in the name of the LESSOR and carry out such documentation as required.

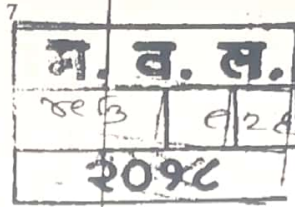
7. The LESSEE shall erect water line from adjacent river/well/Grampanchayat water connection as to suit its requirements. In case LESSOR continues with the water line at the time of vacating the premises, then the LESSOR shall reimburse the charges, if any, paid to the concerned authority so as to transfer the user in the name of the LESSOR and carry out such documentation as required.
8. If there is any permission required for carrying out the LESSEE's business activities, the LESSEE shall obtain the same from the required competent authorities and the expenses for the same shall be borne by the LESSEE. The LESSOR hereby agrees to support the LESSEE for obtaining all the required permissions/Licenses.
9. The stamp duty and registration charges for registering the Agreement shall be borne by the LESSEE only.
10. The LESSOR or LESSEE shall not terminate the Agreement for a period of One Hundred and Twenty (120) months from the date of its commencement. In case the LESSEE wishes to terminate the Agreement, the LESSEE shall give a notice of three month to the LESSOR from the date it desires to terminate the Agreement prior to the expiry of the term of the Agreement.



11. The LESSEE hereby covenants with the LESSOR:

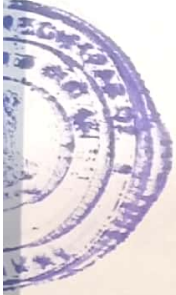
- (a) The LESSEE shall duly and punctually pay Electric charges every month on actual consumption basis from the date of occupation of the premises.
- (b) To quit, remove themselves, their servants, representatives, employees or any other person claiming to be in their service and their belongings from the said premises after expiry of this Agreement, or upon the earlier termination / determination of the agreement along with their furniture, fixtures and fittings therein in proper condition, normal wear and tear expected.
- (c) Not to use the said premises for any illegal, immoral or improper purpose, not to cause, permit or suffer in any part thereon anything which may become a nuisance or annoyance, or cause damage to the LESSOR's premises (except normal wear and tear) The LESSEE shall not cause any nuisance or annoyance to the neighbors.
- (d) To make any change, alteration or addition in or to the said premises as may be required by the LESSEE within the permissible limits and as per the statutory laws and with the written permission of the LESSOR. If on account of any alteration, change, addition to the said premises, any taxes are to be borne, the same shall be borne by the LESSEE.
- (e) Not to claim any rights of any kind in any manner whatsoever as regards the title of the said premises or

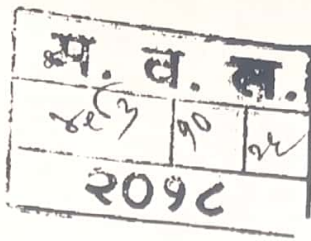




any part thereof save and except to use the same as a bare LICENSE.

- (f) The LESSEE shall use the said premises for carrying out construction of building for their educational activities.
- (g) The LESSEE shall abide by the rules and regulations of Municipal Corporation, Grampanchayat, Government Authorities as may be applicable from time to time and any other law for the time being in force which includes its terms and conditions thereof under which the said premises is held by the LESSOR.
- (h) The LESSEE shall carry out necessary plot plantation as may be required in accordance with the rules and regulations of the statutes.
12. The LESSEE shall not be entitled to give the benefit thereof to any other person by Transfer, Assignment, Mortgage and Sublease or by any other rights or interest.
13. It is hereby expressly agreed and declared that neither this agreement nor anything contained herein shall be deemed to create any right, interest or estate in favour of the LESSEE in the said premises either as tenant or otherwise it being the express intention of the parties that the relationship between the LESSOR and the LESSEE shall always be that of the LESSOR and the LESSEE and not that of a landlord and tenant.
14. WHEREAS the LESSEE shall enjoy peaceful possession of the said premises during the period of this Agreement.





15. In case, during the term of this Agreement, MIDC or any other Government authorities acquire the said land under any statute, the said agreement will automatically come to an end.
16. WHEREAS the LESSEE shall be allowed to carry out its educational activities and shall be allowed to display its name, sign board and other sales hoardings as may be required. Taxes levied by any statutory authorities on the display of hoardings shall be payable by the LESSEE.
17. WHEREAS the LESSOR shall not be responsible for any damage / loss caused through theft, pilferage, fire, riots, natural calamities or in any other manner whatsoever caused or occurred to the LESSEE's goods, material stored in the said premises nor shall the LESSOR be liable for any injuries / harm caused to workers / employees who are direct employees of the LESSEE. The LESSEE shall make arrangements to insure his employees if necessary. However the LESSOR shall insure the said premises on its own and the LESSEE is not responsible for damage caused to the said premises due to any natural calamities, act of state, terrorism, riot and fire except when such fire may have been caused due to the negligence of the LESSEE or his employees.
18. WHEREAS the LESSEE shall insure the contents of furniture and other accessories stored in the premises.
19. It is hereby agreed between the parties hereto that for all times during the period this agreement is in force, the LESSOR shall continue to be the Owner and the LESSEE who shall use and continue to occupy the said premises as a LESSEE only along with the articles, fittings, fixtures and

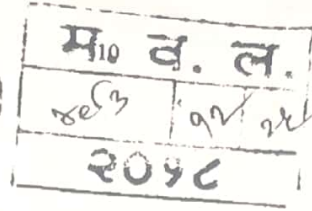


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things lying and being therein shall not claim any interest in the said premises as tenant or sub-tenant or any other manner whatsoever.

20. That the LESSEE continues to pay the rent without any default, the LESSOR shall not terminate the agreement during the entire tenure of the agreement.
21. On expiry / premature termination of agreement, the LESSEE shall be allowed to remove all its furniture and fittings to bring the premises to its original status subject to normal wear and tear.
22. If the LESSEE fails to pay the said monthly rent for a period of 3 consecutive months to the LESSOR on its due date or thereafter whenever demanded, the LESSOR will have a right to terminate the said agreement with a prior notice of 7 days in writing to the LESSEE. If the LESSEE corrects the default by paying the rent this Agreement shall continue.
23. The LESSOR shall ensure that the LESSEE shall have a free passage for its personnel, customers and third party visitors to visit the premises.
24. Any Notice required to be given shall be in writing and shall be deemed to be given and made when delivered to the party which it is required to be given or made at such party's address as shown herein above or as subsequently modified by notice in writing to the other party.
25. Any dispute or question which may arise during the period of this agreement is in force or thereafter in connection with any matter between the parties interest, in connection with these presents, shall be governed by the provisions of the





Arbitration Act for the time being in force in India and its award shall be binding on the parties to this dispute.

26. That in case of dispute, the matter shall be referred to Pune Court.
27. The LESSOR can sell the said premises with lease hold right alongwith consent of LESSEE.
28. The LESSOR and LESSEE agrees upon the revision of rent of the said premises depending upon the market value for a time being after every three (3) years from the commencement of this Agreement.
29. The LESSOR gives rent free period of first 08 (eight) months of this premises to the LESSEE from commencement of this Agreement.

SCHEDULE

All that piece and parcel of land and ground having area admeasuring **01 Hectare 20 Are** out of land Gut No. 191 (Part Gut No. 191/2 & 191/3) having total area admeasuring 02 Hector 60 Are, assessed at Rs. 03=26 Paisa, lying and situated at village **NAIGAON**, Taluka Maval, District Pune, within the limits of Grampanchayat NAIGAON, and in the Registration District Pune and Sub- Registration Taluka Maval, District Pune and bounded is as follows:-

- | | | |
|---------------------|---|---|
| On or towards East | : | By Gut No. 116, 118, 119; |
| On or towards South | : | By Gut No. 120; |
| On or towards West | : | By Gut No. 121, 122; |
| On or towards North | : | By remaining portion of land Gut No. 191 (191/3). |



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IN WITNESS WHEREOF the parties to the Agreement have signed this Agreement on the date first abovementioned. A true copy thereof signed by both parties has been delivered to the LESSEE.

THE LESSEE				
Sr. No.	Name	Photo	Thumb	Sign
1]	DAYANAND FOUNDATION through its authorized representative and Secretary MR. SAHIL KAPOOR SINGH KHATRI			

THE LESSOR				
Sr. No.	Name	Photo	Thumb	Sign
1]	MR. KAPOOR SINGH DAYANAND KHATRI			
2]	MR. ANKUR DHARAMVIR DHILLON			

WITNESSES:

1]
Name: S. T. Parshad
Address: Vadgaon

2]
Name: Chetan M. Kadam
Address: Vadgaon Maval Pune



31/05/2018

सूची क्र.2

दुध्यम निबंधक : दु.नि. मावळ

क्यांक : 3098/2018



दिनांक	31/05/2018
Regn. No.	3098/2018
209C	

(1) विलेखाचा प्रकार खरेदीखत
 (2) मोबदला 21000000
 (3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 20592000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मीजे नायगाव तालुका मावळ जिल्हा पुणे येथील गट नंबर 191 यासी क्षेत्र 02 हेक्टर 53 आर पोख क्षेत्र 00 हेक्टर 07 आर एकुण क्षेत्र 02 हेक्टर 60 आर आकार 03 रु.26 पेसे यापेकी (भाग गट नं 191/3 क्षेत्र 00 हेक्टर 80 आर म्हणजेच 8000 चौ मी (86112 चौ फुट) (सुर्याकन विभाग नं 11.4) ((GAT NUMBER : 191(191/3) ;)

(5) क्षेत्रफळ

1) 0.80 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- मॅसेर्स सोहल स्टील प्रायव्हेट लिमिटेड तर्फे डायरेक्टर व अधिकृत स्वाक्षरी करणार अधिकारी कपुरसिंह दयानंद खत्री बय:-51; पत्ता:-, , , सेक्टर 26 प्लॉट नं 2 आदर्श को-ऑपरेटिव हौसिंग सोसायटी लि न्यु शुभम पार्क निगडी पुणे, धारणी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411041 पॅन नं:-AABCS3248Q

2): नाव:- मॅसेर्स सोहल स्टील प्रायव्हेट लिमिटेड तर्फे डायरेक्टर व अधिकृत स्वाक्षरी करणार अधिकारी जतिंदर सिंह खोर्गीदर सिंह बय:-58; पत्ता:-, , , सेक्टर 26 प्लॉट नं 2 आदर्श को-ऑपरेटिव हौसिंग सोसायटी लि न्यु शुभम पार्क निगडी पुणे, प.क.ण.द., MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411044 पॅन नं:-AABCS3248Q

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

1): नाव:- कपुरसिंह दयानंद खत्री बय:-51; पत्ता:-, , , सेक्टर 26 प्लॉट नं 2 आदर्श को-ऑपरेटिव हौसिंग सोसायटी लि न्यु शुभम पार्क निगडी पुणे, प.क.ण.द., MAHARASHTRA, PUNE, Non-Government. पिन कोड:-411044 पॅन नं:-ALNPK5863H

2): नाव:- अंकुर धरमवीर हिल्लो बय:-38; पत्ता:- प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: हाऊस नं 109 अमरावती एन्क्लेव पंचकुला चंडी मंदिर कंटोमेंट हरयाणा, हरियाणा, पंचकुला. पिन कोड:-134107 पॅन नं:-ACTPD6953A

(9) दस्तावेज करून दिल्याचा दिनांक

04/05/2018

(10) दस्तावेज नोंदणी केल्याचा दिनांक

29/05/2018

(11) मूद्रांक, खंड व पृष्ठ

3098/2018

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1260000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) वेगळे

दुध्यम निबंधक मावळ

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणानाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the



दस्तावेज क्र. व वर्ष: 6155/2007

दुय्यम निबंधक: मावळ

Monday, June 21, 2007
5:57:26 AM

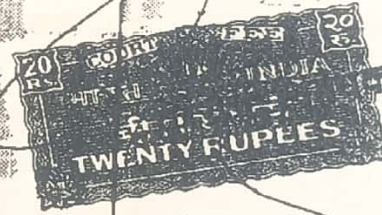
सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m. 0

गावाचे नाव : नायगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अमिहरतांतरणपत्र व बाजारभाव (भाडेपट्ट्याचा बाबतीत पट्टाकार आकारणी देता की पट्टेदार से नमूद करावे) गोबदला रु. 801,000.00
बा.मा. रु. 1,664,000.00
- (2) भू-मापन, पोटहिरस्ता व घरक्रमांक (अस्तित्वात) (1) गट क्र.: 191 वर्णन: गांव मोजे नायगांव येथील गट नं 191 क्षेत्र 02 हे 60 आर आकार 03 रु 26 पेसे यापैकी क्षेत्र 00 हे 40 आर
- (4) पत्रव्यवस्था केली किंवा जुडी देण्यात आलेल्या तक्ता (1)
- (5) दस्तऐवज करून देण्या-या पक्षाकाराचे व संपूर्ण पत्ता: नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सुकन अद्राजी भाफना घर/प्लॉट नं.: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: कामेश्वर मावळ पुणे; तालुका: -; पिन: -; पॅन नम्बर: ABEPB4393E.
- (6) दस्तऐवज करून घेण्या-या पक्षाकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) कपूरसिंग मयानंद खत्री घर/प्लॉट नं.: गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं.: -; पेट/वसाहत: -; शहर/गाव: निगडी प्राधिकरण पुणे; तालुका: -; पिन: -; पॅन नम्बर: ALNPK5863H.
- (7) दिनांक कलन दिव्याचा 18/06/2007 नोंदणीचा 21/06/2007
- (8) अनुक्रमांक, खंड व पृष्ठ 6155 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 66660.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 16640.00
- (12) शोरा



म. व. ल.
४२८३ १५ २४
२०९८

दुय्यम निबंधक, मावळ

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील
नियम ३, ५, ६ आणि ७)

गाव :- नायगांव

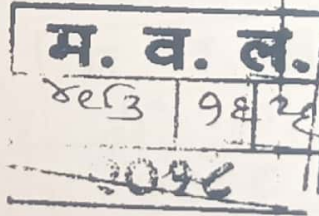
तालुका :- मावळ

जिल्हा :- पुणे

महवाल दिनांक :- 03-10-2017

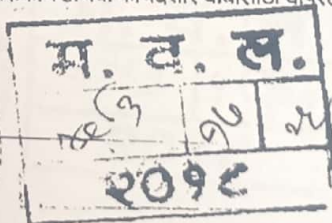
गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव	क्षेत्र	आकार	आणे	पै	पो.ख.	फे.फा	खाते क्रमांक
191	भोगवटादार वर्ग -1								
क्षेत्र एकक हे.आर.चौ.मी		रामा गणु येवले	1.36.00	1.71			0.04.00	(1)	163, 511, 529
वियत	2.43.00	कपुरसिंग दयानंद खत्री						(1565)	कुळाचे नाव
बागायत	0.10.00	जितेंद्रसिंग जोगेंद्रसिंग सिंग						(1565)	इतर अधिकार
तरी	-							(1565)	व्यवहार कायदेशीर (1)
वरकस	-	सोहन स्टील प्रा. लि. तर्फे डायरेक्टर						(1565)	(1)
इतर	-							(1565)	बोजा - सहकारी सोसायटी इकरार (615)
एकूण क्षेत्र	2.53.00	सामाईक क्षेत्र	0.78.00	1.03			0.02.00	(1565)	खडकाळे र.रु.1500/-दि.24/05/1959 (615)
		कपुरसिंग दयानंद खत्री	0.39.00	0.51			0.01.00	(1347)	चिखलसे सो.इकरार रु.8000/- दि.24/06/73 (615)
								(1347)	वि.का.स.सो.चिखलसे इकरार रु.400/- (615)
खराब (लागवडीस कथ्याप)									
वर्ग (अ)	0.07.00								
वर्ग (ब)	-								
एकूण पै	0.07.00								
ख									
आकारणी	3.26								
जुडी किंवा विशेष आकारणी									
		(1),(508),(615),(821),(875),(1042),(1324),(1379),(1565),(1684),(2012),(2081)							सीमा आणि भुम्नापन चिन्हे

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.



वर्ष	खरीप	भात	ज्वारी	गवत	रब्बीपड
2003-04	खरीप	0.8000	0.2000	1.0200	0.4000
2004-05	खरीप	0.8000	0.2000	1.0200	0.4000
2005-06	खरीप	0.8000	0.2000	1.0200	0.4000
2006-07	खरीप	0.8000	0.2000	1.0200	0.4000
2007-08	खरीप	0.8000	0.2000	1.0200	0.4000
2008-09	खरीप	0.8000	0.2000	1.0200	0.4000
2009-10	खरीप	0.8000	0.2000	1.0200	0.4000
2010-11	खरीप	0.8000	0.2000	1.0200	0.4000
2011-12	खरीप	0.8000	0.2000	1.0200	0.4000
2012-13	खरीप	0.5000			2.0300
2013-14	खरीप	0.5000			2.0300
2014-15	खरीप	0.5000			2.0300
2015-16	खरीप	0.5000			2.0300
2016-17	खरीप	0.5000			2.0300

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.



भुतोजर व्ही. एम
काभगार तलाठी
मौजे -
ता. मावळ, जि. पुणे

मौजे : नायावाव
तालुका मावळ
जिल्हा पुणे



मावळ अति तातडी चोट हिस्सा मो.नं. १०३०/२०१८

मोजणीचे कारण

अर्जदार :- श्री.कपूरसिंग दयानंद खत्री ए.जी.५०१, मावळ दिवा,
महाराष्ट्र रोड, इंदूरपूर जिल्हा पुणे यांनी मौजे : नायावाव चोपिल
पट नं. १११ चा चोट हिस्सा मोजणी करणे कानी केलेल्या
मोजणी अर्जावरून मोजणी काम केले.

खुलासा टिपा :-

या प्रमाणे पट नं.सी इदद अगिलेखा प्रमाणे असे.
या प्रमाणे अर्जदार यांनी प्रत्यक्ष मोजणी वेळी दाखविलेली
वर्षिकाटीप्रमाणे हिस्साची इदद असे.

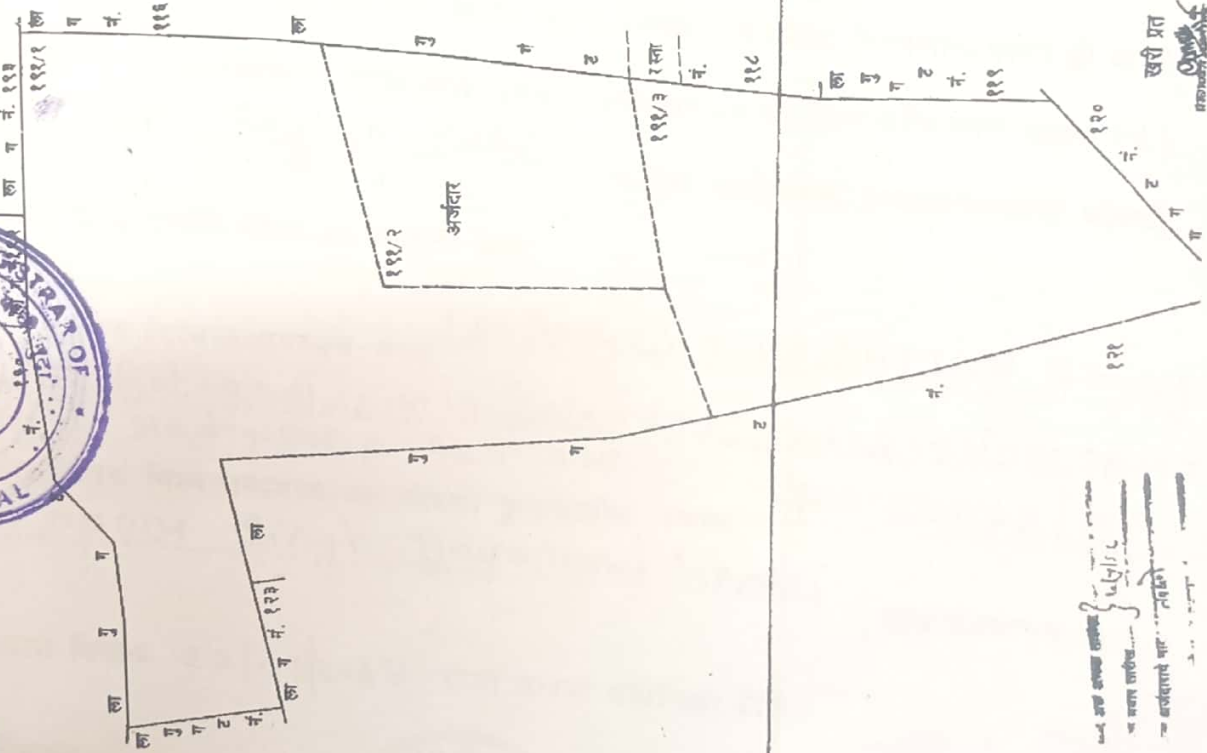
पट नंबर	हे क्षेत्र आर	कच्चादारचे नाव
१११/१	१.४०	श्री. रमा गणु येवले.
१११/२	०.४०	श्री.कपूरसिंग दयानंद खत्री.
१११/३	०.८०	श्री.सोहन स्टील प्रालि.तर्फे डाकवेक्टर.
		श्री.सिद्धेशिंग जोगेंद्रसिंग सिंग.
		श्री.कपूरसिंग दयानंद खत्री.
एकुण क्षेत्र	२.८०	



प्रमाण-१,०००

मोजणी करणार :- X-X-X
पुणेकर

मोजणी दिनांक :- १६/०४/२०१८.



१-४ अर्जा अर्जावळ लॉन्ग
 ५-६ अर्जावळ लॉन्ग
 ७-८ अर्जावळ लॉन्ग



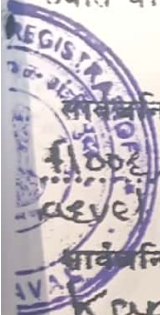
म. व. ल.
 ४२३ १ २६
 २०१८



४३

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) न्वये Pune Region, Pune येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी लयात योग्य रीतीने नोंदण्यात आलेली आहे.



सार्वजनिक विश्वस्तव्यवस्थेचे नाव DAYANAND FOUNDATION Gwing
1002, flat No. 501, SE. NO. 136/1A/2P + 136, SA + SB, 137/3A + 3B + 13
45/E, Madhapur Pune 411028.
सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक F - 50072/P
Kapoor Singh Dayanand Khotei यांस प्रमाणपत्र दिले.

आज दिनांक 22/02/2018 रोजी माझ्या सहीनिशी दिले.

दिनांक
For DAYANAND FOUNDATION

[Signature]
CHAIRMAN



[Signature]
22/2/18

नाम महाशंकर झारदास
भायक



प. ल.
२२३ १९२६
२०१८

DAYANAND FOUNDATION

G - 501, Marvel Diva, Magarpatta Road, Pune - 411028.

Reg No : F50072/9

Ref :

Date :

Date:- 02/05/2018

PROCEEDINGS OF THE MEETING OF GOVERNING BODY OF DAYANAND FOUNDATION HELD ON 08/05/2018 AT G Wing, 5th Floor, Flat No.501, Sr.No.136/1A/2(P)+136, 5A+5B, 137/3A+3B+137/4 MARVEL, HADAPSAR, PUNE - 411 028 AT 11:00 A.M.

Members present at the Meeting recorded their attendance by signing the attendance register. After ascertaining the required quorum for holding the Meeting, Mr. Sahil Kapoor Singh Khatri requested Mr. Kapoor Singh Dayanand Khatri to preside over the Meeting. Mr. Kapoor Singh Dayanand Khatri accepted the request and presided over the Meeting.

Accordingly, Meeting commenced under the Chairmanship of Mr. Kapoor Singh Dayanand Khatri.

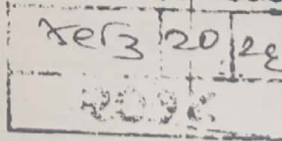
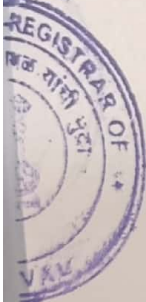
Subject No. 4:- To discuss and take decision about entering into lease deed by the Foundation.

Secretary with the permission of Chair took up the subject for discussion and informed the Members present that, to expand horizon of Dayanand Foundation it is necessary to occupy place to carry out activities pertaining to its objects. In view of this Foundation is in need of space preferably in the form of lease hold property to cater the activities in the suitable manner. Secretary informed Members present that search for finding out the suitable immovable property in the form of vacant land and further informed that Chairman Mr. Kapoorsingh Dayanand Khatri has vacant property in Village Naigaon, Tal. Maval District Pune and offer to give the said vacant land on lease basis to carry out activities of the Foundation. The details of the Immovable property in the form of vacant land are as follows:-

Land admeasuring 00H. 40R. out of the property bearing Gat No 191 totally admeasuring 02 H.60 of village Naigaon, Tal. Maval, District Pune

At this stage Chairman Mr. Kapoorsingh Dayanand Khatri requested the Members that, since the said subject is concerning himself, he finds it proper to leave the Meeting hall and wait outside till the discussion on said subject is over. So that, the Members can discuss freely without any pressure and awkwardness and can take the decision in the interest of Foundation. Accordingly, Chairman Mr. Kapoorsingh Dayanand Khatri left the Meeting hall.

During discussion, Dharam Vir Daryao Dhillon suggested that, the immovable property of Mr. Kapoorsingh Dayanand Khatri is most suitable from the administrative and operational



convenience point of view which may be considered for lease purpose. Members present endorsed on the said suggestion and agreed upon the same. While discussing the same Sandeep Krishan Khatri the said land is insufficient to carry out the activities of the Foundation. Members present at the Meeting discussed upon the same.

Accordingly Dharam Vir Daryao Dhillon suggested that, Chairman Mr. Kapoor Singh Dayanand Khatri with joint ownership of Shri. Ankur Dharamvir Dhillon have 1 more vacant land admeasuring 00H. 50R. out of the property bearing Gat No 191/3 situated at village Naigaon, Tal. Maval, District Pune. Members present at the meeting considered the same.

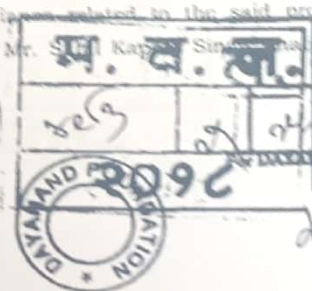
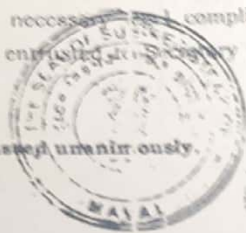
Thereafter, Mr Dharam Vir Daryao Dhillon proposed that, immovable property owned by Mr. Kapoor Singh Dayanand Khatri Land admeasuring 00H. 40R. out of the property bearing Gat No 191 totally admeasuring 02 H.60 of village Naigaon, Tal. Maval, District Pune and immovable property owned by Mr. Kapoor Singh Dayanand Khatri with joint ownership of Shri. Ankur Dharamvir Dhillon admeasuring 00H. 50R. out of the property bearing Gat No 191/3 situated at village Naigaon, Tal. Maval, District Pune be taken on lease for the period of 30 years.

He further proposed that, responsibility and authority for all negotiations, finalization, signatory and necessary legal compliance related to the said property on behalf of the Foundation be entrusted to Secretary Mr. Sahil Kapoor Singh Khatri be authorized for the same. Dharam Vir Daryao Dhillon seconded the said proposal. Members present at the Meeting considered the said proposal and passed the following resolution.

Resolution:- It is hereby Resolved that, immovable property owned by Mr. Kapoor Singh Dayanand Khatri Land admeasuring 00H. 40R. out of the property bearing Gat No 191 totally admeasuring 02 H.60 of village Naigaon, Tal. Maval, District Pune and immovable property owned by Mr. Kapoor Singh Dayanand Khatri with joint ownership of Shri. Ankur Dharamvir Dhillon admeasuring 00H. 50R. out of the property bearing Gat No 191/3 situated at village Naigaon, Tal. Maval, District Pune shall be taken on lease for the period of 30 years.

Its further Resolved that responsibility and authority for all negotiations, finalization, signatory and necessary legal compliance related to the said property on behalf of the Foundation is entrusted to Secretary Mr. Sahil Kapoor Singh Khatri are authorized for the same.

Resolution passed unanimously.



DAYANAND FOUNDATION
CHAIRMAN

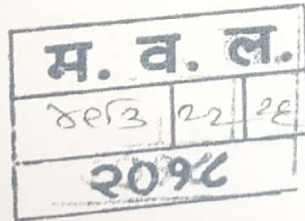
ATTENDANCE OF THE MEETING OF GOVERNING BODY OF
DAYANAND FOUNDATION HELD ON 08/05/2018 AT G Wing, 5th
Floor, Flat No.501, Sr.No.136/1A/2(P)+136, 5A+5B,
137/3A+3B+137/4 MARVEL, HADAPSAR, PUNE - 411 028 AT
11:00 A.M.

1. Kapoor Singh Dayanand Khatri
2. Sahil Kapoor Singh Khatri
3. Sandeep Krishan Khatri
4. Dharam Vir Daryao Dhillon
5. Maniesh Kapoor Singh Khatri

Kapoor Singh
Sahil
S.K. Khatri
Dhillon
Maniesh Khatri

For DAYANAND FOUNDATION

Kapoor Singh
CHAIRMAN



आरक्षक विभाग भारत सरकार
IN-CHIEF TAX DEPARTMENT GOVT OF INDIA



AACTD9309F

DAYANAND FOUNDATION

2/03/2016



For DAYANAND FOUNDATION

Handwritten signature
CHAIRMAN



म. व. ल.		
BRG	07/06	
2096		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ACTPD6953A

नाम / Name
ANKUR DHILLON

पिता का नाम / Father's Name
DHARAMVIR DHILLON

जन्म तिथि / Date of Birth
15/12/1979

हस्ताक्षर / Signature



Ankur

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAPOOR SINGH KHATRI

DAYA NAND

15/01/1967

Permanent Account Number
ALNPK5863H

हस्ताक्षर / Signature



Kapoor Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAHN, KHATRI

KAPOOR SINGH

01/08/1992

Permanent Account Number
CTVPP0346P

हस्ताक्षर / Signature



Sahn

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARHAD SACHIN TAYARAM
TAYARAM GANU PARHAD

01/11/1992

Permanent Account Number
BVAPP0656C

हस्ताक्षर / Signature



Parhad

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHETAN MANIK KADAM

MANIK BHAGWANTAO KADAM

22/01/1991

DFRPK9313H

हस्ताक्षर / Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

URMILA SHIVAJI DAMU

SHIVAJI DAMU

05/06/1995

Permanent Account Number
BZBPD5553L

हस्ताक्षर / Signature



Damu



म. व. ल.
४६३ २४ २६
2096

दस्त क्रमांक: मवल /4983/2018

बाजार मूल्य: रु. 2,83,36,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 12,75,200/-

दु. नि. सह. दु. नि. मवल यांचे कार्यालयात

पावती: 5948

पावती दिनांक: 31/07/2018

अ. क्र. 4983 वर दि. 31-07-2018

सादरकरणाराचे नाव: दामानंद फाऊंडेशन ट्रस्ट तर्फे अधिकृत प्रतिनिधी व सेक्रेटरी माहिल कपुरसिंग खत्री (भाडेकरू) --

रोजी 5:19 म.नं. वा. हजर केला.

Sahil

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण: 30500.00

दस्त हजर करणाऱ्याची सही:

[Signature]

मुख्यम निबंधक मावळ

[Signature]

मुख्यम निबंधक मावळ

MVL

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

शिक्षा क्र. 1 31 / 07 / 2018 05 : 19 : 30 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 31 / 07 / 2018 05 : 23 : 01 PM ची वेळ: (फी)



मदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असल्याने तरतुदीनुसारच नोंदणीस दाखल केला आहे. दस्तऐवजातील संपूर्ण मजकूर शिष्टाचाराने सत्य, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदांची सत्यता तपासणी आहे. दस्ताची सत्यता, वैधता व अखंडतेची गारंटीसाठी दस्तनिष्पादक व कबुलीधारक हे दस्तऐवज तयार राहतील. दस्तऐवजासोबत जोडलेली कागदांची, कुलगुरुद्वारे धारक व्यक्ती इत्यादी त्रुटी आढळून आल्यास याची संपूर्ण जबाबदारी दस्तातील नोंदणीकाराची राहिल.

लिहून दिणार

[Signature]

लिहून घेणार

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