

386/2940

पावती

Original/Duplicate

Monday, February 13, 2023

नोंदणी क्र. :39म

2:20 PM

Regn.:39M

पावती क्र.: 3138 दिनांक: 13/02/2023

गावाचे नाव: पिंपळे सौदागर

दस्तावेजाचा अनुक्रमांक: हवल18-2940-2023

दस्तावेजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: राईका फाऊंडेशन तर्फे सेक्रेटरी पवनकुमार जे सिंह - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:37 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-18

बाजार मुल्य: रु.16100000/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 724500/-

प्रसह-दुय्यम निबंधक
हवेली क्र.१८ (वर्ग २) पुणे

1) देयकाचा प्रकार: DHC रकम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1002202313461 दिनांक: 13/02/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015147306202223E दिनांक: 13/02/2023

बँकेचे नाव व पत्ता:



17/02/2023

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. हवेली 18

दस्त क्रमांक : 2940/2023

नोदंणी :

Regn:63m

गावाचे नाव : पिंपळे सौदागर

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोवदला	0
(3) वाजारभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16100000
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मौजे पिंपळे सौदागर येथील सर्वे नं 66/4 यांमी क्षेत्र 01 हेक्टर 1.38 आर या मधील 502.96 चौ मी या दस्ताचा विषय असे((Survey Number : 66/4 ;))
(5) क्षेत्रफळ	1) 0.0529 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात अंमल नेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-मान्यता देणार विजय के मतानी - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-AAVPM0947M 2): नाव:-मान्यता देणार विनोद के मतानी - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-ANIPM7556Q 3): नाव:-राईका फाऊंडेशन तर्फे मेक्रेटरी पवनकुमार जे मिह - - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पिंपळे गुरव पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411061 पॅन नं:-AAETR6252P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे एस एस डी डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार कन्हैयालाल द्रोतचंद मतानी वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-ABQFS5336N
(9) दस्तऐवज करून दिल्याचा दिनांक	10/02/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2023
(11)अनुक्रमांक,खंड व पृष्ठ	2940/2023
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	724500
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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 Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



सह-दुय्यम निबंधक वर्ग-२
हवेली क्र.१८ पुणे

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAIKA FOUNDATION	eChallan	02300042023021055399	MH015147306202223E	724500.00	SD	0007559659202223	13/02/2023
2		DHC		1002202313461	500	RF	1002202313461D	13/02/2023
3	RAIKA FOUNDATION	eChallan		MH015147306202223E	30000	RF	0007559659202223	13/02/2023

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





CHALLAN
MTR Form Number-6

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GRN	MH015147306202223E	BARCODE			Date	10/02/2023-16:52:47	Form ID	36	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)							
		PAN No.(If Applicable)							
Office Name	HVL18_HAVELI 18 JOINT SUB REGISTRAR			Full Name	RAIKA FOUNDATION				
Location	PUNE			Flat/Block No.	66/4				
Year	2022-2023 One Time			Premises/Building					
Account Head Details		Amount In Rs.	Road/Street	PIMPLE SAUDAGAR					
0030046401	Stamp Duty	724500.00	Area/Locality	PUNE					
0030063301	Registration Fee	30000.00	Town/City/District						
			PIN	4	1	1	0	2	7
			Remarks (If Any)	SecondPartyName=S S D DEVELOPERS~					
			Amount In	Seven Lakh Fifty Four Thousand Five Hundred Rupees					
Total			7,54,500.00	Words	Only				
Payment Details			BANK OF MAHARASHTRA						
Cheque-DD Details			FOR USE IN RECEIVING BANK						
			Bank CIN	Ref. No.	02300042023021055399	009238047			
Cheque/DD No.			Bank Date	RBI Date	10/02/2023-16:54:07	Not Verified with RBI			
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date		Not Verified with Scroll				

Department ID :

Mobile No. : 9923696097

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

सदर चालन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

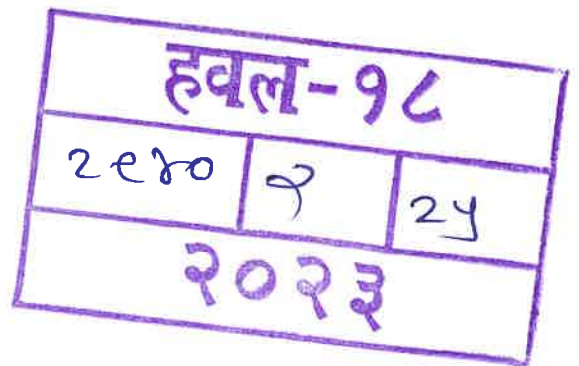
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-386-2940	0007559659202223	13/02/2023-14:20:34	IGR025	30000.00
2	(IS)-386-2940	0007559659202223	13/02/2023-14:20:34	IGR025	724500.00
Total Defacement Amount					7,54,500.00

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 202302082076			08 February 2023.12:06:40 PM		
मूल्यांकनाचे वर्ष :	2022				
जिल्हा :	पुणे				
तालुका :	तालुका : हवेली विभागाचे नाव : (विक्र 10) पिंपळे सौदागर (पिंपरी चिंचवड महानगरपालिका)				
उपमूल्य विभाग :	10 2-उर्वरीत क्षेत्र निवासी विभाग				
क्षेत्राचे नांव :	Pune Municipal Corporation				
मिळकतीचा क्रमांक :	सर्व्हे नंबर:66				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
32010	84900	96350	106130	0	चौ मीटर
मिळकतीचे क्षेत्र	502.96 चौ. मीटर				Layout Plot Sale Of Whole Layout Land
Applicable Rules :	.16 क				
1. 502.96चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90% मूल्य दर =28809/-					
502.96चौ. मीटर क्षेत्रासाठी मूल्य = 502.96 * 28809					
=14489774.64/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य					
=14489774.64 + 0					
= Rs.14489774.64/-					
= 8 एक करोड चव्वेचाळीस लाख एकोणनव्वद हजार सात शे पंच्याहत्तर /-					

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LEASE AGREEMENT

This Lease Agreement is made and executed at Pune on the ~~13th~~ day of February in the year 2023.

13th

BETWEEN

1. M/s S.S.D. DEVELOPERS

A Partnership firm registered under the provisions of The Indian Partnership Act, 1932 Having its office at: Office No. 01, Sai Orchards, S. No. 10/3, Pimple Saudagar, Pune- 411027.

PAN No. : ABQFS 5336 N

Through its authorized Partner:

SHRI. KANHAIYALAL HOTCHAND MATANI

Age: 64 years, Occu.: Business

2. MR. VIJAY K. MATANI (PAN-AAVPM0947M)

Age about 47 Years, Occu.: Business,

3. MR. VINOD K. MATANI (PAN - ANIPM7556Q)

Age about 43 Years, Occu.: Business

Both Residing at:- Plot No. 70, Opp. Open Lawns, Pimpri Colony, Pune - 411017.

Hereinafter jointly called and referred to as the "**LESSORS**" (Which expression unless repugnant to the context or meaning thereof shall mean and include the said firm, its partners for the time being constituting the firm their respective partners, executors, administrators, successors, assigns.)

...PARTY OF THE FIRST PART

AND

RAIKA FOUNDATION

A Society & Public Trust, Registered under the Society Registration Act 1860 & The Maharashtra Public Trusts Act 1950, Having its office at: Survey No. 85, Kalpataru Estate, Phase-II, 6C-504, Pimple Gurav, Pune- 411061.

PAN No. : AAETR6252P

through its Secretary

MR. PAWANKUMAR J. SINGH

Age: 39 years, Occu.: Business



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HEREINAFTER called and referred to as the **“LESSEE”** (Which expression unless repugnant to the context or meaning thereof shall mean and include the said company, its present and future Directors, shareholders, its future constituents, executors, administrators and assigns)

...PARTY OF THE SECOND PART

Lessor and Lessee are hereinafter collectively referred to as the 'Parties' and individually as the 'Party'.

WHEREAS

- A.** The Lessor No. 1 is the Owner of and/or otherwise sufficiently entitled to and in possession of all that piece and parcel of land bearing Survey No. 66/4 area admeasuring about 01 H 01.38 R of Revenue Village Pimple Saudagar, Tal - Haveli, Dist. Puneon which buildings/wings namely A, B, C, D, E, F, G, H & J has been developed and constructed by LESSOR No. 1 and the LESSOR has also constructed J wing by the name of **Sai Square**.
- B.** The LESSOR NO. 2 and 3 are also Partners of the LESSOR NO. 1 firm and as per mutual understanding between the partners of the firm, an open area admeasuring 502.96 Sq.Mtrs. situated on ground floor of “J” wing in “ SAI SQUARE ” has come to the share of the LESSOR NO. 2 and 3
- C.** The LESSOR NO. 1 is a duly registered partnership firm of which LESSOR NO. 2 and 3 are also the partners and the co-owners of the land purchased by the partnership firm.
- D.** As per mutual understanding by and between the partners of the LESSOR NO. 1 the herein referred property intended to be granted on lease has come to the share of the present LESSOR NO. 2 and 3, who are entitled to the same by virtue of their respective capital investments and other terms as independently decided by and between all the partners.



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E. The Lessee is in the field of social work and intend to run the school under the Brand Name RAIKA FOUNDATION. The Lessee intends to open one of its school by the name THE RAIKA SCHOOL at Pimple Saudagar, Pune and has approached the Lessors with a request to allow the Lessee to occupy and use the Premises on lease for the purpose of establishing a pre-school, school, camps, teacher training, extracurricular programs for children and other school related activities ('Purpose').

F. The Lessor No. 2 and 3 have agreed to Lease to the Lessee the open area, on certain terms and conditions as and where and in which condition prevailing as on the date of execution of the lease deed which are agreed by the Lessee herein and the Parties have decided to reduce the said terms and conditions into writing by virtue of these presents.

G. Since the entire property and project is in the name of the LESSOR NO. 1 and procedure for effecting change and ownership in the name of the LESSOR NO. 2 and 3 is pending and since it will take its own time, the LESSOR NO. 1 on the request of LESSOR NO. 2 and 3 has joined this deed to confirm the transaction between the LESSOR AND LESSEE to avoid any technical issues and to expedite the process for operating educational institute from the leased property as soon as possible.

NOW THIS LEASE AGREEMENT WITNESSED AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Recitals contained hereinabove form an integral part of the operative part of this Agreement as if the same were set out and incorporated hereinafter in verbatim.



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2. Term

In consideration of the Security Deposit and Rent hereinafter reserved, the Lessors do hereby grant in favour of the Lessee and the Lessee hereby accepts from the Lessors, Lease of the Premises to use and occupy the Premises free from any and all leases, licenses, mortgages, encumbrances, costs, lien, third party interest, charges, claims, demands, litigations and/or any other liabilities whatsoever for the purpose for a period of approx. **30 (Thirty) years** with effect from **10/02/2023** till **09/02/2053** ('Term') with the right to carry out the necessary renovations, refurbishments, repairs, modifications etc. with prior consent from Lessor, at the Lessee's own costs and as per the requirements of the Lessee to freely and uninterruptedly use, occupy and enjoy the Premises for the Purpose subject to the terms and conditions herein provided ('Lease'). The Lessee shall use the Premises for the aforesaid Purpose only and not for any other purpose whatsoever.

Any renewals to this Agreement shall be made by the Parties by executing and registering a new agreement for such period or extended period and on such terms and conditions as may be mutually agreed between the Parties without any force, pressure, coercion.

3. HANDING OVER OF PHYSICAL POSSESSION OF THE PREMISES AND HAND OVER DATE:

The Lessors have handed over the physical possession of the Premises on **10/02/2023** to the Lessee & which is accepted & confirmed by the Lessee..

4. Rent

4.1 The Lessee shall pay in following ratio to the Lessor from **10/02/2023** till **09/02/2053** the Rent of **Rs. 100000/- (One Lakh Only) per month** & plus applicable tax (i.e. GST) and 5% increment after every 2 years, in advance on or before **7th** of Every Month. The payment of such Rent shall be made by the Lessee to the



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Lessor subject to the provisions of The Income Tax Act, 1961 regarding deduction of Tax at Source at applicable rates.

The Lessee shall pay **50% to LESSOR NO. 2 (VIJAY K MATANI) and 50% to LESSOR NO. 3 (VINOD K MATANI)**

However in the event of Force Majeure and/or the Lessee being unable to use and occupy the Premises for the Purpose in part or full for reasons not attributable to the Lessee, the Lessee shall pay to the Lessor monthly Rent for such unused portion of the Premises for such period also.

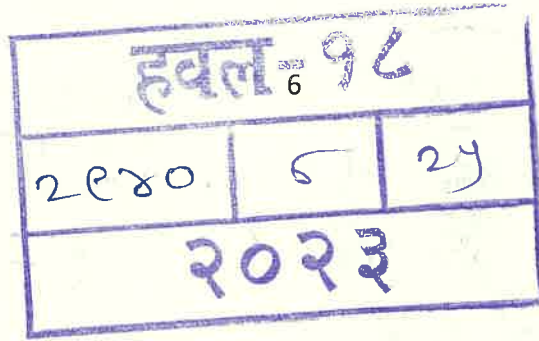
The LESSOR NO. 1 has no role nor claim or right to claim any lease rentals from the LESSEE, since the property is already vested with the LESSOR NO. 2 and 3 and LESSOR NO. 2 and 3 have been looking after its maintenance and paying all taxes since the date of their mutual understanding as mentioned herein above.

5. LOCK-IN PERIOD

5.1 It is also expressly agreed between the Parties that the period from the date of the execution of this Agreement till the expiry of the entire Term of 30 (Thirty years) will be the lock-in period for the Lessor ('Lessor's Lock-in Period').

5.2 The Lessors have right to terminate this Agreement in any breach caused by the Lessee whatsoever by giving a 3 (Three) months ("Notice Period") advance notice in writing to the Lessee. But by following strict compliance of completing on going academic year. It shall be sole responsibility and liability of Lessee to inform the closure of school to all the parents, students, guardians and concerned authorities three months prior in writing. The Lessors shall not be responsible in any manner of whatsoever nature.

6. The Lessee shall in addition to the monthly Rent as aforesaid and shall regularly maintain the property at its own cost.



7. SECURITY DEPOSIT

The Lessee has simultaneous to the execution of this Agreement, has deposited a sum of **Rs. 400000/- (Rs Four Lakh Only)** as and by way of interest free refundable security deposit in following manner:

- Rs. 2,00,000/- Paid to Lessor by cheque bearing No.298700 drawn on State Bank of India Bank, Pimple Saudagar Branch, Pune, dated 10/02/2023 to Lessor No 2
- Rs. 2,00,000/- Paid to Lessor by cheque bearing No. 298699 drawn on State Bank of India Bank, Pimple Saudagar Branch, Pune, dated 10/02/2023 Lessor No 3

Referred as ('Security Deposit') the receipt whereof the Lessor hereby agrees and acknowledges for the performance and observance of the terms and conditions of this Agreement during the Term of the Lease. On the expiry of the period of this Agreement or on earlier termination thereof, the Lessor shall, simultaneous to the Lessee handing over vacant peaceful possession of the Premises to the Lessor forthwith refund the Security Deposit to the Lessee.

9. It being hereby expressly agreed that the Lessee's status under this Agreement shall be that of mere Lessee and nothing more for the purpose only.

10. The Lessor expressly agrees and undertakes that there is no society/condominium/company/organization etc. formed in respect of the Premises and no other permission/no objection/ sanction etc. is required from any authority, statutory and/or otherwise, for giving the Premises on Lease to the Lessee for the Purpose.

11. That the judicial possession and control of the Premises shall always remain exclusively with the Lessor and the Lessee is only permitted to exclusively use the Premises under this Agreement. It is agreed that the Lessee shall be in exclusive possession of the Premises.



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12. REPRESENTATIONS, WARRANTIES, COVENANTS AND UNDERTAKINGS OF THE LESSOR:

12.1 The Lessor is the absolute owner and has a clear valid and marketable title to the Premises free from all encumbrances, charges, mortgages, lien, attachments, litigations, etc. proceedings, leases, licenses, tenancies and third party rights of any nature whatsoever and there are no legal impediments and the Lessor has the legal capacity to enter into this Agreement and give the Premises on Lease to the Lessee for the Purpose In the event any further consent and/or permission is required in the future for giving the Premises on Lease for the purpose and entering into this Agreement, the Lessor shall observe and perform the same.

12.2 The Lessor has constructed the Premises by strictly complying with all the laws, rules, regulations applicable to the Premises and also with all the terms and conditions generally contained in all permissions, sanctions, no objection certificates, permits etc. to be issued by the government / local / municipal /any other authority / statutory and/or otherwise, in respect of the Premises and the structure is structurally sound and stable and can be used for the purpose and the Lessor and /or anyone on his behalf has not received any notice for the acquisition, requisition of the Premises and/or any portion thereof and there is no dispute, notice, litigation, judgment, demand, claim, lien, charge, mortgage, easement affecting the Premises and/or any part thereof and further no other person or persons has/have any claim or charge on the Premises;

12.3 The Lessor hereby covenants with the Lessee that the Lessee shall be permitted exclusive, uninterrupted, unimpeded use, access and occupation of the Premises during the Term of the Lease for the Purpose without any eviction, interruption and/or disturbance, claim or demand whatsoever by the Lessor and/or any person or persons lawfully or equitably claiming by, from, under or in trust for him. The Lessee shall have unlimited access to the Premises at all times i.e. Twenty Four (24) hours a day, Seven days a week



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and Three Hundred and Sixty Five (365) days a year.

12.4 The Lessor shall assist and co-operate with the Lessee, provide all papers and shall sign all relevant forms, documents and applications necessary to obtain any and all licenses / sanctions / necessary permissions / approvals from any and all statutory bodies, municipality and/or any other public authority or body as may be required by the Lessee for any renovation, modification and interior within the Premises, for obtaining various facilities in the Premises and for the use and occupation of the Premises for the purpose by the Lessee with the Lessee cost only

12.5 The Lessee shall be at liberty to install sign boards/signage / display its brand name at the premises including facade, entrance and common area and passage of the Premises indicating its name and/or name of the business and such other information as may be required. The Lessee shall have the right to alter, modify or vary such sign boards / signage as per applicable local rules and regulations. The charges / fees for such boards or signage shall be borne by Lessee only.

12.6 The Lessor shall have power to sell, transfer, gift, exchange, assign, mortgage, charge, encumber, lease, license and/or create any third party rights of any nature whatsoever in respect of the Premises and/or part thereof during the validity of this Lease Agreement.

12.7 Based on the representations, warranties and covenants and undertakings of the Lessor and information provided by the Lessor, the Lessee has agreed to take Premises on Lease for the purpose.

13. The Lessee agrees and undertakes to hold harmless and keep fully indemnified the Lessor against any and all demands, dues, claims, actions, suits, proceedings, litigations, costs (including legal cost), charges and expenses, losses, damages, compensation, penalties and liabilities suffered or incurred by the Lessor whatsoever and howsoever as a result of any action, order, claim, demand,



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judgment brought and/or passed by any statutory and/or governmental authority, courts, tribunals, co-operative society, municipal authority and/or any third party pursuant to an order and/or judgment passed by governmental and /or regulatory and/or courts and/or tribunals and/or local authorities in regard to during the course and out of use of the premises for the purpose by the lessee and/or on account of breach of rules, regulations imposed by the competent authority or breach of representations and warranties as set out herein of the Lessee.

14 TERMINATION

Notwithstanding anything contained anywhere in this Agreement, it is agreed by and between the Parties that if the Rent payable hereunder by the Lessee to the Lessor is in arrears for a period of Three (3) consecutive calendar months after the same having become due and payable, the Lessor shall give to the Lessee a Three (3) month notice in writing ('Cure Period') and on the Lessee failing to pay the same within the Cure Period, the Lessor may terminate this Agreement and on termination, the provisions relating to the Consequences of Termination as stated herein shall become operative;

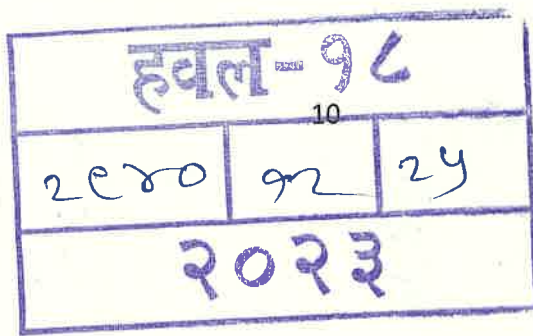
15. CONSEQUENCES OF TERMINATION

On termination or earlier expiration of this Agreement for any reason whatsoever:

15.1 The Lessor shall forthwith repay the amount of the Security Deposit to the Lessee, subject to the following deductions applicable up to the date of termination of the Agreement:

a. Arrears of the monthly Rent payable by the Lessee if any. b. Arrears of utility outgoings in respect of the Premises.

15.2 The Lessee shall, on termination of this Agreement subject to the Lessor simultaneously refunding the Security Deposit and all other amounts as may be due and payable by the Lessor to the Lessee or Lessee to the Lessor under the



terms of this Agreement hand over the vacant physical possession of the Premises to the Lessor and the Lessee and its employees and representatives shall cease to enter upon or use the Premises. The Lessee shall prior to such handing over of the possession of the Premises, have the full and absolute right to remove its belongings including all furniture, fixtures, equipment, machinery etc installed and/or any movable articles from the Premises which was brought in the Premises by the Lessee. In the event the Lessor fails to refund the Security Deposit and such other amounts as may be payable under the terms of this Agreement on termination of this agreement as the case may be, upon handing over vacant possession of the Premises, the Lessor shall be liable to refund the same with interest at Eighteen percent (18%) per annum till the date of full refund by the Lessor to the Lessee.

16. NOTICE

That all letters, notice or any other communication intended to be served on the Lessee and Lessor after the commencement of this Lease shall be deemed to be effectually served if sent by post under certificate of posting and addressed to the Lessee/Lessor at their addresses stated below:

a) In the case of notices to the Lessor:

1. M/S S.S.D. DEVELOPERS

Having office at: Office No. 01, Sai Orchards,
S. No. 10/3, Pimple Saudagar, Pune- 411027
through its authorized Partner:

SHRI. KANHAIYALAL HOTCHAND MATANI

2. MR. VIJAY K. MATANI

Residing at:- Plot No. 70, Opp. Open Lawns,
Pimpri Colony, Pune - 411017.

b) In the case of notices to the Lessee:

RAIKA FOUNDATION

through its Secretary

MR. PAWANKUMAR J. SINGH



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Having its office at: Survey No. 85, Kalpataru Estate, Phase-II, 6C-504, Pimple Gurav, Pune-411061.

17. FORCE MAJEURE

17.1 "**Event of Force Majeure**" includes any event due to any cause beyond reasonable control of the concerned Party including acts of God including but not limited to fire, flood, earthquake, windstorm, typhoon, hurricanes, tidal waves, volcanic eruptions, landslides, lightning, explosions and/or any natural disaster, any cause beyond the reasonable control of the parties such that it is impossible to perform the obligations under this Agreement and/or adversely affecting the free and peaceful occupation, use and enjoyment of the Premises for the purpose by the Lessee including but not limited to riots, strikes, acts of terrorism, civil commotion, political distress, lock-outs, sabotage, plagues or other epidemic, quarantine, war, invasion, act of foreign enemies, war like conditions, rebellion, blockade, embargoes, insurrection, disruption of essential utilities to the Premises including power and water supply, orders and/or restrictions imposed by Government and/or statutory authority and/or any other public authority and/or Court Orders for reasons not attributable to either Party, revocation of approvals, consents, licenses granted by the government and/or the appropriate authority including for the Purpose, injunctions, action and/or order by statutory and/or government authority, third party action, acquisition, requisition of the Premises and/or any part thereof by any statutory and/or government authority and third party action such that it is impossible to perform the obligations under this Agreement and/or adversely affecting the free and peaceful occupation, use and enjoyment of the Premises for the Purpose by the Lessee.

17.2 It is expressly decided that in the period of Force Majeure the Lessee is bound to pay monthly rent to the Lessor.



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18. Counterparts

The Lessee shall retain the original duly registered Agreement and the Lessor shall be given a duly certified photocopy thereof and the duly certified copy shall be considered an original and the original and the duly certified copy together shall constitute One (1) document.

19. The Lessee shall not undertake any structural changes work without the prior written permission of the Lessor.

20. The Lessee shall not bring in the Premises any heavy, vibrating and hammering machinery, equipment. The Lessee shall not store or keep in the Premises any articles or goods which may expose the Premises to undue deterioration or damage by fire or otherwise. The Lessee shall also not store any articles or goods of any objectionable or hazardous nature or the storing of which is likely to result in the enhancement of the fire insurance premium in respect of the Premises. However the Lessee shall be expressly allowed to keep cooking gas cylinders and such other articles / objects in the Premises required for its needs and for the Purpose and the Lessor shall not raise any objection towards the same. In addition to it, the necessary fire preventing equipment like fire extinguisher, fire buckets with sand and water etc. in the appropriate places.

21. The Lessor shall not be liable or responsible for any injury caused to the Lessee or his employees or children while using, occupying the Premises or any damage caused to the articles or belongings of the Lessee.

22. Confidentiality

The Parties agree and undertake to keep the contents of this Agreement confidential.

23. Arbitration, Jurisdiction And Governing Law

All disputes, controversies or differences which may arise between the parties out of or in relation to or



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in connection with this agreement, the interpretation thereof, or its breach and rights and liabilities arising there shall be referred to arbitration, governed by the arbitration and conciliation Act 1996. The arbitrator shall be determined by mutual consent by the parties to the agreement. In case there is no such mutual consent each party shall appoint one arbitrator and said arbitrator further appoint and Umpire who shall preferably be a retired judicial officer or person having necessary know-how and experience to conduct such arbitrations. The arbitrator determined by the mutual consent or panel of the arbitrator shall be decided or determined. The place of the arbitration will be Pune, Maharashtra. The arbitrator(s) fee and arbitration expenses shall be borne by the parties in equal proportion.

The Courts at Pune, Maharashtra state shall have exclusive jurisdiction to try all disputes and differences arising under this Agreement. This Agreement shall be governed by the applicable laws of India.

24. The LESSOR NO. 1 herein has confirmed the transaction between the LESSOR NO. 2&3 and LESSEE without taking and/or claiming any monetary compensation, license fee, etc. Nor will be claiming anything in future, since the property is already earmarked and specifically allotted to the Licensor by virtue of mutual understanding between all the partners of the firm. The moment the herein referred property is transferred in the name of the LESSOR NO. 2& 3 the authority of the LESSOR NO. 1 shall cease to operate. The LESSOR NO. 1 is a mere formal party with no any roles, obligations against the LESSEE.

25. The stamp duty, registration fees and other expenses shall be borne by the Lessee only.

SCHEDULE I SCHEDULE OF THE PROPERTY

All that piece and parcel of Survey No. 66/4 area admeasuring about 01 H 1.38 R on which a building J Wing is constructed by name **Sai Square** out of it open area admeasuring 502.96,Sq.Mtrs.



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situated on ground floor situated at village **Pimple Saudagar**, Tal. Haveli, Dist. Pune and bounded by:

- On Or Towards East : Internal Road Of Sai Dreams ThereAfter Podium/Open Space & G Wing
- On Or Towards West : 12 Mtr .D.P.Road
- On Or Towards North : Boundary Of Kasturi Housing.
- On Or Towards South : Entrance Gate Of Sai Dreamsthereafter Boundary Of Mr.C H.Patel.

IN WITNESS WHEREOF the Parties hereto have signed this Agreement on the date first hereinabove written in the presence of the below mentioned witnesses:

SIGNED AND DELIVERED BY THE
The Lessor



Matani



1. M/s. S.S.D. Developers
Through its Partner
KANAHYALAL HOTCHAND MATANI



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Vijay K. Matani



2. MR. VIJAY K. MATANI



Vinod



3. MR. VINOD K. MATANI

SIGNED, SEALED AND DELIVERED BY THE
The Lessee



Pawankumar J. Singh

RAIKA FOUNDATION
through its Secretary
MR. PAWANKUMAR J. SINGH



WITNESSES:

- 1) Signature : *M. Divetkar*
Name : *Mandar Divetkar*
Address : *Chinchwad Pune 411033*
- 2) Signature : *HSB*
Name : *Prakash M. Shewani*
Address : *Kalewadi 410017*



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- वाचते:- १) मे. एस.एस. डी. डेव्हलपर्स तर्फे भागीदार श्री. कन्हैयालाल होतचंद मतानी रा. प्लॉट नं १५०, साधु वासवानी गार्डनजवळ पिंपरी पुणे १७ यांचा दि. २३/२/२०१०
- २) मा.आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्रमांक मह-२२/ जमिन/ जनरल/आरआर/७७२/०३ दिनांक २२/९/२००३
- ३) पिंपरी चिंचवड महानगर पालिका, यांनी त्यांचेकडील क्रं.बी.पी./पिंपळे साँदागर/०७/२०१० दि. ८/२/२०१०

जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा
क्र.पमह/एनए/एसआर/१३२/१०
पुणे १ दि. ३ /३/२०१०



विषय:- अकृषिक परवानगी
मौजे पिंपळे साँदागर ता. हवेली जि. पुणे
येथील स.नं. ६६ / ४ पै. ९१३६.१० चौ.मी.निवासी व
८९५.४० चौ.मी. वाणिज्य प्रयोजनार्थ म.ज.म. अधि.१९६६ चे
कलम ४४ अन्वये अकृषिक परवानगी मिळणेबाबत

आदेश

मे. एस.एस. डी. डेव्हलपर्स तर्फे भागीदार श्री. कन्हैयालाल होतचंद मतानी रा. प्लॉट नं १५०, साधु वासवानी गार्डनजवळ पिंपरी पुणे १७ यांनी विषयांकित जमीनीस निवासी /वाणिज्य प्रयोजनार्थ अकृषिक परवानगी मिळणेकामी दि. २३/२/२०१० रोजी या कार्यालयाकडे विनंती अर्ज केलेला आहे. मौजे पिंपळे साँदागर ता. हवेली येथील खालील वर्णनाची जमीन मे. एस.एस. डी. डेव्हलपर्स तर्फे भागीदार श्री. कन्हैयालाल होतचंद मतानी यांचे नावे हक्कनॉदणीस दाखल आहे.

मुळ जमीन मालकाचे नाव	स. नं.	७/१२ प्रमाणे एकूण क्षेत्र
मे. एस.एस. डी. डेव्हलपर्स तर्फे भागीदार श्री. कन्हैयालाल होतचंद मतानी	६६/४ पै.	१०४००.०० चौ.मी.
		१०४००.०० चौ.मी.

अर्ज ठराविक नमुन्यात दिलेला आहे. अर्जासोबत सादर केलेल्या सर्व हक्कनॉद उता-यावरून असे दिसून येते.

- विषयांकित जमीनीचे मालक अर्जदार स्वतःच आहेत.
- तहसिलदार हवेली यांचा अहवाल व कार्यालयातील ऑनलिनेशन रजिस्टर मधील नोंदी पहाता सदर जमीन वतन संवर्गातील नाही.
- वन संरक्षक पुणे विभाग त्यांनी या कार्यालयास पाठविलेल्या वन जमिनीची यादी व सीडी यावरून सदर जमीन व संवर्गापैकी नाही.
- तहसिलदार हवेली यांचेकडील दिनांक ४/३/२०१० रोजीच्या स्थळपाहणी दाखल्यावरून प्रस्तावित क्षेत्रातून उच्च दाबाची वाहिनी जात नाही. तसेच अनाधिकृत अकृषिक वापर सुरू नाही.

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२. अर्जदार यांनी जमीनीचा वापर त्यावरील इमारतीसह ज्या कारणासाठी परवानगी दिली आहे त्या कारणासाठीच करावा. जमीनीचा वापर अन्य कारणासाठी जिल्हाधिकारी यांचे परवानगी शिवाय करू नये.
३. जमीनीचा अकृषिक वापर या आदेशाचे दिनांकापासून सुरु झाला असे समजणेत येत आहे.
४. जमीनीचा अकृषिक वापर आदेशापूर्वीच सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४५ चे तरतुदीस पात्र राहतील.
५. अर्जदार यांनी इमारतीचे बांधकाम पिंपरी चिंचवड महानगर पालिका, बी.पी. /पिंपळे साँदागर/०७/१०दि. ८/२/२०१० अन्वये मंजूर केलेल्या रेखांकन/इमारत नकाशाप्रमाणे केले पाहिजे व त्यामध्ये कोणत्याही प्रकारचा फेरबदल संक्षम प्राधिकाऱ्यांच्या परवानगी शिवाय करू नये.
६. अर्जदार यांनी प्रतिवर्षी निवासी व याणित्य प्रयोजनासाठी अनुक्रमे रु. ०.४८/-, ०.९६/- प्रती चौ.मी. या दराने रुपये ५२४५.००/- अकृषिक सारा शासनास भरावा. सदर आकारणी तात्पुरत्या स्वरूपाची असून दिनांक १/८/२००६ ते ३१/७/२०११ या कालावधीसाठी अकृषिक प्रमाणदर अंमलात आल्यानंतर फरकाची रक्कम असलेस ती शासनास जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.
७. सदरची अकृषिक परवानगी नागरी जमीन कमाल धारणा कायदा १९७६, मुंबई शेतजमीन व कुळकायदा १९४८, महाराष्ट्र ग्रामपंचायत कायदा, महानगरपालिका कायद्याचे तरतुदीस पात्र राहून देणेत आली आहे.
८. सदरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये नगर भूमापन अधिकारी पिंपरी चिंचवड यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहिल.
९. अर्जदार यांनी महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ चे परिशिष्ट ४ व ५ मधील सर्व अटी व शर्तीचा उल्लेख करून सनद करून घ्यावी.
१०. सदर आदेशातील अटी व शर्तीचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसुल अधिनियम १९६६ व त्याखालील नियमानुसार दंडास पात्र राहिल तसेच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.
११. अर्जदार यांनी सादर केलेली कोणतीही माहिती तसेच प्रतिज्ञापत्रात नमुद केलेली बाब अथवा कागदपत्रे ही चुकीची अथवा दिशाभूल करणा री आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.

(चंद्रकांत दळवी)
(चंद्रकांत दळवी)
जिल्हाधिकारी पुणे



प्रति,

मे. एस.एस. डी. डेव्हलपर्स तर्फे भागीदार
श्री. कन्हैयालाल होतचंद मतानी
रा. प्लॉट नं १५०, साधु वासवानी गार्डनजवळ
पिंपरी पुणे १७



Pcmc.Na



पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

परिशिष्ट डी - १



सूचना

बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

क्रमांक - बी.पी./पिंपळे सौदागर 106/2023

दिनांक : 06/02/2023

श्री./श्रीमती/मै.स्त्री. जालिंदर किमन शोठ व इतर व इतर लॉफे मे. एम. एम. डी.
डेव्हलपर्स भागीदार - श्री. कर्वे/श्यालाल होमवॉइ मतानी (कुमु.बा.)
द्वारा : ला. आ. / अ. म. श्री. स्त्री. एम. डी. जोशी

स्किन्डर स्पेस, विशालनगर पिंपळे निलख पुणे-२० यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये
पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे पिंपळे सौदागर येथील सर्व्हे
नं/गट नं. ६६/४ सिटी सर्व्हे नं. ६६५(पै) ६६६(पै) ६६७(पै) प्लॉट नं. मधील बांधकाम
करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ०५ / १२ / २०२२ रोजी प्राप्त झाला. यावरून
बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४६ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बॅकच्या अंमलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालू करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
- ४) ही परवानगी आपल्या मालकीच्या जमिन (भुखंड) नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ४६ अटी व नकाशा प्रती.



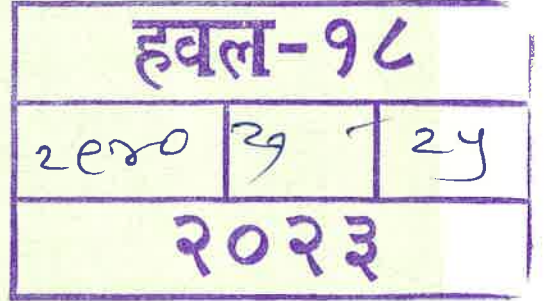
सत्यमेव जयते
अभियंता यांचे स्वाक्षरी असे

उप अभियंता

पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता

पिंपरी चिंचवड महानगरपालिका



पिंपरी चिंचवड महानगरपालिका

- प्रत महितीसाठी :
- १) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / थेरगांव.
 - २) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे - ४११ ००१.



हवल-१८
 २०२० २२ २५
 २०२३

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AGAPM0800E

नाम / NAME
 KANHAIYALAL HOTCHAND MATANI

पिता का नाम / FATHER'S NAME
 HOTCHAND TULSANI MATANI

जन्म तिथि / DATE OF BIRTH
 20-03-1959

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर फॉर्म)
 Commissioner of Income-tax (Computer Operations)
 P.R. Sharma

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
 AAVPM0947M

नाम / NAME
 VIJAY KISHIN MATANI

पिता का नाम / FATHER'S NAME
 KISHIN HOTCHAND MATANI

जन्म तिथि / DATE OF BIRTH
 19-01-1976

हस्ताक्षर / SIGNATURE

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

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

MATANI VINOD KISHANCHAND
 KISHANCHAND HOTCHAND MATANI

12/11/1980
 Permanent Account Number
 ANIPM7556Q

Signature

12002010

386/2940

सोमवार, 13 फेब्रुवारी 2023 2:20 म.नं.

दस्त गोषवारा भाग-1

हवल18

23124

दस्त क्रमांक: 2940/2023

दस्त क्रमांक: हवल18 /2940/2023

बाजार मूल्य: रु. 1,61,00,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.7,24,500/-

दु. नि. मह. दु. नि. हवल18 यांचे कार्यालयात

पावती:3138

पावती दिनांक: 13/02/2023

अ. क्रं. 2940 वर दि.13-02-2023

मादरकरणाराचे नाव: राईका फाऊंडेशन तर्फे सेक्रेटरी
पवनकुमार जे सिंह --

गेजी 2:16 म.नं. वा. हजर केला.

Amatar
दस्त हजर करणाऱ्याची सही:

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

एकुण: 30500.00

मह दुय्यम निबंधक हवेली-18

मह दुय्यम निबंधक, हवेली-18

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्रा क्रं. 1 13 / 02 / 2023 02 : 16 : 46 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 13 / 02 / 2023 02 : 17 : 52 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांचे सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. *दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आढळून आल्यास यानी संपूर्ण जबाबदारी निष्पादकाची राहिल.

Amatar
लिहून देणार

Amatar
लिहून घेणार





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दस्त गोषवारा भाग-2




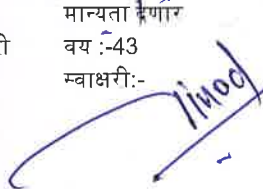





हवल18

दस्त क्रमांक:2940/2023

2940/23

दस्त क्रमांक :हवल18/2940/2023



दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नाव:मान्यता देणार विजय के मतानी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAVPM0947M	मान्यता देणार वय :-47 स्वाक्षरी:- 		
2	नाव:मान्यता देणार विनोद के मतानी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ANIPM7556Q	मान्यता देणार वय :-43 स्वाक्षरी:- 		
3	नाव:राईका फाऊंडेशन तर्फे मेक्रेटरी पवनकुमार जे सिंह - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पिंपळे गुरव पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAETR6252P	भाडेकरू वय :-39 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

मदर ड्यम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा टसा
1	नाव:अॅड रवी यशवंत वचुटे - - वय:40 पत्ता:रहाटणी पुणे मो. 9922240693 पिन कोड:411017		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	मे एस एस डी डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार :कन्हैयालाल होतचंद मतानी प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. ABQFS5336N

मह दुय्यम निबंधक, हवेली-18

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAIKA FOUNDATION	eChallan	02300042023021055399	MH015147306202223E	724500.00	SD	0007559659202223	13/02/2023
2		DHC		1002202313461	500	RF	1002202313461D	13/02/2023
3	RAIKA FOUNDATION	eChallan		MH015147306202223E	30000	RF	0007559659202223	13/02/2023

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

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दस्त गोपवारा भाग-2

हवल 18

दस्त क्रमांक:2940/2023

2940

दस्त क्रमांक :हवल18/2940/2023

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:मे एम एम डी डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार कन्हैयालाल होतचंद मतानी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ABQFS5336N	मालक वय :-64 स्वाक्षरी:-		
2	नाव:मान्यता देणार विजय के मतानी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAVPM0947M	मान्यता देणार वय :-47 स्वाक्षरी:-		
3	नाव:मान्यता देणार विनोद के मतानी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं 70, पिंपरी कॉलनी, पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ANIPM7556Q	मान्यता देणार वय :-43 स्वाक्षरी:-		
4	नाव:राईका फाऊंडेशन तर्फे मेक्रेटरी पवनकुमार जे मिह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पिंपळे गुरव पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAETR6252P	भाडेकरू वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:16 / 02 / 2023 02 : 39 : 21 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:वकील राजेश वी. तेजवाणी - - वय:40 पत्ता:रहाटणी पुणे मो. पिन कोड:411017		

शिक्षा क्र.4 ची वेळ:16 / 02 / 2023 02 : 40 : 25 PM

सह दुय्यम निबंधक, हवेली-18

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAIKA FOUNDATION	eChallan	02300042023021055399	MH015147306202223E	724500.00	SD	0007559659202223	13/02/2023
2		DHC		1002202313461	500	RF	1002202313461D	13/02/2023
3	RAIKA FOUNDATION	eChallan		MH015147306202223E	30000	RF	0007559659202223	13/02/2023

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

प्रमाणित करण्यात येते की, या दस्तऐवजात

एकूण.....पृष्ठे आहेत.

एकूण.....पृष्ठे आहेत.

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