

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2805201912645

Date 28/05/2019

Received from SHRI BHASKARACHARYA PRATISHTHAN AURANGABAD , Mobile number 0000000000, an amount of Rs.760/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 7 of the District Pune.

Payment Details

Bank Name PUNB

Date 28/05/2019

Bank CIN 100041520190528250676

REF No. 174143138

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





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LEAVE AND LICENSE AGREEMENT

This Leave and License Agreement is made and executed at Pune on 29th day of May, of 2019.

BETWEEN

1. MR. PRASHANT RAMBHAU PATHARE

Age: 36 Years, Occupation: Agriculturist and Business

PAN No: AVAPP7353C

Residing at: S. No. 43, Pathare Mala,

Kharadi, Pune – 411 014

2. MR. SANDEEP RAMBHAU PATHARE

Age: 36 Years, Occupation: Agriculturist and Business

PAN No: ATPPP7266H

Residing at: S. No. 43, Pathare Mala,

Kharadi, Pune – 411 014

3. MR. DILIP RAMBHAU PATHARE

Age: 31 Years, Occupation: Agriculturist and Business,

PAN No: AXWPP7693K

Residing at: S. No. 43, Pathare Mala,

Kharadi, Pune – 411 014

4. SMT. LAXMIBAI RAMBHAU PATHARE

Age: 58 Years, Occupation: Agriculturist and Business,

PAN No: BITPP5465N

Residing at: S. No. 43, Pathare Mala,

Kharadi, Pune – 411 014

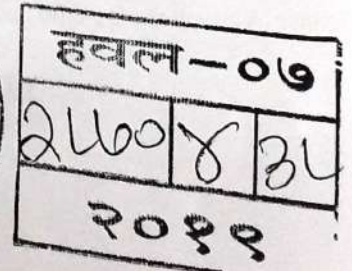
5. MR. PRAKASH ANANDRAO KAMTHE

Age: 58 Years, Adult, Occupation: Profession and Agriculturist,

PAN No: AJXPK4110D

Residing at: 47, Sunita Nagar, Vadgaon Sheri,

Pune – 411 014



6. MRS. SUMAN PRAKASH KAMTHE

Age: 50 Years -Adult, Occupation: Agriculturist and Business,

PAN No: AQMPK1374K

Residing at: 47, Sunita Nagar, Vadgaon Sheri,

Pune – 411 014

7. MR. AKSHAY PRAKASH KAMTHE

Age: 27 Years -Adult, Occupation: education, Agriculturist

THROUGH POA HOLDER

MR. PRAKASH ANANDRAO KAMTHE

Age: 58 Years Adult, Occupation: Profession and Agriculturist,

PAN No: AJXPK4110D

Residing at: 47, Sunita Nagar, Vadgaon Sheri,

Pune – 411 014



(Herein after called as “**THE LICENSORS**” which expression shall, unless contrary to the meaning thereof, shall mean and include their respective legal heirs, executors, administrators and assigns) **OF THE FIRST**

PART

AND

SHRI BHASKARACHARYA PRATISHTHAN AURANGABAD

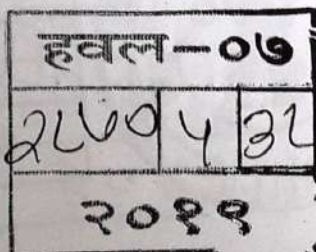
A registered Public Charitable Trust, Reg No. MH/227/99-F5271(Abad)

Duly registered under the provisions of Bombay Public Trust Act

Having its office at: Plot No. 441, N – 3, CIDCO, Aurangabad

Through its Authorized Representative

MR. PRADEEP GANPAT THORAT



Age: 34 Years, Occupation: SERVICE,

Residing at: Lohagaon, Pune-

PAN No.: AJQPT4990D

(Herein after called as "THE LICENSEE" which expression shall, unless contrary to the meaning thereof, shall mean and include its Trustees, executors, assigns and successors - in title) **... OF THE OTHER PART**

WHEREAS the Licensors are the exclusive owners and are seized and/or possessed of the property being constructed property/Commercial Premises area admeasuring 22,000 Sq. Ft along with Play ground, being PMC property No. P/1/09/04607000 situated on the Ground (+) First Floor in the building standing on the land bearing S. No. 135, Hissa No. 34, village: Lohgaon, Taluka: Haveli, District: Pune.

AND WHEREAS the Licensee are in the business of running of schools and colleges and were looking for a suitable commercial premises in Pune for carrying out their commercial activity of running of school and college.

AND WHEREAS Licensors were also looking for the period of 5 years an appropriate Licensee for the said premises owned by them.

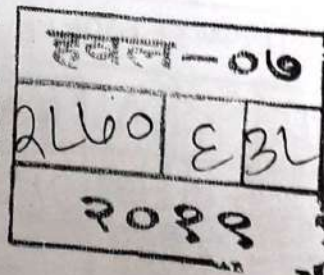
AND WHEREAS the Licensee has approached the Licensors to give the said premises to the Licensee on Leave and License basis for a temporary period of 60 months from 01.06.2019 to 31.05.2024 inclusive of both days.

AND WHEREAS the parties hereto decided to record all the terms and conditions as to the said Agreement, in writing and hence are executing this Agreement of Leave and License.

NOW THIS LEAVE AND LICENCE AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

GRANT OF LICENSE:

1. The Licensors hereby grant to the Licensee and the Licensee hereby accepts from the Licensors as bare Licensee the licence to use and occupy the commercial premises area admeasuring 22,000 Sq. Ft along with Play Ground Situated on the Ground (+) First Floor in the building constructed on the land lying, being and situate at S. No. 135, Hissa No. 34, village: Lohegaon, Taluka: Haveli, District: Pune (which property is more particularly



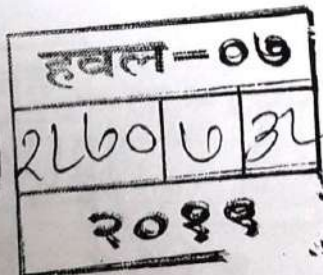
described in the schedule written herein below and hereinafter, for the purposes of brevity and convenience, called and / or referred to as "the said premises")

PERIOD OF LICENSE:

2. The period of the licence shall commence from 01.06.2019 and expiring on 31.05.2024. It is hereby agreed by and between the parties hereto that the Licensee shall be entitled to terminate and/or revoke the Licence at any time throughout the license period without assigning any reason by giving Three (3) clear months' advance notice in writing to the Licensors. After the expiry of the period of the notice the Licensee shall quit, vacate and hand over to the Licensor vacant and peaceful possession of the said premises and shall remove all their fixtures, fittings, articles and things installed lying and being in the said premises and shall remove all their staff and members and hand over the charge of the said premises in the same good order and condition as they were at the time of entering into this Agreement, reasonable wear and tear excepted.
3. It is specifically agreed by and between the parties that, notwithstanding anything contained in this Agreement and without prejudice to the right of Licensors to terminate this Agreement for default in payment of License Fees, there shall not be any termination of this Agreement for a period of 60 months from the commencement of period of license (i.e. from 01.06.2019 to 31.05.2024). In case the Licensee chooses to terminate this Agreement before the expiry of the said lock – in period, the Licensee shall be liable to pay to the Licensors, the full agreed License Fee for the said unexpired period.

LICENSE FEE / COMPENSATION:

4. In consideration of the Licensee being permitted to use the said premises on licence basis, the Licensee shall pay to the Licensors, license fee and/or compensation in advance at the rate of **Rs.7,47,500/- (Rupees Seven Lakhs Forty Seven Thousand Five Hundred Only)** per month as and by way of license fee and/or compensation payable in respect of the said premises (subject to deduction of tax at source as applicable) payable to the Licensors. The said monthly License Fee and/or compensation in respect of each month shall be made in advance on or before the 15th day of each and every succeeding Gregorian calendar month. The license fee and/or compensation shall be the license fee and/or compensation Shall be **Rs. 7,47,500/- (Rupees Seven Lakhs Forty Seven Thousand Five Hundred Only)** per month and after a period of 12 months, the same shall be increased by another 15 per cent for the next 36 months and so on. Thereafter, the same shall be increased by another 15 per cent for the next 12 months and so on. Thus the License Fee / Compensation payable for the entire period is as under:



PERIOD	INCREASE	LICENSEE FEE/ COMPENSATION PAYABLE PER MONTH (INR)
01.06.2019 to 31.05.2020 (12 Months)	Basic	7,47,500/- (to paid to the licensor as under Rs. 4,02,500/- to the licensor No. 1 to 4 and Rs. 3,45,000/- to the licensor No.4 to 7)
01.06.2020 to 31.05.2023 (36 Months)	15 %	8,59,625/- In the same ratio as above
01.06.2023 to 31.05.2024 (12 Months)	15 %	9,88,568/- In the same ratio as above

SECURITY DEPOSIT:

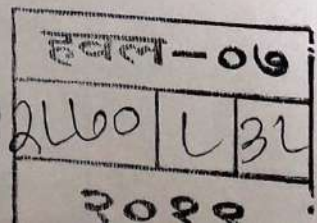
5. For the due performance of the terms and conditions of the said Agreement, the Licensee has paid an interest free security deposit of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) to the Licensors as under..

CHEQUE NO	DATE	BANK	BRANCH
021666	14/03/2014	BANK OF MAHARASHTRA	SWARGET
021667	09/04/2014	BANK OF MAHARASTRA	SWARGET
021669	21/05/2014	BANK OF MAHARASTRA	SWARGET
021670	29/05/2014	BANK OF MAHARASTRA	SWARGET

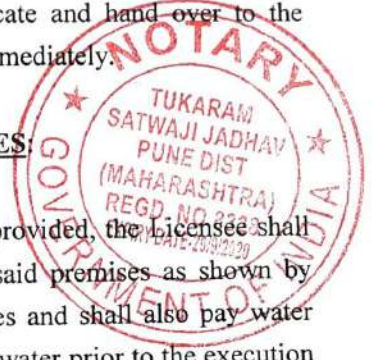
in the name of Licensor No. 1. Upon the due expiry of the license period, the Licensors shall refund the said deposit amount to the Licensee only after the expiry period of present license agreement. The parties hereto specifically agree that the Licensors have, at their option and without prejudice to any other legal rights accrued / to be accrued as per law to the Licensors, every right to appropriate the amount of the said Security Deposit towards the License Fee payable, interest, damages and / or any other dues payable by the Licensee to the Licensors at any point of time.

DEFAULT:

6. In the event of the Licensee defaulting for two months on a license fee in paying the said licence fee and/or compensation on its due date, then in that event, but without prejudice to other rights or remedies of the Licensors under this Agreement or at law, the Licensee shall be liable to pay interest at the rate of 18% p.a. from the date of default till the date of the



monthly license fee payment is made to the licensor. It is agreed and understood by and between the parties hereto that as per the provisions of the Maharashtra Rent Control Act, 1999 the provisions relating to standard rent and permitted increases shall not apply to the premises given on licence hereunder and that the licence fee and/or compensation payable to the Licensor shall for all purposes be deemed to be standard licence fee and/or compensation payable in respect of the said premises and the Licensee understand that no application is tenable before any Court or Forum or before any Authority challenging the said compensation as not being standard licence fee and/or compensation payable in respect of the said premises. In case if any such application is made then and in that event, this Agreement shall automatically come to an end and the Licensee shall quit, vacate and hand over to the Licensor quiet, vacant and peaceful charge of the said premises immediately.



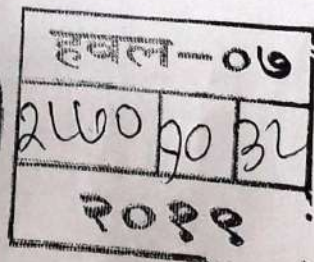
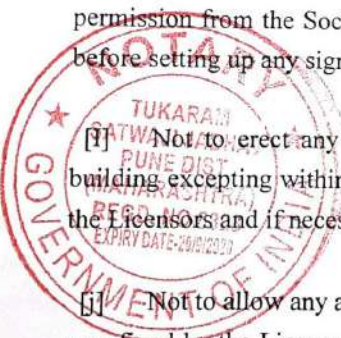
TAXES, CHARGES ETC. RELATING TO THE SAID PREMISES:

7. In addition to the payment of the compensation as hereinabove provided, the Licensee shall pay all charges for the electricity and water consumed in the said premises as shown by separate meters installed for the purpose including meter charges and shall also pay water charges as claimed by the Society. All charges for electricity and water prior to the execution hereof shall be to the account of the Licensors. PMC tax for the said premises (vide Tax number P/1/09/04607000).at actual shall be payable by the Licensee to the Licensor
8. It is hereby agreed by and between the parties hereto that the Licensors shall regularly bear, pay and discharge all existing municipal taxes, rates, assessments, dues, duties, impositions, outgoing, burdens and charges payable and all the crown debts with respect to the said premises including normal increases that would arise in the event the property is assessed / construed as self occupied. Any increase in the municipal taxes, cesses, dues, duties, impositions and outgoing payable in respect of the said premises on account of the Licensors giving the said premises on leave and licence basis to the Licensee shall be borne and paid by the Licensee . The charges for the consumption of electricity or telephone service etc. shall be borne by the Licensee at actual.
9. The Licensee hereby covenants with the Licensors as under :
 - (a) To pay the monthly licence fee and/or compensation at the time and in the manner hereinabove provided;
 - (b) To use of the said premises for the purpose of their business of running school, college or coaching classes only and for no other purpose whatsoever and the use of the said premises shall be in a prudent manner;

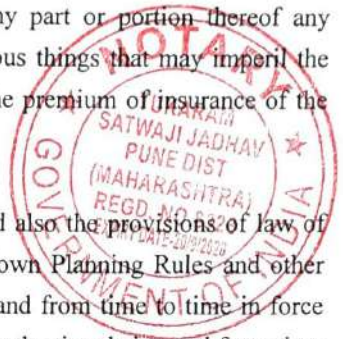


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- (c) To pay for the electricity consumed on the said premises on the basis of the meters reading installed for the purpose including meter rental charges;
- (d) Not to further sub-let or give on leave and licence basis or on any other basis the said premises or any part thereof nor to permit any third party to use and occupy the said premises or any part or portion thereof.
- (f) At its own cost and expense, but after giving prior intimation in writing to the Licensors of the changes proposed to be made and after taking the prior approval in writing of the Licensor and sanctions from the said Society and the Pune Municipal Corporation, through the Licensor, if required, to carry out the work of internal decoration and/or renovations, installation of additional fittings, partitions cabins which may be required by the Licensee suitable for the purpose of their business. But the Licensee shall, in no circumstances, be entitled to carry out any structural changes in the said premises.
- (g) To keep the said premises in good order and condition (reasonable wear and tear excepted);
- (h) After obtaining consent in writing of the Licensors, to paint, affix or exhibit any name, sign, symbolograph or writing or any other thing upon the door of the said premises and to put the name board or name plate with or without the logo of itself both outside and inside the said premises to indicate the location and address of the Licensee to the said premises at their own cost. Provided however that the Licensee shall obtain the necessary permission from the Society and if necessary from the Corporation and/or Traffic Police before setting up any sign, symbolograph or writing on the outside of the said premises.
- (i) Not to erect any antenna or tower or Ariel on the terrace or other part of the building excepting within the said premises without obtaining prior written permission of the Licensors and if necessary of the Local Body and other authorities.
- (j) Not to allow any article or thing except the compressors of the Air Conditioners, if any, fixed by the Licensee to protrude or jet-out of the walls or windows or doors of the said premises in any manner whatsoever, as also not to put any hoardings, name plates or other matters on the exterior walls of the building.
- (i) Not to hold the Licensors responsible or liable for any loss or damage suffered by the Licensee on account of any theft, fire, flood, earthquake, riots, strikes, and other destruction caused to or in the said premises or to any property articles or things brought by the Licensee in the said premises or by any act or omission on the part of the occupants of the neighboring premises or by their servants or agents or visitors visiting the said premises;



- (j) To make good to the Licensor any loss or damage that may be caused to the said premises or any other fixtures, fittings, articles or property of the Licensor therein as a result of carelessness, rashness or negligence on the part of the Licensee, its servants employees, agents, customers, visitors and/or other persons calling at the said premises in connection with the business of the Licensee or otherwise howsoever;
- (k) Not to do or permit to be done upon the said premises anything which may be or become a nuisance or annoyance to the Licensor or other occupants of the building;
- (l) Not to bring in or to store in the said premises or any part or portion thereof any combustible or hazardous materials or otherwise dangerous things that may imperil the safety of the building or its occupants or may increase the premium of insurance of the building or render void the insurance;
- (m) To observe and perform strictly the provisions hereof and also the provisions of law of the country including the Development Control Rules, Town Planning Rules and other rules applicable for the said premises for the time being and from time to time in force and also the rules, regulations and Bye-laws which may for the time being and from time to time be in force governing the said premises and the building in which they are located;
- (n) To indemnify the Licensors against any loss or damage that may be suffered as a result of breach of any of the provisions herein contained or otherwise due to any act or conduct of the Licensee, its staff, employees, servants and agents leading to the breach of the provisions hereof;
- (o) On the expiry or sooner determination of this Agreement, to remove themselves from the said premises and all its staff and employees and all its belongings and to restore the said premises to its original condition (reasonable wear and tear excepted). Provided however that in case if the Licensee has carried out any additions and alterations to the said premises and has installed fixtures and fittings which are of a permanent nature, then in that event, the Licensee shall not on the expiry or sooner determination of the license remove the same but shall leave the same in the said premises and the Licensors shall not be called upon to pay any amount to the Licensee for the same. Provided further that the Licensee shall be entitled to remove without causing any damage to the said premises the movable furniture fixtures and fittings, that may be brought in by the Licensee and in case if any damage is caused to the premises then and in that event the Licensee shall restore the premises back to the original position and condition at its own costs and expenses before removing itself from the said premises.



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(p) To continue to insure the said premises and keep insured the same at all times during the period of the licence and to also insure all the furniture, fixtures, fittings and equipments installed by the Licensee in the said premises against all risks and to furnish to the Licensors Xerox copies of the Insurance Policies and the Premium paid by the Licensee to the Insurance Company;

(q) To Indemnify and keep indemnified the Licensors against all actions, suits and proceedings and all costs charges and expenses, loss or damages incurred or suffered by or caused to the Licensors by reason of any breach, non-observance, non-performance or non-payment by the Licensee of its obligations as aforesaid;

(r) To observe and perform all the Rules, Regulations and Bye-laws for the time being in force and not do or omit to be done anything whereby the right of the Licensors in respect of the said premises are jeopardized in any manner whatsoever and howsoever;

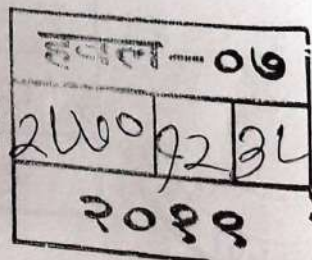
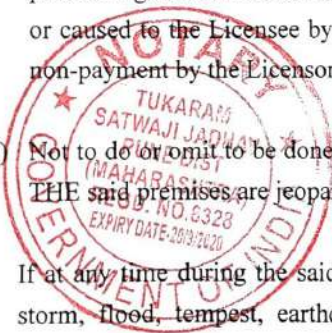
8. The Licensors hereby covenant with the Licensee as follows:-

(a) Upon the Licensee carrying out its obligations hereunder including the obligation to pay and discharge its liabilities for compensation and other payments as aforesaid, the Licensors shall not interfere with or disturb the use by the Licensee of the said premises;

(b) To Indemnify and keep indemnified the Licensee against all actions, suits and proceedings and all costs charges and expenses, loss or damages incurred or suffered by or caused to the Licensee by reason of any breach, non-observance, non-performance or non-payment by the Licensor of their obligations as aforesaid;

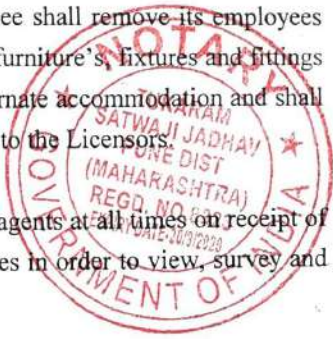
(c) Not to do or omit to be done anything whereby the rights of the Licensee to the USE OF THE said premises are jeopardized.

9. (a) If at any time during the said term the said premises are damaged or destroyed by fire, storm, flood, tempest, earthquake, enemies, war, riot, civil commotion or any other irresistible force, act of God and any act beyond the control of the Licensee making the said premises uninhabitable and unusable for the use of the Licensee for a period exceeding 120 days, then in that event, after the expiry of the period of 120 days this license shall forthwith come to an end. If however, the damage or destruction as above is of such a nature that it can be remedied within the said period of 120 days, provided that the premises are not damaged or destroyed on account of the negligence on the part of the Licensee, then and in that event only the Licensors shall at their own costs restore the said premises and other parts of the said building which are so destroyed in the same good order and condition as they were at the time of entering into this Agreement and make it habitable and usable to the extent possible to be done and during the said period



of 120 days the licence fee, municipal tax, if any, payable and outgoings shall not stand suspended;

- (b) If at any time during the licence period, any damage or destruction to the said premises is caused by negligence on the part of the Licensee, then in that event, the Licensee shall at its own cost and expense make good the said premises which are so destroyed in the same good order and condition as they were at the time of entering into this Agreement and during the period of restoration the Licensee shall be bound and liable to continue to pay the licence fee and other dues as provided in this Agreement;
- 10. On expiry or sooner determination of this licence, the Licensee shall remove its employees and servants and all its belongings, chattels, articles movable furniture's, fixtures and fittings and things from the said premises and shall not claim any alternate accommodation and shall hand over vacant and peaceful possession of the said premises to the Licensors.
- 11. The Licensee shall permit the Licensor/s and their authorized agents at all times on receipt of clear 48 hours notice in writing to enter upon the said premises in order to view, survey and examine the state and condition of the said premises.
- 12. It is the express intention of the parties hereto that the Agreement shall be a mere licence, the use and occupation by the Licensee being restricted for the purpose of using the said premises for its business on the terms and conditions contained in this licence.
- 13. The Licensee agrees that it will not put any claim of tenancy or sub-tenancy or any other right or title into or in respect of the said premises or any part or portion thereof and this Agreement shall not be construed to create any such right whatsoever in favour of the Licensee save and except the mere right to use and occupy the said premises as Licensee during the validity of the licence and such right shall automatically come to an end on the expiry or sooner determination of the licence;
- 14. Notwithstanding anything herein contained, the Licensors shall be entitled to determine the licence hereby granted by giving to the Licensee a calendar months' notice in writing in case the Licensee fails to pay the licence fee and/or compensation hereby reserved as also the charges and outgoings payable to them and / or commits breach in observing any of the terms and conditions of this Agreement and if the Licensee fails to rectify or remedy the breach within the said period of one month from the date of the receipt of such notice from the Licensors then and in that event, on the expiration of the said period of one (1) month, the licence hereby granted shall automatically come to an end and the Licensee as also their officers, authorised representative, servants and agents for the time being shall vacate and give charge and or possession of the said premises to the Licensors.



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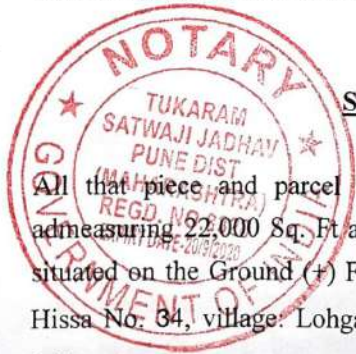
15. The Licensee shall be at liberty to install its own furniture, fixtures and fittings in the said premises to meet with their requirements including fixtures and fittings, which are of a temporary nature. It is hereby expressly agreed and understood by and between the parties hereto that on the expiry of the said period of the licence or on sooner determination and at the time of the Licensee vacating the said premises, the Licensee shall be at liberty to remove the furniture, fixtures and fittings which are capable of being removed, without damaging the said premises. As far as the fixtures, and fittings which are of a permanent nature and which cannot be removed without damaging the said premises, the same shall not be removed by the Licensee and the Licensors shall not be bound and liable to contribute any amounts towards the same.

16. The Licensee shall be only in the notional possession of the said premises, and the juridical possession shall always remain with the Licensors;

Any notice intended to be given to the Licensee shall be deemed to be properly and validly given if it is delivered (i) to the Licensee at their office at Plot No. 441, N - 3, CIDCO, Aurangabad and likewise notice meant for the Licensors shall be addressed to and delivered or sent by Registered Post A.D. to the Licensors' No.1 to 3 address at S. No. 43, Pathare Mala, Kharadi, Pune - 411 014 and Licensors' No.4 to 647, Sunita Nagar, Vadgaon Sheri, Pune - 411 014.

17. This Agreement is for a period 60 months. Hence the stamp duty and registration fees applicable have been paid herewith.

18. Each party shall bear and pay their respective Advocates' costs.



SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the property constructed property/Commercial Premises area admeasuring 22,000 Sq. Ft along with Play ground, being PMC property No. P/1/09/04607000 situated on the Ground (+) First Floor in the building standing on the land bearing S. No. 135, Hissa No. 34, village: Lohgaon, Taluka: Haveli, District: Pune. which building is bounded as follows: -

On or towards East : By Part of S. No. 135, Hissa No. 34
On or towards South : By Property owned by the Licensors
On or towards North : By Property owned by the Licensors
On or towards West : By Property owned by the Licensors



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IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.



Signed and delivered by
The within named Licensors

1. MR. PRASHANT RAMBHAU PATHARE

P.R. Pathare



2. MR. SANDIP RAMBHAU PATHARE

S.P. Pathare



3. MR. DILIP RAMBHAU PATHARE

D.R. Pathare



4. SMT. LAXMIBAI RAMBHAU PATHARE

लक्ष्मीबाई रामभाऊ पाठारे



5. MR. PRAKASH ANANDRAO KAMTHE

P.K. Kamthe



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6. MRS. SUMAN PRAKASH KAMTHE

Suman




7. MR. AKSHAY PRAKASH KAMTHE

THROUGH POA HOLDER

MR. PRAKASH ANANDRAO KAMTHE

[Signature]

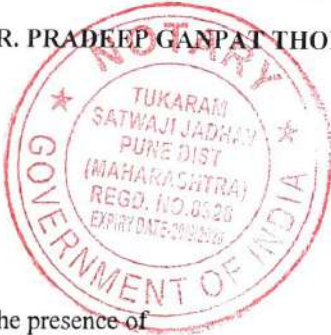



Signed and delivered by
The within named Licensee

SHRI BHASKARACHARYA PRATISHTHAN AURANGABAD

THROUGH ITS AUTHORISED REPRESENTATIVE

MR. PRADEEP GANPAT THORAT



[Signature]




In the presence of

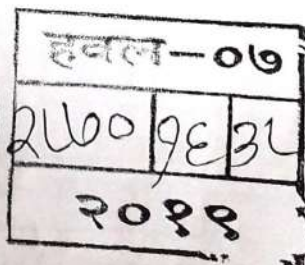
Witnesses:

नुषान हनुमंत गवळी

1.

[Signature]

2.



Property Type* P-Peth
 Section ID* 1
 Peth ID* 09
 Account No* 04607000

Your Property ID is: P/1/09/04607000
 Eg: O 2 09 00662007



Name: MR. PRASHANT RAMBHAU PATHARE & MR. PRAKASH ANANDRAO KAMTHE & SANDHEEP RAMBHAU PATHARE
 Ward: Nagar Road (Vadgaonshen)
 Address: GR+1ST FL., S.NO.135, HISSA-34, NAGAR ROAD, AHEAD CHANDANNAGAR BAY-PASS, SHREE PARK SOCIETY, SATHE SCHOOL & JR.COLLEGE, LOHGAON, PUNE-47.
 Previous Owner: MR. PRASHANT RAMBHAU PATHARE & MR. PRAKASH ANANDRAO KAMTHE & SANDHEEP RAMBHAU PATHARE
 Current Owner: MR. PRASHANT RAMBHAU PATHARE & MR. PRAKASH ANANDRAO KAMTHE & SANDHEEP RAMBHAU PATHARE
 Property Description: GR+1ST FL., S.NO.135, HISSA-34, NAGAR ROAD, AHEAD CHANDANNAGAR BAY-PASS, SHREE PARK SOCIETY, SATHE SCHOOL & JR.COLLEGE, LOHGAON, PUNE-47

Resident	Non Resident	General Exemption	Open Plot	Total
323300	0	0	0	323300
2016_1			0	99628
2017_1			0	482503
2017_2			0	192558
2018_1			0	543399
2018_2			0	186434
2019_1			0	174678
2019_2			0	174679

Dues Upto 31-MAY 1847292.00 Actual Dues Amount 1853879.00

Your Payable Amount is: 1847292.00

[Click Here to View Property Paid Details](#)

[Click Here to Generate Notice](#)

* Please pay your property tax as early as possible to avoid 2% PENALTY Charges per month.



हवल-०७
 2 6009634
 २०१९

7/2870

बुधवार, 29 मे 2019 1:54 म.नं.

दस्त गोपवाग भाग-1

हवल 7

3833L

दस्त क्रमांक: 2870/2019

दस्त क्रमांक: हवल 7 /2870/2019

वाजार मूल्य: रु. 30,00,000/- मोबदला: रु. 8,62,988/-

भरलेले मुद्राक शुल्क: रु.1,33,300/-

दु. नि. सह. दु. नि. हवल 7 यांचे कार्यालयात

पावती:3522

पावती दिनांक: 29/05/2019

अ. क्र. 2870 वर दि.29-05-2019

मादरकरणाचे नाव: श्री भास्कराचार्य प्रतिष्ठान औरंगाबाद
तर्फे - अधिकृत प्रतिनिधी प्रदीप गणपत योगत

नेजी 1:55 म.नं. वा. हजर केला.

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 38



दस्त हजर करणाऱ्याची मही:

सह दुय्यम निबंधक, हवेली-7

सह दुय्यम निबंधक, हवेली-7

दस्ताचा प्रकार: 36-अ-लिक्ड अँड लायमन्सेस

मुद्राक शुल्क: Stamp Duty at 0.25 per cent on sum of rent payable for the period of agreement and the amount of non-refundable deposit and interest calculated at the rate of 10 per cent per annum on the refundable deposit will be charged throughout the state.

शिका क्रं. 1 29 / 05 / 2019 01 : 55 : 53 PM ची वेळ: (सादरीकरण)

शिका क्रं. 2 29 / 05 / 2019 02 : 00 : 15 PM ची वेळ: (फी)

सहस्ररुपय
... ११,०८ अंतर्गत आसलेल्या हवलतीमुळे
... संपुर्ण कसकूट निष्पादन करित,
... संपुर्ण जबाबदारी सत्यता तपासली आहे. *दस्तको
... देयता कायदेशीर व नैतिक ही दस्त निष्पादन व समुत्तीधारक हे संपुर्णभणे
... कायदपत्रे, पुढमुखाभरण, ...
... आल्यास याची संपुर्ण जबाबदारी निष्पादकाचे
... राहिल.

लिहून घेणारे:

लिहून घेणारे:

Handwritten signatures and notes: S. K. Patil, S. P. Redkar, S. K. Patil, S. K. Patil, S. P. Redkar, S. K. Patil, S. P. Redkar, S. K. Patil, S. P. Redkar.





29/05/2019 1 58:26 PM

दस्त गोपवारा भाग-2



दस्त क्रमांक : हवल7/2870/2019
दस्ताचा प्रकार :-36-अ-लिख अंड लायसन्सेम

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	लायसेन्स्यार	वय :-	स्वाक्षरी:-	आयुष्यचित्र	अंगठ्याचा ठसा
1	नाव:श्री प्रशांत रामभाऊ पटारे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 43, पटारे मळा, खगडी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AVAPP7353C			-36			
			<i>P.L. Patil</i>				
2	नाव:श्री संदीप रामभाऊ पटारे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 43, पटारे मळा, खगडी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:ATPPP7266H			-36			
			<i>S.P. Patil</i>				
3	नाव:श्री दिलीप रामभाऊ पटारे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 43, पटारे मळा, खगडी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AXWPP7693K			-31			
			<i>D.P. Patil</i>				
4	नाव:श्रीमती लक्ष्मीबाई रामभाऊ पटारे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 43, पटारे मळा, खगडी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:			-58			
			<i>Laxmi Bai Ramnath Patil</i>				
5	नाव:श्री प्रकाश आनंदराव कामटे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 47, मुनिता नगर, वडगावशेरी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:			-58			
			<i>Prakash Anandrao Kamate</i>				
6	नाव:श्री गुमन प्रकाश कामटे - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 47, मुनिता नगर, वडगावशेरी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:			-50			
			<i>G.Kamate</i>				
7	नाव:श्री अक्षय प्रकाश कामटे यांच्या तर्फे कु.मु. श्री प्रकाश आनंदराव कामटे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 47, मुनिता नगर, वडगावशेरी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:			-58			
			<i>Prakash Anandrao Kamate</i>				
8	नाव:श्री भास्कराचार्य प्रतिष्ठान औरंगाबाद तर्फे - अधिकृत प्रतिनिधी प्रदीप गणपत थोरान पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 43, मंथेचा पत्ता प्लॉट नं 43 पॅन नंबर-3 मीडको औरंगाबाद, महाराष्ट्र, औरंगाबाद पॅन नंबर:			-35			
			<i>Pradeep Ganapath Thoran</i>				

TRUE COPY
TUKARAM SATWAJI JADHAV
36 अ-लिख अंड (अंगठ्याचा ठसा) दस्त गोपवारा करून घेतल्याची घोषणा
PUNE DISTRICT (MAHARASHTRA)
REGD. NO. 8323



वरील दस्तगोपवज करून देणार तथाकथीत शिक्षा क्र.3 ची वेळ: 29 / 05 / 2019 02:04 PM

ओळख:- मंदर इमम दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्तगोपवज करून देणा-यांना व्यक्तीशः ओळखून घेतल्याचा ठसा

1 नाव:वकील मुधाकर पाटील - -
वय:37
पत्ता:खगडी पुणे
पिन कोड:411014

स्वाधरी



शिवका क्र.4 ची वेळ:29 / 05 / 2019 02 : 04 : 58 PM

मह दुय्यम निबंधक, हवेली-7

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH002018256201920E	0001151323201920
2	2805201912645	2805201912645D

303L

2870 / 20

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प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण 32 पृष्ठे आहेत
पहिले नंबराचे पुरस्तकाचे

2060 नंबरी नोंदला.

मह. दुय्यम निबंधक (वर्ग-2) हवेली क्र.09
दिनांक 29/5/2019

TRUE COPY
TUKARAM SATWANILADHAR
NOTARY GOVT. OF INDIA
PUNE DISTRICT (MAHARASHTRA)
REGD. NO. 8328
SEAL
हावेली-7
29-5-19