

7/13290

पावती

Original/Duplicate

Thursday, July 13, 2023

नोंदणी क्र.: 39म

3:22 PM

Regn.: 39M

पावती क्र.: 14552 दिनांक: 13/07/2023

गावाचे नाव: लोहगांव

दस्तऐवजाचा अनुक्रमांक: हवल7-13290-2023

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: साहेबराव तुकाराम खांदवे

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

3:40 PM ह्या वेळेस मिळेल.


 मह. दुय्यम निबंधक, हवेली-७

बाजार मुल्य: रु. 10296000 /-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 514800/-

 मह. दुय्यम निबंधक वर्ग-२
 हवेली क्र. ७ पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1307202308582 दिनांक: 13/07/2023

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005128891202324P दिनांक: 13/07/2023

वैकेचे नाव व पत्ता:

मूळ दस्त प्रत मिळाली



8/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 7

दस्त क्रमांक : 13290/2023

नोदणी :

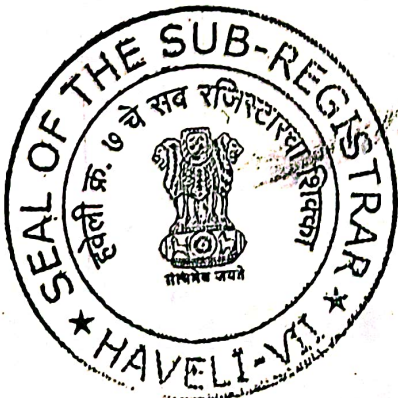
Regn:63m

गावाचे नाव : लोहगाव

(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10296000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन: , इतर माहिती: , गाव मोजे लोहगाव येथील मिळकत स नं 46/18अ क्षेत्र 00 हे 32 आर + पो ख 00 हे 05 आर असे एकूण क्षेत्र 00 हे 37 आर यासी आकार 00 रु 31 पैसे पैकी क्षेत्र 00 हे 20 आर मी मिळकत ((Survey Number : 46/18अ ;))
(5) क्षेत्रफळ	1) 0.2000 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- समर्थ शिक्षण प्रसारक मंडळ तर्फे प्रेसिडेंट दत्तात्रय रावसाहेब कोबारणे -- उर्फ - वय:-40; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- खराडी पुणे , महाराष्ट्र, पुणे. पिन कोड:- 411014 पॅन नं:- 2): नाव:- समर्थ शिक्षण प्रसारक मंडळ तर्फे डायरेक्टर प्रदीप साहेबराव खांदवे -- उर्फ - वय:-34; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- लोहगाव पुणे , महाराष्ट्र, पुणे. पिन कोड:- 411047 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- साहेबराव तुकाराम खांदवे वय:-79; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- लोहगाव पुणे , महाराष्ट्र, पुणे. पिन कोड:- 411047 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	13/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	13290/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	514800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

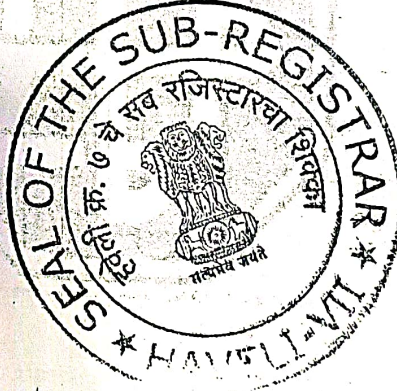


सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. ७ पुणे

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DATTATRAY RAOSAHEB KOBARANE	eChallan	10000502023071303834	MH005128891202324P	514800.00	SD	0002649906202324	13/07/2023
2		DHC		1307202308582	500	RF	1307202308582D	13/07/2023
3	DATTATRAY RAOSAHEB KOBARANE	eChallan		MH005128891202324P	30000	RF	0002649906202324	13/07/2023

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





CHALLAN
MTR Form Number-6



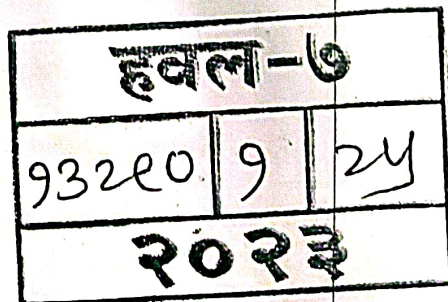
GRN	MH005128891202324P	BARCODE	[Barcode]		Date	13/07/2023-13:36:38	Form ID	36
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		BAKPK2527H		
Office Name HVL7_HAVELI 7 JOINT SUB REGISTRAR				Full Name		DATTATRAY RAOSAHEB KOBARANE		
Location PUNE				Flat/Block No.		-		
Year 2023-2024 One Time				Premises/Building				
Account Head Details			Amount In Rs.					
0030046401 Stamp Duty			514800.00	Road/Street		-		
0030063301 Registration Fee			30000.00	Area/Locality		LOHEGAON PUNE		
				Town/City/District				
				PIN		4 1 1 0 4 7		
				Remarks (If Any)				
				PAN2=FTTPK8642F~SecondPartyName=SAHEBRAO TUKARAM				
				KHANDAVE~				
Total			5,44,800.00	Amount In	Five Lakh Forty Four Thousand Eight Hundred Rupees			
				Words	Only			
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	10000502023071303834		5066546085623
Cheque/DD No.				Bank Date	RBI Date	13/07/2023-13:37:11		Not Verified with RBI
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

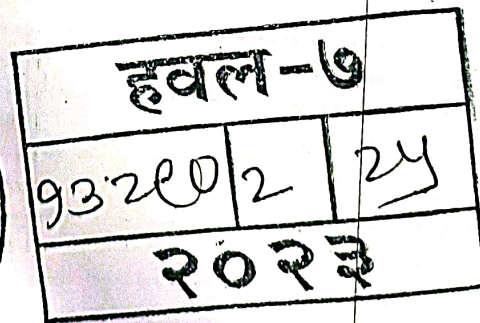
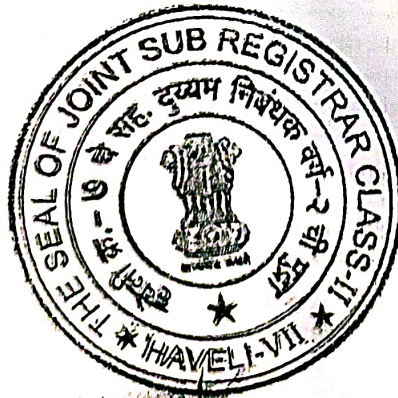
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

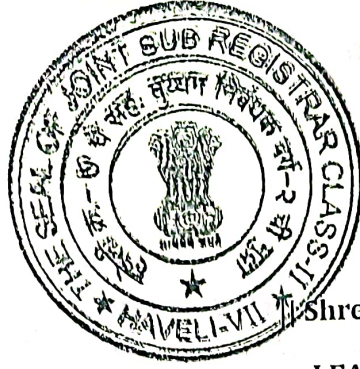
Mobile No. : 9922029595

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1307202308582	Date 13/07/2023
Received from SELF, Mobile number 0000000000, an amount of Rs.500/-, 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 SBIN	Date 13/07/2023
Bank CIN 10004152023071307942	REF No. 319480101505
This is computer generated receipt, hence no signature is required.	





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LEASE DEED

This LEASE DEED is made and executed at Pune on 13th Day of July in the year 2023..

BETWEEN

MR. SAHEBRAO TUKARAM KHANDAVE

Age about 79, Occpation : Farmer

PAN NO. FTTPK8642F

R/at : Malwadi, Lohgaon, Pune-411047

Hereinafter referred to as "THE LESSOR"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, assigns from time to time) of the PARTY OF THE FIRST PART..

AND

SAMARTH SHIKSHAN PRASARAK MANDAL

Through its President

MR. DATTATRAY RAOSAHEB KOBARANE

Age about 40 , Occpation : Business

PAN NO. BAKPK2527H

UID NO. 2942 7817 5528

R/at : S. No. 36, Kharadi, Pune-411014.

Through its Director

MR. PRADEEP SAHEBRAO KHANDAVE

Age about 34, Occpation : Business

PAN NO. BUVPK9110K

UID NO.7709 8394 5502

R/at : Malwadi, Lohgaon, Pune-411047.

Hereinafter referred to as "THE LESSEES"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, assigns from time to time) of the PARTY OF THE SECOND PART..

WHEREAS, the LESSOR is absolutely seized and possessed or otherwise well and sufficiently entitled to the land, which is more particularly described in the Schedule hereinunder writte.

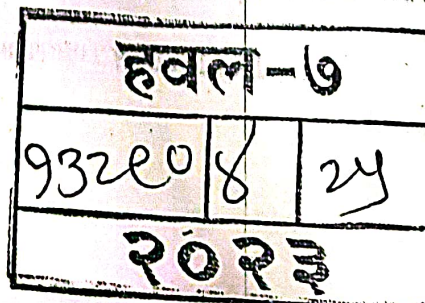
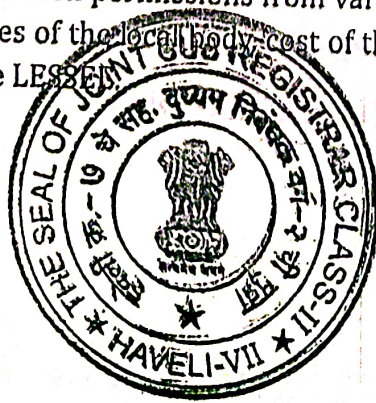
And whereas, the LESSEE being in need of the land for running School / Educational Society. approached to the LESSOR and that the property he requires for the purpose of carrying on said business.

And whereas, the LESSEE required the LESSOR to grant the lease of Property bearing S.No. 46/18A, area adm. 00H. 32R. pot kharaba 00H. 05R. i.e. total area adm. 00H. 37R. assessed at Rs. 00=31 Paise out of which an area adm. 20,000 Sq.ft i.e. 2000 Sq. mtrs. Situated at Village Lohegaon, Tal-Haveli, Dist- Pune from and out of the share of LESSOR for the period of 32 Years.

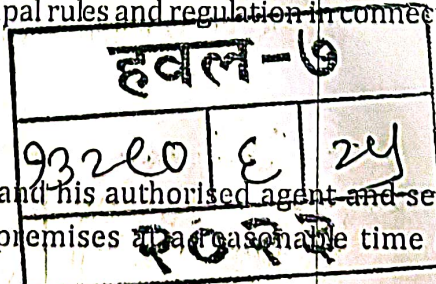
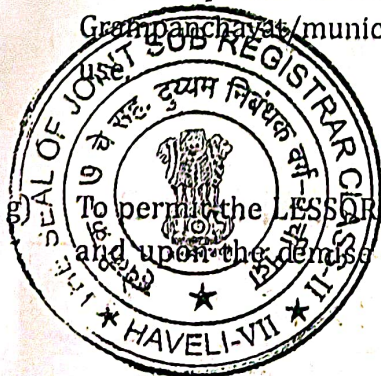
And whereas, the LESSOR has agreed to grant to the LESSEE the lease of the abovesaid property (more specifically described in the schedule written hereunder). And hereinafter referred to as "Said Land" for a consideration monthly rent for the purpose of developing and building structure by himself thereon in such manner to suit the purpose of carrying on the business and also carry on the construction and buildings of the structure and premises thereon for a aforesaid purposes by LESSEE.

And whereas, the LESSOR have agreed to permit the LESSEE to sub-lease the said land, more particularly described in the schedule hereunder written only for the purpose of School.

And whereas for the purpose of setting up the business, the LESSEE would be require to convert the use of land to non-agricultural purposes and also seek permissions from various authorities and under various statute and rules of the local body, cost of the all such permissions shall be fully borne by the LESSEE.



- a) To pay the rent reserve on the day and in the manner aforesaid
- b) To pay and discharge all rates taxes charges duties burdens assessments outgoings and in possession whatsoever now payable or hereafter during the said terms to become payable and or herein after during the said terms assessed, charge or impose upon the demise premises or any part thereof or upon the building or structure for the time being standing thereon and or hereafter erected LESSEE.
- c) To keep the land in good and tenable repairs in the said way the LESSOR is liable to do under the law provided that if the LESSEE to desire he shall have the power and authority to construct any building or structure on the said land for his business purpose only.
- d) The LESSEE shall be liable to carry out and addition and alteration to the building/buildings or structure to be constructed on the said land/demise premises or to put of any additional structures or buildings on the said land demise premises in accordance with the plans approved by the authorities concerned at any time or time to time during the terms of these lease.
- e) To use or permit to be use the building and structure to be constructed on the said land/demise premises for any and all lawful purpose as may be permitted by the authorities from time to time including for storing, selling or otherwise carrying on the above said business and to do any other business as the partner may mutually agreed upon from time to time.
- f) To obtain and any all necessary license and permit and to pay all license and other fees and cessess leived in respect of the demise premises by reason of either being use for business which may be carried on the demises premises and to observe and perform all local police and Gram Panchayat/municipal rules and regulation in connection with for such



To permit the LESSOR and his authorised agent and servant to enter in and upon the demise premises at a reasonable time and after giving

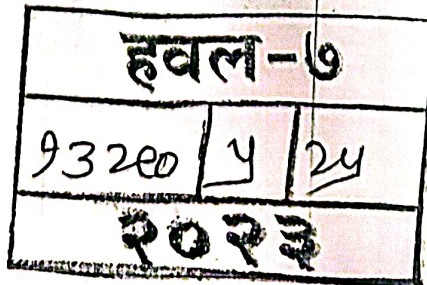
And whereas, the LESSOR has accordingly agreed to give permission to make an applications and get permission from any of the authorities under Govt/ Local Body or under any special statute, as may be applicable.

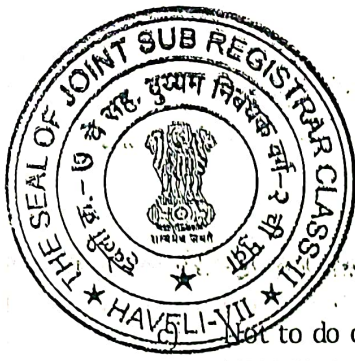
And whereas, the LESSOR has put at the time of execution of this deed the LESSEE in possession of the said land, more particularly described in the schedule hereunder written.

And whereas, the LESSEE has expressed that he shall be require to make applications to various authorities of Govt Local bodies, Authorities and under special statute for the purpose of seeking and obtaining various permissions, which the LESSEE has agreed to the same however the cost of the same shall be fully borne by the LESSEE.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER

1. In pursuance of the agreement and in consideration of the rent hereby reserved and all the terms, condition, covenants and agreements herein contained and on the part of LESSEE to be observed and performed, the LESSOR do hereby demise unto the LESSEE all that the said land together with the structure/building that may hereafter be erected thereon by the LESSEE TO HOLD said land and pemises hereby demised (hereafter for the brevity's sake referred to as "said land/demised premises") unto the LESSEE for a terms of 32 years commencing from **01/06/2023 to 31/05/2054** and thereafter renewable for a further period 32 years on the terms that may be mutually agreed upon between LESSOR and LESSEE and the monthly rent and or proportionately for any part of a month, The rent the of **Rs. 60,000/- (Rs. Sixty Thousand Only)** i.e. **Rs. 3/- per square feet** for the period of first 12 months. Thereafter the rent the of **Rs. 1,20,000/- (Rs. One Lakh Twenty Thousand Only)** i.e. **Rs. 6/- per square feet** for the period of next 12 months. Thereafter rent will increase 10% every year for next every years.
2. The LESSEE doth hereby convent with the LESSOR as follows:





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Not to do or suffer or permit to be done on the adjoining premises of the LESSOR in possession of him or his tenants or representatives in interest anything whatsoever which may at any time be or become nuisance to the LESSOR in using the demised premises for the purpose of abovesaid business of the LESSEE or do or omit to do or cause to be done any act, thing or matter whereby the use of the said demised premises may in any way be adversely affected of whereby the LESSEE may be prevented from carrying on its business as aforesaid.

IV) AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO, AS FOLLOWS : that is to say :

- a) If the rent hereby reserved or any part thereof shall be in arrears for a period of three months after becoming payable or if the LESSEE shall have committed breach of any of the covenants and conditions herein contained and on the part of the LESSEE to be observed and performed then and in that event it shall be lawful for the LESSOR at any time thereafter to re-enter upon the said demised premises or any part thereof and to take action to re-possess and enjoy as in all their former estate and interest provided always and it is agreed and declared that the power of re-entry hereinabove contained shall not be exercised unless and until the LESSOR shall have first given to the LESSEE 30 days notice in writing pointing out the breach in respect of which the right of re-entry is exercised and the LESSEE shall have failed to remedy the breach with the said notice period. If the breach is not remedied within the notice period as stated above in this clause then in addition to right to re-entry, it is agreed by and between the parties that LESSOR shall be entitled to receive double the amount of rent then payable as liquidated damages till the LESSOR is actually put in possession either by LESSEE or by any order of lawful authority including arbitrator.
- b) The LESSEE as the case may be, shall be entitled to appoint, remove, reappoint, change and substitute any dealers, licensees in respect of the said demised premises, without the consent of the LESSOR.
- c) That the LESSEE shall be entitled to carry out such additions, erection and alterations to the demised premises extensively or any part thereof either externally or internally as may be necessary for the purpose of the work and business of the LESSEE, subject, however to compliance by LESSEE

reasonable notice (not less than 48 Hours) to the LESSEE in that to be for the purpose of viewing/examining the condition of the demise premises.

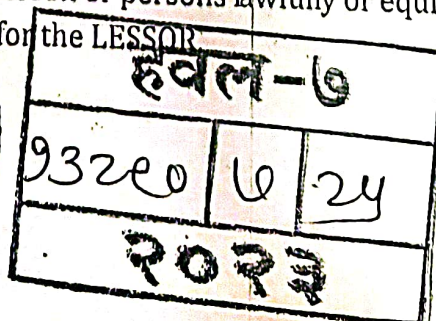
h) To indentify and keep indemnified the LESSOR against all claims demands, suits, decree and awards whatsoever which may be made brought or past against the LESSOR by reason of any damage, caused to any adjoining owner or occupants and other by reason of explosion or other accident consequent upon such a user of the demise premises by the LESSEE as aforesaid.

i) Subject to the LESSOR covenant hereinafter contained and the right of the LESSEE of exercise the option to purchase the LESSOR's interest in the said demise premises as mentioned hereafter to deliver and yield the demise premises at the expiration or sooner determination of the said term as herein provided all structre that may be constructed by the LESSEE and all additions, alterations, installation, fitting and fixture thereto which during the said term or any renewal thereof have been constructed by the LESSEE shall entirely belong to and revert to the LESSEE as the case may be who shall to be entitled to take away the same provided demise premises are restore to their original state and conditions and the LESSOR will not have any right, title and interest therein nor shall he will be entitled to retain or appropriate any part such structure or building.

III) AND THE LESSOR so as to bind his heirs, executors, admionistrators and assigns DO HEREBY COVENANT WITH THE LESSEE, as follows :

a) That, the LESSOR has good title, full power and absolute authority to grant a lease of he demised premises to the LESSEE in the LESSEE in the manner hereinbefore mentioned.

b) That on the LESSEE paying the rent hereby reseved and observing and performing all the several covenants, conditions and agreements hereinbefore contained and on it's part to be observed and performed, the LESSEE shall peaceably hold and enjoy the demised premises during the said terms and renewal or renewals thereof without any let or interruption by the LESSOR or by any person or persons lawfully or equitably claiming through under or in trust for the LESSOR.





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any renewal thereof the LESSOR shall first by a notice in writting given to the LESSEE require the LESSEE to exercise the option to purchase the same in the manner hereinafter provided and if the LESSEE shall fail or refuse to exercise the said option within a period of three months from the service of such notice upon them, then only and thereafter the LESSOR shall be entitled to dispose off his right, title and interest to any person at any price subject nevertheless to the terms and conditions and provisions of these lease and so as not to affect the LESSEE's right to exercise the option of renewal of the term of the lease pursuant to the covenant for renewal hereinbefore contained.

- b) After the receipt of the notice from the LESSOR as aforesaid in clause (a) above, the LESSEE shall have right and option ay any time during the currency of the term of the lease hereby granted or any renewal thereof by a notice in writting to require the LESSOR to sell, transfer and assign unto the LESSEE the right, title and interest of the LESSOR in the said land/demised premises and thereupon the LESSOR shall sell, transfer and assign the said land/demised premises to the LESSEE or it's nominees within the three months next after the receipt of such notice on the payment to the LESSOR of the market price thereof then prevailing. The cost of the sale, transfer and assignment excluding only professional legal costs incurred by LESSOR shall be borne by the LESSEE and in the event of the LESSORs title to the said land/demised premises being found defective, the LESSOR shall take all such steps as the LESSEE may reasonably require to cure such defects provided however that if such defects cannot be cured, the LESSEE shall have right to rescind the option and contract to obtain sale, transfer and assignment without liability to pay the costs and the damages. The option and right granted by these clause to the LESSEE to purchase, transfer and assignment of the land/demised premises may be specifically enforced by the lesee. In the event of the LESSEE exercising it's option to purchase the land/demised premises as aforesaid the LESSOR will reduce a good and marketable title there to free from encumbrances and reasonable doubts and these lease shall determine upon the execution and registration of the sale deed of other conveyance of the tile in favour of LESSEE. If the LESSEE does not exercise its option to purchase the said land/demised premises as aforesaid any sale by the LESSOR to a third party shall be made subject to all the terms and provisions of these lease including such option.
- c) Notwithstanding anything herein contained to the contrary the LESSEE shall be entitled to determine these presents by 12 months previous notice



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of the statutory rules and regulations for the time being in force applicable to local bodies or authorities.

- d) The LESSEE shall also be entitled to and be at liberty to affix, place or display the name board, sign boards, advertisement boards of any nature whatsoever in relation to the business of the LESSEE or it's sales and local dealers or licensees to, in, upon or from any part of the said land/ demised premises.
- e) The LESSEE shall be entitled to excavate, dig open the surface of any part of the demised premises at any time during or after the expiration of the term hereby granted and to remove stone, sand, garble, clay, earth or other material therefrom only for the purpose of erecting, laying, maintaining and/or removing storage tanks, containers, receptacles and other erections or installation for the purpose of the aforesaid business of the LESSEE.
- f) The LESSEE for the purpose of the construction and erection mentioned in any of the preceeding sub-clauses shall be entitled to allow any dealer, sub-dealer, agent, person or other authorised persons/representatives to enter upon the demised premises, property and to build and erect according to the LESSEE's specifications requisite items herein mentioned without any let hindrance or obstruction from the LESSORs or any person claiming by, through or under him.
- V) AND IT IS HEREBY FURTER AGREED AND DECLARED BY AND BETWEE THE PARTIES HERETO, as follws :-
- a) The LESSOR shall not sell, transfer, assign, mortgage, encumber or otherwise dispose off wholly or in part his right, title and interest in the said land/demised premises or do any act, deed or things or enter into any agreement for such purpose during the currency of the term of lease hereby granted and any renewals thereof for a period of three months thereafter and until the LESSEE shall have failed and neglected or declined or refused to exercise the option to purchase the LESSOR's inteest in the said land/ demised premises and in the reversion thereof pursuant to sub-clause (b) hereinafter contained provided however, that if the LESSOR intends to dispose of his right, title and interest in the said land/demised premises and in the said reversion during the currency of the term of the lease or



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in writing to the LESSOR and in the event of the lease being determined as aforesaid these presents shall come to an end and the LESSEE shall be entitled to remove and take away all the buildings, structure, fixtures, fittings and intems as provided herein at the expiration of the term hereby granted or within six months from the notice of determination without any objection on the part of LESSOR or any person or persons claiming by through or under him.

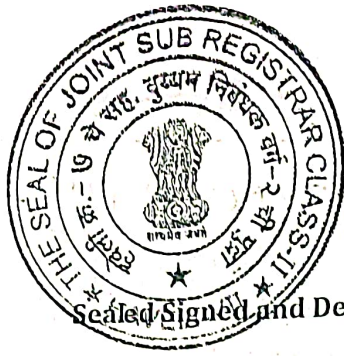
- d) Any notice to be given by the LESSOR under these lease shall be deemed to have been duly given if served at the LESSEE's office, any notice to be given by the LESSEE to the LESSOR shall be deemed to have been duly given of dispatched by registered post to the last known address of the LESSOR.
- e) Provided always and it is agreed and declared that, on expiration of said term of 32 years, the present Lease will be automatically terminated.

VI) AND IT IS HEREBY LASTLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO, that the stamp duty and registration charges payable in respect of this lease a duplicate thereof shall be borne and paid by the LESSEE each party hereto shall bear and pay its own Advocates charges and the LESSEE shall retain the original lease and the LESSOR the duplicate.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land bearing S.No. 46/18A, area adm. 00H. 32R. pot kharaba 00H. 05R. i.e. total area adm. 00H. 37R. assessed at Rs. 00=31 Paise out of which an area adm. 20,000 Sq.ft i.e. 2000 Sq. mtrs. situated at Village Lohegaon, Tal-Haveli, Dist-Pune situated within the limits of Sub-Registrar Haveli No. I to XXVII, Dist. Pune, and within the Pune Municipal Corporation .Alongwith the use of the common facilities and rights of the easement approach roads.

IN WITNESSES WHEREOF The parties have signed on the present deed of this 13th day of July 2023.



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9320	92	24
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Sealed Signed and Delivered

withinnamed LESSOR

सा गु सांगडे:

MR. SAHEBRAO TUKARAM KHANDAVE



Sealed Signed and Delivered

withinnamed LESSEES

SAMARTH SHIKSHAN PRASARAK MANDAL

Through its President

MR. DATATRAY RAOSAHEB KOBARANE



Through its Director

MR. PRADEEP SAHEBRAO KHANDAVE



Witness:

1. Sign

Name

Suket Anbale

Address.

Waghodi 412207

2. Sign

Name

Ishwan Shetye au
Pundi

Address.

KHARADI



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५ ६ आणि ७]



35727198339

लोहगाव (५५६२३१)

तालुका :- हवेली

जिल्हा :- पुणे

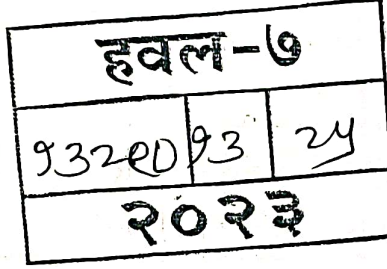
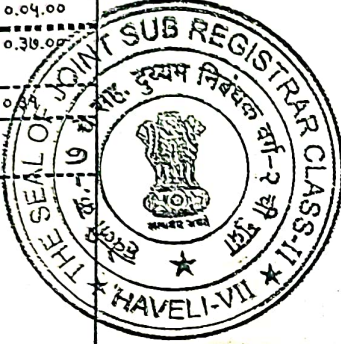
PIN : 35727198339

भूमापन क्रमांक व उपविभाग : ४६/१८अ

धारणा पद्धती : भोगवटादार वर्ग - १

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
एकक हे.आर.चौ.मी. अ) लागवड योग्य क्षेत्र रायत ०.३२.०० रायत ०.३२.०० एक ला.यो. ०.३२.०० ब) पोट-खराब क्षेत्र (लागवड अयोग्य) (अ) ०.०५.०० (ब) - एक पो.ख. ०.०५.०० एक क्षेत्र ०.३७.०० (ग) - कारणी ०.३७.०० मो किवा गोप आकारणी	१६५३६	साहेबराव तुकाराम खांदवे	०.३२.००	०.३१	०.०५.००	(१९५२)	कुळाचे नाव व खंड इतर अधिकार इतर इतर इतर गोजा - सहकारी सोसायटी इकरार कॅनरा बँक लोहगाव यांचा र रु ५००००० साहेबराव खांदवे यांच्या हवगत (३९८३७) बँक गोजा - सहकारी बँक लाला अर्बन कॉ ऑ बँक मोसरी र रु ४०००००० ता गोजा प्रदीप, साहेबराव खांदवे हि (४९२९४) गोजा - न ग दिनांक १८/१९/२०१७ रोजी लाला अर्बन को - ऑग बँक लि. चा साहेबराव तुकाराम खांदवे यांच्या नाव र.रु.७००००००/- कर्ज. (४३७६२) प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ५२३२८ व दिनांक : ०४/०१/२०२२



फेरफार क्र. (४६६७)(४७२६)(९४४२)(९९४५२)(२३४८३)(२३४९६)(३४९९५)(३५४३७)(४३९६८)(४४०७७)(५२३२८)

सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- लोहगाव (५५६२३१)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : ४६/१८अ

पिकाखालील क्षेत्राचा तपशील

			पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन			शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
१९-२०	खरीप		मिश्र	निळया	०.३२००					

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

Page 2 of 2

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."

दिनांक :- १३/०७/२०२३

सांकेतिक क्रमांक :- २७२५०००७३१२२८००००७२०२३१६७०

(नाम :- उषा अमद मुंढे)

तलाठी साक्षात :- लोहगाव ता. :- हवेली जि. :- पुणे

कामगार तलाठी

लोहगाव

ता. हवेली, जि. पुणे.

7/13/2023

वर्ष: २०२२-२३

गाव नमुना आठ-अ
धारण जमिनीची नोंदवही (कृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव: लोहगाव

तालुका: हवेली

जिल्हा: पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी एकूण	लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)

खाते साहेबराव तुकाराम खांदवे.

क्रमांक

१६५३६

व्यक्तिगत
खातेदार

४५/१/१

०.२३.५०

०.२६.२५

०.४९.७५

०.२२

०

१.५४

०.२२

१.९८

४६/१८अ

०.३२.००

०.०५.००

०.३७.००

०.३१

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२.१७

०.३१

२.७९

४६/४

०.२२.००

०.०३.००

०.२५.००

०.१९

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१.३३

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१.७१

एकूण

०.७७.५०

०.३४.२५

१.११.७५

०.७२

०

५.०४

०.७२

६.४८

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

दिनांक :- १३/०७/२०२३

सांकेतिक क्रमांक :- २७२५०००७०३१२२८००००७२०२३२६७१

(नाव :- उषा अंगद मुंदे)

कामगार तस्मादी गा :- हवेली जि :- पुणे

लोहगाव

ता. हवेली, जे. पुणे.



हवेली-७		
१३२००	१४	२५
२०२३		



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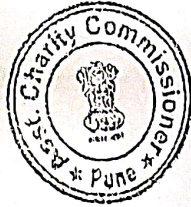
नोंदणीचे प्रमाणपत्र

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

सार्वजनिक विश्वस्तव्यवस्थेचे नाव 'समर्थ शिक्षण प्रसारक मंडळ', मानोश्री, सावित्री नगर, जिल्हा पश्चिम हाकिमवक
सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक E-8349/pune
लोणीकट, पुणे. 16 यास प्रमाणपत्र दिले.
श्री. दत्तात्रय रावसाहेब कोवरगे -

आज दिनांक ०५/१२/२०१८ रोजी माझ्या सहीनिशी दिले.

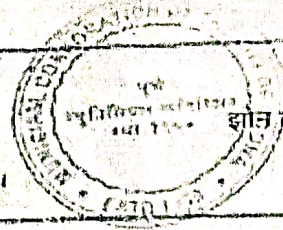
शिवका



सही सहाय्यक धर्मार्थ आचुत
पुणे विभाग, पुणे
पदनाम



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वांधकाम विकास विभाग, झोन १
पुणे महानगरपालिका
आपत्क.क्र. - झोन १/२०२२
दिनांक - २४/०८/२०२१

श्री. / सो. :- रविद्र उत्तम खांदवे.
पत्ता :- रा. स. नं. ४६, लोहगाव, पुणे.
विषय :- मान्यता प्राप्त विनशा मोलना आराखड्यानुसार झोन दाखला मिळण्याबाबत
संदर्भ :- आपला अर्ज आ. क. झोन १/२६५५ दि. १७/०८/२०२१ रोजीचा अर्ज.
वसन नं. :- सीई/वीपी/११४६५/२१, दि. १७/०८/२०२१.
मान्यता प्राप्त प्रादेशिक विनशा आराखड्यामधील नकाशानुसार आरक्षण वगैरेचा तपशील खालीलप्रमाणे आहे.
सर्व्हे नं. / घरांक नं. चा तपशील खालीलप्रमाणे आहे
गावाचे नाव :- लोहगाव, स. नं. ४६
विभाग :- शेती व ना विकास
वरील मिळकत किंवा मिळकतीचा काही भाग मान्यता प्राप्त आर. पी. नकाशानुसार खालील रस्त्यात जात आहे
रस्ता :- ९०.०० मी., आर. पी. रोड.
वरील मिळकत किंवा मिळकतीचा काही भाग मान्यता प्राप्त आर. पी. नकाशानुसार खालील आरक्षणासाठी आरक्षित केला आहे
अ) निरक
ब) निरक
क) निरक
ड) निरक
इ) निरक

इतर माहिती :- सदर मिळकतीचा झोन दाखला मान्यता प्राप्त आर. पी. नकाशा याप्रमाणे दिलेला असून भविष्यात मान्यता मिळतेवेळी यामध्ये बदल होण्याची शक्यता नाकारता येत नाही.



कनिष्ठ अभियंता
वांधकाम विकास विभाग, झोन-१
पुणे महानगरपालिका

९३२८० १६ २५		
२०		

वांधकाम विकास विभाग, झोन-१
पुणे महानगरपालिका

टीप :- संपूर्ण स. नं. एवजी पोट हिश्याप्रमाणे दाखला हवा असल्यास या कार्यालयाकडून जागेवर आखणी करून घेणे आवश्यक आहे. त्यामधील पोट हिश्याची शारांनाच्या भूगणन कार्यालयाकडून जागेवर मोजणी करून त्याप्रमाणे तयार केलेल्या नकाशाच्या चार प्रती व प्रत्येक हिश्यास शुल्क रु.५००/- प्रमाणे महानगरपालिकेकडे भरल्याची पावती अर्जासोबत जोडावी. तयार करण्यात आलेल्या नकाशाप्रमाणे हिश्याचा झोनिंग दाखला दिला जाईल. तुम्ही ही प्रत www.puneecorporation.org वर पाहून पडताळा करू शकता.

भारत गणराज्य
भारत Authority of India

डा. राधाशेठ कोबरणे
Dattatray Raosheth Kobarane
जन्म तिथि/DOB: 03/12/1982
लिंग/ GENDER: MALE

2942 7817 5528
VID: 9158 7656 2290 5695

माझे आधार, माझी ओळख

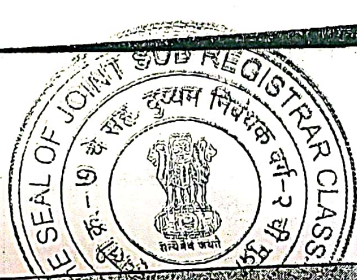
भारत गणराज्य
भारत Authority of India

पत्ता: स/ओ राधाशेठ कोबरणे, फ्लॅट नं. 301, नीराज हाउस,
पद्मनाभ कॉलोनी, राधाशेठ रोड, खारदी, पुणे
पिन: 411014

Address:
S/O Raosheth Kobarane, Flat No 301, Niraaj
Apartment, Padmanabha Society,
Raghvendra Nagar, Kharadi Road, Kharadi,
Pune City, Pune,
Maharashtra - 411014

2942 7817 5528
VID: 9158 7656 2290 5695

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हवल-७		
93200	96	24
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आयकर विभाग
INCOME TAX DEPARTMENT

स्थायी खाते संख्या कार्ड
Permanent Account Number Card
BAKPK2527H

नाम/Name: DATTATRAY RAOSAHEB KOBARANE
पिता का नाम/Father's Name: RAOSAHEB PUNJAJI KOBARANE
जन्म तिथि/Date of Birth: 03/12/1982

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

FTTPK0842F

नाम / Name
SAHEBRAO TUKARAM KHANDAVE

पिता का नाम / Father's Name
TUKARAM KHANDAVE

जन्म की तारीख / Date of Birth
01/06/1944

सा. वि. खा. सं.
S. V. K. No.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRADIP SAHEBRAO KHANDAVE

SAHEBRAO TUKARAM KHANDAVE

18/11/1989

Permanent Account Number

BUYRK9110K

P.S. Khandave

Signature



भारत सरकार
Government of India

साहेबराव तुकाराम खंदे
Sahebrao Tukaram Khandave

जन्म तारीख/DOB: 01/06/1944

पुरुष/ MALE


Download Date: 06/10/2020

Issue Date: 03/10/2020

3340 7021 2012

VID: 9171 4696 9333 6221

माझी आधार, माझी ओळख



भारत सरकार
Government of India

साहेबराव तुकाराम खंदे
Pradip Sahebrao Khandave

जन्म तारीख/DOB: 18/11/1989

पुरुष/ MALE

Download Date: 29/07/2021

Issue Date: 18/06/2021

7709 8394 5502

VID: 9198 2260 4783 6820

माझी आधार, माझी ओळख



हवल-७

932009L	24
2023	

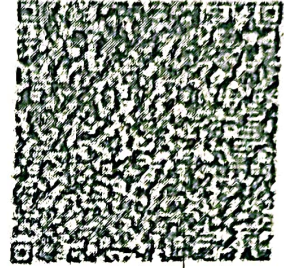
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा माप्यता कार्ड
Permanent Account Number Card

ABBAS2238P



नाम / Name
SAMARTH SHIKSHAN PRASARAK
MANDAL

15122018

निगमन/गठन की तिथि
Date Of Incorporation/Formation
05/12/2018



हवल-७		
93200	90	24
२०२३		

Valuation ID : 20230706926

मूल्यांकन वर्ष : 2023
 जिल्हा : पुणे
 तालुका : तालुका : हवेली विभागाचे नाव : (वि.क्र.28) लोहगाव (पुणे महानगरपालिका)
 उपमूल्य विभाग : 28/437-उर्वरित ना विकास विभाग (वाढीव हदद)
 क्षेत्राचे नांव : Pune Municipal Corporation
 मिळकतीचा क्रमांक : सर्व्हे नंबर#46

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
5200	0	0	0	0	चौ. मीटर

मिळकतीचे क्षेत्र 2000 चौ. मीटर Layout Plot - More Than 1 Road Front Corner Plot (12 meter)

कॉर्नर प्लॉट नुसार 110% = 5720

Applicable Rules : ,40 ,16 ब

1. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =5720/-

2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 5720
 =11440000/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=11440000 + 0

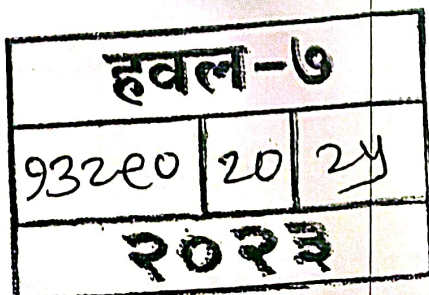
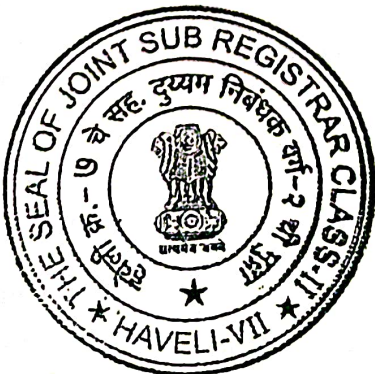
= Rs.11440000/-

= ₹ एक करोड चौदा लाख चाळीस हजार /-

Home

Print

मूळ मूल्यांकनाच्या १०% = १,१४,४०,०००/-

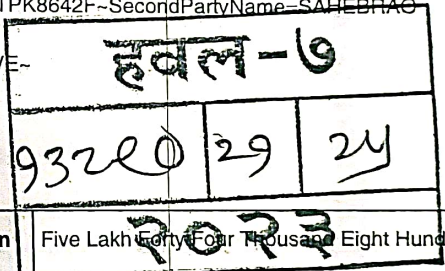
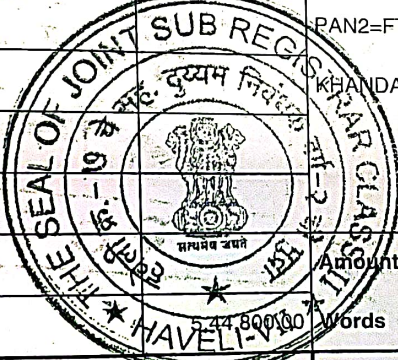
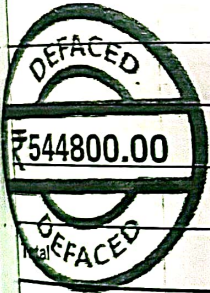




CHALLAN
MTR Form Number-6



GRN	MH005128891202324P	BARCODE	Date 13/07/2023-13:36:38		Form ID 36
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)		
Office Name	HVL7_HAVELI 7 JOINT SUB REGISTRAR		PAN No.(If Applicable)	BAKPK2527H	
Location	PUNE		Full Name	DATTATRAY RAOSAHEB KOBARANE	
Year	2023-2024 One Time		Fiat/Block No.		
Account Head Details		Amount In Rs.	Premises/Building		
0030046401	Stamp Duty	514800.00	Road/Street		
0030063301	Registration Fee	30000.00	Area/Locality	LOHEGAON PUNE	
			Town/City/District		
			PIN	4 1 1 0 4 7	
			Remarks (If Any)	PAN2=FTTPK8642F~SecondPartyName=SAHEBRAO TUKARAM	
			PAN2=FTTPK8642F~SecondPartyName=SAHEBRAO TUKARAM		
			Amount In Words	Five Lakh Forty Four Thousand Eight Hundred Rupees	
			Only		
Payment Details		STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	10000502023071303834 5066546085623
Cheque/DD No.			Bank Date	RBI Date	13/07/2023-13:37:11 Not Verified with RBI
Name of Bank			Bank-Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 9922029595

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-7-13290	0002649906202324	13/07/2023-15:21:24	IGR014	30000.00
2	(IS)-7-13290	0002649906202324	13/07/2023-15:21:24	IGR014	514800.00
Total Defacement Amount					5,44,800.00

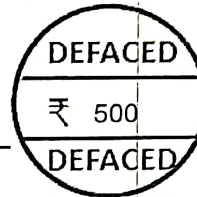


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1307202308582	Receipt Date	13/07/2023
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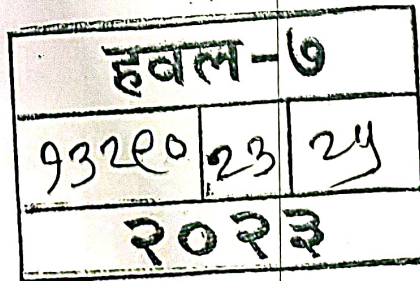
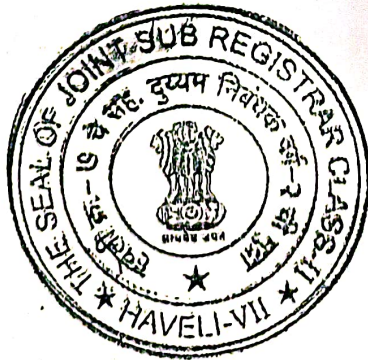
Received from SELF, Mobile number 0000000000, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 13290 dated 13/07/2023 at the Sub Registrar office Joint S.R. Haveli 7 of the District Pune.



Payment Details

Bank Name	SBIN	Payment Date	13/07/2023
Bank CIN	10004152023071307942	REF No.	319480101505
Deface No	1307202308582D	Deface Date	13/07/2023

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



13/07/2023 3 29:50 PM
दस्ता क्रमांक: हवल7/13290/2023
दस्ताचा प्रकार: लीजडीड

दस्त गोपवाग भाग-2

हवल7 25/25
दस्ता क्रमांक: 13290/2023

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: साहेबराव तुकाराम खांदवे
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -
लोहगाव पुणे, महाराष्ट्र, पुणे.
पैन नंबर:

पक्षकाराचा प्रकार

मातक
वय: -79
स्वाक्षरी:-

छायाचित्र

उमा प्रमाणित



2 नाव: समर्थ शिक्षण प्रसारक मंडळ तर्फे प्रेमिडेंट दत्तात्रय रावसाहेब
कोवारणे - - उर्फ -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -
खराडी पुणे, महाराष्ट्र, पुणे.
पैन नंबर:

भाडेकरू
वय: -40
स्वाक्षरी:-



3 नाव: समर्थ शिक्षण प्रसारक मंडळ तर्फे डायरेक्टर प्रदीप साहेबराव
खांदवे - - उर्फ -
पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -
लोहगाव पुणे, महाराष्ट्र, पुणे.
पैन नंबर:

भाडेकरू
वय: -34
स्वाक्षरी:-



द्वितीय दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ: 13 / 07 / 2023 03 : 25 : 46 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्याची ओळख मटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: एंड कविता सदाशिव गायकवाड - -
वय: 39
पत्ता: खराडी पुणे
पिन कोड: 411014

छायाचित्र

उमा प्रमाणित



मदर दुय्यम निबंधक, हवेली-7

Payment Details

Payment Detail - 3				SR.		हवेली क्र. ७ पुणे		Verification no/Vendor		GRN/Licence		Amount		Used At		Deface Number		Deface Date	
1	DATTATRAY RAOSAHEB KOBARANE		eChallan	10000502023071303834	MH005128891202324P		514800.00	SD	0002649906202324	13/07/2023									
2			DHC		1307202308582		500	RF	1307202308582D	13/07/2023									
3	DATTATRAY RAOSAHEB KOBARANE		eChallan		MH005128891202324P		30000	RF	0002649906202324	13/07/2023									
												Handling Charges]						13290 /2023	

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

13290 /2023

Know Your Rights as Registrants
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isanita@gmail.com

प्रमाणित करण्यात येते की
दस्तास एकुण 25 पाने आहेत.

दुय्यम निबंधक हवेली क्र.७ पुणे
पहिले नंबराचे पुस्तकाचे
93200 नंबर नोंदले.

