

नांव समिधान नारायण शेवकर
वत इंदोरी माल
वत क्र. १६८ दिनांक ११/३
वत क्र. १६८ दिनांक ११/३

प्राप्ता ऑफिसर तथा
दुय्यम निबंधक मावल

प्राप्ता ऑफिसर तथा
दुय्यम निबंधक मावल

सर्विस. ११३ मं.
Gen 113 me.

२६९१
१४६३८

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूल प्रत
ORIGINAL COPY (NON TRANSFERABLE)

मासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place तडगाव दिनांक/Date १३/३/१३

Received from समिधान नारायण शेवकर पांच्याकडून

रु./Rs. ४६५००/- (रुपये/ Rupees एकशेअठ्ठाविस हजार)

on account of पापरा जगत याकरिता मिळाले

रोखपास अ सेक्षपास
Cashier or Accountant.

(सही/Signature)
(पद/Post/Designation)

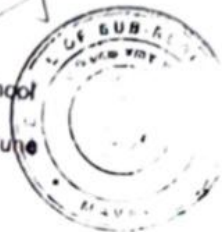
LEASE DEED

THESE LEASE DEED is made and entered into at Vadgaon-Maval,
District Pune on this 13th day of MARCH 2013.

Government Valuation of Rs. 16,47,000/-
Total Rent of Thirty Three years Rs. 1,98,00,000

BETWEEN

Principal
Haltanya International School
CBSE 1130899
Indori, Tal-Maval, Dist-Pune



म. त. ल.		
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००१३		

Reg. No F 2627, Pune
Tal. Maval, Dist. Pune



21. 4. 2010		
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MR. BHAGVAN NARAYAN SHEVKAR aged 52, Occupation : Agriculturist, residing at : Indori, Taluka Maval, District Pune, Hereinafter referred to as **'THE LESSOR'** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) OF THE FIRST PART.

AND

Reg No. MAH 3161/2010

CHAITANYA CHARITABLE FOUNDATION, Indori, Taluka Maval, District through its President MR. BHAGVAN NARAYAN SHEVKAR aged 52, Occupation : Agriculturist, residing at : Indori, Taluka Maval, District Pune. Hereinafter referred to as **'THE LESSEE'** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include its executors, administrators and assigns) OF THE SECOND PART.

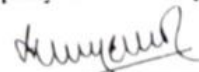
WHEREAS all that piece and parcel of a portion of land area admeasuring 00 H. 96 R out of **Gut No. 545** having total area admeasuring 03 H. 29 R, assessed Rs. 06=29 paise, lying and situated at village **INDORI**, Taluka Maval, District Pune. It is absolute property of Lessor. And his name is recorded in the 7/12 extract as a owner. The Lessor is President of Lessee Foundation.

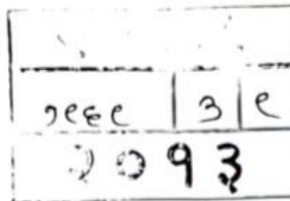
AND WHEREAS Lessee Foundation is charitable have required a suitable land in village Indori., Taluka Maval, District Pune for its Educational purpose.

AND WHEREAS a portion of land area admeasuring 00 H. 80 R out of Lessor's share out of land **Gut No. 545** which is more particularly described in Schedule written herein under (hereinafter referred as the said property) is suitable for educational purpose of Lessee. The said property is owned by


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Chaitanya International School
CBSE 1130899
A/P- Indori, Tal-Maval, Dist-Pune


Chaitanya Charitable Foundation
Reg No F 2627 Pune
Tal Maval Dist. Pune




Lessor. And therefore Lessee requested to the Lessor to give the said property on lease basis for the period of **33 years** for purpose of educational purpose of Lessee Foudation. And Lessor is the President of Lessee foundation and therefore Lessor is agreed to grant the lease of the above said property to the Lessee.

AND WHEREAS the Lessee Foundation has now requested the Lessor to execute this Lease Deed that he has agreed to do.

NOW THIS DEED OF LEASE WITNESSES AS UNDER:-

- 1] In consideration of the rent of **Rs. 6,00,000/- (Rupees Six Lacs only)** per year as a rent and in consideration of the covenants terms mentioned hereinunder in respect of said leased property the said lessor hereby conveys by way of lease the said property to the lessee for a period of **THIRTY THREE** years commencing from 13th day of **MARCH 2013**.
- 2] The Lessor handed over actual and peaceful possession of the said property to the Lessee for the period of **THIRTY THREE** years at the time of execution of this deed.
- 3] The lessee shall be entitled to erect and construct any building or any other structure on the said property in accordance with the rules regulations and bye laws of the Grampanchyat Indori, Taluka Maval, & Town Planning Authority Pune, Collector Pune, Sub-Divisional Officer Maval and shall be entitled to use the said building or structure for its educational purpose for such period as the lessee may think fit provided the said user or demise shall not extend beyond the period fixed hereunder. The lessee shall be entitled all activities related to education.
- 4] It is also agreed that the Lessee is occupying the said land for temporary period of Lease basis and it do not create any right, title and interest in the said property way of or otherwise.
- 5] It is expressly agreed that the Lessee shall use the said property only for their Educational purpose and not for any


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anya International School
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ndori, Tal-Maval, Dist-Pune


Chaitanya Charitable Foundation
Reg No F 2627, Pune
Tal Maval Dist Pune



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other purpose and/not for storing any unauthorized stock of material and/or for any illegal purpose.

6) The lessee shall be entitled to obtain necessary permissions from the Government or any Competent Authority for the their educational purpose.

7) The lessee shall be entitled all activities related to an under Educational Department of Government Act.

✓ 8) The lessee shall be entitled to obtain finance for its project and mortgage the said property within lease period with any bank or financial institution. The said finance shall be repaid by the Lessee within lease period. ✓

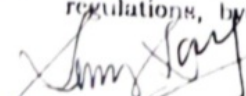
9) The lessee shall deliver possession of the said land as well as any structure or building thereon erected by them or by any of its successors in-interest of the lessee or its assignee or any other person whatsoever whether sub-lessee or any other person, and the lessor shall on the expiry of the said lease become the full owner of such structure or building without payment of any compensation thereof.

10) The lessee shall not be entitled to remove any electric fitting or any other permanent fixtures. The lessee shall be bound to convey unto the lessor on the expiry of the said period of the lease, all rights relating to any electric connection, Telephone connection, water connection or any other convenience, easement, licence or other rights acquired or attached to the possession or occupation of such premises. Subject to rules and regulation of the Government department concerned, if any.

11) In case of destruction of the premises by fire, earthquake, or any other cause whatsoever, whether whole or in part, the lessee or any other person claiming through them shall not be bound to re-erect or construct any structure or building thereon.

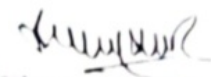
12) The lessee shall be liable to pay all rates, taxes or cesses or any other charges whatsoever levied by any other local, provincial or central or other authority.

13) The lessee shall be observe, comply with and satisfy all regulations, bye-laws, rules and condition now or at any


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CBSE 1130899

A/P- Indori Tal-Mandla Dist Bhopal


Chaitanya Charitable Foundation

Reg No. F 2627 Pune

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मि. दा. ५

તા. ૩૦/૧૧/૨૦૨૩

जि. बुद्ध

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Principal

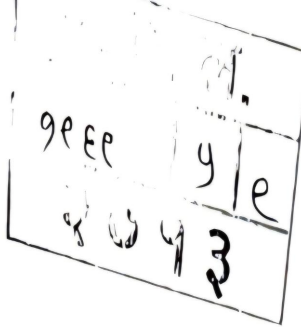
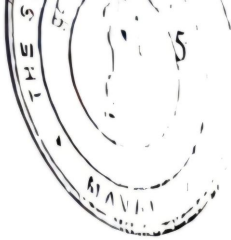
Chaitanya International School
CBSE 1130899

NP- Indori, Tal-Maval, Dist-Pune

Chaitanya Charitable Foundation

Reg No F 2627, Pune

Tal. Ma. Dist. Pune



time hereafter prescribed by Government or by any local authority.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED

All that piece and parcel of a **portion of land area admeasuring 00 H. 80 R (i.e. 80,120 Sq.ft.)** out of portion of land area admeasuring 00 H. 96 R out of **Gut No. 545** having total area admeasuring 03 H. 29 R, assessed Rs. 06=29 paise, lying and situated at village **INDORI**, Taluka Maval, District Pune within the limits of Sub-Registrar, Vadgaon-Maval and within the limits of Zilla Parishad Pune, Panchyat Samiti Maval and bounded as follows:-

- | | |
|---------------------|---|
| On or towards East | : Remaining portion of land Gut No. 545 |
| On or towards South | : Indori-Kanhewadi Road |
| On or towards West | : Indori-Kundmala Road |
| On or towards North | : Remaining portion of Gut No. 545. |

IN WITNESS whereof the parties aforesaid have signed this deed of lease on the date aforementioned in presence of the under named witness.

SIGNED SEALED & DELIVERED
By withinnamed Lessor
MR. BHAGVAN NARAYAN SHEVKAR
in the presence of

[Handwritten signature]



SIGNED SEALED & DELIVERED
By withinnamed Lessee
CHAITANYA CHARITABLE FOUNDATION
through its President
MR. BHAGVAN NARAYAN SHEVKAR
in the presence of

[Handwritten signature]



Principal

Chaitanya International School
CBSE 1130889
Indori, Tal-Maval, Dist-Pune

[Handwritten signature]
Chaitanya Charitable Foundation
Reg No F 2627, Pune
Tal Maval Dist Pune



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
D 267 3371/ 265 6567



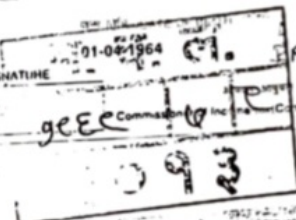
NAME : Sunanda Baban Ghule
RESIDENCE Talegaon Dabhade, Pune-7
ROLL No : Mah/2994/2002
ENROLLED ON 24-10-2002
DATE OF BIRTH 15-3-1977

SECRETARY

PERMANENT ACCOUNT NUMBER
RAPS0206N

CHAITANYA CHARITABLE FOUNDATION

CHAITANYA CHARITABLE FOUNDATION



आयकर विभाग
INCOME TAX DEPARTMENT
SHEVKAR BHAGWAN NARAYAN
NARAYAN MAHADU SHEVKAR
01/06/1960
Permanent Account Number
BJBPS4092P

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHAITANYA CHARITABLE FOUNDATION

08/06/2010

Permanent Account Number

AABAC12290

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHEVKAR RADHIKA BHAGWAN
GOVIND NIVRUTTI KEDARI
05/08/1968
Permanent Account Number
BTNPS3032F



Chaitanya Charitable Foundation

Reg No F 2627, Pune
Tal Maval Dist. Pune

Principal
Chaitanya International School
CBSE 1130899
AP- Indori, Tal-Maval, Dist-Pune

17/1969

बुधवार, 13 मार्च 2013 2:01 म.नं.

दस्त गोपवारा भाग-1

मवल C/E

दस्त क्रमांक: 1969/2013

दस्त क्रमांक: मवल /1969/2013

बाजार मूल्य: रु. 16,47,000/- मोबदला: रु. 16,47,000/-

भरलेले मुद्रांक शुल्क: रु.49,500/-

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

पावती: 2254

पावती दिनांक:

अ. क्र. 1969 वर दि. 13-03-2013

13/03/2013

रोजी 1:59 म.नं. वा. हजर केला.

सादरकरणाराचे नाव: भगवान नारायण शेवकर

नॉटणी फी

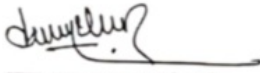
रु.

16470.00

दस्त हाताळणी फी

रु. 280.00

पृष्ठांची संख्या: 14



दस्त हजर करणाऱ्याची सही:

एकूण: 16750.00



दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (25-अ) जंगण मालमत्तेच्या बाबतीत असेल तर

शिकका क्रं. 1 13 / 03 / 2013 01 : 59 : 41 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 13 / 03 / 2013 02 : 00 : 03 PM ची वेळ: (फी)



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Principal

Chaitanya International School

CBSE 1130899

A/P- Indori, Tal-Maval, Dist-Pune


Chaitanya Charitable Foundation

Reg No F 2627, Pune

Tal Maval Dist Pune

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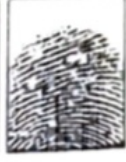


13/03/2013 2 03:28 PM

दस्त गोपवारा भाग-2

माल C/C
दस्त क्रमांक 1969/2013

दस्त क्रमांक :मवल/1969/2013

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भगवान नारायण शेवकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इंदोरी ता. मावळ जि. पुणे . . . पॅन नंबर:BJBPS4092P	भाडेकरू वय :-52 स्वाक्षरी:-		
2	नाव:चैतन्य चेरिटेबल फाउंडेशन अध्यक्ष भगवान मालक नारायण शेवकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: इंदोरी ता. मावळ जि. पुणे . . . पॅन नंबर:AABAC1329G	वय :-52 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:13 / 03 / 2013 02 : 02 : 27 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात. व त्याची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अॅड एस बी घुले
वय:34
पत्ता:तळेगाव दाभाडे ता. मावळ जि. पुणे
पिन कोड:410507

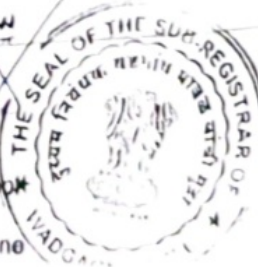
स्वाक्षरी



शिवका क्र.4 ची वेळ:13 / 03 / 2013 02 : 02 : 51 PM

शिवका क्र.5 ची वेळ:13 / 03 / 2013 02 : 03 : 01 PM नोंदणी पुस्तक 1 मध्ये

मुख्यस 17444 मोवव



Chaitanya Charitable Foundation
Reg No F 2627, Pune
Tal Maval Dist Pune

Chaitanya Charitable Foundation
CBSE 1130899
A/P- Indori, Tal-Maval, Dist-Pune

7/8464

पावती

Original/Duplicate

Tuesday, September 12, 2023

नोंदणी क्र.: 39म

1:47 AM

Regn.: 39M

पावती क्र.: 11188 दिनांक: 12/09/2023

वाचे नाव: इंदूरी

मन्तव्येवजाचा अनुक्रमांक: मवल-8464-2023

मन्तव्येवजाचा प्रकार: भाडेपट्टा

दर करणाऱ्याचे नाव: चैतन्य चॅरिटेबल फाऊंडेशन तर्फे अध्याक्ष भगवान नारायण शेवकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 260.00

पृष्ठांची संख्या: 13

एकूण:

रु. 30260.00

पणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:08 PM ह्या वेळेस मिळेल.


MVL

दुष्यन निबंधक भावळ

जाग मूल्य: रु. 5024000 /-

वदला रु. 25000/-

मन्तव्ये मुद्रांक शुल्क : रु. 226100/-

देयकाचा प्रकार: DHC रकम: रु. 260/-

डी/धनादेश/पे ऑर्डर क्रमांक: 0923084907322 दिनांक: 12/09/2023

रुचे नाव व पत्ता:

देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डी/धनादेश/पे ऑर्डर क्रमांक: MH007834454202324E दिनांक: 12/09/2023

रुचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : दु.नि. मावळ

12/09/2023

दम्न क्रमांक : 8464/2023

नोदणी :

Regn 63m

गावाचे नाव : इंदूरी

- (1) विवेकाचा प्रकार भाडेपट्टा
- (2) भोवदला 25000
- (3) वाजाराभाव (भाडेपट्ट्याच्या वाचनितपट्टावर आकारणी देतो की पट्टेदार ने नमूद करावे) 5024000

- (4) भू.माण, पोटलिंग्मा व पंगळमाक (असल्यास)

1) पाविकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: गाव मोजे इंदूरी ता. मावळ जि. पुणे येथील गट नं 545 यांसी पेकून क्षेत्र 03 हे 29 आर यांसी आकार 06 म 29 पैमे या पैकी भाडे तत्वाने विटून देणेने क्षेत्र 00 हे 16 आर ((GAT NUMBER : 545 ;))

- (5) क्षेत्रफळ

1) 0.1600 हेक्टर . आर

- (6) आकारणी चिंता जूरी देण्यात असेल तेव्हा.

- (7) दम्नगवज करन देणा-या/विटून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता

1): नाव:-चैतन्य चॅरिटेबल फाऊंडेशन तर्फे अध्यापक भगवान नारायण शेवकर वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेट नं:- इंदोरी मावळ पुणे, महाराष्ट्र, पुणे. पिन कोड:-410506 पॅन नं:-AABTC5477E

- (8) दम्नगवज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिने नाव व पत्ता

1): नाव:-भगवान नारायण शेवकर वय:-61; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेट नं:- इंदोरी मावळ पुणे, महाराष्ट्र, पुणे. पिन कोड:-410506 पॅन नं:-BJBPS4092P

- (9) दम्नगवज करन दिव्याचा दिनांक 12/09/2023

- (10) दम्न नोदणी केल्याचा दिनांक 12/09/2023

- (11) अनुक्रमीक, खट व पृष्ठ 8464/2023

- (12) वाजाराभावाप्रमाणे मूद्रांक शुल्क 226100

- (13) वाजाराभावाप्रमाणे नोदणी शुल्क 30000

- (14) जेरा



मन्याकनामाटी विचारान घेतलेला तपशील:-

मद्राक शुल्क आकारणाना 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.



दुय्यम निबंधक मावळ

Selabate
दुय्यम निबंधक मावळ

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

Valuation ID : 202309065818

06 September 2023 03:22:09 PM

मूल्यांकन वर्ष 2023

जिल्हा पुणे

तालुका मावल

गावाचे नाव इंदोरी

क्षेत्राचे नाव Influence Area

मूल्य विभाग उपमूल्य विभाग 9.34

मिळकतीचा प्रकार खुली

मिळकतीचे क्षेत्र 1600 चौ मीटर Layout Plot

वार्षिक मूल्य दर
तकशुनुसार जमिनीचा दर
Rs 3140/-

प्रथम विक्री

Applicable Rules 16 क

1. 1600 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 3140/-

1600 चौ मीटर क्षेत्रासाठी मूल्य = 1600 * 3140

= 5024000/-

जमिनीचा एकात्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

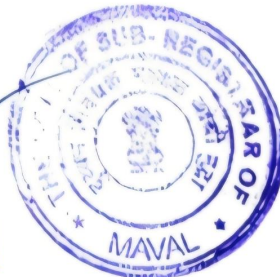
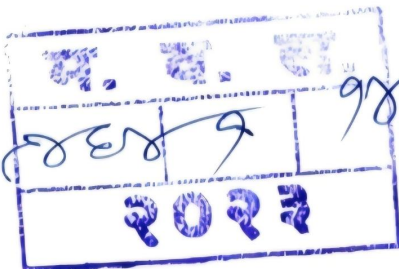
= 5024000 + 0

= Rs. 5024000/-

= २ पन्नास लाख चोवीस हजार -/-

Home

Print





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

Receipt of Document Handling Charges

PRN 0923084907322

Receipt Date 12/09/2023

Received from Bhagwan Narayan Shevkar, Mobile number 9175212006, an amount of Rs.260/-, towards Document Handling Charges for the Document to be registered on Document No. 8464 dated 12/09/2023 at the Sub Registrar office S.R. Mawal of the District Pune Gramin.

DEFACED

₹ 260

DEFACED

Payment Details

Bank Name SBIN

Payment Date 08/09/2023

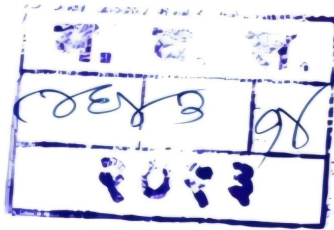
Bank CIN 10004152023090806995

REF No. 325184281069

Deface No 0923084907322D

Deface Date 12/09/2023

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

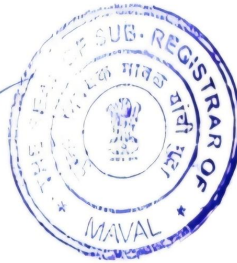
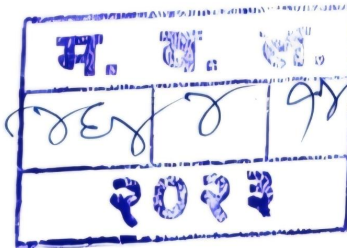


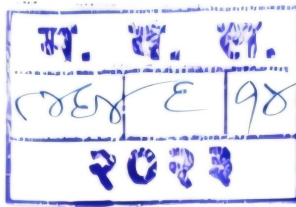


बैंक ऑफ महाराष्ट्र
Bank of Maharashtra
एक परिवार एक बैंक

Receipt for Virtual Treasury Payment

GRN	:	MH007834454202324E
Form Id	:	36
Payment Date	:	08/09/2023
Department	:	Inspector General Of Registration
Office Code	:	PUNE
Office Name	:	MVL MAVAL VADGAON SUB REGISTRAR
Period From	:	01/10/2014
Period To	:	31/03/2099
Payee Details	:	
PAN No(If Applicable)	:	BJBPS4092P
Full Name	:	Bhagwan Narayan Shevkar
Account Head Details	:	Amount in Rs
0030046401 Stamp Duty	:	2,26,100.00
0030063301 Registration Fee	:	30,000.00
Total Amount	:	2,56,100.00
Flat/BlockNo	:	TAL MAVAL DIST PUNE
Road/Street	:	GAT NO 545 INDORI
Area/Locality	:	PUNE
PIN	:	410507
Remarks	:	PAN2 AABTC5477E SecondPartyName CHAITANYA CHARITABLE FOUNDATION CA 33 Marketval 5024000 Two Lac Fifty Six Thousand One Hundred Rupees Only.
Amount in Words	:	Bank Of Maharashtra
Bank Name	:	00908 - INDURI
Name of Branch	:	
For Use in Receiving Bank	:	02300042023090860408
Bank CIN No	:	08/09/2023
Payment Date	:	pooln00001
User Id	:	00908 - INDURI
Name of Branch	:	Virtual Treasury Payment
Transaction Type	:	success
Transaction Status	:	





MR. BHAGVAN NARAYAN SHEVKAR aged 61, Occupation Agriculturist, residing at: Indori, Taluka Maval, District Pune, hereinafter referred to as **THE LESSOR'** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) OF THE FIRST PART.

AND

Reg No. MAH 5161/1610 **CHAITANYA CHARITABLE FOUNDATION/** Indori, Taluka Maval, District through its President **MR. BHAGVAN NARAYAN SHEVKAR** aged 61, Occupation: Agriculturist, residing at Indori, Taluka Maval, District Pune. Hereinafter referred to as **THE LESEE'** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed include its executors, to administrators and assigns) OF THE SECOND PART

WHEREAS all that piece and parcel of a portion of land area admeasuring 00 H. 96 R out of **Gut No. 545** having total area admeasuring 03 H. 29 R, assessed Rs. 06-29 paise, lying and situated at village **INDORI**, Taluka Maval, District Pune. It is absolute property of Lessor. And his name is recorded in the 7/12 extract as a owner. The Lessor is President of Lessee Foundation.

AND WHEREAS Lessee Foundation is charitable have required a suitable land in village Indori., Taluka Maval, District Pune for its Educational purpose.

AND WHEREAS a portion of land area admeasuring 00 H. 80 R out of Lessor's share out of land **Gut No. 545** which is more particularly described in Schedule written herein under (hereinafter referred as the said property) is suitable for educational purpose of Lessee. The said property is owned by

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED

All that piece and parcel of a portion of land area admeasuring 00 H. 16 Gunthe (1600 sq. mt. / 17424 sq. Ft) out of portion of land area admeasuring 00 H. 96 R out of Gut No. 545 having total area admeasuring 03 H. 29 R, assessed Rs. 06-29 paise, lying and situated at village **INDORI**, Taluka Maval, District Pune within the limits of Sub-Registrar, Vadgaon-Maval and within the limits of Zilla Parishad Pune, Panchyat Samiti Maval and bounded as follows:

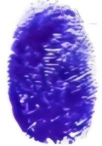
On or towards East Remaining portion of land Gut No. 545
On or towards South Tolani Foundation
On or towards West Chaitanya International School
On or towards North Karle's Property

IN WITNESS whereof the parties aforesaid have signed this deed of lease on the date aforementioned in presence of the under named witness.


SIGNED SEALED & DELIVERED

By within named Lessor

MR. BHAGVAN NARAYAN SHEVKAR
in the presence of




SIGNED SEALED & DELIVERED

By within named Lessee


CHAITANYA CHARITABLE FOUNDATION


through its President

MR. BHAGVAN NARAYAN SHEVKAR
in the presence of.....



Witness

① 
लेखरी रजि. दफ्तरी
मालकाचे व. दफ्तरी
मालक जय.

② 
मालकाचे व. दफ्तरी
रजि. दफ्तरी मालकाचे व. दफ्तरी

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

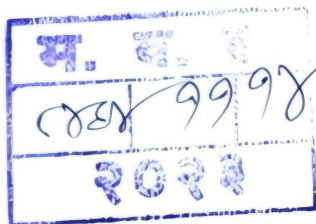
CHAITANYA CHARITABLE FOUNDATION

31/08/2010

Permanent Account Number

AABTC5477E

Signature



भारत सरकार

सिंहल देवना

भारत सरकार
GOVERNMENT OF INDIA

रमेश सोपान दामाडे

Ramosh Sopan Dabhade

जन्म तारीख/DOB: 25/07/1965

पुरुष / MALE

5577 5539 0774

माझे आधार, माझी ओळख



भारत सरकार
GOVERNMENT OF INDIA



भगवान नारायण शेवकर

Bhagwan Narayan Shevkar

जन्म वर्ष / Year of Birth : 1960

पुरुष / Male

3804 9746 7254



आधार - सामान्य माणसाचा अधिकार

ADVOCATE

Bar Council of
Maharashtra & Goa
HIGH COURT, BOMBAY



: SHINDE SANJAY BITURAM

: VADGAON MAVAL Dist PUNE

: MAH/860/1991

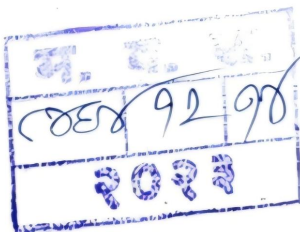
: 11-07-1991

: 01-04-1964

: 80000056685

[Signature]

CHAIRMAN



न्याय देणार

न्याय देणार

दस्तावेज क्रमांक: मयन /8464/2023

वाजारा मूल्य: ₹. 50,24,000/-

मोबदला: ₹. 25,000/-

भरनेचे मुद्रांक शुल्क: ₹. 2,26,100/-

इ. नि. म.स. इ. नि. मयन यांचे कार्यालयाने

इ. क्र. 8464 वर दि. 12-09-2023

लेखी 11:46 म.पू. या. इतर केसा.

पायकी: 11188

पायकी दिनांक: 12/09/2023

मादगकरणागचे नाव: वैतन्य चॅरिटेबल फाऊंडेशन तर्फे अध्यास भगवान नारायण शेवकर

नोदणी फी

₹. 30000.00

दस्त हानाळणी फी

₹. 260.00

पृष्ठांची संख्या: 13

एकूण: 30260.00

[Signature]

इतर करणाऱ्याची मंत्री:

[Signature]

दुय्यम निबंधक भावळ

[Signature]

दुय्यम निबंधक भावळ

स्मिता प्रकाश भादेपट्टा

मुद्रांक शुल्क: (रोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा पंचायत समिती किंवा ग्रामपंचायत किंवा कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विक्रय शा. धिक्करणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
इतर प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे शुल्क ठरवित.

दिनांक: 12/09/2023 11:46:46 AM ची वेळ: (मादगकरण)

दिनांक: 212/09/2023 11:48:01 AM ची वेळ: (फी)



नगर दस्तावेज हा नोदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोदणीस दाखल केला आहे. दस्तऐवजातील संपूर्ण मजकूर निष्ठादित व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्तनिष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आवकून आल्यास याची संपूर्ण जबाबदारी दस्तातील निष्पादकाची राहिल.

[Signature]

निरुप देगार

[Signature]

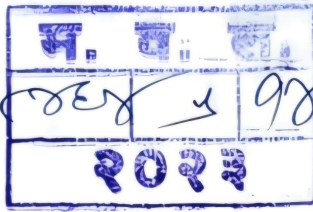
निरुप देगार

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Bhagwan Narayan Shevkar	eChallan	02300042023090860408	MH007834454202324E	226100.00	SD	0004183452202324	12/09/2023
2		DHC		0923084907322	260	RF	0923084907322D	12/09/2023
3	Bhagwan Narayan Shevkar	eChallan		MH007834454202324E	30000	RF	0004183452202324	12/09/2023

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

Print Date 12-09-2023 11:50:37



LEASE DEED

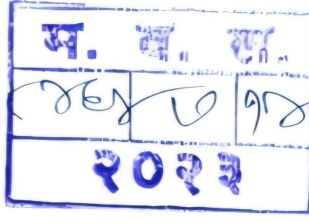
THESE LEASE DEED is made and entered into at
Vadgaon Maval, District Pune on this 05th day of SEPTEMBER 2023

↓

Government Valuation of Rs. 50,24,000/-

Total Rent of Thirty Three years Rs. 99,00,000/-

BETWEEN



Lessor. And therefore, Lessee requested to the Lessor to give the said property on lease basis for the period of **33 years** for purpose of educational purpose of Lessee Foundation. And Lessor is the President of Lessee foundation and therefore Lessor is agreed to grant the lease of the above said property to the Lessee.

AND WHEREAS the Lessee Foundation has now requested the Lessor to execute this Lease Deed that he has agreed to do.

NOW THIS DEED OF LEASE WITNESSES AS UNDER: -

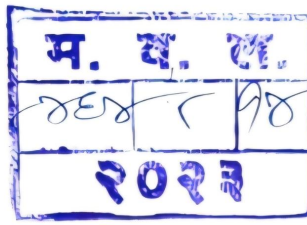
1] In consideration of the rent of **Rs. 3,00,000/- (Rupees Three Lacs only)** per year as a rent and in consideration of the covenant's terms mentioned hereinunder in respect of said leased property the said lessor hereby conveys by way of lease the said property to the lessee for a period of **THIRTY-THREE** years commencing from **25th day of AUGUST 2023**.

2] The Lessor handed over actual and peaceful possession of the said property to the Lessee for the period of **THIRTY-THREE** years at the time of execution of this deed.

3] The lessee shall be entitled to erect and construct any building or any other structure on the said property in accordance with the rules regulations and bye laws of the Grampanchyat Indori, Taluka Maval, & Town Planning Authority Pune, Collector Pune, Sub-Divisional Officer Maval and shall be entitled to use the said building or structure for its educational purpose for such period as the lessee may think fit provided the said user or demise shall not extend beyond the period fixed hereunder. The lessee shall be entitled all activities related to education.

4] It is also agreed that the Lessee is occupying the said land for temporary period of Lease basis and it do not create any right, title and interest in the said property way of or otherwise.

5] It is expressly agreed that the Lessee shall use the said property only for their Educational purpose and not for any other purpose and/not for storing any unauthorized stock of material and/or for any illegal purpose.



6] The lessee shall be entitled to obtain necessary permissions from the Government or any Competent Authority for their educational purpose.

7] The lessee shall be entitled all activities related to an under Educational Department of Government Act.

8] The lessee shall be entitled to obtain finance for its project and mortgage the said property within lease period with any bank or financial institution. The said finance shall be repeat by the Elance within lease period.

9] The lessee shall deliver possession of the said land as well as any structure or building thereon erected by them or by any of its successors in-interest of the lessee or its assignee or any other person whatsoever whether sub-lessee or any other person, and the lessor shall on the expiry of the said lease become the full owner of such structure or building without payment of any compensation thereof.

10) The lessee shall not be entitled to remove any electric fitting or any other permanent fixtures. The lessee shall be bound to convey unto the lessor on the expiry of the said period of the lease, all rights relating to any electric connection. Telephone connection, water connection or any other convenience, easement, licence or other rights acquired or attached to the possession or occupation of such premises. Subject to rules and regulation of the Government department concerned, if any.

11] In case of destruction of the premises by fire, earthquake, or any other cause whatsoever, whether whole or in part, the lessee or any other person claiming through them shall not be bound to re-erect or construct any structure or building thereon.

12] The lessee shall be liable to pay all rates, taxes or cesses or any other charges whatsoever levied by any other local, provincial or central or other authority.

13] The lessee shall be observed, comply with and satisfy all regulations, bye-laws, rules and condition now or at any time hereafter prescribed by Government or by any local authority.

महाराष्ट्र शासन



2026159191

गट क्रमांक व उपविभाग : 545

शेताचे स्थानिक नाव

FEDERAL BUREAU OF INVESTIGATION

U.S. DEPARTMENT OF JUSTICE

98

JERRO

: 545

टोप - सदरची नोट मोबाइल ॲप द्वारे घेणेत आलेली आहे

shininess

(नाव : स्वाती सुभाष शिंदे)
तलाठी साह्या : इंदुनीता : मावळ जि : पुणे

बनाइये-शुद्ध

विष्णु भगवान्

17/8464

गणकभाग, 12 सप्टेंबर 2023 11:48 म.पू.

दस्त गोपवारा भाग-1

घनप

दस्त गणक: 8464/2023

दस्त गणक: घनप /8464/2023

वाजारा मूल्य: ₹. 50,24,000/-

मोचदला: ₹. 25,000/-

भरनेचे मुद्रांक शुल्क: ₹.2,26,100/-

इ. नि. मंड. इ. नि. मण्डल घाने कार्यालयान

स. क. 8464 वर दि.12-09-2023

मिती 11-46 म.पू. वा. इतर केला.

पावनी:11188

पावनी दिनांक: 12/09/2023

मादरकारणाने नाव: नैतन्य चॅरिटेबल फाऊंडेशन तर्फे अध्यास भगवान नारायण शेवकर

नॉदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 260.00

पृष्ठांची संख्या: 13

एकूण: 30260.00

Shreyas

दस्त इतर वरणाच्याची मारी:

Shreyas
दुय्यम निबंधक भावळ*Shreyas*
दुय्यम निबंधक भावळ

दस्तावा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा नगरपालिका अंतर्गत कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
 विमान प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक क्षेत्राच्या अंतर्गत कोणत्याही प्रत्यक्ष वाजार मूल्याचे निधारणा) नियम, 1995
 इतर प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे शुल्क ठरवित.

मिती क्र. 1 12 / 09 / 2023 11 : 46 : 46 AM ची वेळ: (मादरकारण)

मिती क्र. 2 12 / 09 / 2023 11 : 48 : 01 AM ची वेळ: (फी)



नदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तऐवजातील संपूर्ण मजकूर निष्ठादित व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्राची सत्यता तपासली आहे. दस्तावी सत्यता, वैधता कायदेशीर बाबीसाठी दस्तनिष्ठादक व कबुलीधारक हे स्वतः जबाबदार राहतील. दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आवकून आल्यास याची संपूर्ण जबाबदारी दस्तातील निष्ठादकाची राहिल.

Shreyas
निष्ठा देणार*Shreyas*
सिद्धि देणार

Summary-2

एन सीआर भाग-2

संख्या 8464/2023

23 11 2023

12/09/2023 11 51 01 AM

एन सीआर संख्या 8464/2023
एन सीआर प्रकार - साधारण

अनु क्र. 1

प्राप्तकर्ता का नाम
नाम भगवान नारायण शेवकर
पता प्लॉट नं. - बाबा नं. - दयागिरी के पास -, जहाँ नं. - रोड नं. - वय - 61
होली बाबा नं. - बाबा नं. - दयागिरी के पास -, जहाँ नं. - रोड नं. - वय - 61
पिन कोड - BJBPS4092P

प्राप्तकर्ता का प्रकार

वय - 61

स्वाधारी -

Shreyash

साधारण



दस्ता प्रमाणित



अनु क्र. 2

नाम भगवान नारायण शेवकर
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होली बाबा नं. - बाबा नं. - दयागिरी के पास -, जहाँ नं. - रोड नं. - वय - 61
पिन कोड - AABTC5477E

वय - 61

स्वाधारी -

Shreyashएन सीआर संख्या 8464/2023 एन सीआर प्रकार - साधारण का एन सीआर कल दिये जाने के बाद
दिनांक 12/09/2023 11:50:32 AM

अनु क्र. 1

प्राप्तकर्ता का नाम
नाम भगवान नारायण शेवकर
पता प्लॉट नं. - बाबा नं. - दयागिरी के पास -, जहाँ नं. - रोड नं. - वय - 61
होली बाबा नं. - बाबा नं. - दयागिरी के पास -, जहाँ नं. - रोड नं. - वय - 61
पिन कोड - 410507

साधारण



दस्ता प्रमाणित



दिनांक 12/09/2023 11:51:12 AM

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एन सीआर संख्या 8464/2023 एन सीआर प्रकार - साधारण का एन सीआर कल दिये जाने के बाद

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दिनांक 12/09/2023

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Bhagwan Narayan Shevkar	eChallan	02300042023090860408	MH007834454202324E	320000	SD	0004183452202324	12/09/2023
2		DHC		0923084907322		RF	0923084907322D	12/09/2023
3	Bhagwan Narayan Shevkar	eChallan		MH007834454202324E	300000	RF	0004183452202324	12/09/2023

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