

526/12533

पावती

Original/Duplicate

Sunday, November 19, 2017

नोंदणी क्र. :39म

11:52 AM

Regn.:39M

पावती क्र.: 13245 दिनांक: 19/11/2017

गावाचे नाव: शिवणे

दस्तऐवजाचा अनुक्रमांक: हवल25-12533-2017

दस्तऐवजाचा प्रकार : भाडेपट्टा

मादर करणाऱ्याचे नाव: युनिक एज्युकेशन अँड स्पोर्ट्स फाउन्डेशन तर्फे विश्वस्त श्री निखील विनोद करकरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

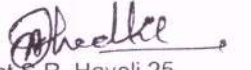
पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:57 AM ह्या वेळेस मिळेल.


Joint S.R. Haveli 25

वाजार मूल्य: रु.5716857/-

मोबदला रु.5146000/-

भरलेले मुद्रांक शुल्क : रु. 257300/-

सह. दुय्यम जिल्हाधक
हवेली क्र.३९, पुणे

1) देयकाचा प्रकार: eChallan रक्कम: रु.19500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006904939201718E दिनांक: 19/11/2017

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.10500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007375049201718E दिनांक: 19/11/2017

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: By Cash रक्कम: रु 540/-



19/11/2017

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.हवेली 25

दस्त क्रमांक : 12533/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) शिवणे

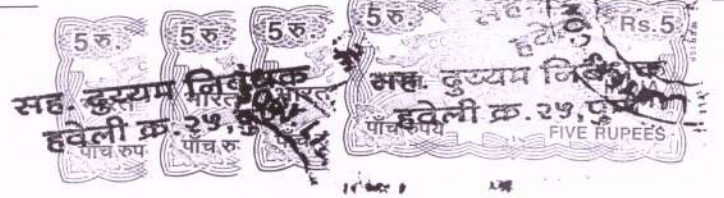
- (1) विलेखाचा प्रकार भाडेपट्टा
- (2) मोबदला 5146000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 5716857
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (5) क्षेत्रफळ 1) 828.53 चौ.फूट
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक 19/11/2017
- (10) दस्त नोंदणी केल्याचा दिनांक 19/11/2017
- (11) अनुक्रमांक, खंड व पृष्ठ 12533/2017
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 257300
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14) शेरा

5 रु. 5 रु. 5 रु. 5 रु.

सह. दुय्यम निबंधक

हवेली क्र. २५, पुणे

पांच रुप. पांच रुप.



1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे शिवणे येथील सर्व्हे नं 3 हिस्सा नं 2/1 यांसी एकूण क्षेत्र 01 हे 36 आर या मिळकतीपैकी लिहून देणार यांचे मालकीचे क्षेत्र 828.53 चौ मी सदरील दस्ताचा विषय असे(पहिले लीज वर दिलेले क्षेत्र 3171.47 चौ मी + 828.53 चौ मी असे एकूण 4000 चौ मी क्षेत्र)((Survey Number : 3 ;))

1) 828.53 चौ.फूट

1): नाव:- युनिक एज्युकेशन अँड स्पोर्ट्स फाउन्डेशन तर्फे विश्वस्त श्री निखील विनोद करकरे वय:- 47; पत्ता:- प्लॉट नं: 3, माळा नं:-, इमारतीचे नाव: ईशान नगरी, ब्लॉक नं:-, रोड नं: बारजे, पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411052 पॅन नं:- ADHPK4408L

1): नाव:- बाळासाहेब बबनराव दांगट वय:- 75; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मु पो शिवणे, ता हवेली, जि पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411023 पॅन नं:- AAOPD8677Q

2): नाव:- रामदास बबनराव दांगट वय:- 68; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: मु पो शिवणे, ता हवेली, जि पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411023 पॅन नं:- AKUPD9560C

श्री नवफल केली
श्री काचली
मी रुजवात घेतली

दस्तासोबतची प्रत

श्री./सौ. बाळासाहेब दांगट
यांना दिली असे.
तारीख १९/११/२०१७



मुल्यांकनासाठी विचारान घेतलेला तपशील:-

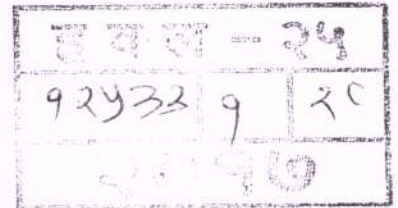
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

Shelke
सह. दुय्यम निबंधक हवेली क्र. २५

8182

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)	
Valuation ID : 2017111935	19 November 2017,10:23:54 AM
मूल्यांकनाचे वर्ष :	2017
जिल्हा :	पुणे
तालुका :	हवेली
गावाचे नाव :	मौजे : शिवणे (भाग) उत्तमनगर परिसर)
क्षेत्राचे नांव :	Influence Area
मुल्य विभाग/उपमुल्य विभाग :	11/11.2
मिळकतीचा प्रकार	खुली
मिळकतीचे क्षेत्र	828.53 चौ. मीटर Layout Plot
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.6900 /-
Zone Change Primary Notification:No	
जमीन बिनशेती झाली नाही:जमिनीचा दर:	Rs.6900 /-
प्रथम विक्री	
<p>1. 828.53चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =6900/-</p> <p>828.53चौ. मीटर क्षेत्रासाठी मूल्यांकन = 828.53*6900</p> <p>=5716857/-</p>	
<p>जमीनीचे एकत्रित अंतिम मुल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य</p> <p>=5716857 + 0</p> <p>= Rs.5716857/-</p>	

[Home] [Print]





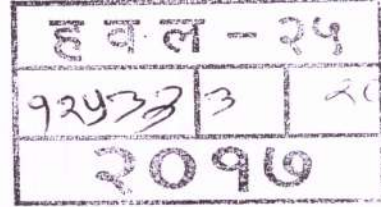
GRN	MH006904939201718E	BARCODE			Date	06/11/2017-09:41:35		Form ID	36	
Department					Inspector General Of Registration					
Stamp Duty					Payer Details					
Type of Payment					Registration Fee					
Office Name					HVL1_HAVELI NO1 SUB REGISTRAR					
Location					PUNE					
Year					2017-2018 One Time					
Account Head Details					Amount In Rs.					
0030046401 Stamp Duty					96000.00					
0030063301 Registration Fee					19500.00					
Total					1,15,500.00					
Payment Details					BANK OF MAHARASHTRA					
Cheque-DD Details					FOR USE IN RECEIVING BANK					
Cheque/DD No.					Bank CIN					
Name of Bank					Ref. No.					
Name of Branch					02300042017110610908					
					173109297586					
					Bank Date					
					RBI Date					
					06/11/2017-09:42:37					
					07/11/2017					
					Bank-Branch					
					BANK OF MAHARASHTRA					
					Scroll No. , Date					
					71107 , 07/11/2017					

NOTE:- This challan is not valid for registration in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुरुपयोगी नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करायच्या दस्त्यासाठी सदर चलन लागू नाही.

Digitally signed by
VIRTUAL TREASURY
MUMBAI 01
Date: 2017.11.19
11:43:26 +05'30'
Reason: Secure
Document
Location: India

Challan Defaced

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-526-12533	0004107418201718	19/11/2017-11:43:23	IGR566	19500.00

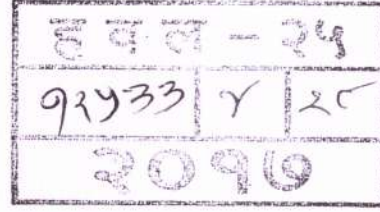
CHALLAN
MTR Form Number-6

GRN	MH007375049201718E	BARCODE			Date	18/11/2017-19:01:23		Form ID	36		
Department				Inspector General Of Registration		Payer Details					
Stamp Duty				Type of Payment		Registration Fee		TAX ID (If Any)			
								PAN No.(If Applicable)			
								ADHPK4408L			
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		UNIQUE EDUCATION AND SPORTS FOUNDATION THROUGH ITS TRUSTEE NIKHIL V KARKARE			
Location				PUNE		Flat/Block No.		S No 3/2/1			
Year				2017-2018 One Time		Premises/Building		SHIVANE			
Account Head Details				Amount In Rs.		Road/Street		PUNE			
0030046401 Stamp Duty				161300.00		Area/Locality		PUNE			
0030063301 Registration Fee				10500.00		Town/City/District		PUNE			
						PIN		4 1 1 0 2 3			
						Remarks (If Any)		PAN2=AAOPD8677Q~SecondPartyName=MR BALASAHEB BABANRAO DANGAT AND OTHER-CA=30-Marketval=5146000			
						Amount In		One Lakh Seventy One Thousand Eight Hundred Rupees			
						Words		Only			
Total				1,71,800.00							
Payment Details				BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque-DD Details						Bank CIN		Ref. No.		02300042017111844737 004684781	
Cheque/DD No.						Bank Date		RBI Date		18/11/2017-19:02:40 Not Verified with RBI	
Name of Bank						Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch						Scroll No. , Date		Not Verified with Scroll			

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-526-12533	0004107416201718	19/11/2017-11:43:21	IGR566	10500.00



THIS LEASE DEED IS MADE ON THIS 18TH DAY OF NOVEMBER TWO THOUSAND AND SEVENTEEN AT PUNE,

BETWEEN

1. MR. BALASAHEB BABANRAO DANGAT

Age: 74 Years Occupation: Business

PAN NO: AAOPD8677Q

2. MR. RAMDAS BABANRAO DANGAT

Age: 68 Years Occupation: Business

PAN NO: AKUPD9560C

Both R/at: Shivne, Tal: Haveli

Dist: Pune.

Hereinafter referred to as the **LESSOR**

(which expression shall, unless repugnant to the context or meaning thereof include and be deemed to include his heirs, executors, administrators, permitted assigns and representatives)

-----**THE PARTY OF THE FIRST PART;**

AND

UNIQUE EDUCATION AND SPORTS FOUNDATION, a Charitable Trust duly registered under the relevant provision of Bombay Public Trust Act, bearing Registration No. E-5119, Pune and having its registered office at A-3 Ishan Nagari, Flat No. 25, Warje, Pune - 411 052, through its authorized representative/trustee **MR NIKHIL VINOD KARKARE**

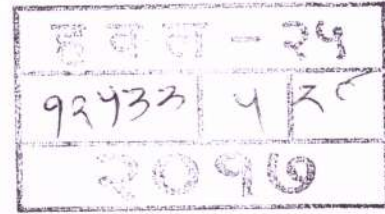
PAN NO: ADHPK4408L

Hereinafter referred to as the **LESSEE**

(which expression shall, unless repugnant to the context or meaning thereof shall include and be deemed to include the said Lessor, its board of trustees/s, its member/s, authorized representative/s, office bearer/s, authorized signator/ies, managing committee member/s, its successor/s, administrator/s, liquidator/s, executor/s and assigns, etc.)

-----**THE PARTY OF THE SECOND PART;**

The party of the first part and the second part are collectively referred to as



the 'Parties' and individually as lessor and lessee respectively.

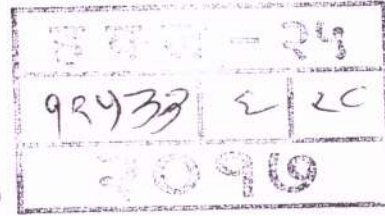
AND WHEREAS the Lessors are having peaceful possession and absolute joint ownership of land property at Sr. No. 3 Hissa No. 2/1, land totally admeasuring about 01 H 36 Ares, assessed at Rs. Rs. 09 & 44 Paise, situated at Village: Shivne, Tal : Haveli, Dist: Pune, carved out of that area admeasuring approximately 3171.47 sq.mts is already given on lease to the lessee vide registered Lease Deed dated 05/10/2014, Which is duly registered in the office of the joint sub registrar Haveli No. 22 at Sr. No. 8781/2014, but the lessee need additional land so the lessors agreed to grant him additional area 828.53 sq mtr extra to make the totally land admeasuring about 4000 sq mtrs, more particularly described in SCHEDULE - I (and hereinafter referred to as the **leased premises** for the sake of brevity).

AND WHEREAS the said lease deed is the part of the first Lease Deed Which is duly registered in the office of the joint sub registrar Haveli No. 22 at Sr. No. 8781/2014, dated 05/10/2014 the period mentioned in the first lease deed are same for this deed and both are the binding to the lessee & Lessors and all payments terms mentioned in the first lease deed are same. Only the area of the land is extended by this Lease Deed. And all the other contains mentioned in the first lease deed are the same and binding on the both the parties.

AND WHEREAS the Lessee is an Educational Trust having its registered office and place of business at the aforementioned address. Lessee is mainly having its activities and expertise of providing primary, secondary and higher education, through modern techniques, facilities and ideologies, thereby making the experience of learning much easier.

AND WHEREAS the Lessee was on a look out for a property on lease for a period of 30 years, in Pune District, more particularly in Haveli Tehsil, for the purpose of undertaking its educational activities.

AND WHEREAS, the Lessee, after coming to know about the property owned by the Lessors, inspected the same and after finding the same to be suitable for the purpose of its educational activities, has made a proposal dated 01.09.2014 to the Lessors for grant of the said property on Lease to the Lessee for a period of 30 years.



AND WHEREAS, the Lessors, after receiving the aforesaid proposal from the Lessee, and after considering the nature of activity going to be carried out by the Lessee, the Lessors have considered the said proposal and showed their intention and willingness of giving the leased premises on lease for a period of 30 years to the lessee for the purpose of carrying on its objectives.

AND WHEREAS, the Lessors have supplied all the title documents to the Lessee regarding their clear and marketable title to the leased premises, the Lessors have represented and assured the Lessees that the leased premises is free from all or any encumbrance, and the Lessee has accordingly perused all the relevant documents pertaining to the title of the leased premises, and is convinced about the absolute ownership and peaceful possession of the Lessors over the leased premises on the basis of documents supplied by the Lessors, and hence the Lessee has shown its intentions and willingness to take the leased premises on lease for a period of 30 years.

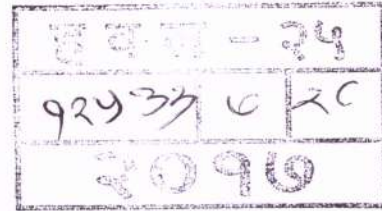
AND WHEREAS, the board of trustees of the Lessee have, vide their board meeting dated 22.09.2014 passed a resolution, thereby authorizing and empowering **MR. NIKHIL VINOD KARKARE** for and on behalf of the trust and its board of trustees, to sign, execute and deliver the present leased deed and all or any other document/s and or agreement/s incidental and necessary for the said purpose.

AND WHEREAS, the Lessors have agreed to grant lease of the leased premises to the Lessee for a period of 30 years, for the only purpose of undertaking educational activities under the name and style "WALNUT School" in "BABANRAO VITHOJI DANGAT" campus.

AND WHEREAS, after various discussions and negotiation, the parties herein have reached an understanding, and have agreed and decided to enter into the present lease agreement on the terms and conditions set out herein below.

NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the Parties as under:

1. LEASE



- 1.1 Unless terminated as specifically provided under the provisions of this Agreement, the Lessors hereby unequivocally and irrevocably grants and confer unto the Lessee, the leasehold rights in the **leased premises** free from all encumbrances, costs, charges, claims, demands and any other liabilities whatsoever, to hold and enjoy without any interruption, the **leased premises**.

2. LEASED PREMISES:

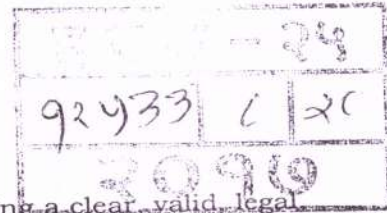
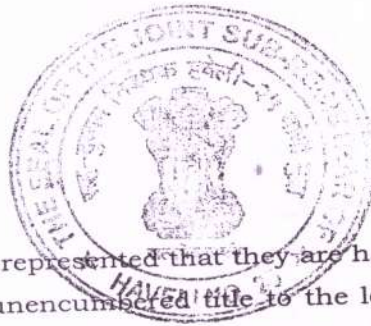
- 2.1 It is expressly agreed by and between the Parties that the leased premises shall consist of land and building/superstructure/Shade and the Lessors shall bear all costs towards the building, superstructure, shade, if any required to be built upon the leased premises, in future as per the specification of Lessee and plans approved by the competent authorities as per statutory requirements, to render it operational for educational purpose of the lessee, without any legal impediment.
- 2.2 It has been agreed that, the Lessee shall take care of the leased premises at all opportune time and shall keep the leased premises in tenable and habitable conditions, and undertake any minor repairs and maintenance activities during the term of this agreement, at its own cost, however, any expenses incurred by the lessee for any major repairs shall be at the cost of the Lessors, and the Lessors shall adjust such cost incurred by the Lessee for major repairs, towards the lease rentals to be paid by the Lessee.

3. HANDING OVER OF LEASE PREMISES ON EXECUTION OF LEASE DEED

- 3.1 It is hereby expressly agreed by and between the Parties that the Lessors shall hand over the vacant and peaceful possession of leased premises in fully secured condition having lockable provision for all entry and exit points, to the Lessee on executing of the present lease deed.

4. CONDITIONS PRECEDENT

The respective obligations of the Lessors and Lessee under this Agreement are subject to the satisfaction in full of the following conditions precedent:



- 4.1 The Lessors have represented that they are having a clear, valid, legal marketable and unencumbered title to the leased premises free from all encumbrances, charges, claims of any nature whatsoever and the Lessors are in physical, vacant, peaceful and unobstructed possession of the leased premises. However, the Lessee has carried out the due diligence of the title to the Leased premises and thus the Lessee has satisfied itself about the title of the Lessors to the leased premises.
- 4.2 Each party shall bear the cost of fulfilling their own obligations under this agreement.
- 4.3 Time shall be the essence for performance of the obligations as set out herein.

5. TERM

5.1. INITIAL TERM / LOCK-IN PERIOD

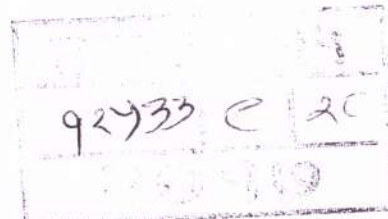
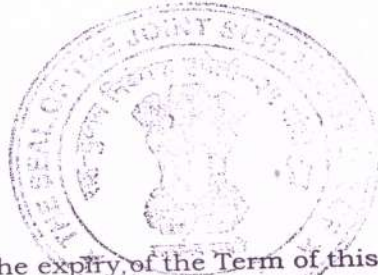
- i. Unless terminated as specifically provided under the provisions of this Agreement the Lease shall be for a period Term of 30 (Thirty) years, which period shall hereinafter be referred to as the 'Initial Term' of the Agreement. Keeping in view the huge expenditure and resources being expended by the Lessor, it is expressly agreed by and between the Parties that neither Party shall terminate this Agreement for the Initial Term of the Agreement i.e. Thirty (30) years which is also referred to as the 'Lock-in Period'.

5.2. RENEWAL

- i. Initial Term of Thirty (30) years may be extended for a further period of Thirty (30) years (the 'Extended Term') from the expiry of the Initial Term on such terms and conditions as may be mutually agreed between the Parties and to be decided and confirmed upon by the parties hereto and subject to fresh / new lease deed to be executed in the last month of initial period. If no such fresh / new lease deed on fresh terms and conditions is executed till the last month of initial term then the present lease automatically stands concluded without renewal and lessees are liable for surrendering lease hold rights on lessors.

5.3. EXPIRY/TERMINATION OF AGREEMENT

- i. It has been expressly agreed that, this Agreement will not be terminated save and except as provided herein and will come to an

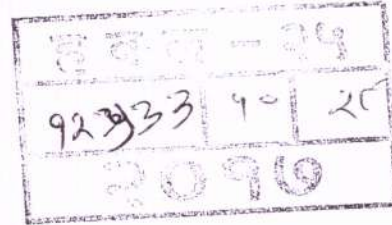


end only on the expiry of the Term of this Agreement.

- ii. It has been expressly agreed that, in case of default on part of the Lessee to pay the lease rentals over a continuous period of 03 months, the lessors shall have the right to terminate the present agreement by giving 90 days notice. Notwithstanding the right of Lessors to terminate the agreement on default by the Lessee, the Lessors shall be entitled to interest @ 18% p.a. against the arrears of rent for the period of delay till the realization of the principal in full, from the date of default, and the Lessors shall be entitled to obtain physical possession of the leased premises.
- iii. It has been expressly agreed that, the Lessee shall have the option to terminate the present agreement before the lease period, by giving 90 days prior notice to the Lessors of its intention of terminating the agreement subject to forfeiture of security deposit and payment of entire lease rent for the remaining or residual period of the present lease agreement from the date of termination.
- iv. It has been expressly agreed that, if the present lease agreement comes to an end for any reasons within the control of the Lessor and beyond the control of the Lessee, or for the reasons that the Lessor avails the option of early termination of the present lease agreement by giving 90 days prior notice to the Lessee, then the Lessee shall be entitled for the payment of entire lease rent for the remaining or residual period of the present lease agreement from the date of termination.

6. RIGHT OF FIRST REFUSAL:

- 6.1 It is expressly agreed and understood by and between the Parties herein, that at anytime during the Initial Term of this Agreement, in the event of the Lessors being desirous of selling and/or transferring/alienating the Leased Premises, the Lessee shall have the right of first refusal to buy the said Property at the highest market value existing at that time. Only if the Lessee expressly refuses in writing, to purchase the Property along or does not intimate its decision to the Lessors in this matter on or before the expiry of thirty (30) days from the date of offer, the Lessors have absolute right to sell and/or transfer/alienate the said Property to any third party only after complying with the process set out herein.
- 6.2 It is expressly agreed that in the event of refusal and/or deemed



refusal by Lessee to purchase or acquire the leased premises as set out above, the Lessor have a right to sell and/or transfer the said Property to any third party along with the rights arising out of this agreement, only if such third party simultaneous to the sale of the Leased Premises, executes a Deed of Adherence to this Lease in consonance with and according to terms and conditions of present lease Agreement and registers such Deed of Adherence with the appropriate authority subject to end of Initial Term only. However, it is expressly agreed and understood by and between the Parties that any sale and/or transfer/alienation of the leased premises to any third party shall be as per then prevailing highest market value and not as per government Ready Reckoner if government Ready Reckoner value is less than market value.

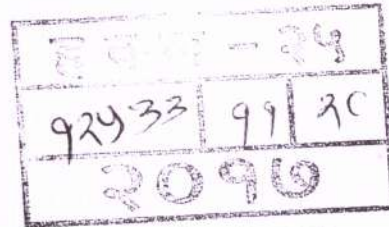
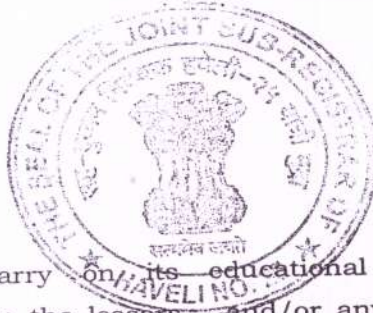
- 6.3 It is expressly provided that in the event the Lessor sells the leased premises to any third party, other than the Lessee, the said sale shall have no effect on the validity and continuity of the present lease till the end of Initial Term only, and the third party will execute a Deed of Adherence to this Agreement as aforesaid in clause 6.2 herein above.

7. LEASE RENTALS & SECURITY DEPOSIT:

As per terms of the Security Deposit mentioned in the first Lease Deed Which is duly registered in the office of the joint sub registrar Haveli No. 22 at Sr. No. 8781/2014, dated 05/10/2014 are same for this deed and both are the binding to the lessee & Lessors and all payments terms mentioned in the first lease deed are same.

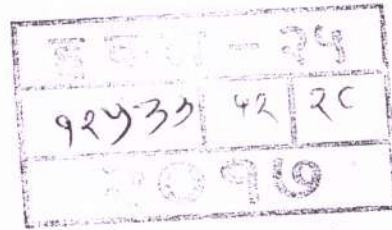
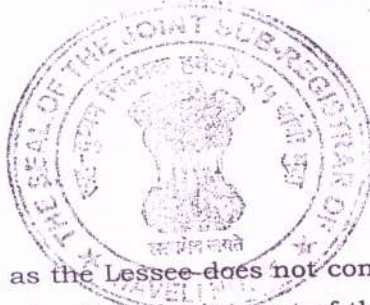
8. REPRESENTATIONS, DECLARATIONS, COVENANTS AND UNDERTAKINGS

- 8.1 The Lessors represents, declare, covenant, warrant and undertake:
- i. That it is having a clear, free, legal and marketable title to the leased premises and undertakes to retain with itself the Ownership of the leased premises during the Term of the Agreement, subject to the provision of clause 6 herein above, and declare that the leased premises is free from all encumbrances, mortgages, claims, demands, costs etc, of any nature whatsoever.
 - ii. That Lessee shall during the Term of this Agreement have the exclusive right to enter upon, operate and manage the leased



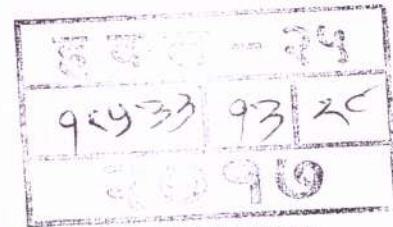
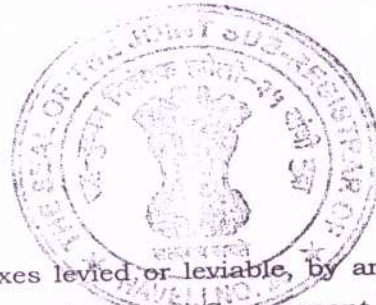
premises to carry on its educational activities, without any interference from the lessors and/or any person / party claiming through or under the Lessors.

- iii. That the Lessor have not received any claim or notice or attachment order, or acquisition or requisition notice in respect of the leased premises from and court of law or competent authority and there are no suits, litigations, demands of any nature pending before any authority, statutory or otherwise, or before any court of law. If, at any time in the future any material fact which is not disclosed by the Lessors is found out by the Lessee, the Lessee will have the undisputed right to terminate this Agreement forthwith. The Lessee on such termination shall, in addition to the remedies as agreed to between the Parties under this Agreement including claim for damages, have recourse to such other remedies as may be available to the Lessee under any law for the time being in force.
- iv. That the Lessor shall co-operate and help in obtaining and keeping in force throughout the Term of this Agreement, all necessary approvals, licenses, sanctions, permissions, No Objection Certificates etc. obtained / required to be obtained from all concerned Government, Semi-Government and/or municipal bodies/authorities necessary for carrying on the educational activities on the leased premise subject to period of Initial Term.
- v. That the Lessors shall bear all costs towards the building, superstructure, shade, required to fully equip the leased premises as per the specification of Lessee and plans approved by the competent authorities, to render it operational for educational purpose of the lessee, without any legal impediment.
- vi. That there are no circumstances and/or events to the knowledge of the Lessor which could in any manner adversely impact the Lease granted to the Lessee herein and the Lessess's ability to enjoy and operate its educational activities through the leased premises freely subject to period of Initial Term.
- vii. That the Lessee shall have full right and absolute authority to run, conduct, operate, manage and/or to renovate, modernize expand and develop the leased premises, at the cost of lessors, in implementation of this Agreement, and for this purpose do all the necessary acts, things and deeds and advertise and promote the educational activities in any manner it may think fit without any interference of whatever



nature so long as the Lessee does not commit any act which would in any way adversely affect the interest of the Lessor during the Term of this Agreement.

- viii. That the Lessors shall not, during the Term of the Agreement, incur any debt or liability or encumber the leased premises or enter into any arrangement or contract in respect of the leased premises with any third party except as set out in this Agreement. Further they shall not commit or do any act or deed which may harm the interest of the lessee during the Term of this Agreement.
- ix. That the Lessors shall keep Lessee indemnified in accordance with the provisions of this Agreement.
- x. That there are no civil and/or criminal cases or other litigations filed by or against the Lessors or pending before any court, tribunal, revenue authorities, tax authorities or administrative authorities or any other judicial or quasi judicial authorities nor are there any pending arbitration proceedings, notices for acquisition/requisition or notices for any other purposes affecting the leased premises there by affecting the rights of the Lessee under this agreement.
- xi. That the Lessee shall be entitled to exercise all rights granted under this Agreement and for implementing this Agreement, and that the Lessor shall not do any act of commission or omission that will in any way jeopardize and/or affect such rights and facilities.
- xii. That Lessee shall have the absolute right to license and/or permit the use of any area/premises in the leased premises, to any third party as it may deem fit but not as a sub-lessee and subject to only purpose of lessee's educational activities and not for any other purpose or act.
- xiii. That whatever permissions/approvals/sanctions that are required to be obtained for the purpose of entering into the present agreement and fulfilling their obligations under this Agreement from any person or authorities will be applied for, obtained and kept in force by the Lessors at all times during the subsistence of this agreement.
- xiv. That the Lessor shall, as and when called upon to do so by the Lessee, enter into such other agreements with the Lessee as may be necessary for giving proper effect to or for smoother implementation of the terms of this Agreement.
- xv. That the Lessors shall be liable to pay and discharge land revenue tax

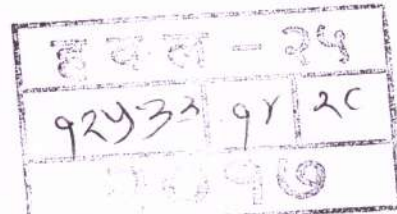
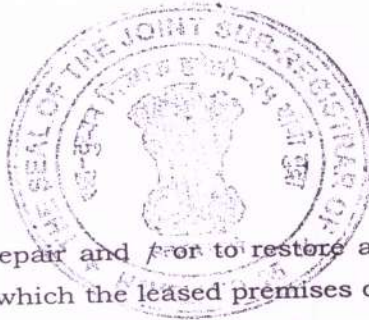


and any other taxes levied or leviable, by any authority, statutory or otherwise, Government or Semi-Government bodies, Local Authorities, Revenue Authorities in respect of the leased premises during the Term of this Agreement, and keep the Lessee indemnified in respect of the same during the period of this agreement.

- xvi. That the Lessors shall not in any manner interfere in the day to day activities, operation, management and running of the educational activities in the leased premises.

8.2 The Lessee represents, declares, covenants, warrants and undertakes:

- i. That it shall not commit or do any act or deed detrimental to the interest of the Lessors in the leased premises.
- ii. That the Lessee shall adhere to the terms and conditions of payment of the Lease Rentals to the Lessors as stipulated in the present agreement herein before.
- iii. That the Lessee shall not create any third party interest by way of mortgage, or otherwise, in the leased premises.
- iv. That the Lessee shall maintain the Leased premises in proper condition as is expected from any prudent man.
- v. That during the tenure of the lease granted hereby, the leased premises shall be used and cause to be used by the Lessee for the purpose defined herein above only and under no circumstances, the leased premises or any part thereof shall be used for any other purpose, which is either forbidden by law for the time being in force or not covered under this agreement.
- vi. The Lessee shall be deemed to be in the exclusive occupation of the leased premises and the Lessors will have the right to enter upon the licensed premises at any time by giving a prior notice and obtaining prior permission to inspect the leased premises.
- vii. The Lessee shall abide by and otherwise faithfully discharge its contractual/ legal obligations emanating from this Agreement and at all opportune times keeping the Lessors and the Leased premises totally harmless and fully indemnified against consequences of any act of omission or commission and / or misfeasance on the part of the Lessee.
- viii. The Lessee shall look after and attend all the routine maintenance of the leased premises at the Lessee's own costs and expenses.
- ix. The Lessee shall reimburse the Lessors with of all expenses that would

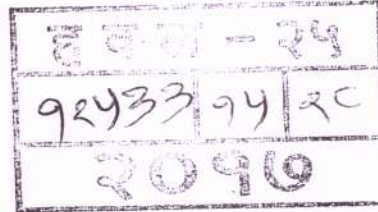


be incurred to repair and ~~for~~ to restore any loss, damage and / or deterioration to which the leased premises or any part thereof shall be subjected by any act of omission and commission on the part of the Lessee or for which the Lessee shall be responsible only during the tenure of the lease granted hereby.

- x. The Lessee shall not cause any nuisance or annoyance to the people in the neighborhood or store any hazardous good in the said leased premises, which could be detrimental to the interest of the Lessors or the people in the neighborhood.

9. INDEMNIFICATION

- 9.1 The Lessors will be liable and responsible for, and will indemnify Lessors against, all damages, costs (including taxes), claims, losses or other liabilities, including the expense for investigating and defending any claims and attorneys' fees suffered by Lessee directly or indirectly arising out of:
- a. Non-compliance of any applicable law(s), statutory approvals, permissions, in respect of the leased premises,
 - b. The lessee not being entitled to occupy and enjoy possession of the Premises, at any time during the tenure of this Agreement, and/or
 - c. Any breach by the lessor of any terms or conditions of this Agreement.
- 9.2 The Lessors undertake to indemnify and keep indemnified the Lessee, their heirs, successors or assigns at all times against any claims arising by, through, or under the Lessors in respect of the leased premises or the said shares and undertake to keep the Lessee and/or their successors in title/assigns indemnified and harmless altogether with all costs, expenses and damages in respect of any demand raised against the Lessee by any person or persons claiming through them which may be due and payable on the title document of the Lessors and the Lessors further undertake/s to keep the Lessee and their permitted assigns and successors save and harmless together with cost and expenses in respect of any lacuna in title whereby the Lessee are prevented in their right to peaceful occupation and enjoyment of the leased premises or the same is disturbed or effected in any manner whatsoever, during the term of this agreement .
- 9.2 The Lessee undertakes to indemnify and keep indemnified the Lessors, their heirs, successors or assigns at all times against any damage to



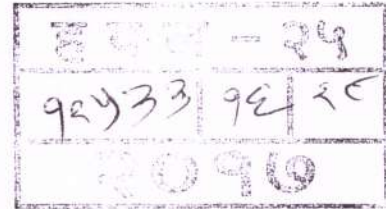
- the leased premises, during the term of this agreement except for any losses due to natural calamities such as Flood, Land Slide, Earthquake, Rain, Cyclone or any act beyond control of Lessors,
- 9.3 The Lessee undertakes to indemnify and keep indemnified the Lessors, against any breach by the Lessee of any terms or conditions of this Agreement.

10. WAIVER

- 10.1 The failure of either Party to insist upon a strict performance of any of the terms and conditions of this Agreement or to exercise any option, right or remedy herein contained, shall not be construed as a waiver or as a relinquishment for the future of such term, provision, option, right or remedy but the same shall continue and remain in full force and effect. No waiver by either party of any term or provision hereof shall be deemed to have been made unless expressed in writing and signed by such Party subject to period of lease granted.

11. EXCLUSIVITY

- 11.1 The Lessors agree that they shall not enter into any agreement in respect of the leased premises, which will affect the educational activities or all or any other activities carried out by the Lessee, on the leased premises under this Agreement without the prior written approval of Lessee except as stated in clause 6 and subject to period of lease granted.
- 11.2 The Lessors agree that they shall, without prior and written consent of the Lessee, not enter into any agreement, with any other individual(s), firm(s), legal entity(s), trust(s), organization(s) or corporation(s) in respect of the leased premises or any part of land owned by the Lessors and on which the leased premises is constructed and situated, in respect of any activity concerned and or related and or incidental to any educational activities, which could create direct and or indirect competition to the very purpose and object of the activities of the Lessee thereby causing serious prejudice to interest of the Lessee.
- 11.3 The Lessee agrees that, subject to what is provided in para 11.2 herein above, the Lessors shall be at liberty to enter into any agreement, with any other individual(s), firm(s), legal entity(s), trust(s), organization(s) or corporation(s) in respect of the leased premises or any part of land owned by the Lessors and on which the leased premises is constructed and situated, for any other activity or business purpose other than any



activity related and or incidental to any educational activities.

11.4 The Lessors agree that, the Lessors shall take every care and responsibility to ensure that, any agreement entered into or executed as provided in clause 11.3 herein above, shall not in any manner cause any type of nuisance or any activities endangering life or property, and or any other activity forbidden by law for the time being in force, during the term of this agreement.

12. PARTIAL INVALIDITY

12.1 If any provision of this Agreement is declared by any judicial or any competent authority to be void, voidable, illegal or otherwise unenforceable, the Parties shall replace that provision with a provision which is valid and enforceable and most nearly gives effect to the original intent of unenforceable provision or by mutual agreement of the Parties it may be severed from this Agreement and the remaining provision of this Agreement shall remain in full force and effect subject to period of Lease granted.

12.2 Any such declaration in clause 12.1 herein above shall not be construed as termination of the present agreement as a whole and neither of the parties shall take such a stand. The declared provision of this agreement shall be altered or modified accordingly in consonance with the provision of law keeping the original intent of the present agreement in force.

13. NOTICE

13.1 All communications and notices to be given by either Party to the other in connection with right and obligations of both parties under or pertaining to this Agreement shall be sent by Registered Post Acknowledgement Due and email only, and addressed as follows:

i. To the Lessors

Shri. Girish Ramdas Dangat

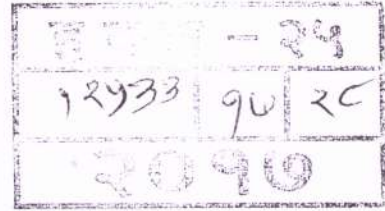
R/at: Shivne, Tal: Haveli, Dist: Pune.

ii. To the Lessee

UNIQUE EDUCATION AND SPORTS FOUNDATION,

Having its registered office at A-3 Ishan Nagari, Flat No. 25, Warje, Pune - 411 052, through its authorized representative. **Mr. Nikhil Vinod Karkare**

13.2 Either Party may change individuals designated to receive notices or



addresses and in such an event, advance notice shall be given to the other Party by means of a written notice of any such change.

14. RELATIONS BETWEEN THE PARTIES

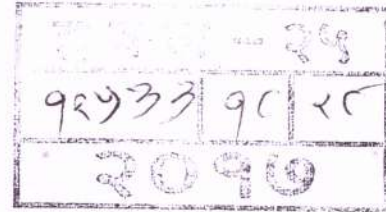
14.1 Nothing contained herein shall be construed as establishing or creating a relationship of master and servant, partnership, principal and agent, licensor and licensee between the Parties hereto, but strictly on a principal to principal basis and nothing contained herein shall be construed as a sale, transfer or disposal of the whole or substantially the whole of the undertaking of the Lessee or Lessor and/or creating any interest in the leased premises save and except as provided herein.

15. CONSENT

15.1 Whenever in this Agreement the consent or approval of Lessors or the Lessee is required, such consent or approval shall, in the absence of any express stipulation to the contrary herein, mean the prior consent or approval and shall be in writing and shall be duly executed by an authorized officer of Lessors or the Lessee granting such consent or approval and shall not be unreasonably withheld.

16. EFFECTS OF TERMINATION:

- 16.1 It has been agreed between the parties that, unless renewed, the Lessee shall vacate the leased premises and hand over peaceful physical possession of the leased premises to the Lessors on the expiry of term of this agreement on "as is where is basis". If lessee fail to handover physical possession of the leased premises to the lessors on expiry of the term of this agreement then the security deposit will stands forfeited and lessees shall have to pay double the amount of rent to the lessors till actually handing over of physical possession.
- 16.2 It has been agreed between the parties that, in case of earlier termination, either by the Lessor or Lessee, as provided herein before in clause 5.3 herein above, the Lessee shall hand over peaceful physical possession of the leased premises to the Lessor on "as is where is basis" within 90 days of notice period.
- 16.3 That it is expressly agreed between the parties of this agreement that in the event of dissolution of the **Lessee** firm / trust/institute all or any of the above mentioned director/s/trustee/s /authorities shall,



forthwith, hand over the possession of the leased premises to the **Lessors** or any person authorized by the **Lessors**. That the **Lessee** firm and its Director/trustees/authorities expressly assure this **Lessors** that in any other event of termination of this Lease agreement by either of the party by giving notice to that effect to the other party or in the event of breach of any of the terms of this agreement, any of the director/trusties/authorities of the **Lessee** trust shall forthwith hand over the vacant possession of the leased premises to the **Lessors** or any person authorized by the **Lessors**, irrespective of the implied or express powers of the directors/trustees/authorities as per their trust/Company Deed.

17. GOVERNING LAW

17.1 This Agreement shall be governed by the laws of India and shall be subject to the jurisdiction of courts in Pune.

18. AMENDMENT

18.1 This Agreement shall not be altered, modified or amended except in writing duly signed by or on behalf of the Parties.

19. BINDING NATURE

19.1 The provisions of this Agreement shall be legally binding on the Parties hereto.

20. STAMP DUTY

21.1 The leased premises is open plot and the valuation is done as per the ready reckonor available at the office of Registration.

21.2 **Lease Period** : 30 years with initial lock-in

Period of 30 years.

21.2 **Area under Lease** : 828.53 Sq. Mts.

21.3 **Valuation per Sq.mts** : Rs. 2570/-

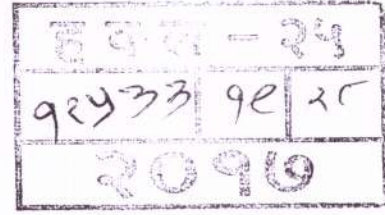
21.4 **Valuation of Property** : Rs. 2570 x 828.53

= Rs. 21,30,000/-

21.5 The total stamp duty payable is Rs. 96,000/- (Rupees Ninety Six Thousand Only) and the same has been affixed along with registration fee.

The Stamp of Rs. 2,67,000/- & registration Fee Rs. 30,000/- are already paid on Lease Deed No. 8781/2014 dated 05/10/2014 at

Haveli No. 22.



SCHEDULE I-A

(Description of the Land Property)

ALL THAT PIECE AND PARCEL OF LAND BEARING Sr. No. 3 Hissa No.2/1 total land admeasuring about 01H 36 R, carved out of that area admeasuring approximately 3171.47 sq.mt + additional area 828.53 sq mtr extra to make the totally land admeasuring about 4000 sq mtrs, Situated at Village; Shivne, Tal: Haveli Dist: Pune, within the local jurisdiction of Village Grampanchayat Shivne, and Sub-Registrar Haveli No.19 Dist Pune and bounded as follows:

On or towards North	: By Land of Sukhdev Dangat
On or towards East	: By Mahadev Temple
On or towards South	: By Mutha River
On or towards West	: By Part land of S. No. 3/2/1



FILE No.

Date: 19/11/2017

Certified that land admeasuring 4000 sq mtrs, situated at S. No. 3 Hissa No. 2/1, Situated at Village; Shivane, Tal; Haveli, Dist; Pune, registration District at Haveli, Pune sate Maharashtra, fully described in the Scheduled mentioned herein after is owned by 1.MR. BALASAHEB BABANRAO DANGAT & 2. MR. RAMDAS BABANRAO DANGAT, both R/at; At Post; Shivane, Tal; Haveli, Dist; Pune, By Lease Deed dated 05/10/2014 & 05/10/2017 executed by 1.MR. BALASAHEB BABANRAO DANGAT & 2. MR. RAMDAS BABANRAO DANGAT, in favour of UNIQUE EDUCATION AND SPORTS FOUNDATION, at Sr. No. 8781/2014 dated 05/10/2014, in the office of the joint Sub registrar Haveli No. 22.

It is further Certified that the owner of the land has leased the said land to UNIQUE EDUCATION AND SPORTS FOUNDATION vide lease deed dated 05/10/2014 & 5/10/2017 for a period of 30 Years, registered on 05/10/2014 & 05/10/2017 in the office of the Joint Sub registrar Haveli No. 22 & 17 at Sr. No. 8781/2014 & 12533/2017 and the land is still possession of the lessee.

It is further certified that UNIQUE EDUCATION AND SPORTS FOUNDATION Having its registered office at A-3 Ishan Nagari, Flat No. 25, Warje, Pune - 411 052, is located on the same address.

(Description of the Land Property)

ALL THAT PIECE AND PARCEL OF LAND BEARING Sr. No.3 Hissa No.2/1 situated at Village Shivne, Tal: Haveli Dist: Pune admeasuring 4000 Sq. Mtrs out of total land bearing 01H 36R, within the local jurisdiction of Village Grampanchayat Shivne, and Sub-Registrar Haveli Dist Pune and bounded as follows:

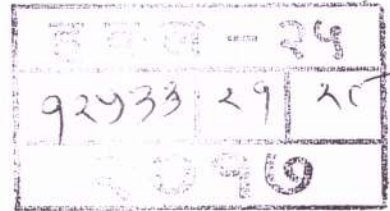
On or towards North	: By Land of Sukhdev Dangat
On or towards East	: By Mahadev Temple
On or towards South	: By Mutha River
On or towards West	: By Part land of S. No. 3/2/1

District Magistrate / Registering Authority with Designation

Name of the officer: Haveli No 25

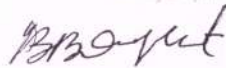
Name of District: Pune

सह. कुटुम्ब निबंधक
हवेली क्र. २५, पुणे



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective seals and hand to this Agreement the day and year first hereinabove written.

Signed and delivered by



1. MR. BALASAHEB BABANRAO DANGAT

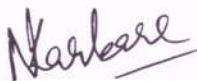


2. MR. RAMDAS BABANRAO DANGAT
PARTY OF THE FIRST PART



Signed and delivered by

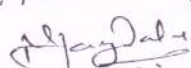
UNIOQUE EDUCATIONAL AND SPORTS FOUNDATION
(Through its authorized representative)

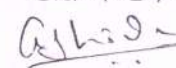


MR. NIKHIL VINOD KARKRE
PARTY OF THE SECOND PART



WITNESSES:

1.
NAME Nitesh Jagdale
SIGN 
ADDRESS Navi Siongi
Pune.

2.
NAME Ganesh Shinde
SIGN 
ADDRESS Sh. Nagar Pune.

523/8781
5 October 2014

मुक्ती क्र.2

दस्तावेज क्र. मह. दु. नि. हवेली-22

दस्तावेज क्र. 87512014

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मिळालेला दिवाणी

(1) विवाहाचा प्रकार

आजारी

(2) मोबदला

रु 5,930,648/-

(3) वाजारभाव (भाडेपट्ट्याच्या वाचिलेले पट्ट्यावर
आकारणी देणे की पट्टेदार ते समुद्र करावे)

रु 5,930,648/-

(4) भू-मापन, पोटहिंगना व धरकमाफ (अनुरोध)

3.2.1 वाचिलेले बाबत पुणे इतर बाबी... इतर भाहिनी बाब मोठे शिवने येथील मिळकत क्र. स. नं. 3 हिस्सा क्र. 2/1
मधील 1 दिक्कत 36 आर पिकी 40 अल प्लॉटनेक 1371.47 चौ. मि. भूभागनेक 40000 चौ. फुट असे या दस्तऐवजा
मिळकतीचा विषय आहे
1,371.47 चौ. मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात येतील किंवा

(7) दस्तऐवज करत देणा-या/लिहून देणा-या

अकारागचे नाव किंवा दिवाणी न्यायालयाचा

हुकूमनामा किंवा आदेश अमान्यता, प्रतिबाधित नाव
व पत्ता

1) नाव:- तुलिक, लखतुल्लाह अश्वी मोहम्मद फाईझुल्लाह बटे दिवसकत यशगुल मिर्झिक विमोद करबी, वय: 40;
पत्ता: प्लॉट नं. 4, माळा नं. 4, इमामली बटे नाथ: ए-3 ईशान मराठी फ्लॉट नं. 25, बाराते पुणे, कर्नाट नं. 4, रोड नं. 4, बाराते
पुणे
लि. कोड:- 411052
पिन कोड:- ADHPK4405L

(8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा

दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश
अमान्यता, प्रतिबाधित नाव व पत्ता

1) नाव:- बाळासाहेब बलराज डोंगरे, वय: 71;
पत्ता: प्लॉट नं. 4, माळा नं. 4, इमामली बटे नाथ: मु. पोस्ट, शिवने या इमामली जिल्हा पुणे, कर्नाट नं. 4, रोड नं. 4, बाराते
पुणे
लि. कोड:- 411023
पिन कोड:- AAOPD8677Q;

2) नाव:- रामदास बलराज डोंगरे, वय: 64;

पत्ता: प्लॉट नं. 4, माळा नं. 4, इमामली बटे नाथ: मु. पोस्ट, शिवने या इमामली जिल्हा पुणे, कर्नाट नं. 4, रोड नं. 4, बाराते
पुणे
लि. कोड:- 411023
पिन कोड:- AKUPD9560C;

(9) दस्तऐवज करत देणा-या दिवाणी

04/10/2014

(10) दस्तऐवज लिहून देणा-या दिवाणी

05/10/2014

(11) अनुक्रम, लव व पुत्र

07/10/2014

(12) वाजारभावप्रमाणे मुद्रांक शुल्क

रु 287,000/-

(13) वाजारभावप्रमाणे साक्षी शुल्क

रु 30,000/-

(14) शेष

मी नवकल वाचली
मी रजदुकर घेतली

अस्तालवा हुकुम करत

श्री. दिवाणी

यांना दिली

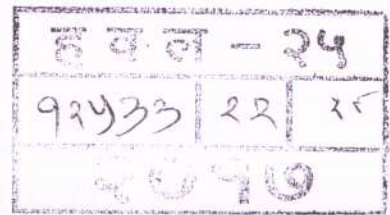
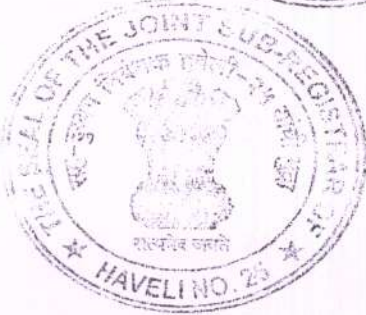
दिनांक - 05/10/2014

मह. दु. नि. (वर्ग-२) हवेली-२२

मुद्रांकनामादी विवरण घेतलेला मध्यस्थ

मुद्रांक शुल्क आकारणारा निवडलेला मध्यस्थ

Such area not mentioned in
supra mentioned



BABERAT

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAOPD8677Q

नाम / NAME
BALASAHEB BABANRAO DANGAT

पिता का नाम / FATHER'S NAME
BABANRAO VITHU DANGAT

जन्म तिथि / DATE OF BIRTH
18-10-1945

हस्ताक्षर / SIGNATURE
[Signature]

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

आयकर विभाग
INCOME TAX DEPARTMENT



DANGAT RAMDAS BABAN
BABAN VITHUJI DANGAT

01/06/1957
Permanent Account Number
AKUPD9560C

[Signature]
Signature



09032007

हवल-२२		
८७८१	२५	२८
२०१४		

DBD

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIKHIL VINOD KARKARE
VINOD VASUDEO KARKARE
21/11/1978

Permanent Account Number
ADHPK4408L

[Signature]
Signature



ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, MUMBAI
267 3371.

हवल-२५		
१२५३३	२३	२८
१७		



NAME: SATYAJIT RAJENDRA KAKADE
RESIDENCE: 1194/26 "MUGUT" GHOLE RD. S. NAGAR, PUNE-5
ROLL No.: Mah/1409/2002
ENROLLED ON: 25-6-2002

[Signature]
SECRETARY

७/१२

/15/2017

गाव नमुना सात


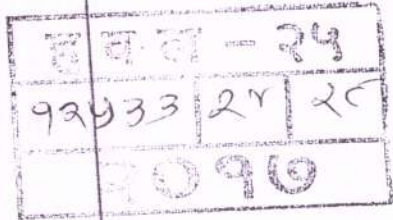
अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- शिवणे

तालुका :- हवेली

जिल्हा :- पुणे

गट क्रमांक व उपविभाग 3/2/1	भुधारणा पद्धती भोगवटादार वर्ग -1	भोगवटादाराचे नांव
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे चे पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी जिरायत 1.36.00 बागायत - तरी - वरकस - इतर - एकुण क्षेत्र 1.36.00 पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो 0.00.00 ख आकारणी 9.44 जुडी किवा विशेष आकारणी	बाळासाहेब बबनराव दांगट रामदास बबनराव दांगट -----सामाईक क्षेत्र----- 1.36.00 9.44	(153 कुळाचे नाव इतर अधिकार (इतर 2901 धोडीराम दामोदर शेठे न ग (400) (इतर इतर मथुरादास तुळजाराम मेथा 8 आणे, दगडु बाबाजी दांगट कब्जेदार बबन विठु दांगट स कुळ (910) इतर इतर कु.का.क.32 ग.ची रक्कम रु.3349 .60 हप्ते पाच (1303)
		
(378),(625),(885),(919),(928),(937),(1224),(1303),(4052)		सीमा आणि भुमापन चिन्हे



Unique Educational and Sports Foundation

501, Yashod Apartments, 15th Lane, Prabhat Road, Pune, 411004. Tel: 70280 90133, 020 - 6533 2021

Reg. No: E/5119/Pune

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF THE TRUSTEE OF UNIQUE EDUCATIONAL AND SPORTS FOUNDATION HELD ON FRIDAY THE 10TH DAY OF NOVEMBER 2017, AT 11.00 AM AT THE OFFICE OF THE TRUST AT YASHOD APT, 15th LANE, PRABHAT ROAD, PUNE-411004.

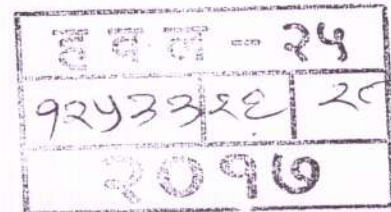
AUTHORIZATION FOR SIGNING AND EXECUTION OF LEASE DEED IN RESPECT OF S. NO. 3 HISSA NO. 2/1 SITUATED VILLAGE- SHIVANE, TAL; HAVELI, DIST; PUNE.

"IT IS HEREBY RESOLVED THAT pursuant to relevant provision and other applicable provision if any of the Bombay Public Trust Act 1950 and provision in the Trust Deed Mr. Nikhil Vinod Karkare - Trustee/ Secretary is hereby empowered and authorized for and on behalf of the Trust and the board of trustee, to sign and execute the lease deed to be executed between the Trust and Mr. Balasaheb Babanrao Dangat and Mr. Ramdas Babanrao Dangat, the owners of the Property Situated at Village - Shivane, Tal; Haveli, Dist, Pune. And to sign and execute the lease deed to be executed between the trust and to accept all the terms and conditions of the lease deed as deemed fit in the interest of Trust, and to do all or any of the acts necessary and incidental for proper effect to the said lease deed.

IT IS HEREBY FURTHER RESOLVED THAT Mr. Nikhil Vinod Karkare - Trustee/ Secretary of the Trust be and is hereby authorized to sign necessary documents, certified true copies of resolution to give effect to the resolutions.

Certified True Copy

Dated: 10/11/2017



526/12533

रविवार, 19 नोव्हेंबर 2017 11:52 म.पू.

दस्त गोषवारा भाग-1

हवल25

दस्त क्रमांक: 12533/2017

दस्त क्रमांक: हवल25 /12533/2017

बाजार मुल्य: रु. 57,16,857/-

मोबदला: रु. 51,46,000/-

भरलेले मुद्रांक शुल्क: रु.2,57,300/-

दु. नि. सह. दु. नि. हवल25 यांचे कार्यालयात

अ. क्र. 12533 वर दि.19-11-2017

रोजी 11:35 म.पू. वा. हजर केला.

पावती:13245

पावती दिनांक: 19/11/2017

सादरकरणाचे नाव: युनिक एज्युकेशन अँड स्पोर्ट्स फाउन्डेशन तर्फे विश्वस्त श्री निखील विनोद करकरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

दस्त हजर करणाऱ्याची सही:

एकुण: 30540.00

Joint S.R. Haveli 25

Joint S.R. Haveli 25

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 19 / 11 / 2017 11 : 35 : 21 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 19 / 11 / 2017 11 : 37 : 04 AM ची वेळ: (फी)

प्रतिज्ञापत्र

दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत बाजल केलेला आहे. दस्तातील संपूर्ण बाजल निष्पादक व्यक्ती, यादीदार व रोबत जोडलेल्या दस्ताच्या व दस्ताची सत्यता, याबाबतची बाबींनी खरील दस्त निष्पादक व कबुलीपत्रक हे संपूर्ण जबाबदार राहतील.

लिहून देणारे:

१) *Markel*
२) *Markel*

लिहून घेणारे:

१) *Markel*
२) *Markel*





19/11/2017 11 54:33 AM

दस्त गोषवारा भाग-2

हवल25

दस्त क्रमांक:12533/2017

दस्त क्रमांक :हवल25/12533/2017

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:बाळासाहेब बबनराव दांगट पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु पो शिवणे, ता हवेली, जि पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAOPD8677Q	मालक वय :-75 स्वाक्षरी:-		
2	नाव:रामदास बबनराव दांगट पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मु पो शिवणे, ता हवेली, जि पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AKUPD9560C	मालक वय :-68 स्वाक्षरी:-		
3	नाव:युनिक एज्युकेशन अँड स्पोर्ट्स फाउन्डेशन तर्फे विश्वस्त श्री निखील विनोद करकरे पत्ता:प्लॉट नं: प्लॉट नं 3, माळा नं: -, इमारतीचे नाव: ईशान नगरी, ब्लॉक नं: -, रोड नं: वारजे, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:ADHPK4408L	भाडेकरू वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:19 / 11 / 2017 11 : 38 : 48 AM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:अंड तुपार व्ही यादव
वय:36
पत्ता:कासारवाडी, पुणे
पिन कोड:411034

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:19 / 11 / 2017 11 : 39 : 14 AM

Joint S.R. Haveli 25

EPayment Details.

sr.	Epagement Number
1	MH006904939201718E
2	MH007375049201718E

Defacement Number
0004107418201718
0004107416201718



12533 /2017

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2. Get print immediately after registration.

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