

मृत्ती क्र. दोन INDEX NO. II

ग्रामांच नाव: आकुर्डी

(1) विद्यालय प्रमाण, वाजारभाव युक्त मुख्यती पत्र
व दस्तऐवज (वाजारभाव)
साप्तरीत प्रमाणात्र वाजारभाव देतो
की पटदेवज से अनुद वाराने) नोवदला रु. 0.00
रु. रु. 0.00

(2) शू-मापन, विद्यालय व प्रमाणात्र
(वाजारभाव)
(1) वर्षना मूल दस्त प्र. नं. 757 त्र. 23/7/85 हवेली क्र. 1 नधील दस्तावील मिळकाठीता
वापर मात्यांगिक शाळा असा वापर पुराणे तसे होते त्याएवजी सदर मिळकाठीचा वापर तीसाठीका
तंकुल असा वाचण्यात याता.

(3) वेताळ

(4) असाराती विद्या युक्त देवावत
दरोल तेल

(5) दस्तऐवज वाजारभाव-या
पक्षकारावे व संपूर्ण पत्ता नाय किंवा
दिवाणी वाजारभावाचा हुक्मनामा
किंवा आदेश असाराती, प्रतिवाटीवे
नाव व संपूर्ण पत्ता

(6) दस्तऐवज कर्तन देवावत-या
पक्षकारावे नाव व संपूर्ण पत्ता किंवा
दिवाणी वायातलाचा हुक्मनामा
किंवा आदेश असाराती, शादीवे नाव
व संपूर्ण पत्ता

(7) दिनांक कर्तन दिल्याचा 11/05/2006
नोटावीचा 16/05/2006

(8)

(9) अनुक्रमांक, रुप्त व मूल

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु. 20.00

(11) वाजारभावाप्रमाणे नोदणी रु. 100.00

(12) शेरा



१. वाचावी
२. रुप्तदत्त देवावती
तप्तदत्त कर्तुल नोकल तांत्र दिली.

हृष्टक निवास, हवेली क्र. १४

देवावत
तांत्र नोकल
देवावत दारीस
अर्जावदल
दारीस



In the above mentioned document, the word "Camp" means a place or a place to be used for the purpose of "Camp Education". The "Camp" is the name of the destination of "High School" and the "Camp Education" is the name of the course to be conducted for which the Camp Education Society.

भारतीय नौर न्यायिक

एक सौ रुपये

₹. 100

Rs. 100

ONE

HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

N 712990

अनुमती संख्या ८२३२ तिथि २००६-०८-९००

मित्र १८१३१०८

नाम कैम्प १०२४५२१७, पुणे,

पता पुणे ४११००१

दर्ता श्री धर्म

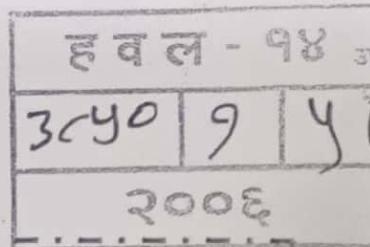
MC सौ. दौ. वा. शिंदे

विष्णुलालडी, आकुडी, पुणे ४११००१

Lic. No.: Haveli/V/128/2001



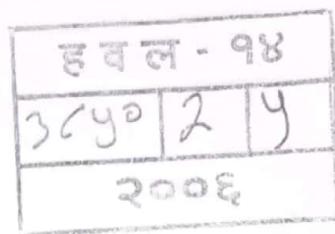
13 MAR 2006



DEED OF CORRECTION

THIS DEED OF CORRECTION IS MADE & EXECUTED

ON THIS 16th DAY OF May 2006



Pimpri- Chinchwad New Town Development Authority, a corporate body constituted under the Maharashtra Regional and Town Planning Act 1966 having its office at Nigdi, Pune- 411 044, through its Chief Executive Officer, Hereinafter referred to as the "LESSOR" (which expression shall be deemed to include as successors, and assigns) " OF ONE PART".

AND

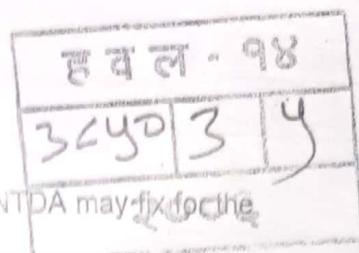
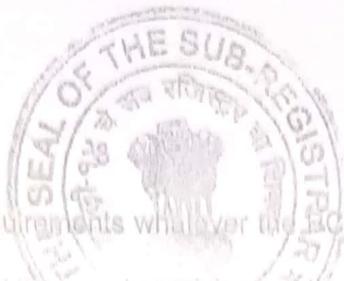
CAMP EDUCATION SOCIETY
SMT. A. A. DALUNKHE (Executive Secretary)
Aga Aliya Co. Service
K/F 2294, 26th Muhammad Street, Pune - 411 001

Hereinafter referred to as the "LESSEE" (which expression shall be deemed to include their respective heirs, executors, administrators)
"OF THE OTHER PART"...

AND WHEREAS the Lease-Deed of Plot No.1 High School, in Sector No 27-A, Survey No. 20, Village: Akurdi, admeasuring about 11025.4 Sq.Mtrs. was executed and registered at the Sub-Registrar Office, Haveli No.1, Dist: Pune at Sr.No. P- 757 on 23/07/1985.

AND WHEREAS in the above said Lease Deed, on Page No.3 para (e) and on Page No.5 para (n) it is mentioned a building to be used for the purpose of " High School".

AND WHEREAS the PCNTDA have received letter from Camp Education Society, Pune by it's Executive Secretary dated 19/03/2002 addressed to CEO and from Chairman dated 14/ 05 /2002 and 01/03/2006 addressed to CEO alongwith a copy of Govt.of Maharashtra Notification dated 25/10/2005 issued by Urban Development Deptt, Mantralaya, Mumbai-32 requesting to PCNTDA in the above mentioned Lease Deed on Page No. 3 para (e) and on Page No.5 para (n) should be used as a building to be used for the purpose of " Camp Education Society" instead of the destination of "High School" and the same corresponds to be requirement for which the Camp Education Society



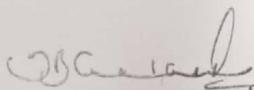
Pune are agreed to fulfil the requirements whatever the PCNTDA may fix for the same. Rest of the terms & conditions and provisions of the Original Lease Deed shall remain unchanged and shall be binding on the Authority and the Lessee.

AND WHEREAS the PCNTDA by its D A Meeting No. 230 dt.15/ 02/ 2005 have passed the Resolution on the basis of the admission of at least 5 Students in every year in the said College.

AND WHEREAS the PCNTDA are hereby giving the necessary permission for this Deed of Correction against the above said Lease Deed.

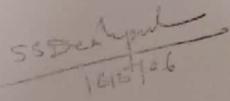
IN WITNESSETH WHEREOF THE PARTIES HETETO HAVE SIGNED
HEREUNDER AT PUNE ON DATE FIRST ABOVE MENTIONED.

SHRI MUKESH KAKADE

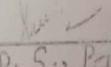
 (LESSOR) 11/5/06

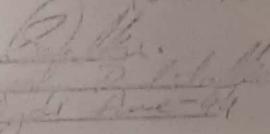
PCNTDA, Pimpri-Chinchwad New Town Development Authority, Nigdi, Pune-44

CAMP EDUCATION SOCIETY
(By its Executive Secretary)
Smt. Shailaja Suhas Deshpande

 (LESSEE)

Witnesses :

1. Signature: 
Name: P. S. Patil
Address: Sector No-28/160
Paudhi Karan

2. Signature: 
Name: R. S. Patil
Address: 1251 Pune-44

16/05/2006
3:50:12 pm

दुर्घम निवारक
होमेली 14 (चिंचवड)

दरता गोवारा भाग-1

हवल 14

दरता क्र 3850/2006

814

दरता क्रमांक : 3850/2006

दरताचा प्रकार : शुक्र दुर्घम यात्रा

अनुमा. यात्राचार्य भाव व यत्ना

यात्राचार्याचा प्रकार

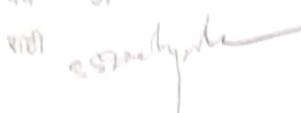
प्रायाचित्र

अंगठ्याचा ठसा

१ यात्रा लो. होमेली शुक्राव वेशावडे
पात्र भाव इलेंट फॉर्म नं. १, इ.अ
प्रवासी निवारक
दूर्घमाचे निवारक यात्रा इच्छा यात्रा
दूर्घमाचे निवारक
यात्रा इच्छा यात्रा यात्राचा प्रायिकारण
सहरावाचे युवी
तात्पुर्याचे
दिन: ११०५

लिहून घेणार

यश ५७

सही 



२ यात्रा भू. चुकेश यात्राचे शुक्र यात्राचारी वायिकारी पिपरी
विच्छिन्न यात्राचार दिक्षास प्रायिकारण यात्राची युधे ५५ . . . लिहून घेणार
पात्र: शर्फुद्दीन फॉर्म
प्रवासी निवारक -
दूर्घमाचे निवारक -
यात्रा इच्छा यात्रा -
यात्रा इच्छा यात्रा -
दूर्घमाचे निवारक -

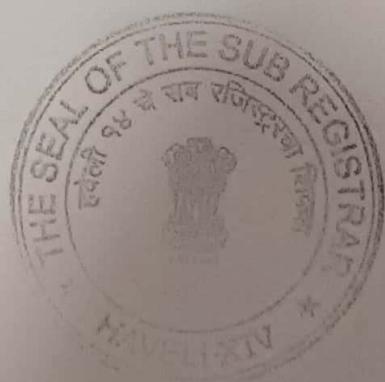
यश -

सही

उपलब्ध नाही

उपलब्ध नाही

कलम ८८ खाली कवुलीसाठी सुट



दरत क्र. [इपल 14-3850-2006] या भागावा
वाजार मुख्य ० घोषिता ० भरतीय युद्धक शुल्क : १००

दरत हजार रुपयाचा दिनांक : १६/०५/२००६ ०३:४५ PM
विभागाचा दिनांक : १६/०५/२००६
दरत हजार करता-याची सही :

दरताचा प्रकार : ६५) चुक दुरुस्ती यत्र
दिक्कत क्र. १ ची ऐल : (तादीकरण) १६/०५/२००६ ०३:४५ PM
दिक्कत क्र. २ ची ऐल : (अ) १६/०५/२००६ ०३:४८ PM
दिक्कत क्र. ३ ची ऐल : (कुली) १६/०५/२००६ ०३:४९ PM
दिक्कत क्र. ४ ची ऐल : (विक्री) १६/०५/२००६ ०३:४९ PM

दरत नंबर फैल्याचा दिनांक : १६/०५/२००६ ०३:४९ PM

पापती क्र. ३८९८ दिनांक: १६/०५/२००६
पावतीची वर्णन
नांव: श्री शीलजा शुहास देशपांडे

१०० : नौदणी पी
१०० : नवकल (अ. ११(१)), पृष्ठाकनाथी नवकल
(अ. ११(२)),
रुजवात (अ. १२) व छायावित्रण (अ. १३) ->
एकांकित पी

२००: एकूण

द. उ. निवाकाची सही, हवेली १४ (विचवड)

बोक्ष :

दुसऱ्या निवाक यांच्या ओळखीचे हजार अरोपिणीत करतात की ते लस्तरेत फरन देणा-याचा
व्यापी ता ओळखात, यांची गोपाल विभिन्नात

१) श्री अमिताभ गुरुनाथ गोपाल विभिन्नात -
वातावर १२०० -

कृत्यात न

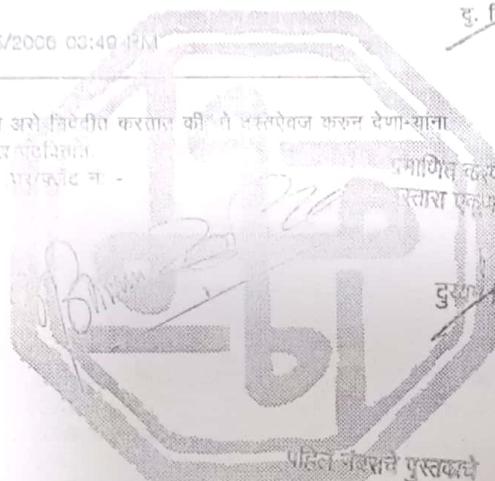
विभिन्नात नियमी

शहराचा दुपे

तातुकी:

फिन: 411044

द. उ. निवाकाची सही
हवेली १४ (विचवड)



द. उ. निवाक, हवेली क्र. १४
दिनांक १६/०५/२००६



LEASE DEED

THIS LEASE MADE AT Pune on the 23rd
day of July One thousand nine hundred and eighty Five

BETWEEN

PIMPRI-CHINCHWAND NEW TOWN DEVELOPMENT AUTHORITY
hereinafter called the "Lessor" [which expression shall, unless the
context does not so admit include its successors and assigns] of
one part. Through its chief Executive Officer

Shri D. V. Bhagatam

AND
Caro Education Society
Name: Smt. P. P. Salunkhe, Executive Secretary

Age: 25 yrs. occupation Service

residing at: 2015/c Jam Mohammad

Shivaji Nagar - 411001

hereinafter called the "Lessee's" [which expression shall, unless
the context does not so admit, include his/her/its/their- successor/s
and assigns their respective heirs; executors; administrators
and (or) (and assigns) of the other part]

WHEREAS the Lessee had applied to the Lessor for the grant of
a Lease of the plot of land belonging to the Lessor, hereinafter
described.

AND WHEREAS the Lessee has in particulars stated that he
does not hold any land in excess of the ceiling limit prescribed
under the Urban lands (Ceiling and Regulation) Act 1976.

AND WHEREAS the Lessor has on the faith of the statement
and representations made by the lessee accepted the Lessee's
application and the bid / tender and has agreed to demise the said
plot to the Lessee in the manner herein after provided.

*Covenants by the
Lessee*

To pay rent

3. The Lessee with intent to bind all persons into whomsoever hands the demised land may come both hereby covenant with the Lessor as follows :

To pay rates & taxes

(a) During the said term hereby created to pay unto the Lessor the said rent at the time, on the day and in the manner herein before appointed for payment thereof clear of all deductions.

Not to excavate

(b) To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoing of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised land and anything for the time being thereon. At present the Land Revenue in respect of the demised land is about Rs. one only.

*Time limits for
Commencement and
completion of
construction works*

(c) Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

(d) To submit to the Lessor within a period of three months from the date hereof plans and such other particulars of the building structure or work proposed to be built on the demised land in the manner prescribed under the Development Control Regulations.

(e) To commence within a period of one year from the date of approval of building plan by the Lessor or within one year from the date on which water supply is made available to the demised land whichever is later and within a period of three years from the said date at his own expense & in a substantial and work-man-like manner and with new and sound materials and in compliance with the said Development Control Regulations and all Municipal Rules, by-laws and regulations applicable hereto and in strict accordance with the approved plans elevations detailed specifications to the satisfactions of Development Authority build and completely finish fit for

occupation a building to be used as building with all requisite drains and other proper conveniences thereto provided that where the lessor found sufficient reason extends in any particular case the above stipulated time limit for completion of the construction of building as per regulations made in that behalf, the Lessee shall complete the construction of building within such extended period.

*To built only as per
plans sanctioned by
the Development
Authority*

(f) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land without prior sanction of the Development Authority and except in accordance with the plans approved by the Dev. Authority.

Nuisance

(m) Not to do or permit anything to be done on the demised land which may be a nuisance, annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

User

[n] To use the demised land for the purpose of High school only and for no other purpose.

Indemnity

(o) To indemnify and keep indemnified the Lessor against any and all claims for damage, which may be caused to any adjoining buildings or other premises by such buildings or in consequence of the erection of the aforesaid work and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Pimpri-Chinchwad New Township Municipal Council or any local authorities in respect of the said works or of anything done under the authority herein contained.

Payment of service charges

(p) To make to the Development Authority as yearly payment at the rate of Rs. 75/- as his contribution to the cost or establishing and maintaining Civic amenities such as roads water, drainage conservancy etc. for the demised premises regardless of the extent of benefit derived by lessee from such amenities. Provided that no payment shall be made to the Development Authority one year after such civic amenities have been transferred to the Pimpri-Chinchwad New Township Municipal Council. The payment shall be paid on the first day of April in each year or within 20 days therefrom.

Delivery of possession after expiration

[q] At the expiration or sooner determination of the said term quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty if he shall have performed and observed the Covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to Lessee all building erections, and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed. Provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

Not to assign

[r] Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority. Consent may be granted by the Development Authority if the Lessee agrees either.

i) To pay to the Development Authority one-half of the increase in the value of the leasehold interest or land or building derived by the lessee such increase being equal to an amount by which the price of the land derived by him exceeds or has exceeded a premium or the value paid by him or his assignor and the value of a building or erection or structure thereon. The decision of the Development Authority as to the value shall be final and binding.

ii) To surrender to the Development Authority his interest under the lease at a price decided by authority as follows :

In such case premium paid by the lessee shall be divided by 99 years and the amount equivalent to the rest of the years will be paid to lessee by the lessor

Provided that such consent shall not be given for a period of 5 years from the date of handing over possession of the demised land unless in the opinion of the Development Authority exceptional circumstances exist for the grant of such consent.

Mortgage

iii] The lessee is not entitled to mortgage his leasehold rights other than to the Central Government, State Government, Nationalised Banks, Life Insurance Corporation of India, Maharashtra State Financial Corporation, the Housing Development Finance Corporation or any other Financial Institute approved by Development Authority Lessee is not entitled to mortgage his leasehold rights unless the written consent of the Authority is obtained The authority may give such consent.

If the lessee agrees that ;

a] In case of default in repayment of loan amount to the mortgagee, it shall be deemed that lessee has surrendered his plot to the authority and this lease-deed stands cancelled In such event the authority may take over mortgagor's rights and discharge the mortgagee from their liability, provied that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount.

Rights of the mortgagee

The mortgagee is not entitled to enforce their rights under the mortgage deed, unless authority exercises the right to take over mortgagor's (lessee's) interest-right within the period of one month after receiving notice from the mortgagee.

b) If authority exercises the right to take over mortgagor's interest then mortgagor [Lessee] has no objection for reallotment of the said plot and or any construction thereon/flat to any person by the authority.

c) In the event of reallocation the lessee [mortgagor] has no right to share or to ask for the payment of the increase in value of the plot and or any construction thereon / flat derived by the authority.

(s) Not to subdivide the land demised to the Lessee.

[1] No change in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognised without the previous written consent of the Development Authority

[u] In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

4. If and whenever any part of the premium or rent hereby reserved or any other charges payable by the lessee shall be in arrears, the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966.

5. If the said rent hereby reserved shall be in arrears for a period of thirty days whether the same shall have been legally demanded or not or if and whenever there shall have been a breach of any of the covenants by the Lessee hereinbefore contained, if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself, the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made provided always that except on nonpayment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenant in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

6. If, on the determination of the lease any person is found to be unauthorisedly occupying or wrongfully in possession of the demised land it shall be lawful for the Development Authority to secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code, 1966.

*Baron sub division
of land*

*Change in Status
of the Lessee*

Notice in case of death

*Recovery of rent
as Land Revenue*

Re-entry

*Summary eviction
of persons unauthorisedly
occupying the demised
land on determination of
the lease.*

(8)

Notices and demands

7. Any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor through the post by registered letter addressed to the Lessee at the demised land and any demand or notice sent by post shall be deemed to have been delivered in the usual course of post.

Marginal Notes

8. The marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

IN WITNESS WHEREOF the Lessor and the Lessee have hereunto set subscribed their hand and seal the day and year first above written. Signed Sealed and Delivered for and on behalf of the Pimpri-Chinchwad New Town Development Authority by the hand of:

CHIEF EXECUTIVE OFFICER,
PIMPRI-CHINCHWAD NEW TOWN
DEVELOPMENT AUTHORITY,

PUNE.



S. V. Rayekar
(S. V. Rayekar)
Lessor
(Pimpri Chinchwad New Town
Development Authority)

Witnesses

(1) S. V. Rayekar

Name: N. R. Motari

Address: 516A Nanayani Peth,
Pune-30

(2)

TRUE COPY

Name

Address

Administrative Officer.

Copied by --
Composed by --

Signature of the Lessor
Secretary
Camp Education Society
Pune-300001

पिंपरी-चिंचवड नवनगर विकास प्राधिकरण.

प्लॉटचा नवाशा व ताबेपावती

ऐठ कमांक	स्लॉट नंबर	धोत चौ. गीटर	स्लॉट बारकाव नाम
२०३१-	८१८८५८	११०२५, ४	मोर्य (प्रत्येक वर्ष ११०२५) श्री. ए. ए. श्रीनिवास, बैंगलोर

զարգացնելու հրաման.

CHIEF EXECUTIVE OFFICER,
PIMPRI CHINCHWAD NEW TOWN
DEVELOPMENT AUTHORITY,
PUNE.

Steinman

कॅ. सबहुअर

—
हेठ संक्षिप्त

संकेत १ : ५००

आज इतांक

गोजी वरील बाबतीत नमद केलेल्या प्लॉटव्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून

तावा मिळाला.

पिपरी-चिचवड नवनगर विकास प्राधिकरण.

Unbalanced

प्राप्त धारक
Secretary,
Camp Education Society
काम प्राप्त धारक

75 फीट लंबाई वाला

क्षेत्रफल

66

1137 वर्ग फीट

66

सुधारा

क्षेत्र

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1137 वर्ग फीट 22