

Receipt (pavti)

334/10215

Tuesday, April 29, 2025

3:20 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 10985 दिनांक: 29/04/2025

गावाचे नाव: गोन्हे खुर्द

दस्तऐवजाचा अनुक्रमांक: हवल16-10215-2025

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: व्यंकटेश्वरा चॅरिटेबल फाउंडेशन तर्फे अधिकृत स्वाक्षरीदार बाळू श्रीरंग गायकवाड -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 20

एकूण:

रु. 30800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:39 PM ह्या वेळेस मिळेल.

मह. दुय्यम निबंधक (वर्ग-२) 6

वाजार मूल्य: रु. 10904000 /-

मोबदला रु. 0.0/-

भरलेले मुद्रांक शुल्क : रु. 272600/-

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १६, पुणे

1) देयकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0425295108363 दिनांक: 29/04/2025

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001447723202526E दिनांक: 29/04/2025

वैकेचे नाव व पत्ता:

मूळ दस्त परत मिळाला

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 16

दस्त क्रमांक : 10215/2025

नोंदणी :

Regn:63m

4/2025

गावाचे नाव : गोन्हे खुर्द

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	0.0
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10904000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: गाव मौजे गोन्हे खुर्द येथील गट नं 83 यांमी एकूण क्षेत्र 01 हे 90 आर(पोटखराब्यामह)पैकी 01 हे 43 आर यांसी आकार 01 रु 80 पैसे पैकी 00 हे 40 आर हि मिळकत.(भाडेपट्टा मुदत 15 वर्षे) ((GAT NUMBER : 83 ;))
(5) क्षेत्रफळ	1) 0.4000 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-व्यंकटेश्वरा चॅरिटेबल फाउंडेशन तर्फे अधिकृत स्वाक्षरीदार वाळू धीरंग गायकवाड - वय:-54; पत्ता:-ज्वांट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: धायरी वडगाव बु पुणे, महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AAATV0797P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-व्यंकटेश्वरा हॅचरीज लि तर्फे अधिकृत स्वाक्षरीदार प्रदिपकुमार मोगरे वय:-58; पत्ता:-ज्वांट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:-411041 पॅन नं:-AAACV7247H
(9) दस्तऐवज करून दिल्याचा दिनांक	29/04/2025
(10) दस्त नोंदणी केल्याचा दिनांक	29/04/2025
(11) अनुक्रमांक, खंड व पृष्ठ	10215/2025
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	272600
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह.दुय्यम निबंधक (तग-२)
हवेली क्र.१६ पुणे

दस्तासोबत नसकल

(एम.ए.देशमुख)

सह.दुय्यम निबंधक (तग-२)
हवेली क्र.१६, पुणे शहर, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



4/29/25, 5:25 PM

Index-II

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Venkateshwara Charitable Foundation	eChallan	69103332025042916784	MH001447723202526E	272600.00	SD	0000842492202526	29/04/2025
2		DHC		0425295108363	800	RF	0425295108363D	29/04/2025
3	Venkateshwara Charitable Foundation	eChallan		MH001447723202526E	30000	RF	0000842492202526	29/04/2025

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



स्कॅनिंग
दस्तावेज नं. 10215/2015
वेळ 5.30 ते 5.32
सह. दुय्यम निबंधक (वर्ग-2)
हवेली क्र. 96, पुणे

CHALLAN
MTR Form Number-6



MH001447723202526E	BARCODE	Date	29/04/2025-14:13:39	Form ID	36
Department Inspector General Of Registration		Payer Details			
Stamp Duty and Registration Fee together		TAX ID / TAN (If Any)			
Type of Payment		PAN No.(If Applicable)		AAATV0797P	
Office Name HVL16_HAVELI 16 JOINT SUB REGISTRAR		Full Name		Venkateshwara Charitable Foundation	
Location PUNE		Flat/Block No.		GAT NO 83	
Year 2025-2026 One Time		Premises/Building			
Account Head Details		Amount In Rs.		Road/Street	
0030046401 Stamp Duty		272600.00		VILLAGE GORE KHURD	
0030063301 Registration Fee		30000.00		Area/Locality	
				HAVELI	
		Town/City/District			
		PIN		4 1 1 0 4 1	
		Remarks (If Any)			
		PAN2=AAACV7247H~SecondPartyName=vENKATESHWARA			
		HATCHERIES PRIVATE LIMITED~			
		Amount In			
		Three Lakh Two Thousand Six Hundred Rupees Only			
		Words			
		3,02,600.00			
Payment Details		FOR USE IN RECEIVING BANK			
IDBI BANK					
Cheque-DD Details		Bank CIN		Ref. No.	
		69103332025042916784		2928317416	
Cheque/DD No.		Bank Date		RBI Date	
		29/04/2025-14:15:37		Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9096989036
E:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
नोट:- चालान केवल दुरयम निबंधक कार्यालयत नोदणी करायत्याच्या दर्जासाठी लागू आहे. नोदणी न करायत्याच्या दर्जासाठी खंदर चलान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-334-10215	0000842492202526	29/04/2025-15:19:52	IGR023	30000.00
2	(IS)-334-10215	0000842492202526	29/04/2025-15:19:52	IGR023	272600.00
Total Defacement Amount					3,02,600.00



हवल-१६		
३०२९५	९	२६
२०२५		

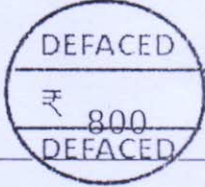


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 0425295108363 Payment Date : 29/04/2025

Received from **Venkateshwara charitable foundation**, Mobile number **9096989036**, an amount of Rs.800/-, towards Document Handling Charges for the **iSarita 1.9** on Document No. **HVL16-10215-2025** dated **29/04/2025** in the Joint District Registrar office **JDR Pune City** of the District **Pune**.




Payment Details

Bank Name :	SBIN	Receipt Date :	29/04/2025
Bank CIN :	10029762025042908032	REF No. :	9343890734215
Deface No :	0425295108363D	Deface Date. :	29/04/2025

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



हवल-१६		
90294	2	20
2024		

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN : 0425295108363	Payment Date : 29/04/2025
Received from Venkateshwara charitable foundation , Mobile number 9096989036 , an amount of Rs.800/- , towards Document Handling Charges for the iSarita 1.9 in the Joint District Registrar office JDR Pune City of the District Pune .	
Payment Details	
Bank Name : SBIN	Receipt Date : 29/04/2025
Bank CIN : 10029762025042908032	REF No. : 9343890734215
This is computer generated receipt, hence no signature is required.	



हवल-१६		
90294	४	२०
२०२५		

LEASE DEED

THIS LEASE DEED made and executed at Pune this the 29th day of April, 2025.

By and Between

VENKATESHWARA HATCHERIES PRIVATE LIMITED,

PAN No. AAACV7247H, a Company incorporated under the Companies Act, 1956 and having its Registered Office at "Venkateshwara House", H. No. 3-5-808/1, Hyderguda, Hyderabad - 500 029 and Corporate Office at "Venkateshwara House", S. No. 114/A/2, Pune - Sinhagad Road, Pune - 411 030. through its authorized signatory Mr. Pradeepkumar Devraj Mogre, Age:- 58 years, Occupation: Service; Residing at Camp Pune 411001.

hereinafter referred to as **'the LESSOR'** which expression shall unless repugnant to the context or meaning thereof include its successors and assigns of the ONE PART

And

VENKATESHWARA CHARITABLE FOUNDATION,

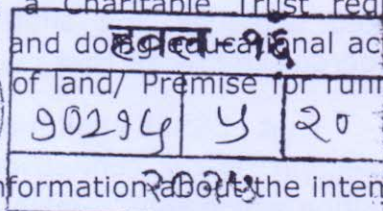
PAN No. AAATV0797P, a Charitable Trust registered under the Bombay Public Trust Act and having its office at 13/6, Milestone, Pune-Panshet Road, P.O. Girinagar, Pune - 411 025, through its authorized signatory Mr. Balu Shrirang Gaikwad, Age:- 54 years Occupation: Service; Residing at Dahyari, Vadgaon Bk. Pune 411041.

hereinafter referred to as **"the LESSEE"** which expression shall unless repugnant to the context or meaning thereof include its successors and assigns) of the OTHER PART.

WHEREAS the Lessor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that portion of agriculture land bearing Gat No. 83, Total area 1 H 90 R(including Pot Kharab) out of lessor owned area 1 H 43 R out of which subject to this lease deed area admeasuring o H 40 R. at village Gorhe Khurd, Taluka Haveli, District - Pune, more particularly described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as said Premise/Land.

AND WHEREAS the Lessee being a Charitable Trust registered under the Bombay Public Trust Act and doing educational activity "Venkateshwara School" is in need of land/ Premise for running of school related activities.

AND WHEREAS the Lessee upon information about the intention of the Lessor has approached the Lessor with a request to allow the Lessee herein to use and occupy the said land/ Premise described more specifically in Schedule on Lease for a period of 15 years for



rent Rs. 8000/- per annum, commencing from 1st April, 2025 and ending on 31st March, 2040 on terms and subject to conditions hereinafter appearing.

AND WHEREAS the Lessor have agreed to allow the Lessee herein to use and occupy the said Lease premise for its reasons mentioned herein above purposes only, on Lease basis for the aforesaid period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE THIS LEASE DEED MADE BY AND BETWEEN THE PARTIES HERETO WITNESSETH AS FOLLOWS:

1. The LESSOR hereby covenants with the LESSEE as follows:

a) That the land (hereinafter referred as "the premises") described in Schedule-I are and continued to be under his absolute ownership and have not been and will not be alienated, mortgaged, pledged or otherwise parted with to any third party and that the same is free from all encumbrances.

b) That LESSOR shall pay and keep all payments made up-to-date in respect of land taxes and other levies payable by the LESSOR as owner thereof. In the event of the failure of the LESSOR to pay the taxes, levies and charges as demanded by the local authorities, the LESSEE shall pay such levies and taxes and recover the same from the LESSOR in full either in cash or by way of adjustments from the lease rent herein below reserved.

c) That LESSOR shall allow the LESSEE to have quite and peaceful possession of the demises premises without interruption, let or hindrance on the LESSEE paying regularly an amount of Rs.8,000/- (Rupees Eight Thousand only) per annum as lease rent payable in advance in each financial year of 12 months beginning from 1st April and ending on 31st March.

2. The LESSEE hereby covenants to the LESSOR as follows:

a) That LESSEE shall pay a lease rent hereinbefore reserved regularly in the beginning of every financial year to the LESSOR without any reminder from the LESSOR.

b) That LESSEE shall use the premises for running the school related activities and shall not store any hazardous goods or dangerous chemicals that may cause damage to the premises.

c) That LESSEE shall maintain the power connection, telephone connection, water connection and other facilities always in good condition which shall remain in the name of the LESSOR and pay all the maintenance charges including electricity, telephone bills, water bills etc. be borne and paid by the LESSEE regularly and promptly. In the event of the failure of the LESSEE at any time to make timely payments to the Government for electricity, telephone, water and other taxes, the LESSOR may do so and any sum or sums spent by the LESSOR shall be deducted and recovered from the

LESSEE as arrears of rent. However, the outstandings on the above amount prior to the date to this Agreement mentioned hereinabove shall be borne by the LESSOR.

d) That LESSEE shall engage his own labour / staff to run the school at the premises as long as the lease is in force and the LESSOR shall not be responsible or liable for any wages and other legal dues. The LESSEE shall settle with his own labour/ staff and remove himself from the premises with all his paraphernalia on the expiry of the lease period while handing over vacant possession to the LESSOR.

e) That LESSEE shall allow the LESSOR to enter upon and inspect the premises specified in the Schedule attached hereto at all reasonable times without any obstruction.

f) That LESSEE shall pay the stamp duty and registration fee and all legal and other charges in connection with this lease agreement, if applicable.

g) In the event of the LESSEE committing default in payment of monthly lease rent and such lease rent remaining in arrears for a period of six (6) months or in case the LESSEE commits breach of any of the terms and conditions contained herein and such breach is not remedied ever after a notice in writing from the LESSOR, for a period of sixty (60) days then the LESSOR shall be entitled to terminate this Agreement forthwith and re-enter upon the said premises and the LESSEE shall on such termination hand over to the LESSOR Quiet, peaceful and vacant premises.

GENERAL :

3. Duration of Lease

This Lease Agreement shall be deemed to have come into force on and from 1st April, 2025 and shall be valid for a period of fifteen years upto 31st March, 2040. Either party is free to terminate this lease agreement earlier than its normal term by giving to the other a prior written notice of not less than six (6) months sent by Registered Post Acknowledgement due to the latest address.

4. It is agreed and understood by and between the parties hereto that this agreement constitutes the entire agreement between the parties hereto and no addition or alteration thereto shall be valid or binding on any of the parties hereto unless agreed upon in writing by both the parties.

5. It is agreed and understood between the parties that in case of any dispute concerning validity, construction, performance etc. of this Agreement then such dispute shall be submitted only to the Courts at Pune, having such jurisdiction. However, neither party shall take recourse to Court of Law in the first instance and it is agreed between the parties to refer the dispute, if any, arising out of this Agreement to arbitration of two arbitrators one to be



हॉल-१६		
१०२१५	७	२०
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nominated by each party and the provisions of the Indian Arbitration Act, 1940 shall apply to such proceedings.

Schedule I

All that piece and parcel of the land bearing Gat land bearing Gat No. 83, Total area 1 H 90 R(including Pot Kharab) out of lessor owned area 1 H 43 R out of which subject to this lease deed area admeasuring o H 40 R. at village Gorhe Khurd, Taluka Haveli, District - Pune, within the limits of Grampanchayat of Gorhe Khurd, within the jurisdiction of Sub- registrar Office of Haveli which is bound as follows:

On or towards East: Gat No.86 & Gat No.88

On or towards West: Gat No.89 & Gat No.90

On or towards South: Gat No. 79,82,84 and 86

On or towards North: Pune - Panshet Road

IN WITNESSES WHEREOF THE PARTIES HAVE PUT THEIR SIGNATURE ON THIS PRESENT ON 29th DAY OF THE APRIL MONTH OF 2025 YEAR: hereunto have set their respective hands on the day, month and year aforementioned.



हवल-१६		
१०२१५	८	२०

Pmogre

SIGNED AND DELIVERED by
the Lessor VENKATESHWARA
HATCHERIES PRIVATE LIMITED

Through its authorised
Mr. Pradeep D. Mogre



Balu S. Gaikwad

SIGNED AND DELIVERED by
the Lessee VENKATESHWARA
CHARITABLE FOUNDATION
through Mr. Balu S. Gaikwad



WITNESSES:




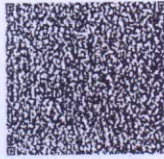
1) Name: Ketan Ranade

Sign: K. RanadeAddress: Onehird Row houseDhnyani Pune 411041

2) Name: Rohan Agrawal

Sign: R. AgrawalAddress: 1183, KasbaletuPune - 11

हवल-१६		
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२०२५		

 <p>भारत सरकार Government of India</p>  <p>रोहन सतीश अगरवाल Rohan Satish Agarwal जन्म तारीख/DOB: 26/12/1986 पुरुष/ MALE</p> <p>5675 9123 3475 VID : 9195 9664 5009 9220</p> <p>माझो आधार, माझी ओळख</p>	 <p>भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India</p>  <p>पत्ता: S/O सतीश अगरवाल, खलसोटी पोलीस चौकी जवळ, 1183 काशा पेठ, पुणे शिटी, पुणे, महाराष्ट्र - 411011</p> <p>Address: S/O Satish Agarwal, near sattoli police chowki, 1183 kasba peth, Pune City, Pune, Maharashtra - 411011</p> <p>5675 9123 3475 VID : 9195 9664 5009 9220</p> <p>1947 help@uidai.gov.in www.uidai.gov.in</p>
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R. Agarwal

 <p>भारत सरकार Government of India</p>  <p>केतन श्रीकांत रानडे Ketan Shrikant Ranade जन्म तारीख / DOB : 03/04/1967 पुरुष / Male</p> <p>9487 2650 6694</p> <p>आधार - सामान्य माणसाचा अधिकार</p>	 <p>भारतीय विशिष्ट ओळख प्राधिकरण Unique Identification Authority of India</p> <p>पत्ता: S/O: श्रीकांत पंढरीनाथ रानडे, ओर्चिड रो हाउस नं 9 बेगंबर वस्ती, सिंगड रोड, कैलास जीवन फॅक्टरी जवळ, धायरी, पुणे शहर, वडगाव बुद्रुक, पुणे, पुणे शहर, महाराष्ट्र, 411041</p> <p>Address: S/O: Shrikant Pandharinath Ranade, Orchid Row House No 9 Benkar Vasti, Singad Road, Near kailas Jeevan Factory, Dhayari, Pune City, Vadgaon Budruk, Pune, Pune City, Maharashtra. 411041</p> <p>9487 2650 6694</p> <p>1947 help@uidai.gov.in www.uidai.gov.in</p>
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K. Ranade



हवल-१६		
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शेताचें स्थानीक नाव :

हवल-१६

90294	92	20
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पृष्ठ क्र. १/२

७/१२ डाउनलोड दि. १४-०४-२०२५, ०४:२०:२२ AM, वेब-साइट <https://digitalsaibara.mahabhum.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001404518 हा क्रमांक

यापरायः.

Hegarty, 1999

<p>गाव नमुना बारा (पिकांची नोंदवही)</p> <p>[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (न्याय करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]</p> <p>गाव :- गो-हे खुर्द (५५६२५८) तालुका :- हवेली जिल्हा :- पुणे</p> <p>भूमापन क्रमांक व उपविभाग ८३</p>										
पिकांखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०१८-१९	खरीप					०.०		पोल्टीपड	१.८१००	
२०१९-२०	खरीप					०.०		पोल्ट्री शेड पड	१.९०००	
२०२०-२१	खरीप					०.०		पोल्ट्री शेड पड	१.७१००	

टीप :- ** सदरची नोंद मोबाइल ऑप द्वारे घेणेत आलेली आहे



हवल-१६		
१०२१५	१३	२०
२०२५		



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

महाराजा सयाजीराव गायकवाड उद्योग भवन,

सर्वे नंबर १५२-१५३, औंध, पुणे - ४११०६७

ई-मेल आयडी : zonecertificatepmrda@gmail.com

जावक क्रमांक पीएमआरडीए / झोन प्रमाणपत्र क्रमांक ZC-0000-HA-22-O-00250 दिनांक : 15/01/2022

प्रती,

Vishal Nivrutti Dimble
Dhankawadi Pune

विषय : स नं. / ग नं. 83, मौजे गो-हे खर्द, तालुका हवेली, जिल्हा पुणे

संदर्भ : आपला दिनांक 05/01/2022 रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे गो-हे खर्द, तालुका हवेली, जिल्हा पुणे

येथील स नं. / ग नं. 83 हि जागा शेती व नाविकास या विभागात समाविष्ट असून 36.00 मी. या प्रस्ता. वित्त रस्त्याने बाधित आहे.

पु.म.प्र.वि.प्रा. च्या प्रसिध्द झालेल्या प्रारूप विकास योजना नुसार Agriculture Zone (G-1) + Ext(SS) + 36 M. + 15 M. Road मध्ये समाविष्ट आहे.



हवल-१६		
१०२१५	१४	२०
२०२३		



Validity unknown

Digitally Signed By : Shweta Arun Patil
Date : 15-01-2022 14:19:55
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

टिप : सदर दाखला डिजीटल स्वाक्षरीचा असून तीन महिन्यांसाठी वैध आहे.

Venkateshwara Charitable Foundation

13/6, Milestone, Pune-Panshet Road, P.O. Girinagar, Pune - 411 025.(India)
(Registered under Bombay Public Trust Act 1950, Registration No. E-706 (Pune) dated 21.8.1980)
Phone : 020 - 2438 7141, 2438 7495, 2438 7141 Fax : 020 - 2438 7561

29th April, 2025

TO WHOMSOEVER IT MAY CONCERN

Mr. Balu S. Gaikwad, having office at "Venkateshwara House", S. No. 114/A/2, Pune-Sinhagad Road, Pune - 411 030 is hereby authorised to sign and execute Lease Agreement for 13/6, Milestone, Pune - Panshet Road, P.O. Girinagar, Pune - 411 025 and to present the said Agreement for registration, whenever necessary, before the concerned Registrar / Sub - Registrar and obtain certified copies of registration and other extracts and receipts for payments made, to appoint, engage agents, Advocate for obtaining the registration and completion of other formalities, to represent the Company before the Registrar / Sub -Registrar and other authorities and take inspection of documents as and when required, to pay necessary charges / fees / deposits as may be required for the above purposes. To submit necessary documents and papers as may be required by the said authorities and to do all the further needful in this regard from time to time for and on behalf of the Company.

For Venkateshwara Charitable Foundation



Balu S. Gaikwad
Trustee

Balu S. Gaikwad signs as under:

Corporate Office : 'Venkateshwara House', S. No. 114/A/2, Pune - Sinhagad Road, Pune - 411 030, India.
Phones : 020-24251530 to 2524,1541 Fax : 020-24251077, 24251060



हवल-१६		
१०२१५	१५	२०
२०२५		



Venkateshwara Hatcheries Private Limited

Corporate Office : 'Venkateshwara House',
Pune - Sinhagad Road, Pune - 411 030, India
Phone : +91 20 71251530
Fax : + 91 20 24251077, 24251060
CIN - U01222TG1971PTC001422

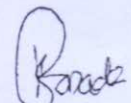
29th April, 2025

TO WHOMSOEVER IT MAY CONCERN

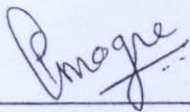
Mr. Pradeepkumar Mogre, having office at "Venkateshwara House", S. No. 114/A/2, Pune-Sinhagad Road, Pune - 411 030 is hereby authorised to sign and execute Lease Agreement for 13/6, Milestone, Pune - Panshet Road, P.O. Girinagar, Pune - 411 025 and to present the said Agreement for registration, whenever necessary, before the concerned Registrar / Sub - Registrar and obtain certified copies of registration and other extracts and receipts for payments made, to appoint, engage agents, Advocate for obtaining the registration and completion of other formalities, to represent the Company before the Registrar / Sub -Registrar and other authorities and take inspection of documents as and when required, to pay necessary charges / fees / deposits as may be required for the above purposes. To submit necessary documents and papers as may be required by the said authorities and to do all the further needful in this regard from time to time for and on behalf of the Company.

For Venkateshwara Hatcheries Pvt. Ltd.




Ketan Ranade
Company Secretary
M. No. A35978

Pradeepkumar Mogre signs as under





हवल-१६		
90294	9E	20
2024		



Regd. Office : 'Venkateshwara House', H. No. 3-5-808 & 808/1, Hyderguda, Hyderabad - 500 029. (India).

मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

on ID : 2025040711399

07 April 2025,06:18:59 PM

कनाचे वर्ष : 2025
 त्हा : पुणे
 तालुका : हवेली
 गावाचे नाव : मौजे : गो.हे.खु (मातलेवाडीसह)
 क्षेत्राचे नांव : Influence Area
 मूल्य विभाग/उपमूल्य विभाग : 11/11.1
 सर्वे नंबर/ गट नंबर : 83

मिळकतीचा प्रकार : खुली
 मिळकतीचे क्षेत्र : 4000 चौ. मीटर Bulk Land
 वार्षिक मूल्य दर तक्यानुसार जमिनीचा दर : Rs.3760 /-
 Zone Change Primary Notification: No
 जमीन बिनशेती झाली नाही.जमिनीचा दर : Rs.3760 /-
 वापरायचा दाखला : इतर
 प्रथम विक्री

Applicable Rules : 16 ब

1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =3760/-

500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 3760

=1880000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =3008

1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 3008

=4512000/-

3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 60 % मूल्य दर =2256/-

2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 2256

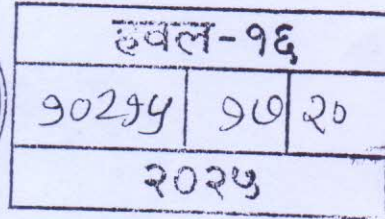
=4512000/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य

=1880000 + 4512000 + 4512000

= Rs.10904000/- X 50 %

= ₹ एक करोड नऊ लाख चार हजार /-



Home

Print

54,52,000/-

X 5 %

2,72,600/-

30,000/-



हवल-१६		
१०२१५	१८	२०
२०२५		

15

29 एप्रिल 2025 3:20 म.नं.

दस्त गोषवारा भाग-1

हवल 16

30120

दस्त क्रमांक: 10215/2025

क्रमांक: हवल 16 / 10215/2025

जार मूल्य: रु. 1,09,04,000/-

मोबदला: रु. 00/-

रलेले मुद्रांक शुल्क: रु. 2,72,600/-

दु. नि. सह. दु. नि. हवल 16 यांचे कार्यालयात

अ. क्र. 10215 वर दि. 29-04-2025

रोजी 3:18 म.नं. वा. हजर केला.

पावती: 10985

पावती दिनांक: 29/04/2025

मादरकरणाराचे नाव: व्यंकटेश्वरा चॅरिटेबल फाउंडेशन तर्फे अधिकृत
स्वाक्षरीदार बाळू श्रीरंग गायकवाड -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 20

एकूण: 30800.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवल 16

सह दुय्यम निबंधक, हवल 16

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 29 / 04 / 2025 03 : 18 : 18 PM ची वेळ: (सादरीकरण)

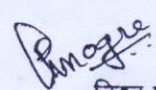
शिक्षा क्र. 2 29 / 04 / 2025 03 : 19 : 12 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

॥ सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. ॥ दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार/ओळखदार व रोखत जोडलेल्या कागदावाची सत्यता तपासली आहे. ॥ दस्ताची सत्यता वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कुवलीधारक हे स्वतः जबाबदार राहतील. ॥ दस्तावेजासोबत जोडलेली कागदपत्रे, कुलपुखत्यार धारक व्यक्ती धर्मादी बनावट अदळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल



लिहून देणार :



लिहून घेणारे :



दस्त गोपवारा भाग-2

हवल 16





20/20

दस्त क्रमांक: 10215/2025

25 3 21:30 PM

दस्त क्रमांक: 10215/2025

दस्त प्रकार :- भाडेपट्टा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव: व्यंकटेश्वरा हेंचरीज लि तर्फे अधिकृत स्वाक्षरीदार प्रदिपकुमार मोगरे पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, PUNE. पिन नंबर: AAACV7247H	मालक वय :- 58 स्वाक्षरी: -		
2	नाव: व्यंकटेश्वरा चॅरिटेबल फाउंडेशन तर्फे अधिकृत स्वाक्षरीदार वाळू श्रीरंग गायकवाड - पत्ता: प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: धायरी वडगाव वु पुणे, महाराष्ट्र, पुणे. पिन नंबर: AAATV0797P	भाडेकरू वय :- 54 स्वाक्षरी: -		

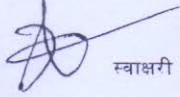
वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 29 / 04 / 2025 03 : 20 : 26 PM

ओळख:-

मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: वकील हूपीकेश आवतावे -
वय: 32
पत्ता: वारजे पुणे
पिन कोड: 411058


स्वाक्षरी

छायाचित्र

ठसा प्रमाणित



शिक्का क्र.4 ची वेळ: 29 / 04 / 2025 03 : 20 : 48 PM

मह दुय्यम निबंधक, हवेली 16

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Venkateshwara Charitable Foundation	eChallan	69103332025042916784	MH001447723202526E	272600.00	SD	0000842492202526	29/04/2025
2		DHC		0425295108363	800	RF	0425295108363D	29/04/2025
3	Venkateshwara Charitable Foundation	eChallan		MH001447723202526E	30000	RF	0000842492202526	29/04/2025

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

10215 /2025

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2. Get print immediately after registration.

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



माहित करणेत येते की, या दस्तऐवजात नोंदिलेले नंबर पुस्तकाचा
एकूण 20 पुणे शहर 90234 नंबरी नोंदल.

सह.दुय्यम निबंधक (वर्ग-2)
हवेली क्र. 96, पुणे शहर, पुणे

(एम.ए.देशमुख)
सह.दुय्यम निबंधक (वर्ग-2)
हवेली क्र. 96, पुणे शहर, पुणे
दिनांक 28/04/2024