

CHALLAN  
Form Number-6



GRN	MH008505793201819E	BARCODE	Date		22/11/2018-08:22:50	Form ID	36
Department			Inspector General Of Registration				
Stamp Duty			Payer Details				
Type of Payment			Registration Fee				
Office Name			HVL_1_HAVELI NO1 SUB REGISTRAR				
Location			PUNE				
Year			2018-2019 One Time.				
Account Head Details			Amount in Rs.				
0030046401 Stamp Duty			1638000.00				
0030063301 Registration Fee			30000.00				
Total			16,68,000.00				
Remarks (If Any)			PAN2=CCLPS8103H-SecondPartyName=Mrs SAPNA VIKAS SANE-CA=34-Marketval=36400000				
Amount in			Sixteen Lakh Sixty Eight Thousand Rupees Only				
Words			16,68,000.00				
Payment Details			STATE BANK OF INDIA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN Ref. No. 00040572018112273557 IK00VDWSS8				
Name of Bank			Bank Date RBI Date 22/11/2018-08:24:05 Not Verified with RBI				
Name of Branch			Bank Branch STATE BANK OF INDIA				
			Scroll No. , Date Not Verified with Scroll				

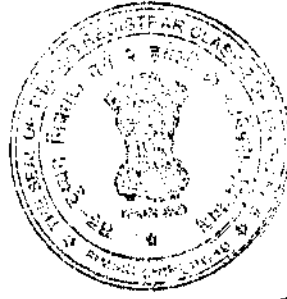
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
संदर्भ चालन केवल दस्तावेज निलंबित कार्रवाईयान नोदणी करवायाच्या दस्तावेजाची लागू आहे. नोदणी न करवायाच्या दस्तावेजाची सदर चालन लागू नाही.

Mobile No. : 8600099099

#### Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-5-8338	0004670546201819	22/11/2018-13:14:05	IGR012	30000.00
2	(IS)-5-8338	0004670548201819	22/11/2018-13:14:05	IGR012	1638000.00
Total Defacement Amount					16,68,000.00



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Shree Gajanan Prasad

**LEASE DEED**

This **DEED OF LEASE** is made at Pimpri Chinchwad, Pune on this 22<sup>nd</sup> day of November 2018.

**BETWEEN**

**MRS. SAPNA VIKAS SANE** (PAN No. [ CCLPS8103H ] Indian Inhabitant, aged -37 years, having address at Patil Nagar, Dehu-Alandi Road, Chikhali, Taluka-Haveli, District- Pune, Pincode- 412114.,

.....Hereinafter referred to as "**The Lessor**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**

**AND**

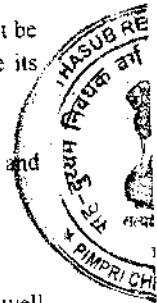
**RAV SAN VIK FOUNDATION** (PAN No. AAJCR1243E) (CIN No:- U80900PN2018NPL178631) a company incorporated and registered under section 8(1) of the Companies Act, 2013 having its registered office at Flat No. 21, Bakti complex, Kharalwadi, Pimpri, Pune 411018 through the hands of its Authorized Signatory and Director, Mr. Sanjay Tejabahadur Singh. Age:- 48 yrs. (duly authorized by a resolution dated 20/11/2018 passed at a meeting of the Board of Directors)

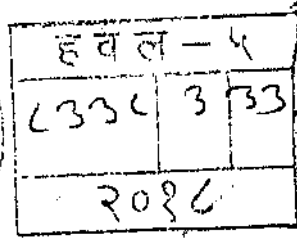
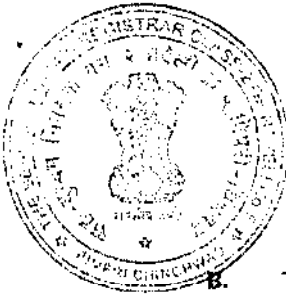
.....Hereinafter referred to as "**The Lessee**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor in business and permitted assigns) of the **OTHER PART**

In this Deed, the Lessor and the Lessee are collectively referred to as "**Parties**" and severally as "**Party**".

**WHEREAS**

- A. The Lessor is the owner and is seized and possessed of or otherwise well and sufficiently entitled to the plot of land in the residential zone land bearing Gut No. 90 admeasuring approximately 22 H 31 R and potkharaba 00 H 79 R and its assessment is 91 Rs. 25 Paise out of that admeasuring area about 00 H 40 R and its assessment is 1 Rs. 63 Paise; which land is situated at village Chikhali, District Pune, within the Jurisdiction of the Sub-Registrar of Haveli and within the limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as "**the Demised Plot**"). The Demised Plot is more particularly described in the First Schedule hereunder written. A copy of the 7/12 extract in respect of the Demised Plot is annexed hereto and marked **Annexure "A"**





- B. The Lessee is a company and is engaged in the promotion and management of educational institutes. A copy of the certificate of incorporation of the Lessee is annexed hereto and marked Annexure "B"
- C. The Lessor has agreed to demise unto the Lessee the Demised Plot together with the right to construct a building or buildings and/ or structure or structures thereon for the period and rent and upon the terms and conditions recorded herein.
- D. It has been agreed between the Parties that the Lessee shall at its own efforts, expenses and costs, for the purpose of running an educational institute, be entitled to construct and complete upon the Demised Plot, a new building or buildings and/ or structure or structures with all requisite and proper sewers, drains and other conveniences thereto in accordance with the prevailing laws.
- E. The Lessor has hereby agreed to give on lease and the Lessee has hereby agreed to take on lease the Demised Plot, on the terms and conditions hereinafter appearing.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

**(i) GRANT OF LEASE**



In consideration of the Lease Rent and Lessee's covenants hereinafter reserved and contained, the Lessor doth hereby demise unto the Lessee **ALL THAT** piece and parcel of land in the residential zone bearing Gat No. 90 admeasuring area about 00 H 40 R and its assessment is 1 Rs. 63 Paise; which land is situated at village Chikhali, District Pune, within the Jurisdiction of the Sub-Registrar of Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and more particularly described in the **Schedule** hereunder written together with the right to construct a building or buildings and/or structures thereon.

**(ii) LEASE PERIOD AND LEASE COMMENCEMENT**

The Lessor hereby demise unto the Lessee the Demised Plot **TO HOLD** unto the Lessee the Demised Plot from 01/11/2018 to 30/10/2052 for a term of 34 (Thirty Four) years (hereinafter referred to as "**the said Term**") yielding and paying the Lease Rent hereinafter mentioned. It is agreed between the Parties that the said Term may be extended by the Lessor at its sole discretion.

**(iii) USE OF DEMISED PLOT**

It is hereby agreed by and between the Parties hereto that the Lessee shall be entitled to construct and complete upon the Demised Plot a new building or buildings and/ or structure or structures, solely for the purpose of running an educational institute and incidental activities.



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(iv) **LEASE RENT**

In consideration of the Lessor leasing the Demised Plot unto the Lessee, the Lessee hereby agrees to pay to the Lessor a sum of Lease Rent. Lease Rent shall comprise of Fixed Rent and Variable Rent, which are more particularly described as follows:

a) **Fixed Rent:**

1. On and from the date of execution hereto, an amount of Fixed Rent shall be payable by the Lessee to the Lessor. The amount of Fixed Rent payable by the Lessee to the Lessor shall be in accordance with the table set out below:

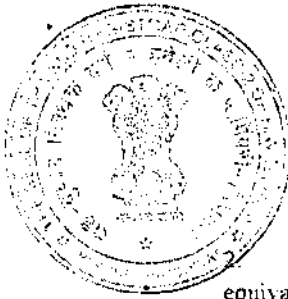
SR. NO	YEAR	FIXED RENT (Rs.) including GST & TDS
1.	1 <sup>st</sup> June, 2019 – 31 <sup>st</sup> May, 2020	20% of Fees Received.
2.	1 <sup>st</sup> June, 2020 – 31 <sup>st</sup> May, 2021	42,00,000/-
3.	1 <sup>st</sup> June, 2021 – 31 <sup>st</sup> May, 2022	70,00,000/-
4.	1 <sup>st</sup> June, 2022 – 31 <sup>st</sup> May, 2023	98,00,000/-
5.	1 <sup>st</sup> June, 2023 – 31 <sup>st</sup> May, 2024	1,26,00,000/-
6.	1 <sup>st</sup> June, 2024 – 31 <sup>st</sup> May, 2025	1,54,00,000/-
7.	1 <sup>st</sup> June, 2025 – 31 <sup>st</sup> May, 2026	1,82,00,000/-

2. It is clarified that the amount of Fixed Rent payable from the 8<sup>th</sup> Academic year onwards shall be Rs. 1,82,00,000/- for the remainder of the Lease Term.
3. The Fixed Rent shall be payable on each academic year subject to deduction of tax at source as per law for the time being in force, payable on or before the 31<sup>st</sup> May of each Academic year, due failing which the outstanding amount shall bear and carry interest at the rate of 12% (twelve percent) per annum from the due date of payment till the date of realisation thereof by the Lessor.
4. It is also specifically agreed by the Lessor that Goods and Service Tax, if any and/ or any other similar taxes, whether in the nature of value added tax or otherwise now levied or imposed as per the rules & regulations of the central and/ or state government authorities and/ or local bodies or which may hereinafter be levied or imposed in relation to the grant of Lease hereunder and all increases thereto, if any, during the Lease Term shall be borne and paid by the Lessor alone.

**Note:** For the purpose of this Agreement, the term Academic Year shall mean the period commencing from 01<sup>st</sup> June and ending on 31<sup>st</sup> May of the relevant year

b) **Variable Rent:**

1. On and from the date of execution hereto, an amount of Variable Rent shall be payable by the Lessee to the Lessor, which Variable Rent shall be payable on an annual basis being each Academic Year. It is agreed between the Parties that the Variable Rent shall be payable over and above the Fixed Rent.



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The Variable Rent for each Financial Year shall be calculated as the amount equivalent to the difference between (i) 20% of the Annual Revenue of the Lessee and (ii) the Fixed Rent payable for that year, which amount shall also be subject to deduction of tax at source as per law for the time being in force. For the purpose of this clause, Annual Revenue shall mean the revenue generated by the educational institute of the Lessee net of taxes.

3. The Variable Rent for the relevant Academic Year shall be payable on or before 30<sup>th</sup> June of next Academic Year based on the Lessee assessment of Annual Revenue of that Academic Year. In the event of delay by the Lessee in payment of the Variable Rent within the time lines as aforesaid, the Lessee shall be liable to pay interest at the rate of 12% (twelve percent) per annum from the due date of payment till the date of actual realisation thereof by the Lessors.

4. It is also specifically agreed by the Lessor that Good and Service Tax, if any and/ or any other similar taxes, whether in the nature of value added tax or otherwise now levied or imposed as per the rules & regulations of the central and/ or state government authorities and/ or local bodies or which may hereinafter be levied or imposed in relation to the grant of Lease hereunder and all increases thereto, if any, during the Lease Term shall be borne and paid by the Proposed Lessor alone.

5. It is agreed by and between the Parties hereto that in case the Lessor desires the certified revenue statement of School on this land for any preceding 10 Year period of any financial period, the same shall be provided by the Lessee through its Statutory Auditors/external Chartered Accountant Firm at cost of Lessor.



6. The Annual Revenue for the purpose of Variable Lease Rent will be calculated based on the revenue earned by the Lessee from the following activities:

- Revenue attributable to tuition fees collected from the students enrolled in the education institution managed by the Lessor (net of taxes/cess) earned by the Lessee from the school on the Demised Plot.
- Revenue attributable to [Library Charges/ One time admission fees etc] (net of taxes and credit card commission) earned by the Proposed Lessee from the school on the Demised Plot.
- Any other revenues accruing from the education institution for any fees for education purpose in school premises and as reflected in the audited sheet of accounts earned by the Proposed Lessee from the school on the Demised Plot.

(v) **NON- REFUNDABLE SECURITY DEPOSIT**

The Lessee hereby agrees to pay to the Lessor a non-refundable security deposit of Rs. 25,00,000/- (Rupees Twenty Five Lakh only) within the period from 21<sup>st</sup> June, 2020 to 30<sup>th</sup> June, 2020 failing which the outstanding amount shall bear and carry interest at the rate of 12% (twelve percent) per annum, which shall be calculated from the due date of payment till the date of actual realisation thereof by the Lessor.



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**(vi) LESSORS COVENANTS**

The Lessor hereby represents to and covenants with the Lessee as follows:-

- i The Lessor has full right and absolute authority to grant the Lease of the Demised Plot; and
- ii So long as the Lessee continues to perform and fulfil all its duties, obligations and covenants under this Deed, the Lessee shall be entitled to peaceably hold, occupy and enjoy the Demised Plot during the said Term.
- iii The Lessor has paid in full the loan obtained on the Demised Plot and on the date of execution of this Agreement, there is no third party right, interest or encumbrance on the Demised Plot. A copy of the letter dated 11.09.2018 issued by Shivkrupa Sahakari Palpedhi Limited is annexed hereto and marked as Annexure "C"

**(vii) THE LESSEE DOTH HEREBY EXPRESSLY COVENANTS WITH THE LESSOR AS UNDER:**

- a. That the Lessee will comply with and abide by all the terms and conditions of this Deed.
- b. That the Lessee will during the said Term regularly pay to the Lessor the aforesaid Lease Rent and as stated above in all the circumstances in the manner set out hereinabove. In the event of any delay, the Lessee shall be liable to pay interest as mentioned hereinabove. Such interest shall be recovered as if the same formed a part of the yearly rent and will carry compound interest at the same rate with six monthly rests. The provisions of interest shall be without prejudice to the other rights and remedies of the Lessor.
- c. That the Lessee will use the Demised Plot solely for the purposes as set out hereinabove and shall not use or permit the same to be used for any other purpose.
- d. That the Lessee will also pay and discharge, within the relevant due dates, all rates, taxes, property tax, charges including water and electricity, duties, burdens, assessments, outgoings and impositions whatsoever payable or to become payable now or hereafter during the said Term assessed, charged and /or imposed upon the Demised Plot or any part thereof, or the building/s or structure/s to be hereafter erected.
- e. That the Lessee will at its own efforts, expenses and cost, for the purpose of an educational institute, construct and complete upon the Demised Plot a new building or buildings and/ or structure or structures with all requisite and proper sewers, drains and other convenience thereto in accordance with the prevailing laws within a period of 24 months from the date of approval of Plan.
- f. The Lessee will at its own efforts, expenses and cost, shall obtain requisite permissions, NOCs and approvals for the purpose of erecting or constructing building or buildings and/ or structure or structures on the Demised Plot from the Municipal Corporation and other Government and Semi-Government authorities as may be in force for the time being relating to the building or buildings and or structures to be constructed on the Demised Plot.

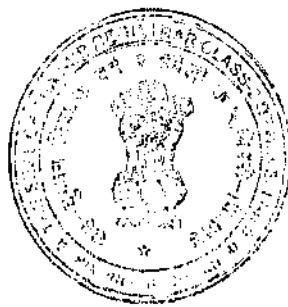




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- g. That the Lessee will in executing the works as aforesaid and at all times during the continuance of this demise observe and conform to all such rules and regulation of the Municipal Corporation and other Government and Semi-Government authorities as may be in force for the time being.
- h. The Lessee shall not at any time during the said Terms carry out any excavation work on the Demised Plot other the excavation work necessary for construction and erection of buildings and/or structure/s and development of playground for the purpose of the educational institute. as approved and required by the Competent Authority.
- i. That the Lessee will at his/her own expense and cost maintain and keep in good repair the drains, sewers and gullies leading from the existing building or building/s or structure/s to be constructed on the demised premises and the demised premises in accordance with the Municipal Act and the rules and bye-laws there under for the time being in force without requiring any notice in that behalf from the Lessor (reasonable wear and tear excepted).
- j. That the Lessee hereby agrees to Indemnify and keep indemnified the Lessor against all suits, claims, and/or demands in respect of the demised premises.
- k. That the Lessee shall not raise any finances by creating/ mortgage on its leasehold interest in respect of the Demised Plot and the building/s and/or structure/s constructed or erected thereon at any time during the said Term.
- l. The Lessee shall at all times during the said Term secure and protect the Demised Plot against trespassers and shall be solely responsible and liable for initiating appropriate action against such trespassers to ensure the quiet vacant and peaceful possession of the Demised Plot.
- m. That the Lessee shall not at any time during the said Terms allow any third party to use and benefit from any permission, approval, NOCs, connections which include electricity, water or telephone, obtained by the Lessee from the Municipal Corporation and other Government and Semi-Government authorities and as may be in force for the time being including private authorities for the purpose of the educational institute and/or building or buildings and/or structures or structures to be constructed on the Demised Plot.
- n. That the Lessee shall not hold the Lessors responsible or liable for any loss or damage suffered by the Lessee on account of destruction caused to buildings and/or structures or structures to be constructed on the Demised Plot or to any property by the Lessee in the Demised Plot either by fire, accident, theft, act of god or otherwise or by any act of omission or commission on the part of Lessee its servants and agents.
- o. That the Lessee shall also observe strictly the provisions hereof and any and all laws, rules, policy and regulations for the time being in force applicable to the Demised Plot and to buildings and/or structures or structures to be constructed on the Demised Plot for the purposes set out herein.



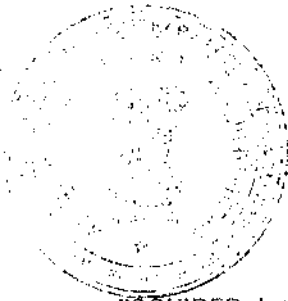


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- p. That the Lessee shall not claim any higher rights recorded herein as that of a Lessee for the said Term and not to claim any protection as a tenant or otherwise under the applicable or hereinafter applicable Rent Act
- q. The Lessee shall not assign, mortgage, charge, sublet, transfer or part with the possession of the Demised Plot in any manner whatsoever. This Lease hereby granted is a personal one restricted to the use and occupation by the Lessee alone and it is neither transferable, inheritable nor intended to be transferable to any third party or person/s.
- r. Notwithstanding anything contained anywhere else in this Deed, in the event of the Lessee claiming anything in consistent with this Deed under the relevant laws in force, as amended from time to time, this Deed shall be deemed to stand terminated, without the requirement of giving any notice to the Lessee and without the necessity of executing any writings or documents of any nature whatsoever where upon the consequences provided for herein upon expiry or earlier determination of this Deed shall follow. Further, in the event of any change, modification or amendment in law relating to lease of land in Pune/Maharashtra by any Act or Legislation, Notification, Ordinances, Judgment or otherwise however, by virtue of which, the Lessee may be conferred with/ entitled to greater rights than of a mere lessee as conferred by these presents and/ or its status is changed, then and in such event, this Deed shall be deemed to stand terminated, without the requirement of any notice to the Lessee and without the necessity of executing any writings or documents of any nature whatsoever, on the day prior to such Legislation etc. as above referred coming into force whereupon the consequences provided for herein upon expiry or earlier determination of this Deed shall follow. The Lessee hereby unconditionally confirms the above-recorded understanding between the Parties.
- s. The Lessee represents that it is a company duly organized and validly existing under the laws of India. The Lessee hereby represents to the Lessor that the person signing this Deed has full and complete authority to do so and execution hereof by him creates a legal and binding obligation on the Lessee. The execution of this Deed and the consummation of the transaction contemplated by this Deed have been duly authorized by all necessary action on its part. This Deed constitutes a valid and legally binding obligation on the part of the Lessee, enforceable in accordance with its terms and the performance hereof does not and shall not contravene, violate or constitute a default of or require any consent or notice under any provision of any Agreement or the constitutional documents of the Lessee or other instrument to which the Lessee is a party to or by which the Lessee is or may be bound.
- t. The Lessee hereby acknowledges and confirms that it is acquiring the Demised Plot on lease, on an "as is where is what is" basis and has satisfied itself in all respects thereof where the plot is open without any construction on it.
- u. On the expiry of the said Term i.e. 30.06.1952 or early determination hereof, to vacate and handover quiet, vacant and peaceful possession of the Demised Plot to the Lessor by removing itself, its employees and its belongings from the Demised Plot,







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PROVIDED that in event of the failure on the part of the Lessee to vacate and handover quiet, vacant and peaceful possession of the Demised Plot to the Lessor at the expiry or early determination of the Lease, the Lessee shall be liable, without prejudice to the other rights and remedies available to the Lessor under law and/ or equity, to pay to the Lessor a sum of Rs. 50,000/- (Rupees Fifty Thousand only) per day ("Additional Amount") together with a sum equivalent to the last applicable Lease Rent as compensation (such Additional Amount and the last applicable Lease Rent are hereinafter collectively referred to as "Compensation") together with any other losses, costs, damages, etc. that may be suffered or is likely to be suffered by the Lessor during such unauthorised and illegal occupation. It is further agreed that the said Additional Amount shall increase by 5% every week on the then prevailing Additional Amount. Compensation (whether initial or enhanced) shall be payable/ recoverable from the date of expiry or early determination of this Agreement till the date the Lessee vacates and hands over to the Lessor quiet, vacant and peaceful use and occupation of the Demised Premises. The Lessee further acknowledges that the payment of Compensation does not amount to any renewal or extension or grant of Lease and the same is purely in the nature of compensation for the unauthorized occupation by the Lessee. In the circumstances envisaged in this sub-clause, the Lessee irrevocably and unconditionally agrees, undertakes and covenants to pay the Compensation to the Lessor as and by way of liquidated damages, not in the nature of penalty, but only as a pre-determined reasonable compensation. It is expressly clarified, agreed and understood by and between the Parties hereto that this right of the Lessor to receive liquidated damages, shall not in any manner whatsoever prejudice any other rights and remedies of the Lessor under this Agreement or in law, including the Lessor's right to re-enter the Demised Premises without having to seek recourse to any legal proceedings and to prevent the Lessee and its employee/s from using and/ or occupying the Demised Premises:-



v. The Lessee hereby agrees to indemnify the Lessor, his heirs, executors, administrators and assigns and any other person claiming under him, and keep them fully indemnified for all times hereafter against any and all claims, demands, actions, proceedings etc. which the Lessor, their heirs, executors, administrators and assigns or any other person claiming under them may suffer or incur as a result of any of the representations and assurances of the Lessee are not found to be correct or true at any time or which the Lessor may incur, sustain or suffer by reason of any breach, default, contravention, non-observance or non-performance by the Lessee of any of the terms, conditions, covenants of the Deed and/ or the rules regulations and bye-laws applicable to the Demised Plot, building/s and/or structure/s or to be constructed thereon and the Lessee in its capacity as a companies incorporated under Section 8 of the Companies Act, 2013 or any contravention of any law or statute either prior, during or after the execution of these presents. It being understood that the Lessor is entering into this lease Deed based on the express representations and warranties of the Lessee.

#### (viii) TERMINATION AND ITS CONSEQUENCES

##### a. Termination for Cause

Termination shall be on occurrence of the following events of default:



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- a. The Lessee fails to make payment of the Lease Rent for two consecutive years, together with the interest for delayed payment thereon at 12% per annum as aforesaid and after the receipt of a written notice of default from the Lessor demanding the outstanding Lease Rent together with interest thereon, the Lessee does not make the payment within 60 (sixty) days of the receipt of the said notice of default;
  - b. If any corporate insolvency resolution proceedings are admitted against the Lessee under the Insolvency and Bankruptcy Code, 2016 and/or the Lessee has any winding-up proceedings admitted against it and/or enters into a compromise or arrangement with or assignment for the benefit of any creditors or members and/or or any analogous event;
  - c. In the event of revocation of the license granted to the Lessee under section 8 of the Companies Act, 2013 and/ or amalgamation of the Lessee with another company incorporated under section 8 of the Companies Act, 2013;
- Then and in any of the aforesaid events, the Lease in respect of the Demised Plot shall stand automatically terminated (without any requirement on the part of the Lessor to give any notice to cure to the Lessee) and the Lessee shall under no circumstances whatsoever challenge such termination.

**Consequences of Termination**

- a. Upon the termination of the Lease as set out hereinabove, the Lessee shall vacate the Demised Plot along with all building or buildings and/ or structure or structures standing thereon. Notwithstanding what is set out herein, the Lessor shall always retain his right to claim any unpaid amounts due/ pending to her in pursuance the provisions contained in this Deed.
- b. **Termination by Efflux of Time**  
On termination of the Lease by efflux of time and in case of the Parties herein failing to arrive at mutually agreeable terms to renew the present Lease as per sole discretion of Lessor, the Lessee shall vacate the Demised Plot along with all building or buildings and/ or structure or structures standing thereon and the Lessee shall not have any claim whatsoever against the Lessor and the Lessor shall be free to deal with the Demised Plot along with all building structure at his sole discretion with any third party whomsoever.

**(ix) MISCELLANEOUS**

**a. Disputes**

Any dispute or differences between the Parties arising out of the present Deed or from interpretation of the terms and condition, or non-compliance or non-payments shall be resolved mutually and amicably by the Parties. In the event the same cannot be resolved mutually and amicably, the same shall be referred for Arbitration under the provisions of Arbitration and Conciliation Act, 1996 or any other relevant arbitral law for the time being in force. The Arbitration shall be held in English language and shall be held in Pune.

The Courts at Pune alone shall have exclusive jurisdiction to try and entertain any dispute and /or differences arising between the parties hereto out of the present Deed.





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- b. This Lease Deed shall be executed in original one copy. The original shall be retained by the Lessee and the duplicate/Xerox by the Lessor.
- c. The stamp duty and all other expenses in respect of this Lease Deed and xerox thereof shall be borne and paid by the Lessee.
- d. This Lease deed constitutes the entire understanding between the Parties with regard to the subject matter hereof and supersedes any other agreement between the Parties relating to the subject matter hereof.
- e. The terms of this Lease Deed shall not be altered or added to and nor shall anything be omitted there from except by means of a Supplementary amendment in Lease Deed in writing duly signed by the parties hereto.
- f. Any notice to be given by one Party to the other under this Lease deed shall be in writing and shall be sent by a Party to the other Party's respective address as set out in the title clause unless a change in such address of a Party is previously intimated to the other Party in writing. Such notice shall be deemed to be duly given if sent by hand delivery or by courier or by registered post A. D. and shall be deemed to be validly delivered, if sent by hand delivery or courier on receipt of acknowledgement, and if sent by registered post A. D. on expiry of 5 (five) days from the date of posting.

IN WITNESS WHEREOF, the Lessor has set its hand unto these presents and a duplicate hereof and the Lessee has caused its common seal to be affixed hereunder and a duplicate hereof on the day, month and year first hereinabove written.

**The Schedule above referred to**

### **SCHEDULE**

**Description of the Land Property**



All those pieces and parcels of land in the residential zone land bearing Gut No. 90 admeasuring total area about 22 Hectar 31 R, and potkharaba 00 H 79 R and its assessment is 91 Rs. 25 Paise out of that admeasuring area about 00 H 40 R and its assessment is 1 Rs. 63 Paise; all above land situated at village Chikhali, District Pune, within Jurisdiction of the Sub-Registrar Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and is bounded as follows:

- |                         |    |   |
|-------------------------|----|---|
| On or towards the East  | :- | By Property of Rajaram Sane And kantilal Sane out of Gat No.90              |
| On or towards the South | :- | By 24 Mtrs; D.P. Road   |
| On or towards the West  | :- | By Property of Mr. Baban Pandharinath More & Mr.Sudam More and Shivaji More |
| On or towards the North | :- | By remaining property out of Gat No. 90.                                    |

Together with ingress, egress, pathways, incidental, and consequential rights thereto.



हवल - 4		
133	492	03
२०१८		



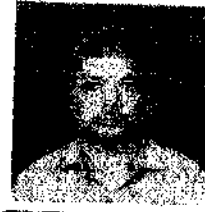
*Signature*



Signed and delivered by the within named lessor

**MRS. SAPNA VIKAS SANE**

The COMMON SEAL of the Lessor is hereunto  
affixed pursuant to the Resolution passed  
by its Board of Directors at its meeting  
held on 24<sup>th</sup> day of November 2018.



in the presence of Ajit Thite, the Director  
of the Company who has affixed  
his signature as token thereof

*Signature*

**MR. SANJAY TEJABAHADUR SINGH**

In the presence of:

1. *MR Patil*

Mr. Milind Bhaskarrao Patil

Shram Safiya Hos society, Sector No. 28,

Pradhikarn. Pune- 411044

2. *Vijay*

Mr. Vijay Dnyandev Shirke

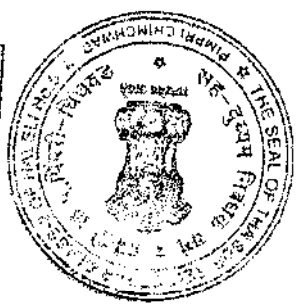
Flat No. 501, B-1 building,

Avalon city, Dapodi, Pune- 411012.





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Annexure A

गाव नमुना सात

अहवाल दिनांक : 22/06/2018

अधिकार अभिलेख पत्रक  
( महाराष्ट्र जमीन महसूल अधिनियम अन्वयेत आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम,  
१९६१ सालील नियम ३, ५, ६ आणि ७ )

गाव : चिखली

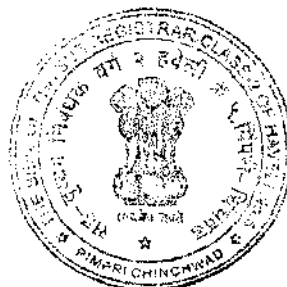
तालुका : हवेली

जिल्हा : पुणे

शेवटचा फेरफार क्रमांक : 28953 व दिनांक : 08/05/2018

गट क्रमांक व उपविभाग : 90

शेतीचे स्थानिक नाव	क्षेत्र	आकार (वर्ग फीट)	पो. नं.	फ. नं.	खाली क्रमांक
क्षेत्र एकक हे. आर. पी. जी.					
जिरायत 22.31.00	सुदाम पदरीनाथ मोरे	2.00	(23512)	77, 7667, 8630, 8631, [8632], 10571,	
	शिवाजी पदरीनाथ मोरे	2.00	(23512)	10974, [11048], [11436], [11450],	
	विशाल दत्तात्रय साने		(23512)	11553, 11591, 11854, 13703, 14048,	
	वैभव दत्तात्रय साने		(23512)	14060, 14591	
बागायत	अरुण दत्तात्रय साने		(23512)	कुळाचे नाव	
तरी	श्रीरंग सयाजी साने		(23512)	इतर अधिकार	
वरेकस	स्मिता संतोष भोडवे		(23512)	इतर	
इतर	नंदा सयाजी साने		(23512)	इतर	
	इंदुबाई बाबूलास काळे		(23512)	इतर	
एकूण क्षेत्र 22.31.00	बेबी शंकराजी पिंगण		(23512)	इतर	
	अंजनाबाई नाना विघवडे		(23512)	इतर	
	नामदेव दगडू साने		(23512)	इतर	
	प्रभाद नामदेव साने	4.00	(28953)	इतर	
पोटखराब (सायबडीस असोसिएट)	प्राणिश बाळासाहेब काळोखे	4.00	(28953)	इतर	
वर्ग (अ) 0.79.00	विकास नामदेव साने		(28953)	बँक बीजा - सहकारी बँक	
वर्ग (ब)	संदिप नामदेव साने		(28953)	शिवकृपा सहकारी पतणेडी लि. शाखा	
एकूण पो 0.79.00	कमल नामदेव साने		(28953)	विघवडे (27202)	
	सामाईक क्षेत्र	0.01.00 0.04 4	(28953)	र. रु. 9000000/- विकास नामदेव	
	सपना विकास साने	0.40.00 1.63	(27202)	साने, सपना विकास साने (27202)	
आकारणी 91.25	दिलीप मोतीलाल घोरडीवा		(19662)		
	मे विजयालक्ष्मी डेव्हलपर्स तर्फे		(23557)		
जुडी किवा विशेष	शांतीलाल मोहनलाल कवार		(25075)		
आकारणी	सामाईक क्षेत्र	3.33.45 13.64			
	दिलीप मोतीलाल घोरडीवा	3.15.77 12.92	(28104)		
	शांतीलाल मोहनलाल कवार	0.40.00 1.64	(28221)		
	मर्व डेव्हलपर्स तर्फे भागीदार		(23982)		
	कृपाल दिलीप घोरडिया		(23982)		
	विचार रणनाथ दिगे		(25816)		
	सामाईक क्षेत्र	0.50.00 2.04			
	सुभाद्रा पंजुकसन सोसायटी पुणे तर्फे	0.60.00 2.45	(25075)		
	दशरथ कलप्पा भोसले		(25075)		
	दिलीप मोतीलाल घोरडिया		(25816)		
	सुदाम बरन मोरे		(23512)		
	शिवाजी बरन मोरे		(23512)		
	सामाईक क्षेत्र	0.00.00 0.00			
	मिपरी विघवडे मनपा रस्त्यासाठी	2.02.77 8.29	(23557)		
	मिपरी विघवडे मनपा रस्त्यासाठी	0.33.99 1.39	(28136)		
	मिपरी विघवडे मनपा रस्त्यासाठी	0.83.61 3.42	(27701)		



हवल - ५  
1334 98 33  
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गाव :- चिखली  
शेड क्रमांक व उपविभाग : १०

तालुका :- हवेली

जिल्हा :- पुणे शेडरचा फेरफार क्रमांक : २८९५३ व दिनांक : ०८/०५/२०१८

पिंपरी चिंचवड म. न. पा. ने संपादित क्षेत्र		
पिंपरी चिंचवड महानगरपालिका पिंपरी ३.५५.६३ १४.५५	(२८१०४)	
शांतीमान मोहनलाल कवार	(२८१३६)	
दिलीप मोतीलाल घोरडीया	(२८१३६)	
किशोर मदनलाल जैत	(२८१३६)	
विजयालक्ष्मी डेव्हलपर्स लॉफ	(२८१३६)	
-----सामाईक क्षेत्र-----	७.०६.०१ २८.८८	
पिंपरी चिंचवड म न पा	०.०८.७७ ०.३५	(२४०२९)
विशाल दिलीप घोरडीया	०.४०.०९ १.६४	(२८२२१)
(२४४),(५०३),(२३८५),(३३३१),(३३३५),(३४२४),(१४२०४),(१४२०५),(१७७९८), (१८०१५),(१८०१७),(१८०१८),(१९६६३),(१९६६५),(२०३६७),(२३५१२),(२३५५७), (२३७०५),(२३९०४),(२३९८२),(२७७०१)		सीमा आणि भुजापन चिन्ह

गाव नमुना द्वारा

अधिकार अभिलेख पत्रक

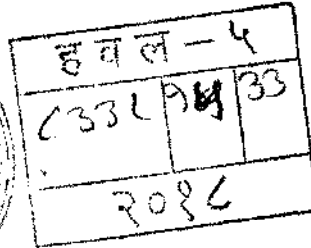
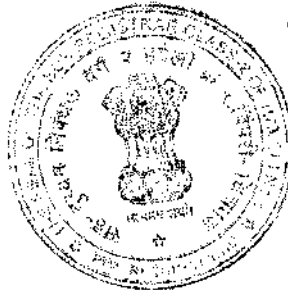
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित क्षेत्र) नियम, १९६१ यातील नियम २९)

गाव :- चिखली  
शेड क्रमांक व उपविभाग : १०

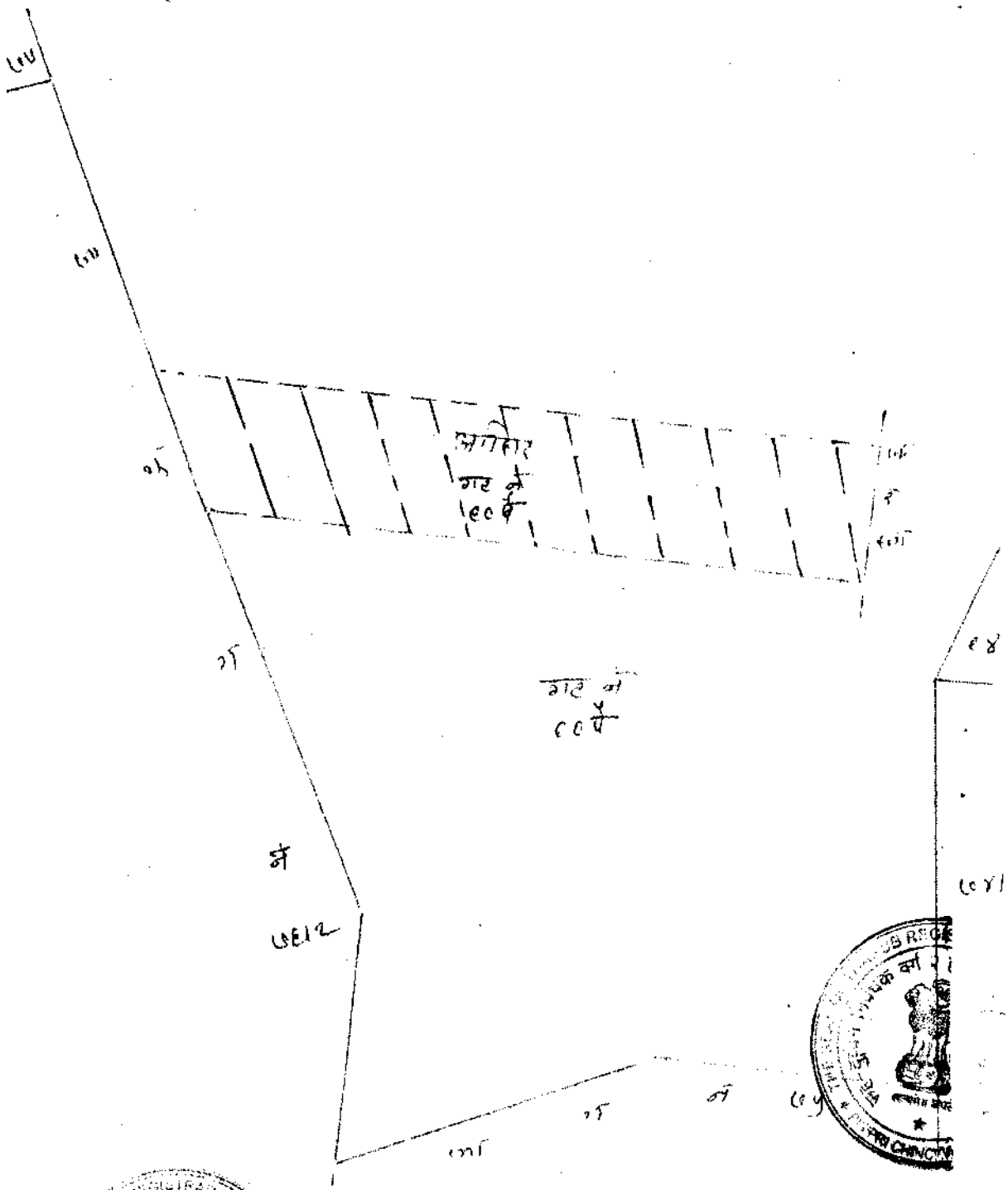
तालुका :- हवेली

जिल्हा :- पुणे शेडरचा फेरफार क्रमांक : २८९५३ व दिनांक : ०८/०५/२०१८

पिकाखालील क्षेत्राचा तपशील													
मिश्र पिकाखालील क्षेत्र							निर्मळ पिकाखालील क्षेत्र						
वर्ष	हंगाम	शेकपापा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप क्षेत्र	जल सिंचित	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)
			हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	हे.आर.घो.मी.	
२०१३-१४	खरीप				ऊस	२.००००		आंबा	१.००००		रस्तापड	०.६०००	
					भुईमूग	०.१०००		बाजरी	४.९१००		घर पड	६.००००	
२०१४-१५	खरीप				ऊस	२.००००		आंबा	१.००००		रस्तापड	०.६०००	
					भुईमूग	०.१०००		बाजरी	४.९१००		घर पड	६.००००	
२०१५-१६	खरीप				ऊस	२.००००		आंबा	१.००००		रस्तापड	०.६०००	
					भुईमूग	०.१०००		बाजरी	४.९१००		घर पड	६.००००	



२०/०५/२०१८  
कामगाव, चिखली  
मौजे चिखली ता. हवेली,  
जि. पुणे.



हयल-५		
८३३८	१६	३३
२०१८		







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GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

## Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

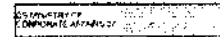
I hereby certify that RAV SAN VIK FOUNDATION is incorporated on this Tenth day of September Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U80900PN2018NPL178631.

The Permanent Account Number (PAN) of the company is AAJCR1243Z

The Tax Deduction and Collection Account Number (TAN) of the company is PNER22982B\*

Given under my hand at Manesar this Tenth day of September Two thousand eighteen .



Digital Signature Certificate  
Mr. Avais Patwagar

For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

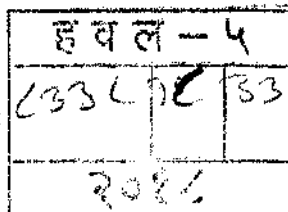
Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on [www.mca.gov.in](http://www.mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:

RAV SAN VIK FOUNDATION

Flat No.21 Bhakti Complex,, Kharalwadi, Pimpri, PUNE, Pune, Maharashtra,  
India. 411018

\* as issued by the Income Tax Department





७४०८		
८३३८	७६	७८३३
५-१२३		



**Licence under section 8 (1) of the Companies Act, 2013**  
[Pursuant to rule 20 the Companies (Incorporation) Rules, 2014]

Section 8 Licence Number 112505

WHEREAS it has been proved to my satisfaction that RAV SAN VIK FOUNDATION, a person or an association of persons to be registered as a company under the Companies Act, 2013, for promoting objects of the nature specified in clause (a) of sub-section (1) of section 8 of the said Act, and that it intends to apply its surplus, if any, or other income and property in promoting its objects and to prohibit the payment of any dividend to its members;

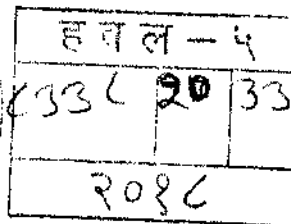
NOW, THEREFORE, in exercise of the powers conferred by section 8 of the said Act, I, the Registrar at Pune, hereby grant, this licence, directing that the said person or association or persons be registered as a company with limited liability without the addition of the word "Limited", or as the case may be, the words "Private Limited" to its name, subject to the following conditions namely:

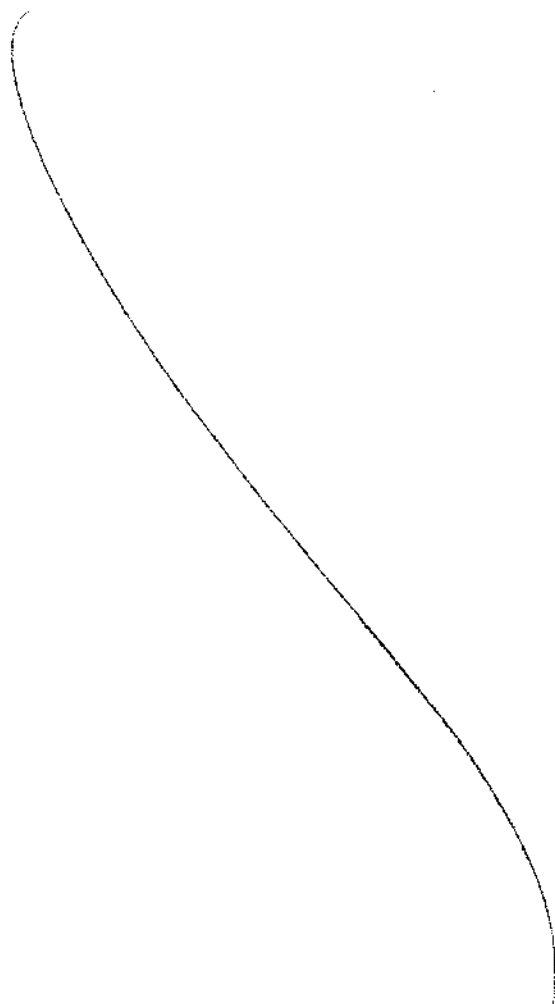
- (1) that the said company shall in all respects be subject to and governed by the conditions and provisions contained in its memorandum of association;
- (2) that the profits, if any or other income and property of the said company, whensoever derived, shall be applied solely for the promotion of the object as set forth in its memorandum of association and that no portion thereof shall be paid or transferred, directly or indirectly, by way of dividend, bonus, or otherwise by way of profit, to persons who at any time are or have been members of the said company or to any of them or to any person claiming through any one or more of them;
- (3) that no remuneration or other benefit in money or money's worth shall be given by the company to any of its members except payment of out-of-pocket expenses, reasonable and proper interest on money lent, or reasonable and proper rent on premises let to the company;
- (5) that nothing in this clause shall prevent the payment by the company in good faith of prudent remuneration to any of its officers or servants (not being members) or to any other person (not being member), in return for any services actually rendered to the company;
- (6) that nothing in clauses (3), (4) and (5) shall prevent the payment by the company in good faith of prudent remuneration to any of its members in return for any services (not being services of a kind which are required to be rendered by a member), actually rendered to the company;
- (7) that no alteration shall be made to the memorandum of association or to the articles of association of the company, which are for the time being in force, unless the alteration has been previously submitted to and approved by the Registrar;
- (8) The Company can be amalgamated only with another company registered under section 8 of the Act and having similar objects; and
- (9) that, without prejudice to action under any law for the time being in force, this licence shall be liable to be revoked, if the company:
  - (a) contravenes any of the requirements of section 8 of the Act or the rules made thereunder or any of the conditions subject to which a licence is issued;
  - (b) if the affairs of the company are conducted fraudulently or in a manner violative of the objects of the company or prejudicial to public interest.

THE MINISTRY OF  
CORPORATE  
AFFAIRS (I)

VIJAYA NAGORAO KHANDARE  
Registrar of Companies  
Registrar of Companies  
RoC - Pune

Dated this 08 Day of 08 2018





2082		
33	68	7337
4-203		



भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

Permanent Account Number (e-PAN) Card  
AAJCR1243E



882059100705322

आयकर विभाग  
INCOME TAX DEPARTMENT

RAV SAN VIK FOUNDATION

आयकर विभाग  
INCOME TAX DEPARTMENT

10/09/2018

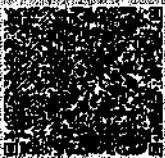
आयकर विभाग  
INCOME TAX DEPARTMENT

RAV SAN VIK FOUNDATION  
FLAT NO. 21 BHAKTI COMPLEX, KHARAWADI, PIMPRI  
PUNE, PUNE MAHARASHTRA - 411018

आयकर विभाग  
INCOME TAX DEPARTMENT

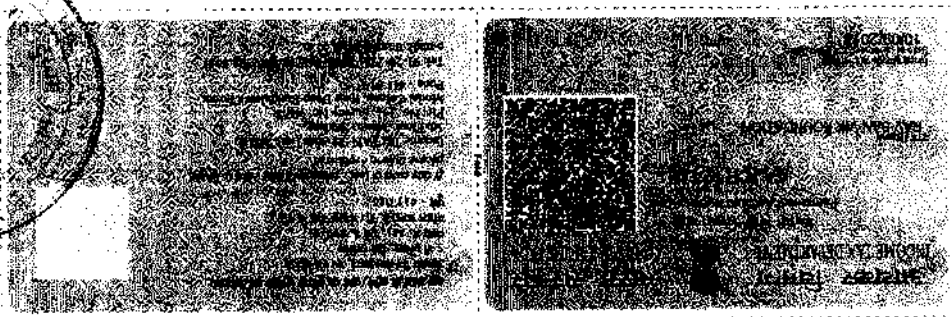
Signature valid

Digitally signed by RAV SAN VIK FOUNDATION  
DN: cn=RAV SAN VIK FOUNDATION, o=RAV SAN VIK FOUNDATION, ou=RAV SAN VIK FOUNDATION, email=RAV SAN VIK FOUNDATION@PUNE.MAHARASHTRA.IN, c=IN



- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand and returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
- From 1st January, 2018, PAN is mandatory for all taxpayers to file their income tax returns.
- Penalty for non-compliance: If a taxpayer fails to file their income tax returns, they may be liable to pay a penalty of up to Rs. 10,000.
- The PAN Card contains enhanced QR code which is available by a specific Android Mobile App. Keyword to search this specific 'enhanced QR code' is 'Enhanced QR Code Reader for PAN Card'.

Enhanced QR Code Reader for PAN Card



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73328933  
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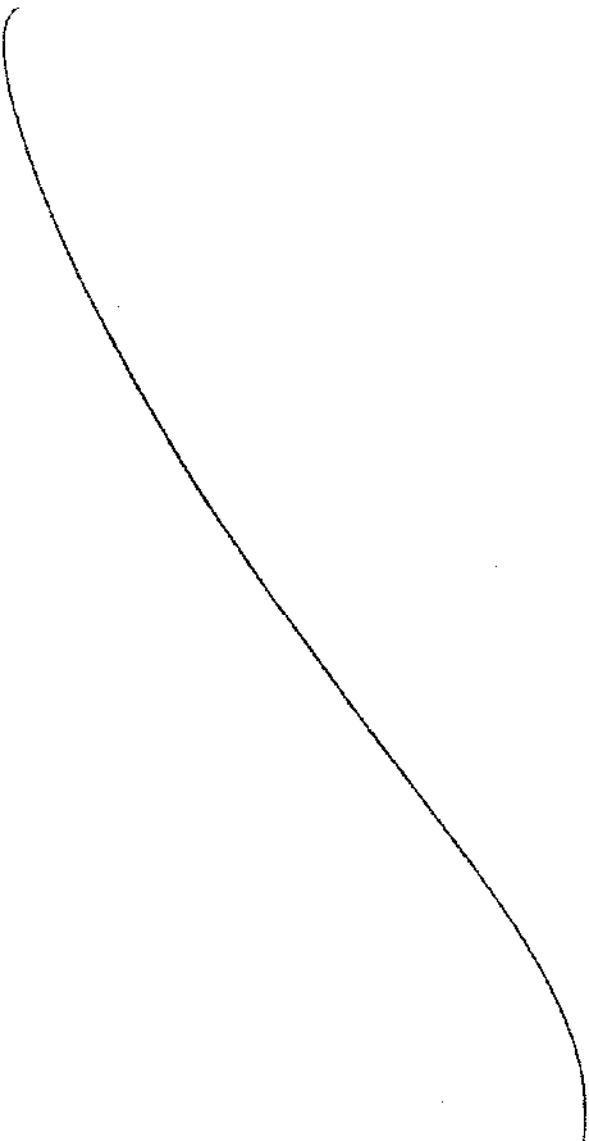


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6336	8333	
4-10-4		









7802		
53	78	7337
4-12-22		



# RAV SAN VIK FOUNDATION

Flat No. 21, Bhakti Complex, Kharalwadi, Pimpri, Pune - 411018.

CIN:U80900PN2018NPL178631

E-mail: ravfoundations@gmail.com

CERTIFIED TRUE EXTRACTS OF THE MINUTES OF MEETING OF BOARD OF DIRECTORS OF RAV SAN VIK FOUNDATION HELD ON THURSDAY 20<sup>th</sup> NOVEMBER, 2018 AT THE REGISTERED OFFICE OF THE COMPANY AT FLAT NO.21 BHAKTI COMPLEX, KHARALWADI, PIMPRI PUNE-411018 AT 4.00 P.M.

The Board members/ Directors were Resolved that in order to fulfil the Object of Company for starting a School the Company had decided to take Land of Lease for 40 years admeasuring 40R for 34 years from Mrs. Sapna Vikas Sane. The final draft for Lease deed was received from the Advocate of Mrs. Sapna Vika Sane and same draft is read and explained to all Directors and after discussion on same all the directors decided to take the Land of Mrs. Sapna Vikas Sane on lease of 34 years as per Lease deed where land is situated at Gat No. 90, Chikhali, Pune. The Board of Directors also Approve the Stamp Duty and other charges to be paid as per Norms. The Board considered and approved the Lease Deed draft and authorised Director Sanjay Tejbahadur Singh to Sign the Lease Deed on Behalf of RAV SAN VIK FOUNDATION.

Certified True Copy

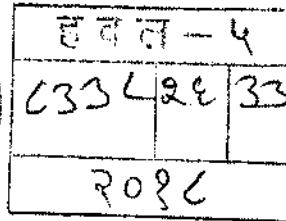
For Rav San Vik Foundation

*Thite*

Ajit Sambhaji Thite

Director

RAV SAN VIK FOUNDATION



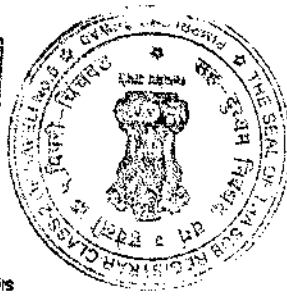


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**GOVERNMENT OF INDIA**  
**MINISTRY OF REVENUE**  
**INCOME TAX DEPARTMENT**  
**SAPNA VIKAS KANS**  
**TUKARAJ CHAND**  
**11/02/1988**  
**COLP88103H**  
**Signature**

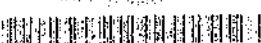
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GOVERNMENT OF INDIA  
MINISTRY OF REVENUE  
INCOME TAX DEPARTMENT  
SAPNA VIKAS KANS  
TUKARAJ CHAND  
11/02/1988  
COLP88103H

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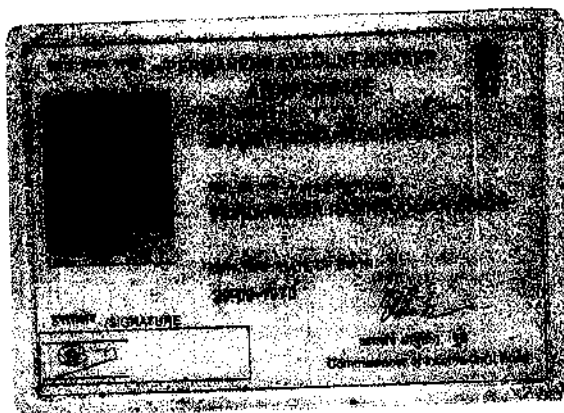
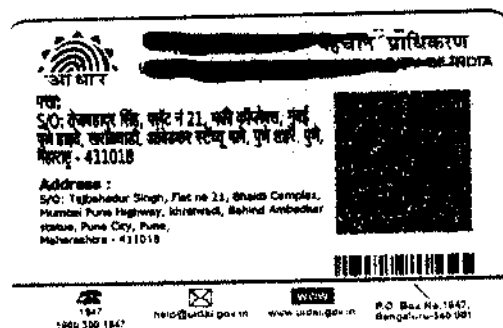


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MINISTRY OF REVENUE  
INCOME TAX DEPARTMENT  
SAPNA VIKAS KANS  
TUKARAJ CHAND  
11/02/1988  
COLP88103H

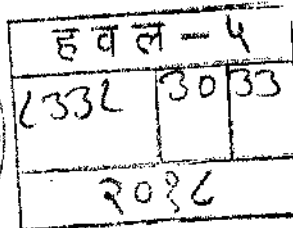
GOVERNMENT OF INDIA

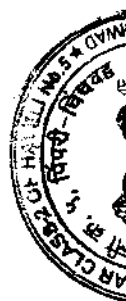
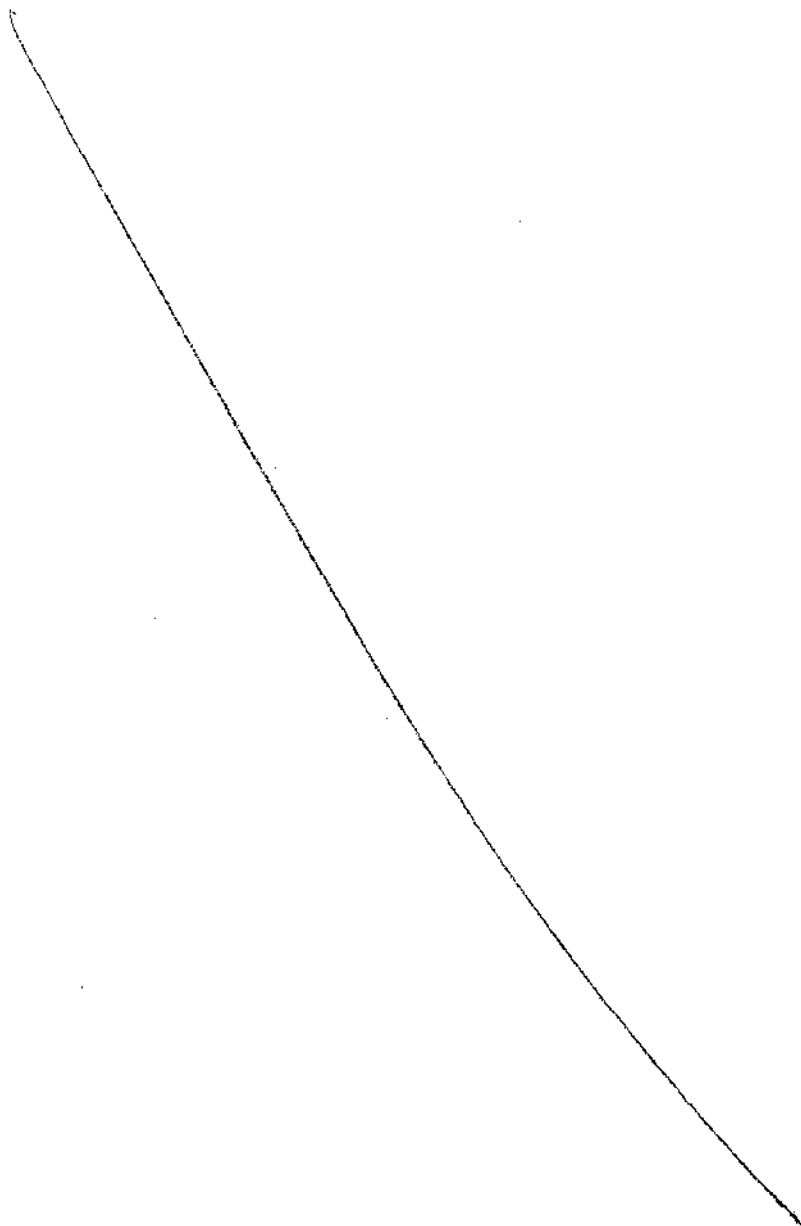
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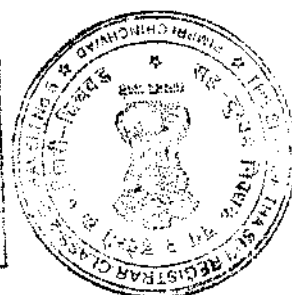


हवल-५		
८३३८२९३३		
२०१८		





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५-१०१		



5/8338

गुरुवार, 22 नोव्हेंबर 2018 2:20 म.नं.

दस्त गोष्टवारा भाग-1

हवेली-5

दस्त क्रमांक: 8338/2018

दस्त क्रमांक: हवेली-5 /8338/2018

वाजार मूल्य: रु. 3,64,00,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 16,38,000/-

डु. नि. सह. डु. नि. हवेली-5 यांचे कार्यालयात

अ. क्र. 8338 वर दि. 22-11-2018

रोजी 12:56 म.नं. वा. हजर केला.

पावती: 8901

पावती दिनांक: 22/11/2018

सादरकरपाराचे नाव: राख सन विक फौंडेशन तर्फे डायरेक्टर श्री. संजय तेजवहादुर सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण: 30860.00

दस्त हजर करणाऱ्याची सही:

सह मुख्य निबंधक, हवेली-5

सह मुख्य निबंधक, हवेली-5

दस्ताचा प्रकार: भाडेपट्टा

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

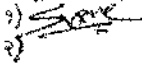
शिक्का क्र. 1 22 / 11 / 2018 12 : 56 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 11 / 2018 12 : 59 : 13 PM ची वेळ: (फी)

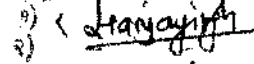
## प्रातिज्ञापत्र

सधर दस्तारवेळ हा नोंदणी क्रमांक 1308 अन्वयेत आपलेक्या तसतुमोमुक्तता नोंदणीत दाखल केलेल्या अनेकपदांनीस संपुर्ण मजकूर निव्वडक वळकले नाहीतार व ज्योतल जोडलेल्या कायदागतास आणि वसनाती व लसनावेळस कायदेवरील कायदेवरील आलेले निव्वडक व कबुतीकरण हे संपुर्ण नकाबदार राखील.

सिद्धत देणार :

१) 

सिद्धत देणार :

१) 



Summary-2( दस्त गोषवारा भाग - २ )



22/11/2018 1 31:26 PM

वस्त गोषवारा भाग-2

हवल5

वस्त क्रमांक:8338/2018

दस्त क्रमांक :हवल5/8338/2018

दस्ताचा प्रकार :-भाडेपट्टा

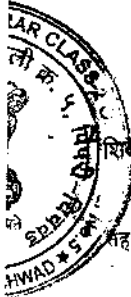
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राव मन विक फौडेशन तर्फे डायरेक्टर श्री. संजय देजबहादुर सिंह पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: भक्ती कॉम्प्लेक्स, खराळवाडी, पुणे, प्लॉक नं:-, रोड नं:- महाराष्ट्र, PUNE पिन नंबर:AAJCR1243E	भाडेकरू वय :-48 स्वाक्षरी: <i>(Signature)</i>		
2	नाव:बी. सपना विकास साने पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, प्लॉक नं:- पाटील नगर, देहू आळंदी रोड, चिखली, पुणे, रोड नं:- महाराष्ट्र, पुणे. पिन नंबर:	मालक वय :-37 स्वाक्षरी: <i>(Signature)</i>		

वरील दस्तऐवज करून देणार तथाकथित भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिफा क्र.3 ची वेळ:22 / 11 / 2018 01 : 07 : 34 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:वकील शोभा एस कदम वय:44 पत्ता:निगडी पुणे पिन कोड:411044		



शिफा क्र.4 ची वेळ:22 / 11 / 2018 01 : 07 : 51 PM

असे प्रमाणित करण्यात येते की,  
सदर दस्तऐवजात 33 पाने आहेत.

पहिले मंडरले पुस्तकाचे  
336 मंडरी मंडल.

EPayment Details.

Sr.	Epagement Number
1	2211201802884
2	MH008505793201819E

सह. दुय्यम निबंधक  
हवेली क्र. ५  
Defacement Number  
2211201802884D  
0004670546201819

सह. दुय्यम निबंधक हवेली क्र. ५  
दिनांक २२/११/१८

8338 /2018

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सह-दुय  
हवेली क्र



अर्ज क्र. ८२२/९८

मी नवकल केसी नवकल अर्ज दि. २६/११/९८  
मी बावली नवकल केत्याची दि. २८/११/९८  
मी रुखवत घेताली नवकल दिल्याची दि. २८/११/९८  
अस्तल वर हुकूम नवकल अर्जदार

गामिन गणपकवास

सह-दुय्यम निवडक वर्ग-२  
हवेली क्र ५. पिपरी-चिचवड

