

Receipt (pavti)

329/21872

पावती

Original/Duplicate

Friday, October 14, 2022

नोंदणी क्र.: 39म

6:20 PM

Regn.: 39M

पावती क्र.: 23929 दिनांक: 14/10/2022

गावाचे नाव: आव्हाळवाडी

दस्तऐवजाचा अनुक्रमांक: हवल11-21872-2022

दस्तऐवजाचा प्रकार: लीजडीड

मादर करणाऱ्याचे नाव: मे लक्ष्मी व्यंकटेश एज्युकेशनल फाउंडेशन तर्फे चेअरमन श्री प्रमोद वाजीराव खोडे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

मूळ दस्त परत मिळाला

एकूण:

रु. 31320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:32 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

वाजार मूल्य: रु.154834899 /-

मोबदला रु.0.00/-

भरलेले मुद्रांक शुल्क : रु. 6967600/-

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

1) देयकाचा प्रकार: DHC रक्कम: रु.1320/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1410202206477 दिनांक: 14/10/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009293547202223E दिनांक: 14/10/2022

बँकेचे नाव व पत्ता:



14/10/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 21872/2022

नोदणी :

Regn:63m

गावाचे नाव : आळाळावाडी

| | |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1)विलेखाचा प्रकार | लीजडीड |
| (2)मोबदला | 0.00 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 154834899 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव:पुणे इतर वर्णन :; इतर माहिती: गाव मौजे आळाळावाडी गट नं 916(जुना गट नं 232/1 व 232/3)या मिळकती मधील क्षेत्र 3550 चौ मी व या मिळकती वर बांधलेल्या तळ अधिक चार मजली विल्लिंग यांसी क्षेत्र 25230 चौ फुट म्हणजेच 2345 चौ मी विल्ट अप क्षेत्र(भाडे पट्टा मुदत 30 वर्ष)((GAT NUMBER : 916 ;)) |
| (5) क्षेत्रफळ | 1) 2345 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे नारायणा एज्युकेशनल ट्रस्ट तर्फे ट्रस्टी व अधिकृत सही करणार व्ही श्रीनाथ -- वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बोरीवली वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पॅन नं:-AACTN2045G |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-मे लक्ष्मी व्यंकटेश एज्युकेशनल फौन्डेशन तर्फे चेअरमन श्री प्रमोद बाजीराव खोंडे -- वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: स नं 48/5 आगा हौसिंग सोसायटी नगर रोड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-AAATL7498K 2): नाव:-श्री प्रमोद सन ऑफ बाजीराव खोंडे -- वय:-63; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: स नं 46/5 आगा हौसिंग सोसायटी नगर रोड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-ADNPK2416Q |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 14/10/2022 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 14/10/2022 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 21872/2022 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 6967600 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मी नकल वाचली
रुजवात घेतली

अस्यलवर हुकुम नकल

दस्ता सोबतची नकल

श्री. २३

यांना दिली. ००७

दिनांक- १०/१०/२०२२

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११



१०. १० दिवस (१० - ११) अगस्त मासक शुभ



CHALLAN
MTR Form Number-6



| | | | | | | | | | | | |
|-----------------------------------------------|--------------------|---------|--|---------------|------------------------------------------------------|---------------------|---------------------------------------------------|-------------|-------------------------------------------|--|--|
| GRN | MH009293547202223E | BARCODE | | | Date | 14/10/2022-13:52:42 | | Form ID | 36 | | |
| Department Inspector General Of Registration | | | | | Payer Details | | | | | | |
| Stamp Duty | | | | | TAX ID / TAN (If Any) | | | | | | |
| Type of Payment Registration Fee | | | | | PAN No.(If Applicable) | | AACTN2045G | | | | |
| Office Name HVL7_HAVELI 7 JOINT SUB REGISTRAR | | | | | Full Name | | Ms Narayana Educational Trust | | | | |
| Location PUNE | | | | | Flat/Block No. | | Gat No.916, | | | | |
| Year 2022-2023 One Time | | | | | Premises/Building | | | | | | |
| Account Head Details | | | | Amount In Rs. | | Road/Street | | Awhalwadi | | | |
| 0030046401 Stamp Duty | | | | 6967600.00 | | Area/Locality | | Pune | | | |
| 0030063301 Registration Fee | | | | 30000.00 | | Town/City/District | | | | | |
| | | | | | | PIN | | 4 1 2 2 0 7 | | | |
| | | | | | Remarks (If Any) | | | | | | |
| | | | | | PAN2=AAATL7498K~SecondPartyName=Ms Lakshmi Venkatesh | | | | | | |
| | | | | | Educational Foundation - ११ | | | | | | |
| | | | | | २९८७२ ९ ६५ | | | | | | |
| Total 6997600.00 | | | | | Amount In | | Sixty Nine Lakh Ninety Seven Thousand Six Hundred | | | | |
| | | | | | Words | | Rupees Only | | | | |
| Payment Details BANK OF MAHARASHTRA | | | | | FOR USE IN RECEIVING BANK | | | | | | |
| Cheque-DD Details | | | | | Bank CIN | | Ref. No. | | 02300042022101475183 222879419112 | | |
| Cheque/DD No. | | | | | Bank Date | | RBI Date | | 14/10/2022-13:54:31 Not Verified with RBI | | |
| Name of Bank | | | | | Bank-Branch | | BANK OF MAHARASHTRA | | | | |
| Name of Branch | | | | | Scroll No. , Date | | Not Verified with Scroll | | | | |

Department ID :

Mobile No. : 8179888314

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|----------------|------------------|---------------------|--------|-------------------|
| 1 | (iS)-329-21872 | 0004587072202223 | 14/10/2022-18:20:15 | IGR018 | 30000.00 |
| 2 | (iS)-329-21872 | 0004587072202223 | 14/10/2022-18:20:15 | IGR018 | 6967600.00 |
| Total Defacement Amount | | | | | 69,97,600.00 |

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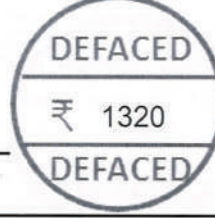
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1410202206477

Receipt Date 14/10/2022

Received from Self, Mobile number 8179888314, an amount of Rs.1320/-, towards Document Handling Charges for the Document to be registered on Document No. 21872 dated 14/10/2022 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.



Payment Details

Bank Name MAHB

Payment Date 14/10/2022

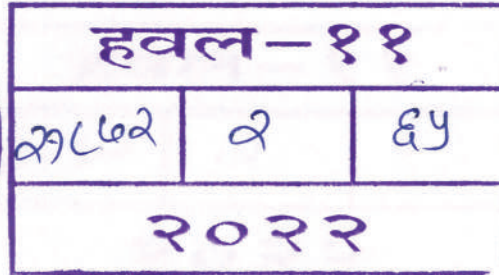
Bank CIN 10004152022101406032

REF No. 007282787

Deface No 1410202206477D

Deface Date 14/10/2022

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



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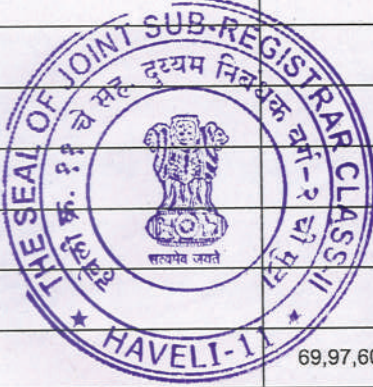




CHALLAN
MTR Form Number-6



| | | | | | | | | | | |
|-----------------------------------------------|--------------------|---------|--|---------------|------------------------------------------------------|---------------------|-------------------------------|---------------------------------------------------|-------------------------------------------|--|
| GRN | MH009293547202223E | BARCODE | | | Date | 14/10/2022-13:52:42 | | Form ID | 36 | |
| Department Inspector General Of Registration | | | | | Payer Details | | | | | |
| Stamp Duty | | | | | TAX ID / TAN (If Any) | | | | | |
| Type of Payment Registration Fee | | | | | PAN No.(If Applicable) | | AACTN2045G | | | |
| Office Name HVL7_HAVELI 7 JOINT SUB REGISTRAR | | | | | Full Name | | Ms Narayana Educational Trust | | | |
| Location PUNE | | | | | Flat/Block No. | | Gat No.916, | | | |
| Year 2022-2023 One Time | | | | | Premises/Building | | | | | |
| Account Head Details | | | | Amount In Rs. | | Road/Street | | Awhalwadi | | |
| 0030046401 Stamp Duty | | | | 6967600.00 | | Area/Locality | | Pune | | |
| 0030063301 Registration Fee | | | | 30000.00 | | Town/City/District | | | | |
| | | | | | | PIN | | 4 1 2 2 0 7 | | |
| | | | | | Remarks (If Any) | | | | | |
| | | | | | PAN2-AAATL7498K-SecondPartyName-Mo Lakshmi Venkatesh | | | | | |
| | | | | | हवल-११ | | | | | |
| | | | | | Educational Foundation- | | | | | |
| | | | | | 29/10/22 2 64 | | | | | |
| | | | | | 2032 | | | | | |
| Total | | | | 69,97,600.00 | | Amount In | | Sixty Nine Lakh Ninety Seven Thousand Six Hundred | | |
| | | | | | | Words | | Rupees Only | | |
| Payment Details BANK OF MAHARASHTRA | | | | | FOR USE IN RECEIVING BANK | | | | | |
| Cheque-DD Details | | | | | Bank CIN | | Ref. No. | | 02300042022101475183 222879419112 | |
| Cheque/DD No. | | | | | Bank Date | | RBI Date | | 14/10/2022-13:54:31 Not Verified with RBI | |
| Name of Bank | | | | | Bank-Branch | | BANK OF MAHARASHTRA | | | |
| Name of Branch | | | | | Scroll No. , Date | | Not Verified with Scroll | | | |



Department ID :

Mobile No. : 8179888314

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

17/10/2022

Page 1/1

Print Date 14-10-2022 01:55:17

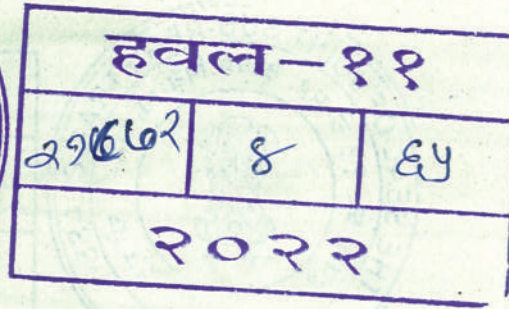
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28/09/2022



LEASE DEED

This **LEASE DEED** is made and executed on this 14th day of October, 2022 at **PUNE**

by and between:

- 1) **M/S. LAKSHMI VENKATESH EDUCATIONAL FOUNDATION** (PAN No. AAA TL 7498K) having registered office at Plot No.15, Sy.No.48/5, Aga Housing Society, Nagar Road, Pune through its Founder Chairman **SHRI PRAMOD BAJIRAO KHONDE**.
- 2) **SHRI PRAMOD S/o. BAJIRAO KHONDE**, aged about 63 years, Occupation: Business, residing at Hrishkesh, Plot No.15, Sy.No.46/5, Aga Housing Society, Nagar Road, Pune-411014.

(hereinafter referred to as '**LESSORS/LANDLORDS**' which term shall mean and include all their/its legal representatives, successors, executors, attorneys, agents, assignees and administrators etc.,)

...of the **One Part**

AND

M/s. NARAYANA EDUCATIONAL TRUST, a Charitable Trust, registered under the Bombay Public Trust Act, 1950, having its registered office at R.R. Inter College of Commerce, behind Shanthi Ashram Bus Stop, Kalpana Chavla Marg, I.C. Colony, Boriwali (West) Mumbai-400059, represented by its Authorized Signatory **MR. SRINATH**, (Hereinafter referred to as the '**LESSEES**', which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, legal representatives and permitted assigns)

...of the **Second Part;**

The **LESSORS** and the **LESSEES** shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

Page 1 of 35



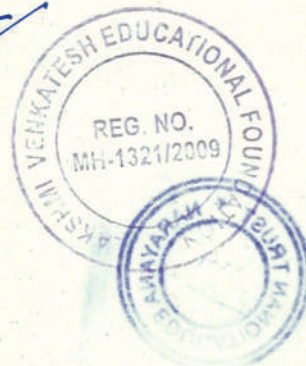
PRKKhonde

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- A) The Lessors are the lawful owners and possessors and otherwise well and sufficiently entitled to the piece of admeasuring 25,230 sq. ft., of built up area consisting Ground + Four floors building constructed on land admeasuring 3550 sq. mtrs. bearing Gat No.916 (old Sy. No. 232/1 & 232/3) land lying and being situated at Awhalwadi Village, Haveli Taluka, Pune District, Maharashtra (hereinafter referred to as "**Demised Premises**"). The Lessors No.1 represented through its founder Chairman Mr. Pramod Bajirao Khonde, had purchased an extent of land admeasuring 2200 sq. mtrs. from above said Mr. Harbanslal Tulshiram Wadhwa & 2 others under a registered conveyance deed doc No.9761/2009, dated 19.12.2009 registered in the office of Joint Sub-Registrar Class-II, Haveli No.8, Pune. Further the Lessors No. 2 herein in his individual capacity had purchased an extent of land admeasuring 1350 sq. mtrs. from above said Mr. Harbanslal Tulshiram Wadhwa & 2 others under a registered conveyance deed doc No. 9760/2009, dated 19.12.2009 registered in the office of Joint Sub-Registrar Class-II, Haveli No.8, Pune. Therefore, the Lessors have good right, power and absolute authority and indefeasible title, to grant and assure the demised property and are entitle to let-out the said premises.
- B) The Lessees is desirous of acquiring the Demised Premises from the Lessors for the purpose of setting up a school;
- C) The Lessors at the request of the Lessees have jointly agreed to give 25,230 sq.ft comprising Ground + 4 floors building constructed on



28/09/2022



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land mentioned above. The Lessors have agreed to provide 25,230 sq. fts for the academic year 2022-23, for a monthly rent of Rs.7,00,000/- (Rupees Seven Lakhs only). The Lessors agreed to provide required open land for parking and playground. The Lessors agreed to allow the Lessees to use and occupy the Said Premises on lease basis for the purpose of running its Educational Institution as per the norms of the memorandum of the Lessees.

- D) The Lessors have agreed to give the Demised Premises to the Lessees on lease and relying on the representations of the Lessors under this Deed, the Lessees has agreed to take the Demised Premises from the Lessors on lease for a period of 30 (thirty) years, on the terms and subject to the conditions mentioned hereinbelow;
- E) The Parties are now desirous of recording the terms agreed between them by executing this Deed for leasing of the Demised Premises, in the manner hereinafter provided.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

For the purposes of this Deed, in addition to the terms defined in this Deed, unless repugnant to the meaning or context thereof, the following expressions, wherever used in this Deed, shall have the following meanings:

- 1.1.1 "Commencement Date" shall have the meaning set out in Clause 3.1;



28/09/2022



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- 1.1.2 **“Effective Date”** shall mean the date of executing / signing of this lease deed;
- 1.1.3 **“Encumbrances”** shall mean and include any mortgage, lien, security interest, pledge, hypothecation, charge, claim, option, title defect, title retention, conditional sale, restriction of any nature whether consensual, statutory or otherwise etc., which has the effect of constituting a charge or security interest or other third party interest or a negative lien on the Demises Premises or any part thereof or which could affect the lease of the Demised Premises or any part thereof, in any manner;
- 1.1.4 **“Force Majeure Event”** shall mean changes in Laws or regulations or any actions by Government Authority including any Government Authority taking or acquiring the Demised Premises for any public or quasi-public use or purpose, at any time during the Lease Term, riots, fire, insurrection, war, civil disturbances, terrorist action, terrorist threat, tempest, flood, acts of god; which are beyond the control of any Party;
- 1.1.5 **“Government Approval”** shall mean any authorization, approval, consent, license or permit required from any Government Authority;
- 1.1.6 **“Government Authority”** shall mean and include any government authority, statutory authority, municipal



28/09/2022



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corporation, government department, competent authority, agency, commission, board, tribunal or court or other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof;

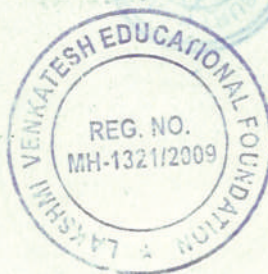
1.1.7 **"Improvements"** shall mean any additions, alterations, or improvements which may be made to the Demised Premises after the Execution Date and shall include, construction of buildings, structures, fixtures, plant and machinery, processing lines, installation of heating, ventilation, air conditioning, mechanical, electrical, plumbing and other building systems; sewer, storm and waste water systems; parking facilities, fire protection, security and surveillance systems and telecommunications, computers, wiring and cable installations, sports facilities, lab facilities etc.;

1.1.8 **"Law(s)"** shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Indian Government Authority;

1.1.9 **"Lease Term"** shall mean the period set out in Clause 3.1;

1.1.10 **"Losses"** shall include liabilities, damages, deficiencies, demands, claims (including third party claims), actions,

Page 5 of 35



28/09/2022



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| हवल-११ | | |
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judgments or causes of action, assessments, interest, penalties, claims, diminution in value, any other losses and other costs or expenses (including, without limitation, reasonable attorneys' fees and expenses);

- 1.1.11 **"Notice of Termination"** shall have the meaning given to in Clause 12.1.2;
- 1.1.12 **"Person(s)"** shall mean and include any individual, sole proprietorship, unincorporated association, body corporate, corporation, company, partnership, limited liability company, joint venture, Government Authority, society or trust or any other entity or organization;
- 1.1.13 **"Property Taxes"** shall have the meaning given to in Clause 9.1;
- 1.1.14 **"Rent"** shall have the meaning given to in Clause 4.1;and
- 1.1.15 **"Advance and Security Deposit"** shall have the meaning given to in Clause 5.1 for phase - I and 5.3 for phase - II.

1.2 Interpretation

In this Deed, unless the context otherwise requires:

- 1.2.1 words importing persons or parties shall include firms and corporations and any organizations having legal capacity;



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- 1.2.2 words importing the singular shall include the plural and vice versa where the context so requires;
- 1.2.3 reference to any law shall include such law as is from time to time enacted, amended, supplemented or re-enacted;
- 1.2.4 reference to any gender shall include a reference to all other genders;
- 1.2.5 reference to the words "include" or "including" shall be construed without imitation;
- 1.2.6 The descriptive headings of Clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of the content thereof and shall not be used to interpret the provisions of this Deed;
- 1.2.7 The recitals, annexure, schedules and appendices (if any) form part of this Deed and shall have the same force and effect as if expressly set out in the body of this Deed, and any reference to this Deed shall include any recitals, schedules and appendices to it. Any references to Clauses and schedules are references to Clauses of and schedules to this Deed. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the schedule in which the reference appears
- 1.2.8 Any references to this Deed or any other document shall be construed as references to this Deed or that other document as amended, varied, novated, supplemented or replaced from time to time; and



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1.2.9 Unless otherwise specified, time periods within or following which any payment is to be made or act is to be done shall be calculated by excluding the day on which the period commences and including the day on which the period ends.

2. DEMISED PREMISES :

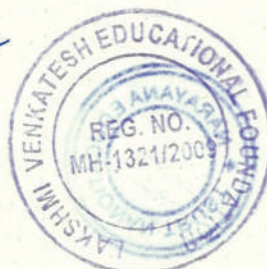
2.1 In consideration of the Rent agreed herein and payable by the Lessees in the manner set out below, the Lessors hereby demises by way of lease to the Lessees the Demised Premises on and from the Effective Date, for the Lease Term, in accordance with the terms and subject to the conditions mentioned herein.

✓ 3. LEASE PERIOD :

3.1 The term of the lease for the Demised Premises granted under this Deed shall be Thirty (30) years, out of which initial Ten (10) years is lock-in period. The lease period commenced from 01-02-2022 to 31-01-2052 ('**Lease Term**'), unless terminated earlier in accordance with the provisions of this Deed.

4. RENT :

4.1 In consideration of the lease of the Demised premises by the Lessors to the Lessees under this Lease Deed, the Lessees shall, from the Commencement of the lease w.e.f. 1st day of June, 2022, pay the Lessors a monthly rent of Rs.7,00,000/- (Rupees Seven Lakhs only) per month. The Lessees shall pay the Rent for the respective month on or before 10th day of such month subject to deduction of tax at source as applicable under the Income Tax Act, 1961. The TDS



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certificate in Form 16A of the Income Tax Act, 1961 will be issued by the Lessees to the Lessors on an annual basis. The Lessee's liability to pay rent to the Lessors shall be commenced from 01-04-2022 and the Lessees have tendered a sum of Rs. 3,50,000/- (Rupees three lakh fifty thousand only) as lease rent for the months of April and May 2022. The monthly rent of Rs.7,00,000/- w.e.f. 1st day of June, 2022, will be paid to the lessors in the following proportion:

- i. M/S Lakshmi Venkatesh Educational Foundation - 20%
- ii. Shri. Pramod Bajirao Khonde - 80%

4.2 That the Lessees agrees to enhance the rent at the rate of 15% on the basic rent i.e. on the last paid lease rent for every three (3) years.

4.3 The Rent may be paid by either cheque/demand draft favouring the Lessors or by way of wire transfer RTGS/NEFT to the designated bank account of the Lessors as per their respective shares. In the event that the Rent is paid by cheque/demand draft the same shall be handed over to the Lessors at their address and be duly acknowledged by the Lessors in writing.

5. ADVANCE AND SECURITY DEPOSIT:

5.1 That the Lessees agreed and deposited with the Lessors, an amount of Rs. 84,00,000/- (Rupees Eighty Four Lakhs only) which is equivalent to 12 months rents, towards advance rent and interest free refundable security deposit in the following manner:

- a) Rs. 14,00,000/- (Rupees Fourteen Lakhs only) through RTGS vide UTR No.ICICR2202112220000889, dated 22.12.2021

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- b) Rs. 21,00,000/- (Rupees Twenty One Lakhs only) through RTGS vide UTR No. ICICR22021122200008898, dated: 22.12.2021
- c) Rs. 14,00,000/- (Rupees Fourteen Lakhs only) through RTGS vide UTR No. INDBR32022040500569455, dated: 05.04.2022
- d) Rs. 21,00,000/- (Rupees Twenty One Lakhs only) through RTGS vide UTR No. INDBR32022040500569451, dated: 05.04.2022
- e) Rs. 7,00,000/- (Rupees Seven Lakhs only) through RTGS vide UTR No. INDBR32022101000357396, dated: 07/10/2022
- f) Rs. 7,00,000/- (Rupees Seven Lakhs only) through RTGS vide UTR No. INDBR32022101000357395, dated: 07/10/2022 on execution of these presents.

5.2 MODE OF REPAYMENT/ADJUSTMENT:

- a) The advance amount of Rs. 42,00,000/- (Rupees Forty Two Lakhs only) which is equivalent to 6 months rents and will be adjusted in 12 months rents equally after completion of initial 24 months of from the commencement Lease period.
- b) The interest free refundable security deposit of Rs. 42,00,000/- (Rupees Forty Two Lakhs only) which is equivalent to 6 months rents will be refunded on expiry or termination of the lease period.

5.3 In addition to the above, the expenditure towards civil and renovation works more clearly mentioned in the Annexure-II,

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the Lessees on behalf of Lessors (Annexure-II). If the expenditure exceeds the above said estimation amount, said excess expenditure amount will be borne by the Lessees. **This amount** that is being paid by the Lessees on behalf of Lessors towards civil works and renovation works, will be adjusted from the monthly rents at the rate of 50% of the monthly rent, after completion of the initial 36 months of the period of lease.

6. SIGNAGE :

The Lessees shall have the right to use, affix, display or exhibit any name plates or any writings or any sign boards, sky signs, neon signs or advertisements, with or without illumination or otherwise, on or from the Demised Premises, subject to local Laws, the absolute ownership of which shall remain that of the Lessees, free and clear of any claim by the Lessors. The Lessees shall bear the cost of installing any such signage on the Demised Premises. For avoidance of any doubt, it is clarified that the Lessors shall not charge any rent or any amount whatsoever from the Lessees for putting up or installing any signage pursuant to this Clause except any charges as imposed by any Government Authority for affixing or exhibiting of such signage.

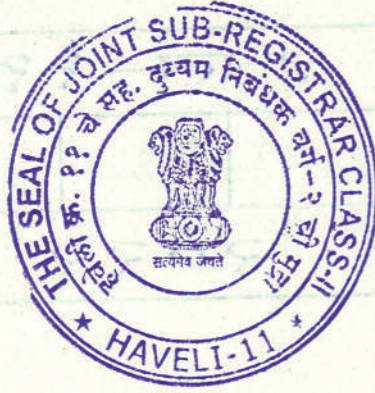
7. RIGHTS AND DUTIES OF THE LESSEES :

- 7.1 The Lessees shall pay the rent in the manner stated herein on due dates and shall not be entitled to hold back/delay the payment of rent to the Lessors due to any delay in obtaining permissions/sanctions as agreed to in terms hereof unless mutually agreed to between the Parties and duly recorded in writing.

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- 7.2 The Lessees shall bear and pay electricity and water bills etc. in respect of the Demised Premises for the Lease Term as per the meter readings and bills issued by the relevant Government Authorities.
- 7.3 That the Lessees shall undertake the maintenance of 5 HP submersible motor electrical pump set provided in the Demised premises.
- 7.4 During the lease period the applicable GST shall be borne by the Lessees for the schedule premises.
- 7.5 The Lessees shall use the Demised Premises for the purpose of school or such allied purpose that is not prohibited under Law.
- 7.6 The Lessees shall be entitled to make certain Improvements to the Demised Premises, to suit its requirements, from time to time. The Improvements to the Demised Premises shall be as per the applicable Laws and there will be no structural changes. The Lessees shall not be entitled to carry out any civil work in form of RCC or temporary shed / construction beyond the allotted ground + 4 floors of the demised premises which have been developed during the period of lease.
- 7.7 The Lessees shall deduct tax at source (TDS) as may be applicable under laws of India and shall carry out all other statutory deductions as may be required to be made on all payments to be made to the Lessors and the Lessees shall provide tax deduction at



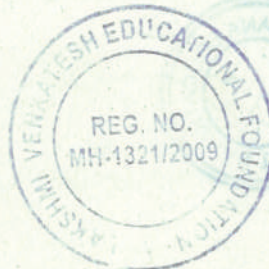
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source certificates to the Lessors on annual basis as mentioned above.

- 7.8 The Lessees on completion of the lease duration or early determination thereof or on completion of the extended lease duration, the schedule premises will be handed over to the Lessors with a normal depreciation that is subjected usual wear and tear that occurs as a result of using the leased premises is acceptable.
- 7.9 The Lessees shall be responsible for maintaining the Demised Premises and undertaking all the repairs, renovations and refurbishments in respect of the Demised Premises including colouring / painting or issues with seepages, leakages, construction quality related issue, etc. and shall undertake all actions necessary to maintain the Demised Premises for every three years in a good state, at Lessee's own cost. In the event the Lessees fails to undertake any such repairs / renovations / refurbishments, then the Lessors shall be entitled to undertake the same by itself with an intimation to the Lessees. In such case, the cost incurred by the Lessors shall be reimbursed by the Lessees. Any repairs for the RCC structures beams or columns shall be carried out by the Lessors at their own cost
- 7.10 Notwithstanding anything contained to the contrary herein the Lessees hereto agree, confirm, declare and undertake that they would under all circumstances be liable for the provision of Employee State Insurance, Provident Fund, Insurance of its employees and undertake all Insurance cover for the Liability of any



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mishap or accident in the course of the operation of the school including third party liability on the Demised Premises for any such occurrence as well as abide by all Laws, Rules and Legislation in course of operation of the school.

- 7.11 The Lessees shall Indemnify and keep harmless the Lessors and all person/s claiming by through or on their behalf in respect of any act of omission and/or commission on the part of the Lessees or any person/s claiming or acting for or on their behalf together with all costs, interest and damages suffered or liable to be suffered
- 7.12 The Lessees will during the said term use their best endeavours to prevent any easement of right belonging to or used with the Demised Premises from being obstructed or lost.
- 7.13 The Lessees will not allow any encroachment to be made or easement to be acquired on or over the Demised Premises and if any encroachment or easement shall be made or threatened to be made or anything is done or threatened to be done by any person which if not stopped might confer on them right of easement against the Demised Premises the Lessees will forthwith give notice thereof to the Lessors and permit them and their servants and agents to enter the Demised Premises to inspect the same.

8. COVENANTS OF THE LESSORS :

The Lessors hereby make the following covenants to the Lessees :

- 8.1 The Lessors shall be entitled to sell or transfer or alienate or mortgage or otherwise offer as security its rights in the Demised



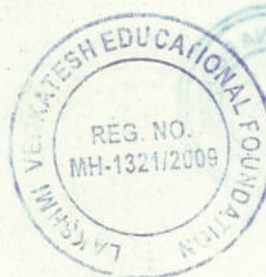
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Premises as a whole or in any part or parts thereof or create any Encumbrance whatsoever on the Demised Premises during the lease term with prior intimation to the Lessees. Provided that such sale, transfer mortgage, charge or other security shall not adversely affect the rights of the Lessees under this Deed in any manner whatsoever and any such mortgage, charge or other security shall always be subject to the rights of the Lessees under this Deed.

- 8.2 The Lessors shall provide an NOC from the Charity Commissioner permitting the First Party to allow any other registered educational institution into the schedule premises for the education related activities by way of lease by 31/03/2023 (approximately).
- 8.3 The Lessors shall provide an NOC/withdrawal letter obtained from the All India Council for Technical Education (AICTE) cancelling the recognition/affiliation of the educational institution running in the schedule premises by 31/03/2023 (approximately).
- 8.4 The Lessors shall promptly defend at its cost, any actions or claims brought in respect of the Demised Premises by any third party on account of any legal defect in the title of the Lessors, and keep the Lessees indemnified against the same.
- 8.5 The Lessors have already obtained all Government Approvals for its operations at the Demised Premises including a no objection certificate from the Directorate of Fire and Emergency Services for the Demised Premises (copy attached herewith). If any Government Approval are required the same shall be obtained and/or applied



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for and/or renewed by the Lessees under applicable Law, then in that event, the Lessors shall do all things necessary, including signing, applying and executing all applications, forms, letters, deals etc. for renewal or for obtaining fresh Government Approvals at the cost of the Lessees.

- 8.6 The Lessors shall provide prompt notice to the Lessees of all future communications, notices and inspections, if any, received from any Government Authority or any other person in respect of the Demised Premises including any claim, litigation, proceeding or investigation which becomes known to the Lessors at any time during the Lease Term.
- 8.7 The Lessors shall raise no objections for the Lessees undertaking any educational activities from the Demised Premises or entering into any third party agreements for the purpose of undertaking any educational activity from the Demised Premises.
- 8.8 The Lessors confirms and agree that the Lessees shall be entitled to make Improvements to the Demised Premises and renovate the Facilities available to the Demised Premises, from time to time, as may be necessary or required by the Lessees for the proposed activities of the educational institution, without requirement of seeking the prior approval of the Lessors in that regard.
- 8.9 The Lessors shall acknowledge and give valid receipts for each and every payment made by the Lessees to the Lessors or to their order



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and such receipts, duly stamped and signed by the Lessors or their duly authorized agent, shall be conclusive proof of such payments.

- 8.10 The Lessors shall ensure that an entrance and passage of suitable width is provided to the Lessees for ingress and egress from the Demised Premises connecting the Demised Premises to the public road, without causing any hindrance or obstructing the free movement. The entrance and passage so provided shall be for the exclusive use by the Lessees, its employees, visitors, students, staff, agents and contractors.
- 8.11 The Lessors shall be responsible for exterior painting once in every 4 (four) years.
- 8.12 The Lessors shall, for the Lease Term, ensure electrical power connection of 250KVA LTconnection, sufficient and continuous municipal drinking water supply, drainage connections will be made available when such facility is available in the area of the demised premises and fire extinguishers and fire safety equipment for the Demised Premises, at the Lessor's own cost. All the necessary electrical deposits shall be borne by the Lessors. In the event any costs relating to any of the aforesaid have to be borne by the Lessees, such costs shall be reimbursed by the Lessors and the Lessees shall be entitled to set-off and deduct such cost from the Rent payable for subsequent months.
- 8.13 That the Lessors have provided all rooms and corridors with vitrified tiles flooring and bath room flooring with antiskid and wall with



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glazed ceramic tiles. The staircases to be finished with polished Granite or Kotha stone. The doors and window frames provided by the Lessors.

- 8.14 The Lessors have provided water supply and sanitary connections, bathroom fittings, Sanitary ware, W.C., urinals, wash basins, mirrors, bathroom accessories, taps, showers, etc., and shall use quality plumbing, sanitary and bathroom accessories and materials of reputed brands.
- 8.15 The Lessors agreed that they shall not install towers such as Cell phone & TV etc., on the terrace of the building or in the school premises.
- 8.16 The Lessors agreed and built the staircases from both sides of the building.
- 8.17 The Lessors have provided adequate parking and playground as a part of the Demised Premises.
- 8.18 The Lessors have provided drainage line, wastewater treatment plant/septic tank of desired capacity at the Demised Premises, so that the drainage water can be diverted to nearby drain without any complications for the adjoining premises or Government Authorities.
- 8.19 The Lessors shall provide all civil work including electrical points along with internal wiring, flooring, Paints, Paver Blocks, Boundary



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wall etc., in addition to interior work which are more particularly mentioned in Annexure-II attached herewith at its/his own cost.

9. DUTIES AND TAXES :

- 9.1 The Lessors shall be responsible for payment of all past, present and future Municipal Taxes, property, income tax and other taxes, assessments, cess and other charges like NA Tax (collectively referred to as "**Property Taxes**") imposed or levied upon or in respect of the Demised Premises at all times and the Lessees shall have no liability whatsoever in this regard. The Lessors hereby agreed to keep the Lessees indemnified at all the times with respect to the Property Taxes. Further, the Lessors shall be solely responsible for all property tax assessments. In case during the Lease Term, any future Property Taxes are imposed on the Demised Premises, the same shall also be solely borne by the Lessors.

10. REPRESENTATIONS AND WARRANTIES :

- 10.1 Each Party represents and warrants to the other Party that:
- 10.1.1 It/he has the power and authority to execute and deliver this Deed and upon execution and delivery of the same, it shall be a legal, valid and binding obligation of the said Party enforceable in accordance with its terms.
- 10.1.2 The execution and delivery of this Deed has been duly authorised by necessary corporate actions/approvals, where applicable; and



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10.1.3 The execution and performance of this Deed by such Party does not violate any applicable Law or violate or contravene the provisions of or constitute a default under any of its constitutional documents or any documents, contracts, agreements or other instruments to which it is a party or which is applicable to it.

10.2 The Lessors hereby make the following representations and warranties, each of which is deemed to be material and each of which is stated by the Lessors as being true and correct on the date hereof and shall continue to be true and correct during the Lease Term:

10.2.1 The Lessors have valid, clear and marketable title to the Demised Premises and that the Lessors are duly entitled to lease the Demised Premises and grant the rights in relation thereto unto the Lessees in the manner provided in this Deed;

10.2.2 The Lessors have not received any notice from any Government Authorities having jurisdiction over or affecting the Demised Premises in respect of the Demised Premises;

10.2.3 The Demised Premises can be used by the Lessees for the purpose of the school

10.2.4 The Demised Premises is free from all Encumbrances;



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- 10.2.5 There is presently no *lis-pendens*, claim, attachment, action, litigation, arbitration, demand, acquisition, reservation, prohibitory order, set-back, garnishee or other proceeding pending against the Lessors and relating to the Demised Premises or the transactions contemplated hereby;
- 10.2.6 There are no leases or other agreements permitting usage/occupancy of the Demised Premises, nor has the Lessors entered into any course of conduct which would permit any Person a right to occupy any portion of the Demised Premises or otherwise affecting the Demised Premises or any part thereof;
- 10.2.7 The Lessors have, in respect of the Demised Premises and the structures thereon, obtained the approved building plan, construction permission, no objection to run educational institution in such premises from the concerned municipal, town planning or other Government Authorities, sanitary certificate, structural soundness certificate, pipe linings for fire safety equipment installation, fire safety certificate, municipal occupancy certificate and other municipal departments(s) etc., as per the requirement of the Lessees for obtaining recognition/registration of the proposed educational institution, at the Lessor's own cost.



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10.2.8 The Lessors have made no commitment to any third party, government or quasi-government entity or other Person, which commitment relates to the Demised Premises or imposes upon the Lessors or the successors or assigns of the Lessors any obligation to pay or contribute property or money or to construct, install or maintain any improvements on or off the Demised Premises or which could hinder the ability of the Lessees to use and occupy the Demised Premises in the manner provided in this Deed; and

10.2.9 The Lessors does not have any liability for any taxes including Property Taxes, or any interest or penalty in respect of the Demised Premises of any nature that may be assessed against Lessees or become a lien against the Demised Premises nor has the Lessors received any notices from any Government Authorities for any past tax liabilities.

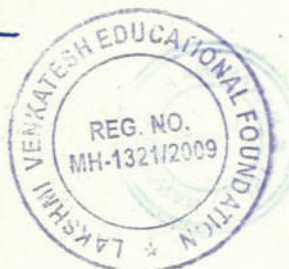
11. INDEMNITY :

Each Party ("**Indemnifying Party**") hereby indemnifies and agrees to indemnify, defend and hold harmless, the other Party, its directors, officers, employees and agents ("**Indemnified Party**") from and against any and all Losses incurred or suffered by the other Party directly or indirectly arising out of (i) inaccuracy in or breach of any representation and/or warranty of the Indemnifying Party contained in this Deed; (ii) breach of any of the covenants of the Indemnifying Party under this Deed.

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12. TERMINATION AND CONSEQUENCES :

12.1 Termination by the Lessees :

12.1.1 The Lessees, in its absolute discretion, shall have a right to terminate this Deed if:

12.1.1.1 the Lessors are in breach of its representations, warranties, undertakings or covenants under this Deed, and has failed to remedy such breach within Ninety (90) days of receipt by the Lessors of a written notice of demand by the Lessees to do so; or

12.1.1.2 the Lessees being unable to obtain any Government Approval or recognition or affiliation for the proposed educational institution from the concerned Government Authority, departments or education boards on account of the Lessors failing to provide any certificates or documents or Government Approvals required to be obtained by the Lessors in respect of the Demised Premises or otherwise as per the terms hereof; or

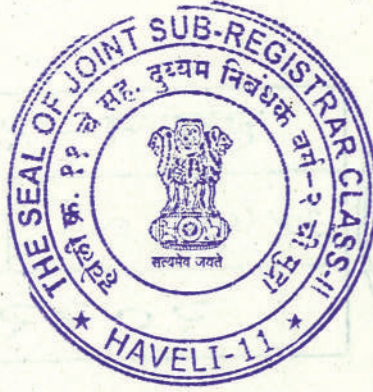
12.1.2 The Lessees shall be entitled to terminate the Deed, with the valid reason, anytime during the lease period by providing atleast Six (6) month's prior notice in writing or completion of academic year after completion of lock-in period of initial 10 years whichever is later to the Lessors.

12.1.3 Upon the termination of this Deed by the Lessees, for any reason as stipulated herein:

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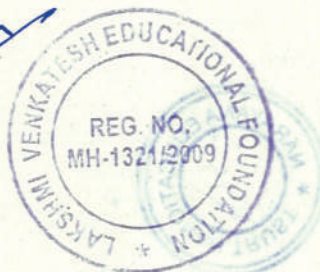


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- 12.1.3.1 The Lessees shall be entitled to (but have no obligation to) remove all movable Assets then existing;
- 12.1.3.2 The Lessors shall refund to the Lessees any other amounts payable by the Lessors as on the effective date of termination. Any delay in refund of such other amounts shall have the same consequences as are set out in Clause 5.2 in respect of delay in refund of the Security Deposit.
- 12.1.3.3 If the Lessees on determination of the Lease on efflux of time or earlier termination as provided herein fail to hand over peaceful and vacant possession of the Demised Premises the Lessees shall thereafter be liable to pay compensation to the Lessors at double the then prevailing rent for every month of such unauthorised occupation.

12.2 Termination by the Lessors :

- 12.2.1 The Lessors intend to evict the Lessees from the premises, they can do so by giving 6 months' notice in writing in advance without disturbing the academic year after completion of lock-in period 10 years.
- 12.2.2 If the Lessees fail to pay and tender the agreed and/or enhanced rent and/or abide by any of the terms and conditions of this lease deed the Lessors shall after giving one



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months' notice to the Lessees to remedy the breach be entitled to determine this Lease.

- 12.2.3 It is further clarified that in the event the Lessees vacate the Demised Premises during the lock-in period or the Lessors are compelled to terminate this Deed during the lock-in period due to any default by the Lessees the Lessees shall be liable to pay the rent for the complete lock-in period including any compensation for unauthorized use of the Demised Premises.

13.

- 13.1 As stipulated in para 8.2 & 8.3 if the Lessors fail to obtain the NOC from Charity Commissioner / NOC/withdrawal letter obtained from the All India Council for Technical Education (AICTE) cancelling the recognition/affiliation of the educational institution running in the schedule premises by 31.03.2023 for which the Lessees shall provide all necessary assistance to obtain the Lessees shall be entitled to holdback 15% (fifteen percent) of the Lease rent till such time as these are obtained. Immediately upon receipt of the NOC from Charity Commissioner and NOC/withdrawal letter from the All India Council for Technical Education (AICTE) the amount held back will be paid.

- 13.2 In the event even thereafter the Lessors fail to obtain the NOC from Charity Commissioner/NOC/withdrawal letter obtained from the All India Council for Technical Education (AICTE) cancelling the recognition/ affiliation of the educational institution running in the



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schedule premises for a further period of six months the Lessees shall be entitled to terminate this Lease with one month written notice to the Lessors and upon the Lessees vacating the demised premises leaving behind all the infrastructure and other fixed assets created / built by them (The Lessees being entitled to remove only the loose movable furniture) the Lessors shall refund the interest free security deposit and advance amount together amounting to Rs. 84,00,000/- (Rupees Eighty Four Lakhs only) and reimburse to the Lessees the expenditure incurred towards civil and renovation works being the sum of Rs. 70,50,461/- (Rupees Seventy Lakhs Fifty Thousand Four Hundred and Sixty One only).

14. NOTICES

14.1 Any/all notices ('Notice') shall be written in English and shall be delivered by hand delivery or courier or prepaid registered post with acknowledgement due or transmitted by e-mail properly addressed as follows, and such Notice, if given by e-mail, shall also be forthwith given by courier or prepaid registered post

(a) In case of Notices to the Lessors:

Attention : 1) **M/S. LAKSHMI VENKATESH EDUCATIONAL FOUNDATION**
2) **SHRI PRAMOD BAJIRAO KHONDE**
Address : Plot No.15, Sy.No.46/5, Aga Housing Society, Nagar Road, Pune-411014.

(b) In case of Notices to the Lessees:

Attention : **M/s. NARAYANA EDUCATIONAL TRUST**
Address : R.R. Inter College of Commerce, behind Shanthi Ashram Bus Stop, Kalpana Chavla Marg, I.C. Colony, Boriwali (West)

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Mumbai-500008.

Or at the address of demised premises

or at such other address as the Party to whom such Notices are to be given shall have last notified the Party giving the same in the manner provided in this Clause 13.1, but no such change of address shall be deemed to have been given until it is actually received by the Party sought to be charged with the knowledge of its contents. Unless there is evidence that it was received earlier, any Notice delivered to the Party to whom it is addressed as provided in this Clause 13.1 shall be deemed to have been given and received (i) if delivered by courier, within 1 (one) day of the dispatch of the said Notice by such courier, (ii) if sent by e-mail, at the time of confirmation of transmission recorded on the sender's computer, (iii) if delivered by registered post, within 3 (three) days of dispatch of the said Notice and (iv) if delivered by hand at the time of delivery.

15. REGISTRATION AND STAMP DUTY :

- 15.1 The Lessors and the Lessees shall equally bear and pay the cost of stamp duty and registration charges on this Deed in equal proportion. The Lessors shall facilitate for the process of registration of this Deed.
- 15.2 The original stamped copy of the Deed shall be kept with the Lessees and a registered duplicate of the Deed shall be handed over to the Lessors.
- 15.3 Each Party shall bear its own legal costs and professional fee of their respective counsel.

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16. GOVERNING LAW :

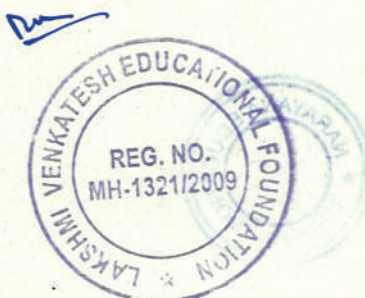
16.1 This Deed shall be governed and construed in accordance with the Laws of India. Subject to the provisions of Clause 16 below, the Parties agree to submit to the exclusive jurisdiction of the Courts in PUNE in connection with any dispute arising out of or in connection with this Agreement.

17. DISPUTE RESOLUTION, GOVERNING LAW, JURISDICTION OF COURT :

If any dispute arises out of or relating to this Deed between any of the Parties hereto ('Disputing Parties'), during the subsistence of this Deed or thereafter, in connection with the validity, interpretation, implementation or alleged breach of any provision of this Deed or regarding any question, including the question as to whether the termination of this Deed by any Disputing Party hereto has been legitimate ('Dispute'), the Disputing Parties hereto shall endeavour to settle such Dispute amicably. The attempt to bring about an amicable settlement is considered to have failed as soon as one of the Disputing Parties, after reasonable attempts, which attempt shall continue for not less than 30 (thirty) days, gives a notice recording such failure to the other Disputing Party, in writing. The Courts at Pune shall have Jurisdiction in relation to the any dispute or case.

18. ENTIRETY :

This Deed contains all of the terms and conditions agreed by and between the Parties hereto with respect to the lease of the Demised



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Premises under reference and no prior agreements or understanding pertaining to any such matters shall be effective for any purpose.

19. WAIVER AND SEVERABILITY :

- 19.1 Any provision of this Deed which shall be held invalid, void or illegal shall be deemed severable and in no way affect, impair or invalidate any of the other provisions hereof and such other provisions shall remain in full force and effect.
- 19.2 Failure of either Party to enforce at any time or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each and every provisions hereof.

20. SPECIFIC PERFORMANCE :

To the extent permitted by law, the rights and obligations of the Parties under this Deed shall be subject to the right of specific performance and may be specifically enforced against a defaulting Party.

21. AMENDMENTS :

The option of adding or amending certain clauses in the Lease Deed is permissible with mutual consent of the both the parties.

SCHEDULE

DESCRIPTION OF DEMISED PREMISES

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All that the part and parcel of the premises admeasuring 25,230 Sq.ft., of built up area consisting Ground + four floors building constructed on land admeasuring 3,550 Sq.mtrs bearing Gut No.916 (old Sy.No.232/1 & 232/3) land lying and being situated at Awhalwadi Village, Haveli Taluka, Pune District, Maharashtra, is bounded by:

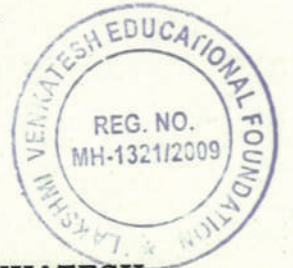
North: Gat No. 917
South: Bhumi Enclave Building
East: Open plot, part of Gat no. 916
West: Baif Road.

IN WITNESS WHEREOF the Lessors and Lessees have signed this Lease Deed at their free will and consent with sound mind, without any force or coercion, on this Lease Deed on the day, month and year of the first mentioned above in the presence of the undersigned witnesses.



i)

M/S. LAKSHMI VENKATESH EDUCATIONAL FOUNDATION
through its Founder Chairman
PRAMOD BAJIRAO KHONDE



ii)

PRAMOD BAJIRAO KHONDE
LESSORS

PB Khonde



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Srinath

M/s. NARAYANA
EDUCATIONAL TRUST,
represented by its Authorized
Signatory **MR. SRINATH, V**
LESSEE



WITNESSES:

1.

[Signature]

D. Satish.

Vadgaonkar, Pune.

2.

[Signature]

Shrinath
Vadgaonkar
Pune - 14



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ANNEXURE-II

| PUNE WAGOLI Approximate Budget Format | | | | | | |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------|---------|---------|----------------|
| Location | | | PUNE-WAGOLI DGM JYOTHI MEDURI 7045155555 | | | |
| SR. NO. | DISCRIPTION OF WORK | UNIT | RATE | AREA | AMOUNT | REMARK |
| 1. | EXTERNAL PAINTING: 1 coat weather proof after filling cracks , 1 coat primer and 2 coats of external paint. | SQFT | 14 | 17251.5 | 241521 | OWNER SCOPE |
| 2. | INTERNAL PAINTING (OBD): Painting with applying putty for cracks filling, 1 coat primer and 2 coats of internal OBD paint. | SQFT | 8 | 68500 | 548000 | OWNER SCOPE |
| 3. | INTERNAL PAINTING (OIL paint): Painting with applying putty for cracks filling, 1 coat primer and 2 coats of enamel OIL paint. | SQFT | 12 | 25500 | 306000 | OWNER SCOPE |
| 4. | WINDOW MS GRILLS Providing and fixing of MS grill at external windows and other required area. | SQFT | 120 | 3320 | 398400 | OWNER SCOPE |
| 5. | BRICK WORK Erection of 4" brick walls as per designed reception / admin area / classrooms and other area if required. | SQFT | 80 | 15200 | 1216000 | OWNER SCOPE |
| 6. | PLASTERING Plastering with applying two coats of plaster on new brick wall at | SQFT | 130 | 35000 | 4550000 | OWNER SCOPE |

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| | reception / admin / classrooms area and replastering work if required. | | | | | |
| 7. | FLOORING WORK Flooring work with installation of flooring tiles at designed reception / admin / classrooms area and other area if required. | SQFT | 120 | 2000 | 240000 | OWNER SCOPE |
| 8. | CONSTRUCTION OF NEW TOILET AND PLUMBING WORK: Construction of new male and female toilets as per standard requirement including plumbing and civil works. | SQFT | 1100 | 800 | 880000 | OWNER SCOPE |
| 9. | PAVER BLOCK REPAIR AND REPLACEMENT: Replacement of paver blocks by removing old damaged paver blocks and installing new or same paver blocks as per requirement. | SQFT | 65 | 1100 | 71500 | OWNER SCOPE |
| 10. | TERACE WATERPROFING (BRICK BAT COBA WITH CHINA MOSAIC) Installation of waterproofing on roof by applying china mosaic over basecoat and brick bat coba. | SQFT | 110 | 3600 | 396000 | OWNER SCOPE |
| 11. | PLUMBING WORK IN SCIENCE LAB: Installation of plumbing | LS | 1 | | 50000 | OWNER SCOPE |

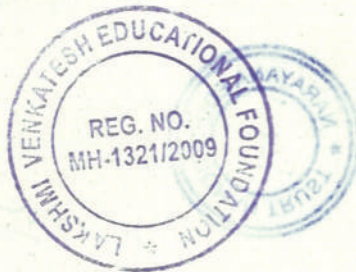


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| | inlet and drainage points for science lab. | | | | | |
| 12. | GRILL PAINTING: Grill painting by applying two coat of oil paint. | SQFT | 20 | 1500 | 30000 | OWNER SCOPE |
| 13. | COMPOUND WALL PAINTING applying two coats of paint to compound wall. | SQFT | 12 | 1920 | 23040 | OWNER SCOPE |
| 14. | MISCELLANEOUS WORK: Providing or replacing or repair of old doors, windows, etc. | LS | | | 200000 | OWNER SCOPE |
| 15. | LAND SCAPING AND PLANTER BOX: Planting and trimming of new and old trees and providing planter boxes for trees and Srubs. | LS | | 1 | 250000 | OWNER SCOPE/ |
| TOTAL | | | | | 94,00,461 | |
| 1. | ADMIN AND RECEPTION AREA INTERIOR WORK: Execution of reception and admin area interior as per design.(reception area, admin area, principle cabin) | SQFT | 300 | 3300 | 990000 | NARAYANA SCOPE |
| 2. | PLAY COURT (BASE, TOP COURT AND SPORTS ITEM) Providing asphalt base and applying 5 layer non cushion acrylic system to play courts like basketball, | SQFT | 180 | 11500 | 2070000 | NARAYANA SCOPE |



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| | multipurpose court, box cricket net and other sports items like poles and goal posts | | | | | |
| 3 | Interior works for kids class room | SQFT | 300 | 2200 | 660000 | NARAYANA SCOPE |
| TOTAL | | | | | 37,20,000 | |

LESSEES



i)

PBKhonde

ii)

PBKhonde

LESSORS

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| 500 | | |



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अहवाल दिनांक : 04/04/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख अर्पण नोंदवह्या (तयार करणे व सुविधेतील ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- आव्हाळवाडी (556224) तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 916

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटादाराचे नांव | क्षेत्र | आकार | पो.ख. | फे.फा. | कुळ, खंड व इतर अधिकार |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------|---------|------|-------|--------|----------------------------------------------------|
| क्षेत्राचे एकक हे.आर.चौ.मी | 239 | प्रमोद बाजीराव खोंडे | 0.13.50 | 0.12 | | (760) | कुळाचे नाव व खंड |
| अ) लागवड योग्य क्षेत्र | [277] | [बाळासाहेब नामदेव कड] | 0.74.00 | 0.63 | | (1966) | इतर अधिकार |
| जिरायत 2.47.50 | | [अलका बाळासाहेब कड] | | | | (1966) | [व्याप्त-](1734) |
| बागायत - | | [सुभद्रा यशवंत कड] | | | | (1966) | [दशरथ दयदू शेरे](1734) |
| एकूण ला.यो. 2.47.50 | | [हनुमंत यशवंत कड] | | | | (1966) | इतर |
| क्षेत्र | | [गणेश यशवंत कड] | | | | (1966) | इतर |
| ब) पोट-खराब क्षेत्र (लागवड अयोग्य) | | [कैलास यशवंत कड] | | | | (1966) | [इतर-](1875) |
| वर्ग (अ) 0.03.00 | | -----सामाईक क्षेत्र----- | 0.00.00 | 0 | | | [एकवीकरण का. वि. व्यवहार नोंदवह्या](1875) |
| वर्ग (ब) - | 325 | मास्ती महादू कड | | | | (1415) | [बाळासाहेब नामदेव कड](1875) |
| एकूण पो.ख. 0.03.00 | | [काळसाम मास्ती कड] | | | | (1415) | [सुभद्रा यशवंत कड क्षेत्र 0.08.5 आय-](1875) |
| एकूण क्षेत्र 2.50.50 | | [मंडोल मास्ती कड] | | | | (1415) | इतर |
| (अ+ब) | | [सुकासाम मास्ती कड] | | | | (1415) | एकवीकरण कायद्याविरुद्ध व्यवहार (2453) |
| आकारणी 2.11 | | [जयनाराय मास्ती कड] | | | | (1415) | इतर |
| जुडी किंवा विशेष - | | [नामदेव महादू कड] | | | | (1415) | कायदेशीर व्यवहार |
| आकारणी | | नामदेव महादू कड | | | | (7552) | व्यवहार कायदेशीर (2684) |
| | | -----सामाईक क्षेत्र----- | 0.14.00 | 0.12 | | | इतर |
| | 383 | लिलाचंद स्वरुपचंद भंडारी | | | | (6648) | इतर |
| | | हेमलता लिलाचंद भंडारी | | | | (6648) | इतर |
| | | विकास लिलाचंद भंडारी | | | | (6648) | वारस |
| | | सचिन लिलाचंद भंडारी | | | | (6648) | बनुबाई शंकर सातव (7552) |
| | | -----सामाईक क्षेत्र----- | 0.03.54 | 0.03 | | | प्रलंबित फेरफार : नाही. |
| | 389 | सुधीर ईश्वरलाल शहा | | | | (134) | शेवटचा फेरफार क्रमांक : 2713 व दिनांक : 22/07/2021 |
| | | ईश्वरलाल सोमचंद शहा | | | | (134) | |
| | | -----सामाईक क्षेत्र----- | 0.30.00 | 0.26 | | | |
| | 616 | उषा मोहन गुप्ता | | | | (1759) | |
| | | कमला हरिश अगरवाल | | | | (1759) | |
| | | [सौ. शारदा एस. गुप्ता] | 0.90.00 | 0.77 | | (2713) | |
| | | [क. अजय शिवनारायण गुप्ता] | | | | (2713) | |
| | | [कै. अभित शिवनारायण गुप्ता] | | | | (2713) | |
| | | [अ. मा. क. शारदा एस. गुप्ता शिवनारायण गुप्ता] | | | | (2713) | |
| | | अभित शिवनारायण गुप्ता | | | | (2713) | |
| | | अजय शिवनारायण गुप्ता | | | | (2713) | |
| | | शारदा एस गुप्ता | | | | (2713) | |
| | | -----सामाईक क्षेत्र----- | 0.90.00 | 0.77 | | | |
| | [748] | [साधेश्याम समेरचंद आयरवाल] | 0.35.50 | 0.30 | | (1583) | |
| | | [विक्रम साधेश्याम आयरवाल] | | | | (1583) | |
| | | [निलम मनिष आयरवाल] | | | | (1583) | |
| | | -----सामाईक क्षेत्र----- | 0.00.00 | 0 | | | |
| | 1051 | लक्ष्मी व्यंकटेश एज्युकेशनल फाउंडेशन तर्फे | | | | (759) | |
| | | फाउंडर चेअरमन | | | | (759) | |
| | | प्रमोद बाजीराव खोंडे | | | | (759) | |
| | | -----सामाईक क्षेत्र----- | 0.22.00 | 0.19 | | | |
| | 1981 | शहाजी बापूराव आवारी | | | | (4246) | |
| | | श्रीहरी आबाजी दोरे | | | | (4246) | |
| | | नारायण तुळशीराम पासलकर | | | | (4246) | |
| | | -----सामाईक क्षेत्र----- | 0.71.00 | 0.61 | | | |
| | 1982 | बाळासाहेब नामदेव कड | | | | (1966) | |
| | | अलका बाळासाहेब कड | | | | (1966) | |
| | | -----सामाईक क्षेत्र----- | 0.41.50 | 0.35 | | | |
| | 1983 | सुभद्रा यशवंत कड | | | | (1966) | |
| | | हनुमंत यशवंत कड | | | | (1966) | |
| | | गणेश यशवंत कड | | | | (1966) | |
| | | कैलास यशवंत कड | | | | (1966) | |
| | | -----सामाईक क्षेत्र----- | 0.41.50 | 0.35 | | | |
| जुने फेरफार क्र. (1) (133) (198) (416) (599) (1758) (1759) (2264) (2269) (2453) (2683) (4246) (4327) (5094) (5095) (5369) | | | | | | | सीमा आणि भूमापन चिन्हे : |

खालील नमूद टीप हि गाव नमुना सात बारा चा भाग नाही .

टीप :- या ७/१२ वरील नमूद एकूण क्षेत्रफळ व भोगवटदारांच्या नावासमोर नमूद क्षेत्रफळांची एकूण बेरीज सकृतदर्शनी मेळात नाही. याबाबत संबंधितांनी क्षेत्राची खात्री करून पुढील व्यवहार करावा.

गाव नमुना बारा (पिकांची नोंदवही)

<https://mahaferfarpune.enlightcloud.com/DDM/PgHtml712>

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[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]
गाव :- आव्हाळवाडी (556224) तालुका :- हवेली जिल्हा :- पुणे
न क्रमांक व उपविभाग : 916

| पिकाखालील क्षेत्राचा तपशील | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा | | |
|-----------------------------------|-------|--------------|----|----|----|--------------------------|--------------|--------------|------------|-------------------------------|--------------|------------------|--------------|---------|------|
| मिश्र पिकाखालील क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | | | | |
| घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | | | | | | | |
| वर्ष | हंगाम | खाता क्रमांक | | | | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | *४ | *५ | *६ | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) | (१६) |
| | | | | | | | हे.आर. चौ.मी | हे.आर. चौ.मी | | हे.आर. चौ.मी | हे.आर. चौ.मी | | हे.आर. चौ.मी | | |
| | | | | | | | | | | | | | | बोअरवेल | |
| 2020-21 | खरीप | | | | | | | | | | | | | | |

टीप : *४ - मिश्रणाचा संकेत क्रमांक, *५ - जल सिंचित, *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 22/09/2022
सांकेतिक क्रमांक :- 272500070310850000920221341

(नाव :- स्व. जल सुरेश पटांगे)
तलाव :- वाघोली तलाव :- हवेली जि :- पुणे
कामगार तलाव यज्ञा वाघोली
ब. हवेली, जि. पुणे.



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| हवेली-११ | | |
| 29/09/22 | 80 | ६५ |
| २०२२ | | |

- वाचले:- १) श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे प्रमोद बाजीराव खोंडे, रा. प्लॉट नं १९, आगा नगर, पुणे १४ याचा दिनांक ०८/०७/२०१० रोजीचा अर्ज
- २) महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ नुसार.
- ३) मा.आयुक्त, पुणे याचे कडील परिषद क्रमांक मह-२/जमिन/जनरल/आरआर/ ७७२ /०३, दिनांक २२/९/२००३
- ३) सहा. संचालक, नगरपालिका पुणे याचे कडील क्र.एनएबीपी/मौ. आवाळवाडी/ता. हवेली/ग.नं ९१६(भाग)/ससंपु/४८५३ दि. ०७/१२/२०१०
- ४) या कार्यालयाकडील आदेश क्रं पमह/एनए/एसआर/२५/२०१० दिनांक ०८/०३/२०१०

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| हवल-११ | | |
| २७८७२ | ४९ | ६५ |
| २०२२ | | |



जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा
क्र.पमह/एनए/एसआर/५९६/२०१०
पुणे, दिनांक १६/७/२०११

विषय :- मौजे आवाळवाडी, तालुका हवेली येथील ग.नं ९१६ पै क्षेत्र २२००.०० चौ. मी. या जागेवरील सुधारीत बांधकाम नकाशांना मंजूरी देणेबाबत

आदेश

मौजे आवाळवाडी ता. हवेली येथील जमीन ग. नं. ९१६ पै क्षेत्र २२००.०० चौ. मी. या क्षेत्रावर सुधारीत बांधकाम नकाशांना मंजूरी मिळण्याकरीता श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे प्रमोद बाजीराव खोंडे यांनी अर्ज दाखल केलेला आहे.

मौजे आवाळवाडी, तालुका हवेली, जि.पुणे येथील खालील वर्णनाची जमीनी श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे प्रमोद बाजीराव खोंडे यांचे नावे हक्कनॉदणीस आहे.

| अ. क्र. | मुळ जमीन मालकांचे नांव | ग. नं. | क्षेत्र (चौरस मीटर) |
|---------------------------------------|----------------------------------------------------------------------|--------|---------------------|
| १ | श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे प्रमोद बाजीराव खोंडे | ९१६ पै | २२००.०० |
| हक्कनॉदणीप्रमाणे जमीनीचे एकूण क्षेत्र | | | २२००.०० |

मौजे आवाळवाडी, ता. हवेली येथील जमीन ग.नं ९१६ क्षेत्र २२००.०० चौ. मी. या क्षेत्रावर सुधारीत बांधकाम नकाशांना मंजूरी मिळण्याकरीता श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे प्रमोद बाजीराव खोंडे यांचे नावे हक्कनॉदणीस दाखल असून, त्यांनी अर्ज दाखल केलेला आहे. अर्ज ठराविक नमुन्यात आहे. अर्जासोबत जोडलेल्या हक्कनॉद उताऱ्यावरून असे दिसून येते की,

अ) जमीन श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे प्रमोद बाजीराव खोंडे यांचे खुदद मालकीची आहे.

ब) या कार्यालयाकडील उपलब्ध ऑलिनेशन रजिस्टर मधील नोंदी पहाता प्रस्तुत जमीन ही वतन / इनाम नसलेचे दिसून येते.

क) वनसंरक्षक पुणे विभाग यांनी या कार्यालयास दिनांक १४/०५/२००९ रोजी सादर केलेली यादी तपासली असता प्रस्तुत क्षेत्र राखीव किंवा खाजगी वन संज्ञेत येत नाही.



हवल-११

२९८२ ४२ ६५

सदर क्षेत्र नगरपालिका क्षेत्राबाहेर असलेले अर्जदार यांनी प्रस्तावित केलेले आसखडे सहाय्यक संचालक, नगररचना, आसखणपत पुणे १९१०३० यांचेकडे छाननीसाठी पाठविणेत आले होते. सहा. संचालक, नगररचना पुणे यांचेकडील क्र. एनएबीपी/मौ. आढाळवाडी/ता. हवेली/ग.नं ९१६(भाग)/ससंपु/४८५३ दि. ०७/१२/२०१० अन्वये छाननी करून कळविले आहे की, विषयांकीत गटातील मुळ मालकांचे क्षेत्र २२००.०० चौ. मी. असून प्रस्तुत क्षेत्रावर बिनशेती सुधारित बांधकाम नकाशास मंजूरी बाबतचा प्रस्ताव सादर केलेला आहे. त्यानुसार सदर प्रस्तावाखालील जागा ही मंजूर पुणे प्रादेशिक योजनेतील / सेक्टर एच मध्ये अंतर्भूत असून त्यातील तरतुदीनुसार रहिवाश विभागात समाविष्ट होत आहे. तसेच सदर जागेचा काही भाग नियोजित मीटर रुंद रस्त्याने बाधित होत असून त्यामध्ये एकूण १५७.३२ चौ. मी क्षेत्र अंतर्भूत होत आहे. प्रस्तुत क्षेत्र संबंधित प्राधिकरणाच्या ताब्यात देणे अर्जदारावर बंधनकारक राहिल. सदर रस्त्याची आखणी रेखांकन, नकाशावर योग्य पणे दर्शविलेली आहे. त्यामुळे प्रस्तुत जागेच्या २०४२.६८ चौ.मी आबाधित क्षेत्रावर प्रस्तावित शैक्षणिक वापर अनुज्ञेय होत आहे. प्रस्तावित रेखांकन नकाशाच्या हद्दी प्रकरणा सोबतच्या वहिवाटीनुसारचे मोजणी नकाशानुसार सर्वसाधारणपणे जुळतात.

अर्जदारांनी प्रकरणासोबत सादर केलेल्या विषयांकित जागेवरील नियोजित शैक्षणिक वापराच्या रेखांकन / बांधकाम नकाशाची छाननी केली असता ते या क्षेत्रासाठी लागू असलेल्या प्रचलित नियमावलीनुसार सर्वसाधारणपणे योग्य आढळतात.

सुधारित प्रस्तावाची सर्वसाधारण कारणे :- पूर्व मंजूरीनुसार पार्कींग + ४ मजले प्रस्तावित होते. आता सुधारित नकाशांमध्ये पाचव्या मजल्याचे बांधकाम प्रस्तावित करणे.

जागा पहाणीचा तपशिल- जागा पाहाणीनुसार जागेवर पार्कींग + ५ मजल्यांचे बांधकाम पूर्ण झाले आहे.

सबब बांधकाम नकाशांमध्ये हिरव्या रंगाने केलेल्या दुरुस्तीस अधिन राहून शैक्षणिक प्रयोजनार्थ मंजूरीची शिफारस केली आहे.

सबब अर्जदार यांनी सादर केलेली हक्कनॉदणीची कागदपत्रे तसेच मा. विभागीय आयुक्त, पुणे यांचेकडील परिपत्रक क्रं. मह२/जमीन/जनरल/आरआर/७७२/२००३, दि. २२.९.२००३ अन्वये दिलेल्या निदेश व त्यासोबत विहीत केल्याप्रमाणे नमुन्यातील प्रतिज्ञापत्र व क्षतीपत्र दाखल केले असून, त्यात त्यांनी नमूद केले आहे की, सदर जमीन संपादनासाठी संपादित झाली नसून संपादनासाठी प्रस्तावित नाही. सदर जमीनीस पोहच रस्ता आहे. तसेच सदर जमीनीबाबत महाराष्ट्र कुळकायदा अधिनियम १९४८, महाराष्ट्र जमीन महसूल अधिनियम १९६६, शेतजमीन धारणा कमाल मर्या. अधिनियम १९७६, इनाम व वतन कायदा १९७५, पुनर्वसन कायदा १९७५, पुनर्वसन कायदा १९८३, अनुसूचित जमातीचे जमीनीबाबत कायदा तसेच नागरी जमीन कमाल धारणा अधिनियम १९७६ चा कायदा सर्व कायद्यांचे तरतुदीचा भंग झालेला नाही. त्याचप्रमाणे असेही नमूद केले आहे की, जमीन यु. एल. सी. कायदानुसार अतिरिक्त घोषित केलेली नाही व जमीन नविन शर्त वर्ग २ पैकी नाही. तसेच सदर क्षेत्र अतिरिक्त घोषित केले नसलेबाबत रक्कम रु. ३००/- चे स्टॅम्पपेपरवर अन्वये सादर केलेले शपथपत्र व बंधपत्रानुसार आणि सहाय्यक संचालक, नगररचना पुणे यांनी दि. ०७/१२/२०१० अन्वये केलेल्या शिफारशीनुसार अर्जदार शैक्षणिक प्रयोजनार्थ सुधारित बांधकाम नकाशांना मंजूरी मिळणेस पात्र आहेत. सबब महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियमानुसार तसेच महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम १८ नुसार जिल्हाधिकारी, पुणे यांना प्रदान करणेत आलेल्या शक्तीनुसार मी, जिल्हाधिकारी पुणे श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे प्रमोद बाजीराव खोंडे यांस खालील वर्णन केलेल्या जमीनीस खालील नमूद केलेल्या अटी व शर्ती बंधनकारक करणेत येऊन शैक्षणिक वापरासाठीचे खालील परिशिष्टात नमूद केलेप्रमाणे रेखांकन / बांधकाम नकाशांना खालील अटी व शर्तीवर मंजूर करणेत येत आहेत. :-



हवल-११

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६. स्थलदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मार्गील बाजूची अंतरे प्रत्यक्ष जागेवर ठेवणे आवश्यक असून सदर जागा कायम खुली ठेवावी.
७. नियोजित बांधकामाचे, भूखंडातील अस्तित्वातील अन्य बांधकाम धरुण एकूण क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजना रस्ते / रस्ता रुंदी क्षेत्र वगळता, उर्वरित निव्वळ क्षेत्राच्या ७५ टक्के (१५३२.०१ चौ.मी) इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे.
८. नियोजित इमारतीसाठी आवश्यक असणा-या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्यास, प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.
९. जमिनीची मालकी, हद्दी वहिवाट इत्यादीबाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.
१०. अर्जदाराने सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशाभूल करणार आढळल्यास प्रस्तुतची मंजूरी रद्द समजणेत येईल.
११. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे.
१२. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणत्याही वहिवाटीने हक्काचा भंग होणार नाही यांची जबाबदारी अर्जदार/मालकाने घेतली पाहिजे.
१३. विषयांकीत बांधकाम नकाशाची छाननी, अनुज्ञेय चर्टई क्षेत्र, भूव्याप्त क्षेत्र याबाबतीत केलेली आहे. बांधकाम नकाशातील गणीतीय चुका वा जागेवर बांधकाम नकाशावर नमुद केल्या व्यतिरिक्त जादा बांधकाम असल्यास त्यास संबंधित वास्तुशिल्पी व अर्जदार जबाबदार राहतील.
१४. सदर भूखंडाचे क्षेत्रफळ ५००.०० चौ.मी. पेक्षा जास्त आहे. त्यामुळे प्रत्येक ८०.० चौ. मी. क्षेत्रासाठी एक झाड याप्रमाणे वृक्षलागवड करणे व जोपासना करणे बंधनकारक आहे.
१५. प्रादेशीक योजना - रस्तरुंदीने बाधीत क्षेत्र सार्वजनिक वापरासाठी कायमस्वरूपी खुले ठेवणे आवश्यक राहिल व समुचित प्राधीकरणाने ही जागा मागणी केल्यानंतर ती विनातक्रार प्राधिकरणाच्या ताब्यात देणे अर्जदारावर बंधनकारक राहिल.
१६. प्रस्तुत जमीनीवर या कार्यालयाकडील आदेश क्रं पमह/एनए/एसआर/२५/२०१० दिनांक ०८/०३/२०१० अन्वये बांधकाम नकाशास देणेत आलेली मंजूरी रद्द समजण्यात यावी.
१७. रेन वॉटर हार्वेस्टिंग बाबतची यंत्रणा अर्जदार यांनी स्वखर्चाने करावयाची आहे.



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| हवल-११ | | |
| २१८२ | ४४ | ६५ |
| २०२२ | | |

बिनशर्ती करावयाच्या रेखांकन / बांधकाम आराखड्याचा तपशिल

| गावाचे नाव | तपशिल | सर्व्हे नंबर | क्षेत्र (चौरस मीटर) |
|------------|-------|--------------|-------------------------------------|
| आव्हाळवाडी | हवेली | ९१६ पै | रेखांकन सादर केलेले क्षेत्र २२००.०० |
| | | | वजा रस्त्याखालील क्षेत्र १५७.३२ |
| | | | अकृषिक परवानगीचे क्षेत्र २०४२.६८ |

मंजूर करावयाच्या आराखड्याचा तपशिल

| क्रं. | नकाशा क्रमांक | तपशिल |
|-------|---------------|----------------------------------|
| १ | १/५ | इमारत रेखांकन नकाशा |
| २ | २/५ | तळ व पहीला मजला बांधकाम नकाशा |
| ३ | ३/५ | दुसरा व तिसरा मजला बांधकाम नकाशा |
| ४ | ४/५ | चौथा मजला बांधकाम नकाशा |
| ५ | ५/५ | इमारत एलीव्हेशन / सेक्शन नकाशा |

अटी व शर्ती

- वरिल जागेचा व नियोजित इमारतीचा वापर फक्त शैक्षणिक वापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.
 - सुधारित रेखांकनातील इमारती हे शैक्षणिक तसेच प्रचलित नियमावलीतील निवासी विभागामध्ये अनुज्ञेय असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.
 - विषयांकित जागेवर कोणतेही विकास कार्य सुरु करण्यापूर्वी हे रेखांकन जागेवर आखून भूमि अभिलेख खात्याकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर, भूखंडाचे किमान क्षेत्रफळ, नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्यांची रुंदी, मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उपयोगी नाही. यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल.
- अशा प्रमाणित रेखांकनाची प्रत जिल्हाधिकारी पुणे व सहाय्यक संचालक नगररचना पुणे यांचेकडे सादर करून त्यास अंतिम मंजूरी घेतल्याशिवाय कोणताही विकास करणेत येऊ नये.
- सुधारित रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
 - सुधारित अभिन्यासातील रस्ते, यांची देखभाल अर्जदाराने कराव्यास हवी. अन्यथा ते देखभाल करण्यासाठी सुयोग्य प्राधिकरणाच्या ताब्यात घावेत. या जागा व रस्ते सर्व जनतेच्या वापरासाठी खुले असतील, तसेच रस्ते शेजारच्या जमीन मालकास वापरण्यासाठी खुले ठेवले पाहिजेत.

इमारतीमधील एक स्टेअरकेस व एक लिफ्ट NBC मधील तरतुदीप्रमाणे फायर रेजिस्टन्ट असणे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनाअनुषंगाने मुख्य अग्निशमन अधिकारी, पुणे महानगरपालिका यांनी दि. १४/५/२०१० चे पत्र क्र. एफ बी/४१० ने दिलेल्या Provisional Fire N.O.C मधील अटी/शर्तीची पूर्तता करणे अर्जदारांवर बंधनकारक राहिल.

इ) अ वर्ग नगरपरिषदेच्या प्रमाणपत्र विकासा नियंत्रण नियमावलीमधील नियम क्र. ६.२, ६.१ नुसार बाबींची पूर्तता तसेच अग्निप्रतिबंधकन उपाययोजनांसाठी परिशिष्ट २ मधील बाबींची पूर्तता करणे अर्जदारांवर बंधनकारक राहिल.

उ) नेहमीच्या वापरासाठी अग्निप्रतिबंधक व्यवस्थेकरिता, पाणीपुरवठा, जलनिस्सारण, सांडपाणी, कचरा विल्हेवाट इत्यादी बाबींची पूर्तता अर्जदाराने स्वखर्चाने, स्वजबाबदारीवर करणे आवश्यक राहिल.

ऊ) अ वर्ग नियमावलीतील नियम क्र. १८.१ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.

ए) अशा विकासासाठी इमारतीचे Structural Stability बाबत शासनाच्या नोंदणीकृत स्ट्रक्चरल इंजिनियरचे प्रमाणपत्र अर्जदाराने जोता तपासणीपूर्वी आपले कार्यालयात व या कार्यालयात दाखल करणे आवश्यक राहिल. तसेच अशा इमारतीचे Structural Design हे भूकंप प्रतिबंधक असणे आवश्यक राहिल.

ऐ) विकासकाने जोत्यापर्यंतचे बांधकाम केल्यानंतर जिल्हाधिकारी, पुणे यांना कळविणे आवश्यक आहे.

जोत्यापर्यंतच्या बांधकामांना जिल्हाधिकारी, पुणे यांनी प्रमाणित केल्यानंतरच पुढील बांधकाम करावे. तसेच त्यानंतर सुध्दा बांधकाम परवानगीनुसार सुरु आहे किंवा कसे याची शहानिशा जिल्हाधिकारी पुणे यांना करता येईल. जोत्याचे बांधकाम तसेच प्रमाणपत्र सादर केल्यानंतर अथवा वेळोवेळी असे बांधकाम / इमारतीची तपासणी उपविभागीय अधिकारी यांनी तहसिलदार यांना सुचना द्याव्यात. तसेच उपविभागीय अधिकारी / तहसिलदार, सहायक संचालक, नगर रचना यांचे कार्यालयातील तांत्रिक अधिकारी यांचे मदतीने अशा इमारतीचे बांधकाम दिलेल्या परवानगीनुसार व अटीनुसार सुरु असल्याची खातरजमा करावी.

ओ. अशा इमारतींना भोगवटा प्रमाणपत्र घेणे बंधनकारक आहे व असे भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व :- अग्निशमन यंत्रणेची पूर्तता व वर नमुद अटीची पूर्तता होणे आवश्यक आहे.

औ. विषयाधीन जागेवर, विषयाधीन जमिनीचा स.नं / ग.नं निहाय तपशिल, जमीन मालकाचे नाव, विकासकाचे नाव, वास्तुशिल्पीचे नाव, बिनशेती परवाना क्रमांक, इत्यादी आशय दर्शविणारा योग्य आकाराचा फलक लावणे आवश्यक राहिल.



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१८. उक्त जागेवर सौर उर्जेवर पाणी तापविण्याची यंत्रणा अर्जदार यांनी स्वखर्चाने करावयाची आहे, तसेच शक्यतर सौर उर्जेवर रस्त्याच्या लगतचे पथदिवे बसविण्याचे आहेत.

१९. स्टिल्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिल्टचा वापर फक्त पार्किंगसाठीच करण्यात यावा.

२०. वेस्ट वॉडर ट्रीटमेंट प्लॅन्ट यंत्रणा स्वखर्चाने अर्जदार यांनी करावयाची आहे व पाण्याचा फेर वापर बर्गीचा, झाडाची जोपसाना यासाठी करणे आवश्यक आहे.

२१. विघटन होणाऱ्या ओल्या कचऱ्यासाठी गांडूळखत प्रकल्प अर्जदार यांनी स्वखर्चाने करावयाचा आहे.

२२. प्रस्तु प्रकरणातील जमीनीवर नव्याने प्रस्तावित जिना व लिफ्ट करिता एक महिन्याचे आत बांधकाम सुरु करून जोते तपासणी प्रमाणपत्र घेणे बंधनकारक राहिल. त्याशिवाय पुढील बांधकाम करता येणार नाही व सदरचे बांधकाम पूर्ण झाले नंतर वापर सुरु करणेपुर्वी नमूद सर्व अटींची पूर्तता करून भोगवटा प्रमाणपत्र घेणे अर्जदाराव बंधनकारक राहिल. अन्यथा नियमानुसार कारवाईस पात्र राहिल

२३. उक्त बिनशेतीसाठी प्रस्तावित जागेचे अथवा गट नंबर मधील उर्वरीत जागेचे तुकडे पाडून अथवा गुंठेवारी प्रमाणे बांधकाम करता येणार नाहीत किंवा विक्री करता येणार नाही. अशाप्रकारे अनाधिकृतित्या तुकडे पाडल्यास किंवा विक्री केल्यास ही परवागी रद्द समजण्यात येईल

२४. १५ मी पेक्षा जास्त उंचीच्या इमारतीबाबत -

अ. "अ" वर्ग नगरपरिषदेच्या प्रमाणित विकास नियंत्रण नियमावलीमधील नियम क्र. १३.४(ii) नुसार प्रस्तावित इमारतीसभोवताली ६ मी. रुंदीचे पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल याप्रमाणे डिझाईन करून विकसीत करणेची जबाबदारी विकासकर्त्याची / अर्जदारची राहिल.

आ. अर्जदारांनी प्रस्तवित्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आवश्यक राहिल त्याचबरोबर वाहनतळ सुविधा शासनाने दि. २८/८/२००९ च्या नोटीसी अन्वये अंतिम केलेल्या नियमानुसार प्रस्तावित करणे आवश्यक राहिल.

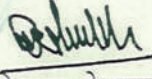
ई. नगर विकास विभागाच्या दिनांक २८/०८/२००९ रोजीच्या अधिसूचना प्रमाणे नियम क्र. ४ मधील टीप - ii प्रमाणे पुणे महानगरपालिकेच्या मुख्य अग्निशमन अधिकारी यांनी १५ मी. पेक्षा उंच इमारतीच्या नियोजनातील जिऱ्याचे व लिफ्टचे स्थान मान्य केलेले आहे. तथापी या कार्यालयाकडून मंजूरीसाठी शिफारस केलेल्या याबाबतचे नियोजनानुसार इमारतीचे नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा मुख्य अग्निशमन अधिकारी यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा मुख्य अग्निशमन अधिकारी यांची मंजूरी घ्यावी लागेल. तसेच प्रत्येक

२५. प्रस्तुत जमिनीवर रुपये ०.१०/- प्रति चौ.मी / प्रति वर्षी या दराने अकृषिक आकारणी करणेत आली असून सदरची आकारणी ही तात्पुरता स्वरूपाची आहे. दिनांक १/०८/२००६ पासून सुधारित दर अंमलात आल्यानंतर त्यानुसार आकारणी करणेत येईल व सदर आकारणीनुसार रक्कम भरणे अर्जदारांवर बंधनकारक असेल.

२६. अर्जदाराने सादर केलेले कागदपत्रे खोटी अथवा दिशाभूल करणारी आढळल्यास सदरची मंजूरी रद्द समजणेत येईल व अर्जदार भारतीय दंडविधान कायद्यांतर्गत कारवाईस पात्र ठरेल.

२७. वरील अटी व शर्ती पैकी कोणत्याही अटीचा अगर शर्तीचा भंग केल्यास सदरचा आदेश रद्द समजणेत येईल.




(विकास देशमुख)
जिल्हाधिकारी पुणे

प्रति,

श्री लक्ष्मी व्यंकटेश एज्युकेशनल फाऊंडेशन तर्फे
प्रमोद बाजीराव खोंडे,
रा. प्लॉट नं. ११, बाजार, पुणे १४



| | | |
|--------|----|----|
| हवल-११ | | |
| २१८७२ | ४६ | ६५ |
| २०२२ | | |



पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे

Pune metropolitan Regional Development Authority, Pune

स.नं. १५२ - १५३, महाराजा सयाजीराव गायकवाड उद्योग भवन, औंध, पुणे - ४११ ००७

S.No. 152-153, Maharaja Sayajirao Gaikwad Udyog Bhawan, Aundh, Pune - 411 007

Ph No. : 020- 259 33 344 / 356 / 333 / फोन नं. : ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: hqpmrda@gmail.com

भोगवटा प्रमाणपत्र

मंजूर विकास नियंत्रण व प्रोत्साहन निवृत्तवाणीतील नियम क्र. ७६ नुसार)
जा.क्र : पीएचए मौजे-आव्हाळवाडी/ग.नं.९१६ पै. प्र.क्र. १६३५/ दि. २/१०/२०१५

प्रति,

श्री. लक्ष्मी व्यंकटेश एज्युकेशनल फाईंडेशन तर्फे श्री.प्रमोद बाजीराव खोंडे
रा-स.नं. ४६/५ प्लॉट नं. १५, आणा नगर, पुणे - १४



29/02 86 64
2022

मौजे-आव्हाळवाडी, तालुका-हवेली, जिल्हा- पुणे येथील ग.नं. ९१६ पै., क्षेत्र-२२००.०० चौ.मी. या जागेवर शैक्षणिक वापराच्या इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी, पुणे यांचेकडील आदेश क्र. पमह/एनए/एसआर/५९६/२०१०, दि-१६/०७/२०११ अन्वये आपणास परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री.- डि. ओ. निकम. लायसन्स नं. CA/९२/१५१६० परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतीस भोगवटा प्रमाणपत्र मिळणेबाबत दि-२७/०५/२०१५ रोजी अर्ज केल्यावरून आपणास खालील इमारतीस सोबतच्या परिशिष्ट 'ब' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

१) मंजूर नकाशातील शैक्षणिक इमारत = तळ/ पार्किंग + ४ मजले

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे माध्यमेने



Chandell
(विवेक खरवडकर)

महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,

पुणे यांचे करिता

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

१) ग्रामसेवक, मौजे-आव्हाळवाडी, ता-हवेली, जि-पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे यांचेकडील दि-३/१०/२०१५ रोजीचे पत्र क्र. १६३५ सोबतचे
परिशिष्ट 'ब'

- १) अर्जदार यांना उक्त इमारतीमधील सामाईक जागा उदा. सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही अथवा विकता येणार नाही. सदर क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल.
- २) अर्जदार यांना दान मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.
- ३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांचा इमारतीचा बापर सुरु करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरीत्या विकसित करणे आवश्यक आहे.
- ४) विशेष इमारतीच्या अनुषंगाने पुणे महानगरपालिकाचे मुख्य अग्नीशमन अधिकारी यांनी पत्र क्र. FB/४०४६, दि-२०/०३/२०१५ अन्वये दिलेल्या अंतिम अग्नीशमन नाहरकत प्रमाणपत्रातील अटी व शर्तीची पूर्तता करणे अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ५) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ६) प्रस्तुत प्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वखर्चाने करणे अर्जदार यांचेवर बंधनकारक राहिल.

| | | |
|-------|----|----|
| २९८७२ | ४६ | ६५ |
| २०२३ | | |

मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने



(Signature)

(विवेक खरवडकर)

महानगर आयुक्त,

तथा

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण,

पुणे यांचे करिता



| | | |
|--------|----|----|
| हवल-११ | | |
| 29/02 | 40 | ६५ |
| २०२२ | | |

STAMP OF APPROVAL 15

CERTIFICATE
1500 MMAM registered engineer
of sanctioned plans vide commencement
of the plan and I have examined the
plans and the same are found to be
correct in accordance with the
provisions of the Act and the
Rules and the same are approved
for the purpose of the plan.
Date: 29/02/2022
Signature of Regd. Engineer

AREA STATEMENT

| Sl. No. | Description | Area (sq. m.) |
|---------|------------------------|---------------|
| 1 | Area of the plot | 100.00 |
| 2 | Area of the road | 10.00 |
| 3 | Area of the building | 10.00 |
| 4 | Area of the parking | 10.00 |
| 5 | Area of the playground | 10.00 |
| 6 | Area of the garden | 10.00 |
| 7 | Area of the other | 10.00 |
| 8 | Total | 150.00 |

PARKING STATEMENT

| Sl. No. | Description | Area (sq. m.) |
|---------|---------------------|---------------|
| 1 | Area of the parking | 10.00 |
| 2 | Total | 10.00 |

| Sl. No. | Description | Area (sq. m.) |
|---------|------------------------|---------------|
| 1 | Area of the building | 10.00 |
| 2 | Area of the parking | 10.00 |
| 3 | Area of the playground | 10.00 |
| 4 | Area of the garden | 10.00 |
| 5 | Area of the other | 10.00 |
| 6 | Total | 50.00 |

NAME, ADDRESS AND SIGNATURE OF THE OWNER

(Signature)

PROJECT
PROPOSED LAYOUT OF
"VEDANT INSTITUTE OF
MANAGEMENT AND STUDIES"
AT GAT / S NO: 918, VILLAGE
AHWALWADI, TAL.: HAVELI,
DIST.: PUNE

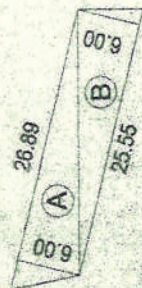
D.O. NIKAM

Architect
1500 MMAM registered
engineer of the plan and I
have examined the plan and
the same are found to be
correct in accordance with
the provisions of the Act and
the Rules and the same are
approved for the purpose of
the plan.
Date: 29/02/2022
Signature of Regd. Architect

| Sl. No. | Area (sq. m.) | Sl. No. | Area (sq. m.) |
|---------|---------------|---------|---------------|
| 1 | 10.00 | 1 | 10.00 |
| 2 | 10.00 | 2 | 10.00 |
| 3 | 10.00 | 3 | 10.00 |
| 4 | 10.00 | 4 | 10.00 |
| 5 | 10.00 | 5 | 10.00 |
| 6 | 10.00 | 6 | 10.00 |
| 7 | 10.00 | 7 | 10.00 |
| 8 | 10.00 | 8 | 10.00 |
| 9 | 10.00 | 9 | 10.00 |
| 10 | 10.00 | 10 | 10.00 |

ROAD WIDENING AREA CALCULATION

| | |
|--------------------------|----------|
| A - 0.5 X 26.89 X 8.00 = | 90.67 |
| B - 0.5 X 25.55 X 8.00 = | 76.65 |
| TOTAL | = 157.32 |

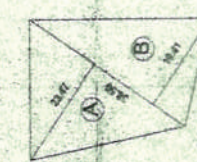


ROAD AREA KEY PLAN



PLAYGROUND AREA CALCULATION

| | |
|---------------------------|----------|
| A - 0.5 X 38.50 X 23.47 = | 451.70 |
| B - 0.5 X 36.00 X 19.41 = | 373.04 |
| TOTAL | = 824.74 |



PLAYGROUND AREA KEY PLAN

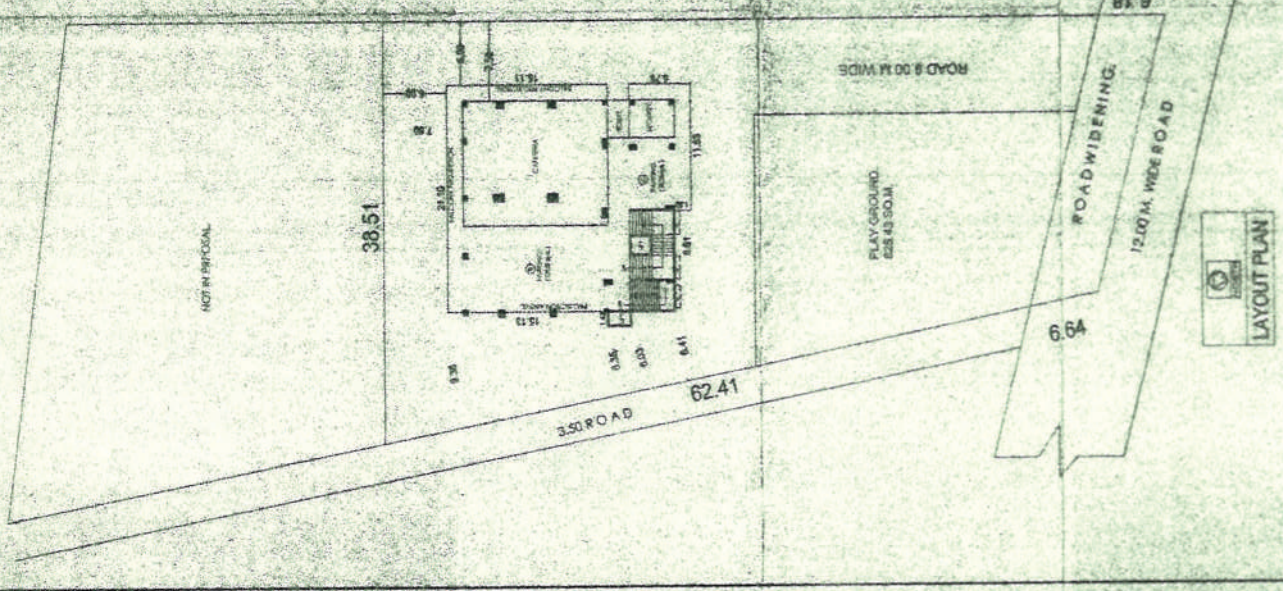
PLOT AREA KEY PLAN

PLOT AREA CALCULATION

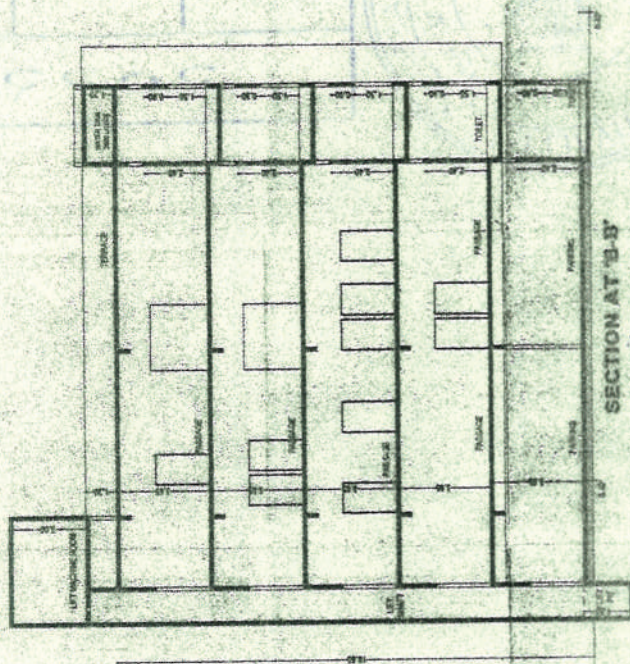
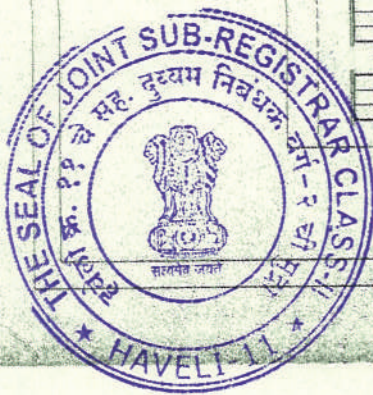
| | |
|---------------------------|-----------|
| A - 0.5 X 72.08 X 38.16 = | 1302.04 |
| B - 0.5 X 72.08 X 25.41 = | 915.52 |
| TOTAL | = 2217.56 |

PARKING STATEMENT

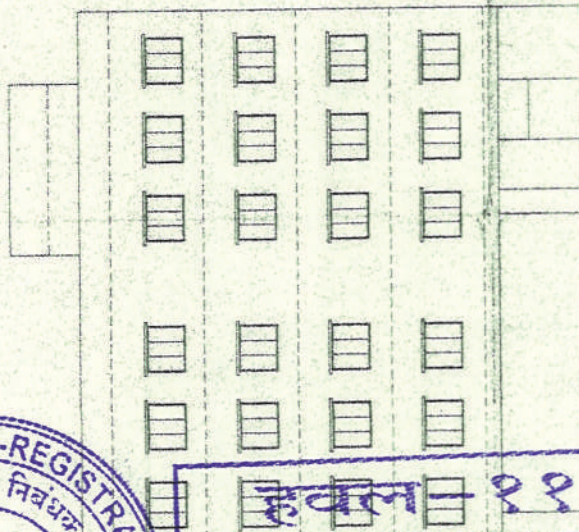
| Sl. No. | Area (sq. m.) | Sl. No. | Area (sq. m.) |
|---------|---------------|---------|---------------|
| 1 | 10.00 | 1 | 10.00 |
| 2 | 10.00 | 2 | 10.00 |
| 3 | 10.00 | 3 | 10.00 |
| 4 | 10.00 | 4 | 10.00 |
| 5 | 10.00 | 5 | 10.00 |
| 6 | 10.00 | 6 | 10.00 |
| 7 | 10.00 | 7 | 10.00 |
| 8 | 10.00 | 8 | 10.00 |
| 9 | 10.00 | 9 | 10.00 |
| 10 | 10.00 | 10 | 10.00 |



LAYOUT PLAN



SECTION AT 'B-B'



| | | |
|------------|----|----|
| हवेली - ११ | | |
| २०८६२ | ५४ | ६५ |
| २०२२ | | |

STAMP OF APPROVAL



NAME, ADDRESS AND SIGNATURE OF THE OWNER

PROJECT

PROPOSED BUILDING OF "VEDANT
INSTITUTE OF MANAGEMENT AND
STUDIES" AT BAY (S.H.O. 818) VILLAGE
ANURWADI TAL. HAVELI DIST. PUNE
FOR LAKSHMI VENKATESH EDUCATIONAL
FOUNDATION PUNE

DONOR

Approved by the
Department of Urban Planning and
Construction, Maharashtra
Government, Pune

| | | | |
|---------|-------------|--------|-------|
| Sl. No. | Particulars | Amount | Total |
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
| 6 | ... | ... | ... |
| 7 | ... | ... | ... |
| 8 | ... | ... | ... |
| 9 | ... | ... | ... |
| 10 | ... | ... | ... |

261/1321/09

| | | |
|--------|----|----|
| ଅନୁଲେଖ | ୨୨ | ୧୫ |
|--------|----|----|

२०२२

नोंदणी प्रमाणपत्र

सार्वजनिक विश्वस्तव्यवस्थेचे नाव :

सार्वजनिक विश्वस्तव्यवस्थेचे नाव : हमी व्यंकटेश मजुकेदार
हमीकेदार
फाँटाल, हमीकेदार, पणव नं. 15, अ. अं. 46/5, आगालीगर
होशिंगावा, पणव, अ. अं. 46/5, 401-14
 सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक मजु - 24891/501

પ્રમોહ બાજીરાવ રવોંડે

यांस प्रमाणपत्र दिले.

आज दिनांक 25/1/2020 रोजी माझ्या सहीनिशी दिले.



सही

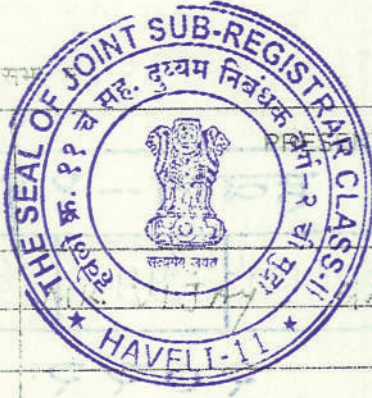
सहाय्यक घर्मादाय आयुक्त

पदार्थे विभाग, पुणे.

Meeting No. ११

RESOLUTION
NO.

उत्तर नं.



| | | |
|-------------------------|----|----|
| हवल-११ | | |
| MEMBERS AND RESOLUTIONS | | |
| २०८०२ | ५६ | ६५ |
| २०२२ | | |

REMA

शे

MR. PUNGT VIJAY LAHOTY

MR. KOTESHWARA RAO RAPURY

[विशेष-ध. भा. (मुं. सा. वि.) २-म.]



4f)

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये Computer Mumbai Region Mumbai येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव NARAYANA EDUCATIONAL TRUST

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक F-30936 (Mum.)
Vijay Ganesh Lahoty यांस प्रमाणपत्र दिले.

आज दिनांक 5/02/2015 रोजी याद्वारे सहीनिशी दिले.

शिक्का



5/2/2015
Charity Commissioner
Office of the Charity Commissioner
Maharashtra State, Mumbai

ANNUAL / SPECIAL GENERAL

INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)
5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony,
Near Deep Bungalow Chowk, Pune - 411 016.

F. No. 2969 96 dy

2022

The Income Tax Department takes pleasure in informing that the Permanent Account Number (PAN) allotted to you is :

AACTN2045G

and the PAN card is enclosed herewith. For filling the return of income, please contact :

WARD 32(2)(4), MUMBAI

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against the law** and may attract penalty of upto Rs. 10,000/-.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

Income Tax Department maintains a website - www.incometaxindia.gov.in and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

Income Tax Department

PKG ID : PRC21902101 / 108 / 128 / 25/08/2015 / BLU

MUM / 252 / 8820301339051633191 / 2508152765

NARAYANA EDUCATIONAL TRUST

NARAYANA EDUCATIONAL TRUST
CTS NO.1233-C/4, RR INTER COLLEGE OF COMME,
KALPANA CHAWLA MARG, I.C. COLONY, BORIVALI,
MUMBAI,
MAHARASHTRA - 400103
TEL. NO.:91 - 9912343302



आयकर पैन सेवा इकाई
हवेली-११
फ.स.:डी.आई.टी. (एस)/वेब/आईटीएस/आईजी
आयकर विभाग को यह सूचित करते हुए प्रस्तुतता है कि आपका निम्नलिखित स्थायी लेखा संख्या (पैन) आबंटित की गयी है:

AACTN2045G

पैन कार्ड इसके साथ संलग्न है। आयकर विवरणी दाखिल करने के लिये कृपया निम्न से संपर्क करें:

WARD 32(2)(4), MUMBAI

हम आपको सूचित करना चाहते हैं कि आय विवरणी तथा करों के भुगतान के लिए प्रयुक्त चालानों में पैन का उल्लेख करना आवश्यक है ताकि आपके द्वारा भुगतान किये गये करों का सही जमा (क्रेडिट) सुनिश्चित किया जा सके और आयकर विवरणी पर शीघ्र कार्यवाही की जा सके। आयकर विभाग के साथ पत्र-व्यवहार में पैन का उल्लेख करने से करदाता सेवाओं में सुधार लाने में हमें सहायता मिलेगी।

हम सूचित करते हैं कि आयकर अधिनियम, 1961 के अंतर्गत विनिर्दिष्ट अनेक संव्यवहारों में पैन का उल्लेख करना अनिवार्य है। ऐसे संव्यवहारों के विस्तृत ब्यौरे के लिए कृपया आयकर अधिनियम, 1961 की धारा 139ए के साथ पठित आयकर नियम, 1962 के नियम 114 बी का अवलोकन करें।

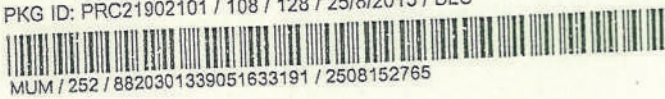
एक से अधिक पैन आबंटित होने की असंभावित स्थिति में इस तथ्य को अपने कर-निर्धारण अधिकारी की जानकारी में अवश्य लायें क्योंकि एक से अधिक पैन रखना या उसका प्रयोग करना कानून के विरुद्ध है और इसके लिये 10,000 रुपये तक दंड लगाया जा सकता है।

यदि आपके पैन कार्ड पर मुद्रित विवरण में कोई त्रुटि हो तो उसे आयकर पैन सेवा इकाई के उपर्युक्त पते पर अथवा पैन कार्ड के पीछे दिये गये पते पर सूचित कर सकते हैं।

नागरिकों को प्रदान की जाने वाली विभिन्न सेवाओं के बारे में अधिक जानकारी के लिए कृपया आयकर विभाग की वेबसाइट - www.incometaxindia.gov.in देखें या आयकर संपर्क केन्द्र (फोन - 1800 - 180 - 1961) से संपर्क करें। इस साइट पर पैन पर विस्तृत जानकारी भी उपलब्ध है।

आयकर विभाग

PKG ID: PRC21902101 / 108 / 128 / 25/8/2015 / BLU



MUM / 252 / 8820301339051633191 / 2508152765

नारायणा एजुकेशनल ट्रस्ट

नारायणा एजुकेशनल ट्रस्ट

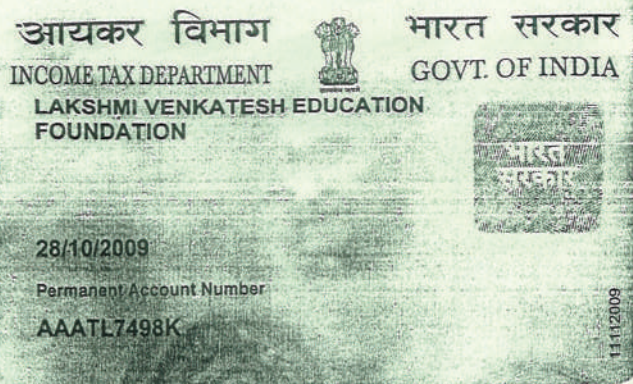
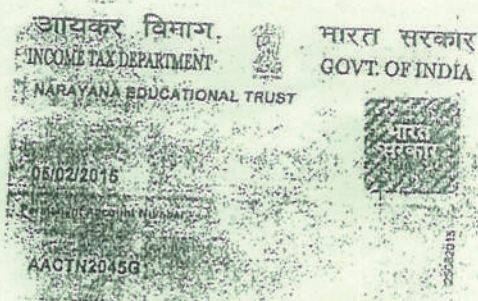
सीटीएस नं. 1233-सी/4, आरआर इंटर कॉलेज ऑफ कम्प्यूटर्स,

कल्पना चावला मार्ग, आई.सी. कॉलोनी, बोरीवली,

मुंबई, महाराष्ट्र - 400103

TEL. NO. : 91 - 9912343302

यदि आप हिन्दी में मुद्रित नाम और पते में सुधार करना चाहते हैं तो कृपया अपने कर-निर्धारण अधिकारी से संपर्क करें।
(यह कंप्यूटर से तैयार पत्र है, अतः हस्ताक्षर आवश्यक नहीं है)



आधार-सामान्य माणसाचा अधिकार

P.B.khonde



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

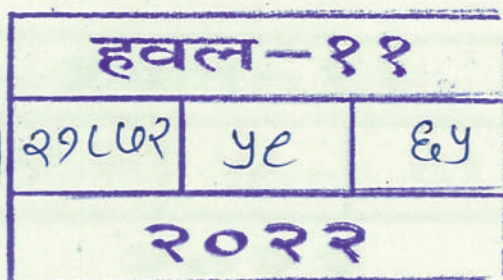
Address:

प्लॉट नं १५ ऋषीकेश
आगानगर हौसिंग सोसायटी
स नं ४६/५, पुणे नगर रोड
आदर्श पेट्रोल पंप जवळ,
वडगाव शेरी, पुणे,
महाराष्ट्र - 411014

plot no 15 hrshikesh aganagar
housing society s n 46/5, pune
nagar road near adarsh petrol
pump, wadgaon sheri, Pune,
Maharashtra - 411014

5965 2195 5356

Aadhaar-Aam Admi ka Adhikar



1/27

60/10/40

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| 5055 | 5055 | 5055 |
| 5055-5055 | | |



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF TRUSTEES OF NARAYANA EDUCATIONAL TRUST HELD ON THURSDAY, 21st SEPTEMBER 2022 AT THE REGISTERED OFFICE

AUTHORIZATION FOR EXECUTION AND REGISTRATION OF LEASE DEED

"RESOLVED THAT consent of the Trust, be and is hereby accorded to take on lease, the premises admeasuring 25,230 Sq.ft., of built up area consisting Ground + four floors building constructed on land admeasuring 3,550 Sq.mtrs bearing Gut No.916 (old Sy.No.232/1 & 232/3) land lying and being situated at Awhalwadi Village, Haveli Taluka, Pune District, Maharashtra, from M/s. Laxmi Vyankatesh Educational Foundation and another ("Lessors") as detailed in the draft Lease agreement ("Agreement"), tabled at the meeting, on such terms and conditions as contained in the said agreement.

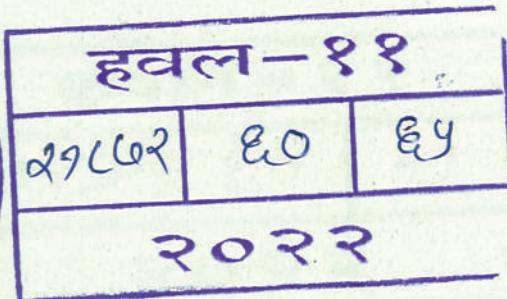
RESOLVED FURTHER THAT Mr V Srinath, Managing Trustee or any other Trustee be and are hereby severally authorized to sign the lease deed for and on behalf of the Trust and to present the same for registration before concerned Registrar of Assurances.

RESOLVED FURTHER THAT a copy of this resolution, under signature of any one Trustee, be furnished to concerned parties/authorities, for its being acted and relied upon."

//CERTIFIED TRUE COPY//

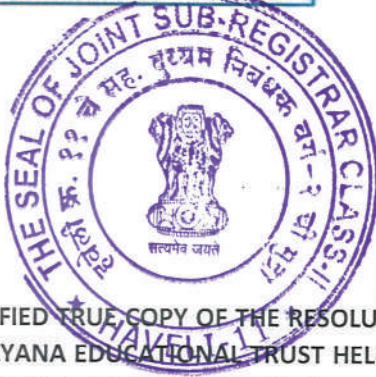
For NARAYANA EDUCATIONAL TRUST

V SRINATH
MANAGING TRUSTEE



| | | |
|---------|-----|-----|
| 88-1553 | | |
| 100 | 100 | 100 |
| 5505 | | |





| | | |
|---------|----|----|
| हवेल-११ | | |
| २७८६२ | ६९ | ६५ |
| २०२२ | | |

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF TRUSTEES OF NARAYANA EDUCATIONAL TRUST HELD ON WEDNESDAY, 23RD MARCH 2022 AT 11:00 AM AT THE REGISTERED OFFICE OF THE TRUST

APPROVAL FOR STARTING A NEW SCHOOL

"RESOLVED THAT consent of the Board of Trustees, be and is hereby accorded, to start a new school at the premises situated at Gat No.916 (old Sy. No. 232/1 & 232/3), Awhalwadi Village, Haveli Taluka, Pune District admeasuring 25,230 sq. ft., from M/s. Laxmi Venkatesh Educational Foundation (PAN: AAATL7498K), a society registered under the provisions of Society Registration Act, 1860 with its registered office situated at Plot No.15, Sy.No.48/5, Aga Housing Society, Nagar Road, Pune and one Shri. Pramod Bajirao Khonde, S/o. Shri. Bajirao Khonde, resident of Hrishkesh, Plot No.15, Sy.No.46/5, Aga Housing Society, Nagar Road, Pune-411014 for a period of Thirty years commencing from 1st April, 2022, on such terms and conditions as contained in the draft Memorandum of Understanding tabled at the meeting.

RESOLVED FURTHER THAT Mr V Srinath, Managing Trustee or any other Trustee be and are hereby severally authorized to negotiate, finalize the terms and conditions of the Memorandum of Understanding and also to execute and sign the Memorandum of Understanding and all other related documents and generally to do all such acts, deeds, things and matters and to take all steps and to do all the things and give such directions/ clarifications as may be required, expedient, or desirable to give effect to the resolution.

RESOLVED FURTHER THAT a copy of this resolution, under signature of any one Trustee, be furnished to concerned parties/authorities, for its being acted and relied upon."

//CERTIFIED TRUE COPY//

For NARAYANA EDUCATIONAL TRUST

V Srinath
Managing Trustee





భారత ప్రభుత్వం
Government of India

Velichala Srinath
Velichala Srinath

పుట్టిన తేదీ / DOB : 06/06/1977
పురుషుడు / Male

7422 2980 9358

నా ఆధార్, నా గుర్తింపు

To,
Velichala Srinath
Velichala Srinath
C/O V Sridhar Rao
flat no 104
srinidhi towers
near satyasai nigamam sbh colony Khairatabad
Srinagar Colony Khairatabad Hyderabad
Telangana 500073
9848811111

23/03/2011

Handwritten signature

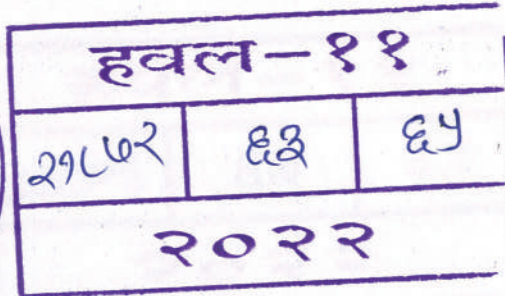


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| హవెలి-11 | | |
| 2967 | 82 | 64 |
| 2022 | | |

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| 88-555 | | |
| 18 | 58 | 1014 |
| 5055 | | |



| मूल्यांकन पत्रक (शहरी क्षेत्र -खुली+बांधीव) | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------|--------------|------------------------|-----------------------------|
| Valuation ID | 202210127139 | | | | 12 October 2022,09:03:46 PM |
| मूल्यांकनाचे वर्ष | 2022 | | | | |
| जिल्हा | पुणे | | | | |
| मूल्य विभाग | तालुका : हवेली विभागाचे नाव : (वि.क्र.86) वाघोली नव्याने समाविष्ट (पुणे महानगरपालिका) | | | | |
| उप मूल्य विभाग | 86/6-उर्विरत हायवेसन्मुख रहिवास व तत्सम वापरातील विकसनक्षम मिळकती | | | | |
| क्षेत्राचे नांव | Pune Municipal Corporation | सर्व्हे नंबर /न. भू. क्रमांक : | गट नंबर#916 | | |
| वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक |
| 9270 | 55210 | 69000 | 92750 | 0 | चौ. मीटर |
| खुल्या व बांधीव क्षेत्राची माहिती | | | | | |
| बांधीव क्षेत्र- | 2345चौ. मीटर | एकूण क्षेत्र- | 3550चौ. मीटर | मिळकतीचा प्रकार- | खुली+बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय- | 7 वर्षे | मूल्यदर/बांधकामाचा दर- | Rs.55210/- |
| मिळकतीचा वापर- | प्राथमिक शाळा | Layout Plot | | | |
| Sale Type - First Sale | | | | | |
| Sale/Resale of built up Property constructed after circular dt.02/01/2018 | | | | | |
| खुल्या क्षेत्राचे मूल्यांकन | | | | | |
| 1. 3550चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.9270/- | | | | | |
| =3550चौ. मीटर क्षेत्रासाठी मूल्य = 3550 * 9270 | | | | | |
| =Rs.32908500/- | | | | | |
| खुल्या जमीनीचे एकत्रित मूल्य | | | | | |
| = मिळकतीचे क्षेत्र (1) मूल्य | | | | | |
| = 32908500 | | | | | |
| =Rs.32908500/- | | | | | |
| बांधीव क्षेत्राचे मूल्यांकन | | | | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर | | | | | |
| =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) | | | | | |
| = (55210-9270) * (93 / 100) + 9270) | | | | | |
| = Rs.51994/- | | | | | |
| A) मुख्य मिळकतीचे मूल्य | | | | | |
| = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | | | |
| = 51994 * 2345 | | | | | |
| = Rs.121926399/- | | | | | |
| Applicable Rules : | | | | | |
| 3 | | | | | |
| बांधीव क्षेत्राचे एकत्रित मूल्य | | | | | |
| = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लागतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भावतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ | | | | | |
| = A + B + C + D + E + F + G + H + I + J | | | | | |
| = 121926399 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | | | | |
| =Rs.121926399/- | | | | | |
| खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य | | | | | |
| = बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य | | | | | |
| = 121926399 + 32908500 | | | | | |
| =Rs.154834899/- | | | | | |
| == ₹ पंधरा करोड अठ्ठ्याळीस लाख चौतीस हजार आठ शे नव्याणव /- | | | | | |



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| 99-1000 | | |
| 10 | 25 | 10 |
| 5005 | | |



329/21872

शुक्रवार, 14 ऑक्टोबर 2022 6:20 म.नं.

दस्त गोपवारा भाग-1

हवल11

६४/६५

दस्त क्रमांक: 21872/2022

दस्त क्रमांक: हवल11 /21872/2022

बाजार मूल्य: रु. 15,48,34,899/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.69,67,600/-

दु. नि. सह. दु. नि. हवल11 यांचे कार्यालयात

पावती:23929

पावती दिनांक: 14/10/2022

अ. क्र. 21872 वर दि.14-10-2022

मादरकरणाराचे नाव: मे लक्ष्मी व्यंकटेश एज्युकेशनल फाउंडेशन तर्फे
चेअरमन श्री प्रमोद वाजीराव खोंडे - -

रोजी 6:11 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

P.B. Khonde

दस्त हजर करणाऱ्याची सही:

एकुण: 31320.00

सह दुय्यम निबंधक, हवेली-11

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

सह दुय्यम निबंधक, हवेली-11

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्ताचा प्रकार: लीजडीड

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

शिक्का क्र. 1 14 / 10 / 2022 06 : 11 : 56 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 10 / 2022 06 : 12 : 57 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर
लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे
ही अस्सल व खरी असून ती खोटी व बनावट आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

लिहून घेणार

P.B. Khonde

लिहून देणार





14/10/2022 6 22:19 PM

दस्त गोपवारा भाग-2

हवल11

६५/६५

दस्त क्रमांक:21872/2022

दस्त क्रमांक :हवल11/21872/2022

दस्ताचा प्रकार :-लीजडीड

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------|---------------|
| 1 | नाव:मे लक्ष्मी व्यंकटेश एज्युकेशनल फाउंडेशन तर्फे चेअरमन श्री प्रमोद बाजीराव खोंडे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - म नं 48/5 आगा हाँसिंग सोसायटी नगर रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAATL7498K | मालक वय :-63 स्वाक्षरी:- | | |
| 2 | नाव:श्री प्रमोद सन ऑफ बाजीराव खोंडे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - म नं 46/5 आगा हाँसिंग सोसायटी नगर रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:ADNPK2416Q | मालक वय :-63 स्वाक्षरी:- | | |
| 3 | नाव:मे नारायणा एज्युकेशनल ट्रस्ट तर्फे ट्रस्टी व अधिकृत सही करणार व्ही श्रीनाथ - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - बोरीवली वेस्ट मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AACTN2045G | भाडेकरू वय :-45 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:14 / 10 / 2022 06 : 14 : 41 PM

ओळख:-

मदर डसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:वकील नवीनकुमार ठेकळे -
वय:39
पत्ता:खराडी पुणे
पिन कोड:411014

स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिवका क्र.4 ची वेळ:14 / 10 / 2022 06 : 15 : 01 PM

मदर दुय्यम निबंधक, हवेली-11

मदर दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|-------------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | Ms Narayana Educational Trust | eChallan | 02300042022101475183 | MH009293547202223E | 6967600.00 | SD | 0004587072202223 | 14/10/2022 |
| 2 | | DHC | | 1410202206477 | 1320 | RF | 1410202206477D | 14/10/2022 |
| 3 | Ms Narayana Educational Trust | eChallan | | MH009293547202223E | 30000 | RF | 0004587072202223 | 14/10/2022 |

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

प्रमाणित करण्यात येते की.

या दस्तऐवजात एकूण ६५ पृष्ठे आहेत

21872 /2022

पहिले नंराचे पुस्तकाचे

०१७/६५ नं.दला.

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through information (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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



मदर दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक १४/१०/२०२२

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पावती

Original/Duplicate

Tuesday, July 18, 2023

नोंदणी क्र. :39म

5:50 PM

Regn.:39M

पावती क्र.: 15788 दिनांक: 18/07/2023

गावाचे नाव: आव्हाळवाडी

दस्तावेजाचा अनुक्रमांक: हवल5-14738-2023

दस्तावेजाचा प्रकार : भाडेपट्टा

मादर करणाऱ्याचे नाव: मे. नारायणा एज्युकेशनल ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता वेलीचला श्रीनाथ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

एकूण:

रु. 31100.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:10 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-5

बाजार मूल्य: रु.28500000/-

मोबदला रु.0.00/-

भरलेले मुद्रांक शुल्क : रु. 1282500/-

सह.-दुय्यम निबंधक वर्ग-२
हवेली क्र. ५, पिंपरी-विंध्यवड

1) देयकाचा प्रकार: DHC रकम: रु.1100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1807202301282 दिनांक: 18/07/2023


बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005337336202324E दिनांक: 18/07/2023

बँकेचे नाव व पत्ता:

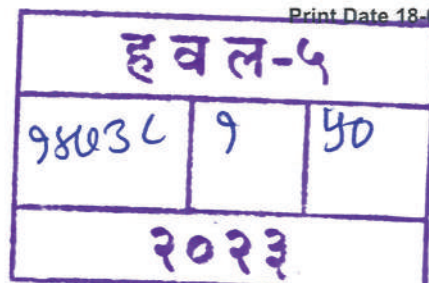


| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------|--|--------------------|--|---------|--|-----------------------------------------------------------------------------------|--|------|--|---------------------|--|------------------------------------|--|----|--|--|--|---------------------------------------------------|--|--|--|--|--|-----------------------|--|--|--|--|--|
| GRN | | MH005337336202324E | | BARCODE | |  | | Date | | 18/07/2023-10:22:49 | | Form ID | | 36 | | | | | | | | | | | | | | | |
| Department | | | | | | Inspector General Of Registration | | | | | | Payer Details | | | | | | | | | | | | | | | | | |
| Stamp Duty | | | | | | Type of Payment | | | | | | Registration Fee | | | | | | | | | | | | | | | | | |
| TAX ID / TAN (If Any) | | | | | | PAN No.(If Applicable) | | | | | | BCHPS8582D | | | | | | | | | | | | | | | | | |
| Office Name | | | | | | HVL5_HAVELI 5 JOINT SUB REGISTRAR | | | | | | Full Name | | | | | | NATRAJ SHAMRAO SATAV | | | | | | | | | | | |
| Location | | | | | | PUNE | | | | | | Flat/Block No. | | | | | | Gat No. 917/2,919 | | | | | | | | | | | |
| Year | | | | | | 2023-2024 One Time | | | | | | Premises/Building | | | | | | | | | | | | | | | | | |
| Account Head Details | | | | | | Amount In Rs. | | | | | | Road/Street | | | | | | Awhalwadi, Pune | | | | | | | | | | | |
| 0030046401 Stamp Duty | | | | | | 1282500.00 | | | | | | Area/Locality | | | | | | Pune | | | | | | | | | | | |
| 0030063301 Registration Fee | | | | | | 30000.00 | | | | | | Town/City/District | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | PIN | | | | | | 4 1 2 2 0 7 | | | | | | | | | | | |
| | | | | | | | | | | | | Remarks (If Any) | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | PAN2=AACTN2045G~SecondPartyName=MS | | | | | | NARAYANA | | | | | | | | | | | |
| | | | | | | | | | | | | EDUCATIONAL TRUST~ | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Amount In | | | | | | Thirteen Lakh Twelve Thousand Five Hundred Rupees | | | | | | | | | | | |
| | | | | | | | | | | | | Words | | | | | | Only | | | | | | | | | | | |
| Total | | | | | | 13,12,500.00 | | | | | | | | | | | | | | | | | | | | | | | |
| Payment Details | | | | | | IDBI BANK | | | | | | FOR USE IN RECEIVING BANK | | | | | | | | | | | | | | | | | |
| Cheque-DD Details | | | | | | Bank CIN | | | | | | Ref. No. | | | | | | 69103332023071811780 | | | | | | 2818787496 | | | | | |
| Cheque/DD No. | | | | | | Bank Date | | | | | | RBI Date | | | | | | 18/07/2023-10:24:08 | | | | | | 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. : 8484831576
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

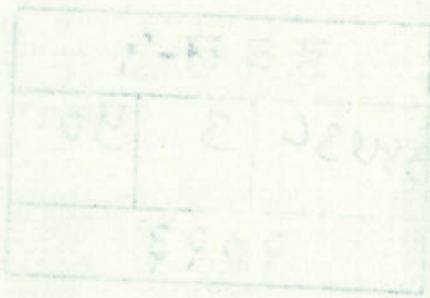
Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|-------------------------|--------------|------------------|---------------------|--------------|-------------------|
| 1 | (iS)-5-14738 | 0002769937202324 | 18/07/2023-17:50:24 | IGR012 | 30000.00 |
| 2 | (iS)-5-14738 | 0002769937202324 | 18/07/2023-17:50:24 | IGR012 | 1282500.00 |
| Total Defacement Amount | | | | 13,12,500.00 | |



Print Date 18-07-2023 06:08:48





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LEASE DEED

This LEASE DEED ("Deed") is made and executed at Pune on this 18th day of July 2023

BETWEEN

1) MR. NATRAJ SHAMRAO SATAV

Age- 42 Years, Occ- Business,
R/at- Domkhel Vasti, Avhalwadi,
Wagholi, Pune-412207
Aadhar No. – 2510 9868 9015
Pan No. BCHPS8582D

2) MR. HEMANT ASHOK KARNAWAT

Age- 46 Years, Occ- Business,
R/at- Survey No. 3, Arihant Housing Society,
Building No. C, Flat No. 12, Wadgaonsheri,
Pune-411014
Aadhar No. – 7729 2037 1240
Pan No. ALJPK4711C

hereinafter referred to as the "**Lessors**"

(which expression shall, unless repugnant to the context or meaning thereof shall include its legal heirs, successors and assigns)

Party of the **First Part**.

AND

M/S NARAYANA EDUCATIONAL TRUST

(Narayana e-Techno School)

a Charitable Trust registered under the Bombay Public Trust Act 1950, having its office at-R. R. Inter College of Commerce, Behind Shanthi Ashram Bus Stop, Kalpana Chavla Marg, I.C. Colony, Boriwali(West), Mumbai-500008

Pan No. AACTN2045G

Through its Authorized Signatory

Vide Resolution Dated 21ST Sept 2022

HAKarnawat



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Mr. Velichala Srinath

Age- 46 Years, ~~Occupation~~ Service

R/at- C/O V Shridhar Rao, Flat No 104, Srinidhi Towers, Near Satyasai Nigam sbh colony, Khairatabad, Srinagar Colony, Hyderabad, Telangana 500 073.

Aadhar No. - 7422 2980 9358

Pan No. ADGPV6766K

Hereinafter referred to as the **"Lessee"**
(which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors-in-interest and permitted assigns)

party of the **Second Part**.

"Lessors" and **"Lessee"** are hereby individually referred to as the **"Party"** and collectively referred to as the **"Parties"**.

SECTION I - DEFINITIONS & INTERPRETATIONS

1. In this Deed, the following words and expressions shall, unless repugnant to the context or meaning thereof, shall and will have the meaning hereinafter respectively assigned to them hereunder:

a. **"Annexure(s)/Schedule(s)"** means all the respective Annexures/Schedules appended along with this Deed.

"Applicable Laws" means all statutory Acts, Rules and Regulations (Central/State) in force and in effect as on date of execution and as amended from time to time during subsistence of this Deed and which may be promulgated or brought into force and enacted in India, including any judicial precedents passed by the Courts of Law and given effect as on date and during the substance of this Deed which are applicable to the parties and the said property herein.

b. **"Applicable Permits and Sanctions by Lessee"** means all licenses, permissions, clearances, permits, authorizations, sanctions, consents, compliances and approvals obtained and/or required to be obtained or maintained by the Lessee under the Applicable Law(s) in connection with operating its offices from the Demised Premise during the subsistence and tenure of this Deed.

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Signature

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c. **"Applicable Permits and Sanctions by Lessor"** means all clearances, permits, authorizations, sanctions, consents, compliances and approvals obtained and/or required to be obtained or maintained by the Lessor under the Applicable Law(s) in connection with the said property during the subsistence and tenure of this Deed.

d. **"Deed"** means this Deed duly signed and executed by the parties herein and includes any Schedules, Amendments, Annexures, Layout Plan and Drawings mentioned, attached and appended herewith.

e. **"Said Properties"** shall mean, the area provided by the Lessor to Lessee on lease to enable Lessee to Purpose of Playground for its educational institutional under the name and style **"Narayana e-Techno School"** on Land Bearing Survey No. 917/2 admeasuring area 00 H 17.50 Ares i.e 1750 sq.mtrs and Survey No. 919 admeasuring area 00 H 36 Ares i.e. 3600 sq.mtrs totally land admeasuring area 00 H 53.50 Ares i.e. 5350 sq.mtrs situated on Village Avhalwadi, Taluka Haveli, Dist Pune.

f. **"Due Date"** shall mean every 10th (Ten) day of each English calendar month by which the monthly Rent along with the GST and other applicable taxes / charges are payable, in advance for which it is due;

g. **"Force Majeure Event"**

Force Majeure means an extraordinary events, situations or circumstances that cannot be reasonably anticipated or beyond human control. Force Majeure shall also means and include but not limited to any of the following event or combination of events or circumstances which cannot be foreseen, prevented, or caused to be prevented, and which adversely affects a Parties ability to perform its obligation/s under this Deed:

- i. acts of God;
- ii. air crashes
- iii. any unforeseen calamity including but not limited to earthquake, fires, floods, drought, lightening, mobilization, warlike

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conditions, natural calamities, typhoon, prolonged shortage of energy supplies, hostilities, embargo, revolution, looting, strike, lockout, explosions, war (undeclared or declared), riots civil unrest or terrorist attacks; cyber-attack, insurrections, embargoes or blockages, vandalism, accident, civil commotion and / or restriction/restraint/lockdowns imposed by the Central / State government or any local authorities prohibiting or impeding any party from performing its respective obligations under any contract;

iv. any epidemic and/or pandemic events and/or outbreak of any disease/diseases declared by the Central Government.

v any changes or amendment or modification in law/statute, the issuance of any injunctions, stay, decree, laws, rules, regulations, directives, circulars or orders that may be made and/or issued by any Government authorities, Court or any other statutory body or authority including a municipal authority/local authority but not caused due to any act or omission of the Parties;

(The above clause I to VII of clause (k) shall hereinafter referred to as the "said Force Majeure Events").

h. **"Lease Commencement Date"** shall mean the date of the Rent Commencement Date.

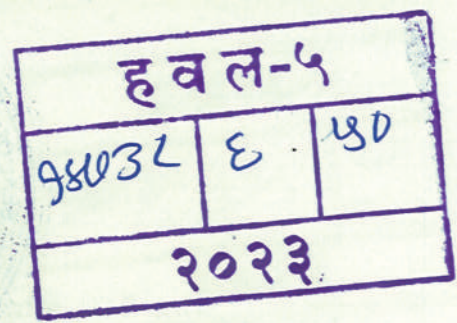
i. **"Lessee's Business"/"Business"** for the purpose of this Deed shall mean purpose of playground for Lessee's educational institutional operating educational Purpose in the name and style of **"Narayana Educational Trust"** from the said Property and any other business which is to be carried on either by Lessee or through its subsidiaries/Affiliates/concessionaires/nominees, etc.

j. **"Lock-in-Period"** shall mean a period of **Two (02)** months commencing from the Rent Commencement Date, during which neither of the Parties shall terminate this Deed subject to force majeure events and save and except as provided herein;

"Rent" shall mean the Monthly Minimum Guarantee payable by the Lessee to the Lessor with regard to lease of the Properties, in accordance with the provisions of this Deed;

k. **"Security Deposit/ IFRSD"** shall mean the Interest Free

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Refundable Security Deposit, which shall be deposited by Lessee with Lessor for the Tenure of this Deed, in accordance with the provisions of this Deed;

1. **"Signage"** shall have the meaning ascribed thereto in this Deed;

m. **"the Said property"** shall mean all that piece and parcel of Land Bearing Survey No. 917/2 admeasuring area 00 H 17.50 Ares i.e 1750 sq.mtrs and Survey No. 919 admeasuring area 00 H 36 Ares i.e. 3600 sq.mtrs totally land admeasuring area 00 H 53.50 Ares i.e. 5350 sq.mtrs situated on Village Avhalwadi, Taluka Haveli, Dist Pune. and more particularly described in Schedule I hereunder written;

n. **"Tenure"** shall mean the lease period of **30 (Thirty)** years Month commencing from the Lease Commencement Date i.e. From to 17/07/2023

2. In this Deed (unless the context requires otherwise):

(a) Reference to the singular includes a reference to the plural and vice versa;

(b) Reference to any gender includes a reference to all other genders;

(c) Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Deed) for the time being in force and to all statutory instruments or orders made pursuant to such statutory provisions;

(d) References to any clause, section or annexure shall be deemed to be a reference to a clause, section or annexure of or to this Deed; and

(e) All clauses in Section I (Definitions) and Section II (Recitals) shall, in so far as they give any right or impose any liability on Parties, be given full effect to by the Parties.

SECTION II - RECITALS

WHEREAS:

The Lessor is the Owner Land Bearing Survey No. 917/2 admeasuring area 00 H 17.50 Ares i.e 1750 sq.mtrs and Survey

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No. 919 admeasuring area 00 H 36 Ares i.e. 3600 sq.mtrs totally land admeasuring area 00 H 53.50 Ares i.e. 5350 sq.mtrs situated on Village Avhalwadi, Taluka Haveli, Dist Pune. hereinafter referred to as **"Said Property"**. Thus, the Lessor has represented that they are absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the Demised Premises, more particularly described in **"the Schedule"**

A. The Lessor has represented that the Land is compliant with all the statutory compliances as required by the rules & regulation prescribed by the government, local body or any other act as may be applicable.

B. The Lessee has approached to the Lessor for taking the said property on lease basis for the period of **30 (Thirty)** years out of which initial **2 years will be the lock-in period** from the date of commencement of lease Tenure and after site inspection, and negotiations, the Lessor has agreed upon the terms and conditions set-out in this Deed

C. The Lessor and Lessee have conducted joint measurement exercise of the said property and the calculation of the chargeable area of the said property is 5350 sq.mtrs i.e. **57588** Sq. Ft. which is more particularly described in the Schedule hereunder written.

D. The Lessee have verified the title of the Lessor to the said property basis the documents provided and made available by the Lessor and upon satisfaction thereto and on the representations by the Lessor, the Lessee has requested the Lessor to permit the Lessee the to carry on its business in the said property on the terms and conditions agreed between the parties.

E. Based on the representations made by the Lessor hereinabove and relying on them the Lessee has agreed to take the said property on lease basis and to execute and register this Deed on certain commercial and other terms and conditions hereinafter recorded:

Signature
Havalwadi

Signature



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NOW THIS DEED WITNESSETH AND IT IS EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. property description :

The Lessor has represented that they are absolute owner and seized and possessed of or otherwise well and sufficiently entitled to the said property i.e. Land Bearing Survey No. 917/2 admeasuring area 00 H 17.50 Ares i.e 1750 sq.mtrs and Survey No. 919 admeasuring area 00 H 36 Ares i.e. 3600 sq.mtrs totally land admeasuring area 00 H 53.50 Ares i.e. 5350 situated on Village Avhalwadi, Taluka Haveli, Dist Pune. hereinafter referred to as "**Said Property**", more particularly described in "**the Schedule**".

2. Purpose of Lease:

The Parties have agreed to enter into this Deed for Lessee to purpose of its educational institutions **i.e school**.

3. Tenure of Lease:

3.1 The Tenure of the Lease hereby granted by the Lessor to the Lessee with respect to the said property shall be for a period of **30 (Thirty)** Year commencing from the Dt. 17th July 2023 hereinafter referred to as "**Tenure**". The first date of the Tenure shall be the date of commencement of the Lease Period ("**Date of Commencement**").

3.2 The first **Twenty-Four (24) months** of the Tenure from the Date of Commencement, subject to Force Majeure situation specified herein below, shall be treated as Lock-in-Period, wherein neither Party can terminate this lease unless provided otherwise hereunder.

4. Licenses and Approvals:

4.1 The Lessor confirm that they have obtained all necessary and required approvals/permissions, from the Pune Municipal Corporation and / or state and local authorities to enable the Lessor to grant a Lease of the Demised Premises to the Lessee and in order to enable the Lessee to exercise its rights granted under this Deed. The Lessor shall not do any act, deed, matter or thing

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which would or might constitute a breach of any order, regulation and bye-law (statutory or otherwise) made by the Government or statutory authorities including the Pune Municipal Corporation, from time to time.

5. Title and Mortgage:-

5.1 Lessor have represented that they have a good, clear and marketable title to the said Property, free from all mortgages, encumbrances, lien, charge, or otherwise

Lessee may at its sole option, rescind and/or terminate this Deed, (i) if Lessor title to the Demised Premises is found not to be clear and/or marketable and/or; (ii) if the Lessor fails to obtain from the Local Body, Statutory Authorities, Panchayat, Competent Authorities or any other authority notified by the Government, the, required approvals and/or permissions (iii) if any Local Body, Statutory Authorities, Municipal Corporation, Panchayat, Competent Authorities or any other authority notified by the Government, cancel the licenses, permissions and approvals obtained by the Lessee to above clause i.e.

6. RENT :

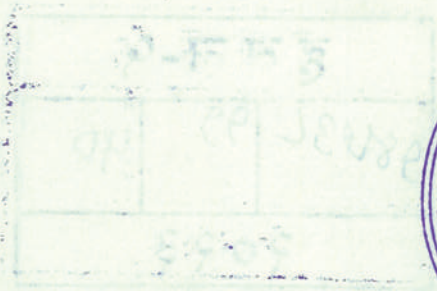
6.1 The Lessee shall, pay to the Lessor, total sum of Rs. 4,03,116/- (Rupees Four Lakh Three Thousand One Hundred Sixteen Only) per month on total area admeasuring **57588** Sq. Ft. for the First 2 (Two) Years.

The Rent shall be paid by the Lessee to the Lessor along with GST and any other taxes applicable, in advance, by EFT (Electronic Fund Transfer) or RTGS or net transfer as the case may be in favor of the Lessor, on or before **10th day of the** respective English calendar month for which the same is due and payable, only after receipt of invoice in the format of Lessee from the Lessor, which shall be provided by the 10th day of the respective English calendar month and payee cheque or RTGS or net transfer as the case may be in favor of the Lessor.

Lessee obligation to pay the Monthly Rent to the Lessor shall commence from 1st August 2023 Business Operations of the Lessee from the said property, whichever is earlier, hereinafter referred to as the "**Rent Commencement Date**".

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The monthly rent will be paid in the following manner.

- i. Natraj Shamrao Satav - Rs.2,01,558/- per month
- ii. Hemant Ashok Karnawat - Rs. 2,01,558/- per month

6.2 The monthly Rent shall be exclusive of Goods and Services Tax ("GST") subject to Tax Deduction at Source ("TDS"), as applicable from time to time. The monthly Rent payable herein shall include all charges, taxes and outgoings with respect to the Demised Premises, except as provided expressly herein. The amount of GST shall be paid by the Lessee along with the MMG and TDS shall be credited to the account every month without any delay.

6.3 The Lease Rent will be escalated by Rs 20/- after the lock-in period from the date of commencement.

"7. Security Deposit:

7.1 The Lessee shall, keep deposited with the Lessor, a sum of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** shall be deposited with the Lessor without any escalation, by way of IFRSD for the said property in the manner hereinafter appearing handover of possession of the said property to Lessee and execution and registration of this Deed. Lessee paid security deposit of Rs. 50,00,000/- by way of NEFT

Rs 25,00,000/-Ref No. ICICIR22023071400 dated 14/07/2023 to Lessor 1.

Rs 25,00,000/-Ref No. ICICIR22023071400 dated 14/07/2023 to Lessor 2.

7.2 The IFRSD shall remain deposited with the Lessor until the termination of this Deed hereby granted or sooner determination thereof.

7.3 On expiry/ early determination of this Deed by efflux of time or early determination, the Lessor shall refund the IFRSD to the Lessee by way of Demand Draft with simultaneously handing over of the peaceful and vacant physical handover of the said property

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and, if any, (subject to normal wear and tear). Further, the Lessor shall, adjust and/or deduct the amounts of any outstanding Rent and utility bills or any other pending dues and charges from the IFRSD and the balance IFRSD after deduction, if any, shall be refunded without charging any interest by the Lessor to the Lessee.

7.4 In the event of termination or expiry of the Lease Deed, the Lessee shall be liable to deliver the vacant possession of the Demised Premises to the Lessor on the day and date of the expiry of the notice or the period of lease and if Lessee fails to deliver the possession of Demised Premises on such day and date then the Lessee shall be liable to pay the double the amount MMG last paid till the date of actual delivery of possession. This term shall be the essence of the present lease agreement.

8. Taxes:

8.1 Property Tax, Municipal Tax, Levies Charges:-

The Lessors shall be liable to bear and pay all the past, present and future Municipal Taxes (including increases if any due to this Deed), Property Tax, Levies, Cesses and all other duties and taxes levied under any law for the time being in force by any Local Authority or any Government Body or as may hereafter be imposed in respect of the said properties and the Lessee shall be responsible for the taxes in respect of the Business carried out from the Demised Premises. Any increase in taxes due to execution and registration of this Deed shall be solely paid by the Lessor.

9.

9.1 Tax Deducted at Source ("TDS"):

The monthly Rent shall be subject to deduction of tax at source (TDS) under the Income Tax Act, 1961 as amended.

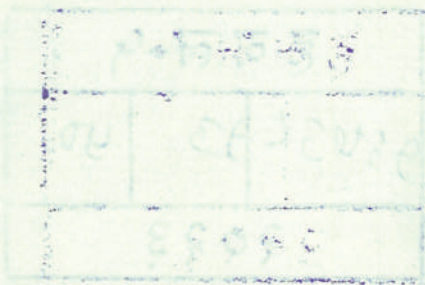
The Lessor shall also keep the Lessee indemnified against the cost which Lessee may incur/suffer on account of not disclosure of residential status by Lessor and consequent default committed by Lessee by deducting tax (TDS) at lower rate."

9.2 Goods and Services Tax ("GST"):

a. The Lessor and Lessee agree and confirm that the Lease Rents payable by Lessee specified herein is exclusive of GST. In

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addition to the Lease Rent, the Lessee agrees to pay the GST as may be applicable on Lease Rents upon receipt of valid Tax Invoice from the Lessor. Lessor shall submit to Lessee, Tax Invoice of preceding month for payment within seven days of succeeding month.

b. On verification of Form GSTR-2A / Form GST ANX-2, if Lessee found that, the Lessor has not paid the GST amount to Government received from the Lessee, then even after expiry of this Deed and settlement of full and final liabilities, the Lessor shall remain liable and the Lessee shall be entitled to recover from the Lessor GST amount with applicable interest rate per annum and in the alternative, Lessor shall, deposit and/ or pay the GST & Interest amount with the Government authorities with penalties, if any. This clause shall survive even after the termination of this Deed on expiry by efflux of time and/ or earlier determination thereof.

10. Declaration and Covenants of Lessor:

Lessor hereby represents to and covenant to Lessee as follows:-

- a) The Lessor are entitled to and have the absolute authority to enter into this Deed as contemplated herein and to grant to the Lessee to temporary use and occupy the said Properties on lease basis on terms and conditions as contemplated herein.
- b) The Demised Premises is free from any mortgage, encumbrance, lien or charge, claim, encroachment, litigation, garnishee proceedings, governmental action or any such claim or action. There is no actual perceived or threatened insolvency or bankruptcy of the Lessor.
- c) The Lessor shall subject to terms & conditions of this Deed is entitled to create mortgage over the Demised Premises. However, before exercising this right the Lessor shall intimate the Lessee in writing as well as obtain the Lessee's NOC, for mortgaging the said Demised Premises and/or property/ the said Land.
- d) Lessor shall indemnify the Lessee in the event any liability is imposed upon or action taken against, or any costs, loss or



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damage suffered by Lessee arising out of, or relating to the breach of any representations made by the Lessor in this Deed.

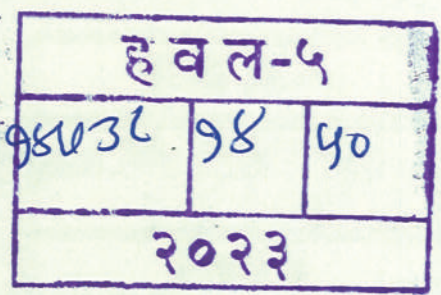
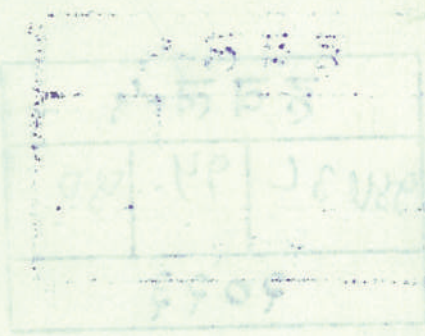
11. Declaration and Covenants of Lessee:

Lessee covenants, declares and confirms with the Lessor that it shall:

- a) To use the Demised Premises for the purpose of carrying on its school activities as enumerated above.
- b) Not to bring or store in the Demised Premises, any combustible material or other dangerous things, which may jeopardize the safety of the Demised Premises.
- c) Not To do any civil changes or construction.
- d) Lessee shall use the Demised Premises for the lawful purpose mentioned in this lease.
- e) The Lessee shall comply with Applicable Laws in carrying out operations at the Demised Premises, to the extent that are applicable to Lessee's nature of operations and the Lessee shall always remain solely responsible for the consequences of non-compliance of the Applicable Laws.
- f) The Lessee shall be entitled to appoint any facility management agency to provide the daily/weekly cleaning and maintenance of the said property, at its costs.
- g) Lessee shall, on paying the Monthly Rent payable under this Deed and observing and performing the covenants and stipulation herein contained and on its part to be observed and performed shall use, hold and enjoy the said property and be entitled to run, operate and manage its Business during the Tenure of this Deed, in terms hereof without any interruption, eviction or disturbance by Lessor or any person or persons claiming from, under or in trust for them;
- h) The Lessee shall follow the rules and regulations and policy/ies made by the Lessor, if any, as mutually agreed by Parties, in respect of the said properties.
- i) The Lessee will be solely responsible for any loss or damage suffered by the Lessee on account of any theft, fire or other destruction caused to or in the said Demised Premises or to any property, article or things brought by Lessee in the said Demised Premises and also to any kind of injury or loss of life caused due to

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any reason whatsoever to its employee, staff, servants, agents, customers and/or visitors visiting the said Demised Premises and the Lessee shall not hold the Lessor responsible or liable for the above.

12. Assignment of the Lease:

12.1 The Deed hereby granted is not assignable / transferable by Lessee under any circumstances.

12.2 Lessee shall not be entitled to assign / transfer the benefit of this Deed to any other person/s. Provided that the Lessor hereby permits the Lessee and in the event of Lessee desires so to do, it may permit any of its (i) affiliate group company ("the Affiliate") or (ii) holding companies, subsidiary companies, group companies, or other affiliates/entities which are managed and controlled by the Lessee or any portion thereof and/or any may assign to it the benefit of this Deed provided further that no such use / occupation / assignment shall relieve the Lessee of the liability to make any payments to the Lessor' hereunder.

12.3 The Lessee shall remain responsible in all respects for the compliance of the obligations herein cast on the Lessee including *inter-alia* in respect of payment of the Monthly Rent as contained herein.

13. Notices:

Any notice and other communications provided for in this Deed shall be in writing and shall be delivered by prepaid registered post, courier or email with acknowledgement due:

a) In the case of notice to the **Lessors:**

1) MR. NATRAJ SHAMRAO SATAV
R/at- Domkhel Vasti, Avhalwadi,
Wagholi, Pune-412207
AND

2) MR. HEMANT ASHOK KARNAWAT
R/at- Survey No. 3, Arihant Housing Society,
Building No. C, Flat No. 12, Wadgaonsheri,
Pune-411014

In the case of notices to the **Lessee:**



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M/S NARAYANA EDUCATIONAL TRUST

Office at- R. R. Inter College of Commerce, Behind Shanthi Ashram Bus Stop, Kalpana Chavla Marg, I.C. Colony, Boriwali(West), Mumbai-500008

Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Deed by giving a written notice.

14. Confidentiality:

14.1 The Parties hereby agree to use best efforts to hold the existence and substance / contents of this Deed between them for the lease of the Demised Premises in confidence, and shall not at any time disclose or permit the disclosure thereof to any person without, in each case, first obtaining the other Party's prior written consent.

14.2 Either Party may disclose the substance/contents of this Deed to its legal advisors, general counsel, consultants, accountants, lenders, contractors, engineers, bankers, financiers, shareholders and other persons such as potential New Owners / Purchasers who need to be aware of the same.

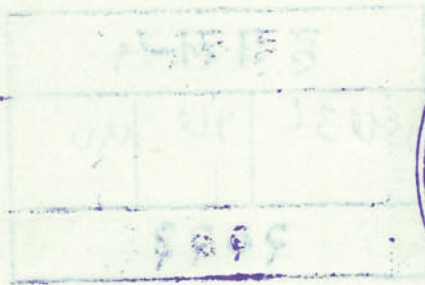
14.3 Either Party may disclose the existence of the substance/contents of this Deed to the extent that such disclosure is required by law or Court Order, but in the case of this Clause, the other party must be first provided with a written notice thereof.

15. Indemnity:

The Lessor hereby unconditionally and irrevocably agrees to indemnify and keep the Lessee fully and effectively indemnified of, from and against all costs charges and/or expenses that may be incurred and against all suits, actions and/or proceedings and/or claims and demands that may be made or instituted against the Lessee and against loss and/or damage that may be caused to or suffered by the Lessee, due to any misrepresentations, or due to any title defect ,including non-availability of the statutory approvals i.e. Occupation Certificate, Fire NOC, Revised Sanction Plan, Amalgamation Certificate, Change of Usage of the Demised

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Premises, other permissions and licenses with respect to the Demised Premises and/or in the Lessor' right to enter into this Deed and to grant rights to the Lessee in accordance with the terms of this Deed and/or non-performance/ non observance / misrepresentation by the Lessor of any terms and conditions of this Deed.

The Lessee hereby unconditionally and irrevocably agrees to indemnify and keep the Lessor fully and effectively indemnified of, from and against all costs charges payable to the Lessor as per the terms and conditions of this Agreement.

16. Termination by Lessor:

The Lessor shall be entitled to terminate the said Deed in the event the Lessee defaults in payment of Monthly Rent for consecutive 3 (Three) months default of payment of Monthly Rent, but only after issuing 30 days' written notice to rectify the breach. Any single Lessor cannot terminate the Deed. All the Lessor shall collectively come together to terminate the Deed.

18 Termination by Lessee:

Lessee shall be entitled to terminate the Deed at any point of time, without assigning any reason, by issuing **one (01)** months advance written notice to Lessor and in that event the Lessee shall be liable to clear all the dues in respect of the said Demised Premises as well as dues pertaining to Lessee's business carried on in the said Demised premises, if any.

19 Consequences of Termination:

a) On expiry/ early determination of this Deed by efflux of time or early determination, the Lessor shall refund the IFRSD to the Lessee by way of Demand Draft with simultaneously handing over of the peaceful and vacant physical handover of the Demised Premises and amenities in working condition by handing over the premises in wear and tear basis, if any, (subject to normal wear and tear). Further, the Lessor shall, adjust and/or deduct the amounts of any outstanding Monthly Rent and utility bills from the IFRSD and the balance IFRSD after deduction, if any, shall be refunded without charging any interest by the Lessor to the

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Lessee. In the event of delay or default by the Lessor in refunding the IFRSD, the Lessor shall be entitled to charge the Lessor interest calculated at **18% (Eighteen Percent)** per annum from the due date of repayment of IFRSD. Additionally, in the event of a default by the Lessor in refunding this IFRSD, the Lessee shall also have a right to occupy the Demised Premises free of any charge including payment of Monthly Rent, till actual refund of IFRSD and interest accrued thereon by Pay Order.

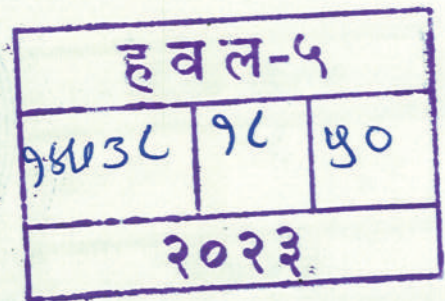
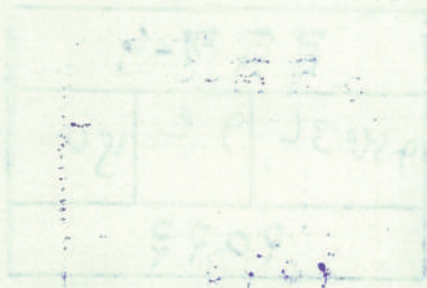
If the Lessor is ready to refund the IFRSD and if Lessee fails to handover the possession of the Demised premises in wear and tear basis to the Lessor, the Lessor shall be entitled to receive double the amount of monthly Rent and which shall be calculated on per month basis.

20. Consequences of Force Majeure:-

- On happening of Force Majeure events and due to which the imposition of lockdown/restrictions by the Central/State and/or local government authorities, if the Lessee is unable to use, occupy and operate its permitted business fully from License Premises for a period exceeding 15 days in a calendar month, then the Lessee shall not be liable pay the lease rent payable under this Agreement for such period of non-operation, closure of Leased Premises. This limited activity of Lessee shall not be considered as occupation or business operation of the Demised Premises by the Lessee.
- In case of happening of Force Majeure event, if the Leased Premises is destroyed or damaged and /or if the Lessee is unable to use, occupy and operate its business from License Premises, the Lessee shall wait for a period of 90 days for Lessor to restore/rehabilitate the Demised Premises and / or if the Lessee is unable to use, occupy and operate/commence its business operations during the period of 90 days, then the Lessee shall be entitled to terminate this Agreement by issuing 30 days' notice in writing. It is agreed between parties that Lessee shall not pay to the Lessor, the License fee during the period of Force Majeure, however, it is clarified that, if the Lessee is able to operate its business from part of the premises then the Lessee shall be liable to pay to the Lessor the License fee on pro rata basis.

Signature
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Signature



21. Stamp Duty, registration & incidental Charges:

All expenses relating to stamp-duty and registration shall be borne and paid by Lessee.

The Lessor shall register this Deed as required under law and the Lessee shall, at the request of the Lessor, present itself at the office of the Sub-Registrar of Assurances for the purpose of admitting execution of this Deed.

Each party shall bear and pay its own legal costs/ charges.

22. Governing Law and Jurisdiction:

This Deed shall be governed by and construed and enforced in accordance with the laws of India and the Courts of Pune shall have exclusive jurisdiction to entertain any and/or all proceedings under this Deed.

23. Miscellaneous:

a) Provisions Binding:

Each term and each provision of this Deed to be performed by both the Parties shall be construed to be both a covenant and a condition.

b) Paragraph Headings:

The paragraph headings throughout this Deed are for convenience and reference only and the words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Deed.

c) Entire Understanding:

This Deed shall constitute the entire understanding of the Parties concerning the subject matter hereof and shall supersede any and all prior oral or written representations, understandings or Deeds relating thereto.

d) Annexures:

The Annexures to this Deed shall form an integral part of this Deed



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and the same may be supplemented, amended, restated or replaced from time to time in accordance with the provisions of this Deed and shall be effective on execution by the attorneys of the respective parties hereto.

e) **Counterparts:**

The original registered Deed shall be retained by Lessee and the Lessors shall be entitled to obtain the certified copy.

f) **Amendment:-**

This Deed shall not be amended or otherwise altered except pursuant to an instrument in writing signed by each of the Parties hereto. This Deed shall be binding upon and inure to the benefit of the respective successors, legal representatives and permitted assigns of the Parties.

g) **Severability:**

Any provision of this Deed which is held to be invalid or unenforceable for any reason shall be ineffective to the extent of such invalidity or unenforceability only, without affecting in any way the remaining provisions hereof.

h) **Reinstatement:**

The Lessee shall not be required to reinstate the Demised Premises to its original condition at the time of vacation of the Demised Premises but reserves the right to remove/relocate any equipment's and movable furniture and fit-outs belonging to it, without making any structural alteration. However, if any damage is caused to the Demised Premises due to such removal / relocation process then the same shall be made good by the Lessee at its cost and without any delay and till then shall be liable to pay the monthly compensation.

i) **Waiver:**

The failure of either Party to insist upon strict performance of any of the terms and / or provisions of this Deed and / or to exercise any option, right and / or remedy herein and therein contained, shall not in future be construed as a waiver and / or as a relinquishment of such terms, provisions, options, rights and / or remedies but the same shall continue and remain in full force and effect. No waiver, by either Party, of any term or provision hereof, shall be deemed to

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have been made unless expressed in writing and signed by such Party.

THE SCHEDULE ABOVE REFERRED TO:

On or towards

- East - Open Road
- South - Raison College
- West - Narayana e-Techno School, Wagholi Pune
- North - Open Land of Gat No 917

WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands to these presents on the day and the year first hereinabove written.

"SIGNED AND DELIVERED

by the within-named **"The Lessors"**

1) **MR. NATRAJ SHAMRAO SATAV**



N. Satav



2) **MR. HEMANT ASHOK KARNAWAT**



H. Karnawat



PARTY OF FIRST PART

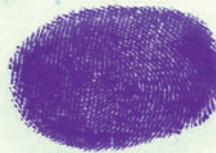
SIGNED, SEALED AND DELIVERED by)
the within-named **"The Lessee)**

M/S NARAYANA EDUCATIONAL TRUST

Through its Authorized Signatory

NARAYANA EDUCATIONAL TRUST

S
Mr. V Srinath



PARTY OF SECOND PART

In the presence of

1.

SIGN : [Signature]
NAME : Tulhar D. Damdhare
ADDRESS : Ashalwadi, Pune.

2.
SIGN : [Signature]
NAME : D. SATISH.
ADDRESS : Kagaliv (Pune)



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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्द्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- आळाळवाडी (५५६२२४)

तालुका :- हवेली

जिल्हा :- पुणे



ULPIN : 33067911534

भूमापः क्रमांक व उपविभाग

९९७/२

33067911534

मुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटादाराचे नाव | क्षेत्र | आकार | पो.ख. | फेरफार क्र | कुळ, खंड व इतर अधिकार |
|-----------------------------------------------------------------|-----------|---------------------------------------|---------|------|-------|------------|-----------------------------------------|
| क्षेत्राचे एकक हे.आर.चौ.मी | २३७२ | [शाम शंकर साठे] | | | | (२८७८) | कुळाचे नाव व खंड |
| | | [सतिश शंकर साठे] | | | | (२८७९) | |
| अ) लागवड योग्य क्षेत्र | | [सुभाष उर्फ बालासाहेब शंकर साठे] | | | | (३०९२) | इतर अधिकार |
| जिरायत २.०५.०० | | प्रतिक शाम साठे | | | | (३९९९) | |
| बागायत - | | उदय भाऊसाहेब वाघेरे | | | | (३९९९) | प्रलंबित फेरफार : नाही. |
| एकुण | | विराज सुभाष साठे | | | | (३९९९) | |
| ला.यो. क्षेत्र २.०५.०० | | किरण भाऊसाहेब वाघेरे | | | | (३९९९) | शेवटचा फेरफार क्रमांक : ३३०९ व दिनांक : |
| | | सुप्रिया शाम साठे | | | | (३९९९) | २७/०७/२०२२ |
| ब) पोटखराब क्षेत्र | | भारती सुभाष साठे | | | | (३९९९) | |
| (लागवड अयोग्य) | | रोहित सतीश साठे | | | | (३९९९) | |
| वर्ग (अ) - | | शारदा शाम साठे | | | | (३९९९) | |
| वर्ग (ब) - | | अमृता संदिप पवार | | | | (३९९९) | |
| एकुण | | रंगनाथ भाऊसाहेब वाघेरे | | | | (३९९९) | |
| पो.ख.क्षेत्र ०.००.०० | | आशा सतीश साठे | | | | (३९९९) | |
| | | सागर भाऊसाहेब वाघेरे | | | | (३९९९) | |
| एकुण क्षेत्र २.०५.०० | | उर्मिला दत्तात्रय दामाडे | | | | (३९९९) | |
| (अ+ब) | | भाग्यश्री सुनिल काळे | | | | (३९९९) | |
| | | गिता भाऊसाहेब वाघेरे | | | | (३९९९) | |
| आकारणी ५.०० | | कांताबाई भाऊसाहेब वाघेरे | | | | (३९९९) | |
| | | लक्ष्मीबाई गेनभाऊ वाघेरे | | | | (३९९९) | |
| जुडी किंवा विशेष | | सुदाम गेनभाऊ वाघेरे | | | | (३९९९) | |
| आकारणी | | संतोष शंकर साठे | | | | (३९९९) | |
| | | सुनंदा चंद्रकांत तापकीर | | | | (३९९९) | |
| | | सुनिता बाळासाहेब बडदे | | | | (३९९९) | |
| | | अमित सतीश साठे | | | | (३३०९) | |
| | | [शालन बालासाहेब वाघेरे] | | | | (३३०९) | |
| | | [वैशाली संजय साळाले] | | | | (३३०९) | |
| | | [सारिका बालासाहेब वाघेरे] | | | | (३३०९) | |
| | | [पार्वती उर्फ तान्हाबाई बबन भोंडवे] | | | | (३३०९) | |
| | | [शांताबाई भगवान परांडे] | | | | (३३०९) | |
| | | [रजनी कैलास सातव] | | | | (३३०९) | |
| | | [विनोद दशरथ शिंदे] | | | | (३३०९) | |
| जुने फेरफार क्र : (१६६७) (२१७९) (२६७२) (३१११) भूमदेव दशरथ शिंदे | | | | | | (३३०९) | सीमा आणि भुमापन चिन्हे |
| | | [रोहीणी दत्तात्रय जगताप] | | | | (३३०९) | |

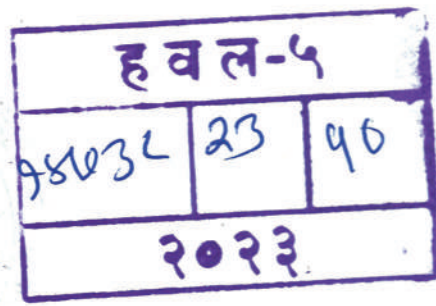


हा गाव नमूना क्रमांक ७ दिनांक २७/०७/२०२२-०९:४०:०४ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि.: ०६/०६/२०२३ : १६:४०:२५ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumii.gov.in/dsir/> या संकेत स्थळावर जाऊन 2507100001374834 हा क्रमांक यापरावा.

पृष्ठ क्र. १/३

Dignally award



गाव :- आवाळवाडी (५५६२२४)

हवेली

जिल्हा :- पुणे

| | | |
|------|-----------------------------------------|---------------------|
| | [गिता उध्दव चंद] | (३३०९) |
| | [दिनकर महादेव कस्पटे] | (३३०९) |
| | [हिरामण महादेव कस्पटे] | (३३०९) |
| | [सविता सर्जेराव सातव] | (३३०९) |
| | [प्रविण उर्फ बाळासाहेब महादेव कस्पटे] | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.४२०५ १.०३ |
| २३७३ | [आळसाहेब गोनमाळ वाघेरे] | (२३६३) |
| | -----सामाईक क्षेत्र----- | ० ० |
| २५९२ | सतिश शामनदास आसवानी | ०.६०.०० १.४६ (२७९९) |
| ३०८४ | नटराज शामराव सातव | (३९९९) |
| | हेमंत अशोक कर्नावट | (३९९९) |
| | -----सामाईक क्षेत्र----- | ०.९७५० ०.४३ |
| ५६८० | वैशाली संजय आवाळे | (३३०९) |
| | शालन बाळासाहेब वाघेरे | (३३०९) |
| | सातिका बाळासाहेब वाघेरे | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.५६९५ १.३९ |
| ५६८५ | गिता उध्दव चंद | (३३०९) |
| | नामदेव दशरथ शिंदे | (३३०९) |
| | रोहिणी दत्तात्रय जगताप | (३३०९) |
| | विनोद दशरथ शिंदे | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.०५७० ०.९४ |
| ५६८६ | शांताबाई भगवंता परांडे | ०.०५.७० ०.९४ (३३०९) |
| ५६८७ | दिनकर महादु कस्पटे | (३३०९) |
| | प्रविण उर्फ बाळासाहेब महादु कस्पटे | (३३०९) |
| | सविता सर्जेराव सातव | (३३०९) |
| | हिरामण महादु कस्पटे | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.०५७० ०.९४ |
| ५६८८ | रजनी कैलास सातव | ०.०५.७० ०.९४ (३३०९) |
| ५६९० | पार्वती उर्फ तान्हाबाई बबन भोंडवे | ०.०५.७० ०.९४ (३३०९) |



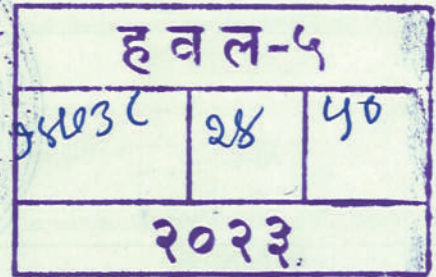
हा गाव नमूना क्रमांक ७ दिनांक २७/०७/२०२२:०९:४०:०४ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०६/०६/२०२३ : १६:४०:२५ PM. वैधता पडताळणीसाठी <https://digitalsetbari.mahabhumis.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001374834 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३

Digitaly signed





Digitally Award



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गाव :- आळावाडी (५५६२२४)

हवेली

जिल्हा :- पुणे

| | | |
|------|-----------------------------------------|---------------------|
| | [रजनी कैलास सातव] | (३३०९) |
| | [विनोद दशरथ शिंदे] | (३३०९) |
| | [नामदेव दशरथ शिंदे] | (३३०९) |
| | [रोहिणी दत्तात्रय जगताप] | (३३०९) |
| | [गिता लख्दव चंद] | (३३०९) |
| | [दिनकर महादेव कस्पटे] | (३३०९) |
| | [हिरामण महादेव कस्पटे] | (३३०९) |
| | [सविता सर्जोराव सातव] | (३३०९) |
| | [प्रविण उर्फ बाळासाहेब महादेव कस्पटे] | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.३४२९ ०.८२ |
| २३७५ | [भाऊसाहेब गेनभाऊ वाघेरे] | (२३६३) |
| | -----सामाईक क्षेत्र----- | ० ० |
| २५९२ | सतिश शामनदास आसवानी | ०.६०.०० १.४४ (२७९९) |
| ३०८४ | नटराज शामराव सातव | (३९९९) |
| | हेमंत अशोक कर्नावट | (३९९९) |
| | -----सामाईक क्षेत्र----- | ०.९७५० ०.४२ |
| ५६८५ | गिता लख्दव चंद | (३३०९) |
| | नामदेव दशरथ शिंदे | (३३०९) |
| | रोहिणी दत्तात्रय जगताप | (३३०९) |
| | विनोद दशरथ शिंदे | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.०५४९ ०.९३ |
| ५६८६ | शांताबाई भगवंता परांडे | ०.०५.४९ ०.९३ (३३०९) |
| ५६८७ | दिनकर महादु कस्पटे | (३३०९) |
| | प्रविण उर्फ बाळासाहेब महादु कस्पटे | (३३०९) |
| | सविता सर्जोराव सातव | (३३०९) |
| | हिरामण महादु कस्पटे | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.०५४९ ०.९३ |
| ५६८८ | रजनी कैलास सातव | ०.०५.४९ ०.९३ (३३०९) |
| ५६८९ | वैशाली संजय आळाळे | (३३०९) |
| | शालन बाळासाहेब वाघेरे | (३३०९) |
| | -----सामाईक क्षेत्र----- | ०.३७६६ ०.९० |
| ५६९० | पार्वती उर्फ तान्हाबाई बबन भोंडवे | ०.०५.४९ ०.९३ (३३०९) |



हा गाव नमूना क्रमांक ७ दिनांक २७/०७/२०२२-०९:४९:५६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०६/०६/२०२३ : १६:४९:१२ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhum.gov.in/dst/> या संकेत स्थळावर जाऊन 2507100001374835 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३

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| ह व ल-५ | | |
| १४८३८ | २६ | ५० |
| २०२३ | | |



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-0005-HA-22-R-02390 दिनांक : 04/02/2022

प्रती,

नटराज सातव
Pune

विषय : स नं. / ग नं. OLD 213 मौजे आव्हाळवाडी, तालुका हवेली, जिल्हा पुणे

संदर्भ : आपला दिनांक 04/02/2022 रोजीचा अर्ज

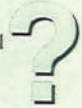
मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे आव्हाळवाडी, तालुका हवेली, जिल्हा पुणे

येथील स नं. / ग नं. OLD 213 हि जागा भाग शेती व नाविकास + भाग रहिवास या विभागात समाविष्ट असून 30.00 मी. या प्रस्तावित रस्त्याने बाधित आहे.

पु.म.प्र.वि.प्रा. च्या प्रसिध्द झालेल्या प्रारूप विकास योजना नुसार **Gat No.917 - Residential Zone + 30 M. Road** मध्ये समाविष्ट आहे.



Digitally Signed By : Shweta Arun Patil
Date : 04-02-2022 20:40:31
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

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



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| २०२३ | | |



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-0005-HA-22-R-02391 दिनांक : 04/02/2022

प्रती,

नटराज सातव
Pune

विषय : स नं. / ग नं. **OLD 2133** मौजे आव्हाळवाडी, तालुका हवेली, जिल्हा पुणे

संदर्भ : आपला दिनांक **04/02/2022** रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील **मौजे** आव्हाळवाडी, तालुका हवेली, जिल्हा पुणे

येथील स नं. / ग नं. **OLD 2133** जागा भाग शेती व नाविकास + भाग रहिवास या विभागात समाविष्ट असून **30.00** मी. या प्रस्तावित रस्त्याने बाधित आहे.

पु.म.प्र.वि.प्रा. च्या प्रसिध्द झालेल्या प्रारूप विकास योजना नुसार **Gat No.919 - Residential Zone + 15 M. + 30 M. Road** मध्ये समाविष्ट आहे.



Digitally Signed By : Shweta Arun Patil
Date : 04-02-2022 20:39:19
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

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



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| हवल-५ | | |
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| २०२३ | | |

Meeting No. / संभा. नं.

Date / तारीख

| RESOLUTION NO. ठराव. नं. | PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव | REMARKS शेरा |
|-----------------------------|-----------------------------------------------------|-----------------|
| TRUSTEES: | MR. VIJAY GANESH LAHOTY | |
| | MR. PUNEET VIJAY LAHOTY | |
| | MR. KOTESHWARA RAO RAPURY | |

[विशेष-व. भा. (सं. सा. वि.) २-म.]



40

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये Cooperator Mumbai Region Mumbai येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव NARAYANA EDUCATIONAL TRUST

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक E-30936 (Mum.)
Vijay Ganesh Lahoty यांस प्रमाणपत्र दिले.

आज दिनांक 5/02/2015 रोजी सादर सहीनिशी दिले.

शिक्का



5/2/2015
सही: Charity Commissioner
Office of the Charity Commissioner
Maharashtra State, Mumbai
पदनाम



| | | |
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| ह व ल-५ | | |
| १४७३८ | २९ | ५० |
| २०२३ | | |

ETING MINUTE BOOK

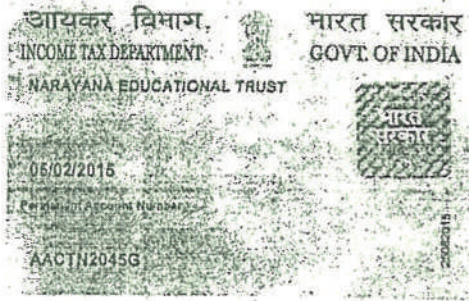
ekal

वे मिनिट बुक

g No./सभा नं.

Date/तारीख

| ON | PRESENT MEMBERS AND RESOLUTIONS | REMARKS |
|----|---------------------------------|---------|
| | हजर सभासद व ठराव | शेरा |
| | | |
| | | |
| | | |



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF TRUSTEES OF NARAYANA EDUCATIONAL TRUST HELD ON THURSDAY, 21st SEPTEMBER 2022 AT THE REGISTERED OFFICE

AUTHORIZATION FOR EXECUTION AND REGISTRATION OF LEASE DEED

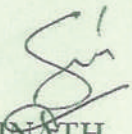
"RESOLVED THAT consent of the Trust, be and is hereby accorded to take on lease, the premises admeasuring 25,230 Sq.ft., of built up area consisting Ground + four floors building constructed on land admeasuring 3,550 Sq.mtrs bearing Gut No.916 (old Sy.No.232/1 & 232/3) land lying and being situated at Awhalwadi Village, Haveli Taluka, Pune District, Maharashtra, from M/s. Laxmi Vyankatesh Educational Foundation and another ("Lessors") as detailed in the draft Lease agreement ("Agreement"), tabled at the meeting, on such terms and conditions as contained in the said agreement.

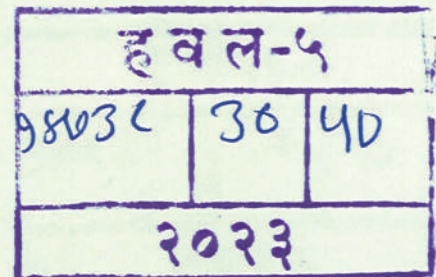
RESOLVED FURTHER THAT Mr V Srinath, Managing Trustee or any other Trustee be and are hereby severally authorized to sign the lease deed for and on behalf of the Trust and to present the same for registration before concerned Registrar of Assurances.

RESOLVED FURTHER THAT a copy of this resolution, under signature of any one Trustee, be furnished to concerned parties/authorities, for its being acted and relied upon."

//CERTIFIED TRUE COPY//

For NARAYANA EDUCATIONAL TRUST


V SRINATH
MANAGING TRUSTEE





Handwritten text in a cursive script, possibly a signature or a date, located in the lower left quadrant of the page. The text is faint and difficult to decipher.



माप्यांकन बंधवाम

दि. 18/08/2023

मोड्युल मुदत 30 वर्ष

सेन 57588 चौफु .

5352.04 चौमी.

वि ६. 6.3.1

रु ६. 4260 चौमी

$$5352.04 \times 4260 = 2,27,99.690/-$$

x

90%.

20519.721/-

i.e. 2,06,00,000/-

सह.-दुय्यम निबंधक वर्ग-२
हवेली क्र. ५, पिंपरी-चिंचवड



| हवेल-५ | | |
|--------|----|----|
| 5803C | 39 | 4D |
| २०२३. | | |

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

Receipt of Document Handling Charges

PRN 1512202210822

Receipt Date 15/12/2022

Received from Lole, Mobile number 8474888989, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 20687 dated 15/12/2022 at the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.

DEFACED

₹ 200

DEFACED

Payment Details

Bank Name KKBK

Payment Date 15/12/2022

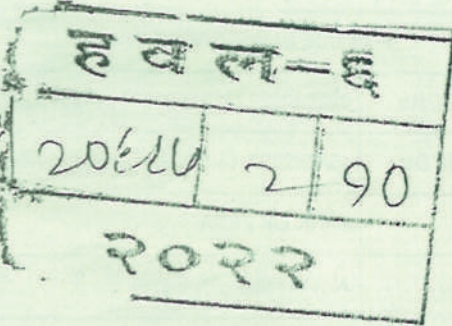
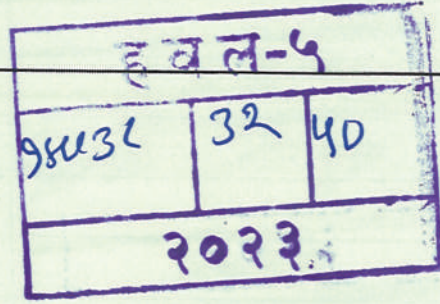
Bank CIN 10004152022121510031

REF No. 0179720272

Deface No 1512202210822D

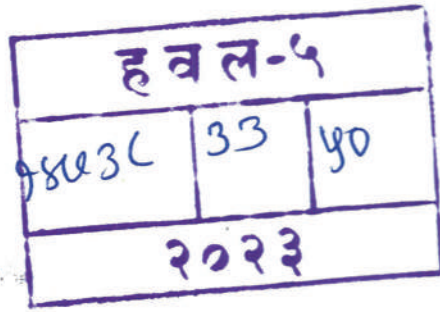
Deface Date 15/12/2022

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



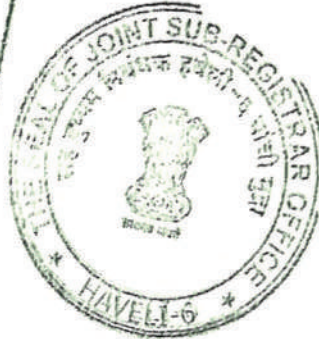
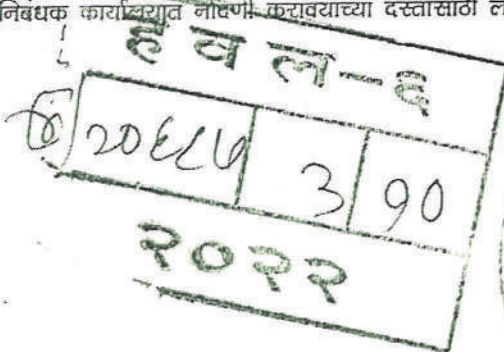
(Signature)

(एम. ए. गायकवाड)
सह दुय्यम निबंधक हवेली-६
लोणीकाळभोर पुणे

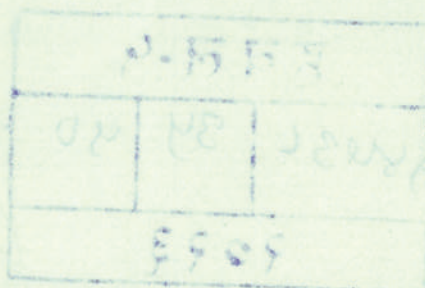
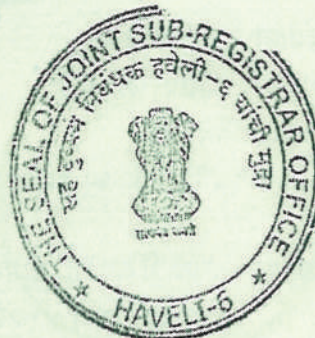
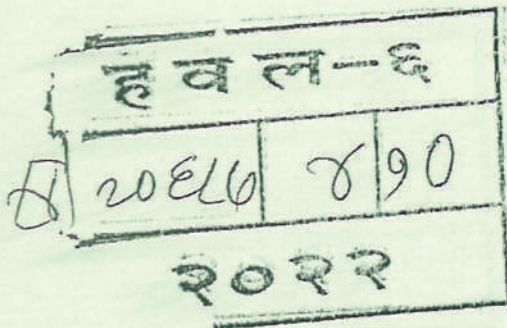
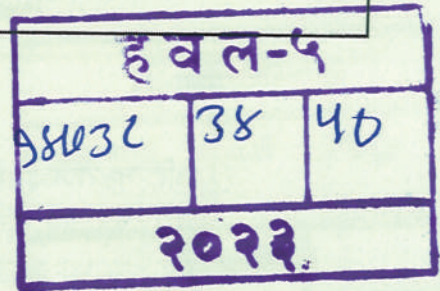


| | | | | | | | | |
|-----------------------------|--------------------|-----------------------------------|--|-------------------------------|------|-------------------------------------------|---------|------|
| GRN | MH012214415202223E | BARCODE | | | Date | 15/12/2022-13:55:39 | Form ID | 25.1 |
| Department | | Inspector General Of Registration | | | | | | |
| Stamp Duty | | TAX ID / TAN (If Any) | | | | | | |
| Type of Payment | | Registration Fee | | PAN No.(If Applicable) | | | | |
| Office Name | | HVL6_HAVELI 6 JOINT SUB REGISTRAR | | Full Name | | Swapnil Iole | | |
| Location | | PUNE | | Flat/Block No. | | Gat no - 1450 | | |
| Year | | 2022-2023 One Time | | Premises/Building | | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | | Wagholi | | |
| 0030046401 Stamp Duty | | 500.00 | | Area/Locality | | Pune | | |
| 0030063301 Registration Fee | | 100.00 | | Town/City/District | | | | |
| | | | | PIN | | 4 1 2 2 0 7 | | |
| | | | | Remarks (If Any) | | | | |
| | | | | SecondPartyName=Natraj Satav~ | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | Amount In | | | | |
| | | | | Six Hundred Rupees Only | | | | |
| Total | | 600.00 | | Words | | | | |
| Payment Details | | BANK OF INDIA | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | Bank CIN | | Ref. No. | | 02202292022121505807 142565227 | | |
| Cheque/DD No. | | Bank Date | | RBI Date | | 15/12/2022-13:55:39 Not Verified with RBI | | |
| Name of Bank | | Bank-Branch | | BANK OF INDIA | | | | |
| Name of Branch | | 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.
सदर चलन केवल दुय्यम निबंधक कार्यालयत नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



| | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 1512202210822 | Date 15/12/2022 |
| Received from Lole, Mobile number 8474888989, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 6 of the District Pune. | |
| Payment Details | |
| Bank Name KKBK | Date 15/12/2022 |
| Bank CIN 10004152022121510031 | REF No. 0179720272 |
| This is computer generated receipt, hence no signature is required. | |



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| 6/20/22 | Y | 90 |
| २०२२ | | |



कबुली-जबाबनाम्याचे कुलमुखत्यारपत्र

कबुली-जबाबनाम्याचे कुलमुखत्यारपत्र आज दिनांक १५ माहे १५/११ सन २०२२ ते दिवशी पुणे येथे

श्री. स्वप्नील दत्तात्रय लोळे
वय : २९ वर्ष, धंदा : शेती व व्यापार
पॅन : AKZPL६९९८H
आधार नं. ८८६८२४८८८८४५
पत्ता : डोमखेल वस्ती, वाघोली, पुणे- ४१२२०७

..... लिहून घेणार

यांत यापुढे ज्यास "लिहून घेणार" असे संबोधण्यात आले असून या संज्ञेमध्ये त्याचा अर्थ किंवा संदर्भ प्रतिकूल नसेल तर, त्याचा अर्थ त्याचे वारसदार, निष्पादक, प्रशासक, अभिहस्तांकती असा आहे व त्यात त्यांचा समावेश होतो.

यांसी

१. श्री. नटराज शामराव सातव,
वय : ४० वर्ष, धंदा : व्यवसाय,
पॅन : BCHPS8582D
आधार क्र. २५१० ९८६८ ९०१५

२. सौ. प्रियंका नटराज सातव,
वय : ३७ वर्ष, धंदा : व्यवसाय,
पॅन : FBKPS६२३७K
आधार क्र. : ९४९४ ५७७० ९१९२

दोघेही राहणार : गायत्री बंगला, डोमखेल वस्ती,
वाघोली, पुणे ४१२२०७

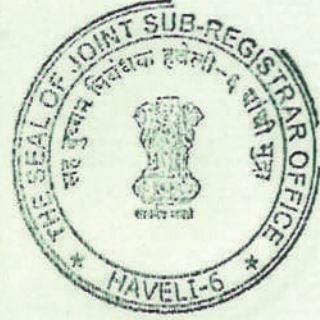
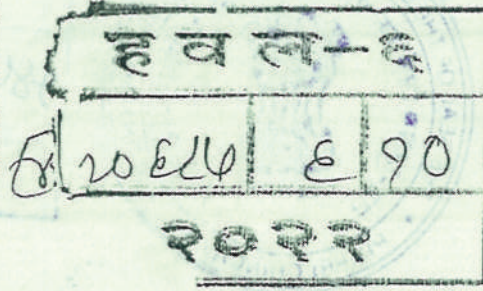
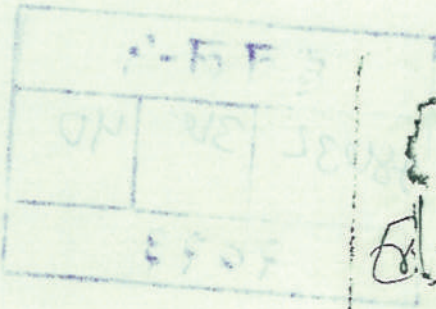
..... लिहून देणार

यांत यापुढे ज्यास "लिहून देणार" असे संबोधण्यात आले असून या संज्ञेमध्ये त्याचा अर्थ किंवा संदर्भ प्रतिकूल नसेल तर, त्याचा अर्थ त्याचे वारसदार, निष्पादक, प्रशासक, अभिहस्तांकती असा आहे व त्यात त्यांचा समावेश होतो.



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| २०२३ | | |

(Signature)



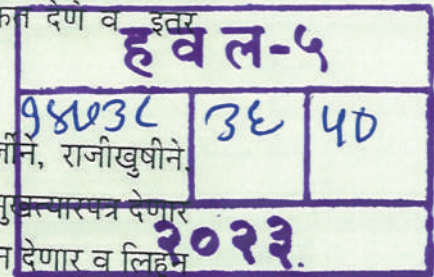
कारणे कुलमुखत्यारपत्र लिहून देतो की :-

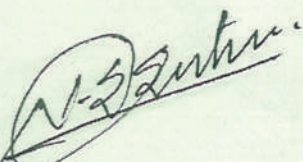


आणि ज्याअर्थी लिहून देणार हे स्वतः किंवा भागीदारी संस्थेचे भागीदार म्हणून जे काही दस्त स्वतः निष्पादीत करणार आहेत ते लिहून देणार यांना त्यांच्या कार्यबाहुल्यामुळे सदर दस्तावेज नोंदविण्याकरीता दुय्यम निबंधक कार्यालयामध्ये स्वतः हजर राहणे आणि कबुली जबाब देणे शक्य होणार नाही आणि म्हणूनच लिहून देणार यांनी लिहून घेणार यांना प्रस्तुत कुलमुखत्यारपत्र देऊ केले. लिहून घेणार यांनी त्यास संमती दिली आणि त्यानुसार आजरोजी प्रस्तुत कुलमुखत्यारपत्र लिहून ठेवले ते येणेप्रमाणे :

लिहून घेणार यांनी लिहून देणार यांच्या वतीने खालील कामे करावीत :

१. लिहून देणार दोघांनी अथवा त्यांचेपैकी कोणीही निष्पादीत केलेले करारनामा, खरेदीखत अथवा अन्य कोणताही दस्तावेज, दुय्यम निबंधक कार्यालयामध्ये नोंदविण्याकरीता हजर करणे, लिहून देणार यांचेवतीने कबुलीजबाब देणे आणि सदर दस्तावेज पूर्णांशाने नोंदवून पूर्ण करणे.
२. खरेदीखत / करारनाम्यानंतर संबंधीत मिळकतीच्या मिळकत करावर, ७/१२ उतारा, ८ -अ इत्यादी खरेदीदाराचे नाव लावण्याकरीता अर्ज देणे, लिहून देणार यांचे नाव कमी करून घेणे, त्याकरीता नोटीस काढणे, स्वकीय ना-हरकत देणे व इतर तदनूषंगीक कामे.

सबब येणेप्रमाणे प्रस्तुत कुलमुखत्यारपत्र लिहून देणार यांनी त्यांचे मर्जीने, राजीखुषीने, अवकलहुषारीने, समजून उमजून लिहून देऊन दिले आहे. सूत्र कुलमुखत्यारपत्र देणार व लिहून घेणार यांचे वालीवारसांवर बंधनकारक राहिले व याकरीता लिहून देणार व लिहून घेणार यांनी प्रस्तुत कुलमुखत्यारपत्रावर उक्त नमूद दिवशी खालील दोन साक्षीदारांसमक्ष सहाय्य केल्या असे.



| सही व नाव | फोटो | डाव्या हाताचा अंगठा |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  श्री. नटराज शामराव सातव लिहून देणार क्र. १ |  |  |



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| २०२२ | | |

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| <p>P.N. सातव</p> <p>सौ. प्रियंका नटराज सातव लिहून देणार क्र. २</p> | | |
| <p>S.D. लोळे</p> <p>श्री. स्वप्नील दत्तात्रय लोळे लिहून घेणार</p> | | |

| | |
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| <p>साक्षीदार क्र. १</p> <p>सही: </p> <p>नाव: प्रज्वल सातव</p> <p>पत्ता: वाघोली फुले</p> | <p>साक्षीदार क्र. २</p> <p>सही: </p> <p>नाव: तुषार दमदरे</p> <p>पत्ता: वाघोली फुले</p> |
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| १९०५ |

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| ह व ल-६ | | |
| २०६८५ | ६ | ९० |
| २०२२ | | |





भारत सरकार
Government of India

नटराज शामराव सातव
Natraj Shamrao Satav
जन्म तारीख / DOB: 16/09/1981
पुरुष / Male



2510 9868 9015

माझे आधार, माझी ओळख

ह व ल-६

8 20E W C 90

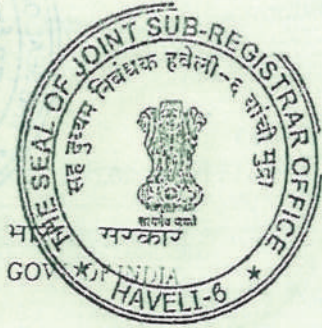
आयकर विभाग
INCOME TAX DEPARTMENT

NATHAJ SHAMRAO SATAV

SHAMRAO BABURAO SATAV

16/09/1981
Permanent Account Number
BCHPS8582D

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FBKPS6237K

नाम / Name
PRIYANKA NATRAJ SATAV

पिता का नाम / Father's Name
TANAJI GOPALRAO TAWARE

जन्म की तारीख
Date of Birth
03/12/1984

हस्ताक्षर / Signature

भारत सरकार
Government of India

प्रायंका नटराज सातव
Priyanka Natraj Satav
जन्म तारीख / DOB: 03/12/1984
महिला / FEMALE

Issue Date: 30/12/2013



9494 5770 9192

ह व ल-५

98U3L 3L 90

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

भारत सरकार
Government of India

लोले स्वप्निल दत्तात्रय
Lole Swapnil Dattatraya
जन्म तारीख / DOB: 19/03/1993
पुरुष / Male

8868 2488 8845

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LOLE SWAPNIL DATTATRAY
DATTATRAY RAMCHANDRA LOLE

19/03/1993
Permanent Account Number
AKZPL6998H

Signature



आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVT. OF INDIA

गौरव शैलेंद्र सूर्यावंशी
Gaurav Shailendra Suryavanshi
जन्म तारीख / DOB: 12/02/2002
पुरुष / Male

3809 2036 3685

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TUSHAR DILIP DHAMDHERE
DILIP SHANKAR DHAMDHERE

02/07/1990
Permanent Account Number
BFOPD9074G

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

OMKAR KISAN SHINDE
KISAN DYANDEO SHINDE

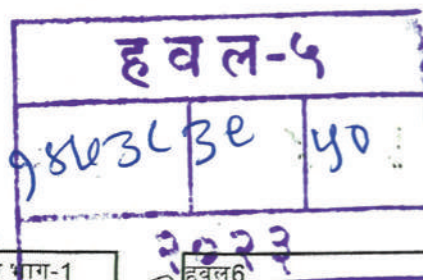
08/10/1996
Permanent Account Number
GIVPS6989H

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

पद्मराज प्रवीण सातव
Padmraj Praveen Satav

26-05-2002
Permanent Account Number
PDNPS9337D



Page 1 of 1

6/20687

गुरुवार, 15 डिसेंबर 2022 6:21 म.तं.

दस्तावेजों द्वारा भाग-1

हवाल 6

दस्त क्रमांक: 20687/2022

दस्ता क्रमांक: हवल6 /20687/2022

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. हवल6 यांचे कार्यालयात

पावती:23550

पावती दिनांक: 15/12/2022

अ. क्रं. 20687 वर दि.15-12-2022

सादरकरणाराचे नाव: स्वप्नील दत्तात्रय लोळे - -

रोजी 6:15 म.नं. वा. हजर केला.

| | |
|-----------|------------|
| नोंदणी फी | रु. 100.00 |
|-----------|------------|

दस्त हाताळणी फी रु. 200.00

पृष्ठांची संख्या: 10

एकुणः 300.00

दम्त हजर करुणान्याची मही:

सद्व्यवस्था विभाग, बरेली-6

द्वयम निबंधक हवेली-६

दस्तावेज प्रकार: कलम १५(२) ब्यापक
लाजाकालीन पत्र

मुद्रांक शुल्क: ० जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

सह दय्यम निबंधक, हवेली-6

(एम. ए. गायकवाड)

सह दय्यस निबंधक हवेली-६

चा प्रधिकारि मिलित अमुले

शिक्षा क्र. 1 15 / 12 / 2022 06 : 15 : 40 PM ची वेळ: (सादरीकरण)

शिका क्र. 2 15 / 12 / 2022 06 : 16 : 41 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी क्रयता १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्ता निष्पादक व कजुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देगार

लिहून घेणार

P. N. S. Jones



12/15/22, 6:58 PM

15/12/2022 6 58:05 PM

दस्त क्रमांक : हवल-6/20687/2022

दस्ताचा प्रकार :- कुलमुखत्यारपत्र



| | | |
|--------------------------|----|----|
| हवल-6 | | |
| 9803L | 80 | 90 |
| दस्त क्रमांक: 20687/2022 | | |

90/90

| अनु.क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|-----------|---------------|
| 1 | नाव: स्वप्नील दत्तात्रय लोळे - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डोमखेल वस्ती, वाघोली, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AKZPL6998H | पॉवर ऑफ अटॉर्नी होल्डर वय :- 29 स्वाक्षरी: | | |
| 2 | नाव: नटराज शामराव सातव - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गायत्री बंगला, डोमखेल वस्ती, वाघोली, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: BCHPS8582D | कुलमुखत्यार देणार वय :- 40 स्वाक्षरी: | | |
| 3 | नाव: प्रियंका नटराज सातव - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गायत्री बंगला, डोमखेल वस्ती, वाघोली, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: FBKPS6237K | कुलमुखत्यार देणार वय :- 37 स्वाक्षरी: | | |

नील दस्तऐवज करून देणार तयाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
सहका. 3 ची वेळ: 15 / 12 / 2022 06 : 51 : 21 PM

ओळख:-

खालील इसम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र. पक्षकाराचे नाव व पत्ता

1 नाव: ओंकार शिंदे -
वय: 20
पत्ता: वाघोली पुणे
पिन कोड: 412207

2 नाव: गौरव मुर्यवंशी -
वय: 24
पत्ता: वाघोली पुणे
पिन कोड: 412207

छायाचित्र

अंगठ्याचा ठसा



प्रमाणित करण्यात येते की,

या दस्तामध्ये एकूण

90 पाने आहेत.

पहिले नंबरचे पुस्तकाचे

20687 नंबर नोंदला.

शिवका क्र.4 ची वेळ: 15 / 12 / 2022 06 : 54 : 17 PM

सह दस्ता निबंधक हवेली-6

सह दस्ता निबंधक हवेली-6

लोणीकालभोरपुणे

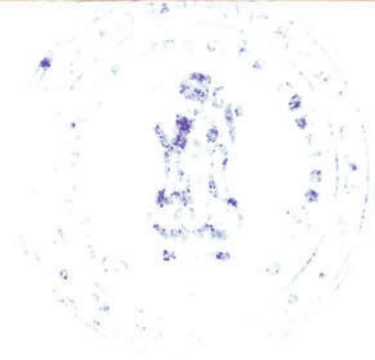
| sr. | Purchaser | Type | Verification no/Vendor (एम.एन.ए.वॉचर) | Amount | Used At | Deface Number | Deface Date |
|-----|--------------|----------|---------------------------------------|--------|---------|------------------|-------------|
| 1 | Swapnil lole | eChallan | 02202292022121505807 | 500.00 | SD | 0006062806202223 | 15/12/2022 |
| 2 | | DHC | | 200 | RF | 1512202210822D | 15/12/2022 |
| 3 | Swapnil lole | eChallan | | 100 | RF | 0006062806202223 | 15/12/2022 |

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

20687 / 2022

Now Your Rights as Registrants

| | |
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| P.T. 5 | |
| | |
| 5555 | |



घोषणापत्र

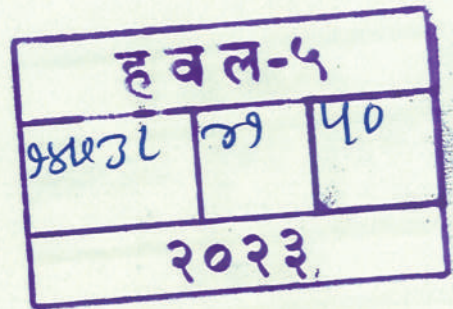
मी स्वप्नील दत्तत्रय लोढे याद्वारे घोषित करतो की, दुय्यम निबंधक खेरी
पुणे यांचे कार्यालयात भाडेपट्टी या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात
आला आहे. श्री महेश शंभराव भातव व इ. यांनी दि. 15/12/22 रोजी मला
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये
शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

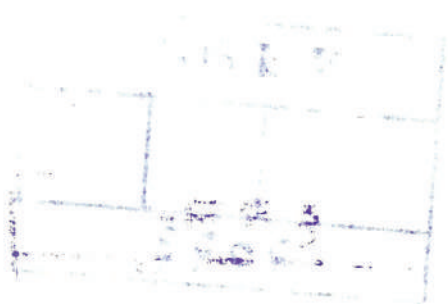
दिनांक

18/01/2023

कुलमुखत्यारपत्रधारकाचे नाव
व सही

स्वप्नील दत्तत्रय लोढे





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| N-1563 | | |
| 04 | 01 | 10000 |
| 5505 | | |



आयकर विभाग

INCOME TAX DEPARTMENT

NATRAJ SHAMRAO SATAV

SHAMRAO BABURAO SATAV

16/09/1981

Permanent Account Number

BCHPS8582D

N. S. Satav

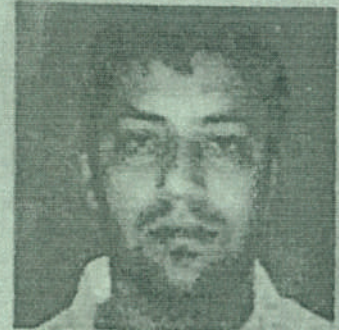
Signature



सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA



30052012



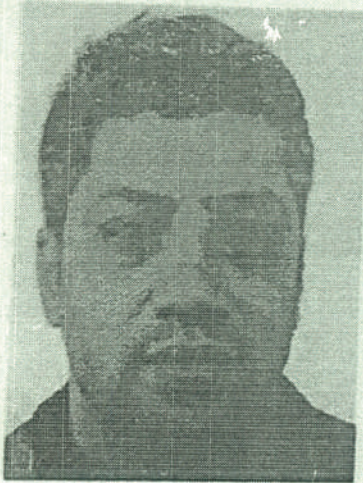
| | | |
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| हवल-५ | | |
| 9803 | 2 | 90 |
| २०२३ | | |



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| हवल-५ | | |
| A8V3L | 83 | 40 |
| २०२३ | | |



भारत सरकार
Government of India



नटराज शामराव सातव
Natraj Shamrao Satav

जन्म तारीख / DOB : 16/09/1981

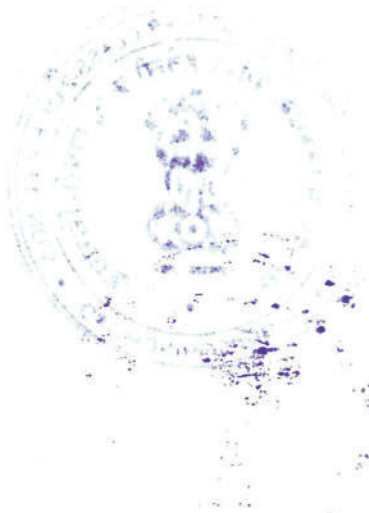
पुरुष / Male



2510 9868 9015

माझे आधार, माझी ओळख

| | | |
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| १-१६५ | | |
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| ६६०५ | | |



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| A-1 E 5 | | |
| 04 | 10 | 12/8 |
| 8/05 | | |



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KARNAWAT HEMANT ASHOK

ASHOK HAJARIMAL KARNAWAT

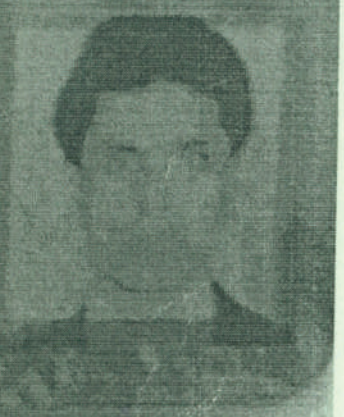
03/11/1977

Permanent Account Number

ALJPK4711C

M.A. Karnawat
Signature

11/11/77
11/11/77
A-1



| | | |
|-------|----|----|
| हवल-५ | | |
| 98V3C | 88 | 40 |
| २०२३. | | |



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| हवल-५ | | |
| १४०३८ | ४५ | ५० |
| २०२३ | | |



भारत सरकार

GOVERNMENT OF INDIA

हेमंत अशोक कर्णवट

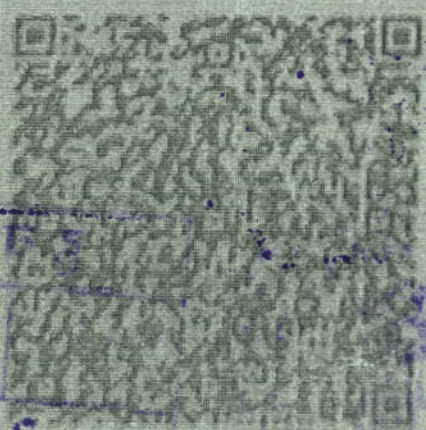
Hemant Ashok Karnawat

जन्म वर्ष / Year of Birth : 1977

पुरुष / Male

7729 2037 1240

आधार — सामान्य माणसाचा अधिकार



| | | |
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| १४०३८ | ४५ | ५० |
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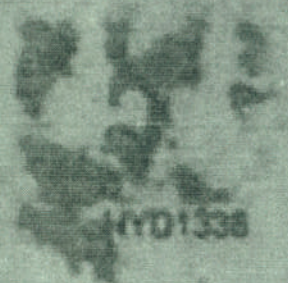
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

V SRINATH
VELICHALA SRIDHAR RAO
06/06/1977

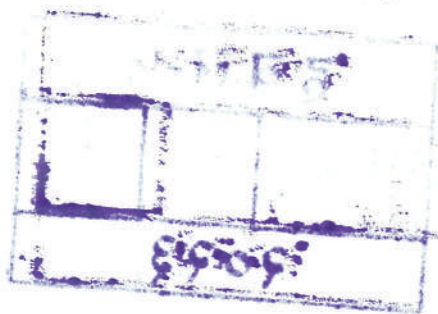
Permanent Account Number
ADGPV6786K



Signature



| | | |
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| हवल-५ | | |
| 9803L | ४६ | ५० |
| २०२३. | | |



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

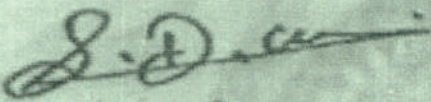
LOLE SWAPNIL DATTATRAY
DATTATRAY RAMCHANDRA LOLE

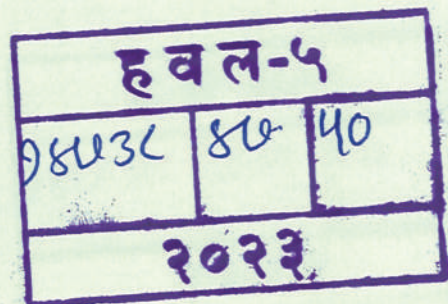
19/03/1993

Permanent Account Number

AKZPL6998H




Signature



| | | |
|-------|--|--|
| 2-555 | | |
| | | |
| 5555 | | |



भारत सरकार
GOVERNMENT OF INDIA

रुशिकेश अनंत दामाडे
Rushikesh Anant Dabhadre
जन्म तारीख/ DOB:
01/07/1991
पुरुष / MALE
7515 1148 1011

आधार सामान्य माणसाचा अधिकार

ओके

आधार
आरटीय विनिर्दिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
डोमखेल रोड, गणेश मंदिरा
शेजारी, गणेश नगर,
वाघोली, पुणे,
महाराष्ट्र - 412207

Address:
domkhel road, ganesh mandira
shejari, ganesh nagar, Wagholi,
Pune,
Maharashtra - 412207

1807 370 1047

ओके

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BWMPR3747J

नाम/ Name
PRAVIN ASHOK RATHOD

पिता का नाम/ Father's Name
ASHOK RATHOD

जन्म की तारीख
Date of Birth
01/06/1996

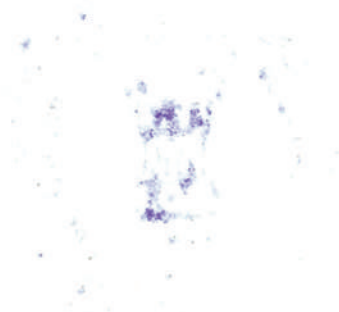
हस्ताक्षर/ Signature

18072021



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| १४८३८ | ४८ | ५० |
| २०२३ | | |

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| 8000 | | |



5/14738

मंगळवार, 18 जुलै 2023 5:50 म.नं.

दस्त गोषवारा भाग-1

हवल5

दस्त क्रमांक: 14738/2023

दस्त क्रमांक: हवल5 /14738/2023

बाजार मूल्य: रु. 2,85,00,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.12,82,500/-

दु. नि. मह. दु. नि. हवल5 यांचे कार्यालयान

अ. क्र. 14738 वर दि.18-07-2023

रोजी 5:49 म.नं. वा. हजर केला.

पावती:15788

पावती दिनांक: 18/07/2023

मादरकरणाराचे नाव: मे. नारायणा एज्युकेशनल ट्रस्ट तर्फे अधिकृत
स्वाक्षरीकर्ता वेलीचला श्रीनाथ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1100.00

पृष्ठांची संख्या: 55

दस्त हज. करणाऱ्याची मही:

एकुण: 31100.00

मह. दुय्यम निबंधक, हवेली-5

मह. दुय्यम निबंधक, हवेली-5

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (तीन) कोणत्याही ग्रामपंचायतीच्या हद्दीतील क्षेत्रात किंवा उप-खंड (दोन) मध्ये नमूद न करण्यात आलेल्या अशा कोणत्याही क्षेत्रात.

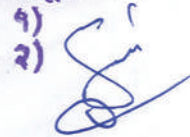
शिक्का क्र. 1 18 / 07 / 2023 05 : 49 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 18 / 07 / 2023 05 : 50 : 18 PM ची वेळ: (फी)


प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कलम १९०८ अंतर्गत असलेल्या
तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर
निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि
दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील निष्पादक
व कबुलीधारक हे संपूर्ण जबाबदार राहतील.

लिहून देणारे

१) 

लिहून घेणारे

१) HAKANOWAT
२) 





18/07/2023 5 53:41 PM

दस्त गोपवारा भाग-2

हवेली-5

50/50

दस्त क्रमांक:14738/2023

दस्त क्रमांक :हवेली-5/14738/2023

दस्ताचा प्रकार :-भाडेपट्टा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | ठसा प्रमाणित |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------|--------------|
| 1 | नाव:मे. नारायणा एज्युकेशनल ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता वेलीचला श्रीनाथ पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. फ्लॅट न. १०४, श्रीनिधी टॉवर्स, मध्य साई निगम एस बी एच कॉलनी, खैरातवाड, श्रीनगर कॉलनी, हैद्राबाद, तेलंगणा, आंध्र प्रदेश, हैदराबाद. पिन नंबर:AACTN2045G | भाडेकरू वय :-46 स्वाक्षरी:- | | |
| 2 | नाव:हेमंत अशोक कर्नावट पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. वडगावशेरी, पुणे, महाराष्ट्र, पुणे. पिन नंबर:ALJPK4711C | मालक वय :-46 स्वाक्षरी:- | | |
| 3 | नाव:नटराज शामराव मातव च्या तर्फे दस्तऐवज प्रवेशामाठी कु.मु. स्वप्नील दनावय लोळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा. डोमखेल बस्ती, वाघोली, पुणे, महाराष्ट्र, पुणे. पिन नंबर: | लिहून घेणार वय :-29 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:18 / 07 / 2023 05 : 52 : 48 PM

ओळख:-

खालील डसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | ठसा प्रमाणित |
|----------|---------------------------------------------------------------------------|---------------|--------------|
| 1 | नाव:कृपिकेश दाभाडे - वय:30 पत्ता:रा. वाघोली, पुणे पिन कोड:412207 | स्वाक्षरी | |
| 2 | नाव:प्रवीण राठोड - वय:35 पत्ता:रा. वाघोली, पुणे पिन कोड:412207 | स्वाक्षरी | |

शिक्का क्र.4 ची वेळ:18 / 07 / 2023 05 : 53 : 36 PM

मह दुय्यम निबंधक, हवेली-5

असे प्रमाणात करण्यात येते की

सदर दस्तऐवजात

पाने आहेत

सह-दुय्यम निबंधक

हवेली क्रं ५

पहिले नंबरचे पुस्तकाचे

98036

नंबरी नोंदला

सह-दुय्यम निबंधक हवेली क्रं ५

दिनांक १८/०७/२०२३

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Deface Date |
|-----|----------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | NATRAJ SHAMRAO SATAV | eChallan | 69103332023071811780 | MH005337336202324E | 1282500.00 | SD | 0002769937202324 | 18/07/2023 |
| 2 | | DHC | | 1807202301282 | 1100 | RF | 1807202301282D | 18/07/2023 |
| 3 | NATRAJ SHAMRAO SATAV | eChallan | | MH005337336202324E | 30000 | RF | 0002769937202324 | 18/07/2023 |

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14738 /2023

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