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397/5931

Thursday, April 21, 2022
12:51 PM

पावती

Original/Duplicate

नोंदणी क्र 394
Regn. 39M

पावती क्र.: 6285 दिनांक: 21/04/2022

गावाचे नाव: हडपसर

दस्तावेजाचा अनुक्रमांक: हस20-5931-2022

दस्तावेजाचा प्रकार: सीजडीड

मादर करणाऱ्याचे नाव: भाडेकरू पोदार चॅरिटी ट्रस्ट तर्फे सही करणार पोदार इंटरनॅशनल स्कुल तर्फे प्रिन्सिपल श्री मुनीश शर्मा -

नोंदणी फी

रु. 30000.00

दस्ता ह्याताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु. 30560.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
1:10 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 69385170/-

मोवदला रु. 261360/-

भरलेले मुद्रांक शुल्क : रु. 3127000/-

सह दुय्यम निबंधक (वर्ग-२) हवेली-२०

1) देयकाचा प्रकार: DHC रकम: रु. 560/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 0604202212878 दिनांक: 21/04/2022

वॅकेचे नाव व पत्ता:

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

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH015853817202122E दिनांक: 21/04/2022

वॅकेचे नाव व पत्ता:

मूळ दस्त स्कॅनिंग करून मिळाला.



21/04/2022

सूची क्र.2

दुसरे गिबंसक : सह दु.गि. हवेसी 20

दस्त क्रमांक : 5931/2022

नोदणी :

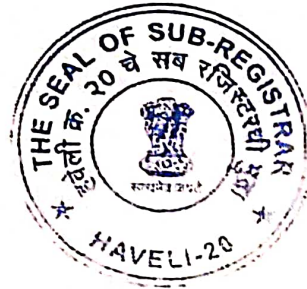
Regn:63m

गावाचे नाव : हडपसर

| | |
|--|--|
| (1) विनेखाचा प्रकार | सीजरीट |
| (2) मोबदला | 261360 |
| (3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 69385170 |
| (4) भू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: पुणे म.न.पा. हतर वर्णन : , हतर माहिती : , हतर माहिती: गाव मीने हडपसर येथील सन्हे नं 50/10/11/2/2 गणेश कौलनी, काळे पबळ, मयुर निमनीससमोर बांसी लेव 00 हे 40.70 आर म्हणजेच 43809.48 चौ.फुट हि मिळकत सवर भाडेपट्टा/ सीज बिड दस्ताचा विषय आहे. ((Survey Number : 50/10/11/2/2 :)) |
| (5) क्षेत्रफळ | 1) 0.4070 हेक्टर . आर |
| (6) आकारणी किंवा जुडी देण्यात असोस ठेव्हा. | |
| (7) दस्तऐवज करून देणा-या/सिद्ध देवणा-या पसकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मासक मे.सररियस रियस इस्टेट एल.एस.पी तर्फे बायरेक्टर संजय किशोर जगतिबानी (भाडेपट्टा सिद्ध देणार) - बय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कॉलेज रोड, नाशिक, महाराष्ट्र, शास्त्र: पिन कोड:-422005 पॅन नं:-AE0FS6878L 2): नाव:-भाडेकरू पोदार चॅरिटी ट्रस्ट तर्फे सही करणार पोदार इंटरनॅशनल स्कुल तर्फे प्रिन्सिपल श्री मुनीम शर्मा - बय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: डी-17, लेवी विलास, जेवी इस्टेट, बायोसी, जि पुणे, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-AAATP9120G 3): नाव:-मासक मे.सररियस रियस इस्टेट एल.एस.पी तर्फे बायरेक्टर तरुण किशोर जगतिबानी (भाडेपट्टा सिद्ध देणार) - बय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कॉलेज रोड, नाशिक, महाराष्ट्र, शास्त्र: पिन कोड:-422005 पॅन नं:-AE0FS6878L |
| (8) दस्तऐवज करून देणा-या पसकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-मे.सररियस रियस इस्टेट एल.एस.पी बय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412205 पॅन नं:- |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 31/03/2022 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 21/04/2022 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 5931/2022 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 3127000 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Payment Details

| Sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | Used At | Deface Number | Delace Date |
|-----|----------------------------------|----------|------------------------|--------------------|------------|---------|------------------|-------------|
| 1 | SURREAL REAL ESTATE LLP | eChallan | 69103332022033036348 | MH015853817202122E | 3127000.00 | SD | 0000447016202223 | 21/04/2022 |
| 2 | | DHC | | 0604202212878 | 560 | RF | 0604202212878D | 21/04/2022 |
| 3 | SURREAL REAL ESTATE LLP | eChallan | | MH015853817202122E | 30000 | RF | 0000447016202223 | 21/04/2022 |

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

दस्तावेजतची नक्कल
 श्री. मुनीश शर्मा
 यांना दिली दिनांक २१/०४/२०२२
 अस्सलवर हुकूम नक्कल
 (बी. एस. जाधव)
 सह. दु. नि. (वर्ग-२) हवेली क्र.-२०





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| २०२२ | | |



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|---|--------------------|---------------|------|--|---------------------|--|----|
| GRN | MH015853817202122E | BARCODE | Date | | 30/03/2022-18:13:12 | 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) | | AEOF56878L | |
| Office Name HVL12 HAVELI 12 JOINT SUB REGISTRAR | | | | Full Name | | SURREAL REAL ESTATE LLP | |
| Location PUNE | | | | Flat/Block No. | | S NO 50 | |
| Year 2021-2022 One Time | | | | Premises/Building | | | |
| Account Head Details | | Amount In Rs. | | Road/Street | | | |
| 0030046401 Stamp Duty | | 3127000.00 | | Area/Locality | | HADAPSAR PUNE | |
| 0030063301 Registration Fee | | 30000.00 | | Town/City/District | | | |
| | | | | PIN | | 4 1 1 0 2 8 | |
| Remarks (If Any) | | | | PAN2=AACTB8343B-SecondPartyName=PODAR CHARITY TRUST- | | | |
| 3157000.00 | | | | | | | |
| Total | | | | Amount In | | Thirty One Lakh Fifty Seven Thousand Rupees Only | |
| 31,57,000.00 | | | | Words | | | |
| Payment Details IDBI BANK | | | | FOR USE IN RECEIVING BANK | | | |
| Cheque/DD Details | | | | Bank CIN | | Ref. No. | |
| | | | | 69103332022033036348 | | 2737971028 | |
| Cheque/DD No | | | | Bank Date | | RBI Date | |
| | | | | 30/03/2022-18:16:27 | | 31/03/2022 | |
| Name of Bank | | | | Bank-Branch | | IDBI BANK | |
| Name of Branch | | | | Scroll No. , Date | | 100 , 31/03/2022 | |

Department ID: Mobile No. : 8411851122

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

Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.04.21
12:52:22+05'30'
Reason: Secure
Document

| Sr No | Reason for Defacement (IS)-397-5931 Location: India | Defacement No. | Defacement Date | Userld | Defacement Amount |
|-------------------------|---|------------------|---------------------|--------|-------------------|
| 1 | (IS)-397-5931 | 0000447016202223 | 21/04/2022-12:51:45 | IGR027 | 30000.00 |
| 2 | (IS)-397-5931 | 0000447016202223 | 21/04/2022-12:51:45 | IGR027 | 3127000.00 |
| Total Defacement Amount | | | | | 31,57,000.00 |



CHALLAN
MTR Form Number-6



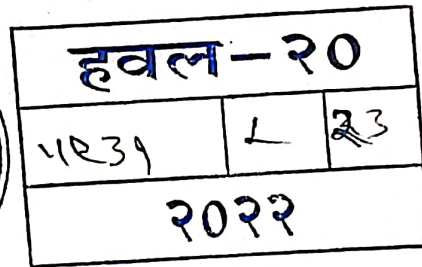
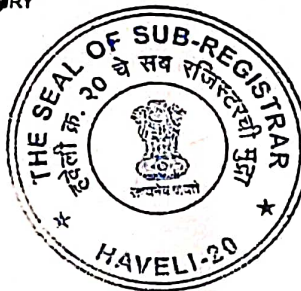
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|---|--------------------|---------|---------------|---------------------------|--|-------------------------|--|---------------------------------|
| GRN | MH015853817202122E | BARCODE | [Barcode] | | Date | 30/03/2022-18:13:12 | Form ID | 3-6 |
| Department Inspector General Of Registration | | | | Payer Details | | | | |
| Stamp Duty | | | | TAX ID / TAN (If Any) | | | | |
| Type of Payment Registration Fee | | | | PAN No.(If Applicable) | | AEOFS6878L | | |
| Office Name HVL12_HAVELI 12 JOINT SUB REGISTRAR | | | | Full Name | | SURREAL REAL ESTATE LLP | | |
| Location PUNE | | | | Flat/Block No. | | S NO 50 | | |
| Year 2021-2022 One Time | | | | Premises/Building | | | | |
| Account Head Details | | | Amount In Rs. | | Road/Street | | | |
| 0030046401 Stamp Duty | | | 3127000.00 | | Road/Street | | | |
| 0030063301 Registration Fee | | | 30000.00 | | Area/Locality | | | |
| | | | | | HADAPSAR PUNE | | | |
| | | | | | Town/City/District | | | |
| | | | | | PIN | | | |
| | | | | | 4 1 1 0 2 8 | | | |
| | | | | | Remarks (If Any) | | | |
| | | | | | PAN2=AACTB8343B~SecondPartyName=PODAR CHARITY TRUST- | | | |
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| | | | | | | | | |
| Total | | | 31,57,000.00 | | Amount In | | Thirty One Lakh Fifty Seven Thousand Rupees Only | |
| | | | | | Words | | | |
| Payment Details IDBI BANK | | | | FOR USE IN RECEIVING BANK | | | | |
| Cheque-DD Details | | | | Bank CIN | | Ref. No. | | 69103332022033036348 2737971028 |
| Cheque/DD No. | | | | Bank Date | | RBI Date | | 30/03/2022-18:16:27 31/03/2022 |
| Name of Bank | | | | Bank-Branch | | IDBI BANK | | |
| Name of Branch | | | | Scroll No. , Date | | 100 , 31/03/2022 | | |

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर घलन केवल दय्यम निवधक कार्यालयात नोदणी करावयाच्या दस्तासाठी लागू आहे. नोदणी न करावयाच्या दस्तासाठी सदर घलन लागू नाही.

Mobile No. : 8411851122

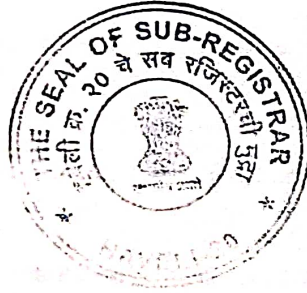
Signature Not
Verified

Digitaly signed by DS
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MUMBAI 03
Date: 2022.04.06
17:12:36 IST
Reason: Secure
Document
Location: India



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|---|--------------------|
| Department of Stamp & Registration, Maharashtra | |
| Receipt of Document Handling Charges | |
| PRN 0604202212878 | Date 06/04/2022 |
| Received from SURREAL REAL ESTATE LLP, Mobile number 8411851122, an amount of Rs.560/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 12 of the District Pune. | |
| Payment Details | |
| Bank Name IBKL | Date 06/04/2022 |
| Bank CIN 10004152022040611841 | REF No. 2755331348 |
| This is computer generated receipt, hence no signature is required. | |



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| HADAPSAR | | |
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Lessor: Surreal Real Estate LLP bearing Pan No: AEOFS6878L through Director

1) Sanjay Kishor Jagtiani age 29 residing at 2, Elegance Patil Lane 2B, College road, Nasik-422005

2) Tarun Kishor Jagtiani age 34 residing at Shree Gurunanak House, At Post Khambale, Tal Trimbak, Dist: Nasik 422213

Lessee : Podar Charity Trust, A Trust registered under the Trust Act having its head office at Podar Centre, 85, Chamarbaug Post office lane Dr. Ambedkar road, Parel Mumbai - 440012 PAN : AAATP9120G.

Property Details: Survey number 50/10/11/2/2, Ganesh colony, Kale Padal, Behind Mayur Geminus, Hadapsar Pune

Rent: Rs 1 (Rupees One only) sq.ft of proposed layout area at Hadapsar

Lease Duration: 30 Years (Commencing from 01-06-2023 to 30-05-2053)

Plot : Plot means, Plot measuring 43809.48 sqft area of proposed layout amenity as specified in layout with constructed area as desired

This Lease Deed made on 4th April of 2022 between Surreal Real Estate LLP with Director as Mr. Sanjay Jagtiani, residing at 2, Elegance, Patil Lane 2B, College Road, Nashik 422005. Hereinafter referred to as Lessor (which express shall unless it is repugnant to the context or meaning thereof mean & include the respective legal heirs, executors, administrators & assigns

AND

Podar Charity Trust, Bearing Registration No. BNG (U)-JNR 572/2004- 2005 Registered before Senior Sub Registrar, Jayanagar Bangalore City under The Trust having its office at Podar Centre, 85, Chamarbaug, P.O. Lane, Parel (East), Mumbai-400012 hereinafter referred to as LESSEE, represented by its Principal of Podar International School Wagholi Mr. Munish Sharma, D -17 , Ivy Villas, Ivy Estate, Wagholi , Pune (412207) who is authorized by Notarized Power of Attorney dated 29th March of 2022.

WHEREAS

The Lessor are the owner of Open Land survey number 50/10/11/2/2 admeasuring not less than one acre(43809.48sqft) with boundary wall of seven feet height (hereinafter referred to as the said plot/demised premises) as specified in Annexure"

1. The Lessee has perused the originals of Agreements, Deeds and writings and has satisfied itself that the Lessor have clear and marketable title to the said Plot free from encumbrances.
2. The Lessee has represented to the Lessor that they desire to open, administer and operate a school (hereinafter referred to as the "said Purpose") on the said Plot on a long term lease basis.
3. The Lessee has agreed to take the said Plot on lease and the Lessor have agreed to grant the said plot on the lease to the Lessee subject to and on the terms and conditions hereinafter contained agreed to between the Parties.

[Signature]
20.04.22

[Signature]

NOW, THEREFORE THIS LEASE DEED WITNESSETH AS FOLLOWS:

DEFINITION:

In this Lease Deed, except to the extent the context otherwise requires:

1. "Lease Deed" means the lease deed for the said Plot and any duly executed written modifications thereto as may be agreed between both the Parties from time to time shall have the meaning given in clause 4.3 of this Lease Deed. "Monthly Lease Rent shall have the meaning given in Clause 4.1 of this Lease Deed.
2. In addition to the terms defined in Clause 1, certain other capitalized terms are defined elsewhere in this Lease Deed and whenever such terms are used in this Lease Deed, they shall have their respective defined meanings, unless the context expressly or by necessary implication otherwise requires.
3. A reference to a Clause, Sub-clause, Schedule or Annexure is a reference to a clause, sub-clause, schedule or annexure of this Lease Deed only.

2. GRANT OF LEASE

Subject to the Monthly Lease Rent to be paid and the respective terms, condition and covenants, to be observed and performed by the Lessee, the Lessor have granted lease of and has demised unto the Lessee, the said plot and the Lessee has accepted the grant of the lease of the said plot from the Lessor, in the manner and subject to and on the terms and conditions contained in this Lease Deed.

3. LEASE TERM AND TERMINATION

3.1 The Lease Term of the said plot shall be for a period of 30 (thirty) years commencing from the date of this lease deed ("Lease Term") i.e, from 01/06/2023 to 30/05/2053

3.2 The period of 30 (Thirty) years of the Lease Term shall be considered as "Lock-in period".

3.3 It is clarified that the Lessor does not have the right to terminate this agreement during the lease period except for a breach of default not cured by the lessee within 30 days of receiving a written notice setting out the particulars of the breach.

3.4 After expiry of the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach a consensus for a period of 30 (thirty) days from the date of offer being made by the Lessor, the Lessor shall be free to hold or sell the Demised Premises and the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor.

3.5 During the Lease Term in case the Lessor desires to sell the Demised Premises, the Lessor shall make the first written offer of sale to the Lessee on such terms and conditions as decided by the Lessor. In case the Lessee fails to exercise this option or the Parties are unable to reach to a consensus for a period of 30 (thirty) days from the date of offer being made by Lessor, the Lessor can sell the Demised Property to third party/ies provided rights of the Lessee under this Lease Deed are protected. In the event the Lessee decides to exercise the option to purchase the Demised Premises then on the date of such sale transaction and on full and final settlement between the Parties this Lease Deed will stand terminated.

3.6 Subject to the above clause the Lessor shall have the right to sell/transfer the Schedule Premises or any part thereof. In the event of such sale or transfer by the Lessor, the Lessor shall attorn the tenancy/lease in favour of the new land lord/new Lessor/s and the Lessee shall be attorned as the lessee of such transferee or transferees (the new owner/s) on the same terms and conditions as are contained herein. Such transfer in any manner of the Schedule Premises shall not affect the right of possession of the Lessee under this Deed. A letter of attornment shall be executed by the Lessor and the new owner/s addressed to the Lessee, to be duly acknowledged by the Lessee, confirming the



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new arrangement. Such new owner/s shall thereafter be liable to the Lessee for the refund of the Security Deposit, as per the terms of this Deed.

3.7 The Lessor will be entitled to seek rental discounting facility against the Rent under the Deed and or security of the Schedule Premises or any part thereof or mortgage the Schedule Premises or any part thereof. However, such creation of mortgage or taking rent/lease rent discounting shall be subject to the Lessee's lease hold rights on the Schedule Premises and Lessee's rights under this Lease will not be affected, including the right to full enjoyment and use of the Schedule Premises.

3.8 After expiry of the Lease Term, unless the Lessee purchases the Demised Premises or this Lease Deed is renewed under mutually agreed terms and conditions, the Lessee shall handover the vacant and peaceful possession of the Demised Premises to the Lessor and the Lessor shall refund the Security Deposit paid by the Lessee after adjusting any unpaid dues related to electricity, water or such other amenities as may have been provided by the Lessor.

4. MONTHLY LEASE RENT AND SECURITY DEPOSIT

4.1 The Lessee shall on or before the 10th (tenth) day of every calendar month pay to the Lessor an advance monthly Lease Rent. The Lease Rent accepted by the Lessee is One rupee only per sq. ft. for Open Land. The monthly Lease rent payable @ Rs. One Only per sq. ft. for 43809.48 sq. ft. area which is to be remitted to Surreal Real Estate LLP through its Directors Sanjay Kishor Jagtiani)

4.2 An interest free deposit amounting to six, only (6) months of compensation would be given by the lessee to the lessor which will aggregate to an amount of (Two Lakhs Sixty two Thousand & Eight hundred and Fifty Seven only (262857 INR) will be rendered on giving possession of the aforesaid plot to the lessee by the lessor

4.3 All present & future outgoing taxes like Municipal Corporation tax & N.A. Tax etc will be borne by the Lessor.

4.4 The Monthly Lease Rent shall be increased by 10 (ten) percent w. e. f. 1st June 2026 thereafter the Monthly Lease Rent shall be increased by 10 (ten) percent on the last paid Monthly Lease Rent at the end of every 3 (three) years which will be effective from the date of handing over the said plot.

4.5 TDS at applicable rates will be deducted from the Monthly Lease Rent. The Lessee shall be liable to pay any applicable GST and/or lease rent tax and/or value added tax or any in relation to the said Plot, the agreement between the parties and all the payments there under (including towards the Monthly Lease Rent, Security Deposit) as may be demanded or leviable under any State or Central laws and rules (save and except income tax payable by Lessor) and as may be leviable for the period during which the Lessee is in use/occupation of the said Plot. The Lessee shall deduct tax at source under provision of sec. 194 and other provisions of Income Tax Act and shall supply certificate of deduction in form-16(A) of Income tax rules and also the form no. 26(A) of the Income tax rules separately every quarterly. Failing which amounts to default on the part of Lessee that may result to bear consequences whatsoever float by Income Tax Department.

4.6 In case Lessee fails to pay the Monthly Lease Rent after expiry of 60 (sixty) days from the 7th (Seventh) day of the calendar month, interest @ 1.5% per month on compounding basis shall be payable on the Monthly Lease Rent amount for the period commencing from the 7th (seventh) day of the month until the date of payment of the Monthly Lease Rent.

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4.7 The payment of Monthly Lease Rent for the said plot shall be made by A/c payee cheque, NEFT, RTGS, etc. favoring: Surreal Real Estate LLP.

5. LESSEE'S CONVENANTS AND UNDERTAKING

5.1 The said Plot shall be used and occupied by the Lessee solely and exclusively for carrying out the said purpose only and for no any other purpose. The Lessee undertakes that it shall not lease, sub-let, underlet, or assign or grant on leave and license or part with or share possession in any manner whatsoever of the whole or part of the said Plot.

5.2 The Lessee shall not do or cause or allow or permit to be done any act of illegal nature in or around the said Plot.

5.3 The Lessee undertakes to bear expenses for all internal repairs, maintenance, painting and shall bear all normal wear and tear expenses its sole expenses and shall maintain the said plot in good conditions in all seasons during the term of the Lease Deed and under no circumstances the Lessor shall be liable for such maintenance of the said plot, other than the WBM approach road to the plot till it's conversion into concrete road.

5.4 The Lessee shall maintain the said plot until the expiry or earlier determination of the Lease and shall leave the same in good condition as they were in on the date of handover (reasonable wear and tear excepted).

5.5 The Lessee shall not make any alterations or additions to the said plot until necessary permissions from the relevant authorities as well as from the Lessor is obtained in writing.

5.6 The Lessee warrants and confirms that it has seen and inspected the said plot and has found the same to be in good order and condition.

5.7 The Lessee shall permit the Lessor and or its authorized representatives to enter upon the said Plot for inspection, with 24 hours prior written notice thereof to the Lessee except in the case of emergency when the notice will be deemed to have been waived. Further in the event there is any damage to the said Plot, the Lessee shall inform the Lessor in writing as soon as possible.

5.8 The Lessee shall not store or allow to be stored in the said Plot any goods, articles or things of a hazardous, inflammable, explosive, corrosive, toxic or combustible nature, without securing all statutory permissions (if required) and fully implementing safety regulations required for the said purpose and the safety measures as maybe recommended by the Lessor and/or the concerned authorities.

5.9 The Lessee shall be solely responsible for the safety and security of all its property, equipments, etc. and personnel, third parties, visitors etc. present in the said plot.

5.10 On and from the date of this Lease Deed, the Lessee shall regularly pay the Monthly Lease Rent and all other amounts payable under this Lease Deed as provided herein. The provisions in respect of liability to pay interest on any delayed payments, is in addition to and is without prejudice to the right of the Lessor to terminate this Lease Deed as provided herein.

5.11 The Lessee shall indemnify and keep indemnified the Lessor against all losses, costs, or damages that may be suffered by the Lessor as a result of breach, non-observance or non-performance by the Lessee of any of the provisions of this Lease Deed.

5.12. The Lessee shall not create any charge or security or mortgage the said Plot for securing loan from any bank, financial institution or any other agency.

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6. LESSOR's CONVENANTS AND UNDERTAKINGS

6.1 Subject to the Lessee observing, performing and complying with all conditions under this Lease Deed, the Lessor shall ensure an absolute and unrestricted right of access for the Lessee and its employees and authorized agents, sub-contractors, customers, and other invitees and guests to the said Plot and all parts thereof and use of common areas and facilities etc. at all times subject to applicable rules and regulations.

6.2 Lessor has assured that this plot of land is within the Pune Municipal corporation limits & In event if it is not so then lessee may leave the premises without any notice to the lessor & this agreement will lead to termination.

6.3 Lessor will provide appropriate concrete approach road to the plot as per Unified Development Control & Promotion regulations & in case if lessor provisions WBM road to the plot then the maintenance of this approach road will be the responsibility of the Lessor until its conversion to concrete road.

6.4 Lessee will not be liable to take over the plot from lessor or remit fifty percent of the stamp duty & registration charges towards this land lease deed to the lessor, until & unless lessor legally removes/relocates the LT power cables or any other object running over the plot. On removal of these power cables/object Lessor will provide NOC to lessee from respective Power generation & Distribution board MSEB, Tata power etc or relevant authorities"

7. JOINT REPRESENTATIONS, WARRANTIES AND COVENANTS

Each party hereby, to the extent applicable to it, represents and warrants as follows:

7.1 It is duly organized, validity existing and in good standing under Indian laws.

7.2 It has all requisite power and authority to conduct its business, to own its properties, and to execute, deliver and perform its obligations under this Lease Deed.

7.3 It has all requisite legal power and authority to execute this Lease Deed and to carry out the terms, conditions and provisions hereof.

7.4 All permissions/approvals necessary or required for the execution, deliver and performance of its obligations under this Lease Deed have been duly obtained and it is fully authorized to enter into and perform its obligations under this Lease Deed.

7.5 This Lease Deed is a valid and obligation on the Parties.

7.6 The execution and performance of this Lease Deed will not conflict with or constitute a breach or default under any contract or agreement of any kind to which it is a party or any judgment, order, statute, or regulations that is applicable to the party.

8. EVENTS OF DEFAULT

8.1 Unless otherwise excused or permitted under the terms of this Lease Deed, any of the following shall constitute an immediate Event of Default, unless the Lessee/Lessor shall have cured the same after thirty (30) days of receipt of notice from the Lessor/ Lessee.

8.1.1 Failure or refusal by the Lessee/Lessor to perform its material obligations and violations of any conditions under this Lease Deed and law of the land.

8.1.2 Any representation or warranty made by the Lessee/Lessor herein is false or misleading in any material respect at the time it was made.

8.1.3 The Lessee defaults in making payment of Monthly Lease Rent related in any particular month for a period of 30 (thirty) 180 days from the date it is due.

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8.2 Termination

8.2.1 The Lessee/Lessor may terminate this Lease Deed upon occurrence of an Event of Default as provided in Article 8.1 above, subject to the applicable opportunity to cure, by providing written notice to the Lessee/Lessor.

8.2.2 If the Lessor terminate the Lease Deed, pursuant to an Event of Default, the Lessee shall also be liable to pay to the Lessor the cumulative Monthly Lease Rent payable for the balance period of the Lock in Period as damages. The Lessee shall further handover the vacant and peaceful possession of the said Plot to the Lessor.

8.2.3 Termination of this Lease Deed shall be without prejudice to the accrued rights and liabilities of the Lessee/Lessor at the date of termination, unless waived in writing.

OTHER TERMS

9.1 Signage

The Lessee will be allowed to put-up signage. The Lessee shall be at liberty to install standard graphics including and not restricted to signage at any place in the said Plot and the Lessor shall not object to the same if the same is with the approvals of the concerned authorities. The Lessee will have naming rights on the said Plot on becoming the occupier of the said Plot and provided it remains the occupier of the said Plot.

9.2 Change in ownership

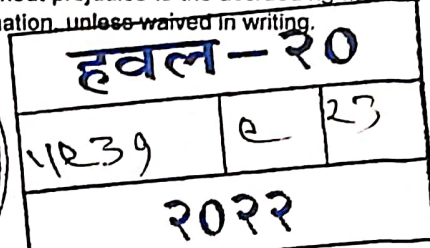
During the Lease Term if a change in ownership occurs/happens of the said Premises due to succession, inheritance or change in constitution such as conversion of joint ownership into partnership firm or limited company, the rights of the Lessee under this Lease Deed shall be protected and the Lessee, if needed, shall enter into a fresh lease deed with the transferee for the balance period of the Lease Term on the same terms and conditions as set out in this Lease Deed. The Lessee shall also inform the Lessor about changes in the trust in writing.

9.3 Indemnity

9.3.1 The Lessor shall not be responsible or liable for any theft, loss, damage or destruction to any Property/belongings of the Lessee. The Lessee shall alone be responsible for the acts of its employees and will indemnify, defend and hold the Lessor harmless from any and all claim, damage or expense arising out of or relating to an act of the Lessee's employee.

9.3.2 Each party shall indemnify and keep indemnified the other party against all actions, suits and proceedings and all costs, charges, expenses, losses or damages which may be incurred or suffered by the other party in respect of any breach, default, contravention, non-observance or non-performance of the terms, conditions, agreements and provisions contained in this Lease deed





9.4 Expenses related to Lease Deed

9.4.1 Stamp Duty and registration in respect of this Lease Deed shall be borne by the Lessor and Lessee in equal proportion.

9.4.2 Legal expenses to be borne by the respectively parties on their own.

9.5 In future for any constructed area on this said plot the lessee will remit rentals to the lessor at the rates which will be mutually agreed upon and subsequently the rentals if any for non-constructed area will be subtracted from the constructed as built area on this plot.

10. Dispute Resolution

Notwithstanding the existence of any dispute between the Parties, the parties agree and undertake pending resolution of such dispute & shall continue to perform/discharge their respective obligations under this Lease Deed.

11. NOTICES

All notices, requests, consent or other communications shall be addressed to the parties at the addresses noted below or such other address as shall be notified by a party in writing to the other parties. All such notices, requests, consent or other communication, unless otherwise specified herein, shall be in writing and may be delivered by hand delivery, post, courier service, email.



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To The Lessor at

Name: Surreal Real Estate LLP- Director-Sanjay Kishor Jagtiani & Tarun Kishor Jagtiani

Address: Shree GuruNanak House, At Post Khambale, Taluka-Trimbakeshwar
District-Nashik, Pin Code-422213
Email- sanjayjagtiani08@gmail.com

To the Lessee at:

Name: Dr. Pavan Podar
Address: Podar Centre, 85, Chammar Bagh P.O. Lane , Parel (East) Mumbai 400 012
Phone: 022-67111111
Email : pavan.podar@podar.org

12. MISCELLANEOUS

12.1 Waiver

Failure to enforce any right or obligation by any party with respect to any matter arising in connection with this Lease Deed shall not constitute a waiver as to that matter or any other matter. Any waiver by any party of its rights with respect to a default under this Lease Deed or with respect to any other matters arising in connection with this Lease Deed must be in writing. Such waiver shall not be deemed a waiver with respect to a subsequent default or other matter.

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12.2 Assignment

The Lessee shall not assign, transfer or otherwise dispose of any of its rights or obligations under this Lease Deed, in whole or in part without the prior written consent of the Lessor.

12.3 No Agency

This Lease Deed is not intended, and shall not be construed, to create any association, joint venture, agency relationship or partnership between the Lessor and the Lessee or to impose any such obligation or liability upon any of the Lessor and Lessee. No party shall have any right, power, or authority to enter into any agreement or undertaking for or act as or be an agent or representative of or otherwise bind the other parties.

12.4 Cooperation

The parties acknowledge that they are entering into a long-term arrangement in which the cooperation of both of them will be required. If during the Lease Term hereof, changes in the operations, facilities or methods of any party will materially benefit a party without detriment to the other parties (in the opinion of such parties), the Parties commit to each other to make reasonable efforts to cooperate and assist each other in making such change.

12.5 Counterparts

This Lease Deed may be executed in several counterparts, each of which shall be an original and all of which together shall constitute by one and the same instrument. The original lease deed i.e. deed printed and executed on proper stamp papers paying stamp duties shall be retained by Lessor.

12.6 Severability

If any of the terms of this Lease Deed is finally held or determined to be invalid, illegal or void by competent authority or court finally then all other terms of the Lease Deed shall remain in effect, provided, however, that the parties shall enter into negotiations concerning the terms affected by such decision for the purpose of achieving conformity with requirements of any applicable law and the intent of the parties.

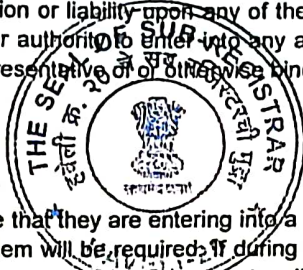
12.7 Performance

If by the terms of this Lease Deed, any act would be required to be performed on or within a period ending on a public holiday, then it shall be performed, on or by the immediately succeeding Business Day. Time is the essence of the contract.

12.8 Force Majeure

In case the Licensee is not able to use the premises as a result of war, earthquake, riots, flood, fire, tempest, accident, epidemic/pandemic or any act of God or due to any other cause beyond the control of the Licensee no monthly compensation / rent shall be payable by the Licensee to the Licensor for such period till the premises can be used by the Licensee again.

12.9 GOVERNING LAW



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This Lease Deed and the rights and duties of the Parties hereunder shall be governed by and construed, enforced and performed in accordance with the laws of India. The Parties agree to subject themselves to the exclusive jurisdiction of the Courts in Mumbai.

IN WITNESS WHEREOF the parties have put their respective hands the day & year first hereinabove written

SIGNED AND DELIVERED by and on behalf of SURREAL REAL ESTATE LLP

Represented by its designated partners:

Mr. Sanjay Kishor Jagtiani






Mr. Tarun Kishor Jagtiani







SIGNED & DELIVERED by & on behalf of PODAR CHARITY TRUST, Represented by its Authorized Signatory


Mr. Munish Sharma

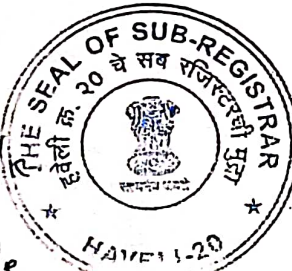




in the presence of
Witnesses

1. 
Vijayan Ramani
Devlali Nani

2. 
Amit Icembale
Icond hama Bl. Pune 48.



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Annexure-1

Description of the Demised Premises

ALL THAT piece & parcel of land lying, being and situated at survey number 50/10/11/2/2 Ganesh colony, Kale Padal, Behind Mayur Geminus, Hadapsar Pune admeasuring 43804.48 sqft

ON THE EAST: Survey No. 50/3 part Hadapsar

ON THE WEST: Survey No 50 Hissa No. 10/11/2/2 part that is 12 meter strip of land owned by Dhanraj properties and beyond that Hissa No. 9

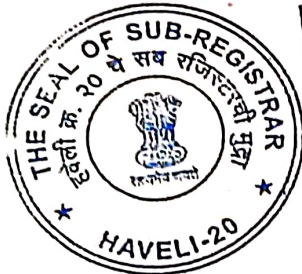
ON THE NORTH: Survey No 50/7 Hadapsar

ON THE SOUTH: Survey no 50 Hissa no 11/2/2 part
(that is part of Survey No 50/10/11/2/2)

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गाव :- हडपसर
तालुका :- हवेली
जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग ५०/१०/१४/२/२
भुमापना पद्धती भोगवटादार बर्ग - १

शेताचे स्थानीक नाव :

| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटाराघे नाव | क्षेत्र | आकार | पो.ख. | फेरफार क्र. | मुळ, खंड व इतर अधिकार |
|---|-----------|---|---------|------|-------|-------------|---|
| क्षेत्राचे एकक हे.आर.पो.मी. | १८८१४ | मे.धनराज प्रोपर्टीज सर्व्हे भागिदार भोबाळचंद धनराज चोरडिया २)देभवदन चोरडिया | १.७३.४४ | ४.८० | | (५१७९७) | मुळामे नाव व खंड |
| अ) लागवड योग्य क्षेत्र | | | | | | | इतर अधिकार |
| जिरायत २.५१.३० | २१९०३ | माधुरी राहुल ललबाणी | | | | (५०२२७) | इतर |
| सामायत - | | राजू खिबराज ललबाणी | | | | (५०२२७) | |
| एकुण | | राहुल खिबराज ललबाणी | | | | (५०२२७) | प्रलंगित फेरफार : नाही. |
| ला.पो. क्षेत्र २.५१.३० | | सारीका राजू ललबाणी | | | | (५०२२७) | |
| | | सामाईक क्षेत्र | ०.१८५८ | ०.५१ | | | शेवटचा फेरफार क्रमांक : ५१७९७ व दिनांक : १९/०२/२०२२ |
| ब) पोटखराब क्षेत्र (लागवड अयोग्य) | | | | | | | |
| वर्ग (अ) ०.०४.०० | २२०२९ | आचल कन्ड्रबान ऑन्ड डेव्हलपर सर्व्हे प्रोभा. विशाल कप्तान परदेशी | ०.१८.५८ | ०.५१ | | (५०४४५) | |
| वर्ग (ब) - | | | | | | | |
| एकुण | २२६९७ | मे.सररियल रियल इस्टेट एल.एल.पी | ०.४०.७० | १.१३ | | (५१७९७) | |
| पो.ख.क्षेत्र ०.०४.०० | | | | | | | |
| एकुण क्षेत्र २.५५.३० (अ+ब) | | | | | | | |
| आकारणी ६.९५ | | | | | | | |
| जुडी किंवा विशेष आकारणी | | | | | | | |
| मुले फेरफार क्र. : (६५५१) (१६८७८) (३५४७५) (३९७५६) (४६४०१) (४७४०५) | | | | | | | सीमा आणि भुमापन चिन्हे |



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. १९/०२/२०२२-२२:२९:२३ AM रोजी) व गा.न.नं. १२ (दि. ०८/११/२०२०-०१:१०:५४ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे स्वाक्षरी कोणत्याही सही-मिळवणीची आवश्यकता नाही.

जुल्लुगा : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिऊनची माहिती अद्यावत झाली असल्याने साद्यस्थिती <https://chulga.mahabhum.gov.in> या संकेत स्थळावर पहावी.

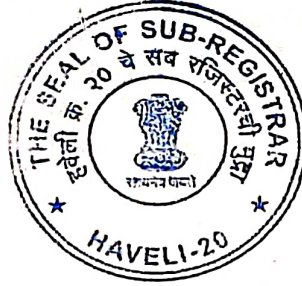
७/१२ डाउनलोड व बँक दि. : २५/०२/२०२२ : १६:२४:५० PM. वैधता पडताळणीसाठी <https://digitalsabars.mahabhum.gov.in/dsa/> या संकेत स्थळावर जाऊन 2507100001337424 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

(Signature) *(Signature)* *(Signature)*

| गाव नमुना बारा (पिकांची नोंदवही) | | | | | | | | | | | | | | | | | |
|---|-------|--------------|-----------------------------------|-----|-----|----------------|-----------|------------|---------------------------|-----------|------------|-------------------------------|-----------|------------------|--|------|--|
| [महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९] | | | | | | | | | | | | | | | | | |
| गाव :- हडपसर | | | तालुका :- हवेली | | | जिल्हा :- पुणे | | | | | | | | | | | |
| भुमापन क्रमांक व उपविभाग | | | ५०/१०/१४/२/२ | | | | | | | | | | | | | | |
| | | | पिकांखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | | शेरा | |
| | | | मिश्र पिकांखालील क्षेत्र | | | | | | निर्मळ पिकांखालील क्षेत्र | | | | | | | | |
| | | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | | | | | | |
| वर्ष | हंगाम | खाते क्रमांक | | | | पिकांचे नाव | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) | | | |
| | | | | | | ह.आर.प.प. | ह.आर.प.प. | | ह.आर.प.प. | ह.आर.प.प. | | | ह.आर.प.प. | | | | |
| २०१७-१८ | खरीप | | | | | | | | | | | पड | २.५१३० | | | | |
| २०१८-१९ | खरीप | | | | | | | | | | | पड | २.५१३० | | | | |
| २०१९-२० | खरीप | | | | | | | | | | | पड | २.५१३० | | | | |

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



| | | |
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| हवेली-२० | | |
| ५२३१ | ५५ | २३ |
| २०२२ | | |



या ७/१२ अधिलेखा वहीत गा.न.नं. ७ (दि. १९/०२/२०२२:१२:३९:३२ AM रोजी) व गा.न.नं. १२ (दि. ०८/१९/२०२०:०१:१०:५४ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सद्दी-शिकव्याची आवश्यकता नाही.

सुचना : सदर ७/१२ डिजिटल कोडरीत प्राप्त झाल्यानंतर गा.न.नं. १२ च्या पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थितीत <https://trishakti.mahathurn.gov.in> या संकेत स्थळावर सहाजी. ७/१२ टाऊनलोड व वेब दि. : २९/०२/२०२२ : १६:२०:५० PM. वेबला पडताळणीसाठी <https://dgtalsabara.mahathurn.gov.in/dsa/> या संकेत स्थळावर जाऊन 2507100001337424 टा क्रमांक वापरावा.

पृष्ठ क्र. २/२

[Signature]

[Signature]

[Signature]



PODAR CHARITY TRUST
Trust R No. E 0031466
Podar Centre,
85 Parel P.O. Lane, Dr. Ambedkar Rd.,
Parel (East), Mumbai 400 012.

Tel.: 022-4333 0000
www.podareducation.org



PODAR
CHARITY TRUST



| | | |
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| हवेली-२० | | |
| ५२३९ | ५६२७ | |
| २०२२ | | |

Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Charity Trust at Podar Centre, 85, Chamarbaug Post Office Lane, off. Dr. Ambedkar Road, Parel (East), Mumbai - 400 012 at 11.00 a.m. on March 28, 2022.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on March 28, 2022 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. Munish Sharma (Principal), aged 43 years Residing at D -17, Ivy villas, Ivy Estate, Wagholi Pune. 412207, to attend and sign on behalf of the Trustees of the Trust, to attend to the concerned offices in respect of lease deed of property Survey number 50/10/11/2/2 at Hadapsar, Pune admeasuring 43560 sq.ft. to attend and complete all the formalities necessary for execution of regular Lease deed in respect of the aforesaid property, to sign all documents before the Sub-Registrar and also to complete all lease deed formalities which may arise from time to time.

Certified True Copy.

For and on behalf of the Board of Trustees
PODAR CHARITY TRUST

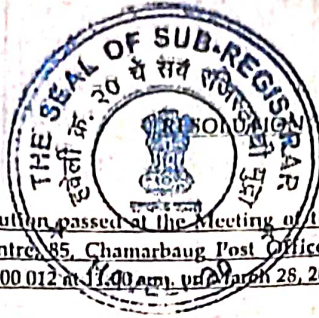
(Dr. Pavan Podar)
Trustee

More Than Grades

PODAR CHARITY TRUST
Trust R No. E 0031466
Podar Centre,
85 Parel P.O. Lane, Dr. Ambedkar Rd.,
Parel (East), Mumbai 400 012.
Tel: 022-4333 0000
www.podareducation.org



PODAR
CHARITY TRUST



| | | |
|--------|----|----|
| हवल-२० | | |
| १२३९ | १६ | २३ |

Copy of the Resolution passed at the Meeting of the Board of Trustees of Podar Charity Trust at Podar Centre, 85, Chamarbaug Post Office Lane, off, Dr. Ambedkar Road, Parel (East), Mumbai - 400 012 at 11.00 a.m. on 28th March 2022.

"RESOLVED that a Resolution passed in the Board of Trustees meeting held on March 28, 2022 at 11.00 a.m. authorized to Dr. Pavan Podar to give Power of Attorney to Mr. Munish Sharma (Principal), aged 43 years Residing at D -17, Ivy villas, Ivy Estate, Wagholi Pune, 412207, to attend and sign on behalf of the Trustees of the Trust, to attend to the concerned offices in respect of lease deed of property Survey number 50/10/11/2/2 at Hadapsar, Pune admeasuring 43560 sq.ft. to attend and complete all the formalities necessary for execution of regular Lease deed in respect of the aforesaid property, to sign all documents before the Sub-Registrar and also to complete all lease deed formalities which may arise from time to time.

Certified True Copy.

For and on behalf of the Board of Trustees
PODAR CHARITY TRUST

(Dr. Pavan Podar)
Trustee

More Than Grades

Scanned with CamScanner

[Signature]

[Signature]

[Signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BBWPJ1063L

नाम/Name
SANJAY KISHOR JAGTIANI

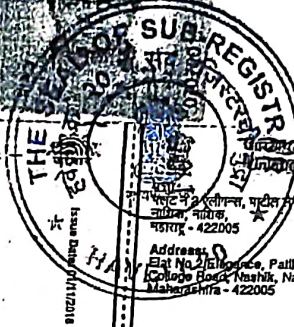
पिता का नाम/Father's Name
KISHOR CHELLARAM JAGTIANI

जन्म की तारीख/Date of Birth
08/08/1992

हस्ताक्षर/Signature



संलग्न किशोर जगतीयानी
Sanjay Kishor Jagtiani
जन्म तारीख/DOB: 08/08/1992
पुरुष/MALE



पता/Address:
Flat No. 2/Eldorado, Pali Lane No. 20,
Colaba Road, Nashik,
Maharashtra - 422005

हवल - 20

4239 15 23

3330 6887 1045

VID : 9184 7493 5437 1167

माझे आधार, माझी ओळख

3330 6887 1045

VID : 9184 7493 5437 1167

1847 | help@udel.gov.in | www.udel.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

TARUN KISHOR JAGTIANI

KISHOR CHELLARAM JAGTIANI

28/07/1987

Permanent Account Number

AJMPJ2828G

Signature



संलग्न किशोर जगतीयानी
Tarun Kishor Jagtiani
जन्म तारीख/DOB: 28/07/1987
पुरुष/MALE

1847

भारतीय विधिक अधिकार प्राधिकरण
Indian Legal Authority of India

पता:
श्री गुरुनानक हाउस, जी नो 11, ए पोस्ट खाम्बाले, तालुका:
त्रिम्बाकेश्वर, जिल्हा: नासिक, महाराष्ट्र (महाराष्ट्र), नासिक,
महाराष्ट्र - 422213

Address:
SHREE GURUNANIK HOUSE, G NO 11, AT
POST KHAMBALE, TALUKA:
TRIMBAKESHWAR, DIST: NASIK,
Khambala(N.V.), Nashik,
Maharashtra - 422213

6810 4726 7381

VID : 9164 0001 4718 2818

माझे आधार, माझी ओळख

6810 4726 7381

VID : 9164 0001 4718 2818

1847 | help@udel.gov.in | www.udel.gov.in

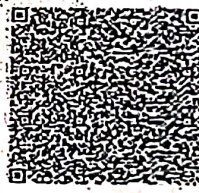
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AE0FS6878L

नाम/Name
SURREAL REAL ESTATE LLP

निर्माण/गठन की तारीख
Date of Incorporation/Formation
16/1/2021

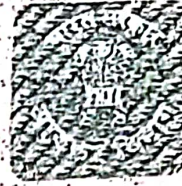


23/1/2021

आयकर विभाग
INCOME TAX DEPARTMENT
PODAR CHARITY TRUST



भारत सरकार
GOVT OF INDIA



04/02/2015

Permanent Account Number

AACTP8343B

21082015



भारत सरकार
Government of India

मुनीश शर्मा
Munish Sharma

जन्म वर्ष / Year of Birth: 1978
पुरुष / Male



4559 0459 1686

आधार - आम आदमी का अधिकार



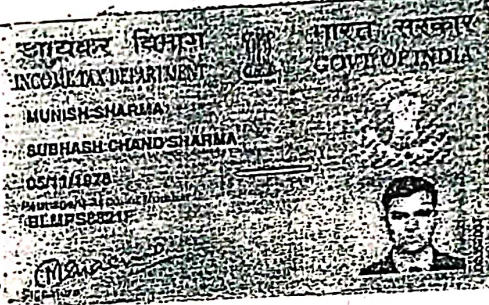
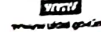
भारतीय पहचान, 2019 का अधिनियम
Unique Identification Authority of India

पता: S/O: सुभाष चंदर शर्मा
नजदीक नग बैकरी, गाँव आदमा
पोस्ट ऑफिस पालमपुर तेहरा
पालमपुर, अरुणाचल प्रदेश, 776001
पालमपुर, हिमाचल प्रदेश, 176001

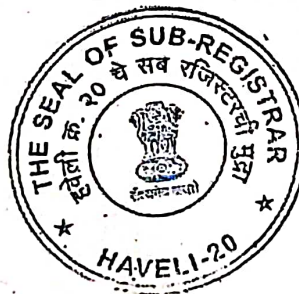
Address: S/O: Subhash Chander
Sharma, Near Nag Bakery, Village
Aima Post Office palampur Tehra
palampur Aima (212), Kangra,
Palampur, Himachal Pradesh,
176001

4559 0459 1686

1917
1200 370 1347



Manish



| | | |
|--------|----|----|
| हवल-20 | | |
| 1/239 | AR | L3 |
| 2022 | | |



शहर अभियंता कार्यालय
बांधकाम विकास विभाग
पुणे महानगरपालिका
जा.क्र :- झोन J/EJUE
दिनांक :- 20/02/2020.

श्री./ सौ. :- श्री. जी. पोपटीज

पता :- स नं ५०, हडपसर, काळेपडळ, पुणे-४११०२८.

विषय :- मान्यता प्राप्त विकास योजना आराखड्यानुसार झोन दाखला मिळण्याबाबत.

संदर्भ :- आपला दि. २६/०२/२०२० चा अर्ज.

चलन नं. :- सीई/सीपी/३०१५७/१९ दि. २६/०२/२०२०

सदर झोन दाखल्यामधील आरक्षणे व झोन ही मा.राज्य शासनाचे नोटिफिकेशन नं.टीपीएस/ १८०८/ २४७/सीआर-१४०८/डीपी- सॅक्शन/युडी-१३ दि.०२/०३/२०१२ मान्यता प्राप्त विकास योजना आराखड्यानुसार खालीलप्रमाणे आहे.

सर्वे नं/घरांक नं. चा तपशील खालीलप्रमाणे आहे.

गावाचे नाव :- हडपसर सर्वे नं.५०

विभाग :- काही भाग निवासी व काही भाग कमर्शियल झोन

वरील सर्व्हे नंबरचा काही भाग मान्यता प्राप्त विकास योजना आराखड्यामधील खालील रस्त्यात जात आहे

रस्ता :- १८ मी. रुंदीचे दोन डी.पी. रोड.

वरील मिळकत किंवा मिळकत असलेल्या मान्यता प्राप्त विकास योजना आराखड्यामधील खालील आरक्षणासाठी आरक्षण देण्यात येईल.

- अ) लागू नाता गा
ब) लागू नाता.

कळायें.

कनिष्ठ अभियंता
बांधकाम विकास योजना
पुणे महानगरपालिका

उप अभियंता
बांधकाम विकास योजना
पुणे महानगरपालिका

| |
|-----------|
| हवल-१२ |
| ५८३ १४ ४४ |
| २०२२ |

टिप :-

संपूर्ण स.नं. ऐवजी पोट हिश्याप्रमाणे दाखला हया असल्यास या कार्यालयाकडून जागेवर आखणी करून घेणे आवश्यक आहे. त्यामधील पोट हिश्याची शासनाच्या भूसापन कार्यालयाकडून जागेवर मोजणी करून त्याप्रमाणे तयार केलेल्या मोजणी नकाशाच्या चार प्रती व प्रत्येक हिश्यास आवश्यक ते शुल्क महानगरपालिकेकडे भरल्यानंतर पोट हिश्याचा झोनिंग दाखल्याबाबत पुढील कार्यवाही करण्यात येईल.



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| हवल-२० |
| ५२३९ ८० ८३ |
| २०२२ |

397/5931

गुरुवार, 21 एप्रिल 2022 1:40 म.नं.

दस्त गोपवाग भाग-1

हवल20 22123

दस्त क्रमांक: 5931/2022

दस्त क्रमांक: हवल20 /5931/2022

वाजार मुल्य: रु. 6,93,85,170/-

मोवदला: रु. 2,61,360/-

भगलेने मुद्रांक शुल्क: रु.31,27,000/-

दु. नि. मह. दु. नि. हवल20 यांचे कार्यालयात

अ. क्र. 5931 वर दि.21-04-2022

गेजी 12:49 म.नं. वा. हजर केला.

पावती:6285

पावती दिनांक: 21/04/2022

मादरकणागचे नाव: भाडेकरू पोदार चॅप्टी ट्रस्ट तर्फे मही
कण्णार पोदार इंटरनॅशनल स्कुल तर्फे प्रिन्सिपल थी मुनीश शर्मा -

नोंदणी फी

रु. 30000.00

दस्त हानाळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

एकुण: 30560.00

दस्त हजर करणाऱ्याची मही:

मह. दृश्यम निबंधक, हवेली-20

मह. दृश्यम निबंधक, हवेली-20

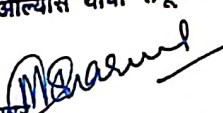
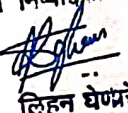
दस्तावाचा प्रकार: मीजडीड

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

शिक्षा क्र. 1 21 / 04 / 2022 12 : 49 : 47 PM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 21 / 04 / 2022 12 : 50 : 50 PM ची वेळ: (फी)

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत
जालेल्या तरतुदीनुसार नोंदणीस दाखल केलेला
आहे * दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती
साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची
सत्यता तपासली आहे. * दस्ताची सत्यता, वैधता
कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक
हे स्वतः जबाबदार असतील * दस्तावेजासोबत जोडलेले
कागदपत्रे कुलमुखत्यावर धारक व्यक्ती इत्यादी बनावट
आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकांशी
राहील.

लिहून देणारे  लिहून घेणारे 





21/04/2022 14:45 PM

दस्तावेज क्रमांक: 5931/2022

दस्तावेज प्रकार: मीटर

दस्तावेज भाग-2

दस्तावेज क्रमांक: 5931/2022

23123

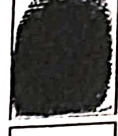
अनु क्र. पक्षकारांचे नाव व पत्ता

पक्षकारांचा प्रकार

प्राप्ताविव

अंगठ्याचा दस्त

- नाम: मानक मे.मरगियन रियल इस्टेट एन्.पी.पी. नॉक डायरेक्टर
मंडळ किशोर जगनियानी (भाडेपट्टा लिहून घेणार) -
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , गेट नं.: स्वाधरी:-
कनिष्ठ गेट, नाशिक, महाराष्ट्र, पिन: 422001.
पिन नंबर: AEOFS6878L
- नाम: भाडेकरू पोदार चंदिनी दूध नॉक मही करणार पोदार
इंटरनॅशनल स्कूल नॉक मिनिपल थ्री मुनीश थर्मा -
पत्ता: प्लॉट नं.: , माळा नं.: , इमारतीचे नाव: , ब्लॉक नं.: , गेट नं.: स्वाधरी:-
डी-17, नवी विनायक, नवी इस्टेट, बायोमी, जि.पुणे, महाराष्ट्र.
पिन नंबर: AAATP9120G
- नाम: मानक मे.मरगियन रियल इस्टेट एन्.पी.पी. नॉक डायरेक्टर
मंडळ किशोर जगनियानी (भाडेपट्टा लिहून घेणार) -
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अनु क्र. पक्षकारांचे नाव व पत्ता

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पत्ता: धनकवडी, जि.पुणे
पिन कोड: 411043



- नाम: संतोष शिंदे --
वय: 30
पत्ता: Kondhava Bu
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