

CHALLAN MTR Form Number-6



	A COLUMN THE RESIDENCE OF THE PARTY OF THE P	AND AND PROPERTY AND ADDRESS OF THE PARTY AND		the series were taken the reserve of						
GRN MH007737825202425E	BARCODE III	(K)		B L II L BH	Date 03/09/2024-1-	4:55:17 Form ID 36				
Department Inspector General Of Registration				Payer Details						
Stamp Duty		TAXID	TAN (II	(ny)						
Type of Payment Registration Fee		PAN No.	(If Applica	ible)	eller og til en					
Office Name HVL24_HAVELI 24 JC	TRAR	Full Nan	Full Name DR D Y PATIL EDUCATION AND F							
Location PUNE	a light and the designation and the second and the	1			FOUNDATION	FOUNDATION				
Year 2024-2025 One Time			Flat/Bloc	k No.	PLOT 1	er vere en als les primeres anno en aniversar minera en en langue primere en ancien arian.				
- Account Head Detail	ls	Amount In R	s. Premises	/Building	,					
0030046401 Stamp Duty		506700	00 Road/Str	eet	CTS 218	anniani de la composita de con la composita de conse nsa de la consensa del la consensa de la c				
0030063301 Registration Fee		30000.0	0 Area/Loc	ality	NIGDI	a antimisenta painet pel sarrel restrición del las establication de pelocido es e per sperio				
			Town/Cit	//District						
			PIN			4 1 1 0 4				
			Remarks	(If Any)						
					SATCHITTANAND FO	DUCATION SOCIETY~				
and the second			-	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
OFFACEO										
The state of the s			-							
536700.00	-			Te:	It This Civ Thousan	Ad South Hundred Pungas				
Secretary of the secret			Amount in		akn Thirty Six Thousan	nd Seven Hundred Rupses				
otal CFAC		5,36,700.00	Words	Only						
ayment Details BANK OF	MAHARASHTR.	A			FOR USE IN RECEIVI	NG BANK				
Cheque-DD [Details ————————————————————————————————————		Bank CIN	Ref. No.	023000420240903	326064 017104578				
neque/DD No			Bank Date RBI Date		03/09/2024-14:57	03/09/2024-14:57:12 Not Verified with RE				
me of Bank			Bank-Branch		BANK OF MAHARASHTRA					
me of Branch	NT SUB-RE		Scroll No. , E	ate	Not Verified with S	Scroll				
partment ID : TE:- This challan is valid for hecum	grit to be registe	and un stro Regis	trar office e	Hy Not v	alid for unregistered	obile No.: 989012599 document.				
र चलन केवल दुरयम निबं र्भि के ति	त्यां दा है। दिश ्री क	राष्ट्रास्था इस्तार	ति नागु आ	ट्रस्य साहण	मिन् क्षेरावयाच्या वस	वासारी सदर धतन लागू				
SEA SEA		\$ C C		İ						
allan Defaced Details		- */&// L.	5288	0	7 96					
*	सत्यनेव जयत			202	8					
No. Remarks (iS)-525-22440	141711111	991202425	04/09/2024	-10-28-01	IGR565	Defacement Amount				
(iS)-525-22440		991202425	04/09/2024			30000.0 506700.0				
			otal Defacen	ent Amo		5,36,700.0				
n K										
140/4										
11/4/11		Page 1/s			D -f4	t Data 04 00 2024 44.52.52				
m 11/4/11/2/2		Page 1/1			Print	t Date 04-09-2024 11:52:50				



CHALLAN MTR Form Number-6



1	1		1 101 101 101 101 101	IIII Dat	03/09/2024-14:5	55:17	Form	ID	36		
- telephonesis and the second					Payer Deta	and the last of th					
to the desirable land of the second	of the same of the		*** ID / *	AN IV Anvi		-					
Stamp Do		PAN No.(# Applicable)		and the second s							
No. declaration of the contract of the contrac		PAN No.(H	Applicable								
Name HVL24_HAVE	ELI 24 JOINT SUB REGISTA	Full Name		DR D Y PATIL EDUCATION AND RESEARCH							
PUNE				FOUNDATION					may -		
2024-2025 O	ne Time		Flat/Block No.		PLOT 1						
Account He	ad Details	Amount In Rs.	Premises/	Premises/Building							
		506700.00	Road/Stre	et	CTS 218						
4830083301 Registration Fee	HVL24_HAVELI 24 JOINT SUB REGISTRAR PUNE 2024-2025 One Time Account Head Details Amount tamp Duty 50 egistration Fee 3	30000.00	Area/Loca	llty	NIGDI						
			Town/City/District								
			PIN			4	1	1	0	4 4	
			Remarks (f Any)							
-			SecondPar	SecondPartyName=SATCHITTANAND EDUCATION SOCIE					TY~		
-											
			Amount In	mount In Five Lakh Thirty Six Thousand Sever				n Hundred Rupees			
•••		5,36,700.00	Words Only								
nt Details E			FC	OR USE IN RECEIV	ING B	ANK			v-		
Cheque-DD Details				Ref. No.	02300042024090326064 017104578						
Negue/DD No.	·		Bank Date	RBI Date	03/09/2024-14:57	1:12	No	ot Verif	led with	h MM	
of Benk			Bank-Branch		BANK OF MAHARASHTRA						
of Branch			Scroll No. ,	Date	Not Verified with	Scroll				-	
40					Not vernied with Scroll						

Mobile No.: 9890176 - This chellan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. 9890176 वतन केवळ दुव्यम निवधक कार्याच्याक केवळ दुव्यम निवधक कार्याच्या वस्तासाठी लागु आहे. नोदणी न करावयाच्या वस्तासाठी सदर चलन लागु 989017654

हवल-२४ 89098

Page 1/1

Print Date 03-09-2024 02:57 64

PDF ACE Scanner



PRN 0924034409848 Date 03/09/2024 Received from DR D Y PATIL EDUCATION AND RESEARCH FOUNDATION, Mobile number 9822664362, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Haveli 24 of the District Pune. Payment Details Bank Name MAHB Date 03/09/2024 Bank CIN 10004152024090309393 REF No. 017510257 This is computer generated receipt, hence no signature is required.







ANN WHEREAS, the leasor are sufficiently to seed and entitled to give above premises on lease and it is therefore that, the tessors were in search of someone who could temporarily occupy and make like of the premises described below on Lease basis for educational purpose only.

AND WHEREAS, upon the knowledge of the aforesaid intention of the leasor, the lease herein has approached to the leasor with the request to permit them tooccupy 500 sq. meters and use the said premises on lease basis for a mutually agreed temporary period of Thirty years from 1-July 2024 to 30th June 2054.

AND WHEREAS, during negotiations between the parties it was agreed that, the leasee shall pay an amount of Rs, 11,56,980/- (Rupees Eleven Lacs Fifty Six thousand Nine hundred eighty only) per annum along with a nominal annual hike of 10%, towards the lease charges for the use of the said leased premises.

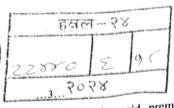
AND WHEREAS, both parties have agreed and undertake to abide by the same and therefore the parties have decided to execute the present lease deed on the following terms and conditions agreed by and between the parties.

NOW THEREFORE THIS LEASE DEED WITNESSTH AS UNDER:

- 1. The leasor hereby grants thelicense unto the leasee to use and occupy 500 Sq. metersout of a total area of 6080 sq. meters along with the building standing there by for a period of 30 years on lease rent of Rs. 11,56,980/- bearing survey No. 9/1, CTS No. 218 Nigdi, Tal. Haveli, Pune-411 044 and within the local limits of Pimpri Chinchwad, Dist. Pune and which premises are more particularly described and hatched in blue in the demarcation area annexed in the Schedule hereunder written, for the period commencing from 1st July 2024 to 30th June 2054 for educational purpose only.
- 2. The leasee shall pay the annuallease charges to the leasor for the use of the said premises which is more particularly described in the schedule written hereunder with effect from 1stJuly 2024 to 30th June 2054. The leasee shall pay thelease charges with 10% annual hike. As such, the leasee shall be required topay leasefees of Rs 11,56,980/- (Rupees Eleven Lacs Fifty-sixThousand Nine Hundred Eighty Only) per annum on or before the 10* day of the beginning of every year. The leasee shall pay taxes as may be applicable from time to time.
- 3. The leasor declares that, the leasee shall always keep the leasor indemnified from all losses, costs, damages, risks and liabilities that may occur while theleasee conducting its business activities in the said Leased Premises or due to any mishap, etc. in the said premises during the subsistence of the present lease deed.
- The Lease Deed is for educational purpose only.
- 5. There is a separate electric meter provided to the said leased premises which is in the name of leasor. It is hereby agreed by the leasee that the leasee shall pay charges for electricity consumed by it in the said premises as per bills received in respect thereof, from the date of the leasee occupying the said premises and till the date the leasee vacates the same. Further, the leasee shall also be required to bear the whole charges for the common electricity meter, water charges and other common outgoings as may be applicable for the time of duration of the occupation.
- 6. The leasor shall pay the govt.taxes in respect of the said premises during the term of this deed. It is, however, that, the leasee shall pay the charges for maintenance of the premises, cleanliness, security, water bill etc. as may be provided as common amenities to the leasee during the subsistence of the present Lease Deed.



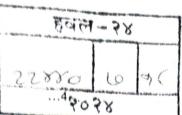




- 7. The leasee shall be permitted to bring unto the said premises for its use such moveable articles that would be required for conducting its business efficiently. The same be taken away by the leasee at the time of vacating the premises.
- 8. The leasee shall not do or suffer to be done anything in the said premises, which is, or is likely to be a nuisance to the other occupants of the neighboring premises or which or is likely to be a nuisance to the other occupants of the neighboring premises in any may prejudice or adversely affect the rights of the leasorin or to the said premises in any manner whatsoever.
- 9. It is expressly agreed that at any time during the subsistence of the lease granted hereby, the leasor shall not assign and transfer their beneficial interest in the said premises in favor of any third person or party.
- 10. The leasee shall not allow the said premises to be used by any other person and shall not grant a sub-Lease or assign its privileges or obligations hereunder to any other person or company or an another legal entity nor do any act or omission which has or may have the effect of assigning or otherwise transferring the same in respect of the said premises to and or in favor of any other person(s)/parties.
- It is explicitly agreed by the leasee that, the leasee shall not carry out any activities which are illegal, immoral, or prohibited by law, from time to time, while in occupation of the said premises. That, in case failure of the leasee to abide with the said term, the leasor shall have the right to remove the leasee along with its employees, fixtures, furniture, fittings and chattels immediately without any notice or without exhausting any recourse of law.
- 12. The leasee agrees and has understood that, by virtue of the present Lease Deed, no tenancy or contract of rent is created in favour of the leasee. That, the lease created by the present deed is purely temporary, and the leasor shall have the right to inspect the premises by entering into the same with prior notice of 24 hours to the leasee at any time during the subsistence of these presents.
- 13. The leasee to the intent that the leasee's obligations may continue throughout the term hereby created covenants with the leasor as follows:
 - a) That the leasee shall endeavor to make the payment of the lease fees to the leasor, on or before the 10° day of the beginning of each year for use and occupation of the said premises during the subsistence of these presents.
 - b) That the leasee to bear and pay the electricity charges in respect of thesaid premises.
 - c) That the leasee shall comply with all the rules and regulation and by-laws of any local authorities in relation to the said premises and shall obtain all the required and necessary sanctions, permissions and approvals, licenses, etc. of the competent authorities before commencement of the business in the said leasedpremises.
- d) That the leaseeshall use the said premises prudently and shall keep the interior of the said premises in good and tenantable repair and condition and perfect, any damage done thereto except such damage as may have been caused by reasonable wear and tear.
- e) That the leasee shall not use the said premises or any part thereof otherwise than for the purposes agreed hereto.

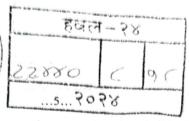






- inspection at all reasonable times and after having been given intimation by the leasor of its intention of doing so.
- g) That the leasee shall not throw garbage or any dirt out of the said premises or store the same either in the passage or the staircase or landings or in the compound of the building.
- h) That the leasee to use the said premises as being granted to the leasee and the leasee shall not transfer, assign, alienate the rights hereby created or part with possession of the said premises or any part thereof to any other person or party.
- That the leasee shall use and occupy the said premises only as a leasee and shall not create any interest in the same as a tenant or a sub-tenant or in any other manner of whatsoever nature.
- j) Either parties may terminate the present agreement by giving 3 months' notice in advance. The leasor may terminate the present agreement with immediate effect, if the leasee breaches any of the terms of this agreement, or if the leasee defaults in the payment of the lease fees and fails to rectify such breach by paying the Lease fees within 30 days of receiving a notice from the leasor.
- k) Upon termination of this agreement, the leasor shall be entitled to re-enter upon the leased premises and thereupon the leasee herein contained and all rights of the leaseehereunder shall absolutely terminate.
- 14. It is agreed between the parties that, if the leasee commits default in payment of the annuallease fees and payment of the outgoings as agreed above for two consecutive months or makes default in payment of the electricity charges or commits breach of any of the terms and conditions of this agreement, then and in such an event, the leasorshall be entitled, without prejudice to its other rights or remedies hereunder or in law, to terminate this agreement and revoke the license hereby granted after giving the leasee 30 (thirty) days written notice to rectify the alleged breach. On expiry of the said period of thirty days if the leasee has not rectified the alleged breach as aforesaid, this lease and agreement herein shall automatically stand terminated. On such, termination the leasee shall remove all the articles and things belonging to the leasee lying and being in the said premises and hand over the vacant and peaceful possession of the said premises to the leasor.
 - 15. Upon the expiry or earlier termination of this agreement the leasee shall remove itself along with its employees and staff together with its belongings, chattels, articles, and things whatsoever from the said premises and hand over vacant and peaceful possession of the said premises with the furniture and fixtures therein to the leasor in good condition, reasonable wear and tear excepted.
 - 16. The leasor shall remain in exclusive possession and full charge and control of the premises at all times. It is the express, real and true intention of the parties that this agreement shall be a mere license.
- 17. The leasee shall indemnify and keep indemnified the leasor against all actions, suits and proceedings and all costs, charges, expenses, losses or damages which may be incurred or suffered by/or caused to the leasor by reason of any breach, default, conditions, agreements and provisions contained in this agreement and on the part of provisions of the local authority incidental to the use of the assets.





- 18. Any notice to be served by one party hereto on the other shall be deemed to be duly served if delivered to or left or sent by Registered Post at the addresses mentioned above of the parties hereto.
- 19. It is hereby clarified and declared that the license granted hereby of the said premises is for educational purpose only and on no account shall the leasee use the said premises for purpose other than educational.
- 20. The parties hereto acknowledge, declare and confirm that this agreement represents the entire agreement between them regarding the subject matter hereof and no alterations, additions or modifications hereto shall be valid and binding unless the same are reduced to writing and signed by both the parties.
- 21. The leasee shall retain the original of these presents while the leasor shall keep the certified copy hereof.
- 22. It is hereby clarified and declared that the license granted hereby by the leasor to the leaseeis in the nature contemplated under the provisions of Section 52 of the Indian Easements Act, 1882, and the same does not create and is not intended to create any interest in such premises or any easement thereto in favor of the leasee.
- 23. The stamp duty, registration charges along with the service tax as applicable from time to time along with all incidentals payable in respect of these presents shall be by the leasee alone.
- 24. In case of any dispute arising out of or in connection with any of the clauses or interpretation of any of the clauses of the present agreement or arising out of anything in relation to the present agreement, then the same shall be referred to the arbitration, where each party shall be appointing one arbitrator from their side and both the arbitrators shall by consensus appoint an umpire to the said arbitration proceedings and arbitration shall be governed by the provisions of the arbitration and conciliation Act, 1996. The venue of arbitration shall be at Pune.

C DESCRIPTION OF THE PROTECTION OF THE PROTECTIO DESCRIPTION OF THE PROPERTY PROVIDED TO IT WHEREIN THE SAID

that piece and parcel of the property bearing S. No. 9/1, CTS No. 218, plot No. 1 admeasuring 6686 pheters situated at village Nigdi, Tal. Haveli, Dist. Pune, out of which 500 sq. meters of open plot are cased which is within the local limits of the Sub-Registrar Haveli No. V, Pune City and bounded as

On or towards East

7

CTS No. 213, 179

On or towards South:

6.00 meters wide road and 9.00 meters wide road

On or towards West

S. No. 218.

On or towards North:

Plot No. 85C of Sector No. 24 PCNT, CTS No. 220 and 204 to



property. appurtenances and easement ARY rights attached to the said

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

Dr. D. Y. Patil Education and Research Foundation Through its Authorized Representative,

Blake

Dr. Bharat Chavan Patil President





SIGNED AND DELIVERED by the within named Leasee:

Satchittanand Education Society Through its Authorized Representative,

you

Prof. D.R. Karnure Secretary





LIGISTRAR CLASS

Witness,

Mr. Rajendra Basarikatti

Add.: Gulmohar Park, Parandwal Chowk, Dehugaon, Pune - 112 109

Signature:

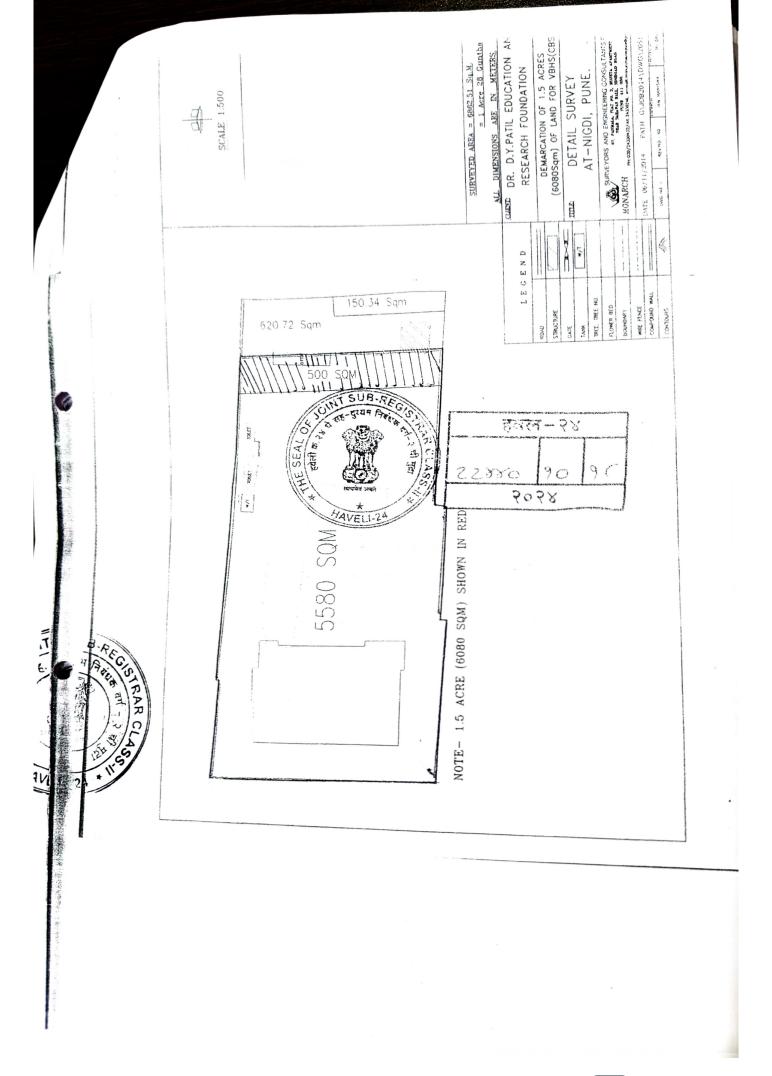
Print

Mr. Arun Patil

Add.: VedVihar Society, S. No. 147, Shinde Vasti, Ravet, Pune - 412 101

Signature:

Bi

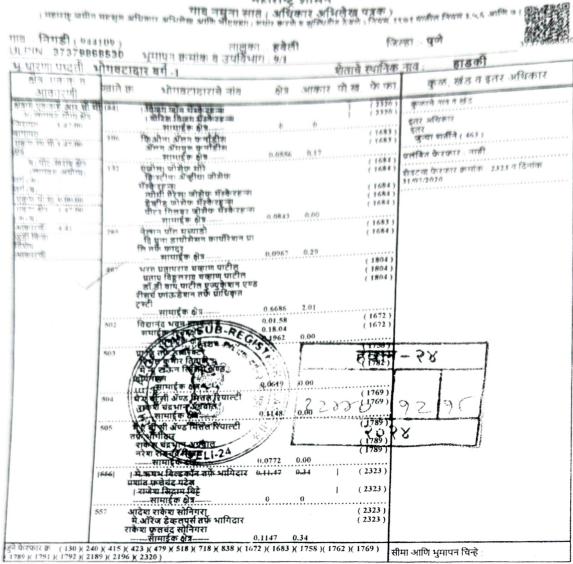


Taml area 6686 symbs. ou &







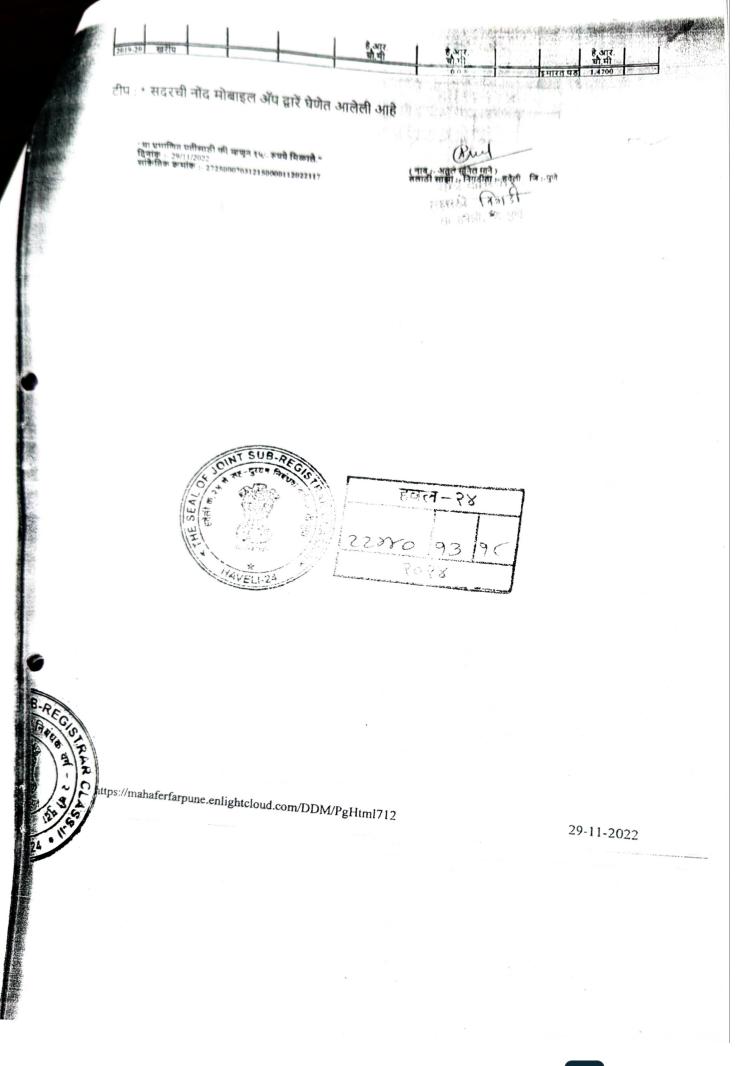


गाव नमुना वारा (पिकांची नोंदवही) । महाराष्ट्र जमीन महसूत अधिकार अभितेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९ । गाव :- निगडी (944109) तालुका :- हवेती जिल्हा :- पुणे

	भुमाप-	क्रमाक व	उपविभा	ग : 9/1							
1	वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिव पिकाचे नाव	गखालील क्षेत्राचा जल सिंचित	तपशील अजल सिंचित	जल सिंचनाचे	स्वप्राक	डीसाठी ४ न स्क्षेत्र ती मीन	शेरा
	(3)	(3)	(3)	(8)	(4)	(3)	((9)	साधन	(0)	(0-)	,
1	9 1					13/	101	(6)	(3)	(30)	(38)

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

29-11-2022











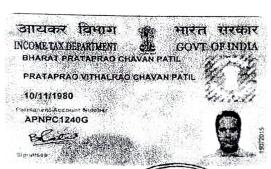
आधार - आम आदमी का अधिकार



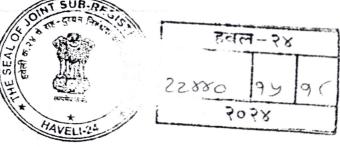




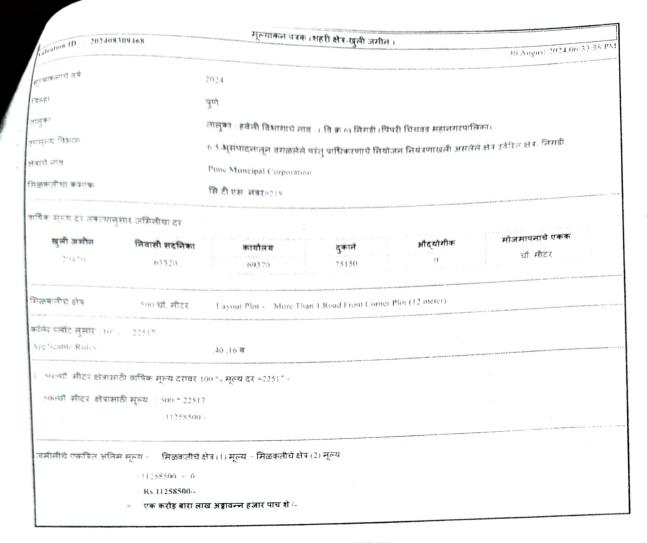
Balie







7/1/2024, 11:44 AM



Home Print





्र_{व क्रमांकः} हवल24 /22440/2024

बाजार मृत्य. म. 1,12,58,500/-

मोबदला: रु. 11,56,980/-

प्रतनेने मुद्रोक शुल्कः रु.5.06,700/-

इ. नि. सह. इ. नि. हवल24 यांचे कार्यालयात अ. कं. 22440 चर दि.04-09-2024 रोजी 10:26 म.पू. वा. हजर केला.

पावती:23902

पावती दिनांक: 04/09/2024

सादरकरणाराचे नाव: डॉ. डी. वाय. पाटील एज्युकेशन अँड रिसर्च फाऊंडेशन तर्फे अधिकृत स्वाक्षरी कर्ता डॉ. भारत चव्हाण पाटील

नोंदणी फी

₹. 30000.00

दस्ते हाताळणी फी

₹. 360.00

पृष्टांची संख्याः 18

एकुण: 30360.00

JSR Haveli 24

सह. द्रयम निबंधक (य**ग-२)**

दस्त्राम्य स्क्री ग्रेम्

मुद्राक शुल्कः (एक) कोणत्याही महानगरपालिकेच्या हद्दीत वि केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का के. 1 04 / 09 / 2024 10 : 26 : 45 AM ची वेळ: (सार्द

शिक्का के. 2 04 / 09 / 2024 10 : 27 : 38 AM ची वेळ: (फी)

JSR Haveli 24 सह. हुरयम निबधक (वर्ग -हवेली क. २४

क क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न

प्रतिज्ञापत्र

सदर दस्तऐवज हा नॉदणी कायदा १९०८ अंतर्गत असलेल्यः तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुण नजकुर, निष्पादक व्यक्ती, साम्रीदार व सोबत जोडलेल्या कागदपत्राची आणी दस्तानील तत्थता, वैधता कायदेशीरे बाबीसाठी खालील दस्त निध्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

लिहुन देणहर:

लिहन द्रेगार

वक्षकाराचे नाव व पत्ता नाव डॉ. डी. वाय. पाटील एज्युकेशन अँड रिसर्च फाऊंडेशन तफें अधिकृत स्वाक्षरी कर्ता डॉ. भारत चव्हाण पाटील आधक्ष पत्ताःप्यॉट नं: -, माळा नं: -, इमारतीचे नाव: -, व्लॉक नं: -, रोड नं: कोरेगाव पार्क, पुणे, महाराष्ट्र, पुणे, पैन नेवर:AABTD0299F ताव मञ्जीतानंद एज्युकेशन सोसायटी तकें अधिकृत स्वाक्षरीकर्ता दी. आर. चरपुः पनाःप्योट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रीड नं: पॅन नेबर:AAHTS2956C वतीत बस्तऐवज करन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करन दिल्याचे कबुल करतात. ओळचः भद्दर इसम हुम्यम निर्वेधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पट्टियतात नाव:अंड. बी. एस. शिंदे वय:50 पत्ताः विठ्ठलवाडी, आकुर्डी, पुणे पिन कोड:411035 शिक्का क्र.4 ची वेळ:04 / 09 / 2024 10 : 29 : 28 AM JSR Haveli सह. दुख्यम निबंधक (वर्ग - २) Payment Details

मालक चय :-43 स्वाभरी; Balie माडेकक वय :-91

पक्षकाराचा प्रकार







स्वाक्षरी



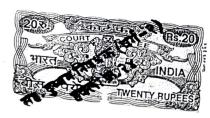


प्रमाणित करण्यात येते की, या दस्तऐवजात एकुण १ पृष्ठे आहेत पहिले नंबराचे पुस्तकाचे 228 ४० नंबरी नोंदवला.

	ST.	Purchaser	Type		वस =	री नोंदबला.				
6. 35		DR D Y PATIL	7,50	Verification no/Vendor	GRN/Licence	Amount	Used	The state of the s		
	1	EDUCATION AND RESEARCH	eChallan	02300042024090326064	研研 MH007737825202425E	पुँच्यम त्रिट दिनांब		Deface Number वर्ग-२) हवेली क्र. OC/२०२४	Deface Date	
B-R	6	FOUNDATION DR D Y PATIL EDUCATION AND	1			506700.00	SD	0004287991202425	04/09/202	
A STATE OF THE PARTY OF THE PAR	9	AND RESEARCH CUNDATION	eChallan		MH007737825202425E	30000	RF	000		
的法一	[SI	Stant Dutyl IR	DHC		09240344000			0004287991202425	04/09/202	
	1	SS	registral	tion Fee] [DHC: Document I	Handling Charges]	360	RF	0924034409848D	04/09/202	

22440 /2024





सदर नक्कल अर्जदार की कि यांस त्याचे तारीख ०५/०९/२०२ ४ मी नक्कल केली वे अर्ज क्रमांक ५०.८१२०४४ मी वाचली वे अर्जावरुन.... मी रुंजवात घेतली यांब दिली तारीख ७५ /०८/२०४ ४

सह.दु.नि.हवेली-२४

