पावती

Monday,July 15 ,2013
11:34 AM

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 5402 दिनांक: 15/07/2013

गावाचे नाव: **वडगांव बुद्रुक**
दस्तऐवजाचा अनुक्रमांक: **हवल15-5161-2013**
दस्तऐवजाचा प्रकार : भाडेपट्टा
सादर करणाऱ्याचे नाव: **जमीन मालक-श्री. सुनिल मोहन भिडे**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 720.00
पृष्ठांची संख्या: 36	
एकूण:	रु. 30720.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 11:52 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-15

बाजार मुल्य: रु.51329250 /- मोबदला: रु.0/-
भरलेले मुद्रांक शुल्क : रु. 2309850/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 021576 दिनांक: 15/07/2013
बँकेचे नाव व पत्ता: Cosmos Co.Op Bank
2) देयकाचा प्रकार: By Cash रक्कम: रु 720/-

15 July, 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 15

दस्त क्रमांक : 5161/2013

नोदंणी 63

Regn. 63m

गावाचे नाव : वडगांव बुद्रुक

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	रु.0/-
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु.51,329,250/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	59, पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: मौजे वडगाव बुद्रुक येथील स.नं. 59/1ब यासी क्षेत्र 2000 चौ.मी. आणी त्यावरील सुमारे पन्नास वर्षा पुर्वीची जुनी लोड बेरींगमधील इमारत यासी क्षेत्र 347.11 चौ.मी.बिल्टअप आणी स.नं.59/1क पैकी (ओपन स्पेस) 2000 चौ.मी. अशी एकुण मिळुन 4000 चौ.मी. जमीन (इमारत पन्नास वर्षा पुर्वीची असल्याने बांधकामवर 50टक्के घसारा असे)
(5) क्षेत्रफळ	4,000.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- भाडेकरू-श्री ज्ञानयोग विद्या प्रतिष्ठाण तर्फे सही करणार चेअरमन श्री. यशोधन सुनिल भिडे ;वय: 29; पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 1,सदगुरू निवास,स.नं.15/1/14अ2,आनंद नगर,हिंगणे खुर्द पुणे रोड नं: -, , . पिन कोड:- 411051 पॅन नंबर: AAKTS0064Q
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- जमीन मालक-श्री. सुनिल मोहन भिडे ; वय:52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.नं.59,भीडे बाग,वडगाव बुद्रुक पुणे, रोड नं: सिंहगड रोड पिन कोड:- 411041; पॅन नं:- AASPB8254H;
(9) दस्तऐवज करुन दिल्याचा दिनांक	12/07/2013
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2013
(11) अनुक्रमांक,खंड व पृष्ठ	5161/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.2,309,850/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:- Null

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

मी वाचली
मी रूजवात घेतली
अस्सल बरहुकुम नक्कल

दस्ता सोबतची नक्कल
श्री. भिडे
यांना दिली असे
दिनांक 94/06/२०१३

सह.दुय्यम निबंधक हवेली क्र.१५

SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे

(145) B 23,09,850/-

Western Maharashtra Development Corporation Ltd. 2nd Floor, Kubera Chembers, Dr. Rajendra Prasad Road, Shivajinagar, Pune 411 005.
D-5/STP(V)/C.R.1014/01/08/205-208/08

भारत 48483 168606
SPECIAL ADHESIVE महाराष्ट्र JUL 12 2013
two three zero nine eight five zero 15:26
Rs.2309850/-PB6588
INDIA STAMP DUTY MAHARASHTRA

FOR W.M.D.C. LTD.

AUTHORISED SIGNATORY

उपरट मुद्रांक फँकिंग अल्ट्रा व्हायलेट लॅम्प खाली तपासले

सह दुय्यम निबंधक वर्ग-२
हवेली क्र. १५, पुणे.

दस्ताचा प्रकार (Nature of Document)	Lease Deed.
दस्त नोंदणीचा तपशिल (Registration Details)	Registrable / Non Registrable Name of S.R.O. 16 Haveli No.
ठशाचा युनिक नंबर (Franking Unique No.)	48483 / 168606
मिळकतीचे थोडक्यात वर्णन (Property Description in brief)	मौजे 59 ता. स.नं./सिटीएस 1 B vdgn नं. __ क्षेत्र __ (Village Pune Tal. __ S. No./C.T.S. No. __ Area __)
मोबदला रक्कम (Consideration Amount)	RS. 4,61,96,325/-
मुद्रांक खरेदीदाराचे नाव पक्षकार - १ नाव (Stamp Purchasers Name)	Shree Dnyanyog Vidya Pratishthan
दस्तातील दुसऱ्या पक्षकाराचे नाव (Name of the other Party)	Mr. Sunil Mohan. Bhide
हस्ते असल्यास नांव व पत्ता (If through Name & Address)	Yogesh U. Kulkarni
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	(अक्षरी रु. in words Rs. 2309850/-

FOR W.M.D.C. LTD.

AUTHORISED SIGNATORY

हवल - १५		
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२०१३		

SEAL OF JOINT SUB REGISTRAR (CL-2) HAVELI-15, PUNE CITY

LEASE DEED

THIS DEED OF LEASE made at Pune this 12th day of July 2013.

BETWEEN

Mr.Sunil Mohan Bhide, aged about 52 years, resident of Bhide Baug, Sinhgad Road, Pune-41104, hereinafter called The Lessor (which expression shall unless it be repugnant to the context or meaning thereof be deemed to man and include its successors and assigns) OF THE FIRST PART.

CUSTOMER COPY		
Scroll No. 145		Date 12/7/13
Franking Value	Rs.	2309850
service Charges	Rs.	10
Total	Rs.	2309860

Name & Add. of the Stamp Duty Paying party Shree Dnyanyog Vidya Pratishthan.

(PAN No. if Cash above Rs. 50,000/-)

Cash/*DD/*Pay Order No.

Date : 12/7/13

Bank/Branch :

Through Name : RTGS

Yogesh Kulkarni

I confirm that I have checked the value franked and the WMDC Ltd. is not liable for anything related to the document.

Signature

(For WMDC Office use Only)

Franking Sr. No.

Tran. ID

Authorised Signatory

*Subject to realisation.

WMDC Ltd. Pune. Ph.: 25533324/25/26 Franking Deposit Slip

W.M.D.C. LTD.
Amount Received
For Stamp Franking
12 JUL 2013

हवल-१५		
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SEAL OF JOINT SUB REGISTRAR HAVELI-15, PUNE CITY

हवल-१५
५१६१ | ३ | ३६
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AND

Shree Dnyanyog Vidya Pratishthan, 1 Sadguru Niwas, S no. 15/1/1A/2, Anand Nagar, Sinhagad Road, Pune 411 051, through the hands of Chairman Mr. Yashodhan Sunil Bhide hereinafter called The Lessee (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors) OF THE SECOND PART.

WHEREAS

(i) The Lessors are well seized and possessed land at Sr. No 59/1B and Sr. No 59/!C. The lessors have also entered in Memo Of Understanding with the Lessee on 12th of July 2013. Both the parties are bound to the said MOU.

(ii) The Lessors have agreed to lease out the said earmarked area of S No.59/1B & open space of S No.59/1C, Bhide Baug, Sinhagad Road, Pune 411 041 to the Lessee Shree Dnyanyog Vidya Pratishthan for running a school in style of "Late Shri. Mohanrao Bhide Sanskar Gurukul School" for a period of 36 years the terms and conditions as appearing hereinafter.

(iii) Pursuant to negotiations between the Lessors and the Lessee, the Lessors have agreed to grant to the Lessee a lease of the earmarked area as more particularly described in the Annexure enclosed herewith for conducting Educational Activity on the following terms and conditions:

(iv) The Lessor represents that the use and occupation of the said earmarked premises is free from all encumbrances, charges, litigation, statutory proceedings, acquisition / requisition proceedings and claims of any kind.

(v) In this Agreement, unless the context otherwise implies the expressions defined hereunder shall have the respective meaning assigned to them:-

i. The singular wherever used shall include plural and vice versa.

हवल-१५
५१६१ | ४ | ३६
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THE SEAL OF JOINT SUB REGISTRAR (CL-III) HAVELI-15, PUNE CITY, PUNE
सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे
सत्यमेव जयते

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES HEREETO AS FOLLOWS :

1. LEASE

The Lessors shall allow the Lessee on lease basis, the use and the occupation of the said earmarked area being an area of about 3,735 Sq. Ft. built-up and open area of 16,265 sq.ft on Sr No 59/1B and 20,000 Sq. Ft open space for play ground at S. No.59/1C respectively, Bhide Baug, Sinhgad Road, Pune-411041 as more particularly described in the annexure enclosed and as per specifications mentioned in Annexure-II enclosed and forming part hereof.

2. TERM AND RENEWAL

हवल-१५
५१६१ | ५ | ३६
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The lease is being granted by the Lessor to the Lessee for a period of Thirty Six years commencing from March 2013 to March 2038, for carrying out its business at the lease rent and terms and conditions provided herein. The Lessor shall renew this Lease for a further period if required. However this lease deed will stand cancellecd as soon as the Lessor makes arrangement of permenant structure in new premises.

3. LICENSE FEES / COMMON MAINTENANCE CHARGES & OTHER UTILITY CHARGES

The Licensee shall pay the Licensor, monthly lease rental of Rs.1,50,000/- (Rupees One Lakh Fifty thousand only) per month for use and occupation of the said premises. The lease rent will attract an escalation of 10% every year on last paid rent. The Lessee shall also pay the requisite amount of service tax along with the lease rental. The lease rental for every month shall be payable in advance on or before 7th day of every calendar month.

a) The Lease Rent shall be paid subject to deduction of income tax at source, as applicable, under the Income Tax Laws in force from time to time and if applicable. The Lessee agrees to pay the tax so deducted to the Government Account in time and further agrees to issue a consolidated certificate of

हवल - १५		
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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE ★

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५ पुणे शहर, पुणे ★

tax deduction after the end of the financial year within a reasonable time.

b) The Lessee shall pay the monthly Lease rental to the Lessee and the monthly common maintenance charges payable on or before the 7th day of each month and incase of any delay the Lessor shall be entitled to charge **interest @ 15% per annum** to be calculated from the day of non payment till the date of full and complete realization. The Lessee shall give valid receipts for the Lease rental and monthly maintenance charges paid by the lessee to the Lessor.

c) The Lease Rental & the common maintenance charges shall be exclusive on any payment towards power, telephones, electricity charges, running and maintenance charges of the generator charges, running and maintenance charges of the Air conditioners and water charges which shall be borne and paid by the Lessee alone, on a metered basis, during the period that the lessee is in occupation of the Said Premises. Any arrears in this regard, prior to the execution of this agreement, will be borne by the Lessors.

4. Possession

The Lessor shall hand over the possession of the premises to the Lessee at a date not later than April 2013 to enable the Lessee to carry out such modifications, alterations and the like to render the premises suitable for the activities of the Lessee.

5. USE

a) The Lessee shall use the said premises only for the purpose of carrying on its business activities i.e. running a School in the style name of "Late Shri Mohanrao Bhide Sanskar Gurukul School".

b) The Lessee is entitled to keep all such equipment at the said premises as required to effectively carry out its business operations. The Lessee shall not store or keep or permit to store or keep any illegal goods, explosives or obnoxious, dangerous or inflammable material which may cause damage to the said premises or be in violation of any local laws, rules and regulations.

हवल - १५

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THE SEAL OF JOINT SUB REGISTRAR HAVELI-15, PUNE CITY, PUNE

सत्यमेव जयते

हवल - १५
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THE SEAL OF JOINT SUB REGISTRAR HAVELI-15, PUNE CITY

6. **FACILITIES**

The Lessor shall provide the following facilities on the said premises and/or in the said buildings.

a) **Power :** The Lessor shall, during the entire period of the Lease, ensure that the said premises has a sanctioned electricity and power load at least equivalent to 5 KVA and that there are requisite cable/lines to ensure regular supply of electricity and power in the said premises and the electric points therein, at no additional cost.

b) **Water connection :** The Lessor shall provide adequate water connection at the said premises for the purpose of drinking, for the use of the toilets and for other purposes related to use of the said premises by the Lessee. The Lessors has agreed to provide a separate water meter.

c) **Specifications :** To provide the said premises/said building'/s with the specifications as detailed in Annexure -C hereto.

7. **TELEPHONE, FAX, INTERNET AND CABLE LINES**

The Lessee shall have the right to apply for, obtain and install as many telephone, fax, internet and/or cable lines in the said premises as it may deem necessary for its business activities in its own name and at its own cost. The Lessee shall pay all the charges pertaining to such lines installed, directly to the appropriate agencies / authorities. The lessee shall have a right to remove the telephone, fax, internet and / or cable lines so obtained by it on the expiry / termination of the lease.

8. **TAXES**

The Property Tax payable for the said premises shall be borne and paid by the Lessor alone.

9. **LESSEE'S ADDITIONS, ALTERATIONS & IMPROVEMENTS**

The Lessee shall not make or permit to be made any alteration or addition to the construction of the Leased Premises, which will

हवल - १५

५१६१	१०	३६

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THE SEAL OF JOINT SUB REGISTRAR (HL-XV) HAVELI-15, PUNE CITY, PUNE

damage or structurally alter or modify the building of its architecture. However, the Lessee shall be at liberty to make, fix or install furniture, fixtures, machinery and equipments, cabin/s counters electric, telephone and other telecommunication installations, computer hardware and software and other installations and fixtures required for and incidental to carrying out the Lessee's business from the Leased Premises. It is agreed that all additions, alterations and improvements made by the Lessee shall at all times remain the property of the Lessee and may be removed by the lessee upon vacating the said premises. The Lessee shall, however, repair any damage caused to the said premises arising from the removal and restore the same to a sound and reasonable condition

10. MAINTAINENCE AND REPAIRS:-

हवल - १५
५९६९ | ९९ | ३६
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The Lessor shall

a) At its own cost carry out structural and / or major repairs, including leakage of roof, external electricity wiring or bursting of water pipes or defective sewerage system or other such major defects in the said premises, upon the Licensee's request and further the Lessors shall obtain all necessary approvals of the concerned authorities to carry out the repairs as may be required.

b) At all times during the term of this Lease, be responsible to keep the sewers, drains, water pipes, external electric cables, wires and supply lines, in relation to the said premises / said buildings, in order.

11. COVENANTS OF THE LESSOR

a) The Lessors hereby covenant that they are the absolute owners of the said property and also possess a right to lease the super-structure constructed thereon. Further, the Lessors covenant that the building wherein the said premises and the common areas / amenities are located has heretofore been acquired, developed, constructed and maintained, all in compliance with all applicable laws, regulations and requirements whatsoever including, without limitation, all

हवल-१५		
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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE ★ सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे ★

सत्यमेव जयते

zoning, building, fire, water, waste, environmental, electrical, health and safety codes, bye-laws, rules and requirements whatsoever (all together herein, the Local Laws).

b) That the said premises are / is free of all encumbrances, mortgages, liens or any other charges of any nature whatsoever and there are no restrictive covenants operating upon and adversely affecting the lease of the said premises. The Lessors further warrants that there are no outstanding payments or taxes required to be made to any body for authority or person and no proceedings, legal or otherwise are pending in connection with the ownership or otherwise of the said premises and further that all electricity, water and telephone charges and such other payments have been made in full to the respective Authority / Bodies / Persons as at the date of this Lease Agreement.

c) That the Lessee, on paying the monthly Lease rental and other incidental charges referred herein regularly and on duly observing the terms and conditions hereof shall be entitled to quiet and peaceful occupation of the said premises during the subsistence of the term hereof, without any obstruction, interruption or disturbance by the Lessors or any person or persons lawfully claiming through or under or in trust for the Lessors.

d) The Lessor shall observe and perform all the terms, conditions, agreements, covenants and provisions on which the Lessor holds the Leased Land and shall also observe and perform the rules and regulations of the municipal and / or other statutory authorities

e) The Lessors shall permit the Lessee ,its officers, employees, subordinates, agents and servants to use and occupy the Leased Premises unrestricted access to the said premises as per rules and regulations annexed hereto – Annexure –D

12. COVENANTS OF THE LESSEE

a) The Lessee shall keep the interior of the Leased Premises and the floor, walls, ceilings, doors, windows, electricity

हवल-१५		
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THE SEAL OF JOINT SUB REGISTRAR (CL-III) HAVELI-15, PUNE CITY, PUNE

निबंधक (वर्ग-२) ...ली क्र.१५ पुणे शहर, पुणे

installments, water taps and other fittings and fixtures thereof in good repair and condition, normal wear and tear expected, and shall maintain, repair, make good or replace any damage or breakage caused by the Lesssee to the same or any part thereof.

b) The Lessee shall, at all times keep and maintain the leased Premises in reasonable and sound repairs and conditions, reasonable wear and tear excepted and shall use the same with due care and caution and upon the expiration of the term of the license or earlier determination thereof, the Lessee shall leave quit and vacate the same in a good condition and repair as the Leased premises were on the date hereof, reasonable wear and tear excepted, and shall make compensation for any damage caused to the same.

हवल - १५

५१६१ | ५५ | ३६

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c) The Lessee shall not do or permit to be done upon the leased Premises any act or thing which may be or may become a nuisance or annoyance to or in any way interfere with the quite possession of the Lessor or the tenants or occupiers of the other portions/ buildings in which Leased Premises are situated.

d) The Lessee shall use the said premises exclusively for business purposes as above referred and shall not carry out any unlawful activity or store any hazardous or combustible material, which are prohibited under law and shall indemnify the Lessor for any breach thereof.

e) The lessee shall carry out all minor repair and maintenance of the said premises to keep the said premises in sound condition.

f) That on expiry or earlier termination/expiry of the Lease, the Lessee shall forthwith hand over possession of the said premises to the Lessor in good condition, subject to normal wear and tear.

g) The lease to use the premises is being granted to the Lessee on personal basis and the Lessee shall not be entitled to transfer, assign, sub-let, under let or grant any license in respect of or part with possession of the leased premises or any part thereof.

13. INSURANCE

हवल-१५		
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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५ पुणे शहर, पुणे

The Lessors shall ensure that the said buildings/Complex/ is adequately insured against risk such as fire, riot, lightning, explosion, earthquake, strike, storm, tempest, floods, wars, accidents, malicious damage, civil commotion and such other risks. The Lessee shall be responsible to take insurance for the interiors provided in the Leased premises.

14. INDEMNITY

The Lessor represents that it is competent to grant this lease and have clear, absolute, unrestricted and unfettered rights to the said Property/Super-Structure and such common areas in the said buildings in which the said premises are/is situate as are necessary to enable the Lessee to effectively use the said premises. The Lessor is aware that the Lessee, relying on the representations of the Lessors that the said premises/said buildings has been constructed in accordance with building plan/s duly sanctioned by the competent use and will also be expending amounts on the interior designing of the said premises. In the event, the use and occupation of the said premises by the Lessee is interrupted or discontinued on account of any notice issued/action taken by statutory/local authorities ("Government Action") alleging that the said premises or portion thereof has not been constructed in accordance with local laws, rules and regulations or that the said premises cannot be used for the purposes as mentioned in this Agreement, then the Lessor shall be liable and responsible to protect the Lessee's use and occupation of the said premises, such action including but not limited to initiating legal proceedings in a court of competent jurisdiction entirely at the risk and cost of the Lessor.

17. TERMINATION

Each party shall have the right to terminate the lease forthwith in the event:

हवेल-१५
५११६१ | ९८ | ३८
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THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

A representation made by the Lessor in this Agreement or in any notice or other document/s delivered by it pursuant hereto or in connection herewith is or proves to have been incorrect or misleading when made; or

(i) The Lessor fails to duly perform or comply with any of the obligations and/or covenants expressed to be assumed by them in this Agreement.

(ii) The act of any third party including but not limited to governmental bodies, financial institutions, bankers, statutory bodies or courts as a result of which the Lessee is unable to utilize the said premises or part thereof for the purpose as intended herein for no fault on the part of the Lessee.

(iii) This arrangement will come to an end automatically on expiry of this Lease herein created.

(iv) If during the tenure of this agreement, the Lessee commits any breach of the terms of these presents as also in case the Lessee fails, without just cause, to pay the monthly lease rentals and other incidental charges herein agreed payable by the Lessee, and the same having remained in arrears for six consecutive months, thereafter the Lessor shall give notice to the Lessee to remedy the breach in 30 days and upon failure of the Lessee to remedy the same the Lessor shall be at liberty at its option to terminate this agreement and the Lesee shall be liable to remove themselves and their belonging from the said premises and also liable to pay the unpaid lease rental to the Lessor.

(v) Upon the termination of the lease hereby created or sooner determination thereof, the Lessee shall forthwith remove themselves along with their furniture, fixtures and belongings and shall hand over quiet, vacant and peaceful occupation of the licensed premises to the Lessor and /or if Lessee and/or its staff members continue to occupy the leased premises after the termination and/or the determination of the lease hereby granted then and in that event the Lessee/its Staff Members shall do so as a trespasser and will be liable to ejectment proceedings AND IT

हवल-१५		
५१६१	२०	३६
२०२३		

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे
सत्यमेव जयते

IS hereby agreed that until the vacant occupation of the Leased premises are handed over to the Lessor as aforesaid, the Lessee shall be bound and liable to pay to the Lessor a sum equivalent to double the then lease rental, calculated per day, as and by way of agreed compensation damages for wrongful occupation of the leased premises.

हवल - १५
५१६७ २९ ३६
२०१३

19. FORCE MAJEURE

Except as provided in this Agreement, neither Party shall be liable for any failure or delay in the performance of its obligations under this Agreement to the extent that such failures arise from any circumstances beyond the control of that party including, inter alia, the occurrence of strikes, lock outs, earthquake, floods or other natural calamity, war or civic commotion. Provided, however, that the Party affected by force majeure conditions shall give prompt notice (within 15 days of the occurrence of the disturbance) thereof to the other party indicating inter alia, the likely duration during which period performance of its obligation would be affected as a consequence thereof. In the event performance of obligations is affected or is likely to remain affected for more than six months; the parties shall meet to decide the future course of action.

20. WAIVER

a) Any indulgence shown, breach condoned by either party in enforcing the terms and conditions hereof or other forbearances or concessions allowed by the other Party shall not be constituted as a waiver on the part of such party and the other party shall not be absolved from the consequences of the breach of the terms and conditions.

b) If any term or provision of this Agreement is declared to be void, unenforceable or illegal in whole or in part, under any enactment or rule or law, such term or provision or part shall to that extent be deemed not to form part of this Agreement but the validity and enforceability of the remainder of this Agreement shall not be affected.

21. ATTORNMENT

हवल-१५
५९६९ / २२३२
२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-2) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.१५ पुणे शहर, पुणे

It is also agreed that the Lessor may at any time during the pendency of this agreement with the prior intimation to the Lessee sells / transfers / assigns their rights in the Leased Premises or portion thereof as also the rights in this agreement, without affecting the rights and interests of the Lessee and subject to the terms and conditions of these presents being binding on such intending purchaser i.e. the said purchaser / Assignee / Transferee shall be effectually stepping into the shoes of the Lessor in respect of the Leased Premises / portion vis-à-vis his / her / their rights and reciprocal obligations to / with the Lessee herein and shall acknowledge in writing to be bound by the terms and conditions thereof or any other obligations of the Lessor to the Lessee on account of this arrangement. A letter in this regard shall be issued by the Lessor to the Lessee attested by the new owner / owners confirming that the terms herein agreed to shall be binding on the new owners.

हवल-१५
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22. NOTICES

Notices required to be served by either of the Parties hereto upon the other shall be deemed to have been duly and effectually sent if addressed by Registered Post Acknowledgement Due / Courier at the addresses first hereinabove written and such service shall be deemed to have been effected on the date the Registered Post Acknowledgement Due notice / courier delivery note is received by the addressee.

23. AMENDMENTS

The terms of this Agreement as also the various annexures attached hereto shall not be altered or added to nor shall anything be omitted there from except by means of a Supplementary Agreement in writing duly signed by the Parties hereto.

24. STAMP DUTY, REGISTRATION CHARGES, ETC.

All expenses, duties, etc. in respect of this agreement including stamp duty and registration charges shall be borne and paid for by the Lessee alone. Each Party shall bear and pay the respective legal adviser's fees.

हवल-१५

५१६१ | २८ | ३६

२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

25. DISPUTES

All disputes and differences, if any, arising between the parties hereto as to the meaning or interpretations of the provisions hereof or anything arising out of the working out of this agreement or the claims and counter – claims of the parties against each other shall be referred to an arbitrator appointed by both the parties and resolved by arbitration under the provision of the Arbitration and Conciliation Act, 1996, as in force for the time being together with the amendments / modification from time to time. The arbitration and other proceedings if any arising out of this transaction shall be subject to Pune Jurisdiction for all intents and purposes and shall be subject to and constructed in accordance with the Indian Laws and the Courts in Pune shall have exclusive jurisdiction.

हवल - १६

५१६१ २५ ३८

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land or ground situate within the Registration Division and District Pune, Sub-division and Taluka Haveli Sub Registrar Haveli–_16 within the limits of Pune Municipal Corporation bearing the following Survey Nos.

Survey No.	Area	Assessment
	Ha. – R.	Rs. – Ps.
59/1B	20R	
59/1C	20R	

Together with old load bearing structure/premises admeasuring about 347-11 sq mt. built-up standing thereon. at Sr. No 59/1B.

And admeasuring about One acre at and bounded as follows :

On or towards East : Sr. No 59/1A

On or towards West : Sr. No 59/1A part

On or towards North : Sr. No 59/1A part

On or towards South : Sr. No 59/1C part

हवल-१५
५१६१ | ३६ | ३६
२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

सत्यमेव जयते

हवल - १५
५१६१ | २५/३८
२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

THE SECOND SCHEDULE ABOVE REFERRED TO

(Referred to as the said licensed premises)

Location : Land located at S No.59/1B & 1C, Bhide Baug, Sinhagad Road, Pune 411 041.

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

Witness :-
Kishor Udhav Wankhede
Dhayari Phata Pune-41

LESSEE

Ashok Digambar Gaikwad
Abhiruchi, Wadgaon Bk
Tal Haveli Dist Pune
411041

Yashodhan Bhide

Yogesh U. Kulkarni
2, Sadguru Nivas,
S. No. 15, CTS No. 2474
Anand nagar Sinhagad Road
Pune - 51.

हवल-१५

५१६१ | २८ | ३८

२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-III) HAVELI-15, PUNE CITY, PUNE

Kishor Uday Warkhede
Dhayari Phata Pune-41

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	खाते क्रमांक
५९	१७		सुनिल मोहन भिडे (११९३) (११५३) (१९५७) (८८५६)	सात ५०७५, ५४५९, ५५५

कुळाचे नाव ५४५४, ५७१६ या जमिनीचा ... मोठ्या जोड नवशा ... स. नं. ५९/१७ चे जमिनीतून ... येण्या जाण्याचा हक्क राहील (८८५६)

इतर अधिकार (१०१३) (८८५७)
स. नं. ५९ मधील ओढ्याची झाडे सामाईक हिस्सा (७०६३) (७८२९)
संशोधन सुनिल भिडे ... हिस्सा ओढ्याची झाडे (८२५७)
स्टेट बँक ऑफ इंडिया शाखा पुणे, पुणे शहर बोजा रु. ...
सीमा आणि भूमापन चिन्हे २९,५४०००००/- (१५२४) (८८७०) ...
१) जनसेवा सह. बँक पुणे बोजा रु. ७२५ ला.
२) दि. कल्याण जनता सह. बँक लि. कल्याण बोजा रु. ५६० लाख
३) श्री शारदा ... बँक लि. पुणे - २४० ला.
४) विद्या सह. बँक लि. पुणे २२५ लाख
५) गणगाव जनता सह. बँक लि. ५०० ला.
६) जनता सह. बँक लि. पुणे ५०० लाख
७) पुणे पिपल्स सह. बँक लि. पुणे ४५० ...
(१९०३)

शेताचे स्थानिक नाव	हेक्टर	आर
लागवडीयोग्य क्षेत्र	२	५४
....		
....		
....		
एकूण ..	२	५४
पोटखराब (लागवडीयोग्य नसलेले)--		
वर्ग (अ) ..		
वर्ग (ब) ..		
एकूण ..	२	५४
	रुपये	पैसे
आकारणी	१५	४४
जुडी किंवा विशेष आकारणी ..		

हवल - १५
५१६१ २०३६
२०१३

000230

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकाचे नाव	जल सिंचित	अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	जल सिंचनाचे साधन	जमीन कसणाराचे नाव	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ	हे. आ.		हे. आ.			
२००८/२००९		भाजीपाला मका कडवळ गॅस बिपड वस्ती गोठा हॉटेल गोबर गॅस पोहण्याचा तलाव												स्वतः	विहीर १ आंबे १२ डाळींब २५ अंजीर ५० चिकोर्ट ४० मोसंबी २५ संत्री २५ नारळ ५०
२००९/२०१०		भाजीपाला मका कडवळ गॅस बिपड वस्ती गोठा हॉटेल गोबर गॅस पोहण्याचा तलाव												स्वतः	सदर--
२०१०/२०११		भाजीपाला मका कडवळ गॅस बि. पड वस्ती गोठा हॉटेल गोबर गॅस पोहण्याचा तलाव												स्वतः	सदर--
२०११/२०१२		भाजीपाला मका कडवळ गॅस बि. पड वस्ती गोठा हॉटेल गोबर गॅस पोहण्याचा तलाव												स्वतः	सदर--
२०१२/२०१३		भाजीपाला मका कडवळ गॅस बि पड वस्ती गोठा हॉटेल गोबर गॅस पोहण्याचा तलाव												स्वतः	सदर--

खरी नक्कल तयार ता.-- ६/१०/१२

तलाठी ... बु.॥

हवल - १५		
५९६१	३०	३६
२०२३		

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. १५, पुणे शहर, पुणे
सत्यमेव जयते

Annexure - A

मि. ठि.
तिखे कार्यालय,
४२, बुधवार पेठ, गणपती चौक,
पुणे २. फोन : २४४५६६७६

गा. न. क्र. ७, ७ अ, व १२

शिक्का

गाव वडगाव बु ता. हवेली जि.

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.अ.७	खाते क्र.
५९	१ ब	—	मालकाचे नांव [सुनिल मोहन भिडे ६२६८] (३५४२) (६०९२) (६५३६) (१११३) (११५३) (२७०४) (६५३७) (७०६३) प्रशोधन सुनिल भिडे [६२६८] क्षेत्र ३४०.७ चौ.मी. (८२५०) (१) सुनिल मोहन भिडे [६१०६८] (२) विजया (३) सतीश मोहन भिडे (४) माधुरी विजय जोगदंड (५) मंदा कृष्णा मोहोळकर ००-१४-५२ (८८५६) (८२०४)	
भूमापन क्रमांकाचे स्थानिक नांव	—	—		कुळाचे नाव

लागवड योग्य क्षेत्र	एकर / हेक्टर	गुंठे / आर
जिरायत		
बागाइत	०-	१८
भात शेती		
एकूण...	०-	१८
पो. ख...		
वर्ग (अ)...	०	०२
वर्ग (ब)...		
एकूण	०-	२०
आकार		
जुडी अथवा विशेष आकार	०-	१४
पाण्याबाबत...		
एकूण	०	१४

इतर सविस्तर स.जा. पुरंदर आंब्याचे झाड ...

हवेली-१५
५१६१ | ३१ | ३६
२०१३

THE SEAL OF JOINT SUB REGISTRAR (CLASS-2) HAVELI-15 PUNE CITY, PUNE

गा. न. क्र. ७ अ

गा. न. क्र. १२

वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	मिश्र पिकाचे एकूण क्षेत्र: मिश्र पि. संकेतांक	मिश्र पिकाचे एकूण क्षेत्र: जलसिंचित	मिश्र पिकाचे एकूण क्षेत्र: अजलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: पिकाचे नांव	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: जलसिंचित	मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र: अजलसिंचित	अमिश्र पिकाचे क्षेत्र: पिकाचे नांव	अमिश्र पिकाचे क्षेत्र: जलसिंचित	अमिश्र पिकाचे क्षेत्र: अजलसिंचित	पडीक व पिकास निरुपयोगी अशा जमिनीचा तपशील: प्रकार	पडीक व पिकास निरुपयोगी अशा जमिनीचा तपशील: क्षेत्र	पाणी पुरवठ्याचे साधन	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
२०११ २०१२	स्वतः			रस्ता			पोटखराब			रस्ता						आंबा

असल नकलेबरहुकूम दिली ०२/४/२०१२

मुळ प्रतीचा अस्सल उतारा दिला. तारीख गावकामगार तलाठी सही

तलाठी वडगाव बु. ता. हवेली

हवल-१५		
५४६१	३२	३६
२०१३		

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

बुक नंबर — पावती नंबर **31**

कराबद्दल पावती (नमुना नं. १०)

(मुंबई ग्रामपंचायत हिशोब व अंदाजपत्रक नियमाप्रमाणे)

श्री. मोहन प्रभाकर शिंदे

रा. वडगांव बु. यांस

सरपंच, ग्रा पं. वडगांव बु. तालुका हवेली

जि. पुणे यांजकडून ही पावती देण्यात येते की, तुमचेकडून

बिल नंबर — तारीख — प्रमाणे या ग्रा. पं.

हद्दीतील प्रॉपर्टी नं. ९७२ ९७३ बद्दल सन १९८७/८८

करिता करांची रक्कम खालीलप्रमाणे मिळाली. तारीख २७/३/८७

मिळालेल्या रकमांचा तपशील

बाब	मागील बाकी	चालू कर	एकूण
घरपट्टी		१६०—	१६०—
सा. आरोग्य कर		३०—	३०—
दिवाबत्ती कर			
ज. पाणीपट्टी			
स्पे. पाणीपट्टी			
नोटीस फी			
वॉरंट फी			
एकूण		१९०/-	१९०/-

एकूण रक्कम (अक्षरी एकशे नव्वद रु फक्त)

वसूल करणाराची सही

मि. ठि. : राहुल एजन्सीज, २०८, सोमवार पेठ, पुणे-११.

हवल-१५

५९६१ | ३३ | ३६

२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-III) HAVELI-15, PUNE CITY, PUNE

हवल-१५
५१६१ | ३४ | ३६
२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.१५ पुणे शहर, पुणे

सोमवार,15 जुलै 2013 11:34 म.पू.

दस्त गोषवारा भाग-1

हवल15
दस्त क्रमांक: 5161/2013

दस्त क्रमांक: हवल15 /5161/2013

बाजार मुल्य: रु. 5,13,29,250/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.23,09,850/-

दु. नि. सह. दु. नि. हवल15 यांचे कार्यालयात

अ. क्रं. 5161 वर दि.15-07-2013

रोजी 11:32 म.पू. वा. हजर केला.

पावती:5402 पावती दिनांक: 15/07/2013

सादरकरणाराचे नाव: **जमीन मालक-श्री. सुनिल मोहन भिडे**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 720.00
पृष्टांची संख्या: 36	
एकुण:	30720.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-15

सह दुय्यम निबंधक, हवेली-15

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्का क्रं. 1 15 / 07 / 2013 11 : 31 : 34 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 15 / 07 / 2013 11 : 32 : 37 AM ची वेळ: (फी)

हवल-१५
५१६१ ३५ ३६
२०१३

THE SEAL OF JOINT SUB REGISTRAR (CL-II) HAVELI-15, PUNE CITY, PUNE

प्रमाणित करणेत येते की, या दस्तऐवजात एकूण ३६ पृष्ठे आहेत.

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे

15/07/2013 11 35:33 AM

दस्त गोषवारा भाग-2	हवल15
	दस्त क्रमांक:5161/2013

दस्त क्रमांक :हवल15/5161/2013

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाडेकरू-श्री ज्ञानयोग विद्या प्रतिष्ठाण तर्फे सही करणार चेअरमन श्री. यशोधन सुनिल भिडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 1,सदगुरू निवास,स.नं.15/1/14अ2,आनंद नगर,हिंगणे खुर्द पुणे, रोड नं: -, , . पॅन नंबर:AAKTS0064Q	भाडेकरू वय :-29 स्वाक्षरी:-		
2	नाव:जमीन मालक-श्री. सुनिल मोहन भिडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.नं.59,भीडे बाग,वडगाव बुद्रुक पुणे, रोड नं: सिंहगड रोड,, , . पॅन नंबर:AASPB8254H	मालक वय :-52 स्वाक्षरी:-		

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

शिक्का क्र.3 ची वेळ:15 / 07 / 2013 11 : 33 : 41 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड.सुभाष हरीभाऊ जाधव वय:53 पत्ता:वडगाव बुद्रुक पुणे पिन कोड:411041	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:15 / 07 / 2013 11 : 33 : 57 AM

शिक्का क्र.5 ची वेळ:15 / 07 / 2013 11 : 34 : 04 AM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, हवेली-15

5161 /2013

हवल - १५
५१६१ ३६ ३६
२०१३

THE SEAL OF JOINT SUB REGISTRAR HAVELI-15, PUNE CITY, PUNE

पहिले नंबर पुस्तकाचे
५१६१ नंबरी नोंदला

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५,पुणे शहर,पुणे
दिनांक १५ / ७ / २०१३