



पावती

Original/Duplicate

Monday, August 19, 2013

नोंदणी क्र. :39म

6:09 PM

Regn.:39M

पावती क्र.: 7737 दिनांक: 19/08/2013

गावाचे नाव: भोसरी

दस्तऐवजाचा अनुक्रमांक: हवल5-7364-2013

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: धीरज मेमोरीयल फाऊंडेशन , पुर्वीचे नाव डॉ. बाबासाहेब आंबेडकर अग्नीपंख
मागासवर्गीय इतर बहुउद्देशीय प्रतिष्ठाण तर्फे अध्यक्ष प्रदीप पोपटलाल कर्नावट

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 380.00

पृष्ठांची संख्या: 19

एकूण:

रु. 30380.00

आपणास हा दस्तऐवज अंदाजे 11:25 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सह दुय्यम निबंधक, हवेली-5

बाजार मुल्य: रु.15917700/-

मोबदला: रु.15917700/-

भरलेले मुद्रांक शुल्क : रु. 796000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 786036 दिनांक: 19/08/2013

बँकेचे नाव व पत्ता: AXIS BANK LTD

2) देयकाचा प्रकार: By Cash रक्कम: रु 380/-

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

5/7364
19 August, 2013

सुपी
क्र.

दुय्यम निबंधक सह दुनि हवेली 5

दस्त क्रमांक 7364/2013

नौदणी
रिग्न. 63m

गावाचे नाव : भोसरी

- (1) विलेखाचा
चक्र
(2) मोबदला
(3) बाजारभाव/भाडेपट्ट्याच्या
बाबतितपट्टाकार
आकारणी देतो की पट्टेदार ते

भाडेपट्टा
रु.15,917,700/-
रु.15,917,700/-

- (4) भू-मापन पोटरिसा व
घरक्रमांक/असल्यास)

1,10. पालिकेचे नाव: पिंपरी-चिंचवड म न पा इतर वर्णन : इतर माहिती
गाव मीजे भोसरी येथिल प्राधिकरण हद्दीतील सेक्टर नं 10 मधील
प्राथमिक शाळा / प्लॉट नं 1 यासी क्षेत्र 3048.2 चौ.मी
3,048.20 चौ.मीटर

- (5) क्षेत्रफळ

- (6) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

- (7) दस्तऐवज करून देणा-या/लिहून
ठेवणा-या पक्षकाराचे नाव
किंवा दिवाणी न्यायालयाचा
हुकुमनामा किंवा आदेश
असल्यास,प्रतिवादिचे नाव व
पत्ता.

1) नाव:- धीरज मेमोरीयल फाउंडेशन , पुर्वीचे नाव डॉ. बाबासाहेब आंबेडकर
अग्नीपंख मागासवर्गीय इतर बहुउद्देशीय प्रतिष्ठाण तर्फे अध्यक्ष
प्रदीप पोपटलाल कर्नावट ,वय: 43;
पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: चिंचवड पुणे, रोड
नं:-, , , ,
पिन कोड:- 411019
पॅन नंबर: AABTD822ID

- (8) दस्तऐवज करून घेणा-या
पक्षकाराचे व किंवा दिवाणी
न्यायालयाचा हुकुमनामा
किंवा आदेश
असल्यास,प्रतिवादिचे नाव व
पत्ता

1)नाव:- पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे चिफ
एक्झिक्युटिव्ह ऑफीसर डॉ योगेश म्हसे :- वय:43;
पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: निगडी प्राधिकरण
पुणे, रोड नं:-, , , ,
पिन कोड:- 411044,
पॅन नं:-

- (9) दस्तऐवज करून
दिल्याचा दिनांक
(10) दस्त नौदणी केल्याचा
दिनांक
(11) अनुक्रमांक, खंड व
पृष्ठ
(12) बाजारभावाप्रमाणे
मूद्रांक शुल्क
(13) बाजारभावाप्रमाणे
नौदणी शुल्क
(14) शेर

18/08/2013

19/08/2013

7364/2013

रु.796,000/-

रु.30,000/-



मुल्यांकनासाठी विचारात
घेतलेला तपशील:-

मूद्रांक शुल्क आकारताना
निवडलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नक्कल केली

मी वाचली

मी रुजवात घेतली

अस्तित्व वर हुकुम नक्कल

नक्कल अर्ज दि. 9/8/13

नक्कल केल्याची दि. 9/8/13

नक्कल दिल्याची दि. 9/8/13

अर्जदार

7/7/13

दुय्यम निबंधक हवेली क्र. 4

पिंपरी चिंचवड



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DEN: 14300138567

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**Pimpri Chinchwad New Town
Development Authority**

LEASE DEED

Executed on ____ / ____ / 2013

under Registration No. _____

in Sub-Registrar Haveli No. _____

SECTOR NO. : 10

PLOT NO. : 01, Primary School.

627

(Customer Copy)

The Seva Vikas Co-op. Bank Ltd.

Pimpri Waghere Branch

Pune - 411 017. ☎ : 27410551, 27411003

Govt. of Mah. General Stamp Office Licence No.

D-5/STP(V)/C.R. 1070/01/07/671-674/2007

Date 5 / 8 / 2013

Franking Value (Stamp Duty)	Rs.	796000
Service charges (Incl. Tax)	Rs.	
Total	Rs.	796000

Name of stamp duty paying party :

Dheeraj Memorial
Foundation
Chinchwad
Pune

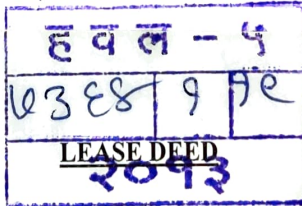
Cash/DD/PO/Respond No., if any

Drawn on Bank Syndicate BankBranch PuneCheque No. 193004

FRANKING NO.
46734
Tran ID



Sonyia
 Cashier/Officer



THIS LEASE DEED is made at Pune On this 16th day of
Aug 2013.

BETWEEN**PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY**

Through it's Chief Executive Officer, Pimpri Chinchwad New Town Development
 Authority, Nigadi, Pune - 411 044.

The Seva Vikas Co-op Bank
Ltd., Plot No.336, Near
Hemu Kalani Garden
Pimpri, Pune - 411017
D-5/STP(V)/C.R.1079/01/07/
671-674/2007



SPECIAL
ADHESIVE
MAHARASHTRA
AUG 05 2013
15:54
R.0796000/-PB6501
STAMP DUTY MAHARASHTRA

Hereinafter called as "THE LESSOR" (Which expression unless it be repugnant to the context shall mean and deemed to include the office bearers of Licensor and their permitted assigns) OF THE ONE PART

For The Seva Vikas Co-op. Bank Ltd.
Pimpri Waghere Branch

AND

Gonija
Authorised Signatory

**Dheeraj Memorial Foundation Formerly Known As
Dr. Babasaheb Ambedkar Agnipankh Magasvargiya Etar Bahuuddyeshiya
Pratishthan,
Through Shri PRADEEPKUMAR POPATLAL KARNAVAT
Age : 43 Yrs. Occupation : Business
Address : Plot No. 237/18, Sanskar Bungalow, Shivaji Park Society, PCNT,
Chinchwad, Pune-411019**

Hereinafter called as the "THE LESSEE/S" (Meaning Signatory to this Agreement to Vendor's Name : The Seva Vikas Co-op. Bank Ltd.
Pimpri Waghere Br.
Lease and their legal heirs) OF THE SECOND PART .

Franking No. : 46734/166255
Type of Document : Lease Deed
Details of Property : Land
Agreement Value : 15917700/-
Purchase (D) Name : Dheeraj Memorial Foundation
Seller's Name : PCNTDA
Authority : V. Varwari
Depositor's Name : 796000/-
Amount of Proceeding : Gonija
Authorised Officer's Sign. : Haveli No 1.

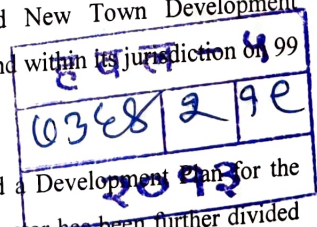
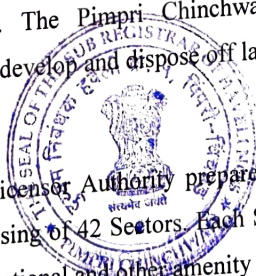
READ :

- 1) Pimpri Chinchwad New Town Development Authority Regulations 1973.
- 2) Pimpri Chinchwad New Town Development Authority (Development Control Regulations) 1973.
- 3) Pimpri Chinchwad New Town Development Authority No.293, held on 31/5/2011
- 4) Advertisement for Educational Plot dated 6 & 7 July 2011 In Daily Newspaper Pudhari, Lokmat, Samna, Prabhat, DNA
- 5) Allotment Letter bearing No. DA/Dept 1/Edu 11, Dated 02/09/2011.
- 6) Informative Booklet for the plots given along with the application form
- 7) Pimpri Chinchwad New Town Development Authority's Meeting No.303, held on 21/2/2013

WHEREAS the Pimpri Chinchwad New Town Development Authority is a Statutory Body established under the provision of Section 113 (2) of Maharashtra Regional & Town Planning Act, 1966 for the purpose of establishing New Town around Pimpri Chinchwad Industrial Complex. The Pimpri Chinchwad New Town Development Authority's is entitled to acquire develop and dispose off land within its jurisdiction on 99 years lease.

AND WHEREAS, the Licensor Authority prepared a Development Plan for the area under its jurisdiction comprising of 42 Sectors. Each Sector has been further divided into residential, commercial, educational and other amenity area etc.

AND WHEREAS, the property bearing Primary School Plot No. 1, Sector No. 10, Tal. Haveli, Dist - Pune admeasuring about 3048.2 Sq.mtrs. is owned by the Licensor



which is more particularly described in the schedule written hereinunder and delineated by red colour boundary in the map/plan annexed herewith and the same is hereinafter referred to as the said plot for the sake of convenience.

AND WHEREAS, as per **The Pimpri Chinchwad New Town Development Authority, (Disposal of Lands)** Regulations, 1973, the Licensor is empowered to convey/transfer/assign the Lease hold Rights in respect of the said plot in favour of any Body/s or Person/s, who are eligible as contemplated in Regulation No.4 of the above mentioned **The Pimpri Chinchwad New Town Development Authority's, (Disposal Of Lands)** Regulations, 1973, hereinafter referred to as 'the said Regulations'.

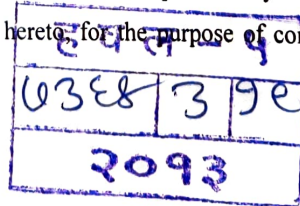
AND WHEREAS, thereof the Licensor has published a Tender Notice in the daily issue of Dainik Samna & other above mentioned newspapers, dated 6 & 7 July 2011, inviting Tenders from the public at large, as contemplated under Regulation No.9, of the said Regulations.

AND WHEREAS, in response to the above mentioned publication of Tender Notice, dated 6 & 7 July 2011, the Licensees have preferred an Application, dated 17/8/2011, with the Licensor for the allotment of the said plot in their favour and offered highest rate amongst the bidders for this plot i.e. amount of **Rs. 1,59,17,700/-, (Rs. One Crore fifty Nine Lakhs Seventeen thousand & Seven Hundred only)** to the Licensor.

AND WHEREAS the Licensor has accepted the said offer and sanctioned the above mentioned Tender Application of the Licensees vide its letter dated 2/9/2011, and directed the Licensees to deposit the amount of premium of **Rs. 1,59,17,700/-, (Rs. One Crore fifty Nine Lakhs Seventeen thousand & Seven Hundred only)** to the Licensor.

AND WHEREAS, the Licensees have accordingly deposited the said entire amount of premium of **Rs. 1,59,17,700/-, (Rs. One Crore fifty Nine Lakhs Seventeen thousand & Seven Hundred only)** with the Licensor, and the receipt of which is hereby acknowledged by the Licensor.

AND WHEREAS, thus after receiving the aforesaid amount of premium of **Rs. 1,59,17,700/-, (Rs. One Crore fifty Nine Lakhs Seventeen thousand & Seven Hundred only)** from the Licensees, the Licensor has agreed to enter into the present Lease Deed in favour of the Licensees in respect of the said plot more particularly described in the schedule written hereinunder and more particularly delineated on the plan by red colour boundary line. Annexed hereto for the purpose of constructing building/s





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consisting of School ~~25~~ as per the building plan to be sanctioned by the Licensor, subject to such terms and conditions mentioned in the present Lease Deed.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1) INTERPRETATION

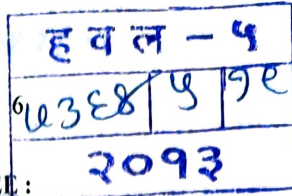
In these presents the term Development Authority mean, the Pimpri Chinchwad New Town Development Authority or any Office authorized by it by a general or special resolution.

2) DESCRIPTION OF LAND :

In consideration of sum of **Rs. 1,59,17,700/-**, (**Rs. One Crore fifty Nine Lakhs Seventeen thousand & Seven Hundred only**) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of Lessee hereinafter contained the Lessor both hereby demise unto the Lessee. All that piece of land known as **Primary School Plot No. 1**, in the scheme of the Lessor for development of **Sector No. 10** of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D.& P.H.Deptt. by their Letter No. RPP/1176/2779/UD-5, dated 19/11/76, within the Village limits of Bhosari, Tal: Haveli, Dist.: Pune contained by admeasuring **3048.2** Sq.mtrs. or thereabouts and within the jurisdiction of Sub-Registrar, Haveli Dist: Pune and bounded as follows that is to say :

ON OR TOWARDS THE NORTH BY	:	Drainage Line
ON OR TOWARDS THE SOUTH BY	:	Bulk Land No. 4
ON OR TOWARDS THE EAST BY	:	Proposed 18.0 Mtr Road
ON OR TOWARDS THE WEST BY	:	Open Space

and delineated on the plan annexed hereto, duly authenticated under the signature of Chief Planner and shown thereon by a Red Colour Boundary Line together with all rights, easements and appurtenances thereto belonging except and reserving to the Lessor all mines and mineral in and under the said land or any part thereof. To hold the land herein before expressed to be hereby demand (hereinafter referred to as the "**Demised Land**") unto the Lessee for the term of **Ninety nine years** counted from the date of execution of Lease Deed subject nevertheless to the provisions of the Maharashtra Land Revenue Code 1966 and the Rules there under PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Lessor or as otherwise required the yearly rent, of **Rupees One hundred from 1st April to 31st March** or any part thereof the said Rent to be paid in advance without any deductions whatsoever on or before the 30th day of April in each and every year.



3) **CONVENANTS BY THE LESSEE :**

The Lessee with intent to bind all persons into whomsoever bands the demised land may come both hereby covenants with the Lessor as follows :-

A) **TO PAY RENT :**

During the said term hereby created to pay unto the Lessor the said rent at the time on the day and in the manner herein before appointed for payment thereof clear of all deductions.

B) **TO PAY RATES AND TAXES :**

To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised land and anything for the time being thereon. At present the Land Revenue in respect of the demised land is about **Rupee One hundred only.**

C) **NOT TO EXCAVATE :**

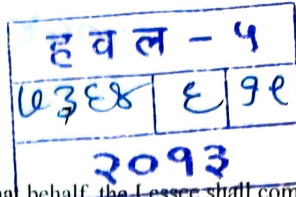
Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

D) **TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORKS :**

To submit to the Lessor within a period of three months from the date hereof plans and such other particulars of the building structure or work proposed to be built on the demised land in the manner prescribed under the Development Control Regulations.

E) To commence within a period of One year from the date of approved of Building Plan by the Lessor or within One Year from the date on which water supply is made available to the demised land whichever is later and within a period of three year from the said date and his own expenses and in a substantial and workman like manner and with new and sound materials and in compliance with the said Development Control Regulations and all Municipal Rules and By-laws and Regulations applicable hereto and in strict accordance with the approved plans, elevations detailed specifications to the satisfaction of Development Authority build and completely finish fit for occupation a building to be used as **School** building with all requisite drains and other proper convenience thereto provided that where the Lessor found sufficient reasons extend in any particular cease the above stipulated time, limit for completion of the construction of a





building as per regulations made in that behalf, the Lessee shall complete the construction of building within such extended period.

F) TO BUILT ONLY AS PER PLANS SANCTIONED BY THE DEVELOPMENT AUTHORITY. ;

Not at any time during the period of this demise erect any building erection, or structure on any portion of the said land without prior sanction of the Development Authority and except in accordance with the plans approved by the Development Authority.

G) TO BUILD ACCORDING TO DEVELOPMENT CONTROL REGULATIONS OR MUNICIPAL REGULATIONS IN FORCE FROM TIME TO TIME ;

Both in the completion of any such building or erection or addition and at all time during the continuance of this demise to observe and to conform to the said Development Control Regulation and do all bye-laws, rules and regulations of the Pimpri Chinchwad New Township Development Authority or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating to any way to the demised land and any building thereon.

H) SANITATION ;

To observe and conform to the Development Control Regulations all rules and bye-laws of the Development Authority or the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements to conform with such Regulations Rule or bye-laws in order to keep the demised land and surrounding clean and in good conditions to the satisfaction of the Development Authority.

I) ALTERATION ;

That no alteration or addition shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised land or architectural features thereof except with the previous approval in writing of the Development Authority and subject to such condition as Development Authority may lay down.



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J) NOT TO AFFIX OR DISPLAY SIGN-BOARDS ADVERTISEMENT ETC.

Not at any time during the continuance of the said term to affix or display or permit to affix or display on or from the demised land any sign-boards, sky-sign, neon sign or advertisement with or without illuminations or otherwise unless the consent in writing of the Development Authority has been previously obtained there.

K) TO ENTER AND INSPECT :

To permit the Development Authority's Officers, Surveyors, Workmen or others employed by it from time to time and at all reasonable times of the day during the term hereby granted after week's previous notice to enter into or upon the demised land and to inspect the state thereof and if upon such inspections it shall appear that any action is necessary to keep the demised land in satisfactory condition the Lessor may call upon the Lessee to take such action and upon his failure to do so within a reasonable time the Lessor may take such action at the expenses in all respect of Lessee.

L) TO PERMIT ENTRY FOR CARRYING OUT WORKS REGARDING WATER SUPPLY, ELECTRICITY SUPPLY, DRAINAGE ETC :

The Lessee shall permit Lessor or any person nominated by it or any Servant or Contractor of the Lessor, the Maharashtra Industrial Development Corporation and Maharashtra State Electricity Board, to enter into and upon the demised premises with such workmen as may be necessary for the purpose of laying any water pipe line or a sewer line, or an electric line and any work concerned therewith.

M) NUISANCE :

Not to do or permit anything to be done the demised land which may be a nuisance annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

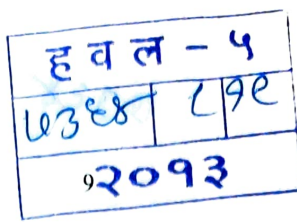
N) USER :

To use the demised land for the purpose of EDUCATION Primary School English Medium only and for no other purpose.

O) INDEMNITY :

To Indemnity and keep indemnity the Lessor against any and all claims for damage which may be caused to any adjoining building or other premises by such buildings or in consequences of the erection of the aforesaid work and also against all





payment whatsoever which during the progress of the work may become payable or be demanded by the Pimpri Chinchwad New Township Municipal Corporation or any local authorities in respect of the said works or of anything done under the authority herein contained.

P) PAYMENT OF SERVICE CHARGES :

To make the Development Authority an yearly payment at the rate of Rs. Nil, as his contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy, etc. for the demised premises regardless to the extend of benefit derived by the Lessee from such amenities have been transferred to the Pimpri Chinchwad New Township Municipal Council. The payment shall be paid on the **First day of April** in each year or **within 20 days** therefrom.

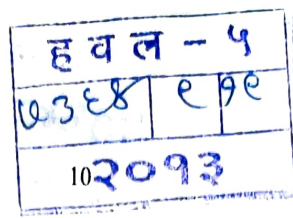
Q) DELIVERY OF POSSESSION AFTER EXPIRATION :

At the expiration or sooner determination of the said term, quietly to deliver upto the Lessor the demised land and all erections and buildings than standing or being thereon provided always that the Lessee shall be at liberty, if he shall have performed and observed the covenants and conditions herein contained prior to the expiration of the term, to remove and appropriate to Lessee all buildings, erections and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed, provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

R) NOT TO ASSIGN :

Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority consent may be granted by the Development Authority, if the Lessee agrees either.

i) To pay to the Development Authority one-half of the increase in the value of the leasehold interest or land or building derived by the Lessee, such increase being equal to an amount by which the price of the land derived by him exceeds or has exceed premium or the value paid by him or his assignor and the value of a building or erection



or structure thereon. The decision of the Development Authority as to the value shall be final and binding.

ii) To surrender to the Development Authority his interest under the Lease at a price decided by Authority as follows :

In such case premium paid by the Lessee shall be divided by 99 years and the amount equivalent to the rest of the years will be paid to the Lessee by the Lessor.

Provided that such **consent** shall not be given for a period of **Five years** from the date of handing over possession of the demised land unless in the opinion of the Development Authority exceptional circumstances exists for the grant of such consent.

iii) **MORTGAGE :**

The Lessee is not entitled to mortgage his leasehold rights other than to the Central Government, State Government, Nationalised Banks, Life Insurance Corporation of India, Maharashtra State Financial Corporation, the Housing Development Finance Corporation or any other Financial Institute approved by the Development Authority Lessee is not entitled to mortgage his leasehold rights unless the written consent of the Authority is obtained. The Authority may give such consent.

If the Lessee agrees that :

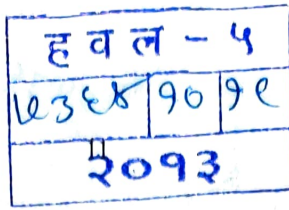
a) **RIGHT TO PURCHASE LEASEHOLD INTEREST :**

In case of default in repayment of the loan to the Mortgages, it shall be deemed that Lessee has surrendered his plot to the authority and this lease-deed stands cancelled in such event the authority may take over mortgagor's right and discharge the mortgagee from their liability provided that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount.

RIGHTS OF THE MORTGAGEE :

The Mortgagee is not entitled to enforce their rights under the Mortgage Deed unless, authority exercises the right to take over mortgagor's (Lessee's) interest, right within the period of one month's after receiving notice from the mortgagee.





b) If authority exercises the right to take over mortgagor's interest their mortgagor (Lessee) has not objection for re-allotment of the said plot and or any construction thereon/flat to any person by the authority.

c) In the event of re-allotment the Lessee (mortgagor) has no right to share or ask for the payment of the increase in the value of the plot or any construction thereon/flat derived by the authority.

S) **BAR ON SUB DIVISION OF LAND ;**

Not to sub-divide the land demised to the Lessee.

T) **CHANGE IN STATUS OF THE LESSEE ;**

No changes in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognized with out the previous written of the Development Authority.

U) **NOTICE IN CASE OF DEATH ;**

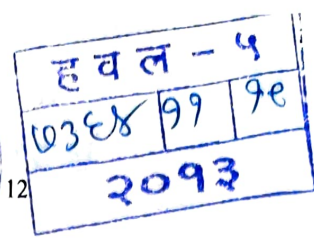
In the event of death of the Lessee, the person to when the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

4) **RECOVERY OF RENT AS LAND REVENUE ;**

If and whenever any part of the premium or rent hereby reserved or any other charges payable by the Lessee shall be in arrears, the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966.

5) **RE-ENTRY ;**

If the said rent hereby reserved shall be in arrears for a period of Thirty days whether the same shall have been legally demanded or not or if an whenever there shall have been a breach of any, of the covenants by the Lessee herein, contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting



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a title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made provided always that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not; exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenants in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such break or breaches within three months after the giving or leaving of such notice.

6) **SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE LEASE ;**

If on the determination of the lease any person is found to be unauthorisedly, occupying or wrongfully in possession of the demised land it shall be lawful for the Lessor or secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code 1966.

7) **NOTICE & DEMANDS ;**

Any demands for payment or notice requiring to be made or given to the Lessee shall be sufficiently made or given by the Lessor through the post by Registered Letter addressed to the Lessee at the demised land and any demand or notice sent by post shall be deemed to have delivered in the course of Post.

8) **MARGINAL NOTES ;**

The marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.





हवल - ५	
०३६४	१२७९
13	२०१३

9) For the purpose of stamp duty market value of the said land described in the schedule 1 hereunder written is ascertained to of **Rs. 1,59,17,700/-, (Rs. One Crore fifty Nine Lakhs Seventeen thousand & Seven Hundred only)** and the lessee/s have agreed to pay the stamp duty thereon as required by the Bombay Stamp Act.

SCHEDULE -1

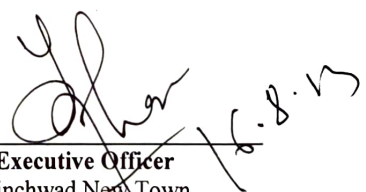
All that piece of land known on **Primary School Plot No. 1**, in the scheme of Lessor for development of **Sector No. 10** of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D.& P.H. Deptt, by their letter No.RPP/1176/2779/UD-5, dated 19/11/76, within the village limits of **Bhosari** Tal. Haveli, Dist. Pune containing by admeasuring **3048.2** Sq.meters or thereabouts and within the jurisdiction of Sub-Registrar, Haveli, Dist - Pune and bounded as follows that is to say :

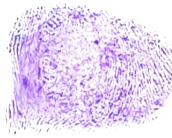
ON OR TOWARDS THE NORTH BY	:	Drainage Line
ON OR TOWARDS THE SOUTH BY	:	Bulk Land No. 4
ON OR TOWARDS THE EAST BY	:	Proposed 18.0 Mtr Road
ON OR TOWARDS THE WEST BY	:	Open Space

IN WITNESS WHEREOF the Lessor and Lessee have hereunto set subscribed their hand and seal the day and year first above written. Signed, Sealed and Delivered for an behalf of the Pimpri Chinchwad New Town Development Authority by the hand of:

DR. YOGESH MHASE :




Chief Executive Officer
Pimpri Chinchwad New Town
Development Authority,
(LESSOR)



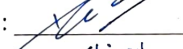
धीरज मेमोरीयल फाउंडेशन



अध्यक्ष

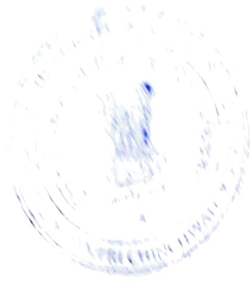


Dheeraj Memorial Foundation Formerly Known :
As Babasaheb Ambedkar Agnipankh Magasvargiya
Etar Bahuuddyeshiya Pratishthan
Through Shri PRADEEPKUMAR POPATLAL KARNAVAT
(LESSEE)

Witnesses :

1) Signature : 
Name : D. C. Shivsharan
Address : Chinchwad Pune 411 003

2) Signature : 
Name : Sameer S. Pillay
Address : Chinchwad Pune. 37



हवल - ५		
७३६४	१३	१९
२०१३		

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती

क/०५/२०१२

पेठ क्रमांक

१०

प्लॉट क्रमांक

प्राथमिक शाळा क्र. १

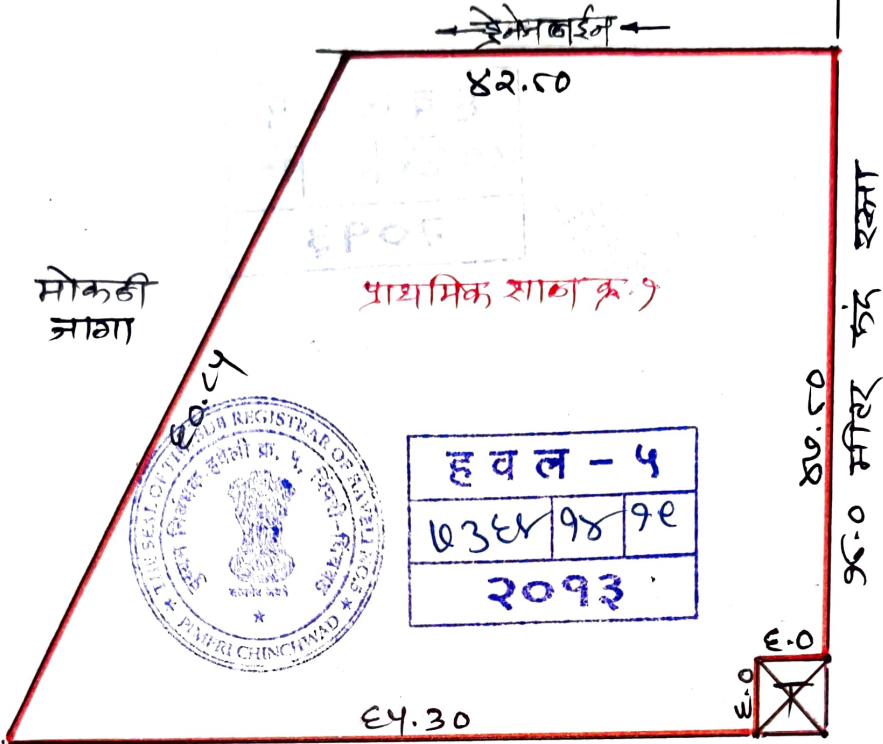
क्षेत्र चौ.मीटर

३०४८.२

प्लॉट धारकाचे नाव

धिरज मेमोरिअल फाऊंडेशन

[मी. बाबासाहेब आंबेडकर प्रतिष्ठान
भागासवर्गीय इतर बहुउद्देशीय प्रतिकारण]



मोकडी
जागा

प्राथमिक शाळा क्र. १



ह व ल - ५		
७३६४	१४	१९
२०१३		

वर्तक लॅन्ड क्र. ४

समजूतीच्या तप्या.



याप्रमाणे नियोजित रोहिमाकरीमा शय्वीव
क्षेत्र असे.

— याप्रमाणे मुख्यंशी हद्द असे.

क/०५/२०१२
हेड सव्हेंअर

मुख्य सव्हेंअर

हेड सव्हेंअर
०२/१२/१२

प्रमाण १ : ५००

आज दिनांक
ताबा दिला.

रोजी वरील आकृतीतील नमुद केलेल्या प्लॉटच्या चतुः सिमांची मापे जागेवर प्रत्यक्ष तपासून
ताबा मिळाला.

प्रतिनिधि

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉट धारक



ह व ल - ५		
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२०१३		

१ - १३४	
१९४९	१३६४
१३६४	



महाराष्ट्र शासन, पत्रिका विभाग, मुंबई



पत्रिका विभाग

स्थायी मेरका संख्या /PERMANENT ACCOUNT NUMBER
ABJPK9427B

नाम /NAME
PRADEEP POPATLAL KARNAVAT

पिता का नाम /FATHER'S NAME
POPATLAL RAMCHAND KARNAVAT

जन्म तिथि /DATE OF BIRTH
12-09-1969

हस्ताक्षर /SIGNATURE
P. Karnavat

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DHEERAJ MEMORIAL FOUNDATION

26/12/2007
Permanent Account Number
AABTD8221D

13032013

धीरज मेमोरियल फाउंडेशन

P. Karnavat

अध्यक्ष



ह व ल - ५

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ह व ल - ५		
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२०१३		

१५-१२-१३
६५०५



सोमवार, 19 ऑगस्ट 2013 11:08 म.पू.

दस्त गोषवारा भाग-1

हवल5

दस्त क्रमांक: 7364/2013

दस्त क्रमांक: हवल5 /7364/2013

बाजार मुल्य: रु. 1,59,17,700/-

मोबदला: रु. 1,59,17,700/-

भरलेले मुद्रांक शुल्क: रु.7,96,000/-

दु. नि. सह. दु. नि. हवल5 यांचे कार्यालयात

अ. क्र. 7364 वर दि.19-08-2013

रोजी 11:05 म.पू. वा. हजर केला.

पावती:7737

पावती दिनांक: 19/08/2013

सादरकरणाचाचे नाव: धीरज मेमोरीयल फाऊंडेशन, पुर्वीचे नाव डॉ. बाबासाहेब आंबेडकर अत्रीपंख मागासवर्गीय इतर बहुउद्देशीय प्रतिष्ठान तर्फे अध्यक्ष प्रदीप पोपटलाल कर्नाड

दस्त हजर करणाऱ्याची सही:

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 380.00

पृष्ठांची संख्या: 19

एकूण: 30380.00

सह दुय्यम निबंधक, हवेली-5

सह दुय्यम निबंधक, हवेली-5

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

शिक्षा क्र. 1 19 / 08 / 2013 11 : 05 : 12 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 19 / 08 / 2013 11 : 05 : 39 AM ची वेळ: (फी)

प्रतिष्ठापन
सदर दस्तऐवज हा नोंदणी कलम १९ अन्वयेत असलेल्या तारुदीगुजारव नोंदणीत दाखल केला आहे. यात नोंदणीत पूर्णपणे पुरा निष्पादक व्यक्ती, सातीदार व सोबत जाऊन त्या कायदाद्वारे या दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी चालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

१)
२)

लिहून देणारे:

१) P. K. Karnat
२)



■■■■■

19/08/2013 11 09:31 AM





दस्त गोपवारा भाग-2

हवेली 5

दस्त क्रमांक: 7364/2013

दस्त क्रमांक : हवेली 5/7364/2013

दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: क्षीरज मेमोरीयल फाऊंडेशन , पुर्वीचे नाव डॉ. बाबासाहेब आंबेडकर अग्नीपंच मागासवर्गीय इतर बहुउद्देशीय प्रतिष्ठाण तर्फे अध्यक्ष प्रदीप पोपटलाल कर्नावट पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: चिंचवड पुणे, रोड नं: -, , , पॅन नंबर: AABTD8221D	भाडेकरू वय :- 43 स्वाक्षरी:-		
2	नाम: पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे चिफ एक्झीक्युटीव्ह ऑफीसर डॉ. योगेश म्हत्ते - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: निगडी प्राधिकरण पुणे, रोड नं: -, , , पॅन नंबर:	मालक वय :- 43 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 19 / 08 / 2013 11 : 06 : 53 AM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाम: रघुनाथ चंद्रकांत झोरे
वय: 37
पत्ता: निगडी पुणे
पिन कोड: 411044

स्वाक्षरी



छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ: 19 / 08 / 2013 11 : 07 : 12 AM

सह दुय्यम निबंधक, हवेली-5

7364 /2013

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवज एकुण १२ पाने आहेत

सह दुय्यम निबंधक
हवेली क्र. ५

पहिले नबराचे पुस्तकाचे
७३६४... नंबरी नोंदला
सह. दुय्यम निबंधक हवेली-५
दिनांक - १६/८/१३

