



07/09/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

दस्त क्रमांक : 19066/2022

नॉर्दर्शी :

Regn.63m

गावाचे नांव : किवळे (माळसाडी)

(1) विनेखाचा प्रकार भाडेपट्टा
(2) मोडदला 0
(3) बाजारभावा/भाडेपट्ट्याचा बावसितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे 40750000

(4) नू-भापन, पोटहिस्ता व घरकामाक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1) पातिकाचे नाव: विनीत-विचित्र न.पा. इतर बर्चन : इतर शाहिती: मीजे किवळे, पुणे येथील स.नं. 86 वांसी एडुम क्षेत्र 4 हे. 50 अक्षरी वीही सिद्धन वेणार यांच्या हिश्याचे क्षेत्र 1 हे. 12.50 अक्षरी वांसी आकार 03 क. 81 पैसे वांसी शाकेसाडी न्यायवेत असणारे क्षेत्र 00 हे. 88 अक्षरी म्हुणजेच 02 एकर ही मिळकत ((Survey Number : 86 ;))

1) 0.8000 हेक्टर . आर :

1): नाव:- सैन कैम राव फौजेशन तर्फे डावरेक्टर अजित संभाजी शिंदे बय:-39; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रा. फ्लॅट नं. 502, आधार विन्हीग, मानाजी नगर, बडगाव हु. पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-AIIPT5854Q

2): नाव:- सैन कैम राव फौजेशन तर्फे डावरेक्टर शोधना संजय सिंग बय:-22; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रा. गली कॉम्प्लेक्स, फ्लॅट नं. 21, पिपरी, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-411018 पॅन नं:-ENJPS4233R

3): नाव:- मान्यता देणार सोभा सुनिल भोंडवे बय:-42; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BOMPB8650L

4): नाव:- मान्यता देणार शेता सुनिल भोंडवे बय:-21; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-FMFPB8668R

5): नाव:- मान्यता देणार साहिल सुनिल भोंडवे बय:-20; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-FOKPB7066A

6): नाव:- मान्यता देणार कमल दादाभाऊ भोंडवे बय:-50; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BZNPB7884G

7): नाव:- मान्यता देणार रोहिणी सागर बुले बय:-30; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : बाऊली विन्हीग, बडगाव हु., नदिड सिटी, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-411041 पॅन नं:-BZNPB5395N

8): नाव:- मान्यता देणार सारिका बाळु भोंडवे बय:-44; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BQIPB8800N

9): नाव:- मान्यता देणार बाळु सोपान भोंडवे बय:-44; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-BQIPB8800N

10): नाव:- मान्यता देणार आवुष बाळु भोंडवे तर्फे अफाक म्हुण बाळु सोपान भोंडवे बय:-44; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-

11): नाव:- मान्यता देणार लोक बाळु भोंडवे तर्फे अफाक म्हुण बाळु सोपान भोंडवे बय:-44; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-

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

1): नाव:- सुनिल सोपान भोंडवे बय:-53; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ANRPB5460F

2): नाव:- दादाभाऊ सोपान भोंडवे बय:-59; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ANRPB5549B

3): नाव:- बाळु सोपान भोंडवे बय:-46; पत्ता:- प्लॉट नं. : माळा नं. : इमारतीचे नाव:-, ब्लॉक नं. : रावेत, पुणे, रोज नं. : महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-ANRPB5472B

(9) दस्तऐवज करून दिल्याचा दिनांक

08/09/2022

(10) दस्त नॉर्दर्शी केल्याचा दिनांक

08/09/2022

(11) अनुबेमाक, खड व पुढ

19066/2022

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

2037500

(13) बाजारभावाप्रमाणे नॉर्दर्शी शुल्क

30000

(14) बेरा



मुल्याकनामाडी विचारात घेतलेला तपशील:-

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

श्री नवकरम वाचली
श्री रुजवात धेतली
अससलकर हुकुम नवकरम

सदर नवकरम अर्जदार. कोड.....
यांस याचे तारीख 01/09/2022
चे अर्जप्राप्त क्रमांक 103/22
चे अर्जावरून.....
यांस दिल्या दिनांक 08/09/2022

सह दु.नि. (वर्ग-२) हवेली क्र. ११



Payment Details

sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SAN KAM RAV FOUNDATION	eChallan	10000502022090500839	MH007305879202223P	2037500.00	SD	0003681891202223	06/09/2022
2		DHC		0609202205235	620	RF	0609202205235D	06/09/2022
3	SAN KAM RAV FOUNDATION	eChallan		MH007305879202223P	30000	RF	0003681891202223	06/09/2022

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





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

Receipt of Document Handling Charges

PRN 0609202205235

Receipt Date 06/09/2022

Received from ---, Mobile number 7743916916, an amount of Rs.620/-, towards Document Handling Charges for the Document to be registered on Document No. 19066 dated 06/09/2022 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED

₹ 620

DEFACED

Payment Details

Bank Name SBIN

Payment Date 06/09/2022

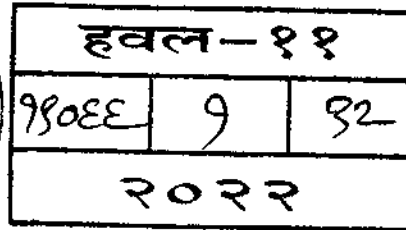
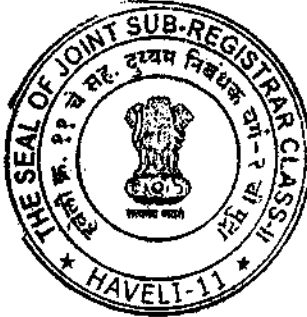
Bank CIN 10004152022090604853

REF No. 224957124487

Deface No 0609202205235D

Deface Date 06/09/2022

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





CHALLAN
MTR Form Number-6



GRN	MH007305879202223P	BARCODE	Date		05/09/2022-12:19:11	Form ID	36	
Department			Inspector General Of Registration					
Stamp Duty			Payer Details					
Type of Payment			Registration Fee					
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR		Full Name			SAN KAM RAY FOUNDATION
Location			PUNE		Flat/Block No.			SURVEY NO 86
Year			2022-2023 One Time		Premises/Building			ROAD/STREET
Account Head Details			Amount In Rs.		Road/Street			KIWALE
0030046401 Stamp Duty			2037500.00		Area/Locality			PUNE
0030063301 Registration Fee			30000.00		Town/City/District			PUNE
					PIN			4 1 2 1 0 1
			Remarks (If Any)					
			PAN 12=ANRNS400-SecondPartyName=SUNIL SOPAN BHONDVE-					
			950EE 2 32					
			2022					
			Amount in		Twenty Lakh Sixty Seven Thousand Five Hundred Rupees Only			
			20,67,500.00		Words			
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
Cheque/DD No.			Bank CIN		Ref. No.		10000502022090500939 3017474846327	
Name of Bank			Bank Date		RBI Date		05/09/2022-12:19:28 Not Verified with RBI	
Name of Branch			Bank-Branch		STATE BANK OF INDIA			
			Scroll No. , Date		Not Verified with Scroll			

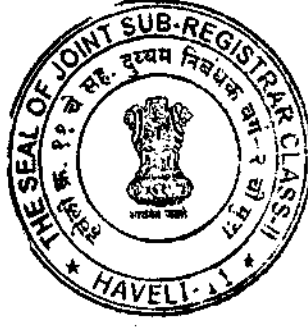
Department ID: 9604040279
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दुर्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालान लागू नाही.

Challan Defaced Details

Sr.No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-329-19066	0003681891202223	06/09/2022-19:28:10	IGR018	30000.00
2	(IS)-329-19066	0003681891202223	06/09/2022-19:28:10	IGR018	2037500.00
Total Defacement Amount					20,67,500.00



Department ID : _____ Mobile No. : 9604040279
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यन निवधक कार्यालयात नोंदणी करवावयाच्या दस्तासाठी लागू आहे. नोंदणी न करवावयाच्या दस्तासाठी सदर चलन लागू नाही.



हवल-११		
११०६६	४	३२
२०२२		



Shree Gajanan Prasanna
LEASE DEED

This **DEED OF LEASE** is made at Pimpri Chinchwad, Pune on this 6th day of September 2022.

BETWEEN

1.MR. SUNIL SOPAN BHONDVE

Age : 53 yrs, Occupation - Business,
PAN No. ANRPB 5460F, AADHAAR : 9026 4768 9137

2. MR. DADABHAU SOPAN BHONDVE

Age : 59 yrs, Occupation - Business,
PAN No. ANRPB 5549B, AADHAAR : 4397 5340 8397

3. MR. BALU SOPAN BHONDVE

Age : 46 yrs, Occupation - Business,
PAN No. ANRPB 5472B, AADHAAR : 4387 2823 9857

All above R/at :- Ravet, Taluka-Haveli, District - Pune, Pincode - 412101.

.....All above 1 to 3 are the legal owners of the land (as per 7/12 extract)

AND

1. MRS. SHOBHA SUNIL BHONDVE

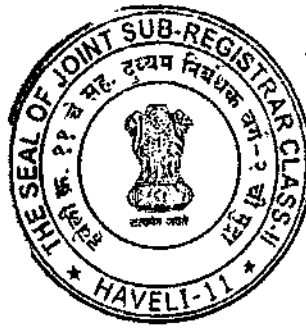
Age : 42 yrs, Occupation - Business,
PAN No. BOMP 8650L, AADHAAR : 5734 1990 2192
R/at :- Near Bhondwe lawns Ravet, Taluka - Haveli, Dist :- Pune

2. MISS. SHWETA SUNIL BHONDVE

Age : 21 yrs, Occupation - Student
PAN No. FMFPB 6668R, AADHAAR : 2460 4065 2632
R/at :- Near Bhondwe lawns Ravet, Taluka - Haveli, Dist :- Pune -

3. MAST. SAHIL SUNIL BHONDVE

Age : 20 yrs, Occupation - Student,
PAN No. FOKPB 7066A, AADHAAR : 4625 8749 7505
R/at :- Mauli Niwas, Ravet, Taluka - Haveli, Dist :- Pune .



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4. MRS. KAMAL DADABHAU BHONDVE

Age : 50 yrs, Occupation – Housewife,

PAN No. BZNPB 7884G, AADHAAR : 3202 8102 6255

R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune

5. MRS. ROHINI SAGAR GHULE

Age : 30 yrs, Occupation – Housewife,

PAN No. BZNPB 5395N, AADHAAR : 7412 4137 4814

R/at :- Mauli bldg., vadgaon Budruk, Nanded city, Pune- 41.

6. MRS. SARIKA BALU BHONDVE

Age : 44 yrs, Occupation - Housewife,

PAN No. BQIPB 6800N, AADHAAR : 9831 1345 9961

R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune

7. MR. BALU SOPAN BHONDVE

Age : 46 yrs, Occupation - Business,

Legal natural guardian for the Minor's named

A) MAST.AYUSH BALU BHONDVE

Age : 17 yrs, Occupation - Student,

AADHAAR : 2788 8831 5445

B) MAST. SHLOK BALU BHONDVE

Age : 10 yrs, Occupation - Student,

AADHAAR : 5872 8822 5375

Both R/at :- Near Bhondwe lawns Ravet, Taluka – Haveli, Dist :- Pune

-----All above 1 to 7 are the legal heirs of owners.

..... Hereinafter referred to as “The Lessor” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include heir, heirs, executors, administrators, representatives and assigns) Party of the ONE PART.

AND

SAN KAM RAV FOUNDATION (PAN No. ABICS5839F) (CIN No:- U80301PN2022NPL211464) a company incorporated and registered under section 8 of the Companies Act, 2013 having its registered office at CTS5724, 5227 BHAKTI COMPLEX FLAT NO 21, Pimpri, Pune 411018

Through its Director :-

1)MR. AJIT SAMBHAJI THITE

Age : 39 years, Occupation – Business,

PAN NO. : AIPT5354Q, ADHAR:-7206 7098 3872

Address:- Flat No. 502, Aadhar Building, Manaji Nagar, Vadgaon Budruk, Pune-41.

2) MISS. SHOBHANA SANJAY SINGH

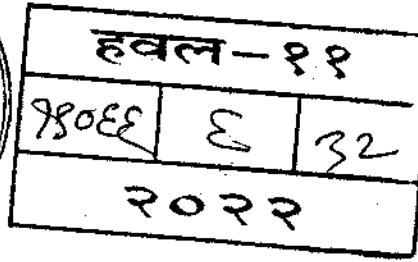
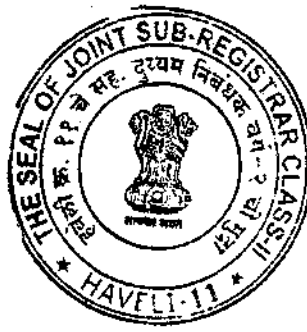
Age : 22 years, Occupation – Business,

PAN NO. : ENJPS4233R, ADHAR :- 7814 0378 4250

Address:- Flat No.21, Bhakti Complex, Kharalwadi, Pimpri, Pune- 18.

(duly authorized by a resolution dated 08/08/2022 passed at a meeting of the Board of Directors)

,Hereinafter referred to as “The Lessee” (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor in business and permitted assigns) Party of the OTHER PART.



In this Deed, the Lessor and the Lessee are collectively referred to as "Parties" and severally as "Party".

WHEREAS

A. The Lessor is the owner and legal heir of owners is seized and possessed of or otherwise well and sufficiently entitled to the plot of land (reserved for 4/139 for school as per zone certificate no. Zone/08/235/2022 dated 5/5/2020) bearing Gat No. 86 admeasuring approximately 1 H 12.50 R and its assessment is 3 Rs. 81 Paisa out of that, reservation for school area is 00 H 80 R; situated at village: Kiwale, Taluka- Haveli, District Pune, within the Jurisdiction of the Sub-Registrar of Haveli and within the limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred to as "the Demised Plot"). The Demised Plot is more particularly described in the First Schedule hereunder written. A copy of the 7/12 extract in respect of the Demised Plot is annexed hereto and marked Annexure "A"

B. The Lessee is a charitable company and is engaged in the promotion and management of educational institutes. A copy of the certificate of incorporation of the Lessee is annexed hereto and marked Annexure "B"

C. The Lessor has agreed to demise unto the Lessee the Demised Plot together with the right to construct a building or buildings and/or structure or structures thereon for the period and rent and upon the terms and conditions recorded herein.

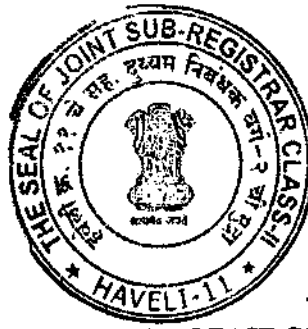
D. It has been agreed between the Parties that the Lessee shall at its own efforts, expenses and costs, for the purpose of running an educational institute, be entitled to construct and complete upon the Demised Plot, a new building or buildings and/or structure or structures with all requisite and proper sewers, drains and other conveniences thereto in accordance with the prevailing laws.

E. The Lessor has hereby agreed to give on lease and the Lessee has hereby agreed to take on lease the Demised Plot, on the terms and conditions hereinafter appearing.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

(i) GRANT OF LEASE

In consideration of the Lease Rent and Lessee's covenants hereinafter reserved and contained, the Lessor doth hereby demise unto the Lessee **ALL THAT** piece and parcel of land in the Educational zone bearing Gat No. 86 admeasuring area about 00 H 80 R (2 Acre) and its assessment is 3 Rs. 86 Paise; which land is situated at village Kiwale, District Pune, within the Jurisdiction of the Sub-Registrar of Haveli and within the limits of Pimpri Chinchwad Municipal Corporation and more particularly described in the **Schedule** hereunder written together with the right to construct a building or buildings and/or structures thereon.



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(ii) LEASE PERIOD AND LEASE COMMENCEMENT

The Lessor hereby demises unto the Lessee the Demised Plot **TO HOLD** unto the Lessee the Demised Plot from **06/04/2022** to **5/09/2057** for a term of 35 (Thirty-Five) years (hereinafter referred to as "**the said Term**") yielding and paying the Lease Rent hereinafter mentioned. It is agreed between the Parties that the said Term may be extended by the parties with mutual consent.

That the lease deed extension period is decided 5 years before the completion the lease. If the period is not extended as per decision between the parties, then cost of the building i.e. the realisable value will be decided by the three Government approved valuers and the average cost of the three valuers and the and same shall be paid by the Lessor to Lessee without any delay at the time of eviction of the premises.

(iii) USE OF DEMISED PLOT

It is hereby agreed by and between the Parties hereto that the Lessee shall be entitled to construct and complete upon the Demised Plot a new building or buildings and/or structure or structures, solely for the purpose of running an educational institute / School and incidental activities only. Further, the lessee is not entitled to construct and to use the said building/buildings over the said demised plot except that of the educational institute/school including relevant requirement of the school.

(iv) LEASE RENT

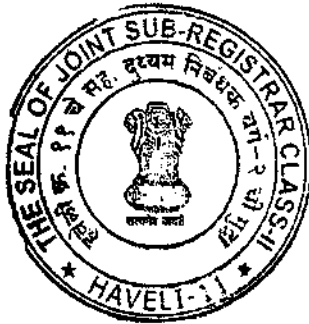
In consideration of the Lessor leasing the Demised Plot unto the Lessee, the Lessee hereby agrees to pay to the Lessor a sum of Lease Rent. Lease Rent shall comprise of Fixed Rent and Variable Rent, which are more particularly described as follows:

a) Fixed Rent:

1. After 1 Year from the date of execution hereto, an amount of Fixed Rent shall be payable by the Lessee to the Lessor. The amount of Fixed Rent payable by the Lessee to the Lessor shall be **Rupees Four Lakhs per month** for the period of 34 years to be paid on or before **10th** of each month in the name and amount as decided below:

A) Bifurcation of the rent amount to be paid by Lessee to Lessor as under:

Sr.No.	Name & Account Details	Percentage
1	MR. DADABAU SOPAN BHONDVE	16%
2.	Mrs. KAMAL DADABHAU BHONDVE	16%
3.	MR. SUNIL SOPAN BHONDVE	11.11%
4.	Mrs. SHOBHA SUNIL BHONDVE	11.11%
5.	MR. SAHIL SUNIL BHONDVE	11.11%
6.	BALABHAU SOPAN BHONDVE	11.56%
7.	SARIKA BALABHAU BHONDVE	11.56%
8	AYUSH BALABHAU BHONDVE	11.55%



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2. The Fixed Rent shall be payable on each month subject to deduction of tax at source as per law for the time being in force, due failing which the outstanding amount shall bear and carry Bank interest at the rate of 9% (Nine percent) per annum from the due date of payment till the date of realization thereof by the Lessor.
3. It is also specifically agreed by the Lessee that Goods and Service Tax, if any and/ or any other similar taxes, whether in the nature of value added tax or otherwise now levied or imposed as per the rules & regulations of the central and/ or state government authorities and/ or local bodies or which may hereinafter be levied or imposed in relation to the grant of Lease hereunder and all increases thereto, if any, during the Lease Term shall be borne and paid by the Lessee alone.

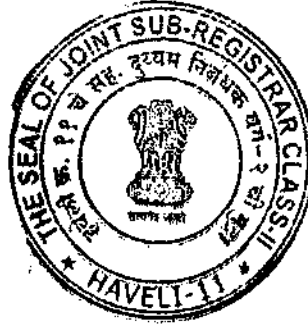
Note: For the purpose of this Agreement, the term Academic Year shall mean the period commencing from 01st April and ending on 31st March of the relevant year

b) Variable Rent:

1. On and from the date of execution hereto, an amount of Variable Rent shall be payable by the Lessee to the Lessor, which is actually payable to the Lessor from starting of the school probably from June 2023. The said Variable Rent shall be payable on an annual basis being each Academic Year. It is agreed between the Parties that the Variable Rent shall be payable over and above the Fixed Rent.
2. The Variable Rent for each Financial Year shall be calculated as the total amount 9% of total fees accumulated from the number of students enrolled for that academic year. The Total Number of Student on roll on 30th September of each year shall be taken in consideration with the fees of that academic year for calculating the actual variable rent for the respective year belonging to the lease period.
3. The Variable Rent for the relevant Academic Year shall be payable on or before 30th June of next Academic Year. In the event of delay by the Lessee in payment of the Variable Rent within the time lines as aforesaid, the Lessee shall be liable to pay Bank interest at the rate of 9% (Nine percent) per annum from the due date of payment till the date of actual realisation thereof by the Lessors.
4. It is also specifically agreed by the Lessee that Good and Service Tax, if any and/ or any other similar taxes, whether in the nature of value added tax or otherwise now levied or imposed as per the rules & regulations of the central and/ or state government authorities and/ or local bodies or which may hereinafter be levied or imposed in relation to the grant of Lease hereunder and all increases thereto, if any, during the Lease Term shall be borne and paid by the Lessee alone.

(v) REFUNDABLE SECURITY DEPOSIT

The Lessee hereby agrees to pay to the Lessor a refundable (interest free) security deposit of Rs.50,00,000/- (Rupees Fifty Lakh only) at the time of registration of Lease Deed and remaining Rs. 50,00,000/- (Rupees Fifty Lakh only) and in the year 2026 in the period from 21st June, 2026 to 30th June, 2026 failing which the outstanding amount shall bear and carry interest at the rate of 12% (twelve percent) per annum, which shall be calculated from the due date of payment till the date of actual realisation thereof by the Lessor. However, said 50% balance refundable security deposit shall be paid on or before 31st December 2026.



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(vi) LESSORS COVENANTS:

The Lessor hereby represents to and covenants with the Lessee as follows: -The Lessor's has full right and absolute authority to grant the Lease of the Demised Plot; and so long as the Lessee continues to perform and fulfil all its duties, obligations and covenants under this Deed, the Lessee shall be entitled to peaceably hold, occupy and enjoy the Demised Plot during the said Term.

The Lessor has to pay in full the loan obtained on the Demised Plot or relieve mortgage deed within period of three months from date of execution of lease deed.

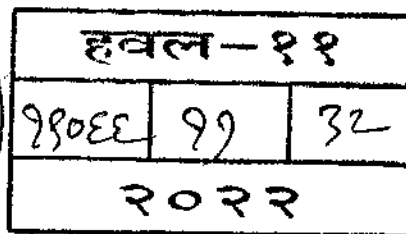
(vii) THE LESSEE DOTH HEREBY EXPRESSLY COVENANTS WITH THE LESSOR AS UNDER:

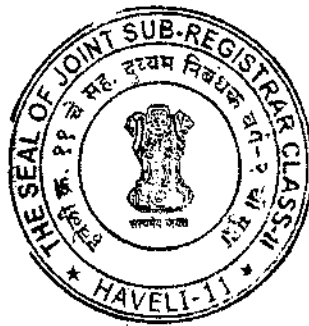
- a. That the Lessee shall comply with and abide by all the terms and conditions of this Deed.
- b. That the Lessee shall during the said Term regularly pay to the Lessor's the aforesaid Lease Rent and as stated above in all the circumstances in the manner set out hereinabove. In the event of any delay, the Lessee shall be liable to pay 9% per annum interest as mentioned hereinabove. Such interest shall be recovered as if the same formed a part of the yearly rent and will carry compound interest at the same rate with six-monthly compounding. The provisions of interest shall be without prejudice to the other rights and remedies of the Lessors.
- c. That the Lessee shall use the Demised Plot solely for the educational purposes as set out hereinabove and shall not use or permit the same to be used for any other purpose. In case of change of use said building constructed in the said demised plot, these presents gets automatically cancelled, for which no any other mode is required.
- d. That the Lessee shall also pay and discharge, within the relevant due dates, all rates, taxes, property tax, charges including water and electricity, duties, burdens, assessments, outgoings, and impositions whatsoever payable or to become payable now or hereafter during the said Term assessed, charged and /or imposed upon the Demised Plot or any part thereof. or the building/s or structure/s to be hereafter erected.
- e. That the Lessee shall at its own efforts, expenses and cost, for the purpose of an educational institute, construct and complete upon the Demised Plot a new building or buildings and/ or structure or structures with all requisite and proper sewers, drains and other convenience thereto in accordance with the prevailing laws as per approved Plan.
- f. The Lessee shall at its own efforts, expenses and cost, shall obtain requisite permissions, NOCs and approvals for the purpose of erecting or constructing building or buildings and/ or structure or structures on the Demised Plot from the Municipal Corporation and other Government and Semi-Government authorities as may be in force for the time being relating to the building or buildings and or structures to be constructed on the Demised Plot.



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- g. That the Lessee shall in executing the works as aforesaid and at all times during the continuance of this demise observe and conform to all such rules and regulation of the Municipal Corporation and other Government and Semi-Government authorities as may be in force for the time being.
- h. The Lessee shall not at any time during the said Terms carry out any excavation work on the Demised Plot other the excavation works necessary for construction and erection of building/s and/or structure/s and development of playground for the purpose of the educational institute, as approved and required by the Competent Authority.
- i. That the Lessee shall at his/her own expense and cost maintain and keep in good repair the drains, sewers and gullies leading from the existing building or building/s or structure/s to be constructed on the demised premises and the demised premises in accordance with the Municipal Act and the rules and bye-laws there under for the time being in force without requiring any notice in that behalf from the Lessor's (reasonable wear and tear excepted).
- j. That the Lessee hereby agrees to Indemnify and keep indemnified the Lessor's against all suits, claims, and/or demands in respect of the demised premises.
- k. That the Lessee shall not raise any finances by creating/ mortgage on its leasehold interest in respect of the Demised Plot and the building/s and/or structure/s constructed or erected thereon at any time during the said Term.
- l. The Lessee shall at all times during the said Term secure and protect the Demised Plot against trespassers and shall be solely responsible and liable for initiating appropriate action against such trespassers to ensure the quite vacant and peaceful possession of the Demised Plot.
- m. That the Lessee shall not at any time during the said Terms allow any third party to use and benefit from any permission, approval, NOCs, connections which include electricity, water or telephone, obtained by the Lessee from the Municipal Corporation and other Government and Semi-Government authorities and as may be in force for the time being including private authorities for the purpose of the educational institute and/or building or buildings and/or structures or structures to be constructed on the Demised Plot.
- n. That the Lessee shall not hold the Lessor's responsible or liable for any loss or damage suffered by the Lessee on account of destruction caused to buildings and/or structures or structures to be constructed on the Demised Plot or to any property by the Lessee in the Demised Plot either by fire, accident, theft, act of god or otherwise or by any act of omission or commission on the part of Lessee its servants and agents.
- o. That the Lessee shall also observe strictly the provisions hereof and any and all laws, rules, policy and regulations for the time being in force applicable to the Demised Plot and to buildings and/or structures or structures to be constructed on the Demised Plot for the purposes set out herein.
- p. That the Lessee shall not claim any higher rights recorded herein as that of a Lessee for the said Term and not to claim any protection as a tenant or otherwise under the applicable or hereinafter applicable Rent Act.





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conditions, covenants of the Deed and/ or the rules regulations and bye-laws applicable to the Demised Plot, building/s and/or structure/s or to be constructed thereon and the Lessee in its capacity as a companies incorporated under Section 8 of the Companies Act, 2013 or any contravention of any law or statute either prior, during or after the execution of these presents. It being understood that the Lessor is entering into this lease Deed based on the express representations and warranties of the Lessee.

v. That in case the building plan is not approved within six months then the lease deed stands terminated and the possession shall be handed over to the lessor immediately and all deposits shall be refunded to the Lessee by the Lessor. That the lessor has delivered the copy of D.P. opinion issued by the P.C.M.C. to the lessee herein, in which the school reservation of the said demised plot is clearly mentioned. The Lessor has also made aware about the submission of building plans for approval and all the said documents have been delivered by the Lessor to the Lessee. The fact of the proposed plan for construction of building over the demised plot is also made clearly aware to the Lessee by the Lessor.

w. That the Lessee shall not occupy any land within the periphery of 1KM from the demised plot on any mode i.e. Sale deed, Lease deed, Gift Deed, Leave and license basis etc; either in the name of lessee itself or in the name of sister concern of the Lessee.

x. That the major changes in shares of the Lessees/Director's company other than within the family then consent of the Lessor is must and shall give free consent without any delay.

y. That the Ground Plus one floor shall be completed within the one year from the date of this approval of plan and NA order.

(viii) TERMINATION AND ITS CONSEQUENCES

- a. The Lessee fails to make payment of the Lease Rent, either fixed or variable, for three consecutive years, together with the interest for delayed payment thereon at 9% per annum as aforesaid and after the receipt of a written notice of default from the Lessor demanding the outstanding Lease Rent together with interest thereon, the Lessee does not make the payment within 60 (sixty) days of the receipt of the said notice of default;
- b. Possession: In this event (on the basis of clause (a) as per written herein above) of termination, the possession shall be handed over to the lessor, as it is. In case of earlier termination due to non-payment of rent and breach of terms and conditions, the lessor is entitled to get the possession along with the standing buildings thereon, for which the lessee shall not claim any kind of cost, damage, expenses etc.

(ix) MISCELLANEOUS

a. Disputes

Any dispute or differences between the Parties arising out of the present Deed or from the interpretation of the terms and conditions, or non-compliance or non-payments shall be resolved mutually and amicably by the Parties. In the event the same cannot be resolved mutually and amicably, the Civil Courts at Pune alone shall have exclusive jurisdiction to try and entertain any dispute and /or differences arising between the parties hereto out of the present Deed.

- b. This Lease Deed shall be executed in original one copy. The original shall be retained by the Lessee and the duplicate/Xerox by the Lessor. However, the lessee shall provide the said original copy of the lessor, on the demand it becomes necessary.
- c. The stamp duty and all other expenses in respect of this Lease Deed and Xerox thereof shall be borne and paid by the Lessee.



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- d. This Lease deed constitutes the entire understanding between the Parties with regard to the subject matter hereof and all other any Agreement/MOU between the Parties relating to the subject matter hereof are stands to be cancelled.
- e. The terms of this Lease Deed shall not be altered or added to and nor shall anything be omitted therefrom except by means of a Supplementary amendment in the Lease Deed in writing duly signed by the parties hereto.
- f. Any notice to be given by one Party to the other under this Lease deed shall be in writing and shall be sent by a Party to the other Party's respective address as set out in the title clause unless a change in such address of a Party is previously intimated to the other Party in writing. Such notice shall be deemed to be duly given if sent by hand delivery or by courier or by registered post A. D. and shall be deemed to be validly delivered if sent by hand delivery or courier on receipt of acknowledgment, and if sent by registered post A. D. on expiry of 5 (five) days from the date of posting.

Email Address of the Lessor: - aayushbhondve2001@gmail.com.

IN WITNESS WHEREOF, the Lessor has set its hand unto these presents hereof and the Lessee has caused its common seal to be affixed hereunder hereof on the day, month and year first hereinabove written.

SCHEDULE OF THE PROPERTY

(Description of the Land Property)

All that Piece and parcel of the land bearing Survey No. 86 total area about 4 H 50 R out of that share of the owner is 1 H 12.50 R assessments of 3Rs.81 paise out of that reservation for school admeasuring area is about 00 H 80R i.e (02 Acre). Situated at village Kiwale, Taluka – Haveli, Dist:- Pune, situated within the jurisdiction of the Sub – Registrar, Haveli Pune and within the limits of Pimpri Chinchwad Municipal Corporation the said Property is bounded as under :-

On or towards EAST : By Remaining property of S NO 86

On or towards SOUTH: By Adjacent Road

On or towards WEST : By S . No. 87 property

On or towards NORTH: By S. No. 85 Property.

Together with ingress, egress, pathways, incidental, and consequential rights thereto.



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Signed and delivered by the within named lessor's

1.MR. SUNIL SOPAN BHONDVE



S. S. Bhondve

2. MR. DADABAU SOPAN BHONDVE



D. S. Bhondve

3. MR. BALU SOPAN BHONDVE



B. S.

Signed and delivered by the within named lessor's

1. MRS SHOBHA SUNIL BHONDVE



S. S. BHONDVE

2. MISS. SHWETA SUNIL BHONDVE



S. Bhondve



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3. MRS. SAHIL SUNI BHONDVE



Sahil JS

4. MRS KAMAL DADABHAU BHONDVE



K. D. Bhondve

5. MRS ROHINI SAGAR GHULE



Rohini

6. MRS SARIKA BALU BHONDVE



BhondvesB

7. MR. BALU SOPAN BHONDVE

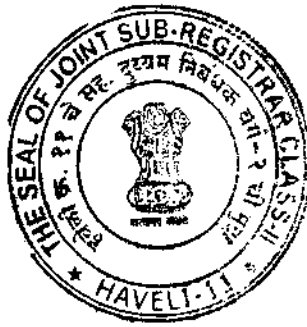
Legal natural guardian for the Minor's named

A) AYUSH BALU BHONDVE &

B) MR. SHLOK BALU BHONDVE



B. S.



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The COMMON SEAL of the Lessor is hereunto
Affixed pursuant to the Resolution passed
by its Board of Directors at its meeting
held on 8th day of August, 2022.
in the presence of witnesses, the Director
of the Company who has affixed
his signature as token thereof



Mr. Jit

MR. JIT SAMBHAJI THITE
Director of SAN KAM RAV FOUNDATION



Shobhana

2. MISS. SHOBHANA SANJAY SINGH
Director of SAN KAM RAV FOUNDATION

Director
SAN KAM RAV FOUNDATION

In the presence of:

1. Pacharne

Mr. Kailesh Raghnath Pacharne At. post. Rajgurunagar Taluked Dist. Pune

2. Sajan

Mrs. Mrs. Kalyani Niklesh Sajan
Chirchali, Pune.

अहवाल दिनांक : 14/06/2022

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यशसु चन्द्रकांत शर्मा (अविधायक-असिस्टेंट मिनिस्टर)

ग्राहक :- श्री. (356239) तालुका :- हुणसी जिल्हा :- पुणे

श्री गुरुभ्यो नमः श्री गणेशाय नमः

शेताचे स्थानिक नाव : कडक

मास मनुष्या वारा (पिकाची मंडळी)
(मासामुळे वरील मनुष्या अतिकार जमिनेत आणि मंडळीत (सकाळी १० ते १२) मिसरा १५५१ यादीस मिसरा २५
मास - मिसरा (५६२३९) तालुका - हुबली जिल्हा - पुणे

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6/14/2022

<https://web.archive.org/web/20220614171200/http://www.irs.gov/efile>

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Joint Sub-Registrar
Class-II
Joint Sub-Registrar
Class-II

Joint Sub-Registrar
Class-II
Joint Sub-Registrar
Class-II

Joint Sub-Registrar Class-II

SAN KAM RAV FOUNDATION

CTS 5724 5727 Bhakti Complex, Flat No. 21 Pimpri, Pune - 411018.


CIN:U80301PN2022NPL211161

E-mail: skrfoundations90@gmail.com

Date:08/08/2022

CERTIFIED TRUE COPY OF THE RESOLUTION NO. 2 PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SAN KAM RAV FOUNDATION HELD ON MONDAY 8TH Aug, 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT CTS 5724 5727 Bhakti Complex, Flat No. 21 Pimpri, Pune - 411018 AT 11:00 A.M. AND CONCLUDED AT 11.30 A.M.

That the Board Members / Directors were resolved that in order to fulfill the objects of the company for starting of School, the company has decided to take Land on lease for 35 years admeasuring 80R (2 Acre) for 35 years from Mr. Sunil Sopan Bhondave, Mr. Dadabhau Sopan Bhondave and their legal heirs. The final draft of lease deed is read and explained to all. Finally decided that, at Gat No. 86 admeasuring area 00 Hectar 80 R (2 Acre) land is to be taken of lease deed for 35 years. The Board considered and approved the Lease Deed Draft and Authorize **Ajit Sambhaji Thite** and **Shobhana Sanjay Singh** to Sign the Lease deed on behalf of SAN KAM RAV FOUNDATION.



(Ajit Sambhaji Thite)

Director

DIN:8220380

Director

SAN KAM RAV FOUNDATION



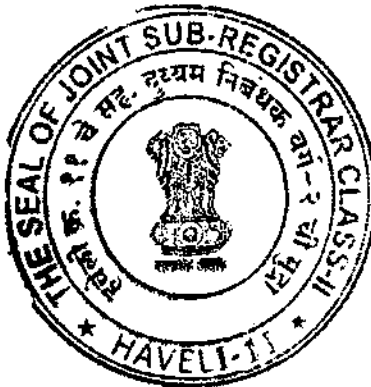
(Shobhana Sanjay Singh)

Director

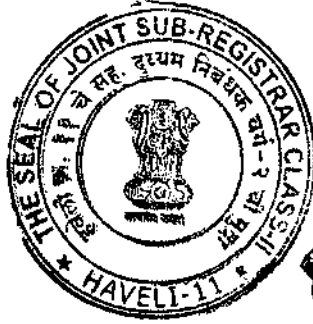
DIN: 08332380

Director

SAN KAM RAV FOUNDATION



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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that SAN KAM RAV FOUNDATION is incorporated on this Twenty first day of May Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U80301PN2022NPL211464.

The Permanent Account Number (PAN) of the company is ABICS5839F *

The Tax Deduction and Collection Account Number (TAN) of the company is PNES79837C *

Given under my hand at Manesar this Twenty fourth day of May Two thousand twenty-two .



Digital Signature Certificate

Mr SHIV PAL SINGH

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SAN KAM RAV FOUNDATION

CTS 5724 5727 Bhakti Complex, Flat No.21, Pimpri, Pune, Pune,

Maharashtra, India, 411018



* as issued by the Income Tax Department

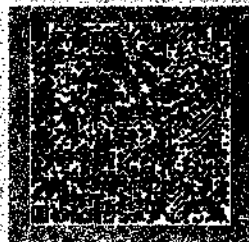


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१- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABICS5839F

SAN KAM RAY FOUNDATION

24/05/2022

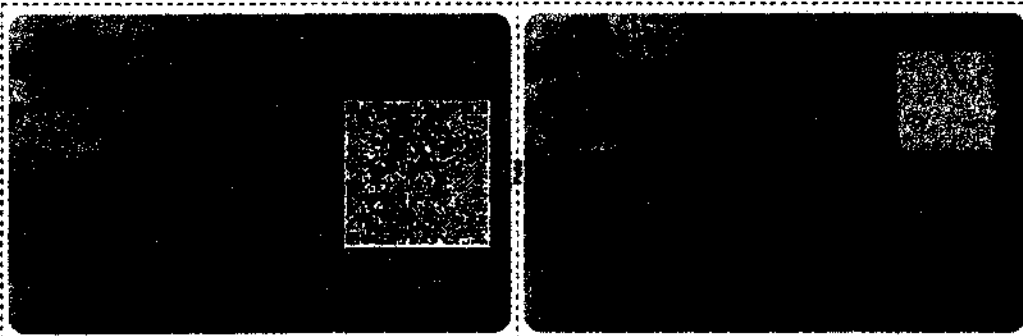


Signature valid

Digitally signed by
SAN KAM RAY FOUNDATION
DN: cn=SAN KAM RAY FOUNDATION, o=SAN KAM RAY FOUNDATION, email=SAN KAM RAY FOUNDATION@GMAIL.COM, c=IN

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कम्प्यूटर से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, क्लिक संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Out



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 138A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

DATE 19/08/2022
DDMMYY

1SP66

PAY Balu Sopan Bhondre

यह धारक को OR BEARER

RUPEES Sixteen lakh Sixty Six thousand Six hundred Sixty Six Rupees

and Sixty Six paise only

₹ 1666666.66/-

आका सं. A/c No. 111712010000994

चेक नं. Cheque No. 12060248

भारत की हमारी सभी शाखाओं में समान रूप पर
PAYABLE AT PAR AT ALL OUR BRANCHES IN INDIA

SAN KAM RAV FOUNDATION

PLEASE SIGN ABOVE THIS LINE

⑈060246⑈ 411026071⑈ 111710⑈ 31

यूनियन बैंक ऑफ इंडिया Union Bank of India

पिंपरी-चिंचवड शाखा, पुणे - 411018
PIMPRI-CHINCHWAD BRANCH, PUNE-411018
IFS Code : UBIN0811173

VALID FOR 3 MONTHS FROM THE DATE OF ISSUE
DATE 19/08/2022
DDMMYY

1KF47

PAY Dadabhai Sopan Bhondre

यह धारक को OR BEARER

RUPEES Sixteen lakh Sixty Six thousand Six hundred Sixty Six Rupees

and Sixty Six paise only

₹ 1666666.66

आका सं. A/c No. 111712010000994

चेक नं. Cheque No. 12060244

भारत की हमारी सभी शाखाओं में समान रूप पर
PAYABLE AT PAR AT ALL OUR BRANCHES IN INDIA

SAN KAM RAV FOUNDATION

PLEASE SIGN ABOVE THIS LINE

⑈060246⑈ 411026071⑈ 111710⑈ 31

यूनियन बैंक ऑफ इंडिया Union Bank of India

पिंपरी-चिंचवड शाखा, पुणे - 411018
PIMPRI-CHINCHWAD BRANCH, PUNE-411018
IFS Code : UBIN0811173

VALID FOR 3 MONTHS FROM THE DATE OF ISSUE
DATE 19/08/2022
DDMMYY

1HB41

PAY Sunil Sopan Bhondre

यह धारक को OR BEARER

RUPEES Sixteen lakh Sixty Six thousand Six hundred Sixty Six Rupees

and Sixty Eight paise only

₹ 1666666.68

आका सं. A/c No. 111712010000994

चेक नं. Cheque No. 12060243

भारत की हमारी सभी शाखाओं में समान रूप पर
PAYABLE AT PAR AT ALL OUR BRANCHES IN INDIA

SAN KAM RAV FOUNDATION

PLEASE SIGN ABOVE THIS LINE

⑈060243⑈ 411026071⑈ 111710⑈ 31

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संस्कृत प्रत

पौजे - कियले

ता हवेली

जि. पुणे

दि. ०१/०१/१९९२

प्राप्त

प्राप्त करीत असताना याची नोंद घेतली आहे. याची नोंद घेतली आहे. याची नोंद घेतली आहे.

प्राप्त

प्राप्त करीत असताना याची नोंद घेतली आहे.

प्राप्त करीत असताना याची नोंद घेतली आहे.

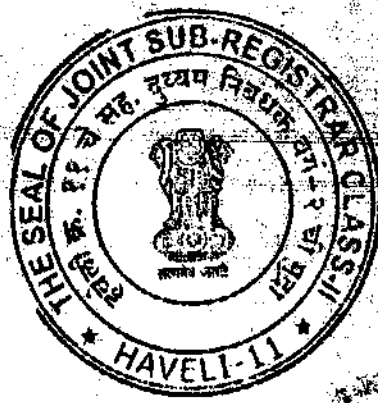
प्राप्त करीत असताना याची नोंद घेतली आहे.

प्राप्त करीत असताना याची नोंद घेतली आहे.

दिना

या प्रमाणे मंजूर विकास योजनेतील प्रस्ताव आहे.

या प्रमाणे वाणव्य (C-2) विभाग आहे.



हवेली - ११		
११०६६	२४	३२
२०१२		

२०१३/१४ रुमांड

४/१३०६

२०१३/१४

(S)अर्जदार

२०१३

२०१३

CHARTER - 4766 2832

2466 6665 2832

Sex / Male
Date of Birth: 2001
Mother: Shobha Suni
Father: Shobha Suni
Address: Shobha Suni
Shobha Suni



CHARTER - 4623 874B 7505

4623 874B 7505

Sex / Male
Date of Birth: 2002
Mother: Shobha Suni
Father: Shobha Suni
Address: Shobha Suni
Shobha Suni



CHARTER - 5734 1998 2192

5734 1998 2192

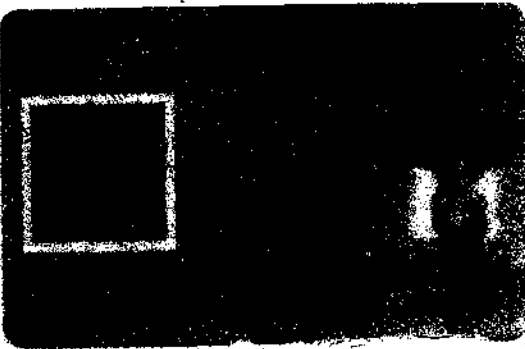
Sex / Female
Date of Birth: 1998
Mother: Shobha Suni
Father: Shobha Suni
Address: Shobha Suni
Shobha Suni



412101
Sex / Male
Date of Birth: 1998
Mother: Shobha Suni
Father: Shobha Suni
Address: Shobha Suni
Shobha Suni



98056	28	52
8888-88		



CHARTER - 4623 4766 8137



4623 4766 8137

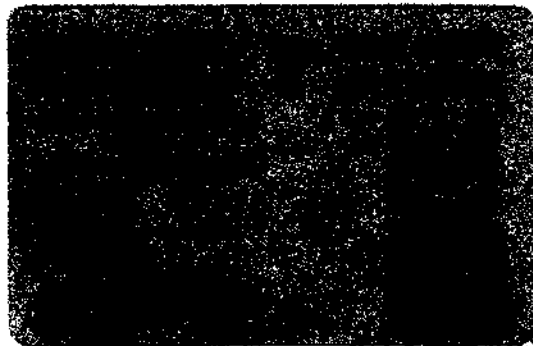
Sex / Male
Date of Birth: 1998
Mother: Shobha Suni
Father: Shobha Suni
Address: Shobha Suni
Shobha Suni





412101
Sex / Male
Date of Birth: 1998
Mother: Shobha Suni
Father: Shobha Suni
Address: Shobha Suni
Shobha Suni





 <p>संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975</p>	 <p>संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975</p>
<p>अध्यापक - सामान्य शिक्षण अधिकारी</p>	<p>अध्यापक - सामान्य शिक्षण अधिकारी</p>



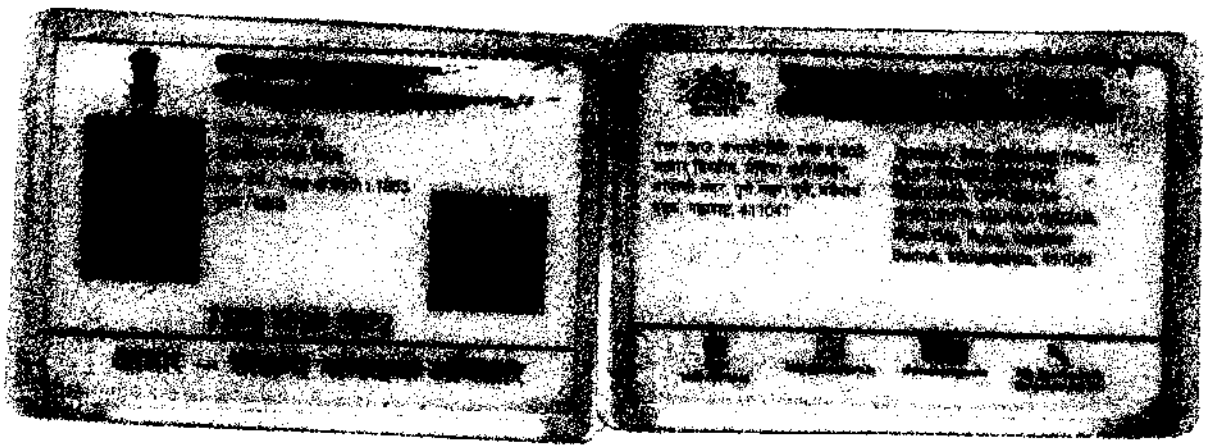
Bhondur SB

 <p>संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975</p>	 <p>संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975</p>
<p>अध्यापक - सामान्य शिक्षण अधिकारी</p>	<p>अध्यापक - सामान्य शिक्षण अधिकारी</p>

PRB

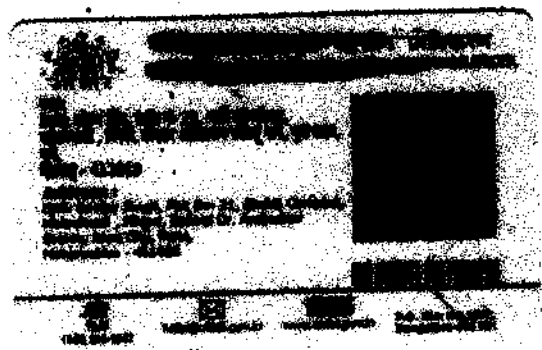
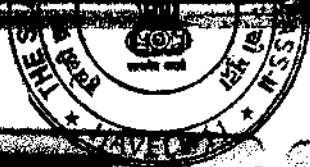
 <p>संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975</p>	 <p>संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975 संविधान संख्या: 1975</p>
<p>अध्यापक - सामान्य शिक्षण अधिकारी</p>	<p>अध्यापक - सामान्य शिक्षण अधिकारी</p>

PRB



Thick

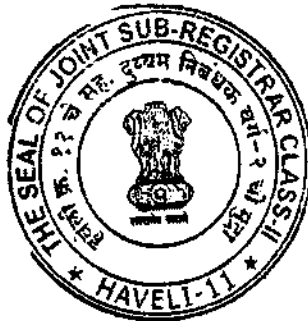
हवल-९९		
१९०६६	२८	३२
२०२२		



Thick

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 202209068254	06 September 2022, 07:09:43 PM हवेली												
मूल्यांकनाचे वर्ष :	2022												
जिल्हा :	पुणे												
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.20) किवळे (विपरी विचवड महानगरपालिका)												
उपमूल्य विभाग :	20/7-निवासी विभागातील क्षेत्र												
क्षेत्राचे नाव :	Pune Municipal Corporation												
मिळकतीचा क्रमांक	सर्व्हे नंबर/86												
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर													
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सव्हेनिका</th> <th>कार्यालय</th> <th>बुकाने</th> <th>औद्योगिक</th> <th>मोजकपणाचे एकक</th> </tr> </thead> <tbody> <tr> <td>8150</td> <td>57690</td> <td>59090</td> <td>64720</td> <td>0</td> <td>चौ.मीटर</td> </tr> </tbody> </table>	खुली जमीन	निवासी सव्हेनिका	कार्यालय	बुकाने	औद्योगिक	मोजकपणाचे एकक	8150	57690	59090	64720	0	चौ.मीटर	
खुली जमीन	निवासी सव्हेनिका	कार्यालय	बुकाने	औद्योगिक	मोजकपणाचे एकक								
8150	57690	59090	64720	0	चौ.मीटर								
मिळकतीचे क्षेत्र	8000 चौ. मीटर Bulk Land												
Reserved For Public Purpose 80% = 6520													
Applicable Rules : ,30, 16 ब													
<p>1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =6520/-</p> <p>500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 6520</p> <p>=3260000/-</p> <p>2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =5868/-</p> <p>1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 5868</p> <p>=8802000/-</p> <p>3. 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =5216/-</p> <p>2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 5216</p> <p>=10432000/-</p> <p>4. 4000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =4564 /-</p> <p>4000चौ. मीटर क्षेत्रासाठी मूल्य = 4000 * 4564</p> <p>=18256000/-</p>													
<p>जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य</p> <p>=3260000 + 8802000 + 10432000 + 18256000</p> <p>= Rs. 40750000/-</p> <p>= र चार करोड सात लाख पन्नास हजार /-</p>													

Home Print



हवेली-११		
१९०६६	२९	३२
२०२२		

329/19066

मंगळवार, 06 सप्टेंबर 2022 7:28 म.नं.

दस्त गोपबारा भाग-1

हवेली 11

30/32

दस्त क्रमांक: 19066/2022

दस्त क्रमांक: हवेली 11 / 19066/2022

बाजार मूल्य: रु. 4,07,50,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 20,37,500/-

डु. नि. सह. डु. नि. हवेली 11 यांचे कार्यालयात

पावती: 20858

पावती दिनांक: 06/09/2022

अ. क्र. 19066 वर दि. 06-09-2022

सादरकरणाऱ्याचे नाव: सॅन कॅम राव कॉरिडोर तर्फे डायरेक्टर अजित संभाजी चिटे

रोजी 7:22 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकूण: 30600.00

सह दुय्यम निबंधक, हवेली-11

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

दस्तावा प्रकार: भाडेपट्टा

सह दुय्यम निबंधक, हवेली-11

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

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

शिक्का क्र. 1 06 / 09 / 2022 07 : 22 : 36 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 09 / 2022 07 : 23 : 29 PM ची वेळ: (फी)

PAN No. 0609202216753

कमी पडलेली पाने की रु. 60/-

पावती क्रमांक: 20824

कसूल केली दि. 06/09/2022

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञा
लिहून देतो की, सदर दस्तास जोडलेली पुरावा वगैरे
ही असतील व खरी असून ती खोटी व बनावट आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये होणारे कार्यवाहीस आम्ही जबाबदार राहू.

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

लिहून देणार

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लिहून देणार

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- 2) S. S. Bhandare
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06/09/2022 7:43:18 PM

दस्त गोपवारा भाग-2

हवल 11 39/32
दस्त क्रमांक: 19066/2022

दस्त क्रमांक: हवल 11/19066/2022

दस्तावा प्रकार: भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मुनिल सोपान भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ANRPB5460F	मानक वय -53 स्वाक्षरी:- <i>S. S. Bhonde</i>		
2	नाम: दादाभाऊ सोपान भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ANRPB5549B	मानक वय -59 स्वाक्षरी:- <i>S. S. Bhonde</i>		
3	नाम: बाळू सोपान भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ANRPB5472B	मानक वय -46 स्वाक्षरी:- <i>S. S. Bhonde</i>		
4	नाम: सॅन कॅम राव फौडेशन तर्फे डायरेक्टर अजित सभाजी शिंदे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रा. प्लॉट नं. 502, आंध्रग बिल्डींग, मानाजी नगर, वडगाव बु., पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: AHPT5354Q	भाडेकरू वय -39 स्वाक्षरी:- <i>Thakur</i>		
5	नाम: सॅन कॅम राव फौडेशन तर्फे डायरेक्टर श्रीमता सत्य सिंग पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रा. भक्ती कॉम्प्लेक्स, प्लॉट नं. 21, चिंपरी, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: ENJPS4233R	भाडेकरू वय -22 स्वाक्षरी:- <i>S. S. Bhonde</i>		
6	नाम: मान्यता देणार शोभा मुनिल भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: BOMPB8650L	मान्यता देणार वय -42 स्वाक्षरी:- <i>S. S. Bhonde</i>		
7	नाम: मान्यता देणार खेता सुनिल भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: FMFPB6668R	मान्यता देणार वय -21 स्वाक्षरी:- <i>S. S. Bhonde</i>		
8	नाम: मान्यता देणार साहित्य सुनिल भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: FOKPB7066A	मान्यता देणार वय -20 स्वाक्षरी:- <i>S. S. Bhonde</i>		
9	नाम: मान्यता देणार कल्प दादाभाऊ भोंडवे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: रावेत, पुणे, रोड नं: - महाराष्ट्र, पुणे. पॅन नंबर: BZNPB7884G	मान्यता देणार वय -50 स्वाक्षरी:- <i>K. S. Bhonde</i>		
10	नाम: मान्यता देणार रोहिणी सागर घुले पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं: माऊली बिल्डींग, वडगाव बु., नांदेड जिल्हा, पुणे. पॅन नंबर: BZNPB5395	मान्यता देणार वय -30 स्वाक्षरी:- <i>S. S. Bhonde</i>		



Summary-2

11 नाव:मान्यता देणार बाळु भोंडवे
पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. रावेत, पुणे.
रोड नं. - महाराष्ट्र, पुणे.
पिन नंबर: BQIPB6800N

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondve



12 नाव:मान्यता देणार बाळु सोपान भोंडवे
पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. रावेत, पुणे.
रोड नं. - महाराष्ट्र, पुणे.
पिन नंबर: BQIPB6800N

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondve



13 नाव:मान्यता देणार आपुन बाळु भोंडवे तर्फे अपाक म्हणुन बाळु सोपान भोंडवे
पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. रावेत, पुणे.
रोड नं. - महाराष्ट्र, पुणे.
पिन नंबर:-

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondve



14 नाव:मान्यता देणार शोक बाळु भोंडवे तर्फे अपाक म्हणुन बाळु सोपान भोंडवे
पत्ता:प्लॉट नं. - माळा नं. - इमारतीचे नाव: - ब्लॉक नं. रावेत, पुणे.
रोड नं. - महाराष्ट्र, पुणे.
पिन नंबर:-

मान्यता देणार
वय -44
स्वाक्षरी:-

Bhondve



करील दस्तऐवज करून देणार तयाकधीत भादेषट्टा वा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:06/09/2022 07:37:58 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-याना व्यक्तीश: ओळखतात, व त्याची ओळख पटवितात

अनु.क. पक्षकाराचे नाव व पत्ता

1 नाव:श्री. गोभा कदम -
वय:47
पत्ता:निगडी प्राधिकरण, पुणे.
पिन कोड:411044

स्वाक्षरी

आयाचिन

अगत्याचा ठसा



शिक्का क्र.4 ची वेळ:06/09/2022 07:38:37 PM

मह.दुय्यम निबंधक (का-२) हवेली क्र.११

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Used At	Deface Number	Deface Date
1	SAN KAM RAV FOUNDATION	eChallan	10000502022090500939	2037500.00	SD	0003681891202223	06/09/2022
2		DHC	0609202205235	620	RF	0609202205235D	06/09/2022
3	SAN KAM RAV FOUNDATION	eChallan	MH007305879202223P	30000	RF	0003681891202223	06/09/2022

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

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दिनांक ०६/०९/२०२२

