

Receipt (pavli)

4/6001

Wednesday, April 26, 2023

5:23 PM

पावली

Original/Duplicate

नोंदणी क्र. 39म

Regn. 39M

पावली क्र. 6189 दिनांक: 26/04/2023

रावसाहे नाव: बापसाहे

दस्तावेजाचा अनुक्रमांक: डबल4-6001-2023

दस्तावेजाचा प्रकार: बापसाहे

सादर हस्ताक्षराचे नाव: हवेली - श्री श्रीरामनाथ मिश्रनाथ संस्था अथा तर्फे दस्तावेज प्रवेशामाटी कु. मु. शिवलाल धोंडीबा घनकुडे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 940.00

पुष्पांची संख्या: 47

एकूण:

₹. 30940.00

भाषणस्थळ: मुळ दस्त, पंचवेली स्ट्रि. मुंबई-२ अंदाजे

5:42 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-4

बापसाहे मुल्य: ₹. 15272594.4/-

मोबदला ₹. 0/-

बापसाहे मुद्रांक शुल्क: ₹. 824800/-

सह दुय्यम निबंधक
हवेली क्र. ४, पुणे.

1) दस्तावेजाचा प्रकार: DHC रकम: ₹. 940/-

टीसी/धनादेश/पे ऑर्डर क्रमांक: 2604202311677 दिनांक: 26/04/2023

बँकेचे नाव व पत्ता:

2) दस्तावेजाचा प्रकार: eChallan रकम: ₹. 30000/-

टीसी/धनादेश/पे ऑर्डर क्रमांक: MH001222730202324E दिनांक: 26/04/2023

बँकेचे नाव व पत्ता:

मुळ दस्त मिळाले.
दि. 26/04/2023

गावाचे नाव : बाणेर

(1)विलेखाचा प्रकार	भाडेपट्टा	
(2)मोबदला	0	
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15272594.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: बाणेर ता हवेली जि पुणे येथील स.नं. 71 पार्ट आणि 72 पार्ट,खेह पार्क को ऑप हौसिंग सोसायटी लि पैकी प्लॉट 7 यांसी क्षेत्र 5500 चौ फूट म्हणजेच 510.96 चौ मी ही मिळकत((Survey Number : 71/7 ;)) इतर हक्क : -	
(5) क्षेत्रफळ	1) 0.0510 हेक्टर . आर	
(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:-लेसर - सुरेखा शिवलाल धनकुडे वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.नं. ७१ पार्ट, धनकुडे नगर, बाणेर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-BCNPD3133R 2): नाव:-लेसर - विराज शिवलाल धनकुडे वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: धनकुडे नगर, स.नं. ७१ पार्ट, बाणेर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-BXPBD1267K 3): नाव:-लेसर - राहुल शिवलाल धनकुडे वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: धनकुडे नगर, स.नं. ७१ पार्ट, बाणेर पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-BTFPD1421D 4): नाव:-लेसी - श्री भैरवनाथ शिक्षण संस्था च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. शिवलाल धोडीवा धनकुडे वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.नं. ७०, धनकुडे नगर, बाणेर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे खेहपार्क गृहचरचना संस्था तर्फे चेअरमन महेंद्र जगन्नाथ येवले च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. अनिकेत नरसिंगराव पांचाळ वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: स.नं. ६३५/३ए, पवार नगर, बेलठीका नगर, थेरगाव, पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411033 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	26/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6001/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	824800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मी नमकल केली दस्तासोबतची नमकल
मी वा

Payment Details

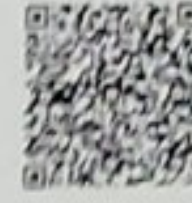
Sl. No.	Purchaser	Type	Verification no/Vendor	QRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Shri Bharamvath Shikshan Sanstha	eChallan	00040572023042831842	MH001222730202324E	824800.00	SD	0000653902202324	26/04/2023
2		DHC		2604202311677	940	RF	2604202311677D	26/04/2023
3	Shri Bharamvath Shikshan Sanstha	eChallan		MH001222730202324E	30000	RF	0000653902202324	26/04/2023

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





CHALLAN
MTR Form Number-6



GRN	MH001222730202324E	BARCODE	[Barcode]		Date	26/04/2023-15:53:59		Form ID	36	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No. (If Applicable)		AAFTS1005C			
Office Name HVL4_HAVELI 4 JOINT SUB REGISTRAR					Full Name		Shri Bhairavnath Shikshan Sanstha			
Location PUNE					Flat/Block No.		Plot No 7 Sneh Park CHSL			
Year 2023-2024 One Time					Premises/Building					
Account Head Details					Amount In Rs.					
0030046401 Stamp Duty					824800.00		Road/Street		S No 71 and 72 Part	
0030063301 Registration Fee					30000.00		Area/Locality		Baner Pune	
					Town/City/District					
					PIN		4 1 1 0 4 5			
					Remarks (If Any)					
					PAN2=BCNPD3133R-SecondPartyName=Surekha Shivaji Dhankude-					
					Amount In		Eight Lakh Fifty Four Thousand Eight Hundred Rupee			
Total					8,54,800.00		Words		s Only	
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		00040572023042631842 CKW7508715	
Cheque/DD No.					Bank Date		RBI Date		26/04/2023-15:24:54 Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 7276207474

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

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Page 1/1

Print Date 26-04-2023 03:54:58

हवेल-४		
६००९	९	४८
२०२३		



Scanned with OKEN Scanner

Scanned with OKEN Scanner

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2604202311677	Date 26/04/2023
Received from Shri Bhairavnath Shikshan Sanstha, Mobile number 7276207474, an amount of Rs.940/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 26/04/2023
Bank CIN 10004152023042610781	REF No. 311662054340
This is computer generated receipt, hence no signature is required.	

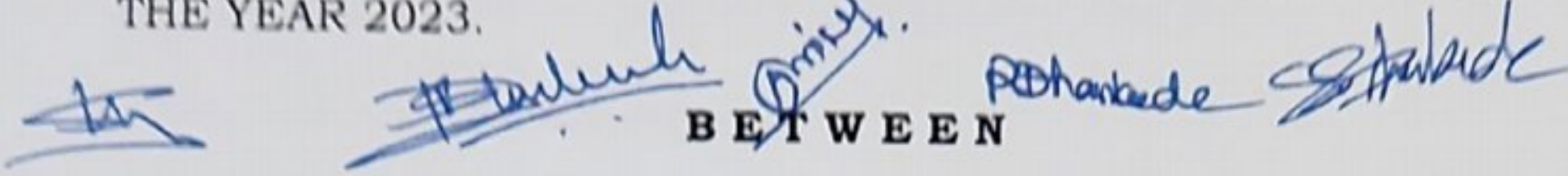


हवेल-४		
E009	2	80
२०२३		



LEASE DEED

THIS LEASE DEED MADE THIS 26TH DAY THE MONTH APRIL IN
THE YEAR 2023.


BETWEEN

(1) MRS. SUREKHA SHIVLAL DHANKUDE

aged about 48 years, Occupation: Agriculture and Housewife,
PAN No. BCNPD3133R
Aadhaar No.: 784329672365

(2) MR. VIRAJ SHIVLAL DHANKUDE

aged about 30 years, Occupation: Business and Agriculture,
PAN No. BXBPD1267K
Aadhaar No.: 413388599898

(3) MR. RAHUL SHIVLAL DHANKUDE

aged about 28 years, Occupation: Business and Agriculture,
PAN : BTFPD1421D,
Aadhaar No.: 539385672885

**(All residing at: Dhankude Nagar, Survey No.71, (part) Baner,
Pune - 411045,**

Hereinafter called and referred to as "**THE LESSORS**",
(which expression unless repugnant to the context mean and
include their heirs, executors, administrators and assigns)



हवल-४		
E009	3	8C
२०२३		

SHRI BHAIRAVNATH SHIKSHAN SANSTHA

A Public Trust Registered under The Maharashtra Public Trust Act
1950 bearing registration no. F-19677/Pune & Societies
Registration Act 1860 bearing registration no.
MAH/1362/2004/Pune
PAN:AAFTS1005C

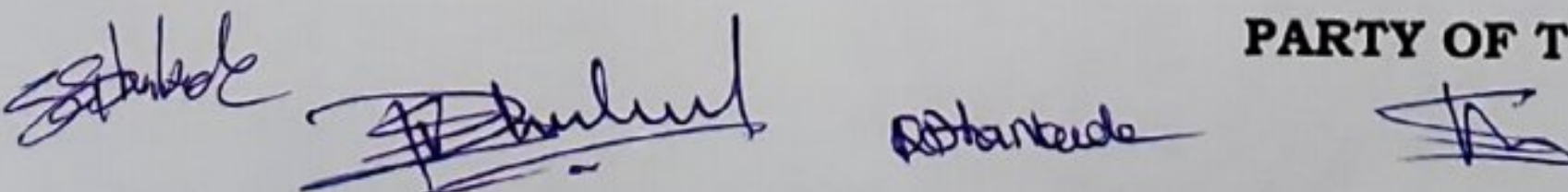
Through its Trustee

MR. SHIVLAL DHONDIBA DHANKUDE

Age : 58 Years Occ : Business
PAN : AFNPD9689L
Aadhaar No.: 995946288348
R/at : S. No.70, Dhankude Nagar,
Baner, Pune - 411045.

Hereinafter called and referred to as "**THE LESSEE**", (which
expression unless repugnant to the context mean and include their
heirs, executors, administrators and assigns)

PARTY OF THE OTHER PART





AND

SNEH PARK CO-OPERATIVE HOUSING SOCIETY LTD.

Registration No. PNAPNA-A/HSG/(TC)/882/1997/98

PAN : AAXAS6863R

Acting through its Manager

MR. ANIKET NARSINGRAO PANCHAL

Age : 25 years, Occ : Service,

Aadhaar No: 513702183542

R/at: S. No. 635/3A, Pawar Nagar,

Belthika Nagar, Thergaon, Pune 411033,

Hereinafter called and referred to as "**THE CONSENTING PARTY**",
(which expression unless repugnant to the context mean and
include its successors in interest and assigns)

PARTY OF THE THIRD PART

WHEREAS Lessors are the lawful holders of the Plot bearing No.7, admeasuring area 5500 sq. ft. i.e. 510.96 sq. mtrs. situated at Sneh Park Co-operative Housing Society Limited, situated at Survey Nos.71 (part) and 72 (part) , Baner Village, Pune, more particularly described in the Schedule hereunder (Demised Plot) and are desirous of giving the said premises on Leave and License for the period of 33 (Thirty Three) years;

AND WHEREAS the larger land, from which the said Plot No.7 which is carved out of Survey No.71 (Part) & Survey No.72(Part) situated at Village Baner, Taluka Haveli, District Pune is owned by the Such Park Co-operative Housing Society Ltd., and hereinafter called and referred as the "said Society".

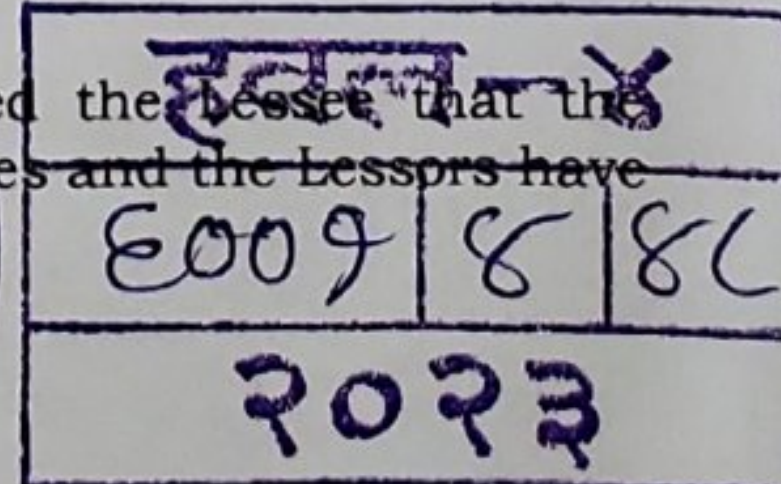
AND WHEREAS by a Lease Deed dated 26 April 2022 registered in office of Sub Registrar of Assurances Haveli No. 23 at Serial No.9501/2022 the said Society allotted and leased out Plot No.7 admeasuring 5500 sq.fts. i.e. 510.96 sq.mtrs. formed out of Survey No. 71(part) and 72(part) Baner to the Lessor herein.

AND WHEREAS the Lessors are in possession of the said plot for a period of 999 years and the said Society has issued an allotment letter to the Lessors;

AND WHEREAS The Lessee herein is in need of premises for its "School" has approached the Lessors with a request to allow the Lessee herein to use and occupy the said '**Demised Plot**' on Leave and License basis for a period of '**33 years**' commencing from 01/05/2023 and ending on 30/04/2056, on terms and subject to conditions hereafter appearing.

AND WHEREAS The Lessors have agreed to allow the Lessee herein to use and occupy the said '**Demised Plot**' on Leave and License basis for the above mentioned period;

AND WHEREAS the Lessors have assured the Lessee that the '**Demised Plot**' is free from all encumbrances and the Lessors have



**SNEH PARK SAHAKARI GRUHARACHANA SANSTHA
MARYADIT**

(Regd.No.PNA (PNA-4)/HSG/(TO)/882/1997-98)

Office :S.No.71 & 72 (Part), Baner, Pune – 411045

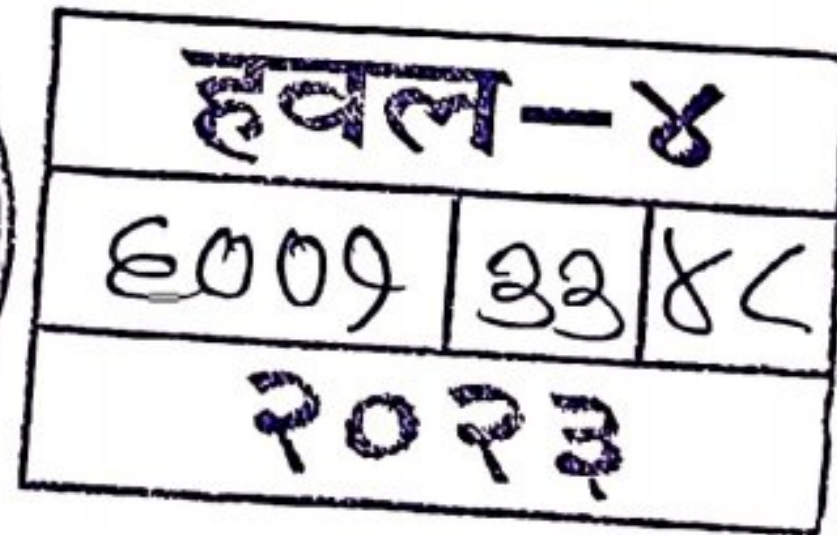
Resolution No. 07 dated 09/04/2023

It is hereby resolved in the meeting of the Managing Committee of the Society that we do hereby appoint the Society Manager, Mr. Aniket Narsingrao Panchal, resident of Survey No 635/3A Pawar Nagar Belthika Nagar, Thergoan, Pune. 411033 to appear on behalf of the Society in the office of Sub Registrar, Haveli, Pune to sign and execute the Lease Deed of land bearing Plot No.7 in the capacity of Consenting Party between (1) Mrs. Surekha Shivilal Dhankude, PAN No. BCNPD3133R, Aadhaar No. 7843 2967 2365 (2) Mr. Viraj Shivilal Dhankude, PAN No. BXBPD1267K, Aadhaar No. 4133 8859 9898 (3) Mr. Rahul Shivilal Dhankude PAN No.BTFPD1421D, Aadhaar No. 5393 8567 2885 all residing at Dhankude Nagar, Survey No.71, (part) Baner, Pune - 411045 (collectively referred to "Lessors") and Shri Bhairavnath Shikshan Sanstha (F-19677/Pune) ("Lessee").

For Sneh Park Co-Op Housing Society Limited.


Chairman


Secretary



  मोहनदास आचार्य Mohanadas Acharya 15/03/2002 पुणे, महाराष्ट्र	3254 8136 2990 VID : 9187 8882 8012 0314 माझे आधार, माझी ओळख	 स. नं. 12/1, म्हालुंगे रस्ता, बानेर, पुणे, महाराष्ट्र - 411045 Address: S. No. 12/1, Mhalunge Road, baner, Pune City, Pune, Maharashtra - 411045	 3254 8136 2990 VID : 9187 8882 8012 0314 1847 help@uidai.gov.in www.uidai.gov.in
---	--	---	---



हवल-४
६००९४९४८
२०२३

