।। श्री गजानन प्रसन्न ।।

दिनकर बा. कुटे

B.S.L.,LL.B.

अॅडव्होकेट

निवास : आदिश्री,
प्लॉट नं. ४२, वर्षानंद सोसायटी,
संतोष हॉल शेजारी, आय.डी.बी.आय.
बँकेसमोर, हिंगणे खुर्द, आनंदनगर,
सिंहगड रोड, पुणे - ४११ ०५१.
मोबाईल नं.: ९४२२००२९८७.
मोबाईल नं.: ९८२२०९९२०३.

ऑफिस :
ऑफिस नं. १३-१४, पहिला मजला,
शिवपुष्प लॅण्डमार्क, स.नं. १४/१५,
आनंदनगर, वडगांव बु.।।, सनसिटी रोड,
भारती बझारचे वर, पुणे - ४११ ०५१.
फोन : आफिस ०२०-२४३५००३३.
ई-मेल : advdbkute@gmail.com

ADVOCATE

खरेदीखत / करारनामा / कुलमुखत्यारपत्र / साठेखत / गहाणखत

लिहून घेणार : श्री. नरेश रामचंद्र मित्तल

लिहून देणार : सरस्वतीदेवी रामचंद्र मित्तल फाऊंडेशन

गाव मौजे : वडगांव बु. सर्व्हे/गट नंबर : ७

दस्त क्रमांक : १७२०७/२०२१ हवेली क्रमांक : १६

मोबाईल नं.9822099203 मोबाईल नं.9422002987

Principal
Helios International School
S.no. 7/1B/27B Wadgaon Bk.
Suncity Road, Anand Nagar, Pune.
CBSE Affiliation No. 1131367
UDISE No. 27251600217

SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION
HELIOS INTERNATIONAL SCHOOL
PUNE

34/17207
Thursday,December 02 ,2021
:12 PM

पावती

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

पावती क्रं.: 18292 दिनांक: 02/12/2021

गावाचे नाव: बडगांव बुद्रुक
दस्तऐवजाचा अनुक्रमांक: हवल16-17207-2021
दस्तऐवजाचा प्रकार : भाडेपट्टा
सादर करणाऱ्याचे नाव: सरस्वतीदेवी रामचंद्र मित्तल फाऊंडेशन तर्फे संचालक श्री. अशोक रामचंद्र मित्तल

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकूण:	रु. 30400.00

सह दुय्यम निबंधक, हवेली-16

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-१६, पुणे

बाजार मुल्य: रु.96925884.3 /-
मोबदला रु.5000000/-
भरलेले मुद्रांक शुल्क : रु. 4361700/-

१) देयकाचा प्रकार: DHC रक्कम: रु.400/-
डी/धनादेश/पे ऑर्डर क्रमांक: 2010202103494 दिनांक: 02/12/2021
कीचे नाव व पत्ता:
२) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डी/धनादेश/पे ऑर्डर क्रमांक: MH009552575202122M दिनांक: 02/12/2021
कीचे नाव व पत्ता:

02/12/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 16
दस्त क्रमांक : 17207/2021
नोंदणी :
Regn:6

गावाचे नाव : वडगांव बुद्रुक

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	5000000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	96925884.3
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न पा. इतर वर्णन :, इतर माहिती: (वि क्र 64/713 दर रु 23590/- प्रति चौ मी) मौजे वडगांव बुद्रुक येथील जमीन मिळकत यांसी स. नं,7/1व/27व यांसी एकूण क्षेत्र 4941.10 चौ. मी. ही मिळकत या दस्ताचा विषय असे(30 वर्ष मुदतीचा भाडेपट्टा दस्त)((Survey Number : 7/1व/27व ;))
(5) क्षेत्रफळ	1) 49.4110 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सरस्वतीदेवी रामचंद्र मित्तल फाऊंडेशन तर्फे संचालक श्री. अशोक रामचंद्र मित्तल वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2095, मित्तल हाऊस, विजया नगर कॉलनी, सदाशिव पेठ, पुणे - 411030, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-ABDCS3435L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नरेश रामचंद्र मित्तल वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2095, मित्तल हाऊस, विजया नगर कॉलनी, सदाशिव पेठ, पुणे - 411030, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-AAXPM6152E
(9) दस्तऐवज करुन दिल्याचा दिनांक	02/12/2021
(10)दस्त नोंदणी केल्याचा दिनांक	02/12/2021
(11)अनुक्रमांक,खंड व पृष्ठ	17207/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4361700
(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.

परत सोबतची नकाल
श्री. नरेश रामचंद्र मित्तल
यांना विली असे.
दिनांक:- 02/12/2021.

सह दुय्यम निबंधक हवेली क्र.१६ (वर्ग-२)

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI-XVI
सह दुय्यम निबंधक, हवेली क्र. १६ पुणे
सत्यमेव जयते

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION	eChallan	02202292021120258340	MH009552575202122M	4361700.00	SD	0004548556202122	02/12/
2	SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION	eChallan		MH009552575202122M	30000	RF	0004548556202122	02/12/
3		DHC		2010202103494	400	RF	2010202103494D	02/12/

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

THE SEAL OF THE JOINT SUB REGISTRAR OF HAVELI-XVI

Appendix- X

CERTIFICATE OF LAND

File No. Land/WS/4ce/2r

Date: 26/03/2024

Certified that the land measuring **4941.10 Sq. Meters** is owed by the **Shri Naresh Ramchandra Mittal** by way of **Sale Deed.** (In case of allotment of land, If it is not perpetual, periodicity of allotment to be mentioned from __—__ to __—__)

It is further certified that owner of the land has leased the said land to **Saraswatidevi Ramchandra Mittal Foundation** fully described in the schedule mentioned hereinafter with the following details for a period of **30** years from **07/10/2021 to 06/10/2051.**

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	**Survey No. 7/1B/27B Regd. Lease deed document No. 17207/2021 Executed by Sub-Registrar, Haveli-16, Pune Pages No. 1 to 20.**
2.	Name of street/village, Sub Division, District and State	**A/P Vadgaon Budruk, Tal.Haveli Dist. Pune**

It is certified that the said entire land comprise of a single contiguous plot of land.

It is further certified that **Helios International School, S. No. 7/1B/27B, Vadgaon Budruk, Tal. Haveli Dist. Pune** run by name of **Saraswatidevi Ramchandra Mittal Foundation** is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring **4941.10 Sq. Meters** (area of land in square meters) situated in **Survey No. 7/1B/27B at Vadgaon Budruk, Tal. Haveli Dist. Pune** state of **Maharashtra** and bounded as follows:

North : By Sun Empire Co-Op. Hsg. Soc.

East : By Road.

West : By Survey No.7 Part, Hissa No.9.

South : By Road.

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/ EQUIVALENTLAND AUTHORITY

(Stamp and Signature of the land authority) .....

(Name of Officer) ..... Shri. Kiran Survase

Tahsildar Haveli (Pune)

(Name of District) ..... Pune

* The filled-up certificate should be either in Hindi or English. If it is issued in vernacular language, translated notarized version in English be uploaded along with the original vernacular certificate as a single pdf.

Number	Defence Date
48556202122	02/ 12/2021
48556202122	02/ 12/2021
02103494D	02/ 12/2021

कॉर्ड कुरियर

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THE SEAL OF THE SUB REGISTRAR HAVELI-XVI

हवेली १६ चे सब रजिस्ट्रार

हवल – १६

90206	9	20

CHALLAN २०२१

MTR Form Number-6

GRN	MH009552575202122M	BARCODE		Date 02/12/2021-10:37:01	Form ID 36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	ABDCS3435L
Office Name	HVL16_HAVELI 16 JOINT SUB REGISTRAR	Full Name	SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	S. No. 7/1B/27B
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	4361700.00	Road/Street	Vadgaon Budruk
0030063301 Registration Fee	30000.00	Area/Locality	Pune
		Town/City/District	
		PIN	4 1 1 0 5 1
		Remarks (If Any)	PAN2=AAXPM6152E~SecondPartyName=NARESH RAMCHANDRA MITTAL~
Total	43,91,700.00	Amount In Words	Forty Three Lakh Ninety One Thousand Seven Hundred Rupees Only

DEFACED ₹4391700.00 DEFACED

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292021120258340	S92694614
Cheque/DD No.		Bank Date	RBI Date	02/12/2021-16:05:20	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 8975444474

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 दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

GRN : MH009552575202122M **Amount** : 43,91,700 00 **Bank** : BANK OF INDIA **Date** :

2	(iS)-334-17207	0004548556202122	02/12/2021-18:02:14	IGR023	
			Total Defacement Amount		

THE SEAL OF THE SUB REGISTRAR
हवेली १६ चे सब रजिस्ट्रार शिक्का
सत्यमेव जयते
HAVELI- XVI

हवल -१६		
96206	2	20
२०२१		

12/2021-10 37

436170

43,91,70

Document Handling Charges

Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2010202103494	Receipt Date	02/12/2021

Received from Sarasvatidevi Ramachandr Mittal Phaundeshan Tarphe Sanchalak , Mobile number 9881143149, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 17207 dated 02/12/2021 at the Sub Registrar office Joint S.R. Haveli 16 of the District Pune.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name	IBKL	Payment Date	20/10/2021
Bank CIN	10004152021102002940	REF No.	2720022756
Deface No	2010202103494D	Deface Date	02/12/2021

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

THE SEAL OF THE SUB REGISTRAR हवेली १६ चे सब रजिस्ट्रार शिक्का सत्यमेव जयते HAVELI- XVI

हवल -१६		
96206	3	20
२०२१		

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI

हवेली १६ के सब रजिस्ट्रार का मुहर

सत्यमेव जयते

हवेल - १६		
96206	8	20
२०२१		

LEASE DEED

THIS INDENTURE OF LEASE made at Pune, on this 2nd day of December 2021.

BETWEEN :

SHRI NARESH RAMCHANDRA MITTAL
age about 57 years, Occupation : Business
PAN : AAXPM6152E
Residing at: "MITTAL HOUSE", 2095, Vijaya Nagar Colony, Nilayam Theatre Chowk, Sadashiv Peth, Pune - 411 030

Hereinafter referred to as "**THE LESSOR**" [which expression unless repugnant to the context or meaning thereof shall mean and include his respective heirs, executors, administrators and assigns] **of the FIRST PART**

AND :

SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION
A Company limited by shares under Section 8 of the Companies Act, 2013 and its office at – 2095, Mittal House, NS Phadke Chowk, Sadashiv Peth, Vijaya Nagar Colony, Pune - 411030
PAN : ABDCS3435L
by its Director –
SHRI ASHOK RAMCHANDRA MITTAL
Age about 54 years, Occupation - Business,
Address - Flat No. 501, Balkrishna Apartments,

THE SEAL OF THE SUB REGISTRAR हवेली १६ चे सब रजिस्ट्रारचा शिक्का सत्यमेव जयते HAVELI- XVI

हवल -१६		
9020	4	20
२०२१		

Hereinafter referred to as "**THE LESSEE**" [which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the said company, its successors-in-title or the company in which the said company may be merged, demerged or amalgamated or LLP in which the same may be converted] of the OTHER PART

WHEREAS

A] The Lessor is the owner of the land admeasuring 4941.10 Sq. Mtrs., out of the layout of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka Haveli, Dist. Pune and within the limits of Pune Municipal Corporation, S. No. 7/1B/27B of village Vadgaon Budruk, Pune (which is more particularly described in the Schedule given hereunder and is hereinafter referred to as the said Premises).

B] The Lessee herein is in the activity of to promote, manage, collaborate, operate, maintain and administer schools, colleges, universities, government, non-government institutions for imparting education.

C] The Lessee will obtain all the necessary permissions from the concerned authorities for setting up its above said educational activities.

D] The lessee had submitted the proposal to the Lessor to provide the said premises for the purpose of promoting primary and secondary education to the Lessee for a period of **30 years** and the Lessor upon the due examination and consideration of the proposal of the Intending Lessee has agreed to allot the

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI
सत्यमेव जयते

हवेली क्र. १६ चे दुय्यम निबंधक

हवल -१६

९७२०७	६	२०
२०२१		

said premises on lease hold basis for the Lease Period of 30 Years for the said purpose subject to the terms contained herein.

E] The parties decided to reduce into writing all terms and conditions of the lease of the said premises.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. In consideration of the rent reserved and the covenants and conditions hereinafter contained in that respect and on the part of the Lessee to be paid, performed and observed, the Lessor DOTH HEREBY DEMISE UNTO the Lessee the said Premises, more particularly described in the Schedule hereinafter TO HOLD THE SAME UNTO the Lessee for a period of 30 years, commencing from 07/10/2021 (hereinafter referred to as the "lease period") YIELDING AND PAYING to the Lessor, during the said term, rent of Rs. 5,00,000/- (Rupees Five Lakh only) per month for first year, Rs. 10,00,000/- (Rupees Ten Lakh only) per month for Second year, Rs. 30,00,000/- (Rupees Thirty Lakh only) per month for Third year, and however the end of third year, there would be a raise of 15% for every next three in the rent subject to the faithful compliance and observance of the covenants, conditions and stipulations on the part of the Lessor, to be observed and performed as hereinafter appearing.

2. At the time of execution/Prior to the execution of this Deed, the Lessee has paid to the Lessor a sum of Rs.

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI
हवेली १६ चे सब रजिस्ट्रारचा शिक्का
सत्यमेव जयते

हवल -१६
९७२०७ | ७ | २०
२०२१

3425 73, dt. 02/12/2021, drawn on Bank of India, Navi Peth Branch, Pune (receipt whereof the Lessor hereby admits and acknowledges) as and by way of Security Deposit for the effective implementation of this Lease Deed, on the condition that the said amount shall be refundable without interest at the end of the lease period as per terms and conditions mentioned in this Deed. The Security Deposit is to be refunded by the Lessor after deducting the amount payable if any by the Lessee, to the Lessee on the last day of the expiry or sooner determination of this Lease Deed simultaneously with the Lessee handing over the vacant and peaceful possession of the said premises to the Lessor.

3. i) Lessee shall be responsible for all routine cleaning and daily care required at the Premises, and shall pay any and all costs related thereto. The Premises shall at all times be maintained in a substantially similar aesthetic manner as exists on the date hereof, reasonable use and wear and damage by fire or other casualty or condemnation excepted, and in any event free of all debris and any graffiti.

ii) Lessee may make improvements, alterations, additions or installations ("Alterations") and conduct testing in or to the Premises with Lessor's prior written consent.

iii) Lessee shall be responsible all cost and expenses incurred by Lessee in the performance of its maintenance and operation responsibilities set forth in this Lease. Lessee is required to comply with all applicable federal, state, and local statutes, ordinances, and/or codes, and take all necessary and proper

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI

हवेली १६ के उप पंजीयक का मुहर

सत्यमेव जयते

हवेली - १६

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	२०२१	

steps to assure the safety and security of visitors and employees to the site.

iv) Lessee shall permit Lessor and its agents to enter and examine the Premises in any emergency at any time, and at other reasonable times as coordinated with Lessee, to examine the same and to make any repair or replacements Lessor that Lessor is responsible for hereunder, and to confirm that the Premises are in the condition required by this Lease.

v) Lessor or its agents shall not be liable for any damage to property of Lessee or property of others entrusted to employees of Lessee, nor for loss of or damage to any property of Lessee by theft or otherwise, nor for any injury or damage to persons or property resulting from any cause of whatsoever nature, unless caused by or due to the negligence of Lessor, its agents, servants or employees.

4. Lessee shall indemnify, defend, and hold the Lessor harmless against, and further agrees to assume all risks attendant to, any and all suits, claims, costs, expenses, losses or other damages, including attorney's fees and costs, which may arise out of or are otherwise caused by the negligent actions or omissions of the Lessee, its officers, employees or other agents in connection with the exercise of its rights under this Lease. Notwithstanding anything to the contrary contained in the foregoing, Lessee shall not be liable for, and shall not assume any risk for, any suits, claims, costs, expenses, losses or other damages arising out of the presence of any environmental conditions on the Premises (whether known or unknown) as of the date hereof.

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI

हवेली १६ उप पंजीयक का सिक्का

सत्यमेव जयते

हवेली - १६

९७२०७	९	२०
२०२१		

5. It is agreed by and between the parties hereto that the Lessee shall pay all the Municipal/Property Taxes assessed in respect of the said premises and also maintain the said premises during the continuance of this lease.

6. The Lessee for itself and to the intent that its obligations may continue throughout the term hereby created, but not exceeding the Lease Period, covenants with the Lessor as follows :

(a) to regularly pay to the Lessor monthly rent payable as aforesaid at the time and in the manner aforesaid and to bear and pay outgoings such as water charges, property taxes directly to the authority concerned.

(b) to pay all charges for the electricity consumed by the Lessee in respect of the said premises;

(c) upon the expiry of the term hereby granted or early termination as provided hereinabove, to deliver the vacant possession of the said premises to the Lessor in good order as far as possible excepting reasonable wear and tear thereof, force majeure and unforeseen calamities;

(d) not to assign, sub-let, re-let, under-let, transfer or part with the said premises or any part or part thereof or induct any third party into the said premises.

7. The Lessor doth hereby declare and covenant with the Lessee that :

(a) The Lessor has not done or omitted to do any act, matter, deed or things and shall not do or omit to do any act, matter, deed or things whereby the Lease in respect of the said premises granted hereunder shall become void or voidable or

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI
हवेली १६ चे सब रजिस्ट्रार यांचा शिक्का
सत्यमेव जयते

हवल - १६
902016 90 20
२०२१

be affected in any manner or cancelled or revoked or determined during the Lease Period;

(b) The Lessor assures that it has absolute and unrestricted right to lease the said premises to the Lessee and execute this Deed as per the terms and conditions contained herein.

8. All disputes, differences and questions of any nature which at any time arise between the Parties to this Agreement or their respective representatives and assigns or any of them out of the construction of or concerning anything contained in or arising out of this Agreement or as to the rights, duties or liabilities under it of the Parties to it respectively or their respective representatives shall be subject to the exclusive jurisdiction of the courts at Pune.

(i) Any dispute, controversy or claims arising out of or relating to this Deed or any breach, termination or invalidity thereof, shall be settled by arbitration in accordance with the Indian Arbitration and Conciliation Act, 1996.

(ii) The arbitration tribunal shall be composed of three arbitrators, one appointed by each, Party and the third appointed by such arbitrators.

(iii) The place of arbitration shall be Pune and any award made whether interim or final, shall be deemed for all purposes between the Parties to be made in Pune.

(iv) The arbitration procedure shall be conducted in the English language and any award or awards shall be rendered in English. The procedural law of the arbitration shall be Indian law.

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI

हवल - १६		
90200	99	20
२०२१		

(v) The award of the arbitrators shall be final and conclusive and binding upon the Parties, and the Parties shall be entitled (but not obliged) to enter judgment thereon in anyone or more of the courts having jurisdiction.

(vi) Each Party shall bear the expenses of the arbitrator appointed by it, and all the other expenses shall be shared by the Parties equally.

9. The period of lease is for **30 years**. The market value of the said premises as per the Ready Recknor is Rs. 23,590/- per Sq. Mtrs. and hence the parties have affixed stamp duty of Rs. 43,61,700/- (Rupees Forty Three Lakh Sixty One Thousand Seven Hundred only) to this Deed as per Article **36 (iii)** of the Maharashtra Stamp Act.

SCHEDULE

The Land admeasuring 4941.10 Sq. mtrs. out of the layout of all that piece and parcel of land and ground within the Registration, Sub-District, Taluka Haveli, Dist. Pune and within the limits of Pune Municipal Corporation, bearing Survey No. 7/1B/27B, Mouje Wadgaon Budruk, Pune. and bounded as follows -

On or towards the East	: By Road
On or towards the South	: By Road
On or towards the West	: By Survey No. 7 Part, Hissa No. 9
On or towards the North	: By Sun Empire Co-op. Hsg. Soc.

IN WITNESS WHEREOF THE PARTIES HEREIN HAVE SET THEIR HANDS ON THE DAY AND YEAR FIRST

THE SEAL OF THE SUB REGISTRAR HAVELI-XVI
हवेली १६ चे सब रजिस्ट्रारचा शिक्का
सत्यमेव जयते

हवल - १६		
90200	92	20
२०२१		

SIGNED, SEALED AND DELIVERED

by the within named

SHRI NARESH RAMCHANDRA MITTAL

THE LESSOR

SIGNED AND DELIVERED

by the within named

SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION

by its Director –

SHRI ASHOK RAMCHANDRA MITTAL

THE LESSEE

In the presence of-

1. Sign :
   Name : Yogesh R. Labhade.
   Address: At Post Agalambe. Haveli, Pune.

2. Sign :
   Name : Khushbu. Y. Ekbote
   Address: S. b. road. Pune 411016

10/12/21 8:15 PM

7/12 हवल -१६

90204	93	अहवाल दिनांक : 26/11/2020 20

२०२१

THE SEAL OF THE SUB REGISTRAR HAVELI-16 हवेली १६ चे सब रजिस्ट्रारचा शिक्का सत्यमेव जयते

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिनियम नियमांक आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वडगाव बु।। तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 7/1ब/27ब

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ. खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	3519	नरेश रामचंद्र मित्तल				(8646)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		ॲमिनिटी स्पेस				(8646)	.....
बिन शेती 49.41.10		----सामाईक क्षेत्र----	49.4110	2519.96			इतर अधिकार
आकारणी 2519.96							.....
							प्रलंबित फेरफार : नाही.
							.....
							शेवटचा फेरफार क्रमांक : 10818 व दिनांक : 27/04/2018
							.....
जुने फेरफार क्र. (8585)(10230)(10499)(10818)							सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

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

गाव :- वडगाव बु।। तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 7/1ब/27ब

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
					घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी	आर. चौ.मी		आर. चौ.मी		

सूचना :- सदरचे क्षेत्र अकृषक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न.१२ ची आवश्यकता नाही

SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION
Reg. Off: Mittal House, C.T.S. No.2095, Vijaya Nagar Colony Nilayam Theatre Chowk, Sadashiv Peth Pune - 411030
CIN: U85300PN2020NPL189519 | **Contact No.** +91 9373112658 | **Email:** accounts.pune@mittalbuilders.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING OF SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION ("COMPAMY") HELD ON OCTOBER 12, 2021 AT THE REGISTERED OFFICE OF THE COMPANY

AUTHORITY FOR EXECUTION OF LEASE AGREEMENT

"**RESOLVED THAT** consent of Board be and is hereby accorded for execution of Lease agreement, a copy of which is laid before the board and initialled by the Chairman for the purpose of identification, to be entered into between the company and lessor for the Property taken on lease;

FURTHER RESOLVED that Mr. Ashok Ramchandra Mittal, Director of the Company, be and is hereby authorise on behalf of the company to Sign the Le agreement with the lessor on such terms and conditions as set out in the draft lease agreement, subject to any further modification, if needed;

FURTHER RESOLVED that any director the company, be and is, hereby empowered and authorised to take such steps, in relation to the above resolution and to do all such acts, deeds, matters and things as may be necessary, proper, expedient or incidental for giving effect to this resolution.

For and Behalf of the Board of Directors **CERTIFIED TRUE COPY**
SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION

x
Naresh Ramchandra Mittal
Director
DIN: 01713577
Add: 2095, Mittal House, NS Phadke Chowk, Sadashiv Peth Vijaya Nagar Colony, Pune, Maharashtra, India, 411030

x
Ashok Ramchandra Mittal
Director
DIN: 01713606
Add: Balkrishna Apartment, Flat No. 501, Rambag Colony, Near Nyanal Mangal Karyalay, Navi Peth, Pune, Maharashtra, India, 411030

SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION PUNE

OFFICE OF THE SUB REGISTRAR

हवल - १६

96206	98	20

"क" प्रत

अ.ना./मो.र.नं.१७६३

मौजे:- वडगांव बु.,

तालुका:- हवेली.

जिल्हा:- पुणे.

THE SUB REGISTRAR HAVELI-XVI

सत्यमेव जयते

हवल -१६

१५२०७	१५	20

२०२१

मोजणीचे कारण:-

श्री नरेश रामचंद्र मिसाळ यांनी सर्वे नं. ७४ पैकी व ९ पैकी क्षेत्रावरील ऑनलाईन सोसा करीता मोजणी करून देणेसाठी केलेला मोजणी अर्जावरून.

मोजणी वेळी हजर:-

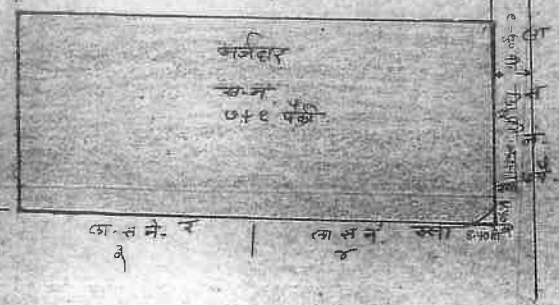
१) श्री नरेश रामचंद्र मिसाळ (अर्जदार)

टिपा व सूचना:-

नवे रेकॉर्ड प्रमाणे सर्वे नंबरची हद्द अशी.

प्लॉट हिस्सा हद्द मो.र.नं. ७८७ प्रमाणे.

या प्रमाणे ऑनलाईन सोसा क्षेत्र असे.



१०० या प्रमाणे ८.००मी. बी.पी. रस्ता.

याप्रमाणे पुणे प्रादेशिक मान्य आराखड्यानुसार	रस्ता आहे
● याप्रमाणे प्रारुप विकास योजना आराखडा २००५ नुसार	रस्ता आहे.
याप्रमाणे पुणे प्रादेशिक मान्य आराखड्यानुसार निवासी	झोन आहे.
याप्रमाणे पुणे प्रादेशिक मान्य आराखड्यानुसार	शिल्लकेतन आहे.
● याप्रमाणे प्रारुप विकास योजना आराखडा २००५ नुसार	शिल्लकेतन आहे.

याप्रमाणे अर्जदार यांनी जागा दाखविली आहे.

N

प्रमाण:- १ : १०००

मोजणी करणार:- S.d.x.x.x

मोजणी तारीख:- २१/०१/२०२१

खरी नक्कल

S.d.x.x.x

प्रमुख भूमापक

तालुका निरीक्षक भूमि अभिलेख

हवेली.

DHERE VIKAS M.

Licenced Engineer

L. No - 427

हवल -१६

96020	१६	20
२०२१		

THE SEAL OF THE SUB REGISTRAR HAVELI

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABDCS3435L

नाम / Name
SARASWATIDEVI RAMCHANDRA MITTAL FOUNDATION

Date of Incorporation/Formation
30/01/2020

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHMPM1873A

नाम / Name
ASHOK RAMCHANDRA MITTAL

पिता का नाम / Father's Name
RAMCHANDRA GOWARDANDAS MITTAL

जन्म की तारीख / Date of Birth
05/10/1956

हस्ताक्षर / Signature

08052019

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAXPM6152E

नाम / Name
NARESH RAMCHANDRA MITTAL

पिता का नाम / Father's Name
RAMCHANDRA MITTAL

जन्म की तारीख
Date of Birth
15/08/1964

हस्ताक्षर / Signature

19072019

भारत सरकार
Government of India

अक्षय सुरेश मतकर
Akshay Suresh Matkar
जन्म तारीख/DOB: 27/12/1995

Download

आधार

Issue Date

भारत सरकार
Government of India

कृष्णा रघुनाथ औंधकर
Krishna Raghunath Aundhkar
जन्म वर्ष / Year of Birth : 1987
पुरुष / Male

Doc.No:17207

Home

Market Value : 96925884.3

Consideration Amount : 5000000

Stamp Duty Paid : 4361700

Stamp 1 Date Time : December 02-2021 06:01:17

Capture

Thumb Not Working

Skip Check Iris

Pending Reason

Data successfully resent to LR Server. Mutation No : 11723

Download Documents For Scanning

1	7/1ब/27ब०	Download SatBara	View SatBara

Stamp5

After Stamp5 Process For Digital Sign

Close | Index 1 | Summary-II | | | Resend(LR) | |

Entry No. : 9294 DIG Name : Pune JDR Name : Pune SRO Name : Joint S.R. Haveli 16

Index-2(सूची - २)

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 2021112025552 | 02 December 2021 04:35:57 PM

हवल१६

मूल्यांकनाचे वर्ष	2021
जिल्हा	पुणे
तालुका	तालुका हवेली विभागाचे नाव (वि क्र 64) वडगाव बुद्रुक (पुणे महानगरपालिका)
उपमूल्य विभाग	64/713-उर्वरित क्षेत्रातील मालमत्ता रहिवास
क्षेत्राचे नाव :	Pune Muncipal Corporation
मिळकतीचा क्रमाक	सर्व्हे नंबर#7

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औदयोगीक	मोजमापनाचे एकक
23590	58660	63670	72560	0	चौ. मीटर

मिळकतीचे क्षेत्र	4941.1 चौ. मीटर	Bulk Land

Applicable Rules : ,16 ब

1. 500चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =23590/-

500चौ मीटर क्षेत्रासाठी मूल्य = 500 * 23590

=11795000/-

2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =21231/-

1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 21231

=31846500/-

3. 2000चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =18872/-

2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 18872

=37744000/-

4. 941.1चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =16513 /-

941.1चौ मीटर क्षेत्रासाठी मूल्य = 941.1 * 16513

=15540384.3/-

वरीलचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य

=11795000 + 31846500 + 37744000 + 15540384.3

= Rs. **96925884.3/-**

= ९ नऊ करोड़ एकोणसत्तर लाख पंचवीस हजार आठ शे चौऱ्याऐंशी /-

Home Print

THE SEAL OF THE SUB REGISTRAR हवेली १६ चे सब रजिस्ट्रारचा शिक्का

हवल -१६

१७२२७	९८	२०

२०२१

Summary1 (GoshwaraBhag-1)

334/17207
गुरुवार 02 डिसेंबर 2021 6 12 म नं

दस्त गोषवारा भाग-1

हवल16 9120
दस्त क्रमांक: 17207/2021

दस्त क्रमांक: हवल16 /17207/2021

बाजार मुल्य: रु. 9,69,25,884/- मोबदला: रु. 50,00,000/-

भरलेले मुद्रांक शुल्क: रु.43,61,700/-

दु. नि. सह. दु. नि. हवल16 यांचे कार्यालयात

अ. क्रं. 17207 वर दि.02-12-2021

रोजी 6:01 म.नं. वा. हजर केला.

पावती:18292 पावती दिनांक: 02/12/2021

सादरकरणाराचे नाव: सरस्वतीदेवी रामचंद्र मित्तल फाऊंडेशन तर्फे संचालक श्री. अशोक रामचंद्र मित्तल

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 400.00
पृष्ठांची संख्या: 20	
एकुण:	30400.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-16

सह दुय्यम निबंधक, हवेली-16

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्का क्रं. 1 02 / 12 / 2021 06 : 01 : 17 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 02 / 12 / 2021 06 : 02 : 15 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञावर लिहून देतो की सदर दस्तास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहू

लिहून घेणार

लिहून देणार

THE JOINT SUB

दस्त गोषवारा भाग-2

हवेली16 20/20
दस्त क्रमांक:17207/2021

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हवेली16/17207/2021
भाडेपट्टा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव:सुरेश रामचंद्र मित्तल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2095, मित्तल हाऊस, विजया नगर कॉलनी, सदाशिव पेठ, पुणे - 411030, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:AAXPM6152E	मालक वय :-57 स्वाक्षरी -		
नाव:सरस्वतीदेवी रामचंद्र मित्तल फाऊंडेशन तर्फे सचालक श्री. अशोक रामचंद्र मित्तल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 2095, मित्तल हाऊस, विजया नगर कॉलनी, सदाशिव पेठ, पुणे - 411030, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ABDCS3435L	भाडेकरू वय :-54 स्वाक्षरी -		

करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
वेळ:02 / 12 / 2021 06 : 27 : 15 PM

असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्याची ओळख पटवितात

साक्षीदाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
कृष्णा औंधकर - - 35 शिवगुण लॅन्डमार्क्स, आनंद नगर, पुणे पिन कोड:411051 स्वाक्षरी		
अक्षय मनकर - 25 किर्तीनगर पुणे पिन कोड:411052 स्वाक्षरी		

ची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे, त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

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साक्षीदार कृष्णा औंधकर - -	02/12/2021 06:34:18 PM	कृष्णा रघुनाथ औंधकर M XXXX XXXX 4909	
साक्षीदार अक्षय मनकर -	02/12/2021 06:34:34 PM	अक्षय सुरेश मनकर M XXXX XXXX 5995	

ची वेळ:02 / 12 / 2021 06 : 34 : 37 PM

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण 20 पाने आहेत.

क्र. हवेली-16

सह दुय्यम निबंधक हवेली क्र. १६ (वर्ग-२)

पहिले नंबरचे पुस्तकात
नंबरी नोंदला

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