



22/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 8

दस्त क्रमांक : 5528/2019

नोदणी :

Regn:63m

गावाचे नाव : लोहगाव

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

लीजडीड
21000
14397800

लिमिट

- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती : , इतर माहिती: गाव मौजे लोहगाव येथील स.नं. 289/2/1 मधील क्षेत्र 00 हे. 21 आर (मुदत 30 वर्षे, दरमहा भाडे 21000/-) ((Survey Number : 289 ;))

- (5) क्षेत्रफळ

1) 0.21 हेक्टर . आर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-लेसी- श्री गुलाबराव ईश्वरा खांदवे एज्युकेशनल फाँडेशन तर्फे अंधोराइज ऑफिसर तुकाराम चंद्रकांत खांदवे -- वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पिन कोड:-411047 पॅन नं:-EQFPK1592E

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

1): नाव:-लेसॉर- शहाजी गुलाबराव खांदवे -- वय:-73; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पिन कोड:-411047 पॅन नं:-EATPK6054B
2): नाव:-लेसॉर-सुमन चंद्रकांत खांदवे -- वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पिन कोड:-411047 पॅन नं:-DVGPK0922M
3): नाव:-लेसॉर-तुकाराम चंद्रकांत खांदवे -- वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पिन कोड:-411047 पॅन नं:-EQFPK1592E

- (9) दस्तऐवज करून दिल्याचा दिनांक

22/07/2019

- (10) दस्त नोंदणी केल्याचा दिनांक

22/07/2019

- (11) अनुक्रमांक, खंड व पृष्ठ

5528/2019

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

648000

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

- (14) शेरा

नकल अर्जादर.मी नकल केली
त्यांचे तारीख 22/07/2019 मी घाबली
चे अर्जावदन.मी रुजवात घेतली
घांस दिली तारीख 22/07/19 अस्तल वरहुकुम नकल
सह दुय्यम निबंधक वर्ग-२ हवेली क्र.८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

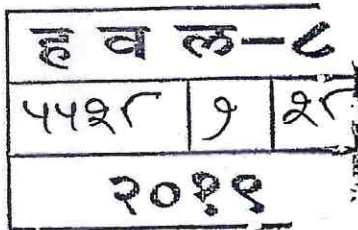


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MANAGER

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2207201906477	Date 22/07/2019
Received from SHRI GULABRAO ISHWARA KHANDVE EDUCATION FOUNDATION , Mobile number 9860576757, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R. Haveli 8 of the District Pune.	
Payment Details	
Bank Name IBKL	Date 22/07/2019
Bank C/N 10004152019072205221	REF No. 224346085
This is computer generated receipt, hence no signature is required.	



Shubhamaji
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MANAGER *[Signature]*



CHALLAN
MTR Form Number-6



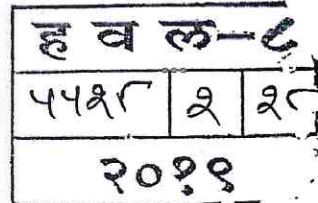
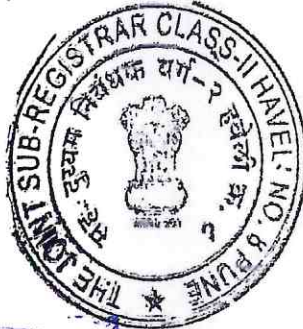
RN MH004277511201920E		BARCODE		Date 22/07/2019-13:35:56		Form ID 36	
Department Inspector General Of Registration				Payer Details			
Stamp Duty				TAX ID (If Any)			
Type of Payment Registration Fee				PAN No.(If Applicable)			
Office Name HVL8_HAVELI 8 JOINT SUB REGISTRAR				Full Name		SHRI GULABRAO ISHWARA KHANDVE	
Location PUNE						EDUCATION FOUNDATION	
Year 2019-2020 One Time				Flat/Block No.		SURVEY NO 289/2/1	
Account Head Details		Amount In Rs.		Premises/Building			
30048401 Stamp Duty		648000.00		Road/Street		AREA 00 H 21 AARE	
30063301 Registration Fee		30000.00		Area/Locality		LOHEGAON PUNE	
				Town/City/District			
				PIN		4 1 1 0 4 7	
				Remarks (If Any)			
				PAN2=EATPK6054B~SecondPartyName=MR SHAHAJI GULABRAO			
				KHANDVE--Marketval=12959000			
		Amount In		Six Lakh Seventy Eight Thousand Rupees Only			
Total		6,78,000.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				69103332019072212389		224342988	
Cheque/DD No.				Bank Date		RBI Date	
				22/07/2019-13:38:42		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Document ID :

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

Mobile No. : 9860576757

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



Sneha Manji
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Lease Deed

THIS INDENTURE OF LEASE (HEREINAFTER REFERRED TO AS THE "LEASE") IS MADE AT PUNE ON THIS 22nd DAY OF July 2019 (THE "EFFECTIVE DATE").

1. Mr. Shahaji Gulabrao Khandve

(PAN NO - EATPK6054B)

Age: 73 Yrs; Occupation: Agriculture and business

Address: Lohegaon, Tal- Haveli, Dist Pune 411047.

2. Smt. Suman Chandrakant Khandve

(PAN NO - DVGPK0922M)

Age: 54 Yrs; Occupation: Agriculture and Housewife

Address: Lohegaon, Tal- Haveli, Dist Pune 411047.

3. Mr. Tukaram Chandrakant Khandve

(PAN NO - EQFPK1592E)

Age: 35 Yrs; Occupation: Agriculture and business

Address: Lohegaon, Tal- Haveli, Dist Pune 411047.

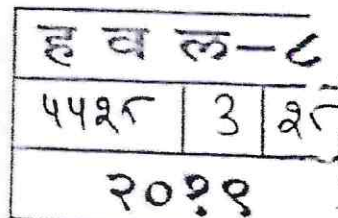
Hereinafter referred to as "LESSORS"

(which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, successors, administrators, authorized representatives, assignees, etc.)

AND

SHRI GULABRAO ISHWARA KHANDVE EDUCATION FOUNDATION, A society registered / established under the provisions of Sec 8 of Company Act, 1856 having its registered office at S.No. 288 Jagadguru City, Lohegaon, Pune 411047. Through its Authorized Officer Shri. Tukaram Chandrakant Khandve, (PAN NO

Chhandve



Shri. Tukaram Khandve
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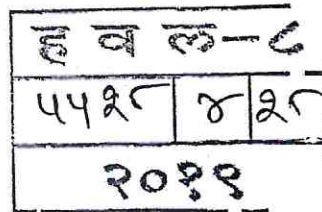
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– EQFPK1592E) Age about 35 years, Occupation: Business and residing at Mouje Lohegaon, Pune.
Hereinafter called or referred to as 'THE LESSEE'

WHEREAS:

1. SHRI GULABRAO ISHWARA KHANDVE EDUCATION FOUNDATION, A society registered / established under the provisions of Sec 8 of Company Act, 1856 having its registered office at S.No. 288 Jagadguru City, Lohegaon, Pune 411047.
2. The Lessors has represented to the Lessee that they are the Owners of and is entitled to the demised premises more particularly described in schedule and have the power to deal with and give the same on Lease.
3. The Lessors have also represented to the Lessee that they holds valid registered ownership to the document for offer in respect of the demised premises.
4. Pursuant to negotiations, the Lessors have agreed to grant license to the Lease in respect of property mentioned in schedule A annexed hereto.
5. The Lessors represent that the use and occupation of the Licensed Premises, is free from all encumbrances, charges, litigation, statutory proceeding, acquisition /requisition proceeding and claims of whatsoever nature.
6. In this Agreement, unless the context otherwise implies the expressions defined hereunder shall have the respective meaning assigned to them:
 - a. The singular wherever used shall include plural and vice versa.
 - b. The masculine gender used herein shall include feminine gender wherever applicable and vice versa.



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- c. The Lessors and the Lessee (together referred to as the "parties") are executing this Agreement on the terms and conditions appearing hereunder.

WHEREAS the parties have accepted the terms and the conditions voluntarily, without any reservations, any external influence and/ or inducement, this lease deed is being executed between the parties to the Lease deed on the following terms and conditions :-

1. DEFINITIONS

1.1. Commencement Date: - The date of commencement of agreement is 22/07/2019.

1.2. Period: - The period of the license shall be of 30 years from the date of the commencement.

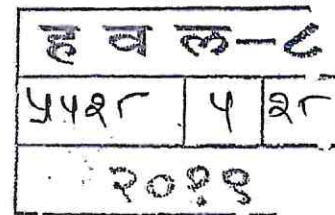
1.3. Lessors: - Mr. Shahaji Gulabrao Khandwe, Smt. Suman Chandrakant Khandwe and Mr. Tukaram Chandrakant Khandwe

1.4. Lessee: SHRI GULABRAO ISHWARA KHANDWE EDUCATION FOUNDATION,

1.5. Lock in period: - It shall be period starting from the date of commencement of agreement for next 30 years in which neither party can terminate the agreement except in case of force majeure or any damage rendering the premises unfit for inhabitation and / or lessee failing to pay license fee partly or completely, continuously for 2 months, at the option of Lessors.

1.6. Dispute: - Any dispute relating to use of demised premises and / or legality of agreement and / or interpretation of clauses of the agreement

2. Terms of the Lease



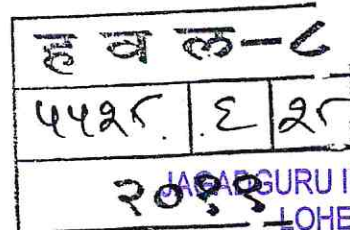
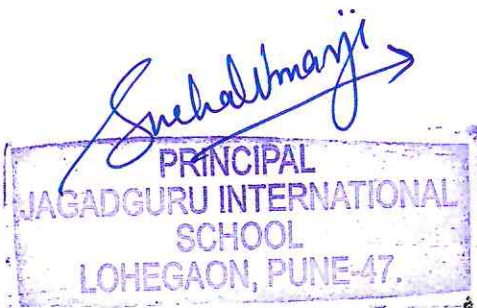
Snehal Marji

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- 2.1. The Lessors hereby leases the Demised Premises to the Lessee for constructing the Facilities for the Lessee's Operations and the Lessee hereby agrees to construct the Facilities on the said Demised Premises and thereby use and occupy the same on lease for running the Lessee's Operations.
- 2.2. The costs of construction of the Facilities and approvals required thereof for such construction and running of the Lessee's Operations from the Statutory or any other Authorities including Municipal Authorities shall be the sole responsibility of the Lessee.
- 2.3. The civil structure of the Facilities shall stand transferred to the Lessors on the date of the determination of the Lease either when the Lease comes to an end or in case of earlier termination of the Lease by the Lessee in terms of clause No 12.2. In case of such termination or when the Lease comes to an end, the civil structure of the Facilities shall be transferred to the Lessors at the then fair market value of the Facilities, to be determined by a firm of Chartered Accountant or Government approved Valuer. No additional consideration shall be payable for Demised Premises.
- 2.4. The Lessee shall be entitled at the time of vacating the Demised Premises including the Facilities to remove all equipments and apparatus required for running the Lessee's Operations, belonging to the Lessee and brought into the Demised Premises and/or in the Facilities from time to time. All items of furniture, fixtures and fittings brought into the Demised Premises and/or in the Facilities from time to time by the Lessee may be removed or left behind in the Demised Premises as mutually agreed between the Parties.
- 2.5. The Lessee shall pay to the Lessors rent of Rs. 21,000/- (Rs. Twenty One thousand only) of the Demised Premises per month as rent (hereinafter referred to as the "Rent") of the Demised Premises. The said monthly Rent shall be paid in advance by the Lessee to the Lessors by means of a crossed cheque/demand draft drawn in favour of the Lessors, on or before 7th of each



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calendar month. However, the rent for the first month shall be paid on or before the Effective Date for the period starting from the Effective Date till the end of that calendar month. The payments as above shall be subject to tax deduction at source or any other statutory deductions as may be applicable and the Lessee shall submit to the Lessors, Deduction Certificates at time of every deduction periodically.

2.6. The Lessee agrees to pay to the Lessors the monthly Rent without any deduction upon the days and in the manner aforesaid and in the event of failure to pay the Rent within seven days after the same shall fall due, agrees to pay interest on such due Rent in arrears at the rate of 18 per cent per annum from the date on which the same ought to have been paid to the date of actual payment. Such interest shall be recoverable as if the same formed part of the Rent and will carry compound interest at the same rate with six monthly rests and that this provision of interest shall be without prejudice to the other rights and remedies of the Lessors.

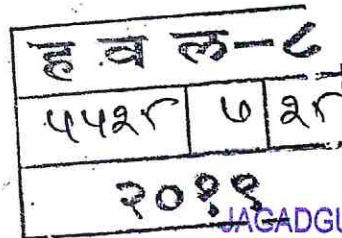
3. Duties and Obligations of the Lessee

3.1. The Lessee shall bear all expenses for the registration of this Lease.

3.2. The Lessee shall also pay and discharge all rates, taxes, charges, duties, burdens, assessments, outgoings and impositions whatsoever payable now or hereafter during the tenure of this Lease including any charges assessed or imposed upon the Demised Premises and/or the Facilities.

3.3. The Lessee shall at its own expense take adequate safety measures, maintain and keep the Demised Premises and the Facilities in good condition and comply with the Municipal Act, and/or the bye-laws there under and any other laws and regulations applicable in relation to Demised Premises and the Facilities without requiring any notice in that behalf from the Lessors.

Gnehdhmarji
PRINCIPAL
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3.4. The Lessee shall while carrying out its activities during the continuance of this Lease observe and conform to all such rules and regulation of the Municipal Corporation of Pune and other authorities as may be in force for the time being relating to the Lessee's Operations

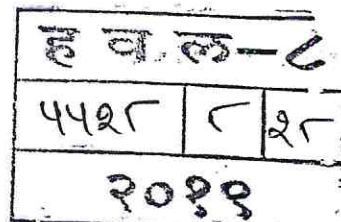
3.5. The Lessee shall do, execute and perform all acts, deeds and things at its own costs for obtaining all the permissions, clearances, no-objection certificates, sanctions, general or specific license as required from competent/appropriate authorities in respect of the Demised Premises to use it for construction and running of the Lessee's Operations. The Lessors agrees to provide its assistance to the Lessee as and when required in obtaining the above said approvals/clearances.

3.6. The Lessee undertakes to obtain all the environment clearances required under the relevant laws and regulations to construct the Facilities and run the Lessee's Operations at the Demised Premises.

3.7. The Lessee shall permit the Lessors's engineer or agents or other employees at any time when occasion shall require during the tenure of this Lease, in the day time after twenty four hours previous notice, to enter upon into and upon the Demised Premises and the Facilities to view the Lessee's Operations and the condition prevailing thereat.

3.8. The Lessee agrees that it shall strictly adhere to the terms and conditions of this Lease Deed, any approval or license granted to it, provisions of Municipal Act, and/or the bye-laws there under and any other laws and regulations applicable upon it for the use of the Demised Property and the Facilities for running the Lessee's Operations thereat. However, variation may be required to be made in the use of the Demised Property including effecting changes in the Facilities and maintaining them in a particular manner. In case of any variation, amendment or change in law applicable to the Lessors or the Lessee, the Lessee shall do whatever is required to carry

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out such variations without any claim of cost or compensation against the Lessors.

3.9. The Lessee undertakes to take necessary steps for the insurance of the Facilities including any or all improvements and construction thereof.

3.10. The Lessee ensures that the Demised Premises along with the Facilities shall be used by it only for the limited purpose of running the Lessee's Operations.

4. Duties and Obligations of the Lessors

4.1. The Lessors represents and warrants that it is fully empowered, authorized and able to make this Lease and that it shall hold the Lessee free and harmless from any demands, claims, actions or proceedings by others in respect of the quiet possession of the Demised Premises, construction of the Facilities and running of the Lessee's Operations on the same.

4.2. The Lessors has complied with and undertakes to comply laws and regulations applicable upon or obtain any general or specific license required by it for leasing out the Demised Premises to the Lessee, construction of Facilities including for running the Lessee's Operations, if any. It is agreed between the Parties that any deviation/alteration in the Demised Premises and the Facilities could be commenced by the Lessee only subject to prior written approval of the Lessors and other relevant statutory approvals.

4.3. The Lessee shall be solely responsible for the security and the safety of the Facilities constructed on the Demised Premises and the Lessors shall not be responsible for any theft, loss, damage or destruction that may occur at the Facilities.

4.4. The Lessors agrees to pay all dues, outgoing and all existing and future rates and taxes levied by or payable to the municipal authorities or the State

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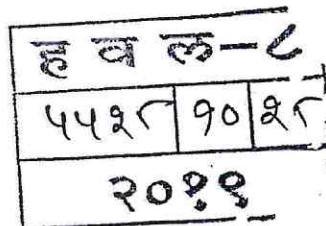
Government or any other local or public body or authority in respect of the Demised Premises and the Facilities.

4.5. As the Lessee's personnel would use the common pathway, which belongs to the Lessors, to access the Demised Premises and the Facilities, the Lessors hereby permits the Lessee's personnel to use the said pathway to enter into or leave from the Demised Premises and the Facilities at any time at the discretion of the Lessee as per its requirement. The Lessee's personnel would include any person in full time employment, part time employment, contractor engaged by the Lessee or by any other person engaged or authorized to visit the Demised Premises or the Facilities for any work relating to the Lessee directly or indirectly. The responsibility of verification of authority and permission to visit the Demised Premises and the Facilities shall be that of the Lessee.

4.6. The Lessors assures that all the environment related compliances in connection with its Property including the Demised Premises have been duly met with by the Lessors till the date of this Lease. The Lessors further assures that no hazardous materials have been/shall be stored by the Lessors on the Demised Premises and the Facilities without the requisite approval.

5. SECURITY DEPOSIT :-

5.1. During the Lease period, the Lessee continued to occupy the Leased premises, the Lessee has deposited and shall keep deposited with the Lessors Rs. NIL /- (Rupees NIL Only). as and by way of interest free security deposit in the respect of the Leased Premises which shall be refunded, without any interest, to the Lessee on the expiry/ termination of the Lease hereby created and at the time of the handing over possession of the Leased Premises after the deduction of arrears or Lease fee and other amounts required to be paid by the Lessee as per these present and this deposit now stands transferred to the credit of the Lessors in terms of their agreement.



Snehal Marji
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MANAGER *Sic*

5.2. Upon the expiry of the Lease hereby created or sooner determination thereof, the Lessee shall forthwith vacate the premises together with their furniture's, fixtures and belongings and shall hand over quite, vacant and peaceful possession of the Leased Premises to the Lessors on refund of the security deposit, and if Lessee continue to occupy the Leased Premises after the termination and/or the determination of the Lease, then the Lessee shall be bound and liable to pay to the Lessors a sum equivalent to double or twice the then Lease fees, calculated per day as and by way of agreed compensation damages for wrongful occupation of the Leased Premises as Provided in clauses herein.

5.3. During above period the Lessee shall not be obliged to pay any Lease Fee or other charges for such period till the balance Security Deposit is refunded to the Lessee and the Lessors will be deemed to have given its consent for same. Further the Lessee shall also be entitled to claim interest at the rate of 8 % per annum on entire security deposit or such portion of it as remains unpaid, as the case may be from the date it becomes refundable till the date of actual payment in full by Lessors to the Lessee.

5.4. If the Lessors at any time during the term of the Lease sells, assigns and/ or otherwise transfers their rights in the Leased Premises as a whole or in part to any third person or more than one person, including the assignment of their rights in the agreement, then in that event the Lessee shall be attorned as the Lessee of such new transferee or transferees on the same terms and conditions as contained herein. A letter shall be issued by the Lessors to the Lessee attested by the new owner/ owners confirming that the terms and conditions herein agreed to shall be binding on the new owner and the Lessors will also pay &/ or transfer the full security deposit, to the new owner (who shall thereafter be liable to the Lessee for the refund or set-off thereof as the case may be, as per the terms of this agreement.

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MANAGER *[Signature]*

6. Assignment

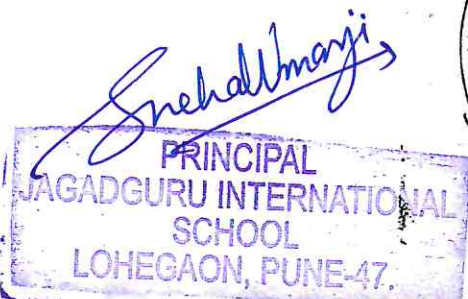
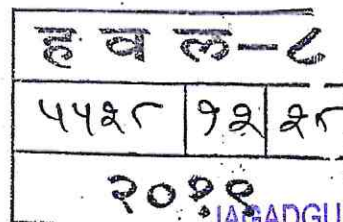
6.1. The Lessee shall not assign, sub let, transfer the Demised Premises including the Facilities or any part thereof to any person or institution without the prior written consent of the Lessors except where assignment, sub-letting and transferring is being made to Parent/ subsidiary company or any other company, which has acquired or is acquiring the undertaking or part thereof, which includes activities being undertaken at or running from the Demised Premises. Such consent shall not be unreasonably withheld by the Lessors.

6.2. Notwithstanding anything to the contrary contained in this Agreement, the Lessee may upon written notice, without the prior written consent of the Lessors, assign this deed or transfer all or any portion of the Demised Premises including the Facilities to:

- (i) any affiliate of the Lessee. any entity controlling, controlled by, or under common control of the Lessee;
- (ii) any person, or entity which acquires all or substantially all of the Lessee's assets or shares as per the provisions of the Companies Act 1956;
- (iii) any organization resulting from a merger or consolidation with the Lessee.

6.3 In case of assignment of this Lease as per clause 6.2 above, the Lessee shall retain liabilities for the rentals and all of the payments due under this Lease and compliance with all the covenants of this Lease in the event of default unless otherwise agreed to by the Lessors in writing.

6.4 In the event, during the tenure of this Lease, the Lessors desires to sell, transfer or convey the Demised Premises or any part thereof, the Lessors shall be free to do the same, provided the prospective transferee executes such documents as may be required by the Lessee evidencing the adherence of all terms and conditions



JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE-47

MANAGER

herein contained and assumptions of all obligations of the Lessors with respect to the said sale or transfer of the Demised Premises. Delivery of such acceptance to the Lessee from prospective transferee would be good enough and no prior approval as such will be required.

7. Dispute Resolution

Disputes arising between the Parties out of or in connection with this Lease shall as far as possible be settled amicably by mutual discussions. If amicable settlement by mutual discussions cannot be reached within 30 days from the date of the occurrence of the dispute, the matter under dispute shall be finally settled without recourse to the Courts in accordance with the provisions of the Arbitration and Conciliation Act, 1996 and amendments thereto, if any. The arbitral award shall be final and binding on the Parties. The venue for the arbitration proceedings shall be Pune, in the State of Maharashtra.

8. Indemnification by the Lessors

The Lessors assures the Lessee that there is no pending charge, case or any other proceeding at any forum, statutory or otherwise, which could create or result in any inconvenience to the Lessee including but not limited to any loss, cost, damages or cause any kind of disturbance in the peaceful possession of the Demised Premises including the Facilities in whatsoever manner. The Lessors hereby undertakes to indemnify to the Lessee against all such losses, cost, damages or any disturbance caused in the peaceful possession of the Demised Premises including the Facilities, as stated above, including but not limited to any legal or other expenses incurred by the Lessee to defend or protect itself from any such eventuality.

9. Indemnification by the Lessee

The Lessee assures the Lessors that it shall be using the Demised Premises in accordance with the terms and conditions as agreed under this Lease and shall construct and run the Facilities after obtaining necessary approvals from all concerned authorities without any reminder from the Lessors. The Lessee

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JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47
MANAGER

hereby undertakes to indemnify, protect, defend and keep indemnified the Lessors and their representative directors, officers, employees and agent from and against any and all claims, liabilities, damages, demands, losses, actions, suit proceedings, judgements or costs, charges and expenses with or without limitation, attorney's fees, court cost and other legal expenses incurred or suffered by the Lessors by reason of or as a result of the Lessee doing any act contrary to as stated above.

10. ATTORNMENT:-

It is also agreed that the licensor may at any time during the subsistence of this Agreement, shall have absolute right to sell/ mortgage/assign their rights in the licensed premises or portion thereof as also the rights and interest of the Licensee and subject to the terms and conditions of these presents being binding on such intending purchaser / mortgage.

11. Force Majeure

11.1. If at any time during the subsistence of this Lease, the Demised Premises and/or the Facilities or any part thereof shall be destroyed or damaged by fire, tempest, earthquake, accident, act of God, war or due to any other cause beyond the control of the Lessors/Lessee so that the Demised Premises and/or the Facilities or any part thereof becomes unfit for occupation, then the payment of Rent shall be suspended and cease to be payable until the Demised Premises and/or the Facilities or any part thereof become fit for occupation and use, provided that in case of any of the foregoing events happening or if for any other reason whatsoever the Demised Premises and/or the Facilities or any part thereof cannot be occupied by the Lessee, then and in such case notwithstanding anything hereinbefore the Lessee shall have the option to put an end to this Lease henceforth, without paying any additional Rent or cost or any damages, whatsoever for such early termination.

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LOHEGAON, PUNE 47

MANAGER *[Signature]*

11.2. The cost of any restoration, if any, of the Demised Premises and/or the Facilities or any part thereof shall be solely borne by the Lessee, without asking any payment from the Lessors.

12. Disclaimer

12.1. It is clearly understood between the Parties that by execution of this Lease, no right, except to the extent mentioned in this Lease, is created in favour of the Lessee in respect of the Demised Premises and any construction of Facilities thereof. The Demised Premises shall remain the absolute property of the Lessors and the Facilities shall stand vested in the Lessors at the point of determination or termination of the Lease in terms of clause 10.2. The Rent payable by the Lessee is to the satisfaction of the Lessors.

12.2. At the determination of the Lease or termination in between, the Lessee shall hand over the possession of the Demised Premises along with any construction thereon including the Facilities to the Lessors. The transfer of the Facilities shall be at the fair market value, to be determined by a firm of Chartered Accountant or by a Government approved Valuer. No additional consideration shall be payable for the Demised Premises on such termination.

12.3. Any person working at the Demised Premises or the Facilities including security guards appointed by the Lessee shall be construed to be the employee or associate of the Lessee and under no circumstances could be taken as related to or being under the control of the Lessors.

12.4. The security of the Demised Property including the Facilities shall be the sole and exclusive responsibility of the Lessee and the Lessors could not be held responsible for the same under any circumstances.

13. Miscellaneous

13.1. Any notice under this Lease shall be given in writing either through facsimile or by mail. The notice shall be deemed to be served on the other Party on the date of receipt of the notice by the other Party. The notice shall be

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PRINCIPAL
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SCHOOL
LOHEGAON, PUNE-47.



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JAGAD GURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER *[Signature]*

deemed to be received on the next day of transmission if sent through facsimile and after five days of date of dispatch if sent through mail.

The notices aforementioned shall be given at the following addresses to the attention of following persons:

In case of the Lessors:

In case of the Lessee:

13.2. *Entire Agreement*

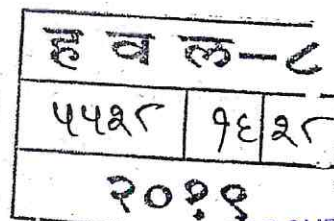
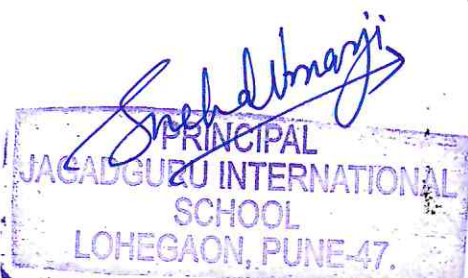
The terms of this Lease are the final expression of the Parties to the Lease with respect to the subject matter hereof and may not be contradicted by evidence of any prior or contemporaneous agreement. This Lease shall constitute the complete and exclusive statement of its terms and no extrinsic evidence whatsoever may be introduced in any judicial, administrative, or other legal proceeding involving the Lease.

13.3. *Waiver of Covenants, Conditions or Remedies*

Waiver by one Party of performance of any covenant or condition under the Lease shall not invalidate the Lease nor shall be considered a waiver of any other covenant or condition under the Lease.

13.4. *Severability*

If any provision of this Lease, or application thereof to any person, place, or circumstances, shall be unenforceable, void or invalid under any applicable law or be so held by a court of competent jurisdiction, the same shall not render this Lease unenforceable or invalid as a whole and remainder of this Lease and such provisions applied to other persons, places, and circumstances shall remain in full force and effect.



13.5. *Amendment*

No change, modification, or amendment of this Lease shall be valid or binding on the parties unless such change or modification shall be in writing and signed by the other Party against whom the same is sought to be enforced.

13.6 *Headings*

Paragraphs and Headings contained in this Lease are inserted only as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Lease or the intent of any provision hereof.

13.7 *Governing Law*

This Lease shall be governed and construed in accordance with the laws of India.

Schedule

All the piece and parcel of land admeasuring about 00 H. 21 Aare (Shahaji Gulabrao Khandve owned area 0 H 11 R & Suman Chandrakant Khandve, Tukaram Chandrakant Khandve & Shahaji Gulabrao Khandve owned area 00 H 10 R) out of S. No. 289/2/1 situated at Gaon Mouje Lohegaon, Pune. within the limits of the Pune Municipal Corporation Taluka Haveli Dist Pune and within the sub registration District of Haveli 1 to 27 Pune which is bounded as under -

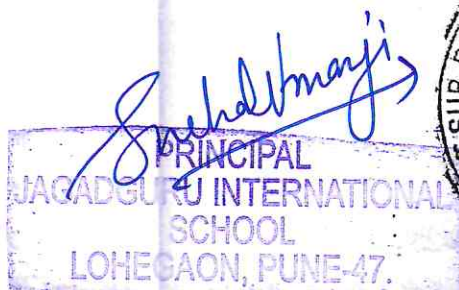
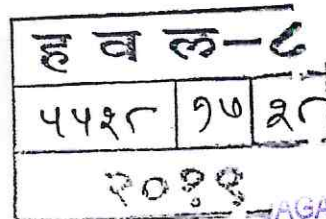
East - By Remaining land of S. No. 289

South - By Remaining land of S. No. 289

West - By Survey No. 288 part

North - By Survey No. 290 Part

(Hereinafter referred to as the "SAID PROPERTY")



JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

IN WITNESS WHEREOF the Parties hereto have signed this Lease on the date and place aforementioned.

For and on behalf of the Lessors:

1) Mr. Shahaji Gulabrao Khandve

शहाजी गुलब्राव खंदवे

2) Smt. Suman Chandrakant Khandve

3) Mr. Tukaram Chandrakant Khandve

For and on behalf of the Lessee:

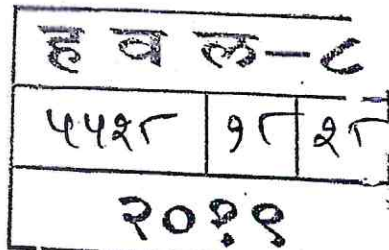
Shri. Gulabrao Ishwara Khandve Education Foundation

Through authorized office

Mr. Tukaram Chandrakant Khandve

WITNESS:

1. रामदास राजाजी खंदवे - Principal
लोहेगाव मुने - ४७
2. श्री. मोहन रामराव खंदवे - MP Khadve
लोहेगाव मुने - ४७



JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

गद्य रम्यता सात
अधिकार अभिलेख पत्रिका

गाव - सांरगाव

कर्मका - दशम

शिल्प - पूजा

संबंधित पत्राचा क्रमांक : +4088 व दिनांक : 02.06.2018

समाप्त क्रमांक व उपविभाग : 289/2/1

[illegible]

गाय नमुना : याग
पिकायां नमोऽर्ह

१. **समाप्त** प्रमाण सहित अधिकांश अविनियमित कार्याणि निरूपित। (अपराध कार्यान्वय सुविधाओं के अन्तर्गत) दिनांक १९७९ साल में निरूपित २९

५२ : अथर्ववेद

बल्लभ - देवता -

४१२ - पुनः

संख्या : 44088 व दिनांक : 02/06/2018

अनापन क्रमांक व आविर्भाव : 2892-1

निकाशालीत शिवाय तपशिल											लागूद्रीमादी उपलब्ध नमूना नं.मात्र		कल निचाराव नाथन	शेरा
लि. निकाशालीत क्ष									निसर निकाशालीत क्ष					
अप	शाम	मिश्राणा सकत प्रमाणक	जल स्थिति	अवल स्थिति	पदक विक व प्रिनिकाशालीत क्ष			पिकाव आय	जल स्थिति	अवाल स्थिति	स्थिति	क्ष		
					पिकाव आय	जल स्थिति	अवाल स्थिति							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आ. चौ.मी.	ह.आ. चौ.मी.		ह.आ. चौ.मी.	ह.आ. चौ.मी.		ह.आ. चौ.मी.	ह.आ. चौ.मी.		ह.आ. चौ.मी.		

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"या प्रमाणिता प्रतीतिर्ता फः पणान् १५/- रूपये मिळाले."

दिनांक:- 20.07.2019

सांकेतिक क्रमांक :- 2725000703/2280000720191694

(नाय :- मिश्रराज शर्मा पाठ)

नलायत साधना : मोक्षमार्गः - अथैतानि त्रिःपुण्ये

कामगार तलाठी

लोहगांव

ता. हवेली, जि. पुणे



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JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

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20/07/2019

सुमन खांदवे
Suman Khandve
जन्म तिथि / DOB : 01/01/1968
महिला / Female

9499 2254 3759

धार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

SUMAN C KHANDVE
LAXMAN SANADU PHUGE

25/05/1861

DVGRK092212

भारत सरकार
GOVT. OF INDIA

~~जीनांती सुखं च हृदयं रपादं~~

Unique Identification Authority of India

110. मन्मथल खांदवे, वडगांव शिंदे
१४ कोपर जळी, मोहगांव, पुणे सिटी,
मोहगांव, पुणे, महाराष्ट्र, 411047

Address: W/O: Chandrakant Khandve,
VADGAON SHINDE ROAD
KOPAR ALI, LOHGAON, Pune
City, Lohgaon, Pune,
Maharashtra - 411047

॥ श्रीगणेशाय नमः ॥
 अथ श्रीसुब्रह्मचर्यायाम्
 अथ श्रीसुब्रह्मचर्यायाम्
 अथ श्रीसुब्रह्मचर्यायाम्



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PRINCIPAL
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SCHOOL
LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

आयकर विभाग

INCOME TAX DEPARTMENT



सत्यमेव जयते

SHAHAJI GULAB KHANDAVE

GULAB KHANDAVE

05/12/1947

Permanent Account Number

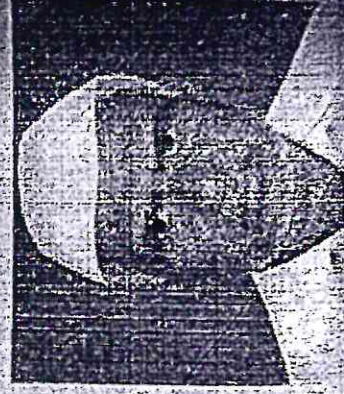
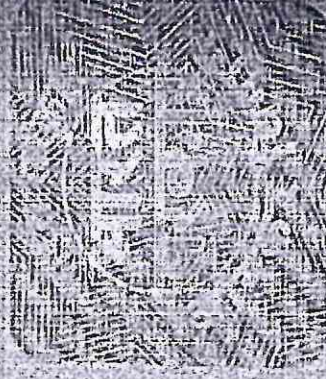
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S.G. Khandave

Signature

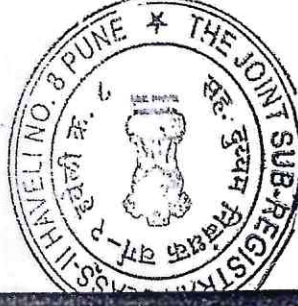
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GOVT. OF INDIA



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JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

भारत सरकार
Government of India

तुकाराम चंद्रकांत खांदवे
Tukaram Chandrakant Khandve
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male

7988 9531 9302

आधार - सामान्य माणसाचा अधिकार

Khandave
Khandave

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता: कोपल आली, लोहगाव, पुणे
शहर, लोहगाव, पुणे, पुणे शहर,
महाराष्ट्र, 411047

Address: Kopal Ali, Lohgaon, Pune City,
Lohgaon, Pune, Pune City, Maharashtra,
411047

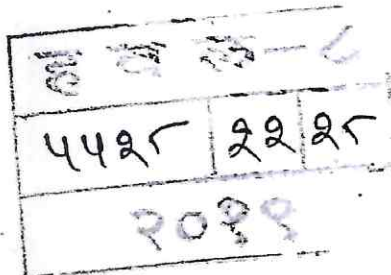
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1800 302 1847

help@uidai.gov.in

www.uidai.gov.in

Khandave,
Khandave



Snehal Marji
PRINCIPAL
JAGADGURU INTERNATIONAL
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LOHEGAON, PUNE-47.

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LOHEGAON, PUNE 47
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आयकर विभाग

INCOME TAX DEPARTMENT



सत्यमेव जयते

SHAHAJI GULAB KHANDAVE

GULAB KHANDAVE

05/12/1947

Permanent Account Number

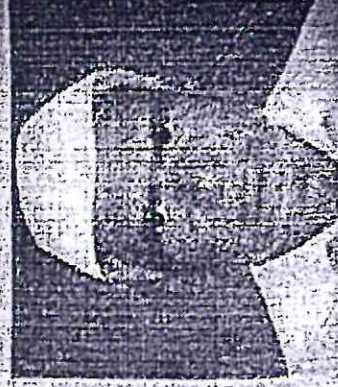
EATPK6054B

S.G. Khandave

Signature

भारत सरकार

GOVT. OF INDIA



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Principal
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

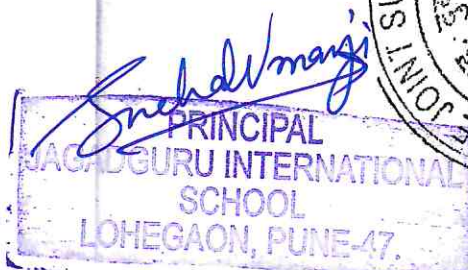
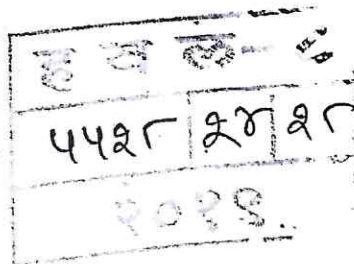
JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

Scanned with CamScanner



T.C. Khandve





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

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

we hereby certify that SHRI GULABRAO ESHWARA KHANDVE EDUCATIONAL FOUNDATION is incorporated on this Twenty eighth day of November Two thousand eighteen under the Companies Act, 2013 (18 of 2013) and that company is limited by shares.

Corporate Identity Number of the company is U80902PN2018NPL180433.

Permanent Account Number (PAN) of the company is ABBCS1940A*

Tax Deduction and Collection Account Number (TAN) of the company is PNES60632F*

Done under my hand at Manesar this Twenty eighth day of November Two thousand eighteen .

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Digital Signature Certificate
Mr MANGAL RAM MEENA
Deputy 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 in 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

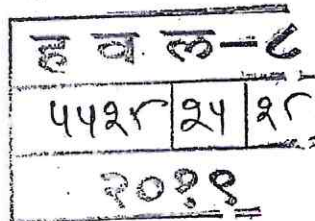
Filing Address as per record available in Registrar of Companies office:

SHRI GULABRAO ESHWARA KHANDVE EDUCATIONAL
FOUNDATION

SR. NO. 288/12/1/2, SATHEWASTI,, LOHAGAON, TAL-HAVELI,,

PUNE, Pune, Maharashtra, India, 411047

Issued by the Income Tax Department



Shri V. Manji
PRINCIPAL
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47
Shri
MANAGER

Valuation ID : 201907224100

मुल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

22 July 2019,04:44:00 PM

मूल्यांकनाचे वर्ष : 2019
जिल्हा : पुणे
तहसील : हवेली
गावाचे नाव : मौजे : लोहगांव (भाग)
क्षेत्राचे नोंद : Influence Area
मूल्य विभाग/उपमूल्य : 11/11.2
विभाग :
सर्वे नंबर/गट नंबर. 289

मिळकतीचा प्रकार खुली
मिळकतीचे क्षेत्र 2100 चौ. Bulk Land
मीटर
वार्षिक मूल्य दर Rs.7460 /-
तकल्यानुसार
जमिनीचा दर
Zone Change Primary Notification:No
जमीन विनोती झाली Rs.7460 /-
नवी जमिनीचा दर:

1. 500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =7460/-

500चौ.मीटर क्षेत्रासाठी मुल्यांकन = 500*7460
=3730000/-

2. 1500चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =6714/-

1500चौ.मीटर क्षेत्रासाठी मुल्यांकन = 1500*6714
=10071000/-

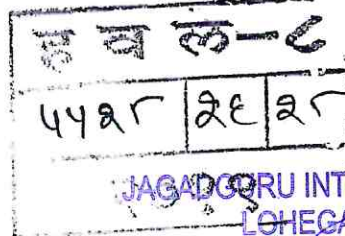
3. 100चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =5968 /-

100चौ.मीटर क्षेत्रासाठी मुल्यांकन = 100*5968
=596800/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य + मिळकतीचे क्षेत्र 3 मूल्य
=3730000 + 10071000 + 596800
= Rs.14397800/-

Home

Print



JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

8/5528

मोमवार, 22 जुलै 2019 5:10 म.नं.

दस्त गोपवारा भाग-1

हवल8

20/25

दस्त क्रमांक: 5528/2019

दस्त क्रमांक: हवल8 /5528/2019

वाजार मूल्य: रु. 1,43,97,800/-

मोवदला: रु. 21,000/-

भरलेले मुद्रांक शुल्क: रु.6,48,000/-

दु. नि. सह. दु. नि. हवल8 यांचे कार्यालयात

पावती:5658

पावती दिनांक: 22/07/2019

अ. क्र. 5528 वर दि.22-07-2019

सादरकरणाचे नाव: लैसॉर- शहाजी गुलावराव खांदवे --

रोजी 5:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दस्त हजर करणाऱ्याची सही:

[Signature]
सह दुय्यम निबंधक, हवेली-8

[Signature]
सह दुय्यम निबंधक, हवेली-8

दस्ताचा प्रकार: लीजडीड

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

शिक्षा क्र. 1 22 / 07 / 2019 05 : 09 : 34 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 07 / 2019 05 : 10 : 32 PM ची वेळ: (फी)

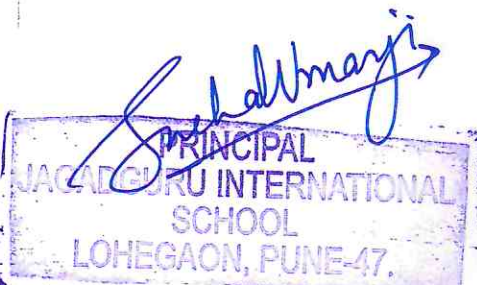
प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कार्यालय १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कडुलीधारक हे स्वतः जबाबदार राहतील. *दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार भ्रंतक व्यक्ती इत्यादी वनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल

T.C. Khendare

लिहून देणारे

लिहून घेणारे





22/07/2019 5 13:08 PM

दम्न गोपवारा भाग-2

हवेली-8

२२/२२

दम्न क्रमांक:5528/2019

दम्न क्रमांक :हवेली-8/5528/2019

दम्नाचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	व्यायाचित्र	अंगठ्याचा दमा
1	नाव:लेमॉर-शहाजी गुलावराव खांदवे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पॅन नंबर:EATPK6054B	मालक वय :-73 स्वाक्षरी:-		
2	नाव:लेमॉर-मुमन चंद्रकांत खांदवे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पॅन नंबर:DVGPK0922M	मालक वय :-54 स्वाक्षरी:-		
3	नाव:लेमॉर-तुकाराम चंद्रकांत खांदवे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पॅन नंबर:EQFPK1592E	मालक वय :-35 स्वाक्षरी:-		
4	नाव:लेमी-श्री गुलावराव ईश्वरा खांदवे एग्युकेशनल फौंडेशन तर्फे ऑथोराइज ऑफिसर तुकाराम चंद्रकांत खांदवे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, गेड नं: लोहगाव पुणे, महाराष्ट्र, पुणे. पॅन नंबर:EQFPK1592E	भाडेकरू वय :-35 स्वाक्षरी:-		

वरील दम्नऐवज करून देणार त्याकडील लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:22 / 07 / 2019 05 : 12 : 08 PM

ओळख:-

मदर डमम दुय्यम निबंधक यांच्या ओळखीचे अनुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	व्यायाचित्र	अंगठ्याचा दमा
1	नाव:अॅड पी एन कुलकर्णी -- वय:54 पत्ता:विश्रांतवाडी पुणे पिन कोड:411015		

शिक्षा क्र.4 ची वेळ:22 / 07 / 2019 05 : 12 : 36 PM

मह दुय्यम निबंधक, हवेली-8

EPayment Details.

प्रमाणित करण्यात येते की,
या दस्तामध्ये एकूण २२ पाने आहेत
पहिले नंबराचे पुस्तकाचे
५५२२ नंबरी नोंदला.

उ. सह दुय्यम निबंधक वर्ग-२ हवेली क्र.८, पुणे
दिनांक २२/०७/२०१९

Sr.	Epagement Number
1	MH004277511201920E
2	2207201906477

Defacement Number
0002256642201920
2207201906477D

Know Your Rights as Registrants

Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
Printout immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

MANAGER

Scanned with CamScanner

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 17

दस्त क्रमांक : 7926/2021

नोदणी :

Regn:63m

03/08/2021

गावाचे नाव : लोहगांव

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	21085000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	17241000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे लोहगाव येथील स. नं. 288/1ए/2 (जुना स. नं. 288, हिस्सा नं. 1+2/2 यांसी एकूण क्षेत्र 03 हे. 27 आर यांसी आकार 08 रु. 90 पैसे यापैकी 00 हे. 63.92 आर पैकी मंजूर ले आऊट मधील अमेनिटी स्पेस क्षेत्र 1130.21 चौ. मी. ((Survey Number : 288/1अ/2 ;)) 2) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे लोहगाव येथील स. नं. 288/1ए/1बी (जुना स. नं. 288, हिस्सा नं. 1+2/1/2 यांसी एकूण क्षेत्र 00 हे. 80 आर यांसी आकार 02 रु. 81 पैसे पैकी मंजूर ले आऊट मधील अमेनिटी स्पेस क्षेत्र 1000 चौ. मी. ((Survey Number : 288/1अ/1ब ;))
(5) क्षेत्रफळ	1) 0.1130 हेक्टर . आर 2) 0.1000 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:- दत्तात्रय गुलाब खांदवे वय:-55; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- लोहगाव ता. हवेली, जि. पुणे , महाराष्ट्र, पुणे. पिन कोड:-411047 पॅन नं:-CQVPK6726N 2): नाव:- मे. जगदगुरु डेव्हलपर्स तर्फे भागीदार रामदास शहाजी खांदवे - - वय:-38; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- लोहगाव ता. हवेली, जि. पुणे , महाराष्ट्र, पुणे. पिन कोड:-411047 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- श्री गुलाबराव ईश्वर खांदवे एज्युकेशनल फाउंडेशन तर्फे अधिकृत प्रतिनिधी तुकाराम चंद्रकांत खांदवे - - वय:-35; पत्ता:- प्लॉट नं:- , माळा नं:- , इमारतीचे नाव:- , ब्लॉक नं:- , रोड नं:- लोहगाव, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411037 पॅन नं:-ABBCS1940A
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	30/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7926/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	843600
(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.

Snigdha Manji
 PRINCIPAL
 JAGADGURU INTERNATIONAL
 SCHOOL
 LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
 LOHEGAON, PUNE 47

Signature
 MANAGER

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SHRI GULABRAO ESHWARA KHANDVE EDUCATIONAL FOUNDATION	eChallan	69103332021033134730	MH014510508202021E	843600.00	SD	0002048651202122	30/07/2021
2	SHRI GULABRAO ESHWARA KHANDVE EDUCATIONAL FOUNDATION	eChallan		MH014510508202021E	30000	RF	0002048651202122	30/07/2021
3		DHC		3007202110391	600	RF	3007202110391D	30/07/2021

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

Snehal Marji
 PRINCIPAL
 JAGADGURU INTERNATIONAL
 SCHOOL
 LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
 LOHEGAON, PUNE 47
[Signature]
 MANAGER



ह व ली - १७		
6022	9	26
CHALLAN		
MTR Form Number-6		
2029		



GRN	MH014510508202021E	BARCODE	Date	31/03/2021-17:04:31	Form ID	25.1
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name	HVL8_HAVELI 8 JOINT SUB REGISTRAR		PAN No.(If Applicable)	ABBCS1940A		
Location	PUNE		Full Name	SHRI GULABRAO ESHWARA KHANDVE		
Year	2020-2021 One Time		Flat/Block No.	AMENITY SPACE AREA 2130.21 SQ MTRS OUT		
			Premises/Building	OF S NO 288		

Account Head Details	Amount In Rs.		
0030046401 Stamp Duty	843600.00	Road/Street	LOHEGAON
0030063301 Registration Fee	30000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 4 7
		Remarks (If Any)	
		SecondPartyName=MR DATTATRAYA GULAB KHANDVE-	
		Amount In	Eight Lakh Seventy Three Thousand Six Hundred Rupe
		Words	es Only
Total	8,73,600.00		



Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN	Ref. No.	69103332021033134730	2672144696
Cheque/DD No.		Bank Date	RBI Date	31/03/2021-17:05:36	31/03/2021
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	102 , 31/03/2021		

Department ID :
NOTE:- This challan is valid only to be registered in Sub Registrar office only. Not valid for unregistered document.
चदर चलन केवल नोदणी कारवायाच्या दस्तासाठी लागू आहे. नोदणी न करवायाच्या दस्तासाठी चदर चलन लागू नाही.

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.08.02
19:41:52 IST
Reason: Secure
Document
Location: India

Challan Defaced

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-385-7926	0002048651202122	30/07/2021-17:12:34	IGR024	30000.00

Snehal Marji
PRINCIPAL
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

GRN: MH014510508202021E	Amount: 8,73,600.00	Bank: IDBI BANK	Date: 31/03/2021-17:04:33
2	(IS)-385-7926	0002048651202122	30/07/2021-17:12:34
		IGR024	843561
Total Defacement Amount			8,73,600.00

Snigdha Marji

PRINCIPAL
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47
[Signature]
MANAGER

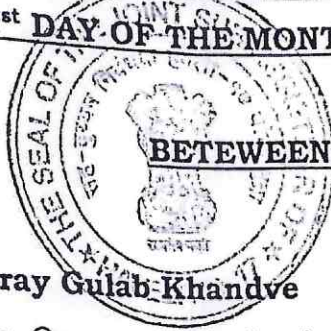
Signature Not
Verified

Digitally signed by OS
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.08.02
19:41:52 IST
Reason: Secure
Document
Location: India

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT PUNE

ON THIS 31st DAY OF THE MONTH OF MARCH, 2021



649-70		
002E	2	20
2029		

1) Mr. Dattatray Gulab Khandve

Age – 55 years, Occu. – Agriculturist and Business

R/at – Lohegaon, Taluka Haveli, Dist. Pune

(Pan No. – CQVPK6726N)

2) M/s. Jadadguru Developers

A registered partnership firm

Having its registered office at –

Lohegaon, Pune

Through its partner

Mr. Ramdas Shahaji Khandve

Age – 38 years, Occu. – Business

R/at – Lohegaon, Pune

(Pan No. – ADVFS1681B)

Hereinafter after called as the **VENDOR**.

[Which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators and assigns]

... PARTY OF THE FIRST PART

AND

Shri Gulabrao Ishwara Khandve Educational Foundation

A company incorporated as per the provisions of company law Having its registered office at –

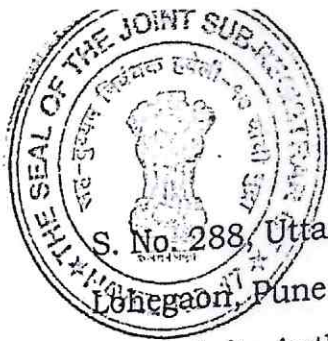
Shri Jagadguru City,

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

Scanned with CamScanner

Snehal Mayji
PRINCIPAL
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.



ह व ल - १७		
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२९		

Through its Authorized Signatory and Representative

Mr. Tukaram Chandrakant Khandve

Age - 35 years, Occu. - Business,

R/at - Lohegaon, Pune 411037

Pan No. - ABBCS1940A

Hereinafter after called as **PURCHASERS.**

[Which expression shall, unless repugnant to the context or meaning thereof, mean and include his, executors, successors, administrators and assigns]

... PARTY OF THE SECOND PART

WHEREAS;

WHEREAS the Mr. Dattatraya Gulab Khandve herein was the Owner of property bearing all those piece and parcel of non - agriculture lands bearing 1) New S. No. 288/1A/1B (Old S No. 288 Hissa No. 1+2/1/2) totally admeasuring about 00 Hectors 80 R assessed at Rs. 02 Paise 81. New S. No. 288/1A/2 (Old S. No. 288 Hissa No. 1+2/2) totally admeasuring about 03 Hectors 27 R. (including Potkharaba 00 Hectors 03 R.) assessed at Rs. 08 Paise 90 out of which an area admeasuring about 00 Hectors 63 - 92R. including Potkharaba. That the said Dattatray Gulab Khandve was the owner and possessor of the total land admeasuring 01 H. 43.92 R. from village Lohegaon, Pune.

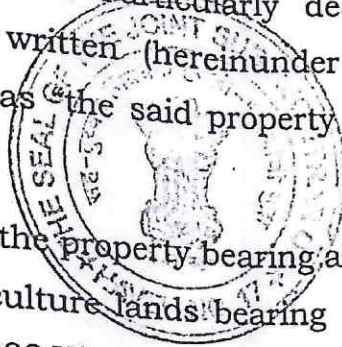
That both lands lying and situate at village Lohegaon, Taluka- Haveli, District- Pune, within the local limits Gram panchayat Lohagaon, Taluka Panchayat samiti Haveli, Zilla Parishid Pune and Newly extended limits of Pune Municipal Corporation and also Within the jurisdiction of Sub-Registrar Haveli Pune,

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[Signature]
MANAGER

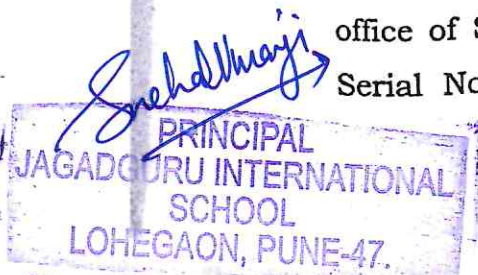
Which is more Particularly described in Scheduled (I)
Hereunder written (hereinunder for the sake of brevity
referred to as the said property and / or the said Project
Land"



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WHEREAS the property bearing all those piece and parcel of
non - agriculture lands bearing 1) New S. No. 288/1A/1B
(Old S No. 288 Hissa No. 1+2/1/2) totally admeasuring about
00 Hectors 80 R assessed at Rs. 02 Paise 81 appears to be
the ancestral property of the Mr. Dattatraya Gulabrao
Khandve and his Brothers which has been inherited from
Ishwara Khandve, that by virtue of M.E. No. 9880 it appears
that, the joint family of Mr. Ishwara Khandve partitioned the
properties amongst the concerned co-owners on 07/12/1981
vide order U/s. 85 of the MLRC code 1966. That the Tahsildar
Haveli passed an order for partition bearing no.
Land/Partition/case/81/81 dated 7/12/1981 and the said
property was allotted to the share of the Mr. Dattatray Gulab
Khandve and the said partitioned has been given effect on to
the 7/12 extract vide M.E. No. 9880. The said property as per
the said Partition has been allotted to the share of Mr.
Dattatray Gulab Khandve. The Partition upon attaining
conformity, deduces a complete absolute title to Mr.
Dattatray Gulab Khandve.

WHEREAS Property bearing New S. No. 288/1A/2 (Old S No.
288 Hissa No. 1+2/2) totally admeasuring about 03 Hectors
27 R. (including Potkharaba 00 Hectors 03R) assessed at Rs.
08 - Paise 90 out of which an area admeasuring 00 Hectors
82.5 R, situated at Village Lohegaon, Taluka- Haveli, District-
Pune, is Purchased by Mr. Dattatray Gulab Khandve herein
vide sale deed dated 31/03/2008 which is registered in the
office of Sub-Registrar of assurances Haveli No. 8, Pune at
Serial No. 3035/2008 pursuant to said sale deed dated



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31/03/2008 the name Mr. Dattatray Gulab Khandve were mutated on to the 7/12 extract of said property by M.E. No. 26038. Hence in this manner Mr. Dattatray Gulab Khandve is the absolute owner of the said Property and has full, right and titled in the said Property.

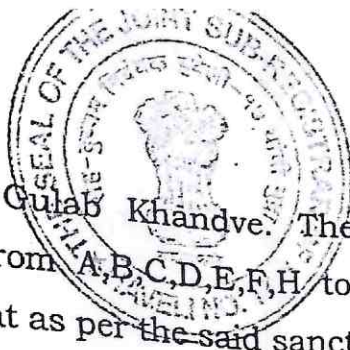
AND WHEREAS Mr. Dattatraya Gulabrao Khandve conveyed area of 00 Hectors 18.58 R. to one Mr. Mahesh Ishwardas Madharani vide sale deed dated 15/10/2008 which is registered at Serial No. 8160/2008 in the office Sub-Registrar haveli No. - Pune. Accordingly the area conveyed by Mr. Dattatraya Gulabrao Khandve was deleted from the 7/12 extract vide M.E. No. 27344. That Mr. Dattatraya Gulabrao Khandve become the owner of the area 00 Hectors 63.92 R out of which area of S. No. 288/1A/2(Old S. No. 288/1+2/2) Of village Lohagaon, Taluka- Haveli, District- Pune.

WHEREAS, Mr. Dattatray Gulab Khandve the proprietor of Jagadguru Developers got prepared the building plans of the proposed building project through his architect and submitted it to the asst. Town planning officer Pune who was pleased to sanction the same vide order no. - rekhankan/nabp/mouje Lohagaon/tal haveli/ sr. No. 288/1+2/1/2 and other/ssp/7704 dated 26/11/2012.

WHEREAS Mr. Dattatray Gulab Khandve has filed an application under section 44 of MLRC 1977, for getting the prior permission for non- agricultural use of the said land from the collector of Pune district and the said permission is granted by the Additional Collector Pune Vide No. PMH/NA/SR/799/2012 dated 18/04/2013. Subsequently revised order was obtained vide No. PMH/NA/SR/1017/2014 dated 24/02/2015 by Mr.

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Dattatray Gulab Khandve. The Building numbers were changed from A,B,C,D,E,F,H to 1,2,3,4,5,6,7 in the said order. That as per the said sanction plan the amenity space as per the said sanction plan admeasuring 15% i.e. 2130.21 sq. mtrs. was also sanctioned as per the prevailing development control rules and regulations. The said amenity space is located in the said sanction layout besides the North-South internal road. That the said internal road is on the Western Side of the amenity space sanction in the said building construction plan.

That the building construction plan for the amenity space has been revised by the concerned authority of PMRDA vide Order dated 25/7/2018 in Letter No. BMU/C.R. No. 800/17-18 Lohegaon in S. No. 288/1+2/1/2 and others.

That the said Mr. Dattatray Gulab Khandve i.e. Vendor no. 1 has transferred and assign the rights, title and interest in the said property to be developed by Jagadguru Developers a proprietary firm i.e. Vendor no. 2 in favour of the present vendors by virtue of a Registered Development Agreement.

That the said Vendor bear a clean marketable title and quite possession over the said property. That the name of vendor is maintained on the record and documents as required to establish the marketable title of the vendor to the said property.

That the Vendor on account of the affiliation, attachment with the social activity of the family of deceased Ishwara Khandve. That the family has decided to retain the name, fame and reputation of the social activity by formation of a Educational Trust in the name of the purchaser. The vendor decided to convey sale transfer etc. the said property to the purchaser.

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That the Vendor decided to sale convey transferred the said Property to the Purchasers herein as the Said Purchasers has offered the best price to the vendor to the tune of Rs. 1,68,70,000/- (Rs. One Crore Sixty-Eight Lacs Seventy Thousand only). That the said proposal tendered to the Vendor by the Purchasers has been accepted unconditionally as the same is consignable and the best in the given set of facts.

NOW, THEREFORE, THIS SALE DEED WITNESSES AS FOLLOWS:-

1) The Purchasers has paid the entire agreed consideration of Rs. 1,68,70,000/- (Rs. One Crore Sixty-Eight Lacs Seventy Thousand only) to the Vendor in the manner detailed in Schedule-II.

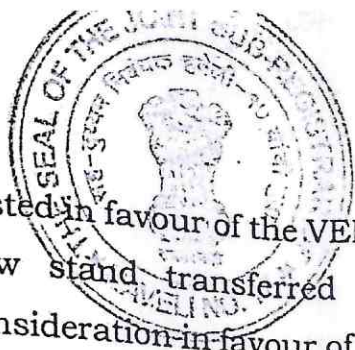
2) In consideration of receipt of Rs. 1,68,70,000/- (Rs. One Crore Sixty Eight Lacs Seventy Thousand only) from the Purchasers in the manner stated above, the Vendor does hereby sell, transfer, convey and assign to the purchasers all his rights, title and interest in or against the said property.

3) VENDOR has delivered the actual physical, vacant and peaceful possession of the said property to the PURCHASERS. PURCHASERS hereby admits and acknowledges the receipt of possession of the said property from the VENDOR, and therefore, no separate possession receipt is necessary.

4) As a consequence of this Sale deed, whatever title, rights, interests easements connected with the said property described in Schedule-A hereunder written,

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vested in favour of the VENDOR, prior to this Sale deed, now stand transferred and conveyed for valuable consideration in favour of the PURCHASERS. Therefore, the PURCHASERS shall be absolutely seized and otherwise entitled to have, hold, possess and enjoy the said property as the Owner thereof, and shall be entitled to enjoy the same, without any kind of objection or obstruction of whatsoever nature from the VENDOR or consenting party anybody claiming through the VENDOR.

- 5) The VENDOR hereby covenants with the PURCHASERS that the title of the VENDOR to the property that is the subject matter of this Sale deed is clear, and marketable, and free from all or any encumbrances. The said title is not the subject matter of any dispute or litigation in any court of law or before any Revenue or statutory authority. Except the VENDOR, none else was or is having any rights title or interests in or against the said property. VENDOR has not done or omitted to do any act, deed or thing, as a result of which, the said rights are adversely affected. VENDOR has not been disqualified from transferring the said property on account of any order or any statutory provision. VENDOR does not suffer from any legal disability as a result of which, the present Conveyance would be rendered void or voidable. VENDOR has not received any notice of acquisition, requisition or reservation pertaining to the said property or any part thereof. Such absolutely clear and blemishes title, possession and rights connected with the property inter alia including the covenants running with land as disclosed in this Sale deed are hereby transferred by way of sale by the

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favour of the		

PURCHASERS.

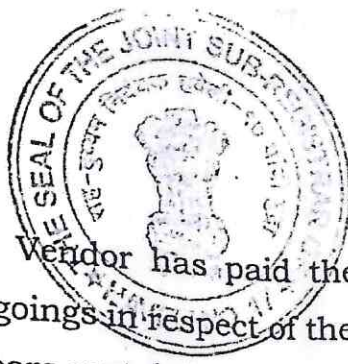
PURCHASERS has purchased this property by paying the market consideration solely relying upon the aforesaid representations and covenants. Therefore, if at any time in future, any of the aforesaid assurances or covenants about marketable title of VENDOR are found to be factually or legally incorrect, and consequently, if the PURCHASERS are exposed to any risk or responsibility, it shall be the sole and exclusive responsibility of the VENDOR to indemnify and keep always indemnified the PURCHASERS from such liability or responsibility. This term shall be the **ESSENCE** of this Sale deed.

6) The Purchaser have purchased the said property more particularly described in the schedule -A hereunder written solely relying upon the assurances and covenants given by the Vendor and therefore at any time in future any of the aforesaid covenants or assurances are found to be legally or factually incorrect and as a result of which the Purchasers are required to suffer any losses or responsibility, the Vendor hereby undertakes to indemnify and keep the Purchasers always indemnified from all such losses and responsibilities as may be suffered / caused to him.

7) In addition to the reimbursement by way of indemnity, the Vendor shall also be bound to compensate the Purchaser for the loss or responsibilities that are required to be borne by the Purchasers on account of the assurances and covenants about marketability of title of VENDOR being found to be legally and factually incorrect.

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- 8) The Vendor has paid the Revenue Taxes, and other outgoings in respect of the said property till date. If any arrears pertaining to the period prior to the above date are revealed and if the Purchasers are required to pay the same, the Vendor undertakes to reimburse the same without any delay.
- 9) The actual consideration paid by the Purchasers to the Vendor and received by the Vendor from the Purchasers is Rs. 1,68,70,000/- (Rs. One Crore Sixty Eight Lacs Seventy Thousand only) as spelt hereinabove. According to the rates prescribed by State of Maharashtra for the purpose of payment of stamp duty, valuation said property comes to the tune of Rs. 2,10,87,000/- (Rs. Two Crores Ten Lacs Eighty Seven Thousand only) calculated @ Rs. 9,900/- per sq. mtrs. According to the provisions of Bombay Stamps Act, the Purchaser has paid appropriate stamp duty on the higher amongst the aforesaid two valuations.
- 10) All the expenses of stamp duty, registration and other incidental expenses for this Sale Deed have been borne by the Purchasers.
- 11) That the purchasers are indemnified for losses and damages for the acts and omissions which are suppressed and concealed by the vendor for defects in title to the said property.

- 12) That the said Sale deed has been executed on 31/3/2021. That as per the policy decision of the State of Maharashtra the Stamp duty payable was granted

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exemption and accordingly the stamp duty has been paid on the exempted slab of 4% of the Reckoner value.

SCHEDULE - I

All those piece and parcel of non - agriculture lands bearing
1) New S. No. 288/1A/1B (Old S No. 288 Hissa No. 1+2/1/2) totally admeasuring about 00 Hectors 80 R assessed at Rs. 02 Paise 81 and 2) New S. No. 288/1A/2 (Old S No. 288 Hissa No. 1+2/2) totally admeasuring about 03 Hectors 27 R. (including Potkharaba 00 Hectors 03R.) assessed at Rs. 08 Paise 90 out of which an area admeasuring about 00 Hectors 63.92 R., collectively admeasuring 01 H. 43.92 R. and both lands lying and situate at village Lohegaon, Taluka- Haveli, District- Pune, within the local limits Gram panchayat Lohegaon, Taluka Panchayat samiti Haveli, Zilla Parishad Pune and Newly extended limits of Pune Municipal Corporation and also Within the jurisdiction of Sub-Registrar Haveli Pune and bounded as under :-

On or towards East : By land S. No. 288/1+2/2 part

On or towards South: By Government Road.

On or towards West : By S. No. 288/1A/1A.

On or towards North: By S. No. 291 part

That the area of amenity space admeasuring 2130.21 sq. mtrs. as per the sanction building plan dated 26/11/2012, revised on 24/2/2015, further revised on 25/7/2018, which is bounded as under -

On or towards

East - by remaining land from S. No. 288.

South - by remaining land from S. No. 88 and Building D.
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LOHEGAON, PUNE-47.

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West

- by internal road.

North

- by building no. C.



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SCHEDULE - II

Schedule of payment

Sr. no.	Amount	Cheque no.	Dated
1	Rs. 70,000/-	000106	29/4/2021
2	Rs. 34,00,000/-	000107	29/6/2021
3	Rs. 50,00,000/-	000108	29/8/2021
4	Rs. 50,00,000/-	000109	29/10/2021
5	Rs. 34,00,000/-	000110	29/12/2021

All referred cheques drawn on HDFC Bank, Dhanorie Branch, Pune.

The total sum of Rs. 1,68,70,000/- (Rs. One Crore Sixty-Eight Lacs Seventy Thousand only) paid by the purchaser to the vendor by way of the details hereinabove.

The Vendor hereby admits and acknowledges receipt of the entire agreed consideration from the Purchasers. The Vendor does hereby acquit, release and discharge the Purchasers from his responsibility to pay the agreed consideration by way of purchase price of the land / property more particularly described in the Schedule hereunder written.

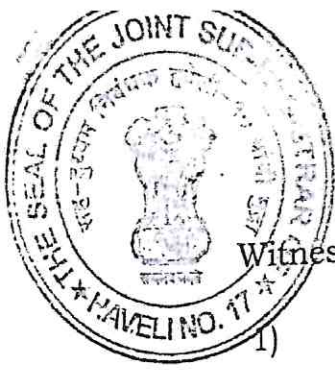
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THESE PRESENT ON THE DAY AND DATE HEREINABOVE FIRST WRITTEN.

Snehal Manoj
PRINCIPAL

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[Signature]
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Witnesses :

1)

Sign -

[Signature]

Name -

Sanjay more

Add -

Dhane Pune 15

D G Khandve



1) Mr. Dattatray Gulab Khandve

2)

Sign -

[Signature]

Name -

Pradipesh Chitambar

Add -

Lohegaon Pune-47

[Signature]



2) M/s. Jadadguru Developers

Through its partner

Mr. Ramdas Shahaji Khandve

VENDOR



T.C. Khandve

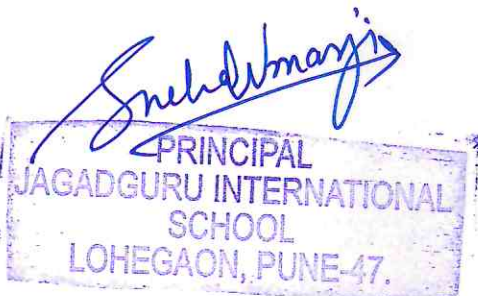
Shri Gulabrao Ishwara Khandve

Educational Foundation

Through its Authorized Signatory and Representative

Mr. Tukaram Chandrakant Khandve

PURCHASERS



JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

[Signature]
MANAGER

अहवाल दिनांक : 05/09/2019

अहवाल दिनांक : 05/09/2019

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- लोहगाव
भूमापन क्रमांक व उपविभाग : २८८/१अ/१ब

तालुका :- हवेली

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : ४६४४६ व दिनांक : ०५/०९/२०१९

भूमापन क्रमांक व उपविभाग २८८/१अ/१ब	भूधारणा पर्यवर्ती भांगवटादार वर्ग - १	भांगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फ.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	[दत्तात्रय गुलाबराव खांदवे	०.८०.००	२.८१	१	(४४२९९)	[२९१], [२३३८४], [२३३८५], [२३३८६], २३३८७
जिरायत	०.८०.००	[शहाजी गुलाब खांदवे	०.२६.८०	०.९४	१	(४६४४६)	कुळाचे नाव
बागायत	-	[देवराज गुलाब खांदवे	०.२६.६०	०.९३	१	(४६४४६)	इतर अधिकार
तरी	-	[चंद्रकांत गुलाब खांदवे	०.२६.६०	०.९३	१	(४६४४६)	इतर
वरकस	-	दत्तात्रय गुलाब खांदवे	०.८०.००	२.८१	(४६४४६)		इतर
इतर	-						खेड औद्योगिक रस्ता क्र २ करीता (२५९०३)
एकूण क्षेत्र	०.८०.००						इतर
पोट-खराब (लागवडीस अयोग्य)	-						जाणे येणेच्या रस्त्याकरिता ३७०.८१ चौ फुट
वर्ग (अ)	-						(२७३४७)
वर्ग (ब)	-						
एकूण पो.ख.	०.००.००						
आकारणी	२.८१						
खुडी किंवा विशेष	-						
आकारणी	-						

जुने फेरफार क्र. (९३६२), (९७७२), (९८८०), (१५५१२), (४२२९८), (४३२६३), (४४२९९), (४५४४६)

सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १९]
गाव :- लोहगाव
भूमापन क्रमांक व उपविभाग : २८८/१अ/१ब
तालुका :- हवेली
जिल्हा :- पुणे
शेवटचा फेरफार क्रमांक : ४६४४६ व दिनांक : ०५/०९/२०१९

वर्ष		हंगाम		पिकांखालील क्षेत्राचा तपशील										जल सिंचनाचे साधन	शेरा	
				मिश्र पिकांखालील क्षेत्र						निभळ पिकांखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन			
				मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित			स्वरूप
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)		
			ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी				
2015-16	खरीप				ज्वारी	0.8000										
2016-17	खरीप				ज्वारी	0.8000										
2017-18	खरीप				ज्वारी	0.8000										

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- १६/०७/२०२१
संकेतिक क्रमांक :- २७२५०००७०३१२२८०००७०२०२११९२३

(नाव :- हिंदुराव शामराव पोळ)
तळमठी साह्या :- लोहगाव ता. :- हवेली, जि. :- पुणे

कर्मगार तलाठी

लोहगाव

ता. हवेली जि. पुणे



ह व ल - ९७		
७८२६	९४	२०
२०२९		

Snehal Marji
PRINCIPAL
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

<https://mahaferfarpune.enlightcloud.com/DDM/PgHtml712>

[Signature]
MANAGER

16/07/2021

अहवाल दिनांक : 05/09/2019

गाव नमुना सात
अधिकार अभिलेख पत्रक
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- लोहगाव

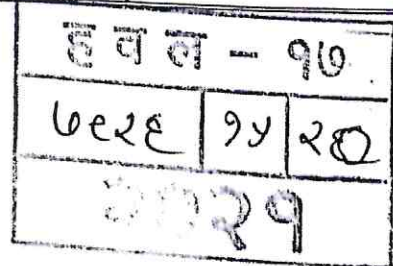
तालुका :- हवेली

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : 46446 व दिनांक : 05/09/2019

भुमापन क्रमांक व उपविभाग : 288/1 अ/2

भुमापन क्रमांक व उपविभाग 288/1 अ/2	भू-धारणा पध्दती भागवटादार वर्ग -1	भागवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फ.फा	खाते क्रमांक
शेताचे स्थानिक नांव :-							
क्षेत्र एकक	ह.आर.चौ.मी	दत्तात्रय गुलाबराव खांदवे	0.60.92	1.66	0.0300	(44299)	[291], 3991, [4265], [4354], [4403], 9678, 9679, 9680, 10541, 12064, 19858, [21649], [21650], 23387, [23388]
जिरायत	3.27.00	तक्ष्मण काळुराम देवकर				(30427)	कुळाचे नांव
बागायत	-	संदिप तक्ष्मण देवकर				(30427)	इतर अधिकार
तरी	-	शैलेश तक्ष्मण देवकर				(30427)	इतर
वरकस	-	अमृत विठोबा म्हस्के				(30427)	इतर
इतर	-	महेश अमृत म्हस्के				(30427)	इतर
एकूण क्षेत्र	3.27.00	उमेश अमृत म्हस्के				(30427)	इतर
पोट-खराब (तागवडीस अयोग्य)	-	मे डि एस हाउसिंग तर्फे अधिकृत				(39998)	इतर
वर्ग (अ)	0.03.00	भागीदार					इतर
वर्ग (ब)	-	सामाईक क्षेत्र	0.43.38	1.18			इतर
एकूण पो ख	0.03.00	[सुविधा क्षेत्र महाराष्ट्र शासन (महसूल विभाग)]	0.22.08	0.60	1	(40337)	इतर
आकारणी	8.90	[सुविधा क्षेत्र महाराष्ट्र शासन (महसूल विभाग)]	0.08.32	0.23	1	(39998)	खेड औद्योगिक रस्ता क्र 2 करीता (25903)
जुडी किंवा विशेष आकारणी	-	[अंतर्गत रस्ता रुंदीचे क्षेत्र महाराष्ट्र शासन (महसूल विभाग)]	0.03.69	0.10	1	(39998)	[बोजा - सहकारी सोसायटी इकरार] (26038)
		ग्रामपंचायत लोहगांव	0.03.00	0.08		(26925)	[लोहगाव वि का क सोसायटी इकरार] (26038)
		मे आर के प्रमोटर्स नोंदणीकृत भागीदारी पेढी तर्फे भागीदार रामेश्वरसिंह कोलेकरसिंह				(32009)	[लोहगाव वि का क सोसायटी तारण] (26038)
		सामाईक क्षेत्र	0.60.00	1.63		(32009)	[कु का क 43 बंधनास पात्र] (26338)
		हरबन्सलाल तुलसिराम बंधवा बंधवा बिट्स अँड डेव्हलपर्स तर्फे				(28022)	[निवृत्तीत सत्ता प्रकार] (26338)
		सामाईक क्षेत्र	0.56.24	1.53		(40337)	इतर
		व्ही एल भुजाडी				(28363)	जाणे येणेच्या रस्त्यासाठी 5100 चौ. फुट (27347)
		सतिश मारुती कुसमाडे				(28363)	[इतर] (44461)
		दत्ता गायकवाड				(28363)	[पवना सहकारी बँक लि चिचवड रु. 300000000/- दि. 25/7/2013 दत्तात्रय हिस्सा] (44461)
		सामाईक क्षेत्र	0.37.62	1.02			[बोजा - सहकारी बँक दिनांक 15/03/2018 रोजी पवना सहकारी बँक लि. भोसरी शाखा पुणे चा दत्तात्रय गुलाब खांदवे यांच्या नावे रु. 500000000/- कर्ज. (44462)
		सुहास गंगाराम पाटील	0.12.54	0.34		(31120)	
		मुख्य कार्यकारी अधिकारी पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण पुणे				(42719)	
		सामाईक क्षेत्र	0.53.30	1.45		(42719)	
		[प्रादेशिक नियोजनातील रस्ता रुंदीचे क्षेत्र महाराष्ट्र शासन (महसूल विभाग)]	0.00.32	0.01	1	(39998)	
		[प्रादेशिक योजनेअंतर्गत रस्त्याखालील क्षेत्र महाराष्ट्र शासन (महसूल विभाग)]	0.18.89	0.51	1	(40337)	
		दत्तात्रय गुलाब खांदवे	0.60.92	1.66	0.03.00	(46446)	
		[विजय गुलाब खांदवे	0.30.46	0.83	0.0150	(46446)	
जुने फेरफार क्र. (3727),(3901),(4160),(4315),(4387),(4561),(4605),(4728),(4733),(4871),(9238),(9337),(9338), (9361),(9424),(9602),(9910),(10016),(18991),(21639),(23278),(23363),(26038),(26301),(26338),(26660),(27344), (27788),(28022),(28363),(30379),(30427),(31075),(31076),(32009),(39700),(42298),(44045),(44299)							सीमा आणि भुमापन चिन्हे:



Principal
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

16/07/2021

MANAGER

गाव नमुना बारा
पिकांची नोंदवही

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

गाव :- लोहगाव

तालुका :- हवेली

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक : 46446 व दिनांक : 05/09/2019

भूमापन क्रमांक व उपविभाग : 288/1 अ/2

भूमापन क्रमांक व उपविभाग : 288/1A/2														
-		पिकाखालील क्षेत्राचा तपशील									तागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निभळ पिकाखालील क्षेत्र						
		घटक पिके व प्रत्येक पिकाखालील 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)
			ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी	ह.आर. चौ.मी		ह.आर. चौ.मी	ह.आर. चौ.मी				
2015-16	खरीप				बाजरी	2.0000					पड	1.2700		
2016-17	खरीप				बाजरी	2.0000					पड	1.2700		
2017-18	खरीप				बाजरी	2.0000					पड	1.2700		

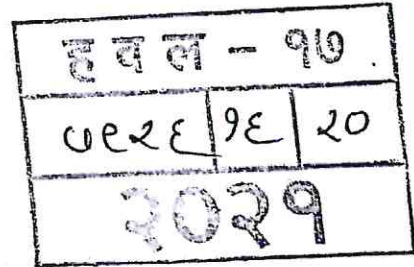
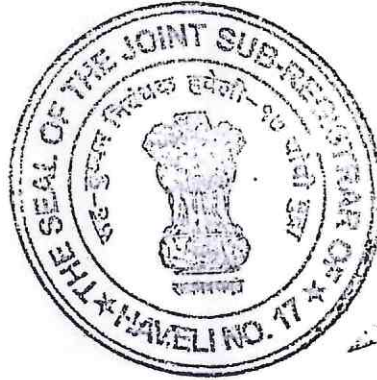
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 16/07/2021
सांकेतिक क्रमांक :- 272500070312280000720211924

(नाव :- हिंदुराव श्रमराव पोळ)
तलाठी साक्षात :- लोहगावता :- हवेली जि. पुणे

कामगार तलाठी

लोहगाव

ता. हवेली, जि. पुणे



Sneha Marji
PRINCIPAL
JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

[Signature]
MANAGER

भारत सरकार
GOVERNMENT OF INDIA



दत्तात्रय गुलाबराव खांदवे
Dattatraya Gulabrao Khandave
जन्म तारीख / DOB : 01/06/1956
पुल्लिंगी / MALE



विवरण - १७		
७२२६	१७	२०
२०२१		

आयकर विभाग
INCOME TAX DEPARTMENT
TUKARAM CHANDRAKANT KHANDVE

CHANDRAKANT KHANDVE

02/12/1984

Permanent Account Number
EQFPK1592E

T. Khandave
Signature

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
KHANDAVE DATTATRAYA GULABRAO
GULABRAO ISHWARA KHANDAVE

01/06/1956

Permanent Account Number

CQVPK6726N

D. G. Khandave
Signature

भारत सरकार
GOVT. OF INDIA



भारत सरकार
Government of India

तुकराम चंद्रकांत खांदवे
Tukaram Chandrakant Khandave
जन्म वर्ष / Year of Birth : 1984
पुरुष / Male

7988 9531 9302

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
Government of India

रामदास खांदवे
Ramdas Khandave

जन्म तिथि/DOB: 11/06/1979
पुरुष / Male

7696 9838 2828

आधार - आम आदमी का अधिकार

PRINCIPAL

JAGADGURU INTERNATIONAL
SCHOOL
LOHEGAON, PUNE-47.

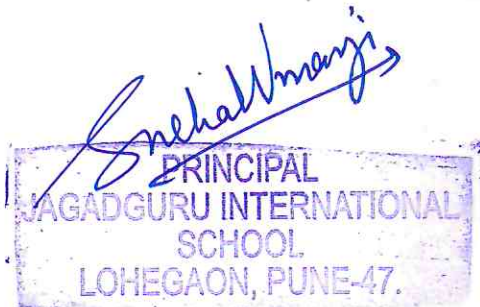
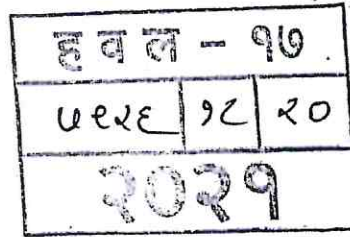
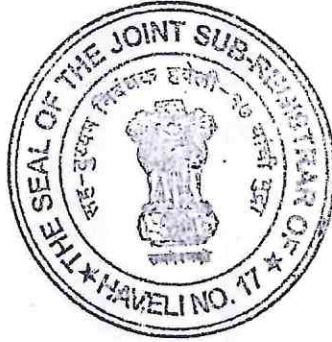
JAGADGURU INTERNATIONAL SCHOOL
LOHEGAON, PUNE 47

MANAGER

मूल्यांकन पत्रक (शहरा क्षेत्र-खुला जमान)		Valuation ID : 202107306440	30 July 2021,04:51:03 PM
मूल्यांकनाचे वर्ष :	2021		
जिल्हा :	पुणे		
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.28) लोहगाव (पुणे महानगरपालिका)		
उपमूल्य विभाग :	28/432-गावठाणपासून जवळचे हायवेसन्मुख जमीनी व्यतिरिक्त उर्वरित रहिवास व तत्सम वापरातील विकसनक्षम मिळकती (वाढीव हद्द)		
क्षेत्राचे नांव :	Pune Municipal Corporation		
मिळकतीचा क्रमांक :	सर्व्हे नंबर#288		
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
8210	44720	45980	48260
औद्योगिक	मोजमापनाचे एकक		
0	चौ. मीटर		
मिळकतीचे क्षेत्र	2100 चौ. मीटर	Layout Plot	
Applicable Rules :	.16 क		
1. 2100चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =8210/-			
2100चौ. मीटर क्षेत्रासाठी मूल्य = 2100 * 8210			
=17241000/-			
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य			
=17241000 + 0			
= Rs.17241000/-			
= ₹ एक करोड़ बाहत्तर लाख एवढ्याचीस हजार /-			

Home

Print



385/7926

शुक्रवार, 30 जुलै 2021 5:21 म.नं.

दस्त गोपवारा भाग-1

हवल 17 98120

दस्त क्रमांक: 7926/2021

दस्त क्रमांक: हवल 17 / 7926/2021

वाजार मुख्य: रु. 1,72,41,000/- मोवदला: रु. 2,10,85,000/-

भरलेले मुद्रांक शुल्क: रु. 8,43,600/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :other corporations, Municipal council, Influential Area : Mudrank
 2020/CR136/M1(Policy) :other corporations, Municipal council, Influential Area (01-01-2021 to 31-03-2021)

ड. नि. सह. ड. नि. हवल 17 यांचे कार्यालयात

पावती: 8620

पावती दिनांक: 30/07/2021

अ. क्र. 7926 वर दि. 30-07-2021

सादरकरणाचे नाव: श्री गुलाबराव ईश्वर खांदवे एज्युकेशनल फाउंडेशन तर्फे अधिकृत प्रतिनिधी तुकाराम चंद्रकांत खांदवे - -

रोजी 5:02 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

T.C. Khundale

दस्त हजर करणाऱ्याची सही:

एकुण: 30600.00

सह दुय्यम निबंधक, हवेली-17

सह दुय्यम निबंधक, हवेली-17

दस्ताचा प्रकार: खरेदीखत

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 क्र. 1 30 / 07 / 2021 05 : 02 : 52 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 07 / 2021 05 : 09 : 08 PM ची वेळ: (फी)

प्रतिज्ञापत्र

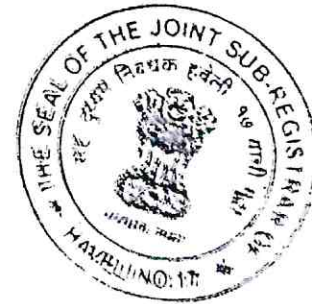
भरदस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या सारतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कडुलोधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे.

१) D. G. Khundale
 Paigal

लिहून घेणारे:

१) T.C. Khundale
 २)



Snehal Marji

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 MANAGER



07/2021 5 28:15 PM

दस्त गोपवारा भाग-2

हवल 17 20120

दस्त क्रमांक: 7926/2021

दस्त क्रमांक: हवल 17/7926/2021

दस्तावा प्रकार: खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: दत्तात्रय गुलाब खांदवे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - लोहगाव ता. हवेली, जि. पुणे, महाराष्ट्र, पुणे. पिन नंबर: CQVPM6726N	विहून देणार वय: 55 स्वाधरी: -		
2	नाव: श्री गुलाबराव ईश्वर खांदवे एग्युकेशनल फाउंडेशन तर्फे अधिकृत प्रतिनिधी तुकाराम चंद्रकांत खांदवे - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - लोहगाव, पुणे, महाराष्ट्र, पुणे. पिन नंबर: ABBCS1940A	विहून घेणार वय: 35 स्वाधरी: -		
3	नाव: मे. जगदगुरु डेव्हलपर्स तर्फे भागीदार रामदास शहाजी खांदवे - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - लोहगाव ता. हवेली, जि. पुणे, महाराष्ट्र, पुणे. पिन नंबर: -	मान्यता देणार वय: 38 स्वाधरी: -		

वरील दस्तऐवज करून देणार तयाकामीत खरेदीखत चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 30/07/2021 05:21:19 PM

ओळख:-

खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मेहबुब मुजावर -
वय: 30
पत्ता: विद्यांतवाडी, पुणे
पिन कोड: 411015

2 नाव: नितीन गंगावणे -
वय: 28
पत्ता: विद्यांतवाडी, पुणे
पिन कोड: 411015

स्वाधरी

स्वाधरी

छायाचित्र

अंगठ्याचा ठसा



शिक्का क्र. 4 ची वेळ: 30/07/2021 05:23:10 PM

शिक्का क्र. 5 ची वेळ: 30/07/2021 05:23:43 PM नोंदणी

सह दुय्यम निबंधक, हवेली-17

असे प्रमाणित करण्यात येते की,

उक्त दस्तऐवजात 20 पाले आहेत.

पहिले नं. 17 चा पुस्तकाचे

6926 नं. 17 नोंदला.

प. सह. दुय्यम निबंधक

प. सह. दुय्यम निबंधक हवेली क्र. 97

Payment Details.

sr.	Purchaser	Type	Verification no/Mendor	GRN/ licence	Amount	Used At	Deface Number	Deface Date
1	SHRI GULABRAO ESHWARA KHANDVE EDUCATIONAL FOUNDATION	eChallan	69103332021033134730	MH014510508202021E	843600.00	SD	0002048651202122	30/07/2021
2		DHC		3007202110391	600	RF	3007202110391	30/07/2021
	SHRI GULABRAO ESHWARA KHANDVE EDUCATIONAL FOUNDATION	eChallan		MH014510508202021E	30000	RF	0002048651202122	30/07/2021

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