

नोंदणी दस्त प्रकार : ओडेपटा

नोंदणी दस्त क्र. : ७९५०/२०१२

दुख्यम निबंधक : १८

कार्यालय :

लिहनु घेणार : राजमाता जिजाऊ शिक्षण प्रसारक भेडळ

तेफे १२१ विकास विठोळा मोडे

लिहनु देणार : पिंपरी चिंचवड नवतमर विकास प्राधिकरण

अडव्होकेट : डॉ. प्रताप बी. कडुल



21-7-2012

(3) 1

9922565678

~~Handwritten signature~~

~~3,60,000/-~~

~~+8,00,000/-~~

9,11,000/- (Total)

Scanned
Time..... To.....
286 240

9990
2092

**PIMPRI CHINCHWAD NEW TOWN
DEVELOPMENT AUTHORITY**

LEASE DEED

EXECUTED ON : 21st / 7 / 2012

REGD NO.: _____

SUB REGISTRAR, HAVELI NO.: 18

SECTOR NO. : 03

PLOT NO. : 01, Primary School.



Saturday, July 21, 2012

4:22:38 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7304

दिनांक 21/07/2012

गावाचे नाव भोसरी

दस्तऐवजाचा अनुक्रमांक हवल18 - 07150 - 2012

दस्ता ऐवजाचा प्रकार भाडेपट्टा



सादर करणाराचे नाव: राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे विलास विठोबा लांडे

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 340.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

एकूण रु. 30340.00

आपणास हा दस्त अंदाजे 4:37PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का हवेली 18

बाजार मुल्य: 18220000 रु. मोबदला: 18220000 रु.

भरलेले मुद्रांक शुल्क: 911000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अण्णासाहेब मगर सहकारी बँक मर्या. शाखा भोसरी, पुणे.;

डीडी/घनाकर्ष क्रमांक: 002125; रक्कम: 30000 रु.; दिनांक: 09/07/2012

सह-दुय्यम निबंधक (वर्ग २)

हवेली क्र. १८, पुणे

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



दुय्यम निबंधक: सह दु.नि.का-हवेली १६

दस्तक्रमांक व वर्ष: 7150/2012

Saturday, July 21, 2012

4:24:11 PM

सूची क्र. दोन INDEX NO. II

मौजि ६३३

हवेली, २१ जुलै २०१२

गावाचे नाव : भोसरी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 18,220,000.00

बा.मा. रु. 18,220,000.00

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

(1) वर्णन: गाव मौजे भोसरी येथील सेक्टर नं. 3, प्लॉट नं.1 यांसी क्षेत्र 4000 चौ.मी.

(3) क्षेत्रफल

(1)

(4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, प्रतिवादीचे

नाव व संपूर्ण पत्ता

(1) पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे विशेष कार्यकारी अधिकारी डॉ. योगेश म्हसे -
-; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव:
-; तालुका: -; पिन: -; पॅन नम्बर: -

(6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता

(1) राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे विलास विठोबा लांडे; घर/प्लॉट नं: -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: लांडेवाडी भोसरी;
तालुका: हवेली जि.पुणे; पिन: -; पॅन नम्बर: -

(7) दिनांक

करून दिल्याचा 21/07/2012

(8)

नौदणीचा 21/07/2012

(9) अनुक्रमांक, खंड व पृष्ठ

7150 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 911000.00

(11) बाजारभावाप्रमाणे नौदणी

रु 30000.00

(12) शेरा

तह-दुय्यम निबंधक
हवेली क्र. १६५५



मी नवकल वाचली

मी रुजूवात घेतली

दस्तासोबत नवकल

मी/स्त्री १०/३

यांना दिली.

दिनांक 23/07/2012

अस्सलवर हुकुम नवकल

सह-दुय्यम निबंधक

हवेली क्र. १६ (वर्ग-३), पुणे



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

FRANKING DOCUMENT
(CUST DELETED)

ANNASAHAB CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY
Sadashiv Palace, 681/1 Ghayane Industrial Estate,
Landewadi, Bhosari, Pune - 411 039.
Govt. of Mah. General Stamp Office Licence No.
D-5(STPV)/C.R. 1081/01/09/445-48/09 DT 07/02/2009

Date 9/12
Franking Value Rs. 9,11,000/-
(Stamp Duty) 10/-
Service charge Rs. _____
(incl. Tax) 9,11,010/-
Total Rs. _____

Only Stamp Duty Rupees in words Nine thousand

Eleven thousand only

Name of Stamp duty paying party: Rajwade

Ti. San. Shikhar Prasanna

Mand. B. Bhosari Pune 34.

Cash PAID TO MAHARASHAKA
Drawn on Bank BANK MARYADI
Branch BHOSARI BR. PUNE-411 039
Cheque No. 18575

CASH RECEIVED
CASHIER

FRANKING NO. 29790/18575
Tran ID

Cashier Officer



हवल - १८
७९५० ९ ९०
२०१२

LEASE DEED



21st THIS LEASE DEED is made at Pune On this Satur day of 2012.

BETWEEN

PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY
Through it's Chief Executive Officer, Pimpri Chinchwad New Town Development
Authority, Nigadi, Pune - 411 044.

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

फ्रीकिंग ठसा अल्हा व्हायलेट लाईट
नी तपासला आहे.

सह-दुय्यम विवधक (वर्ग-२)
हवेली क्र.१८. पुणे.

ANNASAHEB MAGAR SAHA BANK MARYADIT
SADASHIV PALACE, 681/1
GAVHANE INDST. ESTATE
LANDEWADI, BHOSARI
PUNE - 411 039
D-5/STP/(V)/C.R.1081/01/09/445-48/09



भारत
INDIA

27490
184675

SPECIAL
ADHESIVE

महाराष्ट्र
JUL 09 2012

2870 0000 0000 2870 2870 2870 12:37
R.0911000/- PB5976

STAMP DUTY MAHARASHTRA

AND

Rajmata Jijau Shikshan Prasarak Mandal,
Through Shree Vilas Vithoba Lande

Age : Adult Occupation :

Address : Opposite Amphenol Company, Near Datta Mandir
Landewadi, Bhosari Pune - 39

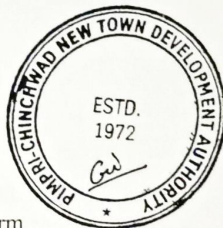
For ANNASAHEB MAGAR SAHAKARI BANK MARYADIT

10000
Authorised Signatory

Hereinafter called as the "THE LESSEE/S" (Meaning Signatory to this Agreement to Lease and their legal heirs) **OF THE SECOND PART**

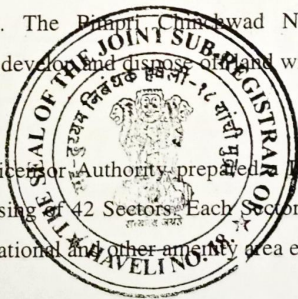
READ :

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



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

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



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AND WHEREAS, the property bearing Primary School Plot No. 1, Sector No. 3, Tal. Haveli, Dist - Pune admeasuring about 4000.0 Sq.mtrs. is owned by the Licensor which is more particularly described in the schedule written hereinunder and delineated by red colour boundary in the map/plan annexed herewith and the same is hereinafter referred to as the said plot for the sake of convenience.

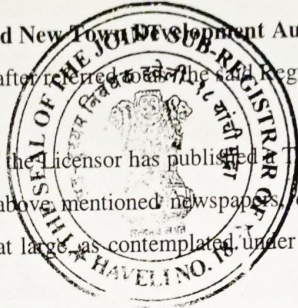
AND WHEREAS, as per The Pimpri Chinchwad New Town Development Authority, (Disposal of Lands) Regulations, 1973, the Licensor is empowered to convey/transfer/assign the Lease hold Rights in respect of the said plot in favour of any Body/s or Person/s, who are eligible as contemplated in Regulation No.4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

पत्रिका प्रकार (Nature of Document)	Lease Deed		
पत्रिका नोंदणीचा दर्जा (Registration Details)	Registrable / Non Registrable		
नॉदणीयोग्य नाव (If Registrable Name of S.R.O.)	18		
फ्रॉन्टिंग नंबर (Fronting Unique No.)	29490	184675	
पत्रिकावरील घटककाल (Property Description in Brief)	Plot		
गोचरणा रक्कम (Consideration Amount)	1,82,20,000/-		
पत्रिका खरेदीदाराचे नाव (Stamp Purchases Name)	Rajmata Jijau Shikshan Prasarak Mandal		
पत्रिकावरील दुसऱ्या पक्षधारकाचे नाव (Name of the Other Party)	P.C.N.T. D.A.		
पत्रिका जमखान्याचे नाव व पत्ता (If through Name & Address)	Adv. Pratap Kades		
पत्रिका जमखान्याचे नाव व पत्ता (If through Name & Address)			
पत्रिका शुल्काची रक्कम (Stamp Duty Amt.)	Nine lac Eleven Thousand only		
पत्रिका (in words)			
पत्रिका अधिकार्याची पूर्ण स्वाक्षरी व छिन्ना (Authorized Person's Full Sign. & Seal)	For MUHAMMAD BADER SAHAKARI BANK MARYADT		



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mentioned **The Pimpri Chinchwad New Town Development Authority's, (Disposal Of Lands) Regulations, 1973**, hereinafter referred to as the said Regulation.



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

AND WHEREAS, in response to the above mentioned publication of Tender Notice, dated 6 & 7 July 2011, the Licensees have preferred an Application, dated 17/8/2011, with the Licensor for the allotment of the said plot in their favour and offered highest rate amongst the bidders for this plot i.e. amount of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** to the Licensor.

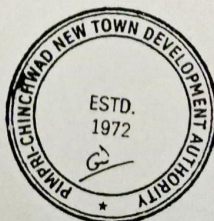
AND WHEREAS the Licensor has accepted the said offer and sanctioned the above mentioned Tender Application of the Licensees vide its letter dated 2/9/2011, and directed the Licensees to deposit the amount of premium of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** to the Licensor.

AND WHEREAS, the Licensees have accordingly deposited the said entire amount of premium of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** with the Licensor, and the receipt of which is hereby acknowledged by the Licensor.

AND WHEREAS, thus after receiving the aforesaid amount of premium of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** from the Licensees, the Licensor has agreed to enter into the present Lease Deed in favour of the Licensees in respect of the said plot more particularly described in the schedule written hereinunder and more particularly delineated on the plan by red colour boundary line, Annexed hereto, for the purpose of constructing building/s consisting of School. As per the building plan to be sanctioned by the Licensor, subject to such terms and conditions mentioned in the present Lease Deed.

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

1) **INTERPRETATION**



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

2) **DESCRIPTION OF LAND**

In consideration of sum of **Rs. 1,82,20,000/- (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of Lessee hereinafter contained the Lessor both hereby demise unto the Lessee. All that piece of land known as **Primary School Plot No. 1**, in the scheme of the Lessor for development of **Sector No. 3** of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D.& P.H.Deptt. by their Letter No. RPP/1176/2779/UD-5, dated 19/11/76, within the Village limits of Bhosari, Tal: Haveli, Dist.: Pune contained by admeasuring **4000.0 Sq.mtrs.** or thereabouts and within the jurisdiction of Sub-Registrar, Haveli Dist: Pune and bounded as follows that is to say :

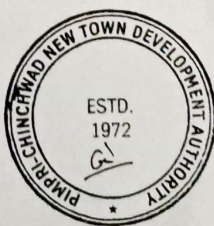
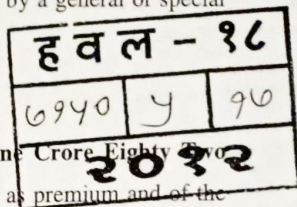
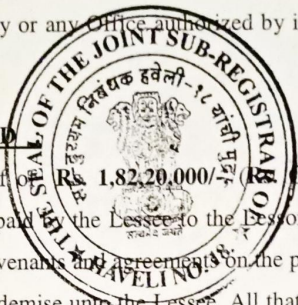
ON OR TOWARDS THE NORTH BY : 15.0 Mtr Wide Road
ON OR TOWARDS THE SOUTH BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE EAST BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE WEST BY : 10.50 Mtr Wide Road

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

3) **CONVENANTS BY THE LESSEE** :

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

A) **TO PAY RENT** :



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

B) TO PAY RATES AND TAXES

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

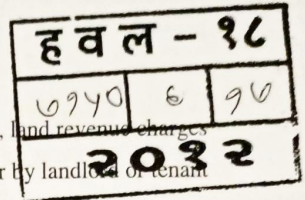
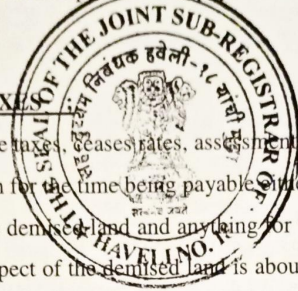
C) NOT TO EXCAVATE :

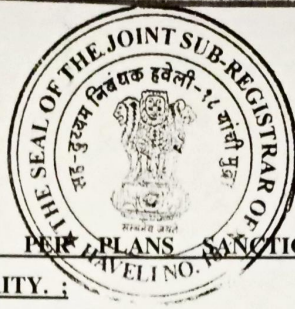
Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

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

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

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





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

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

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

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

H) SANITATION :

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

I) ALTERATION :

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

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

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





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K) TO ENTER AND INSPECT :

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

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

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

M) NUISANCE :

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

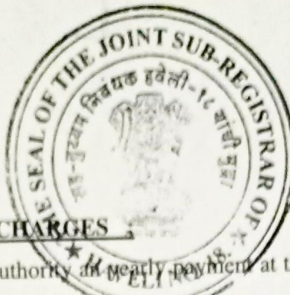
N) USER :

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

O) INDEMNITY :

To Indemnity and keep indemnity the Lessor against any and all claims for damage which may be caused to any adjoining building or other premises by such buildings or in consequences of the erection of the aforesaid work and also against all payment whatsoever which during the progress of the work may become payable or be demanded by the Pimpri Chinchwad New Township Municipal Corporation or any local authorities in respect of the said works or of anything done under the authority herein contained.





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P) **PAYMENT OF SERVICE CHARGES**

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

Q) **DELIVERY OF POSSESSION AFTER EXPIRATION :**

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

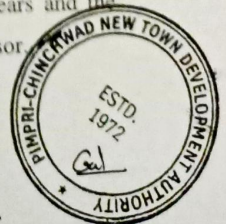
R) **NOT TO ASSIGN :**

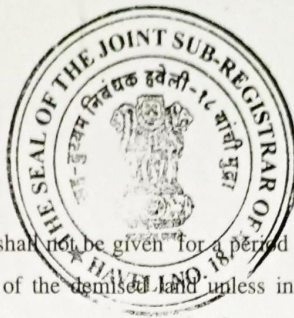
Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority consent may be granted by the Development Authority, if the Lessee agrees either.

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

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

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





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

iii) **MORTGAGE :**

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

If the Lessee agrees that :

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

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

RIGHTS OF THE MORTGAGEE :

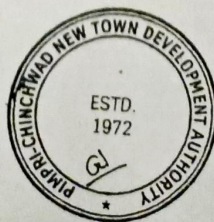
The Mortgagee is not entitled to enforce their rights under the Mortgage Deed unless, authority exercises the right to take over mortgagor's (Lessee's) interest, right within the period of one month's after receiving notice from the mortgagee.

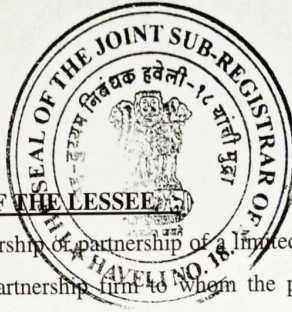
b) If authority exercises the right to take over mortgagor's interest their mortgagor (Lessee) has not objection for re-allotment of the said plot and or any construction thereon/flat to any person by the authority.

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

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

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





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

No changes in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognized without the previous written of the Development Authority.

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

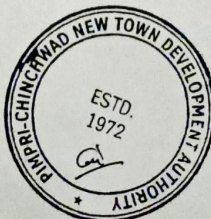
In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

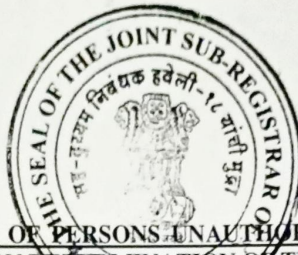
4) **RECOVERY OF RENT AS LAND REVENUE :**

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

5) **RE-ENTRY :**

If the said rent hereby reserved shall be in arrears for a period of Thirty days whether the same shall have been legally demanded or not or if at any time there shall have been a breach of any, of the covenants by the Lessee herein, contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made provided always that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenants in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.





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७१५०	१८	१०
३०४३२		

- 6) **SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE LEASE.**
If on the determination of the lease any person is found to be unauthorisedly, occupying or wrongfully in possession of the demised land it shall be lawful for the Lessor or secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code 1966.

7) **NOTICE & DEMANDS :**

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

8) **MARGINAL NOTES :**

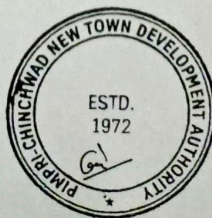
The marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

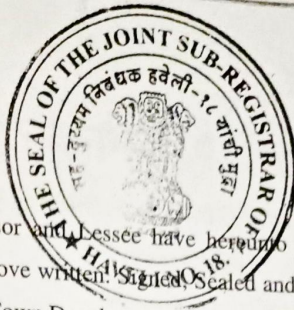
- 9) For the purpose of stamp duty market value of the said land described in the schedule 1 hereunder written is ascertained to of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** and the lessee/s have agreed to pay the stamp duty thereon as required by the Bombay Stamp Act.

SCHEDULE -1

All that piece of land known on **Primary School Plot No. 1**, in the scheme of Lessor for development of **Sector No. 3** of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D. & P.H. Deptt, by their letter No.RPP/1176/2779/UD-5, dated 19/11/76, within the village limits of **Bhosari** Tal. Haveli, Dist. Pune containing by admeasuring **4000.0** Sq.meters or thereabouts and within the jurisdiction of Sub-Registrar, Haveli, Dist - Pune and bounded as follows that is to say :

ON OR TOWARDS THE NORTH BY : 15.0 Mtr Wide Road
ON OR TOWARDS THE SOUTH BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE EAST BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE WEST BY : 10.50 Mtr Wide Road



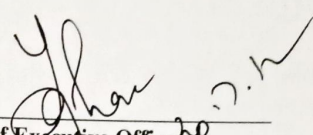


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२०१२		

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

DR. YOGESH MHASE :




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

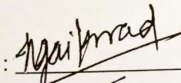


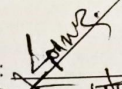
Rajmata Jijau Shikshan Prasarak Mandal, :
Through Shree Vilas Vithoba Lande

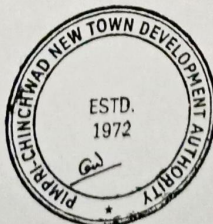
(LESSEE)



Witnesses :

1) Signature : 
Name : Ganesh Chandrakant Wakwad
Address : Bhosari Pune-39

2) Signature : 
Name : श्रीमती. उषा देवी अंतोनिस
Address : म. पु. कुर्ली हा. व्हो. सि. पु. ३९



पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती क्र- १०/२०१२

प्लॉट क्रमांक

प्लॉट क्रमांक

क्षेत्र चौ.मीटर

प्लॉट धारकाचे नाव

३

प्राथमिक द्याला

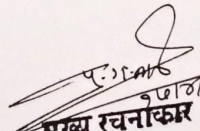
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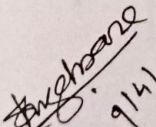
क्र - १.



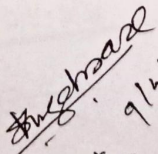
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७१५०	१४	१७
२०१२		

कृपया नकाशा मागे पहा


मुख्य रचनाकार


१५/१२

कॅ. सव्हेअर


१५/१२
हेड सव्हेअर

प्रमाण १ : ५००

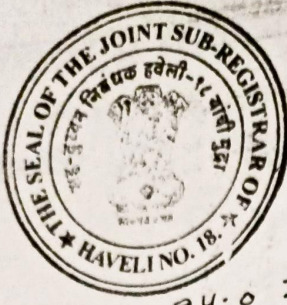
आज दिनांक
ताबा दिला.

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

प्रतिनिधि

प्लॉट धारक

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण



हवल - १८		
७९५०	९५	९७
२०१२		

९५.० मीटर इंद रस्ता
४४.५०४

रस्ता

इंद

मीटर

९०.५०

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प्राथमिक शाळा
क-९

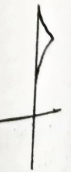
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प्राधिकरण
शारिपेव
शिल्लक
भुरवंड

४४.५०४

प्राधिकरण शारिपेव
शिल्लक भुरवंड

उत्तर



— आप्रमाणे भुरवंडारया किताहदी असे.

प्रामाण ९:५००

दुय्यम निबंधकः

सह दु.नि.का-हवेली 18

दस्त गोषवारा भाग-1

हवल18

दस्त क्र 7150/2012

१८/१८

7150/2012

प्रकार : भाडेपट्टा

प्रक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

लिहून घेणार

वय 51

सही

[Signature]



लिहून देणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही

कलम 88 खाली कबुलीसाठी सुट



सह-दुय्यम निबंधक(वर्ग २)
हवेली क्र.१८,,पुणे

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41021 21124015

3,60,90,000/-

18,00,500/-

9,11,000/- (Stor)

**PIMPRI CHINCHWAD NEW TOWN
DEVELOPMENT AUTHORITY**

LEASE DEED

EXECUTED ON : 21st / 7 / 2012

REGD NO.: _____

SUB REGISTRAR, HAVELI NO.: 18

SECTOR NO. : 03

PLOT NO. : 01, Primary School.



Saturday, July 21, 2012

4:22:38 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7304

दिनांक 21/07/2012

गावाचे नाव भोसरी

दस्तऐवजाचा अनुक्रमांक हवल18 - 07150 - 2012

दस्ता ऐवजाचा प्रकार भाडेपट्टा

सादर करणाराचे नाव: राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे विलास विठोबा लांडे

नोंदणी फी :- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 340.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

एकूण रु. 30340.00

आपणास हा दस्त अंदाजे 4:37PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-हवेली 18

बाजार मुल्य: 18220000 रु. मोबदला: 18220000 रु.

भरलेले मुद्रांक शुल्क: 911000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अण्णासाहेब मगर सहकारी बँक मर्या. शाखा भोसरी, पुणे.;

डीडी/घनाकर्ष क्रमांक: 002125; रक्कम: 30000 रु.; दिनांक: 09/07/2012

सह-दुय्यम निबंधक (वर्ग २)
हवेली क्र. १८, पुणे

09/07/12

Superintendent

Pahle Trust Registration Office

Pune.



दस्ताक्रमांक व वर्ष: 7150/2012

Saturday, July 21, 2012
4:24:11 PM

दुय्यम निबंधक: सह दु.नि.का-हवेली 18

नॉदणी 63 म.

Regn. 63 m.e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : भोसरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 18,220,000.00
बा.भा. रु. 18,220,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: गाव मौजे भोसरी येथील सेक्टर नं. 3, प्लॉट नं.1 यांसी क्षेत्र 4000 चौ.मी.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे विशेष कार्यकारी अधिकारी डॉ.योगेश म्हसे -
-; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -;
-; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे विलास विठोबा लांडे; घर/प्लॉट नं: -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: लांडेवाडी भोसरी;
तालुका: हवेली जि.पुणे; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 21/07/2012
- (8) नोंदणीचा 21/07/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 7150 /2012
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 911000.00
- (11) बाजारभावप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



तह-दुय्यम निबंधक (वर्ग
हवेली क्र. 18 पुणे

मी नवकल वाचली
मी ठजूवात घेतली

दस्तासोबत नवकल

मी/झी लाई

यांना दिली.

दिनांक 20/6/2012

अस्सलपर हुकुम नवकल

सह-दुय्यम निबंधक

हवेली क्र. 18 (पुणे-1) पुणे



Seen

Superintendent
Public Trust Registration Office



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FRANKING DOCUMENT
(CUSTOMER RECEIVED)
ANNASAHAKAR MAGAR SAHAKARI BANK LTD. BHOSARI
Sadashiv Palace, 68/1/1 Ghavhane Industrial Estate,
Landewadi, Bhosari, Pune - 411 039.
Govt. of Mah. General Stamp Office Licence No.
D-5/STP/V/C.R. 1081/01/09/445-48/09 DT/07/02/2009

Date 9/11/12
Franking Value Rs. 9,11,000/-
(Stamp Duty) 10/-
Service charge Rs. _____
(Incl. Tax) 9,11,010/-
Total Rs. _____
Only Stamp Duty Rupees in words Nine thousand one hundred and ten
Name of Stamp duty paying party: Rajmala Jisan Shilchan Prasad Mandal, Bhosari Pune 34

Cash IDDP/Response No. ANNASAHAKAR
Drawn on Bank BANK MARYADIT
Branch BHOSARI, PUNE-411 039
Cheque No. 153

CASH RECEIVED
CASHIER

FRANKING NO.	<u>2249018575</u>
Tran ID	

[Signature]
Cashier Officer

LEASE DEED



[Signature]
THIS LEASE DEED is made at Pune On this Satur day of 21st 2012.

BETWEEN

PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY
Through it's Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, Nigadi, Pune - 411 044.

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

Seen

[Signature]
Superintendent
Public Trust Registration Office
Pune.

दर फ्रँकिंग ठसा अन्दा व्हायलेट लाईट
वाली तपासना आहे.

सह-बुय्यम विद्वय (वर्ग-२)
हवेली क्र. १८, पुणे.

ANNASAHB MAGAR SAHA BANK MARYADIT
SADASHIV PALACE, 681/1
GAVHANE INDST. ESTATE
LANDEWADI, BHOSARI
PUNE - 411 039
D-5/STP/(V)/C.R.1061/01/09/435-48/09

भारत 27460
184675
SPECIAL
ADHESIVE
महाराष्ट्र
JUL 09 2012
12:37
R.0911000/- PB5976
INDIA
STAMP DUTY
MAHARASHTRA

AND

Rajmata Jijau Shikshan Prasarak Mandal,
Through Shree Vilas Vithoba Lande

Age : Adult Occupation :

Address : Opposite Amphenol Company, Near Datta Mandir
Landewadi, Bhosari Pune - 39

For ANNASAHB MAGAR SAHAKARI BANK MARYADIT

1000
Authorised Signatory

Hereinafter called as the "THE LESSEE/S" (Meaning Signatory to this Agreement to Lease and their legal heirs) OF THE SECOND PART

READ :

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

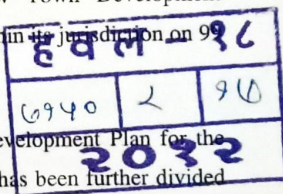
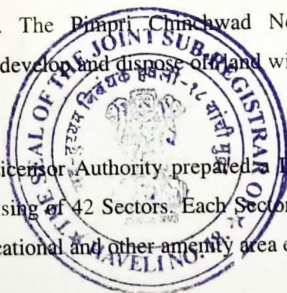


WHEREAS the Pimpri Chinchwad New Town Development Authority is a Statutory Body established under the provision of Section 113 (2) of Maharashtra Regional & Town Planning Act, 1966 for the purpose of establishing New Town around Pimpri Chinchwad Industrial Complex. The Pimpri Chinchwad New Town Development Authority's is entitled to acquire develop and dispose of land within its jurisdiction on 9 years lease.

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

AND WHEREAS, the property bearing Primary School Plot No. 1, Sector No. 3, Tal. Haveli, Dist - Pune admeasuring about 4000.0 Sq.mtrs. is owned by the Licensor which is more particularly described in the schedule written hereinunder and delineated by red colour boundary in the map/plan annexed herewith and the same is hereinafter referred to as the said plot for the sake of convenience.

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



दस्तावेज प्रकार (Nature of Document)	Lease Deed
पंजीकरण विवरण (Registration Details)	Registrable / Non Registrable
पंजीकरणीय नाम (If Registrable Name of S.R.O.)	18
दस्तावेज का अनूना संख्या (Form & Unique No.)	29490 / 184675
संपत्ति का संक्षिप्त विवरण (Property Description in Brief)	Plot
विचारणीय राशि (Consideration Amount)	1,82,20,000/-
पूरी करने वाले का नाम (Stamp Purchaser's Name)	Rajmata Jijau Shikshan Prasarak Mandal Bhamburda
दूसरे पक्ष का नाम (Name of the Other Party)	P.C.N.T. D.A.
पक्ष के जवाबदाar नाम व पता (If through Name & Address)	Adv. Pratap Kades
दूसरे पक्ष के जवाबदाar नाम व पता (If through Name & Address)	
मुद्राशुल्क का रकम (Stamp Duty Amt.)	Nine Lac Eleven Thousand only
अधिकृत व्यक्ति का पूर्ण हस्ताक्षर व मुद्रा (Authorized Person's Full Sign. & Seal)	For ANHASAHEB BAOBAH SAHAKARI BANK MARYADIT Signature



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mentioned **The Pimpri Chinchwad New Town Development Authority's, (Disposal Of Lands) Regulations, 1973**, hereinafter referred to as the said Regulations.

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

AND WHEREAS, in response to the above mentioned publication of Tender Notice, dated 6 & 7 July 2011, the Licensees have preferred an Application, dated 17/8/2011, with the Licensor for the allotment of the said plot in their favour and offered highest rate amongst the bidders for this plot i.e. amount of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** to the Licensor.

AND WHEREAS the Licensor has accepted the said offer and sanctioned the above mentioned Tender Application of the Licensees vide its letter dated 2/9/2011, and directed the Licensees to deposit the amount of premium of of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** to the Licensor.

AND WHEREAS, the Licensees have accordingly deposited the said entire amount of premium of of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** with the Licensor, and the receipt of which is hereby acknowledged by the Licensor.

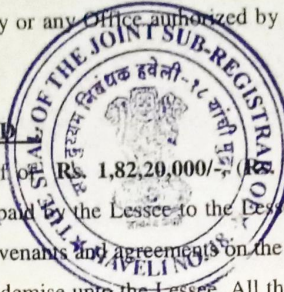
AND WHEREAS, thus after receiving the aforesaid amount of premium of of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** from the Licensees, the Licensor has agreed to enter into the present Lease Deed in favour of the Licensees in respect of the said plot more particularly described in the schedule written hereinunder and more particularly delineated on the plan by red colour boundary line, Annexed hereto, for the purpose of constructing building/s consisting of School. As per the building plan to be sanctioned by the Licensor, subject to such terms and conditions mentioned in the present Lease Deed.

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

1) **INTERPRETATION**



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



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2) **DESCRIPTION OF LAND**

In consideration of sum of **Rs. 1,82,20,000/- (One Crore Eighty Two Lakhs Twenty Thousand only)** paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of Lessee hereinafter contained the Lessor both hereby demise unto the Lessee. All that piece of land known as **Primary School Plot No. 1**, in the scheme of the Lessor for development of **Sector No. 3** of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D. & P.H. Deptt. by their Letter No. RPP/1176/2779/UD-5, dated 19/11/76, within the Village limits of Bhosari, Tal: Haveli, Dist.: Pune contained by admeasuring **4000.0 Sq.mtrs.** or thereabouts and within the jurisdiction of Sub-Registrar, Haveli Dist: Pune and bounded as follows that is to say :

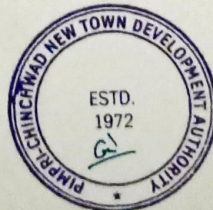
ON OR TOWARDS THE NORTH BY : 15.0 Mtr Wide Road
ON OR TOWARDS THE SOUTH BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE EAST BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE WEST BY : 10.50 Mtr Wide Road

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

3) **CONVENANTS BY THE LESSEE :**

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

A) **TO PAY RENT :**



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

B) TO PAY RATES AND TAXES :

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

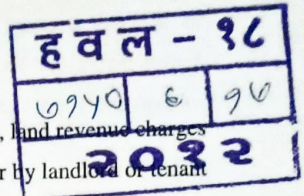
C) NOT TO EXCAVATE :

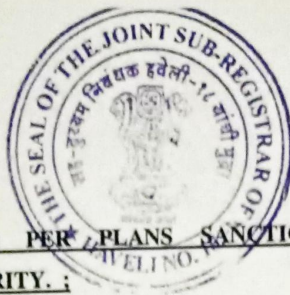
Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

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

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

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





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

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

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

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

H) SANITATION :

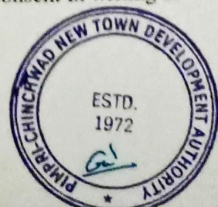
To observe and conform to the Development Control Regulations all rules and bye-laws of the Development Authority or the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation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

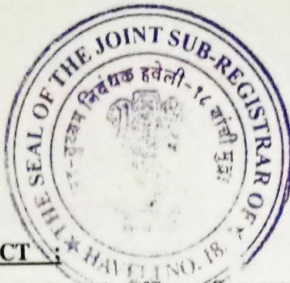
I) ALTERATION :

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

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

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





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K) TO ENTER AND INSPECT :

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

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

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

M) NUISANCE :

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

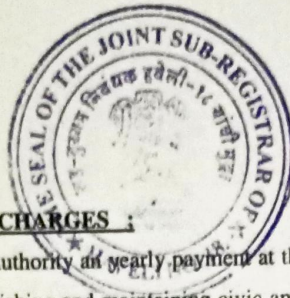
N) USER :

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

O) INDEMNITY :

To Indemnity and keep indemnity the Lessor against any and all claims for damage which may be caused to any adjoining building or other premises by such buildings or in consequences of the erection of the aforesaid work and also against all payment whatsoever which during the progress of the work may become payable or be demanded by the Pimpri Chinchwad New Township Municipal Corporation or any local authorities in respect of the said works or of anything done under the authority herein contained.





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P) PAYMENT OF SERVICE CHARGES :

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

Q) DELIVERY OF POSSESSION AFTER EXPIRATION :

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

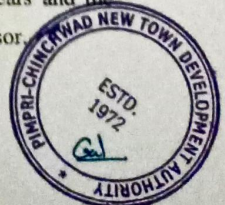
R) NOT TO ASSIGN :

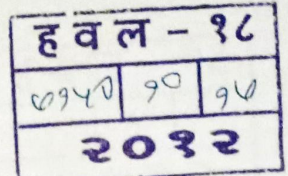
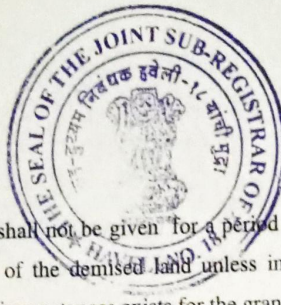
Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority consent may be granted by the Development Authority, if the Lessee agrees either.

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

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

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





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

iii) **MORTGAGE :**

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

If the Lessee agrees that :

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

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

RIGHTS OF THE MORTGAGEE :

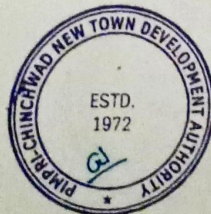
The Mortgagee is not entitled to enforce their rights under the Mortgage Deed unless, authority exercises the right to take over mortgagor's (Lessee's) interest, right within the period of one month's after receiving notice from the mortgagee.

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

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

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

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





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T) CHANGE IN STATUS OF THE LESSEE :

No changes in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognized without the previous written of the Development Authority.

U) NOTICE IN CASE OF DEATH :

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

4) RECOVERY OF RENT AS LAND REVENUE :

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

5) RE-ENTRY :

If the said rent hereby reserved shall be in arrears for a period of Thirty days whether the same shall have been legally demanded or not or if at any time there shall have been a breach of any of the covenants by the Lessee herein, contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made provided always that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenants in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.





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

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

7) **NOTICE & DEMANDS** ;

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

8) **MARGINAL NOTES** ;

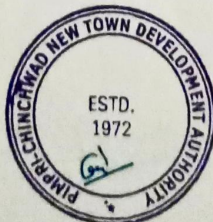
The marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

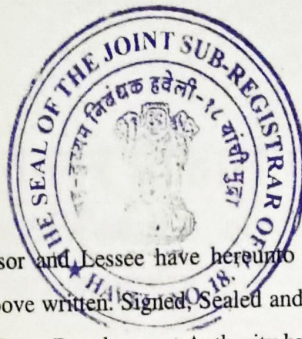
9) For the purpose of stamp duty market value of the said land described in the schedule 1 hereunder written is ascertained to of **Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only)** and the lessee/s have agreed to pay the stamp duty thereon as required by the Bambay Stamp Act.

SCHEDULE -1

All that piece of land known on **Primary School Plot No. 1**, in the scheme of Lessor for development of **Sector No. 3** of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D.& P.H. Deptt, by their letter No.RPP/1176/2779/UD-5, dated 19/11/76, within the village limits of **Bhosari** Tal. Haveli, Dist. Pune containing by admeasuring **4000.0** Sq.meters or thereabouts and within the jurisdiction of Sub-Registrar, Haveli, Dist - Pune and bounded as follows that is to say :

ON OR TOWARDS THE NORTH BY : 15.0 Mtr Wide Road
ON OR TOWARDS THE SOUTH BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE EAST BY : Pradhikaran Reserved Plot
ON OR TOWARDS THE WEST BY : 10.50 Mtr Wide Road



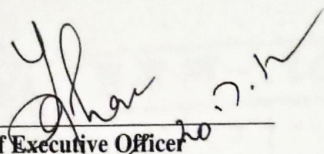


ह व ल - १८		
७१५०	९३	९०
२०१२		

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

DR. YOGESH MHASE :




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

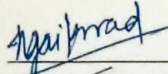


Rajmata Jijau Shikshan Prasarak Mandal, :
Through Shree Vilas Vithoba Lande

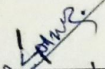
(LESSEE)



Witnesses :

1) Signature : 

Name : Ganesh Chandrakant Waikwad
Address : Bhosari Pune-39

2) Signature : 
Name : श्री. वि. ल. लंदे
Address : १६. पी. व. लंदे, १६. पी. व. लंदे, १६. पी. व. लंदे



पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती क्र- १०/२०१२

प्लॉट क्रमांक

प्लॉट क्रमांक

क्षेत्र चौ.मीटर

प्लॉट धारकाचे नाव

३

प्राथमिक शाळा

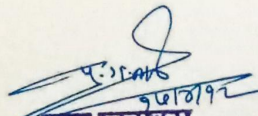
४०००.००

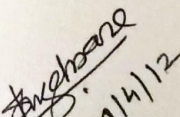
क्र-१.



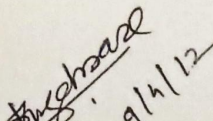
ह व ल - १८		
७१५०	१४	१०
२०१२		

कृपया नकाशा मागे पहा


मुख्य स्वर्नाकार


१५/१२

कॅ. सर्व्हेअर


१५/१२

हेड सर्व्हेअर

प्रमाण १ : ५००

आज दिनांक
ताबा दिला.

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

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्रतिनिधि

प्लॉट धारक



हवल - १८		
७१५०	१५	१७
२०१२		

१५.० मीटर इंद, रस्ता

४४.५०४

१०.५० मीटर इंद रस्ता

२०.०

प्राथमिक शाळा
क-१

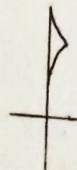
२०.०

प्राथिकरण
शाखिव
शिल्लक
अखंड

४४.५०४

प्राथिकरण शाखिव
शिल्लक अखंड

उत्तर



यापत्राणे कुठुंबाकरवा सिमाहद्दी असे.

प्रमाण १:५००

21/07/2012

4:23:40 pm

दुय्यम निबंधकः

सह दु.नि.का-हवेली 18

दस्त गोषवारा भाग-1

हवेली 18

दस्त क्र 7150/2012

१६/१०

दस्त क्रमांक : 7150/2012

दस्ताचा प्रकार : भाडेपट्टा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे

लिहून घेणार



पत्ता: घर/प्लॉट नं. -

वय 51

गल्ली/रस्ता:-

सही

ईमारतीचे नाव:-

ईमारत नं.:-

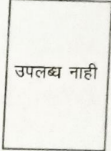
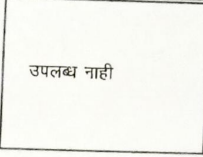
पेठ/वसाहत:-

शहर/गाव: लांडेपाडी मोसरी

तालुका: हवेली जि

2 नाव: पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे

लिहून देणार



विशेष कार्यकारी अधिकारी डॉ. योगेश म्हासे - -

वय -

पत्ता: घर/प्लॉट नं.:-

सही

गल्ली/रस्ता:-

ईमारतीचे नाव:-

ईमारत नं.:-

पेठ/वसाहत:-

शहर/गाव:-

तालुका:-

कलम 88 खाली कबुलीसाठी सुट

सह-दुय्यम निबंधक (वर्ग २)
हवेली क्र. १८, पुणे



दस्त गोपवारा भाग - 2

हवेली 18

दस्त क्रमांक (7150/2012)

9/6/9/10

दस्त क्र. [हवेली 18-7150-2012] चा गोपवारा
बाजार मूल्य : 18220000 गोपवारा 18220000 भरलेले मुद्रांक शुल्क : 911000

दस्त हजर केल्याचा दिनांक : 21/07/2012 04:20 PM

निष्पादनाचा दिनांक : 21/07/2012

दस्त हजर करणा-याची सही :

पाकरी क्र. 7304 दिनांक 21/07/2012

पाकरीचे वर्णन

नोंद: राजमाता त्रिबाळ शिवाय प्रसारक मंडळ तर्फे
विकास विटोबा खोडे

30000 : नोंदणी फी

340 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
(अ. 11(2)).

रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30340: एकूण

दस्ताचा प्रकार : 36) भाडेपट्टा

शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 21/07/2012 04:20 PM

शिक्षा क्र. 2 ची वेळ : (फी) 21/07/2012 04:23 PM

शिक्षा क्र. 3 ची वेळ : (कटुली) 21/07/2012 04:23 PM

शिक्षा क्र. 4 ची वेळ : (ओळख) 21/07/2012 04:23 PM

दस्त नोंद केल्याचा दिनांक : 21/07/2012 04:23 PM

ओळख :

दुष्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीस करवात की, ते दस्ताऐवज करून देणा-यांना
व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड प्रताप बी कदुस , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: मोसरी

शहर/गाव: पुणे

तालुका: -

पिन: -

असे प्रमाणित करण्यात येते की,

सदर दस्तऐवजात एकूण 90 पाने आहेत

सड. दुष्यम निबंधक

हवेली क्र. 18 पुणे शहर

दु. निबंधकाची सही
सह दु. नि. का-हवेली 18



पहिले नंबराचे पुस्तकाचे

10940 नंबरी नोंदला

सह-दुष्यम निबंधक हवेली क्र. 18 पुणे शहर
दिनांक - 29/06/2012

Seen

Superintendent
Public Trust Registration Office
Pune



अॅडव्होकेट व नोटरी

सौ. प्रभा अनिल तरस / फुगे
बी.एस.एल, एल एल.बी

ऑफीस

शॉप नं. ७, पार्वती हाईट्स, दत्तमंदीरासमोर, लांडेवाडी
चौक, भोसरी पुणे-४११०३९

मो.नं. ९७६३९१६६५३ / ९७६६०४२५१२

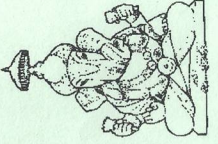
Email: advprabhataras@gmail.com

अॅडव्होकेट व नोटरी

सौ. प्रभा अनिल तरस / फुगे
बी.एस.एल, एल एल.बी

ऑफीस

शॉप नं. ७, पार्वती हाईटस, दत्तमंदीरासमोर, लांडेवाडी
चौक, भोसरी पुणे-४११०३९
मो.नं. ९७६३९१६६५३ / ९७६६०४२५१२
Email.advprabhataras@gmail.com



५/१२

PIMPRI CHINCHWAD NEW TOWN
DEVELOPMENT AUTHORITY

DEED OF ASSIGNMENT

EXECUTED ON : 25 / 4 / 2019
REGD. NO. 7718 / 2019
SUB REGISTRAR HAVELI NO. 14

SECTOR NO :
PLOT NO. :
03
Primary School
(Rajmata Jijau Shikshan
Prasarak Mandal)

32/7718

Friday, April 26, 2019

10:1 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8349 दिनांक: 26/04/2019

दावेचे नाव: भोसरी

दावेचा अनुक्रमांक: हवल14-7718-2019

दावेचा प्रकार : असाईनमेंट डीड

दादर करणाऱ्याचे नाव: ज्ञानदा मिशन ऑफ एजुकेशन तर्फे ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

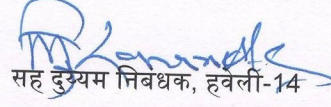
पृष्ठांची संख्या: 25

एकूण:

रु. 30500.00

पणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

27 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, हवेली-14

सह - दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१४, पुणे.

दादर मूल्य: रु.88040000/-

दादर रु.0/-

दादर मुद्रांक शुल्क : रु. 6162800/-

दावेचा प्रकार: eChallan रकम: रु.30000/-

दावेचा अर्जादेश/पे ऑर्डर क्रमांक: MH000841144201920E दिनांक: 26/04/2019

दावेचे नाव व पत्ता:

दावेचा प्रकार: DHC रकम: रु.500/-

दावेचा अर्जादेश/पे ऑर्डर क्रमांक: 2504201908061 दिनांक: 26/04/2019

दावेचे नाव व पत्ता:



26/04/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

दस्त क्रमांक : 7718/2019

नोदंणी :

Regn:63m

गावाचे नाव : भोसरी

(1) विलेखाचा प्रकार असार्इनमेंट डीड

(2) मोबदला 0

(3) बाजारभाव(भाडेपट्ट्याच्या

बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

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

(5) क्षेत्रफळ 1) 4000 चौ.मीटर

(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.

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

(9) दस्तऐवज करून दिल्याचा दिनांक 26/04/2019

(10) दस्त नोंदणी केल्याचा दिनांक 26/04/2019

(11) अनुक्रमांक, खंड व पृष्ठ 7718/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 6162800

(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.



1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे भोसरी प्राधिकरण येथील सेक्टर नं. 3, प्लॉट नं. 1 यांसी क्षेत्र 4000 चौ.मी. ((SECTOR NUMBER : 3 ; Plot Number : 1 ;))

1) 4000 चौ.मीटर

1): नाव:- राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे प्रेसिडेन्ट/ट्रस्टी श्री. विलास विठोबा लाडे. -- वय:- 57; पत्ता:- , , , , , विठाई निवास, लाडेवाडी चौक, भोसरी, पुणे, बः: ऑसारीगॉआण, MAHARASHTRA, PUNE, Non-Government. पिन कोड:- 411039 पॅन नं:-

2): नाव:- पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे मुख्य कार्यकारी अधिकारी श्री. सतीशकुमार खडके -- वय:- 45; पत्ता:- , , , , , आकुडी पुणे, आकुडी, MAHARASHTRA, PUNE, Non-Government. पिन कोड:- 411035 पॅन नं:-

1): नाव:- ज्ञानदा मिशन ऑफ एजुकेशन तर्फे ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे -- वय:- 40; पत्ता:- , , , , , स. नं. 690 फुगे बिल्डींग पुणे- नाशिक रोड भोसरी, बः: ऑसारीगॉआण, MAHARASHTRA, PUNE, Non-Government. पिन कोड:- 411039 पॅन नं:-

26/04/2019

26/04/2019

7718/2019

6162800

30000

Pragade
सह-दुय्यम निबंधक (वग-२)
हवेली क्र १४, पुणे





CHALLAN
MTR Form Number-6

BARCODE	BARCODE	Date	25/04/2019-14:27:50	Form ID	25.1
Inspector General Of Registration		Payer Details			
Stamp Duty	TAX ID (If Any)				
Registration Fee	PAN No.(If Applicable)				
HIL14_HAVELI 14 JOINT SUB REGISTRAR	Full Name	DNYANDA MISSION OF EDUCATION THROUGH			
PUNE		RAMDAS DAMODAR PHUGE			
2019-2020 One Time	Flat/Block No.	SECTOR NO 3 PLOT NO 01			
Account Head Details	Premises/Building				
Stamp Duty	Road/Street	AREA 4000 SQ MTR			
Registration Fee	Area/Locality	PCNTDA			
	Town/City/District				
	PIN	4	1	0	2 6
Remarks (If Any)					
SecondPartyName=RAJMATA JIJAU SHIKSHAN PRASARAK MANDAL					
THROUGH VILAS VITHOBA LANDE~					
	Amount In	Sixty One Lakh Ninety Two Thousand Eight Hundred R			
	Words	upes Only			
BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042019042508898 004152858	
		Bank Date	RBI Date	25/04/2019-14:32:25 Not Verified with RBI	
		Bank-Branch	BANK OF MAHARASHTRA		
		Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9011020690



२०२९	१	२५	२०२९
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Department of Stamp & Registration, Maharashtra		
Receipt of Document Handling Charges		
PRN	2504201908061	Date 25/04/2019
Received from DNYANDA MISSION OF EDUCATION , Mobile number 9766042512, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Haveli 14 of the District Pune.		
Payment Details		
Bank Name	MAHB	Date 25/04/2019
Bank CIN	10004152019042506975	REF No. 004215885
This is computer generated receipt, hence no signature is required.		

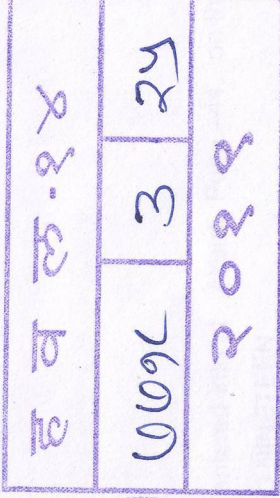


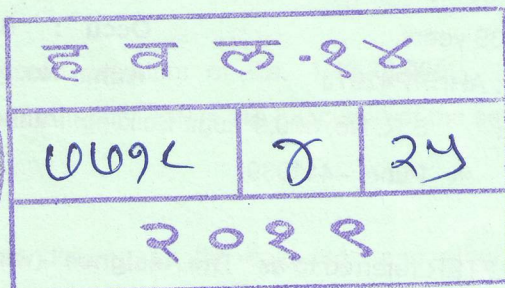
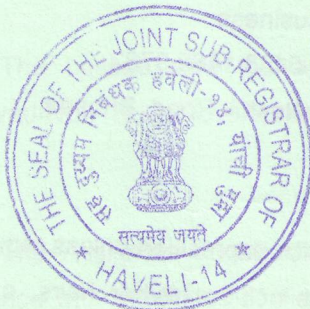
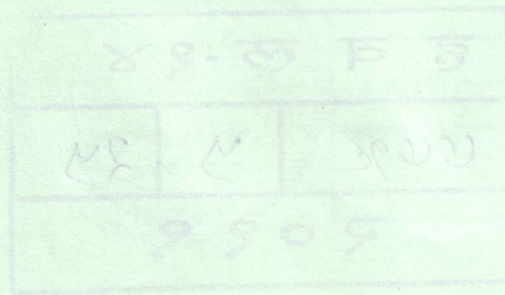
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मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)		26 April 2019, 01:53:27 PM													
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<p>मूल्य दर तबल्यानुसार जमिनीचा दर</p> <table border="1"> <thead> <tr> <th>निका</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>चौ.मीटर</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>चौ.मीटर</td> </tr> </tbody> </table>				निका	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	चौ.मीटर	0	0	0	0	चौ.मीटर
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<p>4000 चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =22010/-</p> <p>4000 चौ.मीटर क्षेत्रासाठी मूल्यांकन = 4000*22010</p> <p>=88040000/-</p>															
<p>अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य</p> <p>=88040000 + 0</p> <p>= Rs.88040000/-</p>															

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THIS DEED OF ASSIGNMENT made and entered into at Akurdi, Pune -44, on this 26 DAY OF April TWO THOUSAND NINETEEN.

BETWEEN

Rajmata Jijau Shikshan Prasarak Mandal

PAN No. : AAATR9427Q

Through its President / Trustee

SHRI. VILAS VITHOBA LANDE

Age : 57 years.

Occu : Business

PAN NO. : ABLPL7834P

Adhar No. : 6000 2957 1635

Address : Vithai Nivas, Landewadi Chowk, Bhosari, Pune - 411039.

HEREINAFTER referred to as "The Assignors" (which expression unless repugnant to the meaning and context thereof shall mean and include his/her heirs, executors, administrators and assigns)... **The Party of the First Part**

AND





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Dnyanda Mission of Education

PAN No. : AABTD9060G

Through its Trustee / Secretary

SHRI. RAMDAS DAMODAR PHUGE

Age : 39 years.

Occu : Business

PAN NO. : AHHPP4297J

Adhar No. : 5433 1468 9782

Address : S.R. No. 690, Phuge Building, Pune-Nashik Road, Bhosari,

Pune - 411039.

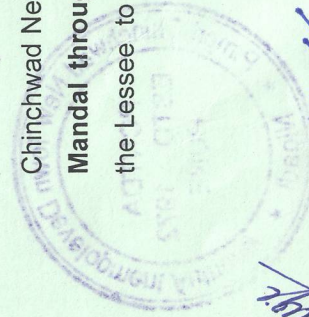
HEREINAFTER referred to as "The Assignee" (which expression unless repugnant to the meaning and context thereof shall mean and include his/her heirs, executors, administrators and assigns)... **The Party of the Second Part**

AND

Confirming Party as Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, Akurdi, Pune – 411 044 ... (**Pan No. AAALP0279Q**),

WHEREAS,

1. The Pimpri Chinchwad New Town Development Authority is the New Town Development Authority, declared for the area designated as a site for the New Town of Pimpri Chinchwad by the Govt. of Maharashtra in exercise of its powers under Sub-Section (1) & and Section (3-A) of the M.R. & T.P. Act, 1966 (hereinafter referred to the said Act.)
2. The State Govt. has been acquiring lands, pursuant to Section 113-A of the said Act & vesting such lands in the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority for development and disposal.
3. The Pimpri Chinchwad New Town Development Authority developed one piece or such lands, so acquired by the State Govt. and subsequently vested in Pimpri Chinchwad New Town Development Authority and laid down plots for being leased.
4. By a Deed of Lease dated **21/07/2012**, executed **Between** the Pimpri Chinchwad New Town Development Authority, and **Rajmata Jijau Shikshan Prasarak Mandal through Shri. Vilas Vithoba Lande**. The Development Authority permitted the Lessee to enter upon the plot of land to the Lessee which plot is described in the



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Schedule hereunder written (hereinafter referred to as the "Said Land") for the purpose of erecting a building for the purpose of **Primary School** and to hold the plot of land upon the performance and observance by the Lessee of the obligations and conditions in the said Deed of Lease.

5. The Lessee paid the agreed premium of **Rs. 1,82,20,000/-**, to Pimpri Chinchwad New Town Development Authority before the execution of the said Deed of Lease.

6. The Assignors constructed building on the said land and other works in accordance with the Rules of the Authority and the Certificate of Completion thereby contemplated as granted.

7. By a Deed of Lease dated **21/07/2012**, made between the Development Authority therein referred to as the "Lessor" of the First Part and **Rajmata Jijau Shikshan Prasarak Mandal through Shri. Vilas Vithoba Lande** therein referred to as the "Lessee" of the Other Part and registered under **Sr. No. 7150** on **dt. 21/07/2012**, with the Sub-Registrar of assurance **Haveli No. 18**, (hereinafter referred to as the "said Lease") the said land along with the building constructed thereon (hereinafter collectively referred to as " **Demised Premises** " was demised by Development Authority to the Lessee for a term of **99** years computed from dated **21/07/2012**, at the annual rent and on the terms and conditions specified in the said lease.

8. The Assignors are seized and possessed of the demised land premises, by and under the said Deed of Lease since the execution of the same.

9. The Assignor have assured the Transferors/Assignors that he has discharged the full consideration and paid all rents, taxes, charges and other payments and may be payable under the said lease and have performed all the terms and conditions and that the said lease is a legal, valid and subsisting lease.

10. The Assignor have agreed to assign the Full Portion of the said Lease together with the said Plot to the Assignee **as per the Judgment of the Joint Charity Commissioner, Pune Region, Pune, dt. 03/12/2016** for a consideration of **Rs. NIL**, The premium declared by PCNTDA is **Rs. 8,80,40,000/-**, subject to the consent of the Lessor that is the said Development Authority.

11. One of the terms and conditions of the said deed of lease is that the lessee shall not be entitled to assign or transfer of the said Deed of Lease together with the



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demised premises except with the consent of the Lessor and which consent could be granted on the Lessees paying to the Lessor an amount equal to 10% of the difference between the premium paid by the Lessees to the Lessor the Development Authority and the price consideration agreed to be paid by the intending transferee or assignee to the Lessees.

12. Accordingly the Lessees have paid to the Lessor the Development Authority a sum of **Rs. 69,82,000/-**, Ten Percent of the said difference in price or premium and the said Authority has given its consent to the assignment of the said Lease and the Plot of land and the building comprised thereon by its letter bearing No. **Vipra/Bhuvibhag/2382, dated 31/12/2018.**

13. The Assignors have on the execution of this Deed of Assignment handed over peaceful possession of the demised land to the Assignees.

14. The Assignees have now requested the Assignors to execute these present.

THIS DEED NOW WITNESSETH THAT :

1) In consideration of sum of **Rs. NIL**, as consideration paid by the assignee to the assignor (the payment and receipt where of the assignor do hereby admit and acknowledge) the assignor do hereby grant the right, assign, release, convey and assure **ALL AND SINGULAR** the said Plot of land bearing **Plot No. 01, Primary School, in Sector No. 03** within the village limits of **Bhosari, Dist : Pune** admeasuring **Area 4000.0 Sq.mtrs.** which are more particularly described in the schedule hereunder written....

ON OR TOWARDS THE NORTH BY :	15.0 mtr. Wide Road
ON OR TOWARDS THE SOUTH BY :	Pradhikaran Reserved Plot
ON OR TOWARDS THE EAST BY :	Pradhikaran Reserved Plot
ON OR TOWARDS THE WEST BY :	10.5 mtr. Wide Road

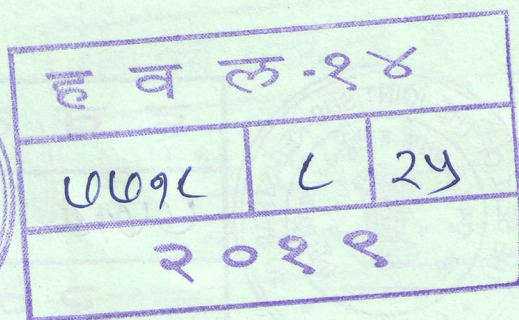
TO HAVE AND TO HOLD the demised land hereby granted, assigned, released, conveyed and assured or intended so to be with their and every of their rights, and appurtenances unto and to the use and benefits of the assignees for the residue now unexpired of the said term of **99 years** subject henceforth to the payment of the rent reserved by and the performance and observance of covenants and conditions on the part of the Lessee contained in the said Lease to be observed and performed **SUBJECT NEVERTHELESS** to the payment by the assignee of all rents, taxes, assessments, rates and duties now chargeable upon the same or which may

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Pimpri-Chinchwad



hereafter become payable in respect thereof to the Govt. or Municipality or any other public, or local authority AND the transferor/assignor do hereby for themselves of their heirs, executors and administrators covenants with the assignee that NOTWITHSTANDING any act, deed, matter by thing whatsoever Assignors or any person lawfully or equitably claiming any right or title from, through, under or in trust for the assignor had made, done committed of omitted or knowingly suffered to the contrary they the assignor now have in themselves good right, full power and absolute authority to grant, the right, assign, release, convey and assure the said **Plot No. 01, Primary School (Full portion), Sector No. 03** hereby granted, the right, assigned, released, conveyed and assured or intended or expressed so to be UNTO TO THE USE of the assignees in manner aforesaid AND THAT the assignees shall and may at all times hereafter peacefully and quietly enter upon occupy / possess and enjoy and the said building and the said Plot of land and receive the rent income and issue and profits thereof and of every part thereof to and for their own use and benefit without any suit, eviction claim and demand whatsoever from or by the transferor/Assignor or any person lawfully or equitably claiming or to claim and demand whatsoever from or by the transferors or under any superior or independent title And that free and clear and freely and absolutely acquitted and discharged, saved, defended and kept harmless and indemnified, of from and against all former and other estate, titles, charges and encumbrances whatsoever had made, executed, occasioned or suffered by the transferors/assignors or by any person lawfully or equitably claiming or to claim by from through under or in trust for the Assignors.

2) The assignor hereby covenants, with the assignee that the demised land is free from encumbrances, charges, claims and a lien.

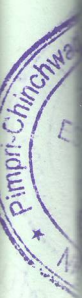
3) The assignee hereby covenants with the assignor as follows :

a) To pay rent :

During the said term thereby created to pay unto the Development Authority the said rent at the time on the day and in the manner appointed and specified in the said Lease-Deed for payment thereof clear of all deductions.

b) To pay rates and taxes :

To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoings of every description for the time being payable either by landlord or tenant or tenant or by the occupier in respect of the demised premises and anything for the time being thereon.





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c) Not to excavate :

Not to make any excavation upon part of said land or to remove any stone, sand, gravel, clay or earth therefrom, without prior approval of Development Authority.

d) Not to erect :

Not to erect and building, erection or structure without prior approval of Development Authority.

e) Not to affix or display sign-boards, advertisement etc. :

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

f) Not to construct except with the previous permission :

Not to erect any building, execution or structure on any portion of the said land except with the previous written permission of the Development Authority which Development Authority shall be at liberty to grant on such terms and conditions as may be then stipulated including condition of payment of additional premium.

g) Alterations :

That no alteration or addition shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous written permission of the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority .

h) To repair :

Throughout the said term at the transferee / assignee's expenses, well and substantial to repair, pave and keep in good condition (including all usual and necessary internal and external painting colour and white washing) to the satisfaction of the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, the said building and the premises, and drains, compound walls and fences there into belonging and all fixtures and all additions thereto.

i) To enter and Inspect :

To permit the Chief Executive Officer, Pimpri Chinchwad New town Development Authority and Officers, Surveyors, Workmen or others employed by the Development Authority from time to time and at all reasonable times of the day during the term hereby granted after week's previous notice to enter into or upon the demised

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premises and to inspect the state of repairs thereof and if upon such inspections it shall appear that any repair or any works are necessary they or any of them may by notice to the assignee call upon him to execute, the repairs or such works and upon his/her failure to do so within a reasonable time Development Authority may execute them at the expenses in all respect of assignee.

j) Nuisance :

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

k) User :

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

l) Indemnity :

To Indemnity and keep indemnity the Development Authority against any and all claims for damage or loss suffered by any person in consequence of anything done under the authority herein contained or in exercise of the right and liberties hereby granted.

m) Payment of Service charges :

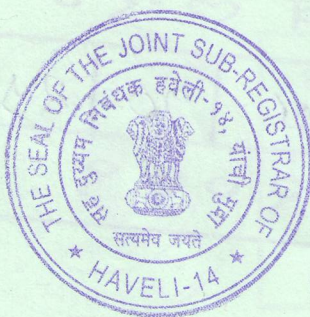
To make the Development Authority an yearly payment as such rates as may be determined from time to time as his/her contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy, etc. for the demised premises regardless of the extend of benefit derived by him from such amenities.

n) Delivery of Possession after expiration :

At the expiration or sooner determination of the said term, quietly to deliver upto the Development Authority the demised premises land and all erections and buildings than standing or being thereon PROVIDED always that the assignee shall be at liberty, if the assignee have paid the rent all municipal and other taxes, rates and assessment then due and shall performed and observed the covenants and conditions herein contained prior to the expiration of the term, to remove and appropriate all buildings, erections and structures and material forming part of the demised premises but so nevertheless that the transferor/assignee shall deliver up as aforesaid to the Development Authority leveled and put in good order and condition to the satisfaction of the Development Authority all land from which such buildings, erections or structures may have been removed, PROVIDED further that after the possession of the demised



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premises has been delivered to or obtained by the Development Authority, such building erection or structure shall stand forfeited to the Development Authority.

o) Insurance :

To keep the buildings erected or which may hereafter be erected on the demised premises excluding foundations and plinth, insured against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation plinth) in a Nationalised Insurance Co. and on demand to produce to the Chief Executive Officer a policy or policies of such Insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings which are or shall be destroyed or damaged by fire, to forthwith layout all the monies which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Chief Executive Officer, AND WHENEVER during the said term the said building or any part thereof respectively shall be destroyed by fire, tempest, hurricane or otherwise, the assignee shall reinstate and repair the same to the satisfaction of the Chief Executive Officer, and shall nevertheless continue to pay the rent hereby reserved as if on such destruction or damage by fire, tempest, hurricane or otherwise has happened.

p) Change in Status :

No changes in the legal status or the assignee shall be recognised by the Development Authority, any transfer of capital to the extent of 50% or 10% on completion certificate will be amount to the change in the status. The assignee should obtain prior permission of Development Authority for such change. The permission can be granted, if the assignee pays to the Development Authority the required Transfer Fee.

q) Notice in case of death :

In the event of death of the assignee the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Development Authority within three months from such death. The legal heir should obtain Court Certificate and submit the same to Development Authority to mutate his name in the records of Development Authority.

r) Not to Assign :

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

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i) To pay to the Development Authority 10% of the increase in the value of the leasehold interest or land or building derived by the Lessee, such increase being equal to an amount by which the price of the land derived by him exceeds or has exceed premium or the value paid by him or his assignor and the value of a building or erection or structure thereon. The decision of the Development Authority as to the value shall be final and binding.

4) The assignee doth hereby further covenant with the assignor that the assignee either jointly or severally shall not sell assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Development Authority. Permission shall not be refused if the assignee perform or are willing to perform the conditions that is to say :

a) The assignee shall pay to the Development Authority 10% of difference between the declared premium and the premium paid by the assignor to the Development Authority for buying the said premium provided that the payment to be made by the assignee to the Development Authority.

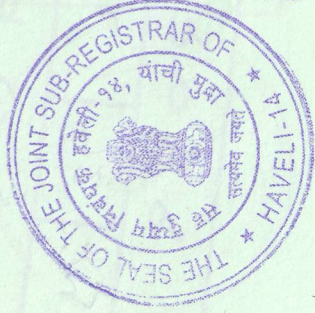
b) In the instrument by which the assignee shall transfer the said premises, the assignee bind the transferors not to sell, assign, mortgage, underlet, or otherwise transfer wholly or partly the said premises save and except upon the observance and performance of the conditions therein written.

c) A true certified copy of the instrument of transfer executed between the assignee and the transferee is deposited with the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, within seven days from the date of it's execution.

Explanation I : The declared premium shall mean the premium calculated at such rate as may be determined by the Development Authority in each year in respect of lands with reference to the areas in which lands are situated and displayed in the Office of the Development Authority.

Explanation II : Nothing contained shall apply to mortgage of the said premises or any part thereof, to the Central Government, a nationalized Bank, Life Insurance Corporation of India, Maharashtra State Financial Corporation, Housing Development Finance Corporation, or an employer of the assignee or any other Financial Institution as may be approved by the Development Authority from time to time.





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5) Re-entry :

If the said rent hereby reserved shall be in arrears for the space of Thirty days whether the same shall have been legally demanded or not or if and whenever there shall have been a breach of any, of the covenants by the assignee hereinabove contained or if the assignee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself the Development Authority shall be entitled to re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the assignee on account of the building or improvements built or carried out on the demised premises, or claimed by the assignee on account of the building or improvements built or made PROVIDED ALWAYS that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority shall have given to the assignee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach of covenants in respect of which the re-entry is intended to be made and default shall have been made by the assignee removing such breach within 3 months after the giving or leasing of such notice.

6) If on the determination of the lease any person is found to be occupying the demised premises, it shall be lawful for the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority to secure summary eviction of such person in accordance with Land Disposal Rules – 1973.

7) Where any sum payable to the Development Authority is not paid, the Development Authority shall be entitled to recover such sum as arrears of land revenue pursuant to para 6 of Schedule to the said act whether there any sum is so payable by the assignee shall be determined by the Development Authority and every such determination and shall be final and binding upon the assignee.

8) Any demands for payment or notice requiring to be made upon or given to the assignee shall be sufficiently made or given if sent by the Development Authority through the post by Registered Letter addressed to the assignee at the demised premises and any demand or notice sent by post shall be deemed to have delivered in the course of Post.

9) It is hereby agreed and declared by and between the parties hereto that the Development Authority demised the premises to the and the assignor accepted the demised premises in lease from the Development Authority as also the assignor to

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the assignee subject to the terms and conditions herein and subject to the Section 118 and other applicable provisions of the said act and rules and regulations made thereunder including the Pimpri Chinchwad New Town Development Authority Disposal of Land Regulations 1973 for the time being in force. Further it is agreed that all the conditions of principal document i.e. Lease-Deed would remain binding on the assignee.

10) The assignor both hereby declared that assignor has paid upto date all taxes, rates and charges payable to the Government of any other Authority in respect of the said **Plot of land bearing No. 01, Primary School, Sector No. 03** and in respect of the building thereon AND THAT there are no arrears of taxes whatsoever to be paid by the assignor, the assignor both, further declared that there are no notice or any claim in respect of the said Plot of land or building from Government or any Authority whatsoever for acquisition, requisition or set back. The assignor both hereby agree and undertake that if any such notice or notices is received by him, he shall immediately bring to the notice of the assignee and the assignor shall be responsible for the payment of the same.

11) AND FURTHER, he, the assignor and all and every person having or lawfully or equitably claiming any estate or interest whatsoever in the said piece of land with building thereon or any part thereof from under or in trust for the assignor his heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the assignee do and execute or cause to be done and executed all such further and other acts, goods, thing conveyances, and assurances in law whatsoever for the better and more perfectly assuring the said building and the said Plot and every part thereof unto and to the use of the assignee in manner aforesaid as by the assignee or their consent in law shall be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land known as **Plot bearing No. 01, Primary School, Sector No. 03** containing by a measurement **admeasuring 4000.0 Sq.meters** & bounded as follows that is to say :

ON OR TOWARDS THE NORTH BY	:	15.0 mtr. Wide Road
ON OR TOWARDS THE SOUTH BY	:	Pradhikaran Reserved Plot
ON OR TOWARDS THE EAST BY	:	Pradhikaran Reserved Plot
ON OR TOWARDS THE WEST BY	:	10.5 mtr. Wide Road

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Situated at Village **Bhosari**, within the jurisdiction limits of Sub-Registrar Haveli, Dist : Pune.

IN WITNESS WHEREOF the Parties have hereunto set subscribed their hand and seal the day and year first above written.



Signed, Sealed and Delivered

By within named Assignors

Rajmata Jijau Shikshan Prasarak Mandal

Through its President / Trustee

SHRI. VILAS VITHOBA LANDE



[Signature]
25/04/2019

Assignor

Signed, Sealed and Delivered

By within named Assignees

Dnyanda Mission of Education

Through its Trustee / Secretary

SHRI. RAMDAS DAMODAR PHUGE



[Signature]
25/4/2019

Assignee



SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY

PIMPRI - CHINCHWAD NEW TOWN

DEVELOPMENT AUTHORITY

BY THE HANDS OF ...



Satishkumar Khadake
Chief Executive Officer
Pimpri Chinchwad New Town
Development Authority,

[Signature]
29/11/19

In the presence of :

1)	Signature	<i>[Signature]</i>	2)	Signature	<i>[Signature]</i>
	Name	Nitin S. Khadake		Name	Pappu Shingare
	Address	Landwadi, Bhoni		Address	Landwadi, Bhoni




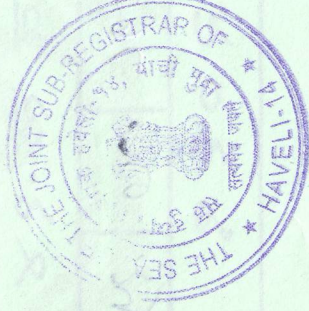
[Signature]

RECEIPT

RECEIVED on the day and year first here in above written of and from the within
named Assignee the sum of **Rs. NIL** paid by the Assignee to the Assignors.



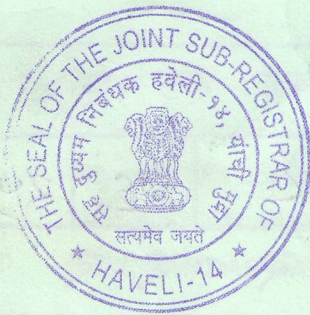

ASSIGNORS



२०२२-२३		
००१८	१३	२५
२०२२		







ह व ल-१४		
७७७८	१७	२५
२०१९		

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : भोसरी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 18,220,000.00

वा.मा. रु. 18,220,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (1) वर्णन: गाव मौजे भोसरी येथील सेक्टर नं. 3, प्लॉट नं.1 यांसी क्षेत्र 4000 चौ.मी. (असल्यास)

(3) क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, प्रतिवादीचे

नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा 21/07/2012

(8) नोंदणीचा 21/07/2012

(9) अनुक्रमांक, खंड व पृष्ठ 7150 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 911000.00

(11) बाजारभावाप्रमाणे नोंदणी रु 300000.00

(12) शेरा

(1) पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे विशेष कार्यकारी अधिकारी डॉ.योगेश म्हसे -
-; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव:
-; तालुका: -; पिन: -; पॅन नम्बर: -(1) राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे विलास विठोबा लांडे; घर/प्लॉट नं. -;
गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: लांडेवाडी भोसरी;
तालुका: हवेली जि.पुणे; पिन: -; पॅन नम्बर: -सह-दुर्यम
हवेली क्र.नी नदकल सारली, दस्तासोबत नदकल
मी ठज्वात घेतली, श्री/श्री मा/ड

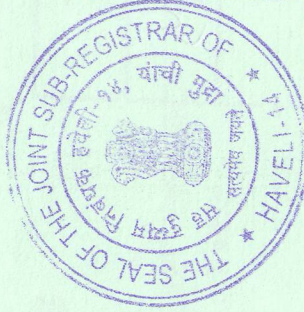
यांना दिली.

दिनांक 20/07/2012

अस्सलवर हुकुम नदकल

सह-दुर्यमनिबंधक

हवेली क्र. 14, (मिर्म-3), पुणे

Superintendent
Public Trust Registration Office

ह व ल-१४		
0096	96	24
2012		

- Read: 1) This Office letter No. DA/DEPT 1/EDU 4, dated 2/9/2011.
2) Lease deed executed on 21/7/2012.

ALLOTMENT CERTIFICATE

This is to certify that Primary School Plot No. 1 (English Medium), from Sector No. 3, admeasuring about 4000.0 Sqm. of the Pimpri Chinchwad New Town has been allotted on 99 years lease hold basis to Rajmata Jijau Shikshan Prasarak Mandal.

The allottee has paid Rs. 1,82,20,000/-, (Rs. One Crore Eighty Two Lakhs Twenty Thousand only) for the above plot. The lease-deed for the above plot has been got executed at Sub-Registrar's Office, Haveli No. 18, Dist²Pune on 21/7/2012, at Sr.No. 7150. The possession of the plot has also been handed over to the lessee on 21/7/2012.

The above Primary School Plot No. 1 (English Medium), from Sector No.3, is a part of Survey No. -- from village Bhosari, and the same has been in possession of the Development Authority.

This Development Authority has got the layout plan from Sector No. 3, approved from the Government and it shows the Primary School Plot No. 1 (English Medium), is hereby allotted by the Development Authority.

[Signature]

For Chief Executive Officer

No.DA/Section no. / 1041

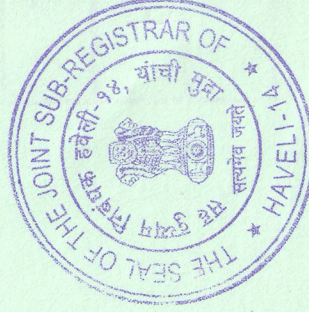
Date :

9 AUG 2012

To :

Chairperson,

Rajmata Jijau Shikshan Prasarak Mandal.



ह व ल - १४		
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२०१२		

Seen

[Signature]
Superintendent
Haveli Trust Registration Office

दस्त

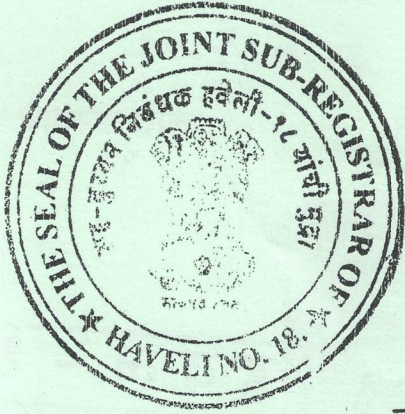
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१५.० मीटर इंद रस्ता

४४.५०४

प्राथमिक शाळा

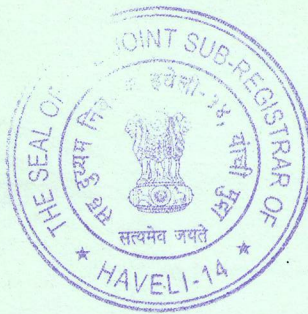
क-१

प्राधिकरण

शाखीव

शिप्लक

अखंड



ह व ल - १४

७७१८ २० २५

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४४.५०४

प्राधिकरण शाखीव

शिप्लक अखंड

उत्तर



यापत्राणे अखंडाच्या किमती असे.

प्रमाण १:५००

दस्तावेज

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉटचा नकाशा व ताबेपावती क्र- १०/२०१२

पेठ क्रमांक

प्लॉट क्रमांक

क्षेत्र चौ.मीटर

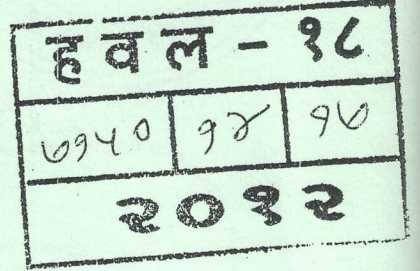
प्लॉट धारकाचे नाव

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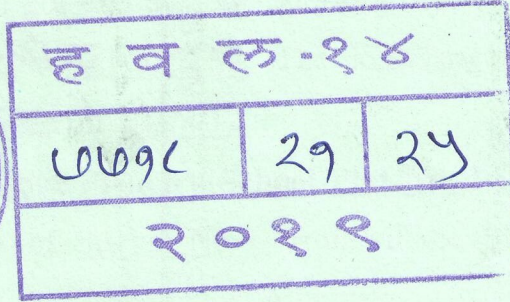
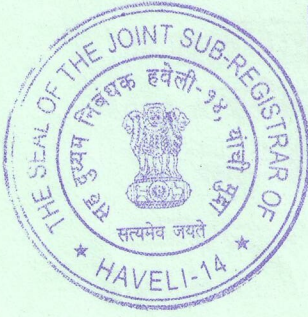
प्राथमिक शाळा

४०००.०

क्र - १.



कृपया नकाशा मागे पहा



मुख्य रचनाकार

कॅ. सर्व्हेअर

कॅ. सर्व्हेअर

हेड सर्व्हेअर

हेड सर्व्हेअर

प्रमाण १ : ५००

आज दिनांक
ताबा दिला.

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

प्रतिनिधि

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉट धारक

ग

चे नाव

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१७

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABLP17834P

नाम / Name
VILAS VITHOBA LANDE

पिता का नाम / Father's Name
VITHOBA SONABA LANDE

जन्म की तारीख /
Date of Birth
01/06/1960

हस्ताक्षर / Signature

22112018

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHHPP4297J

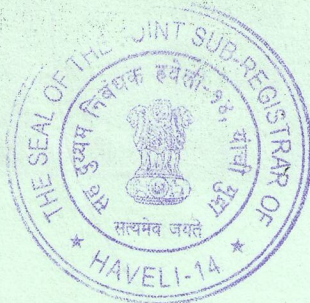
नाम / Name
RAMDAS DAMODAR PHUGE

पिता का नाम / Father's Name
DAMODAR HIRAMAN PHUGE

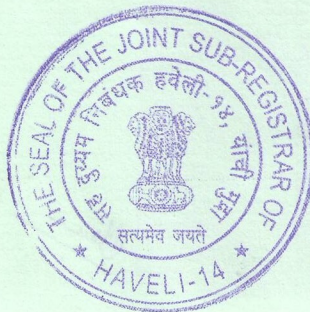
जन्म की तारीख / Date of Birth
31/03/1979

हस्ताक्षर / Signature

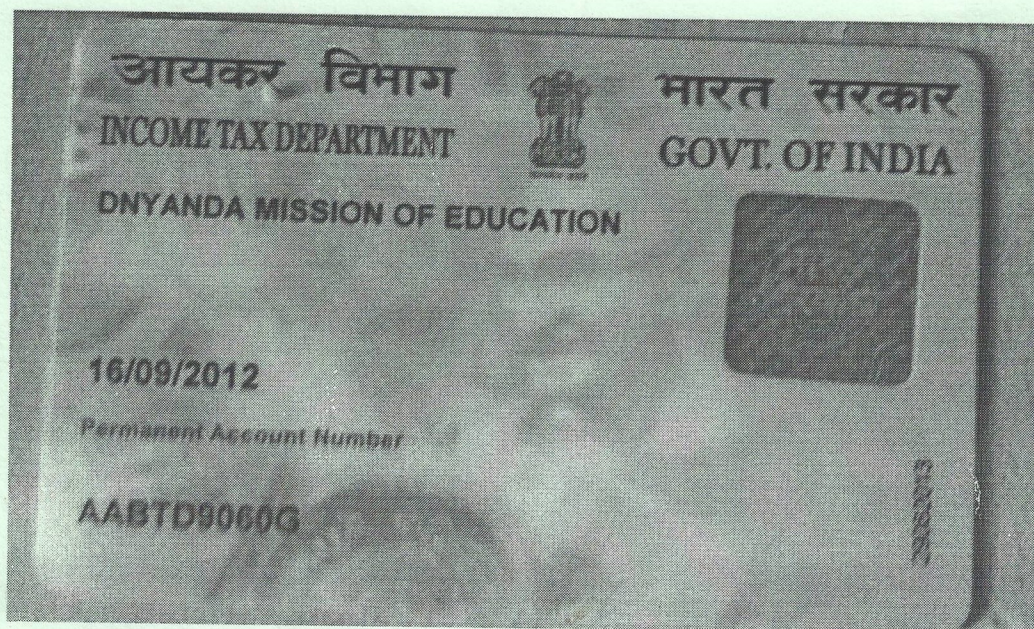
06052018



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७७७९८	२२	२५
२०१९		



ह व ल-१४		
0096	23	24
२०१९		



332/7718

शुक्रवार, 26 एप्रिल 2019 2:01 म.नं.

दस्त गोषवारा भाग-1

हवल14

28/24

दस्त क्रमांक: 7718/2019

दस्त क्रमांक: हवल14 /7718/2019

बाजार मुल्य: रु. 8,80,40,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.61,62,800/-

दु. नि. सह. दु. नि. हवल14 यांचे कार्यालयात

पावती:8349

पावती दिनांक: 26/04/2019

अ. क्र. 7718 वर दि.26-04-2019

सादरकरणाराचे नाव: ज्ञानदा मिशन ऑफ एजुकेशन तर्फे
ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे - -

रोजी 2:00 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 500.00

पृष्ठांची संख्या: 25

दस्त हजर करणाऱ्याची सही:

एकुण: 30500.00

सह दुय्यम निबंधक, हवेली-14
सह दुय्यम निबंधक, हवेली-14

दस्ताचा प्रकार: असाईनमेंट डीड

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 26 / 04 / 2019 02 : 00 : 41 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 26 / 04 / 2019 02 : 07 : 02 PM ची वेळ: (फी)

प्रातजापत्र

प्रदर दस्तएवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
नस्तुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर
निष्ठावक व्यक्ती, लाक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणी
स्तातील सत्यता, दस्ता कायदेशीर बाबीसाठी खालील दस्त निष्पादक
कबुलीधारक हे संपुर्णपणे जबाबदार राहतील

लिहून देणार:

१)

२)

लिहून देणार:

१)

२)





दस्त गोषवारा भाग-2

हवल 14 24/29

दस्त क्रमांक: 7718/2019

26/04/2019 2 04:35 PM

दस्त क्रमांक : हवल 14/7718/2019

दस्ताचा प्रकार :- असाईनमेंट डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: ज्ञानदा मिशन ऑफ एजुकेशन तर्फे ट्रस्टी/सेक्रेटरी श्री. रामदास दामोदर फुगे - पत्ता: -, -, -, स. नं. 690 फुगे बिल्डींग पुणे- नाशिक रोड भोसरी, ब: ऑसारीगाँव, MAHARASHTRA, PUNE, Non-Government. पैन नंबर:	लिहून घेणार वय :- 40 स्वाक्षरी:-		
2	नाव: राजमाता जिजाऊ शिक्षण प्रसारक मंडळ तर्फे प्रेसिडेन्ट/ट्रस्टी श्री. विलास विठोबा लांडे. - पत्ता: -, -, -, विठाई निवास, लांडेवाडी चौक, भोसरी, पुणे, ब: ऑसारीगाँव, MAHARASHTRA, PUNE, Non-Government. पैन नंबर:	लिहून देणार वय :- 57 स्वाक्षरी:-		
3	नाव: पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे मुख्य कार्यकारी अधिकारी श्री. सतीशकुमार खडके - पत्ता: -, -, -, आकुर्डी पुणे, आकुर्डी, MAHARASHTRA, PUNE, Non-Government. पैन नंबर:	मान्यता देणार वय :- 45 स्वाक्षरी:-	image.jpg	image.jpg

वरील दस्तऐवज करून देणार तथाकथीत असाईनमेंट डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र. 3 ची वेळ: 26 / 04 / 2019 02 : 09 : 23 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अॅड. प्रभा अनिल तरस वय: 32 पत्ता: भोसरी पुणे पिन कोड: 411039		

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता	प्रमाणित करण्यात येते की, या दस्तात एकूण 24 पाणे आहेत
1	पिंपरी चिंचवड नवनगर विकास प्राधिकरण तर्फे मुख्य कार्यकारी अधिकारी श्री. सतीशकुमार खडके - -, -, -, आकुर्डी पुणे, आकुर्डी, MAHARASHTRA, PUNE, Non-Government.	

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. १४, पुणे

शिक्षा क्र. 4 ची वेळ: 26 / 04 / 2019 02 : 10 : 09 PM

पहिले नंबरचे पुस्तकाचे

शिक्षा क्र. 5 ची वेळ: 26 / 04 / 2019 02 : 10 : 31 PM नोंदणी पुस्तक 1 मध्ये

नंबरी नोंदविला

सह दुय्यम निबंधक, हवेली-14

EPayment Details.

सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. १४, पुणे
दिनांक: 26/4/2019

sr.	Epayment Number	Defacement Number
1	MH000841144201920E	0000490164201920
2	2504201908061	2504201908061D

7718 /2019

Know Your Rights as Registrants

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

2. Get print immediately after registration.

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