

524/13585

Friday, July 30, 2021
5:08 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: चिंचवड

पावती क्र.: 14647

दिनांक: 30/07/2021

दस्तऐवजाचा अनुक्रमांक: हवल23-13585-2021

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: पिंपरी सोशल ☐ ण्ड कल्चरल कमीटी तर्फे प्रेसीडेंट अशोक बी कामदार - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:24 PM ह्या वेळेस मिळेल.

Jt. Sub Registrar Haveli 23

वाजार मुल्य: रु.75374000 /-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 2374300/-

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2907202115410 दिनांक: 30/07/2021

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004284717202122E दिनांक: 30/07/2021

वँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2020/CR136/M1(Policy) :other corporations, Municipal council, Influential Area

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

मुळ दस्त परत मिळाला



30/07/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 23

दस्त क्रमांक : 13585/2021

नोदणी :

Regn.63m

गावाचे नाव : चिंचवड

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	75374000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , इतर माहिती : , गाव मोजे चिंचवड ता हवेली जि पुणे येथील स.नं. 263/1 सिटीएस नं. 1178, 1179, 1180 यांसी क्षेत्र 00 हे 38 आर म्हणजेच 3800 चौ.मी. ही मिळकत. ((C.T.S. Number : 1178, 1179, 1180 ;))
(5) क्षेत्रफळ	1) 3800 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.	1): नाव:- दि इन्स्टीट्यूट ऑफ लर्निंग अँड एज्युकेशन तर्फे ट्रस्टी लिबीनस ड. फर्नांडीस तर्फे नॉ.कु.मु. म्हणून शहानवाज हारून पठाण वय:-30; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शेगली वांद्रा वेस्ट 201 वॉइलेना वांद्रा वेस्ट मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-AADTT2061R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पिंपरी सोशल अँड कल्चरल कमीटी तर्फे प्रेसीडेंट अशोक बी कामदार - - वय:-69; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 3 गुडवील सोसायटी आयटीआय रोड औंध पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411007 पॅन नं:-ACEPK2652C
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	30/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	13585/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2374300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

सह. दुय्यम निबंधक वर्ग-२

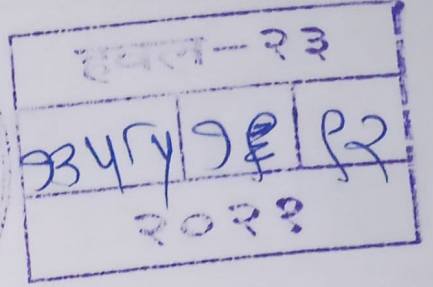
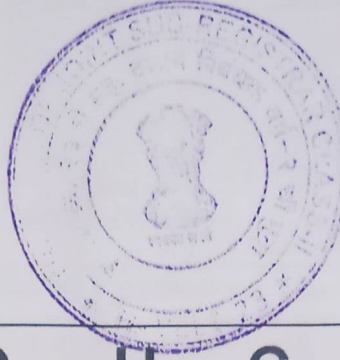
हवेली क्र. २३, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणानाचा तपशील अभिनिर्णीत प्रकरण क्र 33/2021

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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



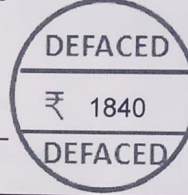


Document **H**andling **C**ha^रges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2907202115410	Receipt Date	30/07/2021
-----	---------------	--------------	------------

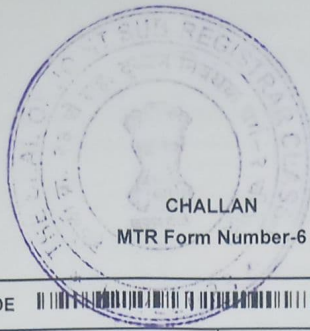
Received from PIMPRI SOCIAL AND CULTURAL COMMITTEE, Mobile number 0000000000, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered on Document No. 13585 dated 30/07/2021 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune



Payment Details

Bank Name	SBIN	Payment Date	29/07/2021
Bank CIN	10004152021072912611	REF No.	IGALQBCTY0
Deface No	2907202115410D	Deface Date	30/07/2021

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



हवल-२३		
93474	2	12
२०२१		



GRN MH004284717202122E		BARCODE		Date 29/07/2021-19:42:59	Form ID						
Department Inspector General Of Registration				Payer Details							
Registration Fee				TAX ID / TAN (If Any)							
Type of Payment Ordinary Collections IGR				PAN No.(If Applicable)							
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	PIMPRI SOCIAL AND CULTURAL COMMITTEE						
Location PUNE											
Year 2021-2022 One Time				Flat/Block No.	S NO 263/1 i.e. CTS NO 1178,1179,1180						
Account Head Details			Amount In Rs.	Premises/Building	CHINCHWAD						
0030063301 Amount of Tax			30000.00	Road/Street							
				Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	1	0	1	9
				Remarks (If Any) SecondPartyName=THE INSTITUTE OF LEARNING AND EDUCATION~							
₹30000.00				Amount In	Thirty Thousand Rupees Only						
Total	30,000.00			Words							
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	00040572021072940271			IK0BEYSQB1		
Cheque/DD No.				Bank Date	RBI Date	29/07/2021-07:45:16			Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		211 , 30/07/2021					

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यग निवशक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-524-13585	0002048400202122	30/07/2021-17:07:54	IGR564	30000.00
Total Defacement Amount					30,000.00

CHALLAN
MTR Form Number-6



GRN	MH013810930202021E	BARCODE			Date	24/03/2021-11:17:24	Form ID	33
Department	Inspector General Of Registration				Payer Details			
Non-Judicial Stamps				TAX ID / TAN (If Any)	33454 3 89			
Type of Payment	Duty on doc Voluntarily brought for Adjud IGR RoM				PAN No.(If Applicable)	2022		
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name	PIMPRI SOCIAL AND CULTURAL COMMITTEE		
Location	PUNE				Flat/Block No.	CTS NO 1178 1179 1180		
Year	2020-2021 One Time				Premises/Building	CHINCHWAD AREA 3800 SQ MTS		
Account Head Details		Amount In Rs.		Road/Street	PUNE			
0030051701 Amount of Tax		2374300.00		Area/Locality	PUNE			
				Town/City/District				
				PIN	4 1 1 0 1 9			
				Remarks (If Any)	ADJ CASE 33/2021			
				Amount In	Twenty Three Lakh Seventy Four Thousand Three Hund			
				Words	red Rupees Only			
Total		23,74,300.00						
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	00040572021032494909 IK0BBAWRL1		
Cheque-DD Details				Bank Date	RBI Date	24/03/2021-11:18:16 Not Verified with RBI		
Cheque/DD No.								
Name of Bank				STATE BANK OF INDIA				
Name of Branch				Scroll No. , Date 84 , 25/03/2021				

Department ID

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

Mobile No. : 0000000000

सदर चालन केवल दुय्यम निबधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0006552577202021	26/03/2021-11:21:07	IGR002	2374300.00
Total Defacement Amount					23,74,300.00

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम, अन्वये
असलेल्या नियमान्वये निर्गमित केलेले आहे.
परंतु उक्त दस्त नोंदणीसाठी नोंदणी
अधिकार्यासमोर दाखल झाल्यास, नोंदणी
अधिनियम, 1908, च्या अधिनियमातील
तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी, पुणे शहर

Received Adjudication Fee RS. (...100/-)
Vide e-Challan GRN No – MH010155233202021E
Dated – 14/01/2021.

Collector of Stamps
Pune City



M.V / Consideration Rs.....7,53,74,000/-..

Office of the,

Collector of Stamps, Pune City

Case No. Adj33/2021.....

Date:- 15/01/2021.

Received from.Pimpri Social And Cultural Committee

Residing at.....-

Stamp duty of Rs (23,74,300/- Thirty Three Lakh Seventy
Four Thousand Three Hundred Rupees only)

Vide e-Challan GRN No – MH013810930202021E

Dated :- 24/03/2021.....

Certified Under Section 32 of the Maharashtra Stamp Act,

That the full duty of Rs (23,74,300/- Thirty Three Lakh
Seventy Four Thousand Three Hundred Rupees only)

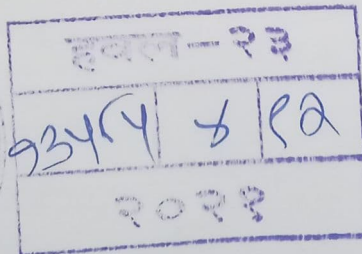
With which this instrument chargeable as been paid vide
Article..... 36(iv)With 25bof Schedule.

This Certificate is subject to the provisions of section53(A)
Of the Maharashtra Stamp Act.

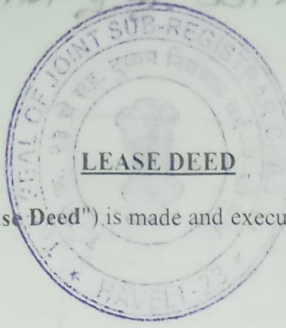
Place :- Pune

Date :- 26/03/2021.

Collector of Stamps
Pune City



अभि प. ३३१/२०२४



हवल-२३		
३३५५	५	१२
२०२३		

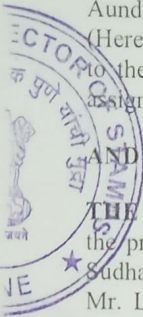
३/६०

Handwritten signature/initials

This Lease Deed (the "**Lease Deed**") is made and executed at Pune on this ३ day of March २०२३.

BY AND BETWEEN:

PIMPRI SOCIAL AND CULTURAL COMMITTEE, a Trust registered under the provision of the Bombay Public Trust Act 1950 having its registered address at Indira Gandhi High School, Jawaharlal Nehru Road, Pimpri, Pune, having PAN-AAATP8708N, represented by its president Mr. Ashok B. Kamdar Indian inhabitant, Age 69 years, Occupation -Business, Residing At : 3, Goodwill Society, ITI Road, Aundh Pune 411007. Having PAN- ACEPK2652C, Aadhaar No - 711975211005 (Hereinafter referred to as "**Lessor/PSCC**" which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its successors, assigns, and administrators) of the **FIRST PART**;



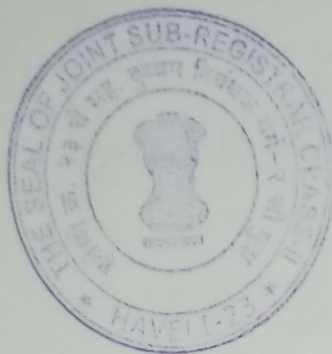
AND
THE INSTITUTE OF LEARNING AND EDUCATION, a Trust registered under the provisions of the Bombay Trust Act, 1950, having its registered office at 503, Sudhama Niwas, 16th Road, Khar West, Mumbai- 400052, represented by its Trustee Mr. Livnus E. Fernandes Indian inhabitant, age 81 years, occupation - Business, residing at Sherly Bandra West 201, Violena - 2nd Floor St Anne's Road, Bandra (West) Mumbai- 400050- PAN- AAAPS1178L, Aadhaar No - 399242981220 (Hereinafter referred to as "**Lessee/ TILE**" which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its successors, assigns, and administrators) of the **SECOND PART**.

Handwritten signature/initials

The Lessor jointly and the Lessee shall hereinafter be individually referred to as a "**Party**" and collectively as "**Parties**".

RECITALS

- A. The PSSC is a public charitable trust established in the year 1973, registered under the provision of the Bombay Public Trust Act 1950, bearing registration no. F-666/Pune dated 18.10.1973 (Annexure A -Certificate of Registration) with the object of providing education and running and conducting educational activities and evolve systems of educational outreach programmes in rural and in urban areas.
- B. The PSSC is seized and possessed of all that piece and parcel of Property bearing S. No. 263/1 i.e. CTS No. 1178, 1179, 1180 admeasuring 00 H 38 R i.e. 3800 Sq. Mtrs. situated at village- Chinchwad, Taluka-Haveli, District- Pune (Hereinafter referred to as the "**Said Property**" more particularly described in "**The Schedule 1**" written hereunder.
- C. The PSSC has constructed a single storey building (ground floor) and is running educational institute in the name and style of Indira Gandhi High School (IGHS). Since the present building is very old and need heavy maintenance and its insufficient of achieving its basic object and serving its purpose now, it needs to be developed for expansion and smooth conduct of the School, and therefore for the optimum usage proper use of the said Property, PSSC was looking for an educational institution having similar objects of running and conducting educational activities and evolve systems of educational outreach programmes in rural and in urban areas.
- D. Being given to understand the intention of PSSC, TILE a public charitable trust established in the year 2018, registered under the provision of the Bombay Public Trust Act 1950, bearing registration no. E-33956 dated 27.03.2018 (Annexure B- Certificate of Registration), i.e. the Lessee herein,



हवल-२३		
अवधि	६	१२
२०२३		

I



4/80

having similar objects as that of the PSCC approached PSCC being interested in the development and further construction of the existing building and for running and managing the affairs and the activities of the same thereafter.

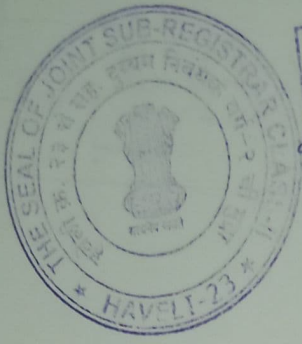
OF JOINT SUB-REGISTRY
PUNE
हवल-२३
20/11/19

- E. Upon the receipt of the suitable offer, the PSCC trustees in its meeting of the Board of Trustees dated 21.11.2019 discussed the use of Land situated at village- Chinchwad, Taluka- Haveli, District-Pune for the aforesaid purpose of running an educational institution. Accordingly, it was resolved in the said meeting that PSCC shall approach the Honourable Joint Charity Commissioner Pune in order to seek permission regarding the aforementioned matter. (Annexure C - Certified true copy of the resolution)
- F. With this intention, PSCC approached the Honourable Joint Charity Commissioner Pune by preferring an application bearing number **1003/2019** thereby expressing its intention for grant of Lease of the said Land for the Period of 30 (Thirty) years to any public charitable trust having objects of running and managing the educational institution.
- G. The Hon'ble Joint Charity Commissioner Pune, in pursuance of the said application, issued a tender-notice inviting bid of interested educational institutes/trusts to take the Property on Lease, and in the process of bidding, the bid submitted by the TILE was approved and accepted by the Honourable Joint Charity Commissioner Pune. Accordingly, the necessary orders were passed in the **Application No. 1003/2019 on 07/08/2020 bearing order no. 696/2019 (Annexure D - Copy of the order)** thereby granting permission to the PSCC to grant a lease of 30 years in favour of TILE with respect to the Property more particularly described in **the Schedule 1** written herein under.
- H. TILE will operate an educational institution under the name of 'Orchids, The International School' at the Schedule land (hereinafter referred to as the "School").
- I. PSCC is desirous of leasing out the said Land to TILE for the purposes of running and operating the School and has accordingly permitted the TILE to carry out the necessary demolitions and constructions on the said Land in the manner it deems fit (The said Property, upon such demolition and construction, shall hereinafter be referred to as the "**Leased Premises**").
- J. Accordingly, PSCC has agreed to give on Lease, and TILE, relying on the representations made by the PSCC hereunder, and upon the necessary due diligence and verification of the title of the Leased Premises based on the documents provided by PSCC has accepted to take on Lease the Leased Premises as per the terms and conditions set forth herein below.

NOW THEREFORE IN CONSIDERATION OF THE ABOVE RECITALS AND IN PURSUANCE OF THE AFORESAID ALLOTMENT LETTER, THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED AND CONFIRMED BY AND BETWEEN THE PARTIES AS FOLLOWS:

The recitals above shall form an integral part of this Lease Deed.

1. **Definitions:** In this Lease Deed, the following terms, to the extent not inconsistent with the context thereof, shall have the meaning assigned to them herein below:
- 1.1. "**Academic Year**" shall mean the Period of one year starting from the first day of commencement of School, which shall be duly informed to the Lessors by the Lessee.
- 1.2. "**Applicable Laws**" shall mean all laws, ordinance, statutes, rules, press notes, decrees, notifications, circulars, permits, approvals, authorizations,



हवल-२३		
93454	5	82
२०२२		

1

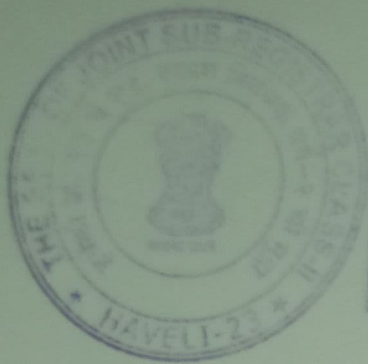


consents, waivers, privileges, agreements and regulations of any Government and/or Semi-Government Authority having jurisdiction over the relevant matter as such and the Premises and the same are in effect as of the date hereof or as may be amended, modified, substituted, enacted or revoked from time to time hereafter;

- 1.3. "**Rent Commencement Date**" shall mean June 01st 2021.
- 1.4. "**Lease Commencement Date**" shall mean the June 01st 2021.
- 1.5. "**Lease Term**" shall have the meaning given to such term in Clause 4.1
- 1.6. "**Leased Premises**" shall mean and includes Said Property along with the construction on the Said Property.
- 1.7. "**Lock-in Period**" shall have the meaning given to such term in Clause 4.3.
- 1.8. "**Liquidated Damages**" Shall mean and include the damages defined in Cl. 4.4 and no need of formal proof of actual damages.
- 1.9. "**School**" means "Orchids The International School", which shall be located at the Leased Premises.
- 1.10. "**Effective Date**" means the date of the execution of this Lease Deed.
- 1.11. "**Governmental Authority**" means and includes all governmental and regulatory bodies, agencies, departments or entities, having jurisdiction over the Parties and shall include any Officer/s empowered by it/them to perform
- 1.12. "**PSCC**" shall mean 'Pimpri Social and Cultural Committee.'
- 1.13. "**TILE**" shall mean 'The Institute of Learning and Education'.
- 1.14. "**Said Property**" shall mean and include Property defined hereinabove in para 'B' and more particularly described in Schedule - 1.

2. Interpretation

- a) All references in this Deed to clauses are to clauses in or to this Deed unless otherwise specified therein. The words "hereof," "herein" and "hereunder" and words of similar import when used in this Deed shall refer to this Deed as a whole and not to any particular provision of this Deed. The words "include", "including" and "among other things" shall be deemed to be followed by "without limitation" or "but not limited to" whether or not they are followed by such phrases or words of like import.
- b) References in this Deed to any document or Deed shall be deemed to include references to such document or Deed as amended, varied, restated, supplemented or replaced from time to time in accordance with the terms thereof and to include any side letters executed in connection therewith, except as otherwise provided in this Deed.
- c) The Recitals of this Deed shall form a valid and binding part of this Deed and constitute accurate statement and representations of the Parties.
- d) References to any person or persons shall be construed as a reference to any permitted successors, legal representatives or assigns of such person or persons.
- e) The headings of the several clauses and sub-clauses of this Deed are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.
- f) Words using the singular or plural number also include the plural or singular number, respectively
- g) Words of any gender are deemed to include the other gender;



हवेली-२३		
934	70	12
२०२३		



- h) The term "Clause" refers to the specified Clause of this Lease Deed;
- i) Reference to any legislation or Law or to any provision thereof shall include references to any such legislation or Law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision;
- j) The Schedules hereto shall constitute an integral part of this Lease Deed;
- k) The index bold typeface, headings and titles herein are used for the convenience of reference only and shall not affect the construction of this Lease Deed;
- l) Any word or phrase defined in the body of this Lease Deed as opposed to being defined in Clause found. Above shall have the meaning assigned to it in such definition throughout this Lease Deed, unless the contrary is expressly stated or the contrary clearly appears from the context;
- m) If any provision in Clause 1 is a substantive provision conferring rights or imposing obligations on any Party, the effect should be given to it as if it were a substantive provision in the body of this Lease Deed;
- n) When any number of days is prescribed in any document, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day that is a Business Day;
- o) Time is of the essence in the performance of the Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence;
- p) Any notice, waiver or amendment shall be effective when made in writing;
- q) Reference to intimation, consent or approval shall mean prior written consent/approval;
- r) Any reference to mutual Agreement shall mean any mutual agreement in writing by the concerned Parties;
- s) Reference to writing shall include printing, typing, lithography, transmission by facsimile or in electronic form (including email). If there is any conflict or inconsistency between a term in the body of this Lease Deed and any term in any schedule or any other document referred to or otherwise incorporated in this Lease Deed, the term in the body of the Lease Deed shall take precedence;

3. GRANT OF LEASE

- 3.1. Subject to the terms, conditions, and covenants contained herein and to be observed and performed by the Parties, the PSCC hereby grant to TILE, and the TILE hereby accepts from the PSCC, the Lease of the Leased Premises ("Lease").

4. LEASE TERM

- 4.1. **Lease Term.** The Parties agree that the Lease contemplated under this Lease Deed shall commence on and from the Lease Commencement Date, i.e. June 01st 2021 and subsist for a period of 30 (Thirty) years ("Lease Term") from the Lease Commencement Date, i.e. June 01st 2021 and ending not earlier than May 31st 2051.
- 4.2. On the expiry of the term hereby created and subject to the observance and performance of the covenants, conditions and stipulations herein contained and, to be observed and performed, the Parties may renew the Lease of the said Property for a further period and on further terms and conditions as may be mutually decided between the parties and shall execute a fresh document in respect thereof subject to permission from the Charity Commissioner and or any other competent authority. However, renewal of Lease shall be the sole discretion of the PSCC / Lessor.



7000-23		
93464	92	12
2028		



4.3. **Lock-In Period** There shall be a Lock-in Period for Thirty Years (30 years) commencing from the Lease Commencement Date, i.e. June 01st 2021 (being the Lease Commencement Date) and ending May 31st 2051. Neither Party shall be entitled to terminate the Lease Deed during the Lock-In Period except on terms more particularly contained in this Lease Deed.

4.4. **Liquidated Damages** - In the event, either of the Party intends to terminate the Lease Deed from the effective date till the end of the Lease Deed for a reason other than provided in this Lease Deed, the Party terminating the Lease Deed shall be liable to pay Liquidated damages to other Party as under:

- a. If terminated between Effective date of Lease Deed to 10 Years of Lease Period : Rs. 7 Crores
- b. If terminated between 11 – 20 Years : Rs. 4.9 Crores
- c. If terminated between 21- 30 Years : Rs 3.5 Crore

The Liquidated damages shall be paid within 30 days from the date of termination of the Lease Deed, and in case of failure to pay the Parties shall pay interest at the mutually agreed rate from the date on which Liquidated Damages becomes due till its actual realization.

4.5. Along with Liquidated damages, Parties can opt for other remedies available under law in the interest of justice. The election of any one or more of such remedies by any of the Parties shall not constitute a waiver by such party of the right to pursue any other available remedy as per law.

SCOPE OF THE WORK OF THE LESSOR/ PSCC

5.1. The Lessor hereby agrees to help and co-operate with the Lessee to do the following work, immediately upon execution of this Lease Deed;

- i That Lessee is convinced about the marketability of the title of the Said Property, access road, the potential available on the Said Property and the DP Opinion. The Lessor has made the availability of the requisite access road to access the Said Property, and the Lessee shall maintain the said road during the Lease Period. Title report obtained by Lessee is attached herewith as Annexure E.
- ii The Lessor have already obtained the necessary permissions and connection to municipal water supply in the Leased Premises through borewell and through the municipal water connection and Lessor shall sign all the documents and things necessary to transfer the meter in the name of Lessee as demanded by the Lessee to ascertain the actual consumption of the water by the Lessee.
- iii The Lessor have already obtained the necessary permissions and connection for electricity in the Leased Premises and Lessor shall sign all the documents and things necessary to transfer the meter in the name of Lessee as demanded by the Lessee to ascertain the actual consumption of the electricity by the Lessee.
- iv In the event the Lessee requires additional electrical power, the Lessor shall, on the requisition placed by the Lessee, provide the necessary documentation pertaining to the Property and shall co-operate on a best-efforts basis with the Lessee by way of issuing no-objection certificates and any other required documents to obtain the



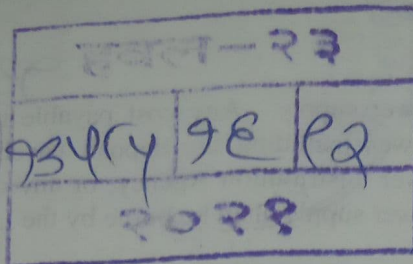
हवेली-२३		
9347	78	92
२०२४		



additional power supply. Any cost payable towards arranging for additional power including the deposit payable for the additional power to Power Distribution Agency, or any other agency/authority regulating power supply shall be borne by the Lessee.

6. SCOPE OF THE WORK OF THE LESSEE

- 6.1. For the purpose of this Lease Deed, it has been agreed between the Parties as set forth herein that the existing structure which is already built in the Schedule Property shall be demolished by the Lessee, after obtaining necessary/required permission from the competent authority for the said demolition, and such demolishing costs or other costs affiliated to the same shall be borne by the Lessee.
- 6.2. The Lessee shall be responsible at its own cost for construction of the entire school building as per the approved Plan and obtaining the requisite permission, NOC, plan passing approval and other necessary approvals to run the School from CBSE or from any other concerned authorities, including obtaining Board Affiliations and/or any other statutory requirements for the purpose of running the School or any other educational activities.
- 6.3. However, it is clarified that Lessee shall construct all the building and fixtures on the Said Property on behalf of the Lessor, as the said construction shall always be treated to be owned and constructed for the Lessor.
- 6.4. That Lessor has retained potential of the Land out of the Said Property required for the Construction of commercial premises/building admeasuring about 6650 Sq. Ft carpet area. (Hereinafter referred to as "Construction of Lessor"). That the said commercial Construction shall be constructed by the Lessor. That out of the said Construction of the Lessor, cost of construction for area admeasuring about the 6000 Sq. Ft carpet shall be borne by the Lessor. And the construction cost of the area admeasuring about 650 Sq. Ft. carpet only shall be borne by the Lessee. The cost of construction will be Rs. 1200/ sq. ft. (i.e. $650 \times 1200 = \text{Rs. } 7,80,000/-$) That the said Construction of the Lessor shall be identified and denoted on the Plan and by required documents and the said Construction of the Lessor shall be completely dissociated / apart from the School Building. It is herewith clarified that the said construction, i.e. 6650 Sq. Ft. carpet shall always be owned and possessed by the Lessor for all the purposes. Parking area in the Construction of the Lessor shall be provided as per the attached drawing (Annexure F). However, this shall be subject to obtaining approval of the plan from the concerned authorities. If the sanctioned plan is for stilt+ upper floors than the still area of Construction of Lessor will be earmarked parking. Further, whenever the trustee of Lessor visits, the Lessee will arrange to provide car parking up to 5 cars in the School.
- 6.5. That Lessor and Lessee herewith declares and acknowledges that the said 'Construction of Lessor' shall be absolutely owned and possessed by the Lessor only and Lessee shall not have any concern and or association with the said Construction, and the same is not forming part of the present Lease Deed. The Lessor shall not use this allocated area in the Leased Premises for any activities which, are against the rules and regulations of the State Education Law or CBSE bye-laws as the case may be.
- 6.6. The Lessor has already provided to the Lessee, all requisite land



SCOPE OF THE WORK OF THE JUDGE

documents, local authority approvals and other information related to the Leased Premises and when required, for the purpose of obtaining Board Affiliations or any other statutory requirement for the purpose of establishing and running the School or various educational activities as specified herein. However, Lessor shall provide all the available required documents in future on demand of Lessee.

- 6.7. The Lessor herein permit the Lessee, to apply to MSEDCL or any other supplier to get the electricity and power supply and apply to the appropriate authorities for water, sanitation, health, fire, safety, police, etc. for the proposed building.
- 6.8. The Lessor permits the Lessee, to apply to the Municipal Corporation/ any local body/authority/any competent authority for various NOC's including permission to construct, to apply for tax assessment for the proposed construction of the building, and to pay all the taxes.
- 6.9. The Lessee shall not excavate the mud, stones, minerals, etc. from the said leasehold property. The mud, stones, minerals, etc. excavated and collected during the process of demolition of the existing structure and further development thereof shall be disposed of or traded with the prior consent of the Lessor herein. However, if any permission or Royalty is required to be paid then the same shall be taken/ paid by the Lessee.
- 6.10. The Lessee shall, before submission of the building plans for the sanctioning take the prior written approval of the Lessor.
- 6.11. The Lessee shall, before starting of construction shall take prior written consent from the Lessor.
- 6.12. That Lessee shall obtain all the permissions whatever are necessary as per Law for the construction.

7. USE OF THE LEASED PREMISES

- 7.1. The Lessee shall use the Leased Premises for the purpose of operating the School and for all other purposes incidental or ancillary thereto. During the subsistence of this Lease Deed, the Lessee shall, subject to the terms of this Lease Deed, have all rights available to a Lessee under applicable laws and shall have complete, uninterrupted and peaceful Possession over the Leased Premises and uninterrupted access to the Leased Premises, without any hindrance from Lessor.
- 7.2. The Lessee shall keep the Leased Premises in good tenantable condition. The Lessee shall not allow the use of the Leased Premises by any other organization than Lessee except their affiliates and service providers. The Lessee shall use the Leased Premises as an ordinarily prudent person and shall not damage the same.
- 7.3. The Lessee shall not do or cause to do or permit to do any act which would amount to nuisance or annoyance to the neighbouring occupiers and shall not do or permit to do any immoral acts in the Leased Premises and shall not do any act, Deed or thing whereby the Lessor suffers any loss or damage or which may cause disturbance to the Lessor or to the neighbouring occupiers.

8. LEASE RENTAL / SECURITY DEPOSIT :

8.1. Rent Amount and Security Deposit

- 8.1.1. Starting from the Rent Commencement Date, the Lessee shall



हवेली-२३		
347495	P2	
२०२१		

1

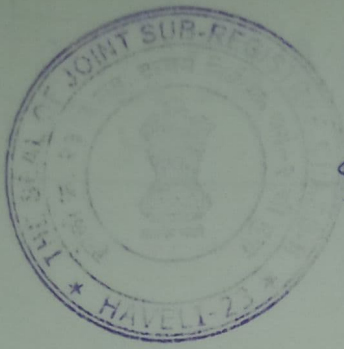


pay to the Lessor Lease Rent as set out in Schedule II hereunder
("Lease Rent")

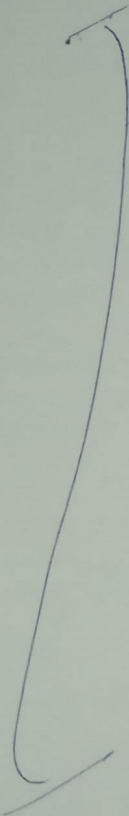
- 8.1.2. All the Lease Rent payments, calculated as per the terms provided in Schedule II, shall be paid on a quarterly basis in advance. It is agreed that the Lessee shall pay the Lease Rent on or before 10th day of the first month of the current quarter and shall take the valid receipt thereof. For clarification, it is stated that for the First Quarter, i.e. June 2021 to August 2021, Lessee shall pay Lease Rent on or before 10th June 2021.
- 8.1.3. The payment of Lease Rent payable for the Period starting on the Lease Rent Commencement Date until the end of that particular year shall be in accordance with the terms as mutually decided by the parties and recorded in the Schedule containing details of the Lease Rent payable is annexed herewith as "Schedule II"
- 8.1.4. The Lease Rent shall be credited to the bank account of the Lessor. If the Lessor intends to change the bank account for any reason, the Lessor shall intimate the same to the Lessee in advance by giving written notice to the Lessee to accommodate the Lessee to pay Lease Rents without any default.
- 8.1.5. That Payment of Lease Rent on the appointed date is the essence of the contract. On failure of the payment of Lease Rent for three consecutive Quarters shall be treated as a breach of the Lease Deed.
- 8.1.6. It is also agreed that Lessor shall be entitled to recover the 18% interest on the Delayed Lease Rent from the date of its due till its realization. However, charging of interest will not amount to the waiver of the right of termination.
- 8.1.7. However once in a year, Lessor shall waive interest of first 90 days from the date of it become due.
- 8.1.8. The Lessee agrees to pay an interest-free, refundable Security Deposit to the tune INR 1,00,00,000/- (Rupees One Crore only) ("Security Deposit"). It is herewith clarified that, for convenience purpose, Parties have executed Two separate lease Deeds and both the Lease Deeds are Co-Terminus to each other. However interest-free, refundable Security Deposit of Rs. 1,00,00,000/- (Rupees One Crore only) shall be Paid against both the Lease Deeds jointly

8.2. Taxes :

- 8.2.1. All payments made under this Lease Deed shall be subject to deduction of tax at source at applicable rates. The Lessor shall charge GST or any other tax applicable time being in force to the Lessee in the invoice to be raised each month. The Lessee shall issue necessary certificates evidencing deduction of tax at source to the Lessor.
- 8.2.2. The Lessor shall bear and pay all the past, present and future taxes whether existing or enhanced, the taxes, rates and cesses payable to Corporation/ Municipal/Panchayat body of the State of Maharashtra and/or any other government authority with regard to the Schedule Property which comprises of the Land only and the Lessee shall pay taxes, rates and cesses payable to Corporation/Municipal/Panchayat body of the State of Maharashtra and/or any other government



हवेली-२३		
93474	20	12
२०२४		



authority in respect of the building to be built on the Schedule Property. Each Party shall hold harmless and indemnify the other Party in case of any default by the other Party in this regard.

- 8.2.3. Mode of Payment - All payments required to be made by the Lessee under this Lease Deed shall be carried out by way of bank transfer using RTGS or any other mode into the designated bank account of the Lessor. Details of the current designated bank account of the Lessor has been set out below:

Lessor: Pimpri Social and Cultural Committee
Bank: Bank Of Maharashtra
Branch: Pune Model Colony
Account no: 60322483938
IFSC Code: MAHB0000750

If the Lessors intend to change the bank account for any reason in advance, the Lessors shall intimate the same to the Lessee by giving written notice to the Lessee to accommodate the Lessee to pay Lease Rent without any default

CHARGES AND EXPENSES

- 9.1. No other charges - The charges fixed hereinabove along with the Lease Rent payable entitles the Lessee to use and enjoy the Leased Premises. The Lessee shall not unless explicitly set out in this Lease Deed, be required to pay any other or further charges or amounts, in respect of the Leased Premises, to the Lessor or to any other person under any circumstances.
- 9.2. It is further agreed between Lessee and Lessor that the local municipal /corporation taxes, cess and other charges etc. in respect of the building shall be borne by the Lessee. However, Land related taxes shall be borne by the Lessor viz. NA Tax etc.

10. REFUND :

- 10.1. Upon the earlier termination or expiry of the Lease period as provided herein and upon the receipt of the vacant and peaceful possession of the Property along with building constructed thereon, the Lessor shall refund the Security Deposit to the Lessee.
- 10.2. Upon Termination and/ or determination of this Lease Deed, the Lessor shall adjust from the Security Deposit any outstanding Lease Rent and other dues payable by the Lessee that remains unpaid, and after adjusting the aforementioned amounts, the Security Deposit shall be refunded to the Lessee immediately upon such determination and/or early termination.
- 10.3. In the event, the Lessors fails to refund the Security Deposit to the Lessee upon expiry of the Lease or early termination, and if the Lessee is ready and willing to handover vacant and peaceful possession and charge of the Schedule Property, the Lessee shall be entitled to claim interest at the rate of 18% (Eighteen Percent) per annum in case of such delay in the repayment of the Security Deposit. Interest shall be payable from the date



73474-23		
73474	22	12
2028		



on which the Security Deposit is due till the date on which the Security Deposit is repaid in full

11. LESSOR'S REPRESENTATIONS AND WARRANTIES

- 11.1. **TITLE**—That Lessee has verified all title documents and is convinced about the marketability of the title of the Lessor.

The Lessor is the sole and absolute owners of the Leased Premises. There is no restriction, obligation or liability, under Law or any prevailing contract, which prevents the Lessor from (a) executing this Lease Deed, (b) providing the Leased Premises on Lease to the Lessee for the purposes of running and managing the School, (c) putting the Lessee in Possession and occupation of the Leased Premises, or (d) which prevents the Lessee from occupying, using and enjoying the Leased Premises as per the terms of this Lease Deed.

- 11.2. The Lessor Trust further declares that the Lessor Trust is the owner of the said Property with the absolute title over the same and has obtained the permission of the Charity Commissioner to grant Lease of the said Property for the period of 30 years, and accordingly has leased out the same unto the Lessee for the Period of 30 years and handed over the Possession of the same to the Lessee.

- 11.3. The Lessor Trust covenants that the Lessor Trust is the owner of the said Property and there are no charges or encumbrance over the said Property, and the Lessor Trust shall hand over the vacant and peaceful Possession of the said Property to the Lessee by physically handing over the same at the site.

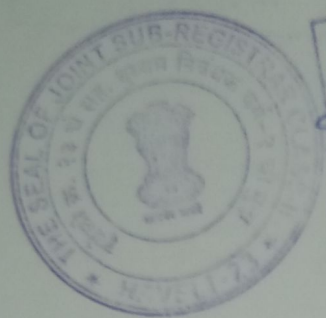
- 11.4. The Lessor has not entered into any other agreement or created any other interest over the said Property that in any manner whatsoever affects the terms of this Lease Deed or the rights of the Lessee hereunder. No person has any such right, title or interest that in any manner whatsoever may affect the Lease or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.

- 11.5. There are no existing, threatened or pending litigation in respect of the said Property that in any manner whatsoever affects the purpose of this Lease or the occupation, use and enjoyment of the said Property by the Lessee on the terms of this Lease Deed.

- 11.6. Property taxes, municipal taxes, electricity, and water charges and all other outgoings in respect of the said up to the date of execution of the Lease Deed have been properly remitted, and there are no dues as on the date of execution of this Lease Deed.

- 11.7. The Lessor covenants that the said Property is not encumbered in any manner whatsoever as on the date of execution of this Lease Deed. The Lessor further represents that the said Property has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the said Property. There are no other encumbrances, charges, mortgages, liens and/or other interests or deeds, whether to sell, Lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the said Property.

- 11.8. The Lessor Trust declares that the Lessor Trust has not entered into any agreement of whatsoever nature with respect to the Property with any third party, nor is there any charge or encumbrance over the said Property.



हवाल-२३		
93457	28	12
2022		

—



23/5/20

11.9. The Lessor Trust further declares that there are no court matters or any other reservation, including from PMC, PMRDA, any other government authority, with respect to the Property. However, Lessee has been informed about the School and Playground Reservation on the Said Property.

11.10. The Lessor Trust shall also support the Lessee during the construction of the buildings and site development, including access, usage of Property, etc.

11.11. The Lessor will allow the security/ watchmen/ ward/ invitees/ students/ visitors/ clients/ labourers/ contractors etc. or the agent or staff of the Lessee or any person authorised by the Lessee to enter upon the Said Property or any constructed structures etc. at all times, and also to maintain and protect the installation of the Said Property and any constructed structures as and when it will be necessary.

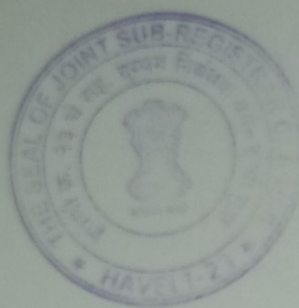
11.12. **COMPLIANCE WITH APPLICABLE LAWS:** - The Lessor further represent that as on the date of entry into the Lease Deed (and such representation to be repeated as of the Lease Commencement Date), that there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable building bye-laws.

11.13. **MORTGAGE OR ENCUMBRANCE**

11.13.1. The Lessor affirm that the Leased Premises is not encumbered in any manner whatsoever as on the date of execution of this Lease Deed. The Lessor further affirm and represents that the Leased Premises has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the Leased Premises. There are no other encumbrances, charges, mortgages, liens and/or other interests or deeds, whether to sell, Lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the Leased Premises.

11.13.2. In the event the Lessor intend to take a loan for any purpose whatsoever by mortgaging the Leased Premises, and/ or by of creating any encumbrance on the Leased Premises in any manner whatsoever, the Lessor shall be liable to comply the below-mentioned conditions:

- a. The Lessor shall duly obtain the prior written consent of the Lessee prior to taking of such a loan during the subsistence of the Lease Deed.
- b. The instalment to be paid for such a loan, per month, shall not in any manner exceed the Lease Rent payable by the Lessee to the Lessor for the said Period.
- c. In the event of any default on the part of the Lessor in payment of the loan instalment and repayment of the loan itself, the Lessee shall have the right but not the obligation to pay such an instalment directly to the lender, and the Lessee shall be entitled to make appropriate deductions to the Lease Rent payable to the Lessor.
- d. The interest of the Lessee, in the Leased Premises, shall in no way be affected as a result of the said loan and the rights of the Lessee on the Leased Premises shall not be



हवल-२३		
3474	2E	12
२०२१		

1



extinguished at any point in time, as a result of the said loan.

- e. In the event the rights and interests of the Lessee on the Leased Premises is in question and/ or is affected in any manner whatsoever, the Lessor undertakes to indemnify the Lessee and undertakes to make good such default/irregularity and shall immediately restore all the rights and privileges that the Lessee enjoyed in the Leased Premises prior to such an extinguishment of right.

12. LESSEE'S REPRESENTATIONS AND WARRANTIES

- 12.1. **Compliance with laws** - The Lessee hereby represents and warrants to the Lessor that the use of the Leased Premises by the Lessee for carrying on the operations will be in accordance with the applicable Law, rules, and regulations and only for running and managing the activities of educational institute and no other purpose in whole or apart.
- 12.2. These representations and warranties shall continue till the entire tenure of the Lease.

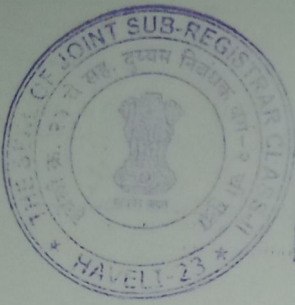
13. LESSOR OBLIGATIONS

All of the below shall become applicable from the Lease Commencement Date.

- 13.1. **Payment of taxes** - Land related taxes shall be borne by the Lessor viz. NA Tax etc.
- 13.2. **Co-operation** - The Lessor shall co-operate with the Lessee by executing all necessary documents and doing such acts, deeds and things to procure any specific governmental or statutory approvals, permissions or consents that may be required for the purpose of Lessee's operations in the Leased Premises. However, it shall be the responsibility of the Lessee to get all the required permissions at his own cost.
- 13.3. **Access** - The Lessee's access to the Leased Premises, including all points of ingress and egress shall not, at any time from the Effective Date and during the Lease Term, be blocked or impeded by the Lessor, their employees, officers, agents, associates or visitors.
- 13.4. **No disturbance** - Without prejudice to Clause 3.1, the Lessor shall ensure that Lessor or any person directly or indirectly related to it shall not, under any circumstances, disturb the Lessee's Possession and enjoyment of the Leased Premises during the subsistence of the Lease Deed.

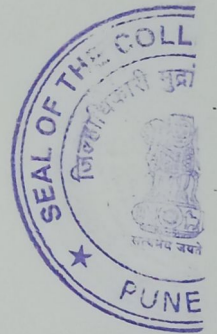
14. LESSEE'S OBLIGATIONS

- 14.1. The Lessee shall make the payment of the Lease Rent to the Lessor within the specified time, as mentioned in this Deed.
- 14.2. **Insurance**- The Lessee shall insure and keep insured, with an Insurance Company of repute, the newly constructed building against loss, damages, earthquake, flood, riots and strikes or any other act of God and shall regularly pay premium thereof. The Lessor shall provide the related documents to the Lessee if any.
- 14.3. **Payment of taxes** - During the Term of the Lease, the Lessee shall pay all the taxes including the local municipal /corporation taxes, property tax, cess and other charges etc.



हवेली-२३		
७३४८४२८	९२	
२०२१		

1



20/20

14.4. **Maintenance-** All day to day general maintenance and all other related daily maintenance work shall be done by the Lessee.

14.5. **Inspection by the Lessor-** The Lessor or their representatives may inspect the Leased Premises at reasonable times, as may be required. The Lessor shall give 48 (forty-eight) hours of notice in writing to the Lessee of its intention to inspect the Leased Premises, and such inspection shall as far as possible be carried out without affecting the Lessee's Operations.

14.6. **Use for Operations-** The Lessee shall use the Leased Premises only for the purposes stated in Clause 7. Further, the Lessee shall be solely responsible for obtaining all necessary approvals, registrations, and permissions for establishing and operating a School in the Leased Premises.

14.7. **Obligations under the Lease Deed-** The Leased Premises shall be used/ occupied only by the Lessee, and by its affiliates, service providers for running of School or working under or with the Lessee or working with its subsidiaries, holding organizations, group or sister organizations for running of school activities only. However, in all cases, the obligations under this Deed shall always be that of the Lessee.

14.8. The Schedule Property shall be used/ occupied only by the Lessee. The Lessee shall not be entitled to grant sub-lease(s) or enter into arrangements of the nature of leave and license in respect of any portion of the Schedule Property without prior written consent from the Lessor. In any event, the Lessee shall ensure proper payment of the Lease Rents to the Lessors in the manner agreed to and stipulated hereinabove.

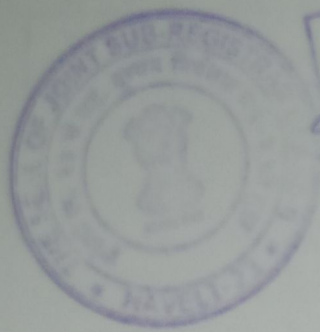
14.9. The Lessee cannot sub-lease the Schedule property as a whole. The term of such sublease shall be ending on or before than May 31st 2048, i.e. three years prior to the term of this present Deed. If the Lessee accepts any deposits or advances, they alone shall, however, be responsible for the refund of the same to their sub-lessees / licensees/transferees and the Lessors shall have no responsibility or liabilities in that behalf. In any event, the Schedule Property shall always be used for the purpose of running and managing a school and for purposes incidental and ancillary thereto and shall not be used for any other purpose. The Lessee shall comply with the terms and conditions of this Lease and shall at all times be responsible for and liable to the Lessors for acts and omissions of such licensee or sub-lessee, and the term of such sub-lease shall not exceed the term of this Lease Deed.

14.10. The Lessee is entitled to mortgage the structure of the building constructed thereon or to be constructed thereon, to any financial institutions or person/s without any legal and lawful liability upon the Lessor personally or towards demised Property and only with the written prior consents of the Lessor. However, the term of mortgage shall not exceed more than 31st May 2048.

14.11. In case, the Lessee creates any sub-lease or assigns or transfer the leasehold rights held by it or in case of assigning, under-letting, parting with the possession or disposing, of the Leased Premises, without the prior written consent of the Lessor, it would be considered a breach of this Lease Deed and the Lessor shall have the right as provided in this Lease Deed.

15. LESSEE'S RIGHTS

15.1. **Peaceful Possession** - The Lessee shall, subject to complying with its obligations under the Lease Deed be entitled to quiet and peaceful Possession and enjoyment on a 24/7 basis of the Leased Premises and all easements, rights and advantages appurtenant thereto, during the period of



हवाल-२३		
344	30	12
२०२१		

I



25/28

the Lease, shall be free from any interference, objections, evictions, claims, interruptions and demands whatsoever, by the Lessor or any government authority or any person claiming through, under or in trust for the Lessor.

24/4 39 P2

- 15.2. **Lessor's failure to comply with its obligations.** If the Lessor fails to comply with its obligations under Clause 13, the Lessee may after due notice in writing to the Lessor, pay, discharge and carry out the said obligations. In such cases, the Lessee shall, with prior intimation of 60 days in writing and upon receipt of confirmation from the Lessor, be entitled to set off the same from the Lease Rent payable to the Lessor under these presents or recover the same otherwise and vice a versa
- 15.3. **Return of Possession and Security Deposit.** Subject to Clause 10 above, it is expressly agreed to between the Parties that the Lessee shall be required to formally hand over Possession of the Said Property along with Building to the Lessor on expiry of the Lease Deed. The Lessor shall immediately refund the Security Deposit upon the receipt of possession unless the same is adjusted against Lease Rents or other payments due and payable by the Lessee subject to the prior written consent of the Lessee.
- 15.4. **Vacation of Leased Premises.** Upon the expiry or upon termination after the lock-in period of the Lease and at the time of vacating the Leased Premises along with building, the Lessee shall be entitled to remove and take away all movables, at its option, all or any of its machinery, equipment, fittings, fixtures, etc., as may have been installed or attached or bought in the Leased Premises by the Lessee from time to time, without causing any damage to the Leased Premises along with building, normal wear and tear excepted.
- 15.5. **Signboards.** The Lessee shall be entitled to put-up and name display signage at entrance, signage directory. The Lessee shall at its own costs, risks and consequences, obtain all necessary permissions/approval from the concerned local authority for such display and shall observe the terms and conditions thereunder. However, Lessee is not entitled to install commercial signage board on the said Property and the Building

16. TERMINATION :

- 16.1. Unless terminated in accordance with the terms of this Lease Deed, the Lease shall be valid and effective for the entire term of this Lease Deed and shall automatically stand terminated upon expiry of this Lease Deed, unless otherwise extended in writing by the Parties mutually at an earlier date.
- 16.2. This Lease Deed can be terminated only on the following grounds:
- Failure of the Lessee in payment of prevailing Lease Rent for Three consecutive Quarters as stipulated hereinabove.
 - Breach of condition of this lease Deed by Lessor or Lessee :- If either Party commits a breach of the terms of this Lease Deed, the other Party shall call upon the defaulting Party to rectify such breach within a period of Ninety (90) days failing which the other Party shall have right to terminate this Lease Deed.
- 16.3. **Effect of Termination and Determination of Lease Deed and Handover of Possession :**
- On the determination of the Lease Deed or upon early termination of the Lease Deed after the Lock-in Period, the Lessor shall immediately refund the Security Deposit of Rs.1 Crore (Rupees One Crore) to the Lessee upon obtaining the vacant and peaceful Possession of the



हवेली-२३		
34	32	12
२०२१		

I



Leased Premises which should be free from all the encumbrances and any statutory dues pending pertaining to Leased Premises. The Lessor shall not claim any investments made by them in relation to building within the Leased Premises.

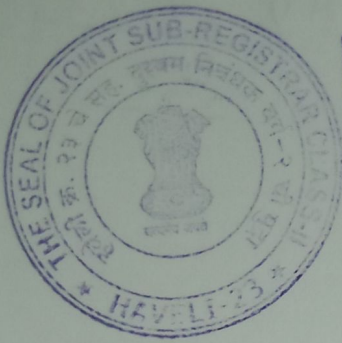
- b) In the event, if Lessor fails to refund the Security Deposit to the Lessee immediately upon expiry of the Lease Deed, and if the Lessee is ready and willing to handover vacant and peaceful charge of the Leased Premises, then the Lessee shall be entitled to an interest of 18% per annum on Security Deposit or due amount from the date when it became due till the actual date of refund.
- c) In case of termination or determination as the case may be, If the Lessor offers to refund the Security Deposit if applicable, but if the Lessee fails to handover vacant and peaceful possession of the Said Property, then the Lessee shall be liable to pay double the Lease Rent, from the date of termination notice till actual and physical handing over of possession.
- d) In case of termination of the Lease Deed due to breach the terms of the Lease as stated in Clause 16.2 (b), the defaulting party shall pay Liquidated damages at the rate specified in Clause No. 4.4 to the other party.
- e) In the event of termination of the Lease Deed by the Lessee before efflux of time, the construction on the said land shall exclusively vest in the Lessors, and the Lessee shall pay Liquidated damages as specified in clause 4.4.
- f) In the event of termination of the Lease Deed by the Lessor before efflux of time, the construction on the said land shall exclusively vest in the Lessors only upon the Lessors paying Liquidated damages as specified in clause 4.4.

17. INDEMNITY

- 17.1. Both Parties hereby indemnifies and agrees to defend and hold harmless to each other, and their respective trustees, Legal representative, assignors, Legal heirs, successors against and in respect of any and all claims, actions, demands, losses, damages, expenses liability and/or judgments (including reasonable attorneys' and consultants' fees and expenses) (collectively, the "Losses") incurred as a reason of or resulting from or arising from or in relation to (a) any default or inaccuracy of the representations of the or any material misrepresentation, made by the other Party as contained in this Deed; and (b) any default or breach by the other Party of any of their covenants, obligations and undertakings under this Lease Deed.
- 17.2. Lessee shall indemnify and keep the Lessor indemnified and harmless against any claim or demand arising due to the construction by the Lessee of the Premises on the Scheduled Property and any claim, actions, fine, damages, any penalty or other claim by any person, Municipal Corporation or other authority for violation of any law or non-compliance with the rules or regulations, and the claims of any labour, staff, student or other agencies or by a third party arising out of running and managing the School.

18. FORCE MAJEURE:

- 18.1. Definition of Force Majeure :



हवेल-२३		
९३४८५	३४	६२
२०२१		



- 32/80
- हस्ता-२३
- 9247Y/3Y/P2
- fire, flood, explosion, the act of God;
 - war (whether declared or not), hostilities, invasion, acts of foreign enemies, extensive military mobilization; civil war, riot, rebellion and revolution, military or usurped power, insurrection, acts of terrorism, sabotage or piracy;
 - plague, epidemic, pandemic, natural disaster, extreme natural event, extreme weather event, nuclear, chemical or biological contamination;
 - In case of act of any government law or governmental order, Government rule/order directing closure of schools and/or temporary suspension of operations of schools;
 - or any other act of like nature.
- (Hereinafter called "Force Majeure Event")

18.2. The Party claiming a Force Majeure Event shall promptly notify the other Party in writing within 15 days from the date of occurrence of the Force Majeure Event.

18.3. Notwithstanding any other clause in the Lease Deed, in case of a Force Majeure Event, if the Lessee is unable to use the Said Property then the Payment of Lease Rent shall be suspended, maximum up to 3 Months. If the Force Majeure Event subsists more than 3 Months, then parties shall mutually decide further course of action about the suspension of Lease Rent.

19. GOVERNMENT REGULATION

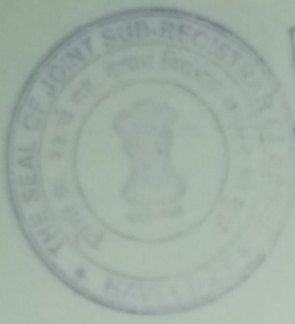
19.1. In the event of a Government order of expropriation, seizure of works, requisition, and/or nationalization, due to which the Lessee is unable to carry on its functions, then the Lease may be terminated upon mutual discussion between the parties without attracting clause 4.4 and in the event, there is the payment of compensation from the government, the compensation will be shared between the Parties.

19.2. In the event of change and/or the introduction of fee regulation laws which imposes restrictions on the fees to be collected by the Lessee in the School, the Lease Rent payable by the Lessee to the Lessor shall be decided by both the parties by mutual agreement at the relevant time. However, this shall be subject to the Lessee providing the Lessor with its balance sheet and subject to mutual agreement between the Parties.

20. NO TENANCY RIGHTS

20.1. Nothing contained herein shall be construed as creating any right, interest, easement, tenancy or sub-tenancy in favour of the Lessee upon or over the demised premises and Building or transferring any interest therein in favour of the Lessee other than the permissive right of use hereby granted. It is further agreed and understood by the Parties that this Lease Deed shall be a mere Lease Deed, and there is no intention on the part of either Party to create a tenancy of the demised premises in favour of Lessee and the Lessee expressly assure, represents and confirms to the Lessor that the Lessee has no intention of claiming and shall not at any time claim any tenancy right in the demised premises. It is agreed that by these presents, the Lessee does not acquire any right, title and /or interest in the Said Property in any manner whatsoever and would occupy the said for school purpose only.

21. NOTICES



हजल-२३		
9347Y	3E	12
२०२१		

I



21.1. Any notice or other information/document required or authorized by this Lease Deed to be given shall be given in writing, in English and by:

- a) delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given);
- b) sending it by a nationally recognized courier or by registered post;
- c) sending it by facsimile transmission, email or comparable means of communication; or
- d) to the relevant Parties at the addresses referred to below in clause 21.4

21.2. Any notice or information given by post/courier in the manner provided under this Clause which is not returned to the sender as undelivered shall be deemed to have been given on the second day after the envelope containing it was so posted. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

21.3. Any notice or information sent by facsimile transmission, email or comparable means of communication shall be deemed to have been duly sent on the date of transmission, provided that a confirming copy of it is sent to the relevant Parties at the addresses within 24 hours after transmission.

21.4. The address and other details of the Parties for the purpose of communication, unless otherwise notified in writing to the other Parties shall be:

If to the Lessor:

Attention: Mr. Ashok B. Kamdar (President)

Address: 3, Goodwill Society, I.T.I. Road, Aundh Pune 411007

Telephone: +919823045777

Email: - abk@kamdargroup.com

Attention: Mr. Yash Ashok Kamdar

Address: 3, Goodwill Society, I.T.I. Road, Aundh Pune 411007

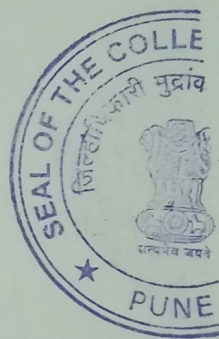
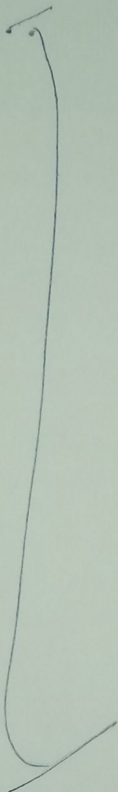
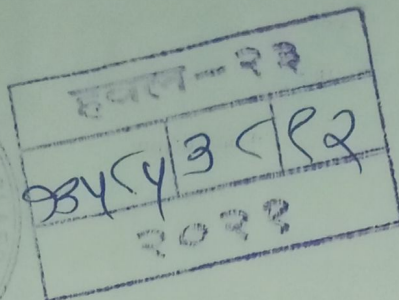
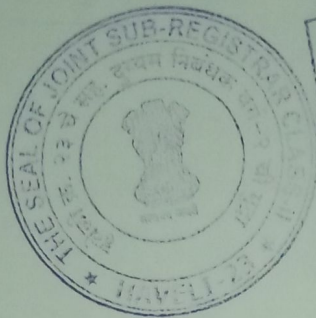
Telephone: +919850509700

Email: - yash@kamdargroup.com

If to the Lessee:

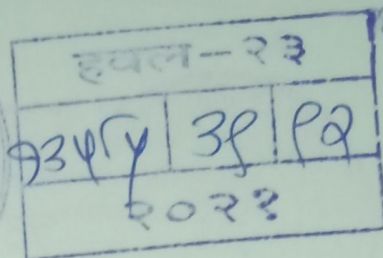
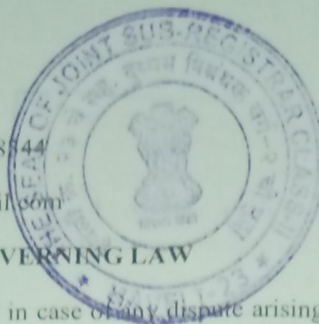
Attention: Mr. Livinus Fernandes

Address: Institute of Learning and Education, 503, Sudhama Niwas, 16th Road, Khar West, Mumbai- 400052



Telephone: +91-9619918444

Email:- livseems@hotmail.com



22. ARBITRATION AND GOVERNING LAW

22.1. The Parties agree that in case of any dispute arising between the Parties in respect of this Lease, the Parties shall try to resolve the dispute in a peaceful and amicable manner by way of mediation. In the event the Parties are unable to resolve their dispute in an amicable manner as stated above, the Parties shall refer the matter to Arbitration under the Arbitration and Conciliation Act, 1996 and/ or any other prevailing law for the time being in force. The Arbitration proceeding shall be conducted by an Arbitral Tribunal comprising of three (3) Arbitrators. The Lessor and the Lessee shall be entitled to appoint One (1) Arbitrator each. The Arbitrators so appointed by the Lessor and the Lessee shall appoint the third Arbitrator. The seat of the Arbitration shall be Pune, Maharashtra, and the language of Arbitration shall be English. The decision of the Arbitral Tribunal shall be binding on the Lessor and the Lessee. The expenses relating to arbitration proceedings shall be shared equally between the parties.

22.2. The laws of India shall be applicable to the Parties to all disputes arising out of this Lease Deed. Subject to the provision with regard to dispute resolution above, Courts in Pune, Maharashtra shall have exclusive jurisdiction with respect to all matters arising out of this Lease Deed.

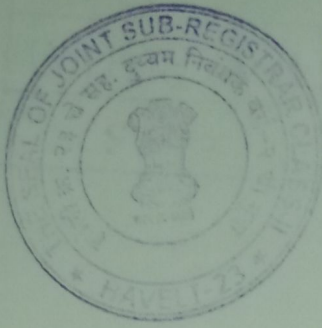
23. MISCELLANEOUS

23.1. The Lessee shall not be obliged to obtain the consent of the Lessor for any change in its constitution and/or any amendment or variation to its Charter Documents provided that subsequent to such change or alternation, the terms and conditions of the Lease Deed shall not be altered in any manner whatsoever. "Charter Documents" means documents relating to the Lessee's formation, incorporation or association (as the case may be) including for the avoidance of doubt, its bye-laws.

23.2. Subject to Clause 11.13 above, the Lessor shall be entitled to transfer, sell or alienate any portion or all of the Leased Premises in any manner whatsoever subject to the rights of the Lessee herein. In any event, the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Lease Deed.

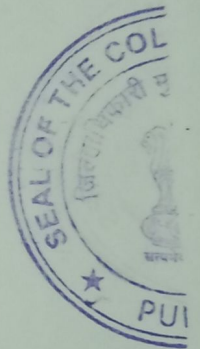
23.3. No forbearance, indulgence, relaxation or inaction by any Party at any time to require performance of any of the provisions of this Lease Deed shall in any way affect, diminish or prejudice the right of that Party to require performance of that provision. Any waiver or acquiescence by any Party of any breach of any of the provisions of this Lease Deed shall not be construed as a waiver or acquiescence of any right under or arising out of this Lease Deed or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Lease Deed.

23.4. The Parties agree that the covenants, obligations and restrictions in this



हवेली-२३		
934	74	80 12
२०२१		

I



351800

SEAL OF JOINT SUB-REGISTRAR

हवल-२३

334Y 89 P2

Lease Deed are reasonable in all circumstances. If any provision of this Lease Deed is held to be illegal, invalid, or unenforceable under any present or future Law, (i) such provision shall be fully severable; (ii) this Lease Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Lease Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there shall be added a legally valid and enforceable provision as similar in terms and effect to such illegal, invalid or unenforceable provision as may be possible.

23.5. No modification or amendment to this Lease Deed and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by the Parties.

23.6. This Lease Deed (including all the schedules and annexures hereto) constitutes the entire understanding and Agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral between the Parties.

23.7. That the cost of Stamp Duty and registration charges and other incidental expenses in connection with execution and registration of this Lease Deed shall be borne by the Lessee alone.

23.8. This Lease Deed and all rights and duties hereunder shall inure to the benefit of, and be binding upon, the Lessor and the Lessee and their respective personal representatives, administrators, executors, successors and assigns.



24. EQUITABLE REMEDIES

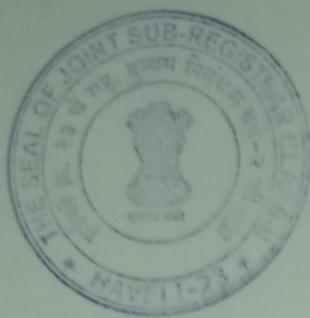
24.1. The Parties acknowledge that in the event of a breach of the provisions of this Lease Deed, damages alone may not be a sufficient remedy and, therefore, each Party shall be entitled to seek all equitable remedies, including injunctive relief and specific performance of this Lease Deed.

24.2. No remedy conferred by any of the provisions of this Lease Deed is intended to be exclusive of any other remedy which is otherwise available at Law, in equity, by statute or otherwise, and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at Law, in equity, by statute or otherwise. The election of any one or more of such remedies by any of the Parties shall not constitute a waiver by such Party of the right to pursue any other available remedy.

25. ASSIGNMENT

The Lessee shall not assign, subcontract or otherwise transfer any of its rights or obligations under this Lease Deed, without the prior written consent of the Lessor; any assignment, transfer for subcontracting in violation of this provision shall be deemed to be invalid.

26. NO THIRD PARTIES BENEFICIARIES

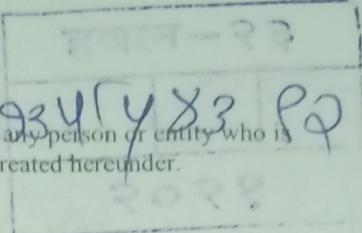
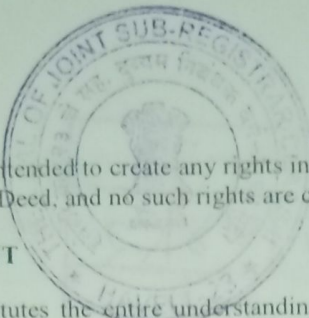


हवेली-२३		
9347y	42	92
२०२३		

1



89/80



This Lease Deed is not intended to create any rights in any person or entity who is not a party to this Lease Deed, and no such rights are created hereunder.

27. ENTIRE AGREEMENT

This Lease Deed constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and commitments, whether oral or in writing, between the Parties with respect to the subject matter hereof.

28. AMENDMENTS

Any modification, amendment, alteration made in this Deed, shall be in the form of a supplementary deed and the same shall be attached to the present Deed in the form of supplement and should be read together as one document.

29. WAIVERS

No failure by a Party to take any action with respect to a breach of this Lease Deed or default by any other Party/ies shall constitute a waiver of the former Party's right to enforce any provision of this Lease Deed or to take action with respect to such breach or default or any subsequent breach or default. A waiver by any Party of any breach or failure to comply with any provision of this Lease Deed by a Party shall not be construed as, or constitute, a continuing waiver of such provision, or a waiver of any other breach of or failure to comply with any other provision of this Lease Deed.

30. RELATIONSHIP OF PARTIES

This Lease Deed will not establish a partnership, agency or joint venture between the Lessor and the Lessee.

31. SEVERABILITY

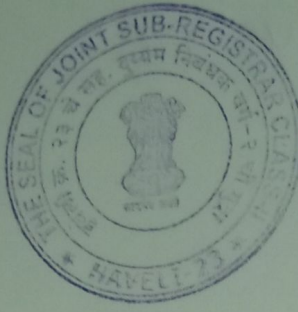
If any provision of this Lease Deed shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Lease Deed shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Any invalid or unenforceable provision of this Lease Deed shall be replaced with a provision that is valid and enforceable and most nearly gives effect to the original intent of the invalid/unenforceable provision, it being intended that all of the rights and privileges of the parties hereto shall be enforceable to the fullest extent permitted by Law.

32. COUNTERPARTS

This Lease Deed may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

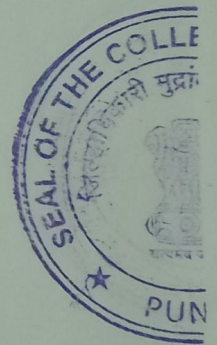
33. Lease Deed in respect of S. No. 264/2:

That parties have executed a separate lease deed with respect to S. No. 264/2 situated at village Chinchwad, Tal. Haveli, Dist Pune. This Lease deed shall at all the times be Co-Terminus to each other. It is clarified that breach of one Lease Deed shall be treated as a breach of the other Lease Deed and effect of termination shall follow for both the Lease Deeds including payment of Liquidated damages under both the Lease Deeds.



हवेल-२३		
३५५	४४	९२
२०२९		

1



82/20

SCHEDULE - I

Schedule to Property of Survey No. 263/1

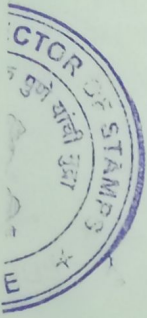
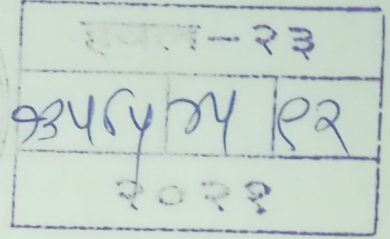
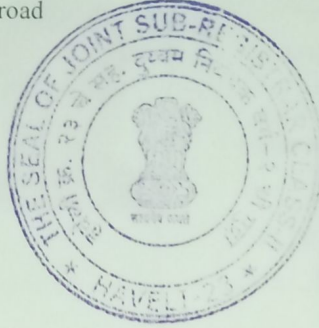
All that piece and parcel of Land bearing S. No. 263/1, i.e. CTS No. 1178, 1179, 1180 admeasuring 00 H 38 R, i.e. 3800 Sq. Mtrs. Situated at village-Chinchwad, Taluka-Haveli, District- Pune, Within the limits of Pimpri Chinchwad Municipal Corporation bounded as under:

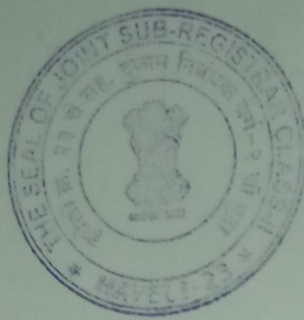
East: By S. No. 262 CTS No. 1181

West: By S. No. 264

North: 20 meter wide DP road

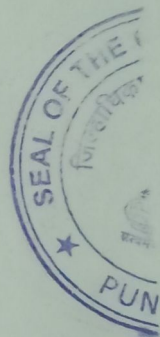
South: By S. No. 264/2





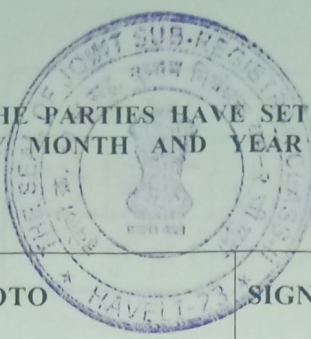
हवेली-२३		
३४५५	०८	१२
२०२१		

1



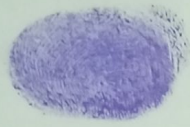

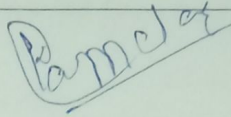
29/8/22

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HAND TO 23
THIS WRITING THE DAY MONTH AND YEAR FIRST SET OUT
HEREINABOVE



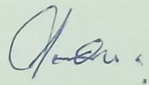


23/8/22

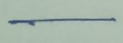
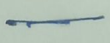
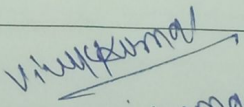
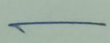

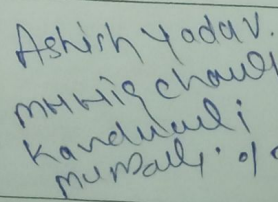
FIRST-PARTY / LESSOR:

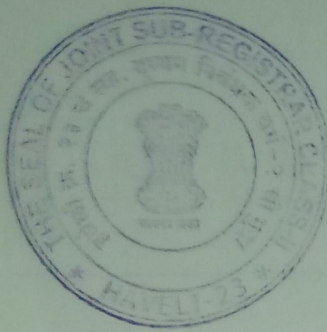
THUMB IMPRESSION	PHOTO	SIGNATURE
		 MR. ASHOK B. KAMDAR AS PRESIDENT OF PIMPRI SOCIAL AND CULTURAL COMMITTEE FIRST-PARTY/ LESSOR

SECOND PARTY / LESSEE:

THUMB IMPRESSION	PHOTO	SIGNATURE
		 MR. LIVINUS E. FERNANDES AS TRUSTEE OF THE INSTITUTE OF LEARNING AND EDUCATION SECOND PARTY/ LESSEE

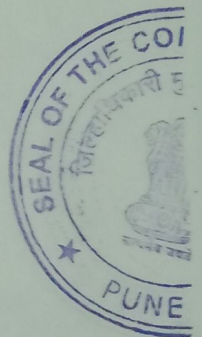
IN PRESENCE OF THE WITNESSES:

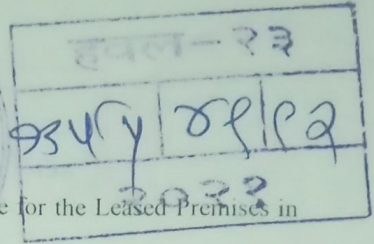
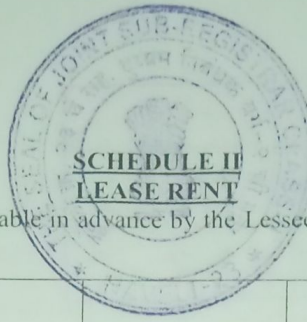
THUMB IMPRESSION	PHOTO	SIGNATURE
		 Viik Komar. Waghaji Puri.
		 Ashish Yodav. Munhi Chaudhary. Kandhari Mursali.



हवेली-२३	
अग्र	रतल
२०२१	

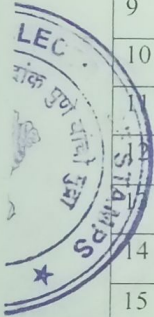
1

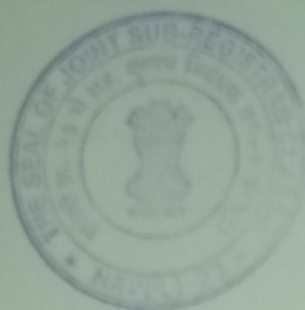




The annual Lease Rent payable in advance by the Lessee for the Leased Premises in the following manner:

S. No	ACADEMIC YEAR	ESCALATION	ANNUAL Lease Rent
1	2021-2022		2695047
2	2022-2023		3144222
3	2023-2024		6737618
4	2024-2025	115%	7748260
5	2025-2026		7748260
6	2026-2027		7748260
7	2027-2028	115%	8910499
8	2028-2029		8910499
9	2029-2030		8910499
10	2030-2031	115%	10247074
11	2031-2032		10247074
12	2032-2033		10741166
13	2033-2034	115%	12352341
14	2034-2035		12352341
15	2035-2036		12352341
16	2036-2037	115%	14205192
17	2037-2038		14205192
18	2038-2039		14205192
19	2039-2040	115%	16335971
20	2040-2041		16335971
21	2041-2042		16335971
22	2042-2043	115%	18786367
23	2043-2044		18786367
24	2044-2045		18786367
25	2045-2046	115%	21604322
26	2046-2047		21604322
27	2047-2048		21604322
28	2048-2049	115%	24844970
29	2049-2050		24844970
30	2050-2051		24844970





हवल-२३			
१३४	४	४०	९२
२०२९			

2



75/264

SCHEDULE- III

The following supporting documents to be enclosed

1. Title Deed (Ownership proof)
2. Pan Card Copies of all the Lessor
3. Encumbrance Certificates for the last sixty (60) years
4. Tax Paid Receipts
5. Land Conversion Certificate

हवल-२३		
९३४७	४९	६२
२०२३		

Annexure A- Certificate of Registration of PSCC

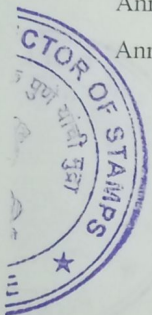
Annexure B- Certificate of Registration of TILE

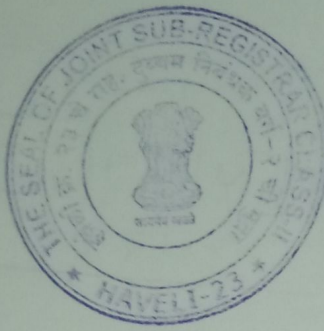
Annexure C- Certified true copy of the resolution

Annexure D- Copy of the order

Annexure E- Title Report

Annexure F- Parking area drawing





हवेल-२३		
३४८५	५२	९२
२०२१		

2



43/80



हवल-२३	
१३५५	५३.१२
२०२९	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

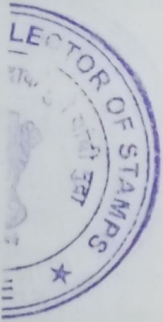
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAATP8708N

नाम / Name
PIMPRI SOCIAL AND CULTURAL COMMITTEE

निर्माण/पंजीन की तारीख
Date of Incorporation/Formation
18/10/1973

19122020



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOK BHAGWANDAS KAMDAR

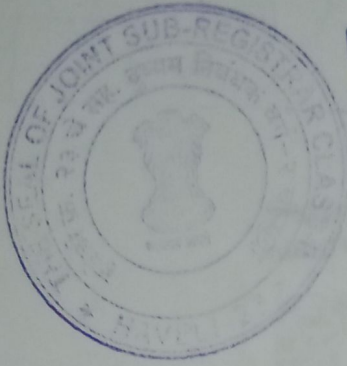
BHAGWANDAS JETHANAND KAMDAR

21/11/1951
Permanent Account Number
ACEPK2652C

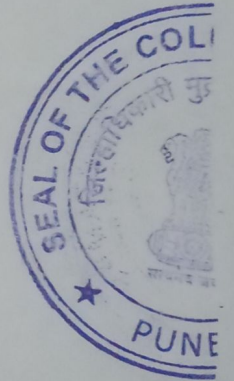
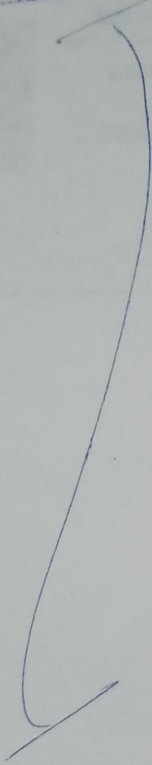
Kamdar
Signature

27020710

Kamdar



हुचल-२३		
३४५	४०	२२
२०२२		



सर्वोच्च न्यायालय
कोर्ट ऑफ अपील

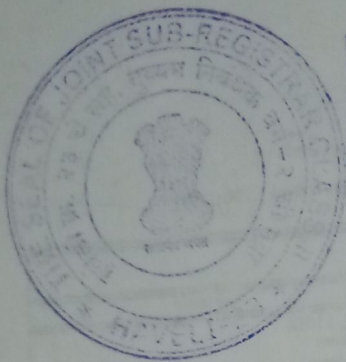
16691 नं दिनांक : 08/01/2021

फोनॉमेट्रा केडवार्ड नमूनांक : 16691 व दिनांक : 08/01/2021

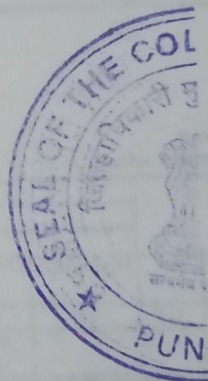
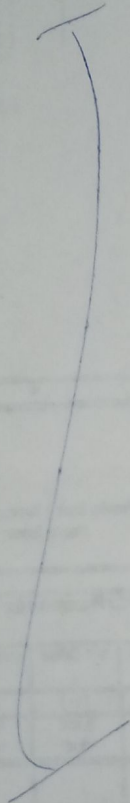
[illegible][illegible]

संवेदित नमः :- 272500070312000000120211122

ALWADE
(नाम :- अर्जुन वि. मुळे)
"महाराष्ट्र विचार" वि. :-
का. हवेली, जि. पुणे



हवल-२३		
३४४	५६	६२
२०२१		



५५/६६०

DUPLICATE CERTIFICATE

Issue in New Old Reg. No. F. 666 Pune 003

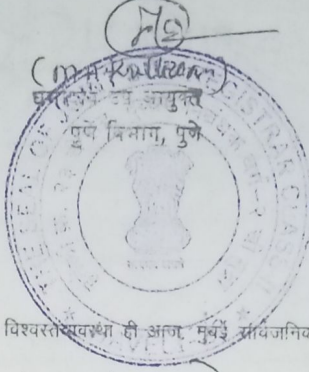
[विशेष-ध.अ./मु.सा.वि./२म.]

Vide Order Dt 26/1/05 App. No. 116/05

of A.C.C. Pune as per Rule 8 (2) of B.P.T.A. 1951



नोंदणी प्रमाणपत्र



हवल-२३	
१३५५	५६१२
२०२३	

याद्वारे प्रमाणपत्र देण्यात येते की खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही अजून मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम २९) या अन्वये पुणे येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव पिंपरी योशाल अँड कन्स्ट्रक्शन्स कमिटीसार्वजनिक विश्वस्तव्यवस्थाच्या नोंदणी पुरतकातील क्रमांक एफ-६६६ पुणे

श्री. आणंद मोहंदास मगर यास प्रमाणपत्र दिले.

आज दिनांक १३/०९/२०२३ रोजी माझ्या सहीनिशी दिले.

सही

sdh

पदनाम धर्मादाय उषा जाधव

पुणे विभाग, पुणे

भारत सरकार
Government of India

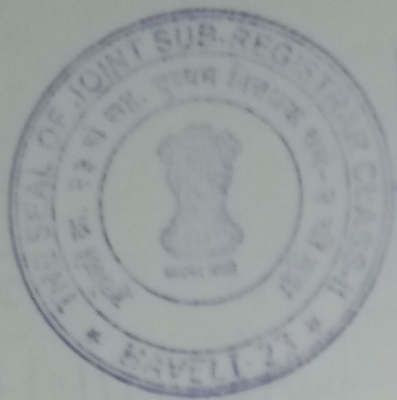
शहानवाज हारुन पठाण
Shahanavaj Harun Pathan
जन्म तारीख / DOB : 11/06/1985
पुरुष / MALE

8093 2023 7920

Scanned with
CamScanner

माझे आधार, माझी ओळख

15/09/2013



सुचल-२३		
३४५५	५८९२	
२०२१		

1



जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक				
गाव/पेठ: चिंचवड तालुका/न.भू.का.: न. भू. अ. पि. चि.				
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार (चौ.मी.)
११७८	१३१		१०६९.३०	

शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ

सुविधाधिकार

हक्काचा मुळ धारक वर्ष:

पट्टेदार

इतर भार

इतर शेर



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
३१/०३/२००४	आदेशाने- मा जिल्हाधिकारी पुणे यांचेकडील बिनशेती आदेश क्र./पी आर एच/एन ए/ एस आर/२४/९/२००३ दि.६/१२/०३ अन्वये न.भू.क्र.११७८/१ अशी मिळकत पत्रिका उघडुन १०९८-०० चौ.मी.क्षेत्र वजा केले.सत्ता प्रकार क			सही- ३१/०३/२०१४ न. भू. अ. पि. चि.
०६/०७/२०११	भुसंपादन नोंद- मा भुमी संपादन विशेष अधिकारी विशेष घटक क्र.२ पिंपरी यांचेकडील भुसंपादन प्र.क्र.एल.ए.क्यु./एस यु /२/८१ दिनांक २१/२/२००० चे अंतिम निवाडाप्रमाणे ४५.०० मी.रस्ता साठी संपादन झालेने ३२.७० चौ.मी.इतके क्षेत्र कमी करण्यात आले.			फेरफार क्र.६३५ प्रमाणे सही- ०६/०७/२०११ न. भू. अ. पि. चि.
३०/०८/२०१५	आदेशाने- मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे			फेरफार क्र.११७९ प्रमाणे सही-

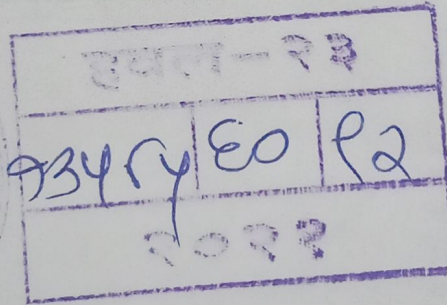
यांचेकडील पारिपत्रक
क्र.ना.भू.१/मि.प./अक्षरी
नोंद/२०१५ पुणे
दि.१६/२/२०१५ रोजीचे
परिपत्रकान्वये मिळकत
पत्रिकेवर अक्षरी क्षेत्र नमूद
केले असे सातशे
एकोणसत्तर दशांश तीस
चौ.मी दाखल केले.

३०/०४/२०१५
न.भु.अ.पिंपरी
चिंचवड

प्रमाणित..... 324
अर्जदाराचे नांव : वाळंकाळ
अर्ज आला दिनांक : 28 DEC 2014
वकल दिली दिनांक : 28 DEC 2014
आकारलेली स्वयंकृत किंमत : 645
वर्ण :-

सत्प्रत


प्रमुख लिपीक
नगर भू-मापन अधिकारी
पिंपरी-चिंचवड



45/500

जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक				
गाव/पेठ: चिंचवड तालुका/न.भू.का.: न. भू. अ. पि. चि. ३४४६				
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार (चौ.मी.)
११७९	१३१		७४०.००	
शासनाला दिलेल्या आकरणाची किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ				

सुविधाधिकार	
हक्काचा मुळ धारक वर्ष:	
पट्टेदार	
इतर भार	
इतर शेर	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
	बिनशेती आदेश नोंद- मा जिल्हाधिकारी पुणे यांचेकडील बिनशेती आदेश क्र./पी आर एच/एन ए /एस आर/२५९/२००३ दि.६/१२/०३ अन्वये न.मु.क्र.११७९/१ अशी नविन मिळकत पत्रिका उघडुन ११६०.०० चौ.मी.क्षेत्र वजा केले.सत्ता प्रकार क.			सही- ३१/०३/२००४ न. भू. अ. पि. चि.
३०/०४/२०१५	आदेशाने- मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ रोजीचे परिपत्रकान्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र नमूद केले असे सातशे चाळीस चौ.मी दाखल केले.			फेरफार क्र.११७९ प्रमाणे सही- ३०/०४/२०१५ न.भु.अ.पिंपरी चिंचवड
३०/०१/२०१७	भुसपादन नोंद- मा.वि.भु.सं.अ.क्र.२/८		म पिंपरी चिंचवड महानगरपालिका	फेरफार क्र.१४४९ प्रमाणे

यांचेकडोल दि.३१/१०/८८
रोजीचे जाहिर
निवाड्यानुसार सदर
मिळकतीचे १९००.०० चौ.मी
क्षेत्रातुन चिंचवड लिकरोड
प्रयोजनासाठी संपादन
झालेने एकुण क्षेत्रापैकी
२२.५० चौ.मी.संपादित क्षेत्र
कमी करणेत आले आहे.

सही-
३०/०१/२०१७
न.भु.अ.पिंपरी
चिंचवड

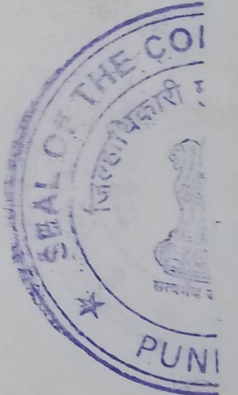
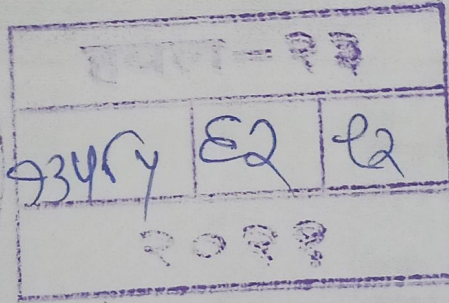
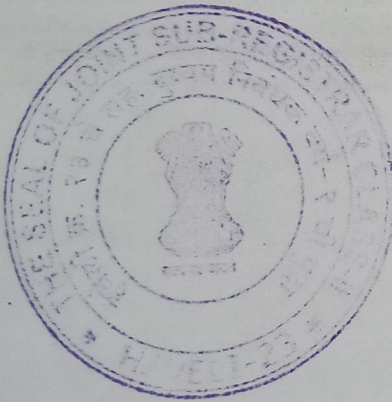
अर्ज क्रमांक..... 374
अर्जदाराचे नांव वडिकर
अर्ज आला
प्रकल दिती 24 DEC 2000
आकारलेली नकल 64
कृण :-

सत्यप्रत

Baunde

प्रमुख लिपीक

नगर भू-मापन अधिका
पिंपरी-चिंचवड



जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

गाव/पेठ: चिंचवड तालुका/न.भू.का.: न. भू. अ. पि. चि.

नगर भुमापन
क्रमांक

शिट नंबर

प्लॉट नंबर

क्षेत्र चौ.मी.

धारणाधिकार
(चौ.मी.)

शासनाला दिलेल्या आकाराचा
किंवा भाड्याचा तपशिल आणि
त्याच्या फेरतपासणीची नियत वेळ

११८०

१३१

११०.००

सुविधाधिकार

हक्काचा मुळ धारक

वर्ष:

पट्टेदार

इतर भार

इतर शेरे



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षात्करण
३१/०३/२००८	आदेशाने- मा. जिल्हाधिकारी पुणे यांचेकडील क्र. /पी आर एच/एन ए/एस आर/२५९/०३ दि. ६/१२/०३ अन्वये न.भू.क्र.११८०/१ अशी मिळकत पत्रीका नविन उघडली व क्षेत्र ११०.०० चौमी दाखल वजा केले. सत्ता प्रकार "क".			सही- ३१/०३/२००८ न. भू. अ. पि. चि.
३०/०८/२०१५	आदेशाने- मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र. ना.भू.१/मि.प./अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ रोजीचे परिपत्रकाचे मिळकत पत्रिकेवर अक्षरी क्षेत्र नमूद केले असे नऊशे दहा चौ.मी. दाखल केले.	अज क्रमांक	३७४	फेरफार क्र. ११७१ प्रमाणे सही- ३०/०८/२०१५ न.भू.अ.पिपरी चिंचवड

अर्जदाराचे नाव

ज आल

वकल

आकारलेला नव

कुण :-

24 DEC 2015

१०

सत्यप्रत

[Signature]

नियुक्त लिपिक

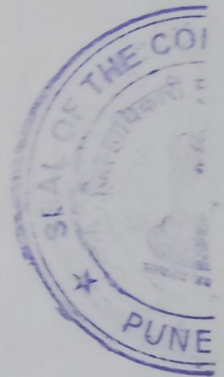
नगर भुमापन अधिकारी

चिंचवड



हवेली-२३		
३३५५	६०	१२
२०२१		

1



सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मूल्यांकन
अहवाल प्रपत्राचा नमूना

प्रकरण क्र. 33/2021
दिनांक:- 10/2/2021

सादर:-

विषय:- मूल्यांकन अहवाल.

मौजे. चिंचवड स.नं- 263/1 /सि.स.नं- 1178,1179,1180 प्लॉट नं.-----/ अंतिम प्लॉट नं.-----

2. अभिनिर्णय प्रकरणी दस्तावेजानुसार उपलब्ध माहिती:-

1. लिहण देणार - पिंपरी सोशल अँड कल्चरल कमिटी तर्फे अध्यक्ष श्री अशोक बी.कामदार
2. लिहण घेणार - द इन्स्टिट्यूट ऑफ लर्निंग अँड एज्युकेशन तर्फे ट्रस्टी श्री लिक्वॅनस ई.फर्नांडिस
3. दुय्यम निबंधक कार्यक्षेत्राचे नाव:- 1 ते 27
4. दस्ताचा प्रकार:- विकसन करारनामा
5. दस्त निष्पादित असल्यास निष्पादनाचा दिनांक:- नाही.
6. मिळकतीचा प्रकार:-

(उदा. खुली जमीन- शेती व ना विकास / बिनशेती /संभाव्य बिनशेती / गुंठेवारीनुसार विकास / मोठ्या आकाराचे क्षेत्र / आरक्षित क्षेत्र / सदनिका नव्याने विकसित / जुनी इमारत भाडेकरू व्याप्त जमीन / लिजहोल्ड मिळकत / निवासी कार्यालयीन / औद्योगिक व्यापारी वापर)

7. दस्त मिळकतीचे वर्णन तपशिल:- पुणे पिंपरी चिंचवड मनपा. हददीतील गाव मौजे- चिंचवड ता.हवेली, जि.पुणे येथील जमिन मिळकत यांसी सर्व्हे नं.263/1 यांसी सिटीएस नं.1178,1179,1180 यांसी क्षेत्र 00 हे.38 भाग म्हणजेच 3800 चौ.मी.ही मिळकत हा विषयांकित दस्ताचा विषय आहे.

8. दस्तातील एकूण क्षेत्रफळ:- 38 आर = 3800 चौ.मी.

9. पक्षकारांमध्ये ठरविण्यात आलेला दस्तातील मोबदला-

I बांधीव क्षेत्र-----

II अनामत रक्कम-----

मुदत वर्ष-----

III रोख रक्कम-----

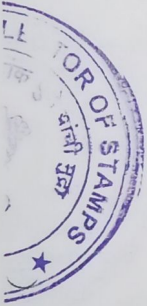
10. सन 2020-2021 चे बाजारमूल्य दर तक्त्यानुसार-

मूल्य विभाग क्र. 2/25 मूल्य दर जमीन रु. 19630/- प्रति चौ.मी.

बांधकाम दर - 26620/- /सदनिका दर - 58820/- प्रति चौ.मी.

कार्यालय दर - 63180/- प्रति चौ.मी. दुकान दर - 71420/- प्रति चौ.मी.

11. विकास योजना / प्रादेशिक योजना सदयस्थिती-----



12. बाजारमूल्य तक्त्यातील दरानुसार अमलबजावणी सूचना च्या अनुबंगाने येणारे मूल्यांकन -

1) जागा

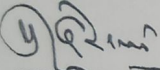
$$3800 \times 19630 = 7,45,94,000/-$$

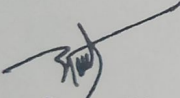
2) बांधकाम

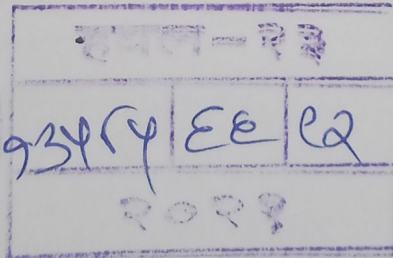
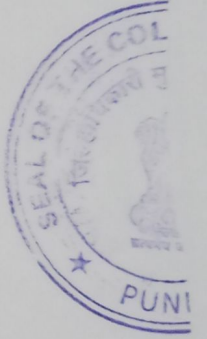
$$650 \text{ चौ.फूट} \times \text{रु.}1200 = 7,80,000/-$$

वरील मूल्यांकन बाजारमूल्य म्हणून ग्राह्य धरणे योग्य वाटते. निर्णय व आदेशार्थ सादर.


सहाय्यक नगररचनाकार


सह जिल्हा निबंधक वर्ग-2


सह जिल्हा निबंधक वर्ग-1
तथा मुद्रांक जिल्हाधिकारी पुणे शहर, पुणे



अंतिम आदेश

सह जिल्हा निबंधक (वर्ग-1) मुद्रांक जिल्हाधिकारी, पुणे(शहर) यांचे कार्यालय
5, फायनान्स रोड, शासकिय छायाचित्र नोंदणी कार्यालय इमारत, पुणे-411001.
(020-26050637)

जा.क्र./पुणे शहर/अभि.प्र.क्र.33/21/3082/2021

दिनांक 26/03/2021

विषय :- अभिनिर्णय प्र.क्र.33/2021.

संदर्भ :- पिंपरी सोशल अँड कल्चरल कमिटी तर्फे अध्यक्ष अशोक बी. कामदार, 3 गुडविल सोसायटी, आयटीआय रोड, औंध, पुणे-411007, यांचा या कार्यालयास दि.15/01/2021 रोजी अभिनिर्णय अर्ज.

आदेश

ज्याअर्थी पिंपरी सोशल अँड कल्चरल कमिटी तर्फे अध्यक्ष अशोक बी. कामदार, 3 गुडविल सोसायटी, आयटीआय रोड, औंध, पुणे-411007, यांनी संदर्भित अर्जाव्यत्ये या कार्यालयात दि.15/01/2021 रोजी लिजडीड या शिर्षकाचा दस्तऐवज अभिनिर्णयासाठी सादर केलेला आहे. अभिनिर्णय फी रु.100/- ई-चलनव्हाट्टा क्र. MH010155233202021E दि.14/01/2021 रोजी शासन जमा करण्यांत आलेली आहे.

ज्याअर्थी सदरचा सादर केलेला लिजडीड दस्तऐवज हा निष्पादित केलेला नाही. सादर केलेल्या दस्तऐवजामध्ये लेसॉर/फर्स्ट पार्ट - पिंपरी सोशल अँड कल्चरल कमिटी तर्फे अध्यक्ष अशोक बी. कामदार लेसी/सेकंड पार्ट - द इन्स्टिट्यूट ऑफ लर्निंग अँड एज्युकेशन तर्फे ट्रस्टी श्री. लिक्विस ई. फर्नांडिस यांचेमध्ये निष्पादित होणार आहे.

दस्तातील मिळकत वर्णन.- पिंपरी चिंचवड महानगरपालिका हद्दीतील गांव मौजे चिंचवड, ता. हवेली, जि. पुणे येथील मिळकत यांसी सर्व्हे नं.263/1 यांसी सिटीएस नं.1178, 1179, 1180 यांसी क्षेत्र 00हे. 38 अंश म्हणजेच 3800 चौ.मी. हि मिळकत हा विषयांकित दस्ताचा विषय आहे.

लिज कमॅन्समेंट डेट - दि.01/06/2021.

भाडेपट्टा कालावधी - 30 वर्ष.

इंटेरेस्ट फ्री रिफंडेबल सिक्युरिटी डिपॉझिट - रु.1,00,00,000/-

अभिनिर्णय प्रकरणासोबत सादर केलेली कागदपत्रे - 1) अभिनिर्णय अर्ज 2) प्रतिज्ञापत्र 3) अभिनिर्णय ऑनलाईन अर्ज टोकन 4) अभिनिर्णय फि चलन प्रत 5) दस्तऐवजाचा मसुदा 6) सातबारा 7) ओळखपत्र 8) धर्मादाय उपआयुक्त, पुणे विभाग, पुणे यांचेकडील विश्वस्त नोंदणी प्रमाणपत्र 9) मालमत्तापत्रक व इत्यादी कागदपत्रे प्रकरणासोबत जोडलेली आहे.

मुल्यांकन - या कार्यालयातील सहाय्यक नगररचनाकार यांनी सदर मिळकतीचे रक्कम रु. 7,53,74,000/- इतके मुल्यांकन निश्चीत केलेले आहे.

मुद्रांक शुल्क.- मा.नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालयाकडील पत्र क्रं.का.5/मुद्रांक - 20/प्र.क्रं. 10/20/217/2020 दि. 31/08/2020 अन्वये दि. 01/09/2020 ते 31/12/2020 या कालावधीकरीता मुद्रांक शुल्क दर हा 3% व दि.01/01/2021 ते 31/03/2021 या कालावधीकरीता मुद्रांक शुल्क दर हा 3.5% इतका करण्यात आलेला आहे. तसेच शासन आदेश क्रं मुद्रांक-2020/प्रक्रं 136/म-1(धोरण) दि. 21 डिसेंबर 2020 नुसार भाडेपट्ट्याचा समावेश 3.5% मुद्रांक शुल्क आकारणीकरीता केलेला आहे.

प्रस्तुत लिज डीडच्या दस्तऐवजात मुल्यांकन रक्कम रु. 7,53,74,000/- इतके निश्चित करण्यात आले असून सदरचा सब लिज डीड 30 वर्षांचा आहे. तसेच प्रस्तुत दस्तऐवजामध्ये पान क्रं 5 मधील मुद्दा क्रं 4.2 मध्ये नुतनीकरणाचा मुद्दा नमूद असल्याने यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 36 (iv) सह 25 ब नुसार एकूण मुल्यांकनांच्या 90% रक्कम रु. 6,78,37,000/- यावर 3.5% प्रमाणे रु. 23,74,300/- इतके मुद्रांक शुल्क भरणे आवश्यक आहे.

वरील विवेचनावरून मी श्री. अनिल पारखे मुद्रांक जिल्हाधिकारी पुणे शहर, महाराष्ट्र मुद्रांक अधिनियमान्वये कलम 53 अ च्या अधिन राहून खालील आदेश देत आहे.

आदेश

1. उक्त दस्तऐवजास महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53 अ च्या अधिन राहून आदेश पारीत करण्यात येत आहे.



हवाल-२३		
347	ER	ER
२०२१		



2. महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 28 मध्ये नमूद केल्या प्रमाणे मुद्रांक शुल्क /मुल्यांकन आकरणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्यांचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पूर्णपणे खरे पणाने नमूद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्रा व्दारे खात्री करून दिलेली आहे. कलम 28 चे तरतुदी संबंधी अर्जदार यांनी अनुपालन केल्यास कलम 62 अन्वये शास्तीचा कार्यवाही करण्याचे अधिन राहून आदेश देत आहेत.

3. मा.नॉदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालयाकडील पत्र क्रं.का.5/मुद्रांक - 20/प्र.क्रं. 10/20/21/2020 दि. 31/08/2020 अन्वये दि. 01/09/2020 ते 31/12/2020 या कालावधीकरीता मुद्रांक शुल्क दर हा 3% व दि.01/01/2021 ते 31/03/2021 या कालावधीकरीता मुद्रांक शुल्क दर हा 3.5% इतका करण्यात आलेला आहे. तसेच शासन आदेश क्रं मुद्रांक-2020/प्रक्रं 136/म-1(धोरण) दि. 21 डिसेंबर 2020 नुसार भाडेपट्याचा समावेश 3.5% मुद्रांक शुल्क आकारणीकरीता केलेला आहे.

प्रस्तुत लिज डीडच्या दस्तऐवजात मुल्यांकन रक्कम रु. 7,53,74,000/- इतके निश्चित करण्यात आले असून सदरचा सब लिज डीड 30 वर्षांचा आहे. तसेच प्रस्तुत दस्तऐवजामध्ये पान क्रं 5 व 6 मधील मुद्दा क्रं 4.2 मध्ये नुतनीकरणाचा मुद्दा नमूद असल्याने यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 36 (iv) सह 25 ब नुसार एकूण मुल्यांकनांच्या 90% रक्कम रु. 6,78,37,000/- यावर 3.5% प्रमाणे रु. 23,74,300/- इतके मुद्रांक शुल्काचा भरणा करण्यात आलेला आहे. यास्तव अधिनियमातील कलम 32 (2) खाली प्रमाणित करण्यात येत आहे.

4. मा. नॉदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. का.5 / अभिनिर्णय /प्र. क्र. 27/12/ 804/12 दि. 23/08/2012 च्या आदेशान्वये हे प्रमाणपत्र " महाराष्ट्र मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे.

5. प्रस्तुत प्रकरण मुद्रांक शुल्क संबंधित आहे उर्वरीत कायदेशीर अथवा बेकायदेशीर बाबींशी संबंध येत नाही.



(अनिल पारखे)

सह जिल्हा निबंधक वर्ग-1 तथा
मुद्रांक जिल्हाधिकारी, पुणे शहर.

प्रत :- 1. पिंपरी सोशल अँड कल्चरल कमिटी तर्फे अध्यक्ष अशोक बी. कामदार, 3 गुडविल सोसायटी, आयटीआय रोड, औंध, पुणे-411007.

2. दुय्यम निबंधक हवेली क्रं.1 ते 27 पुणे.

2/- आपणास कळविणेत येते की, आपण उक्त आदेशातील मिळकतीचे वर्णन व आपणाकडे नॉदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकतीचे वर्णन बरोबर असल्याची खात्री करून नॉदणी अधिनियम 1908 च्या अधिनियमातील तरतुदी नुसार दस्त नॉदणीची कार्यवाही करावी.



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

Receipt of Document Handling Charges

PRN 2607202104645

Receipt Date 27/07/2021

Received from Livinus E Fernandes, Mobile number 00000000000, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 8085 dated 27/07/2021 at the Sub Registrar office Joint S.R. Andheri 3 of the District Mumbai Sub-urban District.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name SBIN

Payment Date 26/07/2021

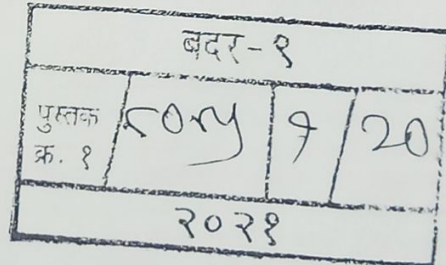
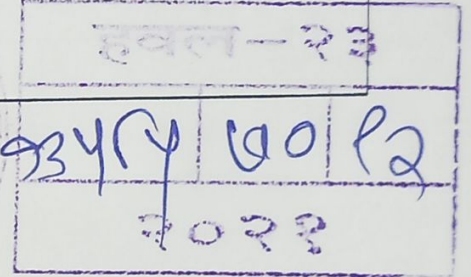
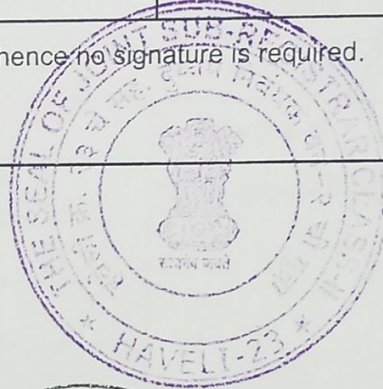
Bank CIN 10004152021072603970

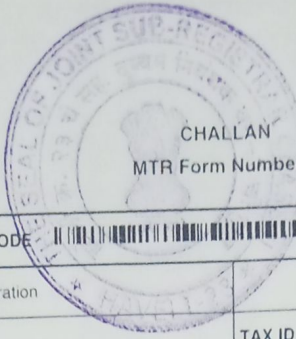
REF No. 120712524352

Deface No 2607202104645D

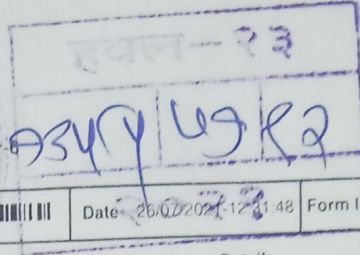
Deface Date 27/07/2021

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





CHALLAN
MTR Form Number-



GRN	MH004050778202122P	BARCODE		Date	26/07/2021-12:31:48	Form ID	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee Ordinary Collections IGR			TAX ID / TAN (If Any)			
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1			PAN No.(If Applicable)			
Location	MUMBAI			Full Name	Livinus E Fernandes		
Year	2021-2022 One Time			Flat/Block No.	503, Sudhama Niwas		
Account Head Details			Amount In Rs.	Premises/Building			
0030063301 Amount of Tax			100.00	Road/Street	16th Road Khar West		
				Area/Locality	Mumbai		
				Town/City/District			
				PIN	4 0 0 0 5 2		
				Remarks (If Any)			
				SecondPartyName=Shahanavaj Harun Pathan-			
Total			100.00	Amount In Words	One Hundred Rupees Only		
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	10000502021072601231	8881661422114
Cheque/DD No.				Bank Date	RBI Date	26/07/2021-12:32:18	Not Verified with RBI
Name of Bank				Bank/Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	Not Verified with Scroll		
Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चटान केवल दफ्तरी निबंधक कार्यालय में नोंदणी करवावयाच्या दस्तऐवजां लागू आहे . नोंदणी न करावयाच्या दस्तऐवजांनी सदर चटान लागू नाही .				Mobile No. : 0000000000			
Challan Defaced Details							
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount		
1	(IS)-378-8085	0001941900202122	27/07/2021-13:12:41	IGR188	100.00		
Total Defacement Amount					100.00		

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

पुस्तक		
क्र. १	2028	3/20

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2021

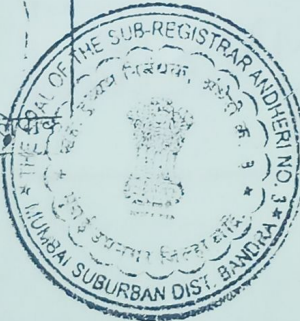
BD 100670

14 JUL 2021

जिल्हा कोषागार कार्यालय, ठाणे

28 JUN 2021

मुद्रांक प्रमुख लिपीक / लिपिक

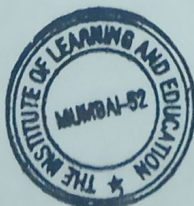
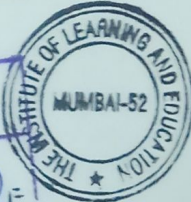


बदर-९
पुस्तक क्र. १
60678/20
2021

SPECIFIC POWER OF ATTORNEY

This Power of Attorney is made at 27th this day of July 2021 by BERNANDEZ (hereinafter referred to as the 'Principal') having registered office at 503, Sudhama Niwas, 16th Road, Khar West, Mumbai - 400052 the Managing Trustee of The Institute of Learning and Education (hereinafter referred to as the 'Trust');

(Residing at Shesh Bandra West, Violeng Bandra - 400052, Mum - 50.)
in favour of SHAHANAVAJ HARUN PATHAN, (hereinafter referred to as the 'Attorney') residing at A-905, Golden palms, Pune - Nashik Highway, Moshi, Pune - 412105.



Shahnavaj

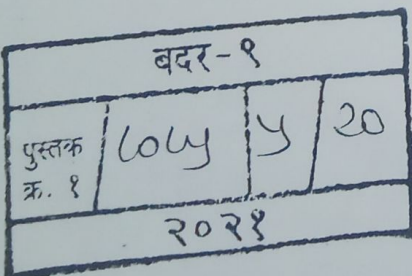
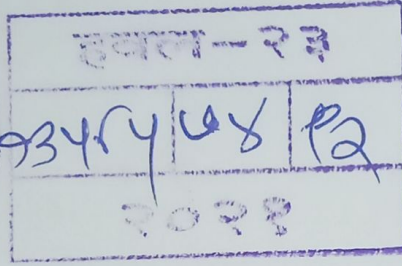
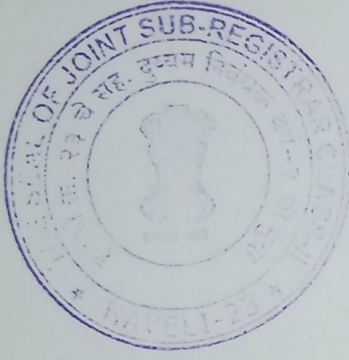
14 JUL 2021

मुद्रांक विक्री नोंद वही अनुक्रमांक 27057 दिनांक
दस्तावा प्रकार दस्त जोदणी करणार आहेस का होय/ नाही
नोंदणी होणार असल्यास मुख्य निबंधक कार्यालयाचे नाव
मिळकतीचे वर्णन मोदता खंडा
मुद्रांक विकत घेणाऱ्याचे नाव The Institute of Learning & Edu

दुस-या पक्षकाराचे नाव
हस्ते असल्यास त्याचे नाव व पत्ता Sandeep pilankar, 503 Sudama

मुद्रांक शुल्क रक्कम 500/- मुद्रांक विकत घेणाऱ्याची सही
मुद्रांक विक्रीचे ठिकाण / पत्ता:- रु. वि. म. अ. से. दुकान नं. 92, जंता मार्केट-9, N.W. 10th R

श्री. विजोद वि. शिंगाडे कारणासाठी मुद्रांक खरेदी केल्यापासुन द. न. लि. ब्याचा आत वापरणे घेवूनकारक आहे
मुद्रांक विक्रीच्याची सही
पत्ता नं. 10/2/2003 नदिन परवाना कं. 9209084
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच



WHEREAS

1. By virtue of the Board Resolution dated 25.03.2021, passed by the Trust, it was resolved that the Principal authorises the Attorney to enter into a lease deed with Pimpri Social And Cultural Committee, a Trust registered under the provision of the Bombay Public Trust Act 1950 to take on lease the property bearing S. No. 263/1 i.e. CTS No. 1178, 1179, 1180 admeasuring 00 H 38 R i.e. 3800 Sq. Mtrs. situated at village- Chinchwad, Taluka-Haveli, District- Pune and property bearing S. No. 264, Hissa No. 2, i.e., CTS No. 1212, 1213, 1214 00 H 52 R i.e., 5200 Sq. Mtrs situated at village- Chinchwad, Taluka-Haveli, District- Pune ("Property").

2. The Trust has accorded to operate an educational institution under the name of Orchids, The International School.

3. The Attorney is hereby authorized to sign and execute before a Registrar the Lease Deed with the Lessor on behalf of the Trust and all other necessary letters, documents, deeds and agreements, etc as may be require, in this regard.

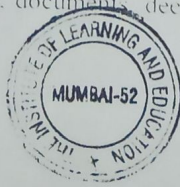
4. The Attorney is therefore, authorized to appear before the sub-registrar in Pune or such other appropriate statutory authority for registration of the said Lease Deed and to sign and execute before a Registrar, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that I, Vinus E. Fernandes hereby appoint, nominate constitute and authorize Shahanavaj Harun Pathan, Age 34, Occupation Associate of the Trust, residing at A-905, Golden palms, Pune - Nashik Highway, Moshi, Pune - 412105 as my Lawful Attorney by virtue of this Specific Power of Attorney to perform and to carry out the following acts, deeds, matters and things on my behalf viz.:

1. To enter into a lease deed with Pimpri Social And Cultural Committee ("Lessor"), a Trust registered under the provision of the Bombay Public Trust Act 1950 to take on lease the property bearing S. No. 263/1 i.e., CTS No. 1178, 1179, 1180 admeasuring 00 H 38 R i.e., 3800 Sq. Mtrs. situated at village- Chinchwad, Taluka-Haveli, District- Pune and property bearing S. No. 264, Hissa No. 2, i.e., CTS No. 1212, 1213, 1214 00 H 52 R i.e., 5200 Sq. Mtrs situated at village- Chinchwad, Taluka-Haveli, District- Pune ("Property") for the purpose of developing and expanding the Building situated at such premises.

2. To sign and execute before a Registrar the Lease Deed with the Lessor on behalf of the Trust and all other necessary letters, documents, deeds and agreements, etc as may be require, in this regard.

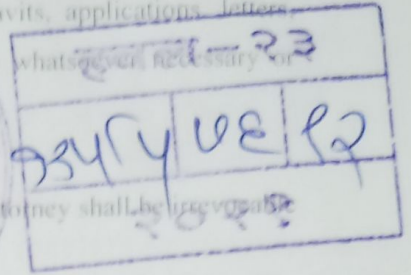
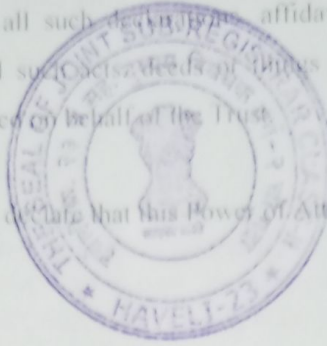
[Signature]



[Signature]

3. To appear before the sub- registrar in Pune or such other appropriate statutory authority for registration of the said Lease Deed and to make, sign and execute before a Registrar, swear, declare, register and file all such deeds, affidavits, applications, letters, papers and writing and to do all such acts, deeds and things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

4. And I, Livinus E. Fernandes hereby declare that this Power of Attorney shall be irrevocable and unconditional.



IN WITNESS WHEREOF, I, LIVINUS E FERNANDES, THE ABOVE-NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS 27 DAY OF July, 2021.

SIGNED AND DELIVERED BY
THE WITHIN NAMED PRINCIPAL

Livinus E. Fernandes

(Managing trustee of
The Institute of Learning
and Education)



SPECIMEN SIGNATURE OF
THE WITHIN NAMED ATTORNEY

Shahanavaj Harun Pathan



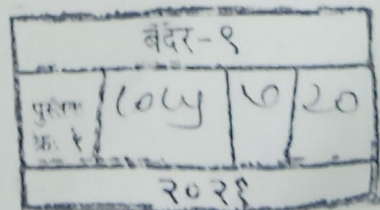
Witness:

1. Name: Ashish Yadav

Sign:

2. Name: Yuvraj Jadhav

Sign:



THE INSTITUTE OF LEARNING AND EDUCATION

503, Sudhama Niwas. 16th Road, Khar West. Mumbai – 400052 Tel No:- 022-26051276.



CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF TRUSTEES OF THE INSTITUTE OF LEARNING AND EDUCATION HELD AT 25TH DAY OF MARCH, 2021 AT 12.30 PM AT THE REGISTERED OFFICE OF THE TRUST AT 503, SUDHAMA NIWAS, 16TH ROAD, KHAR WEST MUMBAI -400052.

AUTHORISATION TO MR. SHAHANAVAJ HARUN PATHAN TO SIGN AND REGISTER THE LEASE DEED

It was informed to the trustees that the Trust shall enter into a lease deed with **PIMPRI SOCIAL AND CULTURAL COMMITTEE** ("Lessor"), a Trust registered under the provision of the Bombay Public Trust Act 1950 to take on lease the property bearing S. No. 263/1 i.e., CTS No. 1178, 1179, 1180 admeasuring 00 H 38 R i.e., 3800 Sq. Mtrs. situated at village- Chinchwad, Taluka-Haveli, District- Pune and property bearing S. No. 264, Hissa No. 2, i.e., CTS No. 1212, 1213, 1214 00 H 52 R i.e., 5200 Sq. Mtrs situated at village- Chinchwad, Taluka-Haveli, District- Pune ("Property") for the purpose of developing and expanding the Building situated at such premises. It was also stated that the Trust shall operate an educational institution under the name of 'Orchids, The International School.

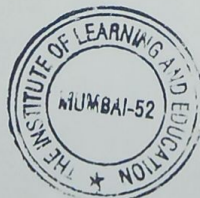
The Trust shall authorize Mr. Shahnavaj Harun Pathan to sign and execute the lease deed and to appear before the sub- registrar or such other appropriate statutory authority, in Pune for registration of the said Lease Deed and to make, sign, execute, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

वर्ग-४			
पुस्तक क्र. १	६०५	६	२०
२०२१			

The trustees passed the following resolution unanimously:

RESOLVED THAT consent of the trustees be and is hereby accorded to the Trust to enter into a lease deed with **PIMPRI SOCIAL AND CULTURAL COMMITTEE** ("Lessor"), a Trust registered under the provision of the Bombay Public Trust Act 1950 to take on lease the property bearing S. No. 263/1 i.e., CTS No. 1178, 1179, 1180 admeasuring 00 H 38 R i.e., 3800 Sq. Mtrs. situated at village- Chinchwad, Taluka-Haveli, District- Pune and property bearing S. No. 264, Hissa No. 2, i.e., CTS No. 1212, 1213, 1214 00 H 52 R i.e., 5200 Sq. Mtrs situated at village- Chinchwad, Taluka-Haveli, District- Pune ("Property") for the purpose of developing and expanding the Building situated at such premises.

[Handwritten signature]



THE INSTITUTE OF LEARNING AND EDUCATION

503, Sudhama Niwas. 16th Road, Khar West. Mumbai – 400052 Tel No:- 022-26051276.

FURTHER RESOLVED THAT approval is also hereby accorded to operate an educational institution under the name of 'Orchids, The International School'

FURTHER RESOLVED THAT draft of the Lease Deed be and is hereby approved by the trustees and Mr. Shahanavaj Harun Pathan be and is hereby authorized to sign and execute Lease Deed with the Lessor on behalf of the Trust and all other necessary letters, documents, deeds and agreements, etc as may be require, in this regard.

FURTHER RESOLVED THAT Mr. Shahanavaj Harun Pathan and is hereby authorized to appear before the sub- registrar in Pune or such other appropriate statutory authority for registration of the said Lease Deed and to make, sign, execute, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

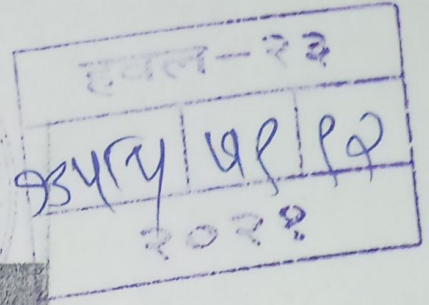
CERTIFIED TRUE COPY

For The Institute of Learning and Education

Trustee/ Secretary



बदर-९			
पुस्तक क्र. १	604	2	20
२०२१			



भारत सरकार
Unique Identification Authority of India
Government of India

नोदविण्याचा क्रमांक / Enrollment No 1216/01105/23172

To,
 लीविनुस एलेगीयस फर्नांडीस
 Livinus Elegius Fernandes
 S/O Elegius Fernandes
 SHERLY BANDRA WEST 201, VIOLENA -2ND FLOOR ST
 ANNE'S ROAD
 Bandra (West) ✓
 Mumbai
 Maharashtra 400050

Ref: 215 / 01E / 389662 / 389777 / P



UE387723011IN



आपला आधार क्रमांक / Your Aadhaar No. :

3992 4298 1220

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



लीविनुस एलेगीयस फर्नांडीस
 Livinus Elegius Fernandes
 जन्म वर्ष / Year of Birth : 1939
 पुरुष / Male



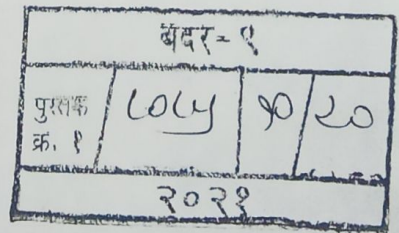
3992 4298 1220

आधार — सामान्य माणसाचा अधिकार



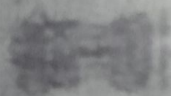
Handwritten signature

Handwritten signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAHANAVAJ HARUN PATHAN

HARUN PATHAN

11/06/1985

Permanent Account Number

BAMPP9267R

[Handwritten signature]

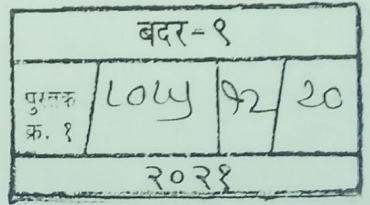
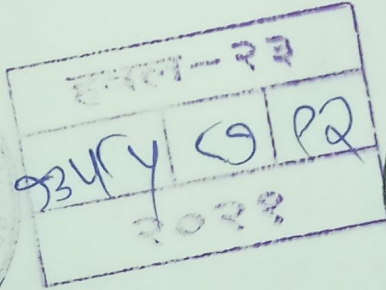
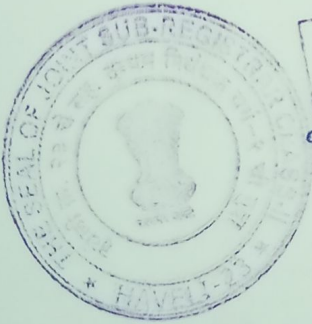
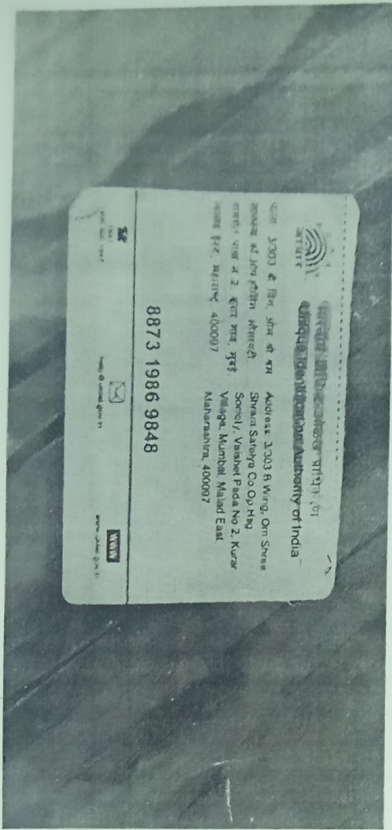
बदर-९			
पुस्तक नं. १	6064	99	20
२०२१			



29022009



हवल-२३			
9344	CO	92	
२०२१			



आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



अशोक भगवानदास कामदार
Ashok Bhagwandas Kamdar
जन्म तारीख / DOB : 21/11/1951
पुरुष / Male



7119 7521 1005

आधार - सामान्य माणसाचा अधिकार

रामदास



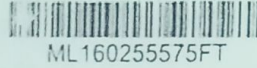
भारतीय विशिष्टता माणसाचा अधिकार

भारत सरकार
Unique Identification Authority of India
Government of India

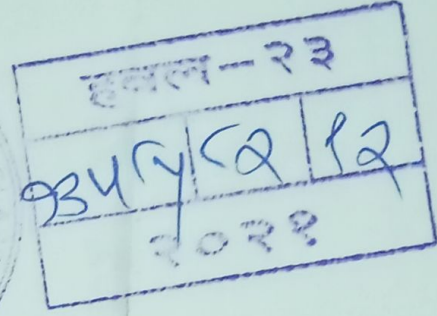
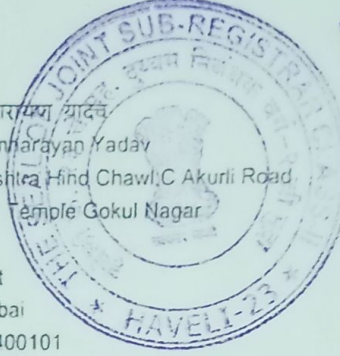
नोंदविण्याचा क्रमांक / Enrollment No.: 1218/61174/00161

To
आशीष श्यामनारायण यादव
Ashish Shyamnarayan Yadav
A/14, Maharashtra Hind Chawl, C Akurli Road
Near Saibaba Temple Gokul Nagar
Mumbai
Kandivali East
Mumbai Mumbai
Maharashtra 400101
9819909052

30/09/2013
116025557



ML160255575FT



आपला आधार क्रमांक / Your Aadhaar No. :

7257 7397 6453

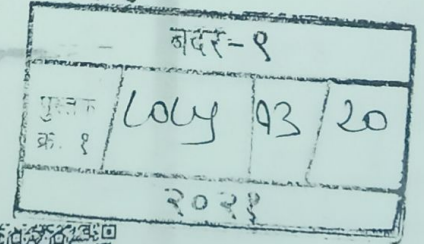
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



आशीष श्यामनारायण यादव
Ashish Shyamnarayan Yadav
जन्म तारीख / DOB : 04/04/1990
पुरुष / Male



7257 7397 6453

आधार - सामान्य माणसाचा अधिकार

Scanned with CamScanner



भारतीय विशिष्ट ओळख प्राधिकरण

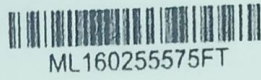
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 1218/61174/00161

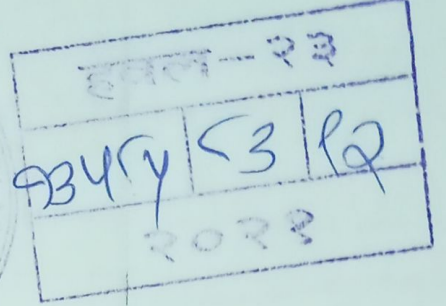
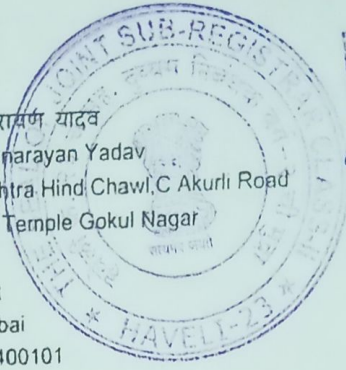
To
आशीष श्यामनारायण यादव
Ashish Shyamnarayan Yadav
A/14, Maharashtra Hind Chawl, C Akurli Road
Near Saibaba Temple Gokul Nagar
Mumbai
Kandivali East
Mumbai Mumbai
Maharashtra 400101
9819909052

30/09/2013

116025557



ML160255575FT



आपला आधार क्रमांक / Your Aadhaar No.

7257 7397 6453

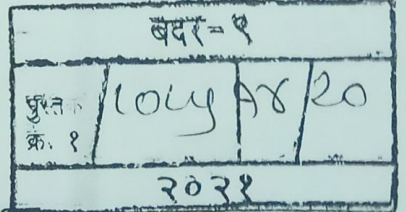
आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India



आशीष श्यामनारायण यादव
Ashish Shyamnarayan Yadav
जन्म तारीख / DOB : 04/04/1990
पुरुष / Male



7257 7397 6453

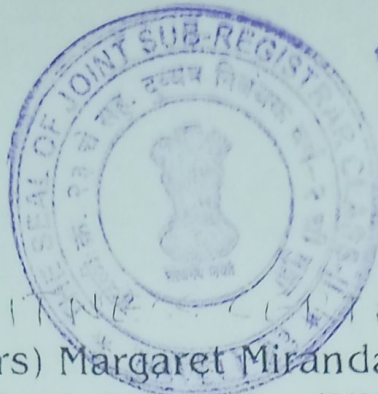
आधार - सामान्य माणसाचा अधिकार

Scanned with CamScanner

Department ID : _____ Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.



बदर-९	
पुस्तक क्र. १	104 95/20
२०३४	



हवल-२३	
९३४५	८५१२
२०२१	

Dr. (Mrs) Margaret Miranda

M.B.B.S, D.A. (Mumbai) Reg. 47427

Tel.: 9821415437 E-mail : margaretmiranda4@gmail.com

Daily 10 - 12 noon } (by appt. only)
6 - 8 pm
Sat. Evening & Sunday closed

33, Sherly, Gr. Floor, Bandra,
Next to St. Anne Church,
Mumbai - 400 050.
Date : 17/6/21

This is to certify that I
have examined MR LIVINUS
L. FERNANDES (Dol. b. 13/7/1931)
around 32 years of age and have
found him to be MEDICALLY FIT
(PHYSICALLY and MENTALLY SOUND)
to execute any documents.

Margaret Miranda

Dr. Margaret Miranda
Reg. 47427 M.B.B.S, D.A.
33, Sherly, Gr. Floor,
Bandra (W), Mumbai - 400 050.
Mob.: 9821415437



बदर-९	
पुस्तक क्र. १	६०५ १६/२०
२०२१	

378 8085

मंगळवार 27 जुलै 2021 1:13 म.न.

दस्त गोपबारा भाग-1

बदर9

दस्त क्रमांक: 8085/2021

दस्त क्रमांक: बदर9/8085/2021

बाजार मूल्य: रु. 00/-

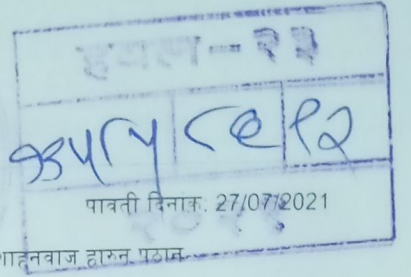
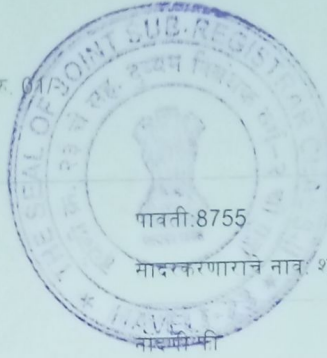
मोबदला: रु. 00/-

भरवले मुद्रांक शुल्क: रु. 500/-

द. नि. सह. द. नि. बदर9 याचे कार्यालयाने

अ. क्र. 8085 वर दि. 27-07-2021

रोजी 1.08 म.न. वा हजर केला.



मादरीकरण

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

गृहभरती 300 रु. इ-मार्गाने

पा. क्र. ८०६२/२९ दि. 2७/७/२१ एकूण: 500.00

अठरा असुल केली.

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक अंधेरी क्र. ३.

सह दुय्यम निबंधक अंधेरी क्र. ३.

सह दुय्यम निबंधक अंधेरी क्र. ३.

दस्ताचा प्रकार: कुलमुख्यालय

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमना विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 27 / 07 / 2021 01 : 08 : 24 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 27 / 07 / 2021 01 : 09 : 40 PM ची वेळ: (फी)

परिचय	
* मला मादरीकरण हा वेळी दस्त देण्यात आला. प्रत्येक वेळी मादरीकरण देण्यात येणे आवश्यक आहे. यावेळी मादरीकरण देण्यात आले आहे. यावेळी मादरीकरण देण्यात आले आहे. यावेळी मादरीकरण देण्यात आले आहे.	
लिहून देणारे :	लिहून देणारे :

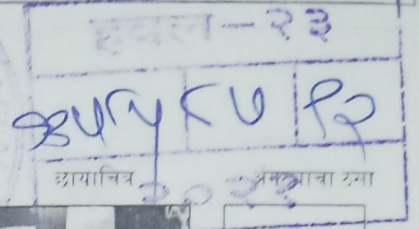
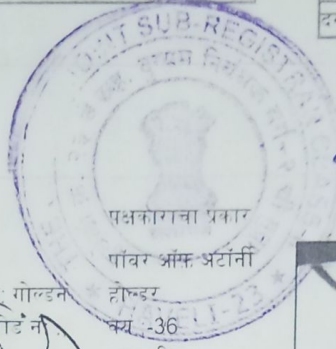
बदर-९	
पुस्तक क्र. १	८०८५
३०२९	



27/07/2021 1 16:24 PM

दस्त क्रमांक बदर-9/8085/2021

दस्ताचा प्रकार - कुलमुखन्यायपत्र



अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: शाहनवाज हासन पठान

पत्ता: फ्लॉट नं: प-905, माळा नं: ., इमारतीचे नाव: गोल्डन

पाम्म, ब्लॉक नं: पुणे पुणे नाशिक हायवे, मोशी, रोड नं

महाराष्ट्र, PUNE.

पिन नंबर:

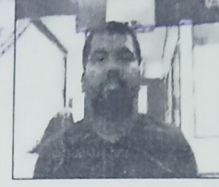
पक्षकाराचा प्रकार

पावर ऑफ अटॉर्नी

होल्डर

वय: -36

स्वाक्षरी-



वरील दस्तऐवज करून देणार नथाकथीत कुलमुखन्यायपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: आशीष म्. यादव

वय: 31

पत्ता: आ/14, महाराष्ट्र हिंद चाळ, माईवावा टेंपल जवळ, कांदिवली पश्चिम,

मुंबई

पिन कोड: 400101

छायाचित्र

अंगठ्याचा ठसा



2 नाव: युवराज जाधव . -

वय: 29

पत्ता: खार पश्चिम, मुंबई

पिन कोड: 400052

स्वाक्षरी

स्वाक्षरी



खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 द इन्स्टीट्यूट ऑफ लर्निंग अँड ऐज्युकेशन चे ट्रस्टी लीविनुस ए. : फर्नांडीस

प्लॉट नं: 503, माळा नं: ., इमारतीचे नाव: सुदामा निवास, ब्लॉक नं: 16 वा रोड, खार पश्चिम, रोड नं: ., महाराष्ट्र, MUMBAI.

मुद्रा निवेदी ३
मुद्रा निवेदीक अंधेरी क्र. ३.

Payment Details.

बदर-९		
पुस्तक क्र. १	1004	94/20
२०२१		



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Use At	Deface Date
1		Mudrank	BD100670	800001	500	SD	
2		DHC		2607202104645	400	RF	2607202104645D 27/07/2021
3		eChallan		MH004050778202122P	100	RF	0001941900202122 27/07/2021

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

Know Your Rights as Registrants

8085 /2021

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



दस्तावेज भाग-2

बदर-9

दस्तावेज क्रमांक: 8085/2021

27/07/2021 2:13:12 PM

दस्तावेज क्रमांक: बदर-9/8085/2021

दस्तावेज प्रकार: कुलमुख्यालय

अनु क्र. पक्षकारांचे नाव व पत्ता

पक्षकारांचा प्रकार

अंगठ्याचा ठसा

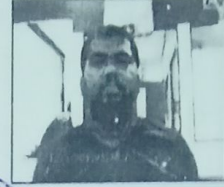
- 1 नाव: इन्स्टीट्यूट ऑफ लर्निंग अँड एज्युकेशन चे ट्रस्टी
लीविनुस ए. फर्नांडीस
पत्ता: प्लॉट नं. 503, माळा नं.: .. इमारतीचे नाव: मुदामा
निवास, ब्लॉक नं. 16 वा रोड, खार पश्चिम, रोड नं.: ..
महाराष्ट्र, MUMBAI.
पिन नंबर:

कुलमुखत्यार देणार
वय :-82
स्वाक्षरी:-



- 2 नाव: शाहनवाज हसन पट्टान
पत्ता: प्लॉट नं. ग-905, माळा नं.: .. इमारतीचे नाव:
गोल्डन पाम्स, ब्लॉक नं.: पूर्ण पूर्ण ताशिक हायवे, मोशी,
रोड नं.: .. महाराष्ट्र, PUNE.
पिन नंबर:

पावर ऑफ अटॉर्नी
होल्डर
वय :-36
स्वाक्षरी:-



वरील दस्तावेज करून देणार न्यायाधीश कुलमुखत्यार देणार चा दस्तऐवज फक्त दिखविणे करून देणार.
शिक्षा क्र.3 ची वेळ: 27 / 07 / 2021 02 : 09 : 50 PM

आवेदन:-

खादीय डगम असे निवेदीत करतात की ते दस्तावेज करून देणार यासाठी व्यक्तीशः ओळखतात, व त्याची आवेदन घेवतात.

अनु क्र. पक्षकारांचे नाव व पत्ता

द्वाराचित्र

अंगठ्याचा ठसा

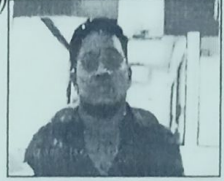
- 1 नाव: आशीष म्. यादव
वय: 31
पत्ता: आ/14, महाराष्ट्र हिंदि चाळ, माईवाडा टेपल जवळ, कांदिवली
पश्चिम, मुंबई
पिन कोड: 400101

स्वाक्षरी



- 2 नाव: युवराज जाधव . -
वय: 29
पत्ता: खार पश्चिम, मुंबई
पिन कोड: 400052

स्वाक्षरी



शिक्षा क्र.4 ची वेळ: 27 / 07 / 2021 02 : 09 : 58 PM

सह ड्यूटी निबंधक अंधेरी क्र. ३.

Payment Details.



बदर-९		
पुस्तक क्र. १	६०५	१२/२०
२०२१		

sr.	Purchaser	Type	Verification no/Vendor	GR	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BD100670	800001	500	SD		
2		DHC		2607202104645	400	RF	2607202104645D	27/07/2021
3		eChallan		MH004050778202122P	100	RF	0001941900202122	27/07/2021

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

8085 /2021

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



हवल-२३		
93467	CP	12
२०२१		

27/07/2021 3 18:56 PM

दस्त क्रमांक: बदर-9/8085/2021

दस्तावा प्रकार :- कुलमुखत्यारपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: शाहनवाज हासन पठान
पत्ता: प्लॉट नं: ए-905, माळा नं: .. इमारतीचे नाव:
गोल्डन पार्क, ब्लॉक नं: पुणे पुणे नाशिक हायवे, मोशी,
रोड नं: .. महाराष्ट्र, PUNE.
पिन नंबर:

पक्षकाराचा प्रकार

पॉवर ऑफ अटॉर्नी

होल्डर

वय :-36

स्वाक्षरी:-

छायाचित्र



अंगठ्याचा ठसा



- 2 नाव: इन्स्टीट्यूट ऑफ लर्निंग अँड पेर्युक्शन चे ट्रस्टी
नीविनस ए. फर्नांडीस
पत्ता: प्लॉट नं: 503, माळा नं: .. इमारतीचे नाव: सुदामा
निवास, ब्लॉक नं: 16 वा रोड, खार पश्चिम, रोड नं: ..
महाराष्ट्र, MUMBAI.
पिन नंबर:

कुलमुखत्यार देणार

वय :-82

स्वाक्षरी:-



वरील दस्तावेज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ठेवून करून दिल्याचे कळव करताना
शिका क्र.3 ची वेळ: 27 / 07 / 2021 02 : 09 : 50 PM

ओळख:-

खानील हमम अने निवेदीत करतात की ते दस्त ठेवून करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांनी ओळख घेतल्याने

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव: आशीष म्. यादव
वय: 31
पत्ता: आ/14, महाराष्ट्र हिंद चाळ, माईवावा टेंपल जवळ, कांदिवली
पश्चिम, मुंबई
पिन कोड: 400101

स्वाक्षरी



- 2 नाव: युवराज जाधव . -
वय: 29
पत्ता: खार पश्चिम, मुंबई
पिन कोड: 400052

स्वाक्षरी



शिका क्र.4 ची वेळ: 27 / 07 / 2021 02 : 09 : 58 PM

शिका क्र.5 ची वेळ: 27 / 07 / 2021 03 : 15 : 55 PM नोंदणी पुस्तक 4 मध्ये

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण.....पाने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा

सह दुय्यम निबंधक अंधेरी क्र. ३.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Mudrank	BD100670	800001	500	SD		
2		DHC		2607202104645	400	RF	2607202104645D	27/07/2021
3		eChallan		MH004050778202122P	100	RF	0001941900202122	27/07/2021

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges] बदर-९ / ८०८५ / २०२१

8085 / 2021

पुस्तक क्रमांक ९, क्रमांक.....वर नोंदला.

दिनांक : 27 JUL 2021

सह. दुय्यम निबंधक, अंधेरी क्र.३.
मुंबई उपनगर जिल्हा.

1. Verify Stamp Duty for correctness through thumb impression on a side

पुस्तक क्र. १ ८०८५ २०२१



524/13585

शुक्रवार, 30 जुलै 2021 5:08 म.नं.

दस्त गोषवारा भाग-1

हवल23

दस्त क्रमांक: 13585/2021

दस्त क्रमांक: हवल23 /13585/2021

बाजार मुल्य: रु. 7,53,74,000/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 23,74,300/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

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

दु. नि. सह. दु. नि. हवल23 यांचे कार्यालयात

पावती: 14647

पावती दिनांक: 30/07/2021

अ. क्र. 13585 वर दि. 30-07-2021

सादरकरणाचे नाव: पिंपरी सोशल ङ्गड कल्चरल कमीटी वर्फे
 प्रेसीडेंट अशोक बी कामदार - -

रोजी 5:03 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

दस्त हजर करणाऱ्याची सही:

एकुण: 31840.00

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्का क्र. 1 30 / 07 / 2021 05 : 03 : 15 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 07 / 2021 05 : 04 : 31 PM ची वेळ: (फी)

प्रतिज्ञापत्र

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

लिहून घेणार

लिहून देणार





दस्त गोपवारा भाग-2

हवल23

दस्त क्रमांक:13585/2021

30/07/2021 5 13:08 PM

दस्त क्रमांक :हवल23/13585/2021

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा ठसा
1	नाव:वि इन्स्टीट्यूट ऑफ लर्निंग ऑण्ड एज्युकेशन तर्फे टुम्डी लिबीलस ड. फर्नांडीस तर्फे नो.कु.मु. म्हणून शहानबाज हारून पठाण पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शेखी बांद्रा वेस्ट 201 बाँडलेना बांद्रा वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पैन नंबर:AADTT2061R	भाडेग्रह वय :-30 स्वाक्षरी:-		
2	नाव:पिंपरी सोशल अण्ड कल्चरल कमीटी तर्फे प्रेमीडेंट अशोक व कामदार - - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 3 गुडवील सोसायटी आयटीआय रोड औंध पुणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पैन नंबर:ACEPK2652C	मालक वय :-69 स्वाक्षरी:-		

बरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 07 / 2021 05 : 07 : 46 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता
1 नाव:संजय एच पवार - -
वय:50
पत्ता:हडपसर पुणे
पिन कोड:411028

स्वाक्षरी

द्वयाचित्र

अंगठ्याचा ठसा



2 नाव:सुनिल भोंडवे -
वय:44
पत्ता:भारती बिदयापीठ पुणे
पिन कोड:411046

स्वाक्षरी



शिक्का क्र.4 ची वेळ:30 / 07 / 2021 05 : 09 : 25 PM

Jt. Sub Registrar Haveli 23

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	MH013810930202021E	PUNE	2374300	SD		
2		DHC		2907202115410	1840	RF	2907202115410D	30/07/2021
3		eChallan		MH004284717202122E	30000	RF	0002048400202122	30/07/2021

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

13585 /2021

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.isanta@gmail.com

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण १२ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
९३५१५ नंबरची नोंदला.
सह. दुय्यम निबंधक (वि-२) हवेली क्र.२३
दिनांक 30/07/2021

