



01/03/2024

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. हवेली 17

दस्ता क्रमांक : 15972/2023

नोदणी

Regn:63m

गावाचे नाव : वाघोली (आव्हाळवाडी)



(1) विलेखाचा प्रकार	लीजडीड
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ने समुद्र करावे)	298762416
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव सौजे वाघोली, ता. हवेली, जि. पुणे येथील गट नं. 720 यांसी क्षेत्र 04 हे. 13 आर, गट नं. 721 यांसी क्षेत्र 03 हे. 41 आर, गट नं. 723 यांसी क्षेत्र 02 हे. 41 आर, गट नं. 730/1/व यांसी क्षेत्र 08 हे. 62.65 आर पैकी 02 हे. 00 आर आणि गट नं. 733 यांसी क्षेत्र 02 हे. 12 आर असे एकूण क्षेत्र 14 हे. 07 आर या मिळकतीपैकी 134913.10 चौ. मी. क्षेत्रामाठी मंजूर करण्यात आलेल्या बांधकाम रेखांकनामधील अंमेलिटी स्पेस 1 यांसी क्षेत्र 10733.34 चौ. मी. ही मिळकत 30 वर्षांपेक्षा जास्त काळ वापर देणेसाठी व त्यावरील फेज 1 मधील प्रस्तावित बांधकाम यांसी क्षेत्र 40000 चौ. फु. प्रस्तुतचा लिज डीड दस्ताचा विषय आहे. PUI: P/00/00/00000000 (( Survey Number : 730/1/व ; ))
(5) क्षेत्रफळ	1) 1.0733 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्यास, प्रविवादिचे नाव व पत्ता.	1): नाव:- निर्मला मेमोरीयल फाऊंडेशन तर्फे अधिकृत सही करणारा मेदूरी ज्योती वय:-54; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: आशा नगर, डी.एस. रोड, ठाकूर काँप्लेक्स, कांदिवली (ड), मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AAATN2249L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्यास, प्रविवादिचे नाव व पत्ता	1): नाव:- पी स्कॅअर विल्डर्स प्रा लि. एल.एल.पी पदनिर्देशित भारीदार, नितीन द्वाकादाम न्याती च्या तर्फे दस्तऐवज प्रवेशामाठी कु.सु. पियूष नितीन न्याती तर्फे कजनेनुमुषा म्हणून संतोष जनार्दन कावळे - - वय:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: न्याती युनिट्री, नगर रोड, येरवडा, पुणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411006 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	15972/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	13445000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विभागान घेतलेला तपशील:-

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

अर्ज क्र - 948128

http://10.10.246.39/claranil/reports/HTMLReports/HTMLReportSublink.aspx

दी प्रमाणित केलेली  
मी वाचली  
मी रुजवात घेतली

अस्तित्व बरेहोवम नवकर

यास त्याचे सारके

अपत्यिक

यास दिले तारीख

21/3/28  
समस्त  
मह-दुय्यम निबंधक हवेली-17



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	P SQUARE BUILDERS LLP	eChallan	02202292023082406383	MH007119699202324E	13445000.00	SD	0003709762202324	24/08/2023
2	P SQUARE BUILDERS LLP	eChallan		MH007119699202324E	30000	RF	0003709762202324	24/08/2023
3		DHC		0823248216187	2000	RF	0823248216187D	24/08/2023

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





**LEASE DEED**

This Lease Deed is made and executed at Pune on this 24<sup>th</sup> day of August in the year 2023.

By and Between

P Square Builders LLP, a Limited Liability Partnership firm incorporated and registered under the LLP Act, 2008 and having its LLPIN: AAC-4422, PAN: AAQFP3153K, registered office at: 5<sup>th</sup> floor, Nyati Unitree, Pune-Nagar road, Yerwada, Pune 411006, through the hands of its duly authorized signatory and designated Partner Mr. Piyush Nitin Nyati, Age 34 years, hereinafter referred to as the said "Lessor" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Lessor and all person claiming through or under the Lessor).

PARTY OF THE FIRST PART

AND

Nirmala Memorial Foundation, PAN: AAATN2249L, having its registered address at Asha Nagar, D. S. Road, Thakur Complex, Kandivali (E), Mumbai – 400101, through its authorized signatory Mrs. Meduri Jyothi, Age: 54 years, hereinafter referred to as "Lessee" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Lessee and all person/s claiming through or under the Lessee).


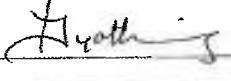
PARTY OF THE SECOND PART

The Lessor and the Lessee are, for sake of brevity and wherever the context so required, hereinafter individually referred to as "Parties" and collectively referred to as "Parties".

WHEREAS

A. Vide various deeds and documents all good in law, the Lessor herein is the owner of and otherwise well and sufficiently entitled to portion of land admeasuring 10,733.34 square meters being Amenity space No. 1 out of the land admeasuring about 1,34,913.10 sq. mtrs. out of free hold contiguous block of Larger Land admeasuring totally about 14 Hectare 07 Ares more particularly defined in Schedule I and formed out of:

- Land bearing Gat number 720, admeasuring 04 Hectare 13 Ares (including Pot Kharaba 00 Hectare 71 Ares)
- Land bearing Gat number 721 admeasuring 03 Hectare 41 Ares
- Land bearing Gat number 723, admeasuring 02 Hectare 41 Ares (including Pot Kharaba 00 Hectare 5 Ares)
- Land bearing Gat number 730, Hissa number 1/B, admeasuring 02 Hectare out of totally admeasuring 08 Hectare 62.65 Ares (including Pot Kharaba 00 Hectare 30 Ares)

	
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Land bearing Cat. number 733, admeasuring 02 Hectare 2 Ares (including Pot Kharaba 00 Hectare 2 Ares)	4902 3 10
2023	

situated at Village Wagholi, Taluka Wagholi, District Pune earlier falling within the limits of the Pune Municipal Corporation, together with proposed structure being constructed thereon admeasuring about 40,000 square feet and all rights, title, interests, privileges and appurtenances thereto and hereinafter referred to as "the Amenity Space 01".

B. The Lessor herein being well and sufficiently entitled to develop the contiguous block of Larger Land admeasuring totally about 14 Hectare 07 Ares commenced the development thereon as per the plans and specifications sanctioned by the District Collector, Pune from time to time and the last of such Building Layout and Building Plans that have been sanctioned by PMRDA is vide its Commencement Certificate No. DP/BHA/HAV/MOU, WAGHOLI/G. NO. 720 & OTHERS/P.K 158/21-22 dated 16.12.2021 for contiguous block of land admeasuring 13 hector 49.131Ares.

C. As per the terms and conditions of the sanctioned plan, the Amenity space number 1, admeasuring about 10,733.34 square meters, being part of the larger layout formed out of the land admeasuring about 1,34,913 10 sq. mtrs. out of free hold contiguous block of land admeasuring totally about 14 Hectare 07 Ares, is reserved for the school.

D. The Lessee herein is the highly reputed educational institution with number of schools and colleges being run under the organisation in Mumbai and are willing to expand its operations in Pune region and for the same required suitable property for the said purpose and had approached the Lessor. The Lessor herein has represented to the Lessee that it is well and sufficiently entitled to the Amenity Space 01 and every part thereof and its title to the same is clean, clear and marketable beyond reasonable doubts.

E. The Lessor has agreed to grant a lease in favour of the Lessee, the said the Amenity Space 01 admeasuring 10,733.34 square meters along with proposed aggregate construction admeasuring 1,00,000 square feet to be constructed thereon and accordingly, with the same intent, the Lessor and Lessee herein entered into the Memorandum of Understanding (MoU) dated 20/06/2023 and recorded the terms and condition therein. In view of the said MOU, the Lessor agreed therein to construct and make available construction of 1,00,000 Sq. Ft. in phase wise manner on the said Amenity Space 01 at the instance of the Lessee as follows :

Phase I	: 40,000 Square Feet : By February 01, 2024
Phase II	: 40,000 Square Feet : By February 01, 2026
Phase III	: 20,000 Square Feet : By February 01, 2028

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F. In the terms of the MOU dated 20/06/2023, the Lessor has agreed to grant a Lease in favour of the Lessee under these presents, the said Amenity Space 01 admeasuring 10,733.34 square meters alongwith proposed construction of Phase I admeasuring 40,000 Sq. Ft. (which property is subject matter hereof and is hereinafter for sake of brevity and context wherever required referred to as "Subject Property / said Property"). The said Property is more particularly described in Schedule II hereunder written and the said Amenity space No. 1 is delineated in Red Ink on a copy of the said Sanctioned Layout dated 16.12.2021 annexed hereto as Annexure "A".

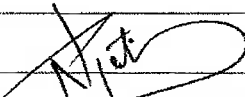
G. The Lessor has in terms of the sanctioned layout clearly intimated and the Lessee is made aware of the fact that certain area under the proposed reservation of Play Ground is butting through the said Amenity Space No. 1 and the Lessor has submitted a plan for revalidation of the said Amenity Space. The final area shall accordingly be revised if there are any changes thereto and as required. However, the same shall in no case be less than 80,000 square feet.

It is further agreed between the parties that on completion of construction of the Phase I as mentioned above and the Completion / Occupancy Certificate is received from the Municipal Corporation of Pune, a supplementary Lease deed will be executed for the said Phase I construction.

H. The Lessor confirms that:

- There are no loans / mortgage / lien of any nature whatsoever on the Subject Property.
- There are no deeds, documents, writings, entered into by the Lessor with any person/s whatsoever with respect to the said Property.
- The Lessor is in absolute possession of the Subject Property and no third party has raised any claim / objections in respect thereof as on date.
- There are no encroachments, trespassers or occupants or licensee or any rights created in favour of the third party with respect to the Subject Property.
- There are no disputes vis-à-vis boundaries of the Subject Property with any of the adjoining landowners.
- The Lessor shall not do or cause to be done or omit to do any act, deed or thing that shall have the effect of affecting the rights of the Lessee created under the Lease Deed over the said Property.
- The Lessee, on paying regularly the lease rent/monthly remuneration (as provided herein below) and abiding by the terms and conditions of these presents, shall peacefully hold and enjoy the said Property during the term of the lease without any interruption whatsoever, by or from the Lessor or any person/s claiming under, through or in trust for them.

I. The parties assured and confirmed to each other of adherence of their respective obligations under the present deed as well as MoU dated 20/06/2023 including timely payment of the lease rent as agreed between the parties.

	
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- J. The Lessee being in requirement of a property in the vicinity of the Subject Property and relying upon the representation of the Lessor, and also as a result of investigation of title independently carried out by the Lessee to the said Property & subject to the disclosure made by the Lessor to the Lessee, the Lessee herein agreed to acquire the leasehold rights in the Subject Property on the terms and conditions mutually agreed and recorded by and between the parties hereto. Pursuant to deliberation/s, discussions, negotiations, by and between the parties hereto, the Lessor has acceded to the request of the Lessee to acquire leasehold rights of the said Property and the Lessee has accepted to acquire Lease of the said Property strictly on the terms and conditions hereinafter mentioned.

NOW THESE PRESENTS WITNESSTHAT IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. All statements made hereinbefore in the recitals shall be deemed to be incorporated in this the operative part of these presents.
2. In consideration of the mutual covenants contained hereinafter and the lease rent negotiated and agreed to be paid by the Lessee to the Lessor, the Lessor agrees to grant lease of the said Amenity Space 01 to the Lessee and the Lessee agrees to take on lease the said Amenity Space 01 for total period of 30 years, commencing from the date of the present Lease.
3. The Lessor herein has agreed to construct and make available to the Lessee the structure admeasuring about 40,000 square feet (Constructed Portion) on the said Amenity Space 01 by February 01, 2024, time being the essence of the contract. The Lease of the said Phase I being 40,000 square feet shall commence from February 01, 2024 and shall be for the period equivalent to the difference between 30 years and the period between the date of execution of the Deed of Lease of the said Amenity Space No.1 and the handing over of the said Phase I to the Lessee. The Lessor shall construct the school building on the said Amenity Space No.1 as per specification agreed by and between parties and more particularly enumerated in the Annexure "B" attached herewith and with completion of the construction, the Lessor shall offer possession of the constructed portion out of the said Property to the Lessee. The Lessor shall grant the possession of constructed portion admeasuring 40,000 Sq. Ft. i.e. Phase I by executing a the supplementary lease deed to the present deed on the completion of the construction thereof and the completion/occupancy certificate received from Municipal Corporation of Pune.
4. In the event of delay in the Lessor completing construction of the structure within the stipulated period, the Lessor shall be liable to pay to the Lessee, mutually agreed compensation of Rs. 2,00,000/- (Rupees Two Lakh only) per month for the loss incurred by the Lessee because of such delay in completion and handover of the Subject Property.

	
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5. In consideration of the mutual covenants contained hereinafter and the rents negotiated and agreed to be paid by the Lessee to the Lessor, the Lessor hereby grant to the Lessee and the Lessee accepts from the Lessor lease of the Subject Property under the terms and conditions agreed to and set out herein.

# 6. COMMENCEMENT AND DURATION

i. The Lessor do hereby grant to the Lessee, the leasehold rights to use the Subject Property for the purpose of running a school, upon the terms and conditions hereinafter contained and for the period as recorded in the MOU dated 26/6/2023 and detailed as follows:

(a) The said Amenity Space No.1 for a period of 30 years commencing from the execution of the present Deed of Lease i.e. 28<sup>th</sup> August, 2023 to 27<sup>th</sup> July 2053.

(b) The constructed portion of Phase I - for a period equivalent to the difference between 30 years and the period between the date of execution of the Deed of Lease of the said Amenity Space No.1 and the handing over of the said Phase I to the Lessee from February 01, 2024.


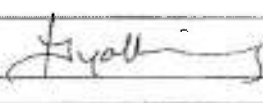
(a) & (b) above shall be referred to as the "Term"

The parties confirm that the structure of Phase I of the Subject Property will be handed over only after completely developing the same as agreed by and between the parties hereto and receipt of the necessary completion certificate.

ii. The initial period of 240 months i.e. 20 years of the Lease shall be lock-in period for both the parties, during which the parties herein shall not be entitled to terminate this agreement, except due to a breach by the other side which is not cured in spite of a notice of 90 (Ninety) days or due to the Subject Property being rendered unfit for use for a continuous period of 3 months due to an act of God or due to acts beyond the control of the parties. In the event the termination is caused due to a default of the Lessor, then notwithstanding the fact that the termination is affected by the Lessee, it shall be deemed that the Lessor terminated the Lease and the Lessor shall be liable to pay to the Lessee remuneration agreed under these presents for the balance of the lock-in period.

iii. In the event any party intends to terminate the Lease Deed during the Lock-In period, the party so desirous to terminate shall pay the other party the amount of Lease Rent for the remainder of the Lock-In period.

iv. Neither of the parties herein shall be entitled to terminate this Lease Deed during the Lock-In period except on account of Material Breach caused by the

	
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other party hereto. In the event any party intends to terminate the Lease during the Lock-In period, the party so desirous to terminate shall pay the other party the amount of Lease Rent for the remainder of the Lock-In period.

**For the purposes of understanding, "Material Breach" on the part of the Lessee shall be deemed to have occurred if:-**

- a. The Lessee fails or delays in making payment of the Lease Rent and/or GST and/or amounts due and payable by the Lessee to the Lessor under the terms of the Lease Deed for any 3 months cumulatively during an Calendar Year.

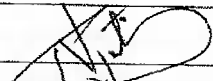
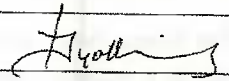
- b. The Lessee uses or permits to be used the said Property or any part thereof for a user which is not permissible under the applicable Development Control Regulations and/or which user is in variance with the sanctioned building plan in respect of the said Property. A copy of the above regulations/plan has been handed over to the Lessee by the Lessor before execution of this Deed.

- c. The Lessee carries out/ permits to be carried out any major structural changes (excluding any routine alterations by Lessee for fit outs or renovations and any normal wear and tear to the said Premises) in the said Property without procuring prior written permission of the Lessor and of the concerned Planning Authority for the same.

- d. The Lessee assigns and transfers, without the prior written permission of the Lessor, the right to use and occupy the said Property agreed to be granted to it by the Lessor to any third person or party and/or the parts with possession of the said Property or part thereof.

**For the purposes of understanding, "Material Breach" on the part of the Lessor shall be deemed to have occurred if:-**

- a) If due to any act or omission on the part of the Lessor or for any other reason not attributable to the Lessee, the Lessee is prevented or obstructed from peaceful use and occupation of the said Property and/or running the school operations, during the subsistence of the Lease granted by the Lessor to the Lessee.
- b) If the Lessor fails to handover the constructed portion of the Subject Property on time as promised under these presents.
- c) If the Lessor fails to carry out the structural repairs of the Subject Property and/or cooperate the Lessee for getting necessary sanctions

	
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and approvals which adversely impact the Lessee and its cause loss to the functioning.

The parties shall be entitled to terminate the Lease Deed during the Lease Deed term only in the event of an uncured Material Breach by the Lessee and if the defaulting party fails to remedy that breach within Ninety days (90) from date of being notified in writing by the non-defaulting party to do so.

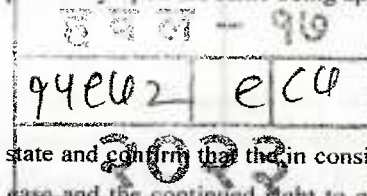
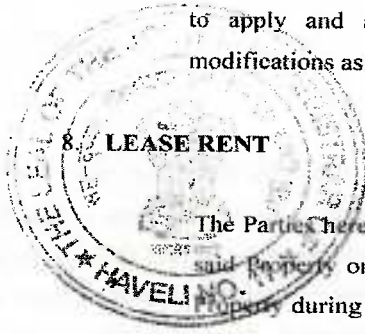
It is clearly understood by and between the parties hereto that though the lease of the said Amenity Space 01 and each of the subsequent "Phases" shall be executed separately by the Lessor in favour of the Lessee as mentioned above, if there is a Material Breach of any of the Lease Deeds of respective phases mentioned above, on the part of either party, the other party shall have an option to terminate the Lease Deed of the said Amenity Space ALL such phases on the ground of such Material Breach.

#### 7. FIT OUT

- i. The initial 60 days (i.e. 2 months) of the handing over of the possession of the Constructed Portion of Phase I to the Lessee shall constitute fit-out period, during which no rent / remuneration will be charged by the Lessor to the Lessee. The Lease rent of the Phase I shall be deemed to have commenced from the expiry of fit out period.
- ii. The Lessee shall be entitled to carry out all non-structural changes in the Subject Property of a temporary nature as may be required to fully and effectively use the Subject Property by the Lessee. In the event any structural changes are required, the same shall be requested and carried out with prior written approval of the Lessor. All such non-structural changes/additions of temporary nature shall always be the property of Lessee and the Lessee agrees to take all such addition and furniture/fit outs in the Subject Property at the time of expiry and/or termination of these presents. The Lessee agrees, states and confirms that the Lessee shall remove all additions carried out by the Lessee from the Subject Property without damaging the Subject Property (normal wear and tear accepted) and shall return the Subject Property to the Lessor in the same state as it was handed over at the time of possession of the Subject Property.
- iii. The Lessee states, assures and confirms that the Lessee shall carry out the fit out in a prudent manner and in strict compliance of all applicable rules, regulations, laws and bye-laws. The Lessee shall ensure that no damage of any nature whatsoever is caused to the Subject Property during the subsistence of the Lease including the fit-out period (normal wear and tear accepted). In the event of any damage caused to the Subject Property then the Lessee shall at

	
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its own cost rectify such damage and make the same good. In the event of any accident during the fit out period or at any stage during the Lease period, the Lessee shall solely be responsible for the cost and consequence of such accident. The parties do hereby state and confirm that the Lessor shall be liable to apply and acquire for all permissions required for any structural modifications as requested by upon the same being approved by the Lessor.



The Parties herein state and confirm that in consideration of the grant of said Property on Lease and the continued right to occupy and use the said Property during the Lease Term, the Lessee shall pay to the Lessor monthly amount of INR. 35/- (Indian National Rupees Thirty-Five only) ("Rent") per square feet Chargeable Area (Chargeable area shall be the usable area i.e. the floor plate size excluding duct, staircase, open to sky area and wall thickness). The parties confirm that the last paid rent shall be escalated by 4% after every year i.e. after every 12 (Twelve) months from the rent commencement date.

- ii. It is clarified that the Lessee shall pay the monthly Rent on or before the 10<sup>th</sup> day of every calendar month for which it is due.
- iii. Payment of Rent by the Lessee to the Lessor shall be subject to deduction of tax at source (TDS). GST and any other current and future taxes, levies, cesses etc. related to the Rent (if any) as per applicable laws shall be paid by the Lessee in addition to the Lease rent amount.

#### 9. SECURITY DEPOSIT

As security for the due discharge by the Lessee of its obligations under this Lease Deed, the Lessee agrees to keep deposited with the Lessor during the Term of the Lease, a sum of INR. 1,68,00,000/- (Indian National Rupees One Crore Sixty Eight Lakh only) as interest free refundable security deposit ('Security Deposit') as enumerated hereunder:

Instrument type and date	Amount (INR)
Paid via RTGS bearing UTR number SVCBH23172000457 dated June 21, 2023, drawn on SVC co-operative Bank Ltd., Pune.	42,00,000/-
Paid via Cheque bearing number 000090 dated April 17, 2023, drawn on HDFC bank.	11,00,000/-
To be paid by the Lessee to the Lessor at the time of Commencement of the construction work of Phase I	31,00,000/-
To be paid by the Lessee to the Lessor at the time of Completion of the plinth level of Phase I	42,00,000/-
To be paid by the Lessee to the Lessor at the time of Completion of the construction of Phase I	42,00,000/-
Total Amount	1,68,00,000/-





The said Security Deposit shall be refunded by the Lessor to the Lessee subject to any deductions towards amount of outstanding Rent, outstanding utility bills/taxes, and damages (if any) caused to the said Property by the wilful act of the Lessee and or any person claiming through the Lessee and simultaneously with the receipt of vacant & peaceful possession of the Subject Property on the expiry or earlier termination of the Lease. In the event the Lessor fails to refund the Security Deposit then without prejudice to the Lessee's rights to recover the same under law, the Lessee shall be entitled receive interest at the rate of 18% p.a., until such time the Lessor refunds the said amounts or any adjusted portion thereof to the Lessee from the date the amount becomes due up to the date of complete payment thereof. In such an event the Lessee shall have right to remain in possession of the said Property without paying any rent, during the period wherein the deposit is not refunded. It is agreed that during such period the Lessee shall be liable to pay for all utilities.

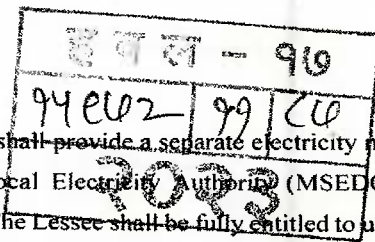
#### 10. ADDITIONS / ALTERATIONS

- i. The Lessor has agreed to provide a warm shell building of the Phase I to the Lessee along with the facilities required for running a school *inter alia* 6 ft. Compound wall, STP, Watchmen cabin, paved driveway, multipurpose playground more particularly detailed in the list attached herewith. The parties do hereby further state and confirm that the construction shall be carried out by the Lessor as per the specifications more particularly enumerated in the "Annexure B" attached herewith.
- ii. The Lessee shall be entitled to carry out all non-structural changes to the Subject Property as may be required without causing damages to the said Property (wear & tear excepted), such as devices, gadgets, equipment and fixtures of a temporary & removable nature in the Subject Property as the Lessee may deem fit from time to time, so long as it is in compliance with all rules & regulations of competent authorities and as prescribed under law. No permission shall be required for carrying such interior works and non-structural modifications required for effective utilization of the Subject Property by the Lessee *inter alia* fixing shelves, removable partitions, water purifiers, refrigerators, computers, air-conditioners, and other light appliances / machinery, and / or any other movable equipment's as may be required in the said Property. It is further provided that the Lessee shall be liable to bear and pay for any costs for such additions and alterations which shall be the property of the Lessee absolutely and forever.

#### 11. ELECTRICITY AND GENERATOR

	
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The Lessor shall provide a separate electricity meter for the Subject Property from the Local Electricity Authority (MSEDCL) with the power load of 250 KVA. The Lessee shall be fully entitled to use the available load and shall be fully entitled to increase the load as per the requirement of the Lessee. All related costs for obtaining electricity power (whether original amount of 250 KVA or enhanced power) including meters, wiring and civil work for the installation, maintenance and repairs/replacement, and transformer, if necessary, etc., shall be borne by the Lessor. The Lessee shall be liable to pay the electricity charges on time for the electricity consumed as per the actual bills raised by MSEDCL.

- ii. The Lessor shall provide a location for the generator and the Lessee shall be liable to arrange a Generator for use at the said Property. All costs and expenses towards the purchase, running cost of the generator, maintenance of the generator, replacement and for all consumables such as diesel, oil, etc., used during the day-to-day running of the generator shall be arranged for and borne and paid for by the Lessee whereas the cost for the set-up shall be borne and paid by the Lessor. The Lessor shall be responsible for the set-up of the same. All relevant permissions from the concerned authorities (including environmental permissions) and all charges, taxes, levies etc. towards the same are also to be arranged for and borne by the Lessor.

## 12. OBLIGATIONS OF THE LESSOR

- i. The Lessor shall be liable to pay for all current and future Property taxes, rates, charges and cesses levied by the Government and local authorities in respect of the said Property from the date of execution hereof and in the event any of such taxes, levies, rates, charges are paid by the Lessee same shall be reimbursed by the Lessor within 30 days thereof.
- ii. Comply with all Government regulation and laws relating to fire safety at the Subject Property and shall put in place all fire safety requirements at its own cost and get the fire NOC from concerned authorities.
- iii. The Lessor shall be liable to provide NOC, permissions required for running of school, including but limited to fire NOC, sewage NOC, NBC certificate / building structure NOC, Certificate from Architect stating that the structure can be used for school purpose.
- iv. Comply with all Government regulations and laws of the land pertaining to sewage, environment and other related permissions for the activity carried out by the Lessee at the Subject Property and put in place adequate requirements and facilities at its own cost.


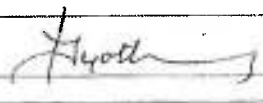


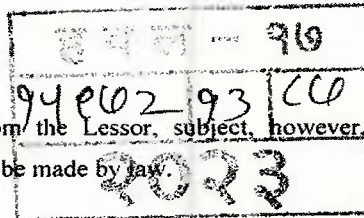
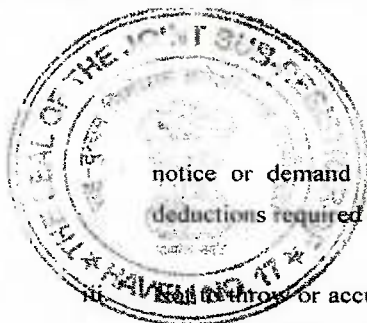
 

- v. To indemnify, keep indemnified and hold harmless the Lessee from and against all claims, demands, damages, costs, liabilities and expenses arising from any breach or default on the part of the Lessor in the performance of any statutory obligation and/or the obligations herein including any covenant of the lease. The Lessor shall indemnify and keep indemnified the Lessee for on account of any defect in title, pending litigation, defects in structure, non-payment of due amounts to any person whatsoever (including erstwhile owner/s) miss representation of facts and/or any other claims raised by any person of any nature whatsoever, whereby the Lessee is prevented / obstructed from peaceful use and occupation of the said Property.
- vi. Save as otherwise provided herein, the Lessor hereby represent and warrant that the said Property is free from legal disabilities and the Lessor is competent to grant the lease, have clear, absolute, unrestricted and unfettered right to the said Property as are necessary to enable the Lessee to effectively use the said Property in a manner permitted and stated herein.
- vii. That the Lessor has further assured the Lessee that the said Property is not subject matter of any lis-pendence or attachment either before or after judgement, or any other authority or any other person.
- viii. The Lessee, its employees, customers and invitees shall have unimpaired access to and use of the Subject Property at all times.
- ix. All service and any other current and future taxes related to rents will be borne by the Lessor.
- x. The Lessor shall, without prejudice to the rights of the Lessee during the subsistence hereof, neither directly nor indirectly deal with the Subject Property and/or mortgage the same in any manner whatsoever without written intimation/ consent from the Lessee.
- xi. To provide for any and/or all cooperation, documents, verification of original documents as may be required by the Lessee from time to time.

### 13. LESSEE'S COVENANT AND OBLIGATIONS

- i. Use the Subject Property for purpose of exclusively running an educational institution including but not limiting to school, college and allied services only.
- ii. To pay, throughout the term of the lease, the monthly rent in respect of the said Property, promptly, as provided herein, without the necessity of any

	
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notice or demand from the Lessor, subject, however, to any statutory deductions required to be made by law.

shall not throw or accumulate or cause to be thrown or accumulated any dirt, rubbish or other refuse within and / or around the Subject Property.

- iv. The Lessee undertake to inform and provide the Lessor with a copy, immediately upon receipt of any notice, letter, correspondence, etc. that may be received from any and/or all authorities/persons.
- v. To promptly pay electricity charges, telecommunication charges and other day to day utilities or any other charges as used by the Lessee in the Subject Property and pertaining to the Term of the lease periods, according to the demands made by the concerned authorities or other entities.
- vi. Upon the expiry or earlier termination of the lease to surrender peaceful vacant possession of the said Property in good and tenantable condition to the Lessor, subject to normal wear and tear simultaneously with the refund of the entire security deposit in terms of this Deed.
- vii. Not to undertake or permit to be undertaken any immoral or illegal activities in the Subject Property and not to store any combustible or dangerous materials in the Subject Property.
- viii. The Lessor, or any persons authorized by the Lessor, shall be entitled to inspect the condition of the Subject Property, during the term of the lease, during business days and business hours by providing 48 hours, notice to the Lessee except in emergency situations.
- ix. Subject to normal wear and tear the Lessee shall keep the said Property in a good condition and undertake minor repairs at its own cost. The Lessee shall be solely liable to upkeep & maintenance of the said Property during the subsistence of the lease term.
- x. In the event of any untoward accident takes place in the said Property and the Lessee and or its employees or any person through or under the Lessee suffers any loss/damage of any nature (including loss of life), the Lessor shall not be held liable for any claims, actions, charges, loss, damage, fine, penalty, etc. thereto. The Lessee shall keep the Lessor indemnified at all times in this regard..
- xi. The Lessee shall be solely liable and responsible in all respects for all acts and omissions of itself, its employees, servants, visitors, and agents or any person/s claiming through or on behalf of the Lessee and for all claims of

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any nature whatsoever made against it and no such claim shall be enforceable or enforced against the said Property and or the Lessor.

- xii. The Lessee will take all steps to guard its movables and valuables in the said Property.

#### 14. SIGNAGES

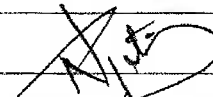
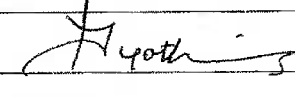
- i. The Lessee shall be entitled to display its nameplates, logos, signboards, placards and advertisements pertaining to the Lessee and its various institution, within the said Property. The Lessee shall be liable to get the necessary permissions from the concerned authorities, bear and pay for any statutory or municipal taxes relating to the erection and display of all signages.

#### 15. INSURANCE

- i. In the event of any material defect in the structure during the period of 5 years from handover of the structures to the Lessee, the Lessor shall at its own cost, during the term of the lease, cure all such structural defects without any liability of the Lessee.
- ii. The Lessee may, during the term of the lease, insure itself, its inventory, fixtures and fittings brought into the Subject Property from and against all risks including lightning, fire, storm, tempest, flood, inundation, terrorism, vandalism, civil disturbance or unrest, earthquake, burglary and third-party insurance relating to its employees, any person claiming through or under the Lessee and customers.

#### 16. REPAIRS AND MAINTENANCE

- i. The Lessor will carry out all major repairs and maintain the Subject Property at its own cost for structural damages. The Lessor shall complete the maintenance activity as required by the Lessee within 30 days of intimation from the Lessee. The Lessor shall be liable to paint the outer walls of the entire Subject Property every 5 years from the commencement of lease whereas the Lessee shall be liable to maintain and paint internal walls of the Subject Property. The Lessee shall attend to all day to day minor routine repairs such as fuses, leakage of taps, replacement of consumable parts etc. in the Subject Property at its own cost, as are required to keep the subject property in good and tenantable condition (normal wear and tear excepted), promptly. The Lessor shall carry out all major repairs and structural repairs including, water leakage, water seepage, water proofing works of the subject property as may be required from time to time and at such times and in a manner agreed with the Lessee so as to minimize disturbance to the Lessee.

	
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the duration may extend depending upon the magnitude of the structural defect and the repairs required.

ii. The Lessor shall ensure the adequate supply of water in the Subject Property at all times.

iii. The Lessee shall be solely liable to carry out day to maintenance of the said Property at its own cost.

17. SUB-LETTING/ASSIGNMENT

i. The Lessee shall not have any right to sublet, under let and/or assign the lease hold rights granted herein in the said Property or portions thereof to any person / entity without the written approval from the Lessor, save and except to its Affiliates during the period of the Lease and subject to adherence of the terms & conditions of this Lease and only after written approval from the Lessor. However, the Lessee shall be fully permitted to allow other educational and/or extra circular activities service provider/s, on such arrangement as the Lessee may deem fit from time to time. For the purpose of this clause, the Affiliates shall mean sports academies, yoga, dance institutions, music institutions, robotic institutions, day care activates and learning centres which are in collaboration with the Lessee.

18. TERMINATION OF THE LEASE

i. Unless otherwise terminated as provided in this Lease Deed, the Lease shall be effective from the date of signing of this Lease for the Term as mentioned in Clause 6 above and continue to be in force for the terms set forth and neither Party shall be entitled to terminate the lease, during the Lock-in period of the Lease for any reasons whatsoever except & subject to as stated in Clause No. 6 hereinabove.

ii. Without prejudice to the Lock-In period, the parties shall be entitled to terminate this Lease Deed in case of breach by the other party of its obligations and such default is not remedied within the 90 days period.

iii. The Lessee shall on the expiry or earlier termination of the lease, hand over the vacant & peaceful possession of the Subject Property to the Lessor subject to normal wear and tear.

iv. The Parties herein may, after the expiry of the Lock-in period, terminate the lease without assigning any reasons, after giving the other party Twelve (12) months' notice in advance in writing.

	
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- v. In the event any law or regulation of the State or Central Government has the effect of preventing the Lessee for no fault of its, from conducting its current business legally in India, during the lock-in-period, the Lessee has the right to terminate this Lease deed immediately upon intimation in writing with such evidence to the Lessor.
- vi. In the event the Lessee fails or neglects to vacate the said Property and hand over the same to the Lessor in spite of the fact that the Lessor is ready to refund the such Security Deposit thereof due and payable to the Lessee, without prejudice to all other rights and remedies of the Lessor against the Lessee, the Lessee shall be obliged to make payment to the Lessor of an amount of Rs. 75/- per Sq. Ft. from such date on which the Lessor is willing to handover the above said security deposit till handover of the physical possession of the said Property to the Lessor for such wrongful occupation and possession of the said Property by the Lessee.

#### 19. FORCE MAJEURE

- i. If the performance by either Party, of any of its obligations under the Lease Deed is prevented due to damage that renders the said Property completely unusable by reason of Act of God, such as earth quake, storm, floods or natural disaster, war, event beyond the control of Parties hereto, pandemic, epidemic or any order, rule, direction or restriction of the government or any other statutory authority, statutory order or a court order or any event/s beyond the control of the Parties hereto and terrorism (each such event shall be called a "*Force Majeure*" event), then affected Party shall be excused from such performance; provided, however, that such Party shall give prompt written notice within a period of 15 days from the date of occurrence of the Force Majeure event.

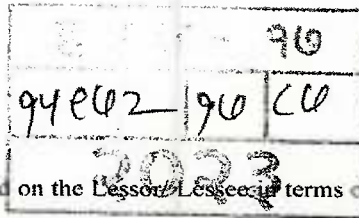
#### 20. SALE / MORTGAGE

- i. The Lessor shall be entitled to sell, mortgage, transfer, surrender or otherwise dispose of the said Property or any part thereof to any person, firm, company or entity during the continuance of this present, subject to the rights, interest, benefits and/or obligations of the Lessee under the Lease and with prior written intimation to the Lessee.

#### 21. LEGAL FEES AND DUTIES

- i. The Parties shall bear the expenses towards stamp duty and registration fee etc., in respect of this Deed in equal ratio.

	
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Any notice to be served on the Lessor/ Lessee in terms of this Deed shall be deemed to have been properly served if addressed to the Lessor / Lessee at their respective address hereinabove mentioned and sent by registered post acknowledgment due, unless the Lessor/ Lessee have given proper notice to the other party of the change of such address. Any notice to be served on the Lessor/ Lessee in terms of this Deed shall be deemed to have been properly served if receipt of such notice has been duly acknowledged by a representative of the intended recipient authorized to receive such notice and intimated to the other Party.

- ii. The Lessor undertake to promptly notify the Lessee of any notice received by the Lessor from any Governmental or Municipal Authority or public body in respect of the Subject Property or any portion thereof.

### 23. DISPUTE RESOLUTION

- i. Any dispute, controversy, claim, or difference arising between the parties in relation to this Agreement will be settled through mutual negotiations between the parties. If in case the negotiations are not conclusive then the matter will be taken to Court of Law.
- ii. The laws of India shall govern this Agreement and the courts in Pune shall have exclusive jurisdiction to try and decide any dispute that arises between the Parties in respect of this Agreement, or anything related thereto.



### 24. MISCELLANEOUS

- i. This Deed constitutes the entire agreement and understanding of the Parties in respect of this lease in compliance of the terms of the said MOU and supersedes any other prior negotiations, correspondence, agreements, understandings and other duties or obligations between the Parties in respect hereof.
- ii. Any modification, amendment, or waiver of any provision of this Deed shall be effective only if it is in writing and signed by the authorized representative of each Party.

25. The paragraph headings contained in this Deed are for the convenience of the Parties and shall not affect the meaning or interpretation hereof.

26. Each party confirms to be fully entitled to enter into these presents and confirm to bind themselves and those whom he/ she / they represent and all person/s claiming through

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or under the respective party. Each party confirms that the execution hereof and the compliance hereof is not in any way in contravention of any applicable rules, regulations laws and bye-laws. Each party confirms to discharge their respective obligations in compliance of all applicable rules, regulations laws and bye-laws as applicable to both parties.

27. Each party confirms to have entered into these presents on the faith of the representations of the party of the other part and believing the same to be true. The parties further confirm to have relied upon each other on the assurances of fulfillment of the respective obligations within the stipulated time. Each party confirms to carry out their obligations under these presents failing which the non-defaulting party shall be entitled to specific performance of these presents from and the cost of the defaulting party.

28. These presents contain the entire understanding between the parties hereto and any amendments thereto shall be by way of written documents duly signed by the parties hereto.

29. Both the parties agree to their respective address for correspondence as mentioned hereinabove in relation to the present transaction.

30. Each party shall co-operate with the other and shall sign and execute such documents writings as may be necessary for the completion and enforcement of these presents.


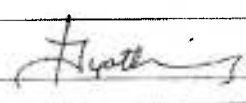
31. The rights of the parties under these presents shall be without prejudice to and in addition to the respective rights under law and equity.

32. In the event if any part of these presents becomes invalid then the same shall be deemed to be excluded from these presents and shall not affect the binding nature of the contract.

33. The parties herein agree that they have a principal to principal relation and neither party shall be entitled to bind the other in any manner whatsoever.

34. The parties state and confirm that the Lessor shall execute such documents as may be required to fully and effectively confer the rights granted under these presents to the Lessee.

35. Stamp duty and registration charges for these presents shall be borne and paid equally by the parties hereto.





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SCHEDULE I	
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(Description of the said contiguous block of Larger Land)

All that piece & parcel free hold land contiguous block of land totally about 14 Hectare 07 Ares, formed out of:

- Land bearing Gat number 720, admeasuring 04 Hectare 13 Ares (including Pot Kharaba 00 Hectare 71 Ares),
- Land bearing Gat number 721 admeasuring 03 Hectare 41 Ares,
- Land bearing Gat number 723, admeasuring 02 Hectare 41 Ares (including Pot Kharaba 00 Hectare 5 Ares),
- Land bearing Gat number 730, Hissa number 1/B, admeasuring 02 Hectare out of totally admeasuring 08 Hectare 62.65 Ares (including Pot Kharaba 00 Hectare 30 Ares),
- Land bearing Gat number 733, admeasuring 02 Hectare 12 Ares (including Pot Kharaba 00 Hectare 2 Ares)

situated at Village Wagholi, Taluka Haveli, District Pune and earlier falling within the limits of the Gram Panchayat of Village Wagholi and now falling within the extended limits of the Pune Municipal Corporation together with all the rights, title, interests, privileges and appurtenances thereto and which land is bounded as under:

- On or towards the East : By land bearing Gat Nos. 739, 734, & 736
- On or towards the South : By land bearing Gat No. 719
- On or towards the West : By land bearing Gat Nos. 724, 730, 722 and remaining portion out of Gat No. 730/1/B.
- On or towards the North : By land bearing Gat No. 740, Gat No. 730, Gat No. 732 and Gat No. 722.

#### SCHEDULE II

(Description of the said Property)

All that piece & parcel of portion of land admeasuring 10,733.34 square meters out of the land admeasuring about 1,34,913.10 sq. mtrs. out of free hold contiguous block of land being part of the sanctioned layout of the Larger Land mentioned in Schedule I above, together with the proposed structure being constructed thereon admeasuring about 40,000 square feet being Phase I and rights, title, interests, privileges and appurtenances thereto

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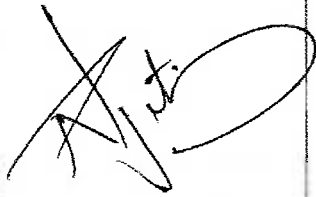




In witness whereof the parties have signed these presents on the day and date first  
hereinafter mentioned.

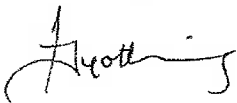


Signed sealed and delivered  
By the within named



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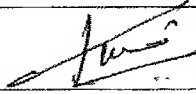
P Square Builders LLP through its duly authorized signatory and designated Partner Mr. Piyush Nitin Nyati		
Signature 	Left Hand Thumb Impression 	Photograph 
Lessor		

Signed sealed and delivered  
By the within named

Nirmala Memorial Foundation through its authorized signatory Mrs. Meduri Jyothi		
Signature 	Left Hand Thumb Impression 	Photograph 
Lessee		



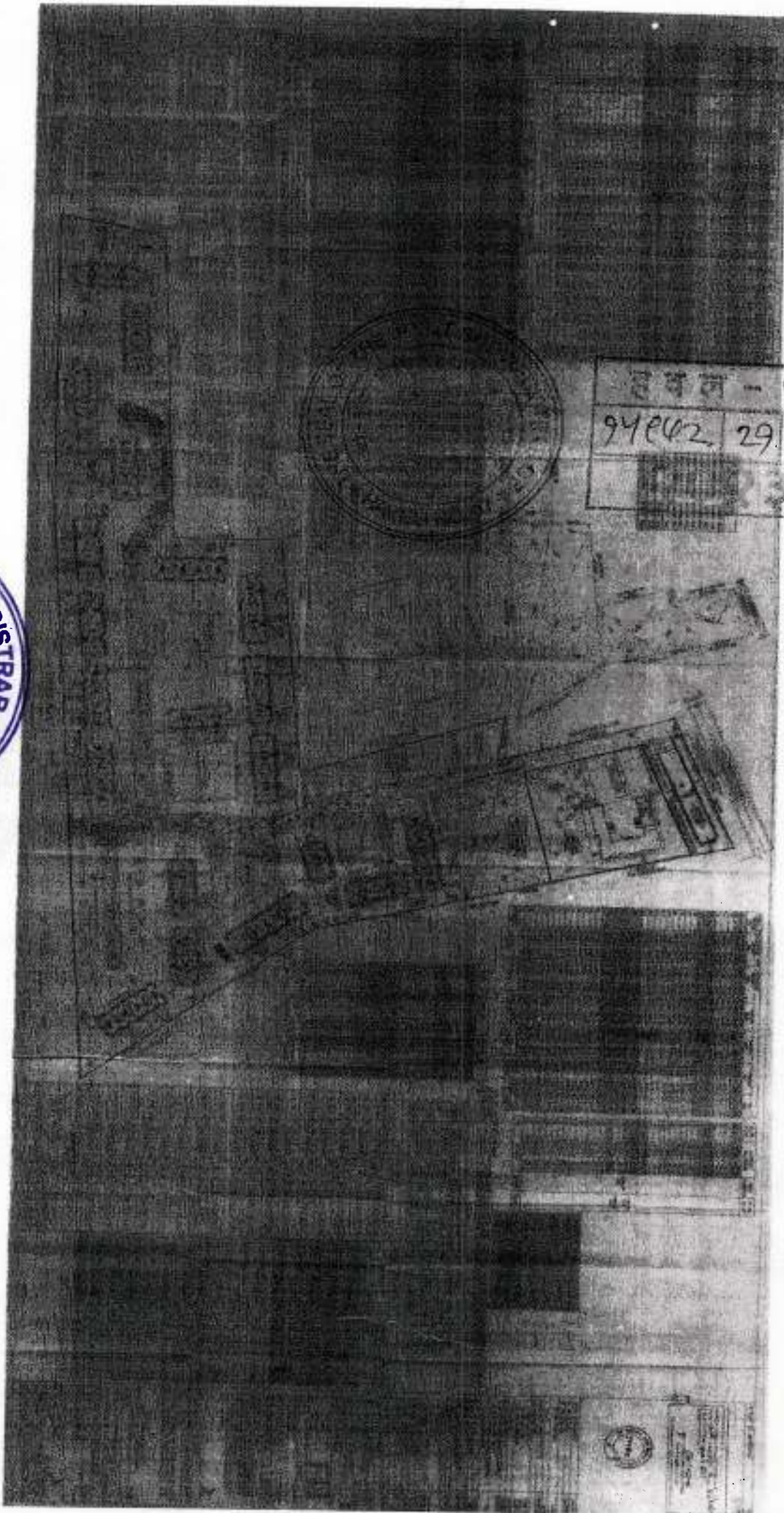
In presence of:

Signature		
Name	Harish Shroff	Khalesh Dapeman
Address	903 Claret, Right under off road, Pune-60.	209 Sunil Jewel Square K.P. Pune 411001

	
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Annexure A

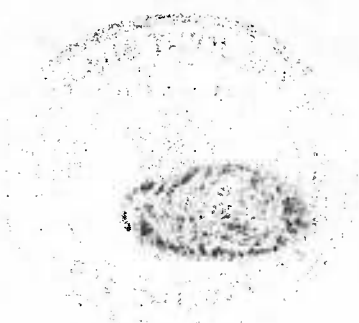


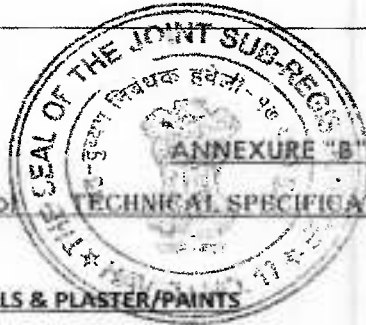
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Annexure - A







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Nirmala Foundation School

**1) STRUCTURE, MASONARY WALLS & PLASTER/PAINTS**

- a) RCC framed Structure and AAC blocks.
- b) External wall with Plaster and Acrylic Paint.
- c) Internal walls & Ceiling – Gypsum finished walls & Putty finished Ceiling

**2) FLOORING TILES**

- a) Class rooms/ Staff room/ Passages – Matt finish Vitrified tiles flooring with skirting/dado. Brand - Johnson/AGL/Somani/Zealtop/Varmoro
- b) Toilets –Anti skid Ceramic flooring. Brand - Johnson/AGL/Somany/Varmoro

**3) DADO TILES**

- a) Toilet –Ceramic tile dado up to louvered window top level. Brand - Johnson/AGL/Somany/Varmoro
- b) Passage wall Cladding – 1.2 m high Polish Vitrified tile dado. Brand - Johnson/AGL/Somani/Zealtop/Varmoro

**4) TOILETS**

- a) Concealed plumbing inside Common Toilet. Brand - Astral/Finolex/Supreme/ Prince
- b) P.P fittings. Brand - Jaguar/ Cera/ Hindware/ Grohe/ Isenberg
- c) Sanitary Wares. Brand - Jaguar/Cera/Hindware/RAK/Parrywares

**5) ELECTRIFICATION & CABLING**

- a) Concealed copper wiring with modular switches in all rooms
- b) Electrical points for AC in all Class and Staff Rooms.
- c) Generator back-up for entire Classroom/ Staff room **EXCLUDING** 15 amp Electrical points.

**6) DOORS**

- a) Class room Door Frame – Red meranti
- b) Class room Door Shutter - Both side Laminated flush door with vision panel.
- c) Staff room Frame & Doors - Laminated door shutters with Red Meranti door frame.
- d) Toilet Doors – Laminated door shutters with Granite door frame.
- e) Door Hardware – Dorma/Dorset/Godrej/Aligad customised

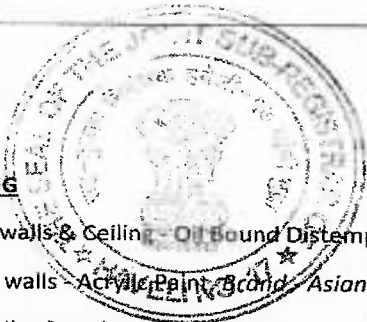
**7) WINDOWS**

- a) Aluminum Profile 2 track sliding windows with MS grill from inside.
- b) Window Glass – Saint Gobain or equivalent

*Handwritten signatures and initials.*







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#### 8) PAINTING

- a) Internal walls & Ceiling - Oil Bound Distemper, Brand - Asian / Akzonoble
- b) External walls - Acrylic Paint, Brand - Asian / Akzonoble
- c) Inside Toilet & Ceiling - Oil Paint above Tile dado.

#### 9) LIFTS

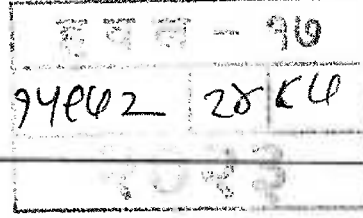
- a) Lifts as per Plan.

#### COMMON AREAS, AMENITIES & FACILITIES OF "NIRMALA FOUNDATION SCHOOL".

- a) Main Entrance gate with security cabin & Compound wall.
- b) Landscaped garden with lawns and flower beds.
- c) Generator backup for passenger elevators, pumps and common lights..
- d) Children's play area, Futsal ground, Cricket pitch, Skating Ring, Basket ball court and Tennis court. ( Hardscape with markings)
- f) LED fixtures in common areas.
- g) Internal Tremix concrete driveway with Paver blocks.
- h) WTP as per statutory requirements.
- i) STP as per statutory requirements. STP Recycled water for Gardening and Flushing.
- j) Rain water harvesting.
- l) Fire Fighting as per statutory requirements.
- m) Car and Bus Open Parkings.



*Handwritten signature*



[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधेतील देवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७ ]

गाव :- बाघोली (५५६३२७)

तालुका :- हवेली

जिल्हा :- पुणे

ULPIN : 13597663287

भूमापन क्रमांक व उपविभाग

७३०/१/ब



13597663287

भूमापना पद्धती		भोगवटादार वर्ग -१		गोताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्र, एकक व आकारणी	५७०	सामदास शंकर सातव	०.२७.००	०.३७		(१६३३२)	कुळ, खंड व इतर अधिकार
अ) लागवड योग्य क्षेत्र	५७३	काशिनाथ शंकर सातव	०.१५.५०	०.२१		(१६३३२)	इतर अधिकार
जिरायत ८.३२.६५							क्षेत्र - पत संस्था
बागायत -	५७४	ज्ञानेश्वर बबन सातव	०.३०.००	०.४०		(१६३३२)	दिनांक ११/१२/२०१८ रोजी श्री शंकर ग्रामीण
एकुण							विकासी सहकारी पत संस्था मर्यादा शिवाजी
ला.या. क्षेत्र ८.३२.६५	४९५९	नितेश शिवाजी सातव	०.१४.००	०.१९		(१६३३२)	काशिनाथ सातव यांच्या नावे र. रु. ३०००००/-
							कर्ज, फेरफार क्र १३४५१ अन्वये (१६३३२)
ब) पोटखराब क्षेत्र	४९६०	उत्कर्ष शिवाजी सातव	०.१३.००	०.१७		(१६३३२)	दिनांक ०८/१०/२०१८ रोजी श्रीराम समर्थक
(लागवड अयोग्य)							नागरी सहकारी पत संस्था मर्यादित वा शिवाजी
वर्ग (अ) ०.३०.००	४९६१	वैजाली शिवाजी सातव	०.१३.००	०.१७		(१६३३२)	काशिनाथ सातव यांच्या नावे र. रु.
वर्ग (ब) -							कर्ज, फेरफार क्र १३५३६ अन्वये (१६३३२)
एकुण	५७७९	रविंद्र एकनाथ कुमावत	०.१८.७०	०.२६		(१६३३२)	बँक बोजा - सहकारी पत
पो.ख. क्षेत्र ०.३०.००							शिवाजीराव भोसले बँक लि. रु.
	६५३९	सुवर्णा रामदास सातव	०.६४.००	०.८६		(१६३३२)	सामान असो. तर्फे भागीदार फेरफार क्र १३५३६
एकुण क्षेत्र ८.६२.६५							अन्वये (१६३३२)
ला.या. क्षेत्र ८.६२.६५	६५४१	शशिकांत रोहिदास सातव	१.३१.००	१.७५		(१६३३२)	सातव सात, बँक लि. सातव यांच्या नावे र. रु.
							२००००००/- सुवर्णा सातव यांच्या हिस्से फेरफार
आकारणी ११.१६	६५४२	जयश्री रोहिदास सातव	०.०५.३५	०.०६		(१६३३२)	क्र १२२१५ अन्वये (१६३३२)
भूमी क्रिया विरोध	६५४३	वैजाली दत्तात्रय शिवले	०.३०.००	०.४०		(१६३३२)	शिवाजीराव भोसले बँक लि. विधानगर शाखा
अन्वये							२०००००००/- शशिकांत सातव हिस्सा फेरफार क्र
	६५४४	बबन शंकर सातव	०.३०.००	०.४०		(१६३३२)	१२३१७ अन्वये (१६३३२)
	६५४५	तुकाराम बबन सातव	०.३१.००	०.४१		(१६३३२)	दिनांक २०/१०/२०१८ रोजी साई प्रेरणा को ऑप
	६५४६	अनिता ज्ञानेश्वर सातव	०.२०.००	०.२७		(१६३३२)	कॉफी सोसायटी लि. मुंबई चा शशिकांत रोहिदास
	६५४७	बापु काशिनाथ सातव	०.३२.००	०.४३		(१६३३२)	सामान यांच्या नावे र. रु. ५००००००/- कर्ज.
	६५४८	शिवाजी काशिनाथ सातव	०.२०.००	०.२७		(१६३३२)	फेरफार क्र १३३१२ अन्वये (१६३३२)
	६५४९	रतनबाई काशिनाथ सातव	०.०९.३०	०.०२		(१६३३२)	बोजा
							प्रमाण शिवाजी काशिनाथ सातव यानी ए यु स्मा
							फायनान्स लिमिटेड काखा पुणे यांच्या कडून
							रक्कम रुपये ३४०००००.०० कर्ज घेवून गहायखत
							करण दिले. (१९१६६)
							शिवाजीराव सातव यांच्या नावे र. रु. १९३०२)



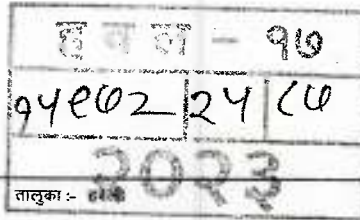
हा गाव नमुना क्रमांक ७ दिनांक २२/०६/२०२३:०९:४७:५२ PM मधील डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंचालित असल्यामुळे ७/१२ अंतिमकायम कर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सुचना : खबर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर घेण्यात आलेल्या प्रत्यक्ष फेरफार क्र.१९६२८ ची सध्यास्थिती <http://mahabhumi.gov.in/applichawd> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड दि. : ०७/०८/२०२३ : १६:०७:४० PM. वैधता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001425815 हा क्रमांक

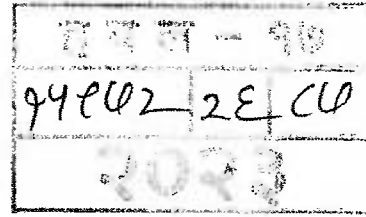
वापरासाठी

पृष्ठ क्र. १/४

[illegible]



गाव :- बाघोली (५५६३२७)		तालुका :- हवेली		जिल्हा :- पुणे
	अपाक आई सुवर्णा -----सामाईक क्षेत्र-----	०.३०००	०.४०	(१६३३२)
१४७२९	शिवाजी काशिनाथ सावव	०.१५.५०	०.२९	(१६३३२)
१७४८३	मयूर रामदास सावव	०.३०.००	०.४०	(१९२८९)

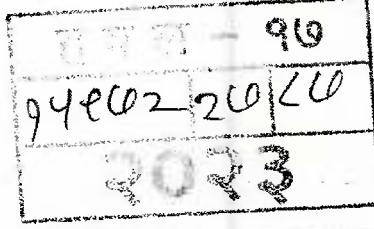


ई महा भूमि



ही गाव नमुना क्रमांक ७ दिनांक २२/०६/२०२३ ११:४७:५२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही  
 सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर घेण्यात आलेल्या प्रलंबित फेरफार क्र १९६२८ ची सरांशिका <http://mahabhurn.gov.in/dsp/chawd> या संकेत स्थळावर पहावी.  
 ७/१२ अडनलोड दि : ०७/०८/२०२३ : १६:०७:४० PM, वेबसाईट पडताळणीसाठी <https://digitalsatara.mahabhurn.gov.in/dst/> या संकेत स्थळावर जाऊन 2507100001429815 हा क्रमांक वाचण्यावा.

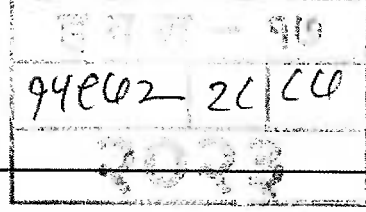




गाव नमुना बारा (पिकांची नोंदवही)										
[ महाराष्ट्र शासनाच्या अधिनस्थ असलेल्या अमिलेख आणि नोंदवही (वयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २९ ]										
गाव :- वाघोली (५५६३३७)			तालुका :- ठवेली					जिल्हा :- पुणे		
भूमापन क्रमांक व उपविभाग			७३०/१/ब							
			पिकांखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		सेरा
वर्ष	हंगाम	खाते क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	रबरुप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२१	संपूर्ण वर्ष	-१				०.०		खालू पड	१.००००	
२०२२	संपूर्ण वर्ष	१०७८३*				०.०		एक विहिर पड	०.०१००	

टीप :- सदरची नोंद मोबाइल अ‍ॅप द्वारे घेणेत आलेली आहे





**गोप नमूना सात ( अधिकार अमिलेख पत्रक )**  
**[ महाराष्ट्र जमीन महसुल अधिकार अमिलेख आणि नोदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]**

गाव :- वाघोली (५५६३२७) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 17187123568 भूमापन क्रमांक व उपविभाग ७२० 17187123568

भुधारणा पद्धती भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो. ख.	फेरफार क्र	कुळ, खड व इतर अधिकार
संजाचे एकक क्षेत्र, जो.मी	७९९२	दर्शमान देवदत्तपुत्र सुनील व सखी				(१०३८४)	कुळाचे नाव व खड
अ) लागवड योग्य क्षेत्र		दिपक बिहारीलाल जैन				(१०३८४)	इतर अधिकार
मिळामत ३.४२.००		-----सामाईक क्षेत्र-----	०.१४०५	०.१३			इतर
बागायत -	७९९३	लक्ष्मण नारायण जगदाळे				(१०३८५)	इतर
एकूण		रांभु विठ्ठल दुघाडे				(१०३८५)	इतर
जो.यो. क्षेत्र ३.४२.००		संभाजी शिवाजी औटी				(१०३८५)	अनधिकृत फेरफार : नाही.
अ) पोटखराब क्षेत्र		राजु नाथा बेलोटे				(१०३८५)	
(लागवड अयोग्य)		महादेव संभाजी तोडकर				(१०३८५)	
जो. (अ) ०.७९.००		अरुण लक्ष्मण एरंडे				(१०३८५)	जमावत फेरफार क्रमांक : १८३५९ व दिनांक १३/११/२०२२
जो. (ब) -		-----सामाईक क्षेत्र-----	०.०४२५	०.०४			
एकूण	७९९४	पी स्वप्नेश्वर बिल्डर्स प्रा लि.एल.एल.पी				(१०८०१)	
पो. ख. क्षेत्र ०.७९.००		पदनिर्देशित भागीदार					
एकूण क्षेत्र ४.९३.००		नितीन शंकरकादास न्याती				(१०८०१)	
(क+ख)		-----सामाईक क्षेत्र-----	३.९८९६	२.९२	०.७९००		
आकारणी ३.९३	९८२९	[ दिपक प्रतिद गाणी ]			1	(१८३५९)	
जुडी किंवा विशेष	१६५६८	श्रीनिवास रंकाय सहकारी गृहवचना संस्था				(१८३५९)	
आकारणी		मर्या तर्फे					
		अध्यक्ष व सचिव				(१८३५९)	
		-----सामाईक क्षेत्र-----	०.०४७४	०.०४			

फेरफार क्र : (१) (१०७) (१०२८) (३६७८) (५२४४) (५५९३) (६३६५) (६७७६) (९४०७) (१००३८) (१००३९) (१००४०) (१००५८) (१००५९) (१०३८३) (१०३८४) (१०३८५) (१२९०६) (१६९२७)

सोळा आणि भुमापन चिन्हे



हा गोप नमूना क्रमांक ७ दिनांक ०२/११/२०२२ ०२:५५:३७ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गोप नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिकव्याची आवश्यकता नाही.

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर घेण्यात आलेल्या प्रलेखित फेरफार क्र. १९४०६ ची सद्यस्थिती <http://mahabhurns.gov.in/aapichawd/> या संकेत स्थळावर पहावी.

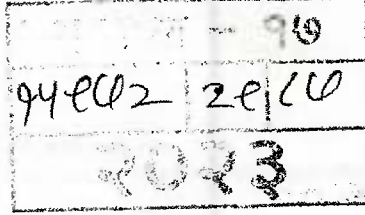
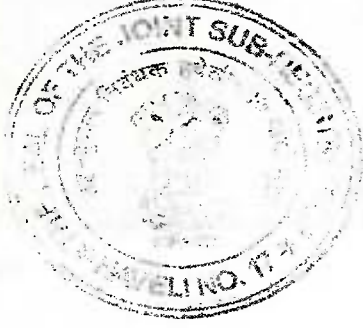
७/१२ डाउनलोड दि. : ०७/०८/२०२३ : १६:०५:०६ PM. वैधता पडताळणीसाठी <https://digitalisatara.mahabhurns.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001389406 ना क्रमांक [Digitalisatara](#) वापरावा.



गाव :- बाघोली (५५६३२७)

तालुका :- हवेली

जिल्हा :- पुणे



हा गाव नमूना क्रमांक ७ दिनांक ०२/११/२०२२ ०२:५५:३० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ या ठेका स्वयंप्रमाणित असल्यामुळे ७/१२ अंतिमत्वावर वर कोणत्याही सही किंवा स्वाक्षरी आवश्यकता नाही.

पृष्ठ क्र. २/३

सुचना : सर्व ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर घेण्यात आलेल्या प्रलपित फॉरफार क्र.१९४०६ ची सादरस्थिती <http://mahatkm.gov.in/sapachawki> या संकेत स्थळावर पहावी. ७/१२ डाउनलोड दि. ०५/०८/२०२३ . १६:०५:०६ PM. वैधता पडताळणीसाठी <https://digitalasbara.mahatkm.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001389406 हा क्रमांक वापरावा.





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[ महाराष्ट्र जमीन महसूल अधिनियम १९८६ च्या (१९) बंदी व सुस्थितीत ठेवणे ) नियम १९८९ यातील नियम २९ ]

गाव :- वाघोली (५५६३२७)

जिल्हा :- हवेली

जिल्हा :- पुणे

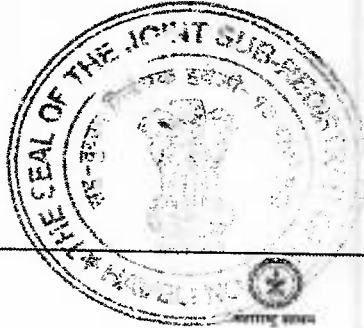
भुमापन क्रमांक व उपविभाग ७२०

वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	खरीप					०.०		पड	३.४२००	
२०१८	खरीप					०.०		पड	३.४२००	
२०१९	खरीप					०.०		पड	३.४२००	

टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई मॅहाराष्ट्र





हवेली - १७  
१५९०२ ३९ ८४

**गाव नमुना सात (अधिकार अभिलेख पत्रक)**

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३,५,६ आणि ७ ]

गाव :- वाघोली (५५६३२७) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 25690878039 भूमापन क्रमांक व उपविभाग ७२१ 25690878039

भुधारणा पद्धती भोगवटादार वर्ग - १ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुल, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी.	७४८७	पी स्वचैअर बिल्डर्स प्रा लि.एल.एल.पी				(१०८०९)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		पदनिर्देशित भागीदार				(१०८०९)	इतर अधिकार
जिरायत ३.४९.००		नितीन द्वारकादास न्याती					इतर
वागायत -		सामाईक क्षेत्र	३.३६२६	३.०८			इतर
एकूण	९८२१	[ दिपक रविंद्र नाणी ]				(१८३५९)	प्रलंबित फेरफार : नाही.
ला.यो. क्षेत्र ३.४९.००		अध्यक्ष व सचिव				(१८३५९)	शेवटचा फेरफार क्रमांक : १८३५९ व दिनांक : ०२/११/२०२२
		श्रीनिवास स्वयं सहाकारी गृहचरचना संस्था				(१८३५९)	
		मर्बा तर्फे					
		सामाईक क्षेत्र	०.०४७४	०.०४			

जुने फेरफार क्र : (१) (१०७) (१६७) (१०२८) (४०४७) (५५१३) (६७७६) (१४०८) (१२५६७) (१२९०६)

सीमा आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०२/११/२०२२ ०२:५७:२९ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या दटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही

७/१२ डाउनलोड दि. : ०४/०८/२०२३ : १६.०५ AM PM. वेबसाईटवर साठी <https://dgis.maharashtra.gov.in/dsh/> या संकेत स्थळावर जाऊन 2507100001389407 हा क्रमांक वापरावा.







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2023

गाव नमुना बारा (पिकांची नोंदवही)										
[ महाराष्ट्र जमीन नोंदवही अधिनियम १९७१ (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]										
गाव :- वाघोली (५५६३२७)			तालुका :- हवेली				जिल्हा :- पुणे			
भुमापन क्रमांक व उपविभाग			७२१							
पिकाखालील क्षेत्राचा तपशील										
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	होरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	खरीप					०.०		गवत पड	३.४१००	
२०१८	खरीप					०.०		गवत पड	३.४१००	
२०१९	खरीप					०.०		गवत पड	३.४१००	

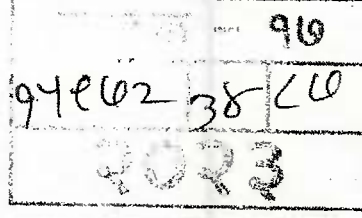
टीप :- सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

ई महाभारत









गाव नमुना बारा ( पिकांची नोंदवही )										
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]										
गाव :- वाघोली ( ५५६३२७ )			तालुका :- हवेली					जिल्हा :- पुणे		
भुमापन क्रमांक व उपविभाग			७२३							
पिकाखालील क्षेत्राचा तपशील										
वर्ष	हंगाम	क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	नोटा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	खरीप					०.०		पड	२.३६००	
२०१८	खरीप					०.०		पड	२.३६००	
२०१९	खरीप					०.०		पड	२.३६००	

टीप : \*\* सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे





ह व ल - १७  
१५८०२ ३५ ८०  
२०२३

**गाय नमूना सहीत (अधिकार अभिलेख पत्रक)**  
[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दाम (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाय :- वाघोली (५५६३२७) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 25218310590 भुमापन क्रमांक व उपविभाग ७३३ 25218310590

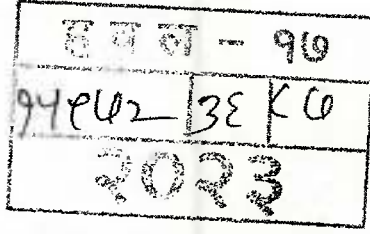
भुधारणा पद्धती भोगवटादार वर्ग -१		शेताचे स्थानीक नाव :					
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुल, खंड व इतर अधिकार
शेताचे एकक व आकारणी	७४८९	पी स्ववेअर विल्डर्स एल.एल.पी पदविलेखित भागीदार				(१०८०९)	कुल व खंड
अ) लागवड योग्य क्षेत्र		नितीन द्वारकादास न्याती				(१०८०९)	इतर अधिकार
जिरायत	२,१०.००	-----सामाईक क्षेत्र-----	२.१०००	२.०६	०.०२००		इतर
बागायत	-						इतर
एकुण							मल्लिक फेरफार : नाही.
ला.पो. क्षेत्र	२,१०.००						शेवटचा फेरफार क्रमांक : १२५६४ व दिनांक : ३/०६/२०१७
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ)	०.०२.००						
वर्ग (ब)	-						
एकुण							
पो.ख.क्षेत्र	०.०२.००						
एकुण क्षेत्र (अ+ब)	२.१२.००						
आकारणी	२.०६						
जुडी किंवा आकारणी	विशेष						
ने फेरफार क्र. : (१) (१०७) (१०२८) (४०४९) (४२४९) (५५१३) (६७७६) (७५५२) (१२५६४)							सीमा आणि भुमापन चिन्ह



हा गाय नमूना क्रमांक ७ दिनांक १६/०६/२०१९ ०४:०८:५५ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाय नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०७/०८/२०२३ : १६:०६:२६ PM. वैधता पडताळणीसाठी <https://digitalsatara.mahathurni.gov.in/dsk/> या संकेत स्थळावर जाऊन 2507100001649688 हा क्रमांक घाबरावा.

पृष्ठ क्र. १/२




<b>गाव नमुना बारा (पिकांची नोंदवही)</b> [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]										
गाव :- वाघोली (५५६३२७)			तालुका :- हवेली					जिल्हा :- पुणे		
भुमापन क्रमांक व उपविभाग ७३३										
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
पर्व	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	खरीप					०.०		पड	२.१०००	
२०१८	खरीप					०.०		पड	२.१०००	
२०१९	खरीप					०.०		पड	२.१०००	

टीप :- सदरची नोंद नोंदवही ऑप द्वारे घेणेत आलेली आहे






ISS-1180PT2

  
**Nº 806188**

**भारतीय प्रमाणपत्र**

१. प्रमाणपत्र देणारा बॅंके वर, काली बॅंकेने भारतीय प्रमाणपत्र (प्रमाणपत्र) ही जात, मुदत भारतीय  
 प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 २. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 ३. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 ४. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 ५. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 ६. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 ७. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 ८. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 ९. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)  
 १०. १९५० (मार्च १९५०) या मुदत भारतीय प्रमाणपत्र (प्रमाणपत्र) १९५० (मार्च १९५०)





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Saturday, April 20, 2013  
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पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 3907 दिनांक: 20/04/2013

गावाचे नाव: येरवडा  
दस्तऐवजाचा अनुक्रमांक: हवल3-3731-2013  
दस्तऐवजाचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी  
सादर करणाऱ्याचे नाव: पियुष नितीन व्याती

नोंदणी फी ₹. 100.00  
दस्त हाताळणी फी ₹. 480.00  
डाटा एन्ट्री ₹. 20.00  
पृष्ठांची संख्या: 24

एकूण: ₹. 600.00

आपणास हा दस्तऐवज अंदाजे 6:07 PM ह्या वेळेस मिळेल आणि सोबत संवनेस प्रत व CD घ्यावी.  
सह दुय्यम निबंधक, हवेली-3

बाजार मूल्य: ₹.0/-  
भरलेले मुद्रांक शुल्क: ₹. 500/-

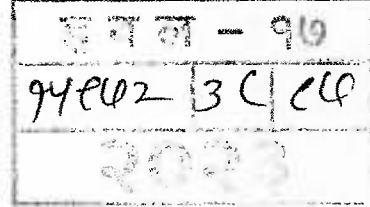
मोबदला: ₹.0/-

- 1) देयकाचा प्रकार: By Cash रकम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 500/-

सह दुय्यम निबंधक (वर्ग-२)  
हवेली-३, पुणे



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4/20/2013





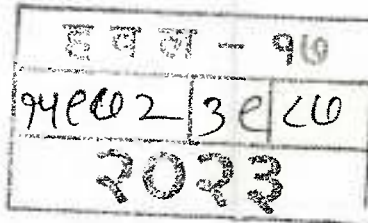
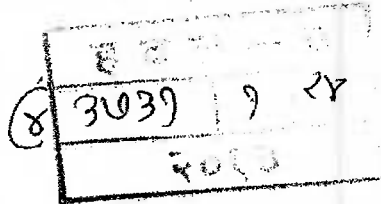


महाराष्ट्र MAHARASHTRA १२५३ दि ४/४/२३ रु. ५००/- N 790456  
अनुक्रमांक क्र. ८८  
मुद्रांक कोणत्या कारणासाठी वापरावयाचा आहे पी. ओ. डी.  
मुद्राई मुद्रांक अधिनियम १९५८ चे अनुच्छेद क्र. ४८  
मुद्रांक वापरणाराचे संपूर्ण नाव नितिन दुवर्कादस न्याती  
संपूर्ण पत्ता कोरेगाव पार्क, २४ मार्च २०१३  
हस्त व्यक्तिचे संपूर्ण नाव सुरेश म. म. म. म.  
पत्ता कोरेगाव पार्क, पुणे-४२  
मुद्रांक धारकाची सही /हस्त व्यक्तिची सही  
सुरेश म. म. म. म.  
सुरेश म. म. म. म. (मुद्रांक धारक)  
परवाना क्र. २२०५१०८  
परवाना प्राप्त दिनांक - २९/३/२०१४  
पत्ता - ११११, सुरेश म. म. म. म., पुणे-४२.



#### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I, NITIN DWARKADAS NYATI, of Pune Indian Adult Inhabitant residing at "The Nest", Plot No. 2, Koregaon Park, Pune 411001, SEND GREETINGS;





हवेली - १७		
१५६४२	८०	८८
२०२३		



हवेली - १७		
३०३७	२	४४
२०२३		





ह व ल - १७		
१५६०२	४९	८७
२०२३		

I am in the field/business of land dealings/land development/builders/ promoters/developers etc. and I am carrying out such business in various forms viz. either in my individual name OR in Sole Proprietorships Or in association with other persons (AOP) OR in the form of Partnership Firm business.

AND WHEREAS I have also been appointed as the Constituted Attorney by certain other persons who have entrusted upon me powers to do certain acts, deeds and things, for and on their behalf, pertaining to their movable and immovable property/ies which powers include amongst others the power/authority to enter into/execute/register/ admit execution of various Agreements/deeds/documents etc., so also, power to appoint substituted Attorney/s for me and to delegate all those or some of those Powers/authorities to such substituted Attorney/s.

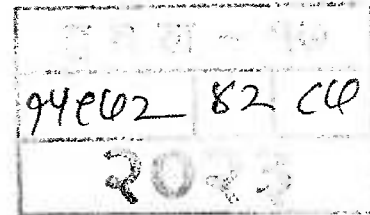


Due to my varied personal, and business occupations/engagements and frequent travelling within/out of India, I am unable to every time personally attend to and manage a) my personal, as well as business affairs that I need to carry on in such various capacities and day to day matters connected therewith b) all my investments (present and future), c) matters/affairs in relation to the various moveable and immovable assets/ properties which are presently owned/held or which may be held from time to time hereinafter by me in my individual name OR as the sole proprietor of the various Proprietary firms which are formed including "Nyati Engineers and Consultants", or which may hereinafter from time to time be formed, OR by the various Partnership Firms which are

ह व ल - १७		
४	३०३१	३ २४

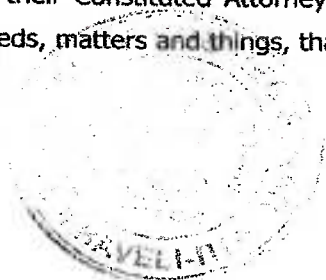
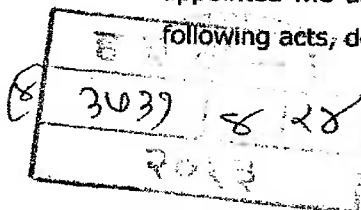




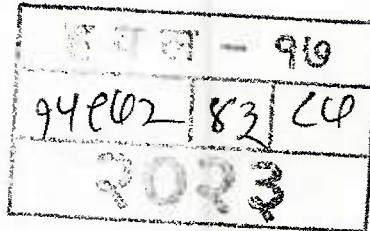
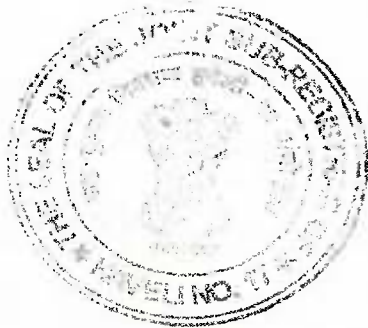


formed including M/s. "PNN Developers", M/s "Nyati Kohinoor Associates", or which may hereinafter from time to time be constituted in which I am or shall become partner, or in Association of Persons which are constituted or which may be constituted hereinafter from time to time OR in my capacity as the Power of Attorney Holder for those who have appointed me as their Constituted Attorney for which purpose I desire to appoint my son, SHRI. PIYUSH NITIN NYATI, to be my duly constituted Attorney/s to look after, manage, and deal with my said personal as well as business affairs, present and future investments, immovable or moveable properties and assets for me and on my behalf.

NOW KNOW YE AND THESE PRESENTS WITNESSTH that I, NITIN DWARKADAS NYATI, do hereby nominate, constitute and appoint my Son, SHRI. PIYUSH NITIN NYATI, residing at "The Nest", Plot No.2, Koregaon Park, Pune 411001, to be my true and lawful Attorneys in fact and at law for me and on my behalf in my individual capacity so also in my capacity as the sole proprietor of the various Proprietary firms which are formed including "Nyati Engineers and Consultants", or which may hereinafter from time to time be formed, and in my capacity as the Partner of the various Partnership Firms in which I am a Partner including M/s. "PNN Developers", M/s "Nyati Kohinoor Associates", or the various Partnership Firms in which I may hereinafter from time to time become partner, and in my capacity as the member of the Association of Persons which are constituted or which may hereinafter from time to time be formed/constituted, and in my capacity as the Power of Attorney Holder for those who have appointed me as their Constituted Attorney to do all or any of the following acts, deeds, matters and things, that is to say:







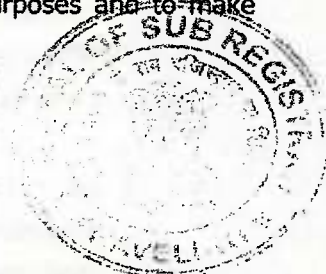
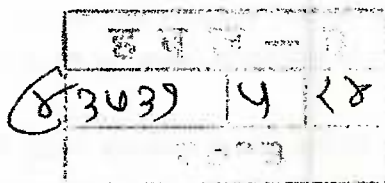
1. To attend to, manage and supervise all the properties whether moveable or immovable and in which I have any share, right, title of any nature whatsoever in my various capacities.

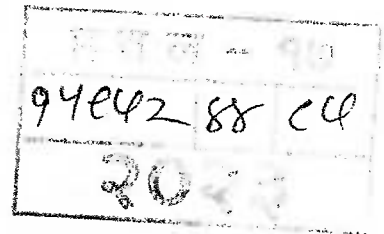
2. To let or demise or give on lease or to give on leave and licence basis or otherwise any immovable or moveable property or any part or portion thereof at such rent or licence fee or compensation and for such period and subject to such terms and conditions as my Attorneys shall think fit.

3. To receive, collect and realise all rents, licence fees or compensation, income and profits which now are or hereafter shall be due and owing in respect of any property and in case of non-payment to recover the same or issue distress warrants or eject tenants, occupiers or remove or to commence such actions or suits or take such legal proceedings as may be necessary or required.

4. To pay all outgoing, taxes, rates, charges, cesses, deductions, expenses and all other outgoing, payments and demands whatsoever due and payable or to become due and payable for or on account of such property.

5. To hand over or to take /accept or evict, eject or take , recover possession of the immovable or movable properties/assets in the occupation of or from any of the tenants, licensees, occupiers or trespassers of and in any property or any part or portion thereof and to determine the tenancies or revoke licences or occupation and to recover possession thereof and for that purpose to sign and give or cause to be signed and given all requisite notices and to do all other acts, requisite for such purposes and to make





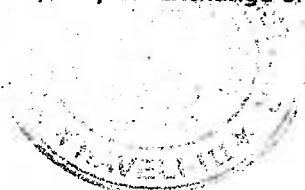
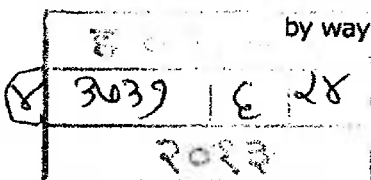
and execute or accept surrenders of leases and tenancies or licences.

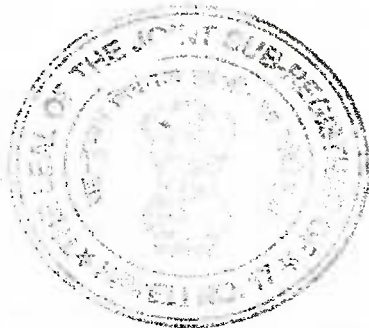
6. To dispose of whether by way of sale, exchange, mortgage, lease, leave and licence, transfer, partition or otherwise deal with any immovable or movable properties in which I have any share, right, title in my various capacities or any part or parts thereof in any manner and at such price or consideration as my Attorneys shall deem fit and in particular

(a) To sell the immovable or movable properties or my interest therein or any part or portion thereof either by Public Auction or by Private Contract and subject to any conditions as to title or otherwise with power to buy in or rescind any contract for sale and re-sale.

(b) To raise money by way of legal or equitable mortgage on the security of such immovable or movable property in which I have any share, right, title in my various capacities or any part or portion thereof for any purpose and in any manner so that no mortgagee or mortgagees shall be concerned to see whether the money is wanted or whether more than is wanted is raised or as to the application thereof.

(c) To exchange or transfer such immovable or movable property in which I have any share, right, title in my various capacities or any part or portion thereof and to do all things necessary for effecting the same and to give or receive money by way of equality of exchange or otherwise.





हस्ता - १७		
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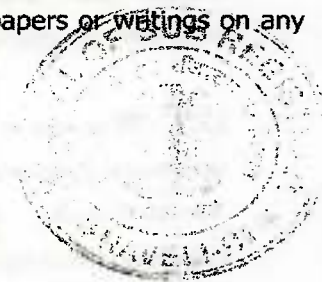
(d) To grant leases, leave and licence or tenancy agreements for any terms or periods in respect of such immoveable property or any part thereof with or without an option to purchase the freehold reversion or right of renewal.

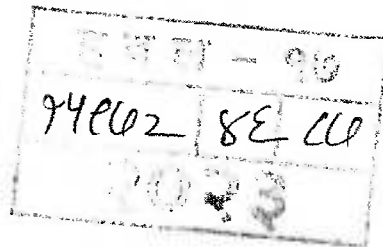
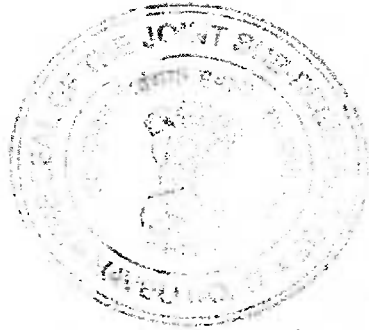
The above said powers/authorities have to be exercised by my Attorney in all my capacities, however, in case of Partnership Firm/s those powers/authorities shall be exercised only subject to the provisions of the relevant Partnership Deed/s and subject to the powers/authorities if entrusted upon me as the Partner of such Partnership Firm/s to that effect.

7. To sign upon, submit and get the building plans passed from the PMC authorities in respect of such immovable property in which I have any share, right, title of any nature whatsoever in my various capacities. To get any such property demarcated and measured. To represent me, correspond with, to appear before and to apply and depose before all government, semi-government local authorities, departments or bodies including the M.S.E.B. the Telephone Dept. Town Planning Dept. the Municipal Dept. the Collectorate and Revenue Officials, ULC authorities, Co-operative Dept., Income Tax Authorities, City Survey Officers, Land Records Dept. and all other bodies so as to obtain necessary orders, permissions, sanctions, NOC's.

8. To pay or deposit with any Bank or Bankers all my moneys which shall come to the hands of my Attorneys and to withdraw from time to time moneys from the credit of my account and to draw, sign and endorse any cheque or cheques or withdrawal forms, applications or receipts or any documents, papers or writings on any Bank or Bankers.

हस्ता - १७		
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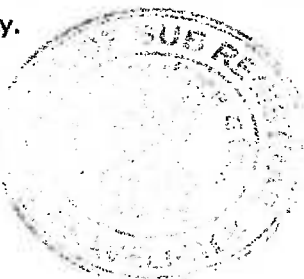
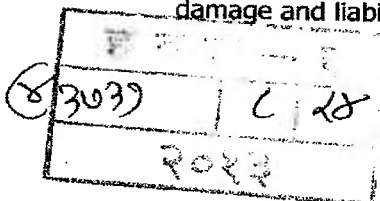
9. To operate upon all Bank Accounts or Bank Lockers standing in my sole name and/or in the joint names of myself and any other person or partner of the Partnership Firms or to open and operate any fresh account or accounts with any Bank, Bankers, Brokers or other persons, firm or company and to pay or deposit in the said account or accounts all moneys and to withdraw moneys lying to the credit of the said account or accounts and to sign cheques, dividend warrants, forms applications and all negotiable instruments including fixed deposits as may be necessary.

10. To give, renew or withdraw authorities or directions to any bankers and other persons or corporations as to the persons, companies or corporations to whom or the manner in which any money payable to me periodically or otherwise shall be paid.

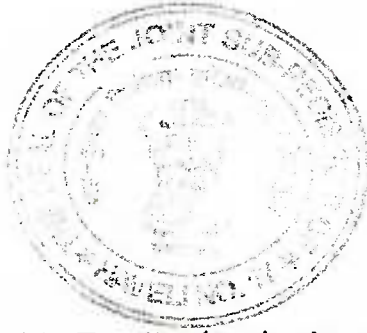
11. To accept the transfer of any stocks, funds, shares, annuities and other securities which shall or may at any time hereafter transferred to me. To use and dispose of all the capital credits, stocks and effects which now are or shall hereafter employed in or due or owing to me.

12. To invest in fixed deposits with banks, companies and to make necessary applications, execute, sign and deliver necessary forms therefor and to receive moneys, certificates and to give effectual discharges therefor in my name and on my behalf for the purposes aforesaid.

13. To effect, maintain and recover under insurances against loss, damage and liability.







ह. य. ल. - १७	
१५९०२	४०८०
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14. To attend and vote at the meetings of any Company or otherwise and to act as my Attorneys or proxy in respect of any stocks, shares or other investments now held or which may hereafter be acquired by me in such Company. To represent my interest before any co-operative Society, Organisation or Body, incorporated under any law in force from time to time.

15. To appear before Reserve Bank of India or any Government or Municipal or Local Authority in India on my behalf and to represent and act on my behalf in any matter in which I may be concerned.

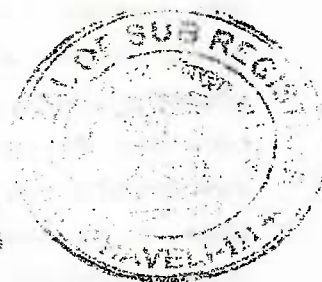
16. To make, sign, draw, accept, endorse and negotiate all cheques, drafts, dividend warrants, Municipal or other refund vouchers, telegraphic or other remittances or orders upon any or all banks, firms companies or persons for any or all moneys whether in the hands of such banks firms or companies or persons belonging to me.

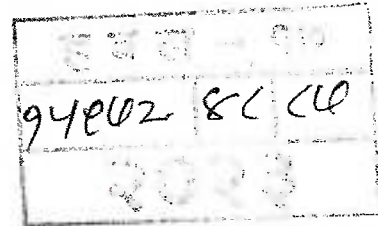


17. To make, sign, draw, accept, endorse and transfer any policy or policies of insurance and any other mercantile documents in which I am or shall be interested or concerned or which shall be requisite.

18. To borrow moneys from any Bank or Banks or from any other person or persons, body or firm or company upon such terms as my Attorneys shall deem fit and to acknowledge any receipts of the said loan or loans and promise to pay the same by executing proper deeds and documents including the Demand Promissory Notes and/or Hundis or any other deeds, documents and writings.

ह. य. ल. - १	
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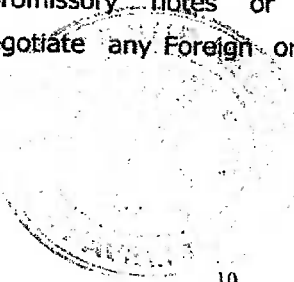
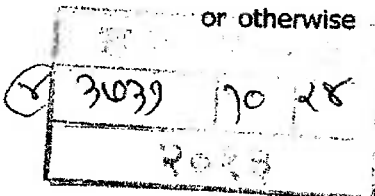


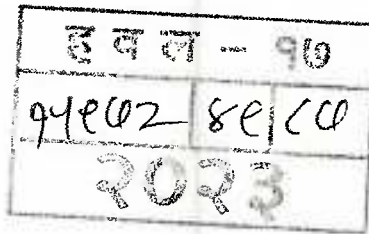
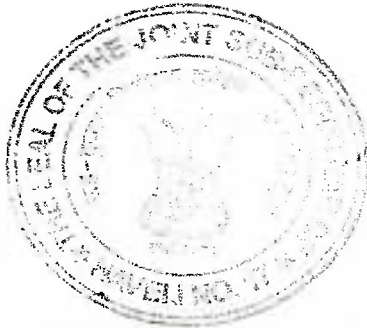
19 To purchase, buy or acquire for me and for my benefit any freehold or leasehold messuages, lands tenants, buildings, flats, apartments and hereditaments at any place and to procure the said land, hereditaments and premises conveyed, assigned, granted, transferred, assured or surrendered to or in trust for me, my heirs, executors, administrators and assigns respectively or to such uses and in such manner as my said Attorneys shall deem most beneficial to me. The said powers/authorities have to be exercised by my Attorney in all my capacities, however, in case of Partnership Firm/s those powers/authorities shall be exercised only subject to the provisions of the relevant Partnership Deed/s and subject to the powers/authorities if entrusted upon me as the Partner of such Partnership Firm/s to that effect.



20. To invest any of my moneys at interest on the mortgage of any immoveable property of freehold or leasehold tenure in Bombay/Pune or on the mortgage of stocks, funds or other securities or to invest any of my moneys in Government of India Promissory Loan Notes or Port Trust Bonds, War Bonds, Treasury Bills or other safe securities or on pledge or mortgage or moveable property or to deposit the same with any merchants, Mills, banks or bankers with or without securities and such investments shall be made either in my name or in the name of my Attorneys from time to time to vary the investments or any of them in or for others of the same or a like nature as my Attorneys shall think fit including the purchase of shares or moveables as my Attorneys shall think fit and proper.

21. To discount, draw, accept, endorse, renew and negotiate bills of exchange, promissory notes or endorse, pledge, hypothecate or otherwise negotiate any Foreign or Inland bills of exchange or





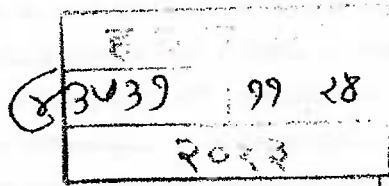
promissory notes and to sign, seal, execute, deliver, endorse, assigns or transfer all mortgages, deeds, bills, etc. as my Attorneys appear to be necessary, expedient or desirable.

22. To receive and collect the amounts of deposits, earnest moneys, consideration moneys or sale proceeds, coming to me or to my share in respect of sale, transfer or disposal of any movable or immovable property or any part or portion thereof and to sign and pass the necessary receipts and discharges for the same.

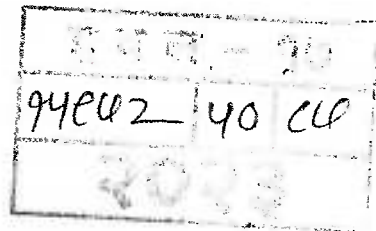
23. To ask, demand, sue for recovery and receive from any person, firm, body or company all sums of money, securities for moneys, debts, interest and income and upon receipt thereof or any part thereof to make, sign, execute and deliver such receipts, releases and discharges for the same respectively as my Attorneys shall think fit or be advised.

24. To receive and give receipts for moneys due to me from any person or persons or body that may be due and payable to me from time to time.

25. To adjust, pay, settle, compromise or submit to arbitration any accounts, debts, claims, demands or disputes touching any of the matters aforesaid or any other matters which are now subsisting or may hereafter arise between me and any other person, firm, body, company, society or corporation or wherein I may be interested in any manner however and upon receipt of any sum or sums whatsoever due or belonging to me to sign, seal, execute and deliver or make and give releases, receipts acquittances or other legal deeds or sufficient discharges and to give time for payment to pay off to

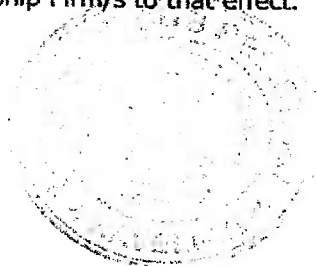
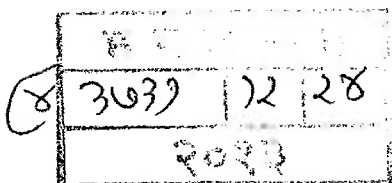




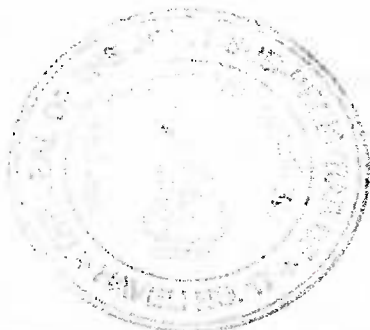


my debtors. The said powers/authorities have to be exercised by my Attorney in all my capacities, however, in case of Partnership Firm/s those powers/authorities shall be exercised only subject to the provisions of the relevant Partnership Deed/s and subject to the powers/authorities if entrusted upon me as the Partner of such Partnership Firm/s to that effect.

26. To commence, prosecute, institute, defend, oppose or appeal in all actions and legal proceedings including appeals, reviews and revisions whether civil, criminal, original or appellate in any Courts or Tribunals and also including all proceedings before the Collector of Mumbai/Pune and/or Mumbai/Pune Suburban District and/or Municipal, Police, Revenue, Stamps, Public Works, Post, Registration Authorities and before Income-Tax, Wealth Tax, Expenditure Tax, Gift Tax and Estate Duty Authorities and also before all Magistrates or Judicial and Revenue Officers or Other Officer or Officers and to issue or accept service of all writs or proceedings or processes and to do all acts and things as may be necessary in connection therewith and also if thought fit, to compromise, refer to arbitration, abandon, submit to judgement or decree or become non-suited in any actions or proceedings as aforesaid whether at present pending or hereafter instituted touching any of the matters aforesaid or any other matters in which I may hereafter be concerned or interested in any manner whatsoever. The said powers/ authorities have to be exercised by my Attorney in all my capacities, however, in case of Partnership Firm/s those powers/authorities shall be exercised only subject to the provisions of the relevant Partnership Deed/s and subject to the powers/authorities if entrusted upon me as the Partner of such Partnership Firm/s to that effect.







हवेली - १७	
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27. To sign, seal, execute, initial and deliver all agreements, contracts, leases, conveyances assignments, mortgages, releases, surrenders, transfers or any other documents or instruments, deeds and writings of any nature whatsoever as may be necessary or required for and on my behalf in my various capacities in respect of such property or any part or portion thereof.

28. To sign and serve any insolvency or liquidation notice upon any of my debtors and to institute and prove at any insolvency or winding up proceedings against any of my debtors.

29. To sign, verify, declare, affirm, make and present all necessary complaints, petitions, written statements, affidavits, declarations, memorandum of appeals, applications, forms, statements, complaints and other proceedings whatsoever.

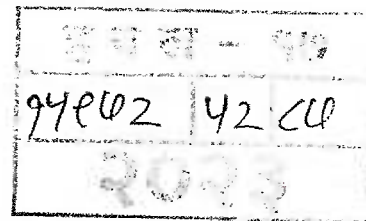
30. To nominate, appoint and engage Advocates, Solicitors, Auctioneers, Income Tax Practitioners, Chartered Accountants, Architects, Surveyors, Engineers and other agents and to sign and give Warrants or Vakalatnamas or other necessary authorities in their favour and such other authorities as may be necessary and retainers and from time to time to revoke and to pay their remuneration including special fees and charges.

31. To appear before the Sub-Registrar or the Registrar of Assurances at Mumbai/Pune City and Mumbai Suburban District or elsewhere or any other Officer or Officers or any appropriate registering authority and to present and lodge for registration and/or to admit execution for me and on my behalf of all or any documents, deeds, writings or other assurances executed by me



हवेली - १७	
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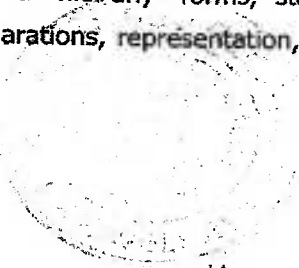
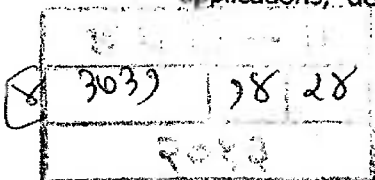


in my various capacities or by my Attorneys on my behalf and to do all other acts, deeds, matters and things in relation to any of the property or any part thereof which may be requisite or necessary and to complete the registration thereof in all respects.

32. To attend to and represent me in all Courts of Law including the Courts of Small Causes, City Civil Court, High Court, Supreme Court or any other Courts and in all Tribunals, commissions, examinations or any authorities whether judicial, quasi-judicial or administrative whether statutory or otherwise and in all Central and State Government Departments and in the Offices of the Collectors, Deputy Collectors or the Additional Collectors of Land Revenue or any other Revenue or other Authority including the District Inspector of Land Records Office and the City Survey Offices and all Municipal Offices and Departments and other Legal Offices or appropriate Police Stations or Police Officers or Police Departments as occasion shall arise or as may be necessary.



33. To appear and to act on my behalf in my various capacities before the Additional Collector and Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 (No.33 of 1976) or any other Officer or Officers including the Collector or the Additional Collector or Bombay/Pune and Bombay Suburban District or the Secretary or Secretaries, Deputy or Under Secretary or Secretaries Government of India or the Government of the State of Maharashtra under the said Act or any other Acts, Enactments or Laws for the time being in force and to represent us before them the said Officers or Authorities and to take all necessary steps and to do all things necessary and to sign, present and file any forms, statements, return, affidavits, applications, declarations, representation, writings or memorandums,





हवेली - १७		
१४००२	४३	१०
२०२३		

appeals, revisions reviews or any other scheme or schemes as may be required under the provisions of the said Act or any other Acts, Enactments or Laws for the time being in force in that behalf in respect of any of the property or any part or portion thereof.

34. To pay and discharge all my just and lawful debts and liabilities including those relating to all or any of the property and my household and other necessary expenses.

35. To consent to/give confirmation to any alterations or modifications in the nature or conditions of any contracts, agreements or mortgages or other documents of any nature whatsoever.

36. To engage, employ, dismiss and remunerate any agents, clerks, servants, employees or other persons in or about the above mentioned affairs as my Attorneys shall in his absolute discretion think fit and proper.

37. To apply for, carry on correspondence, initial, sign, receive and retain copies of the Returns of Income Tax, Wealth Tax Gift Tax, Assessment Orders and other papers of any kind which may be necessary or required.

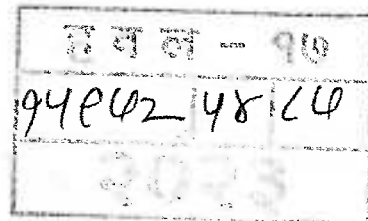
38. To receive from the Postal Authorities the amount of any money orders payable to me and to receive from Postal and railway, Airport, Shipping and Custom Authorities parcels and articles deliverable to me.



हवेली - १७		
३०३१	१५	२४
२०२३		





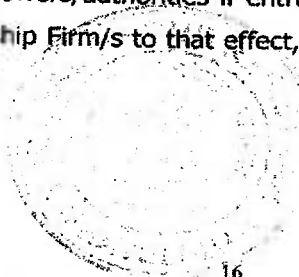
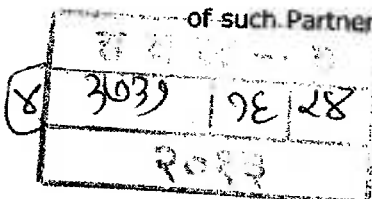


39. To borrow from time to time from any bank, Scheduled or Co-operative or any financial institution such sums of money as the Attorney or attorneys may think expedient upon the security of any of my shares or securities but not on personal security and for such purposes to give execute and make such pledge or other securities and with such covenants powers and provisions as may be thought proper and to open overdraft accounts for the purpose.

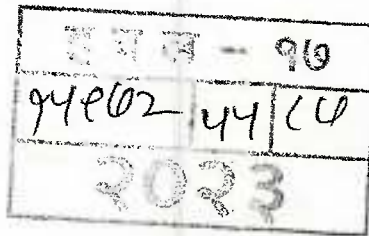
40. Subject to the provisions of the relevant Partnership Deed/s and subject to the powers/authorities if entrusted upon me as the Partner of such Partnership Firm/s to that effect, to borrow from time to time from any bank, Scheduled or Co-operative or any financial institution such sums of money as the Attorney or attorneys may think expedient in the name of the Partnership Firm/Firms in which I am a Partner and to sign all or any Documents, writings or assurances, relating to such loan of the Partnership Firm/s and also to sign/execute on my behalf as the Partner of such Partnership Firm/s Mortgage Deed/Deeds of any of the Property of such Partnership Firm/Firms in favour of the lending Bank, and for registration of all such Documents, writings and assurances, to appear before sub Registrar Assurance at Pune City or elsewhere or appropriate registering authority and to present and lodge for registration and/or admit execution of all Mortgage Deed and other deeds and documents, writings or other assurances executed by me/ my Attorney on my behalf as Partner of any such Partnership Firm/s where in I am a Partner, and to complete registration thereof in all respect.



41. Subject to the provisions of the relevant Partnership Deed/s and subject to the powers/authorities if entrusted upon me as the Partner of such Partnership Firm/s to that effect, to buy or sell any property in





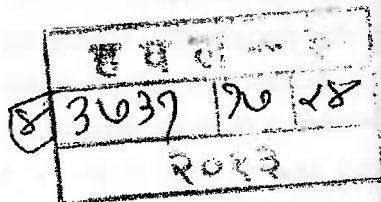


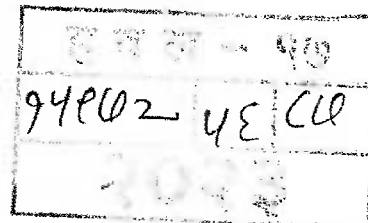
the name of any partnership firm in which I am a Partner and for the said purpose to execute all documents, writings and assurances and get it duly registered in the name of such partnership firm/s, and for the said Purpose to appear before the Sub Registrar of Assurance at Pune City, or elsewhere, or before any registering authority, admit execution thereof and lodge all such documents for registration, and complete the registration process in all respects.

42. To operate upon any of my existing Public Provident Fund Account and to open and operate upon new Public Provident Fund Account with any bank or banks as the Attorneys shall think fit and to draw cheque/s for the purpose and to withdraw moneys from such account and also to give valid discharge on the closure of such extended period as the Attorneys or attorney's may think fit.

43. To subscribe to the Memorandum and Articles of Association of any new Company to be incorporated under the Companies Act, 1956 or any other enactment with such objects as the Attorneys or attorney's may think fit and to sign all papers necessary for the incorporation of such companies.

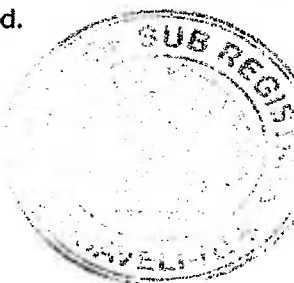
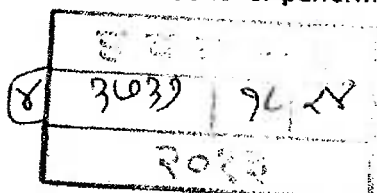
44. For better performing and executing any of the acts, deeds, matters and things aforesaid I hereby grant to my Attorneys power and authority to substitute and appoint in his place or stead one more Attorney or Attorneys or substitute or substitutes to exercise for me as my Attorneys or any or all of the powers and authorities hereby conferred and to revoke any such appointment or appointments from time to time and to substitute any other or others in the place or stead of the said substituted Attorney or

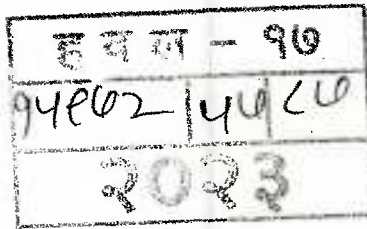




Attorneys as my Attorneys shall from time to time think fit.

45. And for effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted, I do hereby declare that the powers hereby granted in favour of the Attorney are solely restricted in respect of all my monies, bank accounts, investments belonging to me, and all moveable and immoveable properties owned/held/possessed by me in my various capacities and/or in respect of which I have been empowered to act as the Power of Attorney by those who have appointed me as their Constituted Attorney, and wherever applicable, the powers hereby granted are to be exercised by the Attorney subject to the provisions of the applicable laws/subject to the powers/authorities/restrictions contained in the respective Power of Attorneys that are granted in my favour by those who have appointed me as their duly Constituted Attorney, and/or subject to the provisions/restrictions of the Indian Partnership Act, 1932 and provisions/restrictions set out in the constitution of the various Partnership Firms and subject to the powers/authorities if entrusted upon me as the Partner of such Partnership Firm/s, in which I am or shall from time to time hereinafter become Partner, and I do hereby further declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities heretofore given by me to my Attorneys or to be deemed to be limited to such transactions and matters as are herein expressly mentioned, but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined, as may by the Attorneys be deemed to be requisite or expedient to be done or performed.




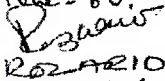


AND GENERALLY to do, execute and perform all or any acts, deeds, matters or things which ought to be done and performed by me as fully and effectually in all respects as I myself in my individual capacity OR as the sole proprietor of the various Proprietary firms OR as the Partner of the various Partnership Firms OR as the member of the Association of Persons OR in my capacity as the Power of Attorney Holder for those who have appointed me as their Constituted Attorney could have done, if personally present.

AND I hereby ratify and confirm and agree to ratify and confirm all and whatsoever my Attorneys or substitute or substitutes as aforesaid shall lawfully do or purport to do under or by virtue of these presents.

IN WITNESS WHEREOF I have hereunto set and subscribed my hand this \_\_\_\_\_ day of April 2013.

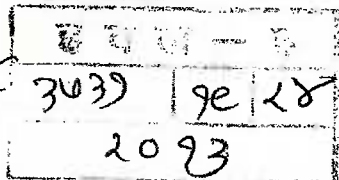
SIGNED & DELIVERED by the withinnamed Grantor SHRI.NITIN DWARKADAS NYATI in the presence of:

1.   
SRINIVAS Iyer  
Nyati Enclave Society, Mahabubnagar,  
Hydrabad - 50.
2.   
ROZARIO JOHN  
Bopkhal Pura - 31



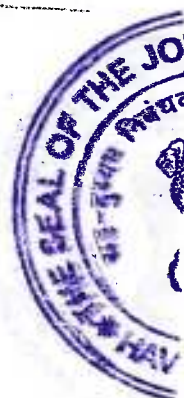
I ACCEPT

SHRI. PIYUSH NITIN NYATI  
GRANTEE





हवेली - १७		
१५००२	४८	८४
२०२३		



४	३०३२	२०	२४
२०२३			







ह व ल - १७		
१५९७२	५९	१५
२०२३		

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABPN2601F



नाम /NAME  
NITIN DWARKADAS NYATI

पिता का नाम /FATHER'S NAME  
DWARKADAS RANAKISHAN NYATI

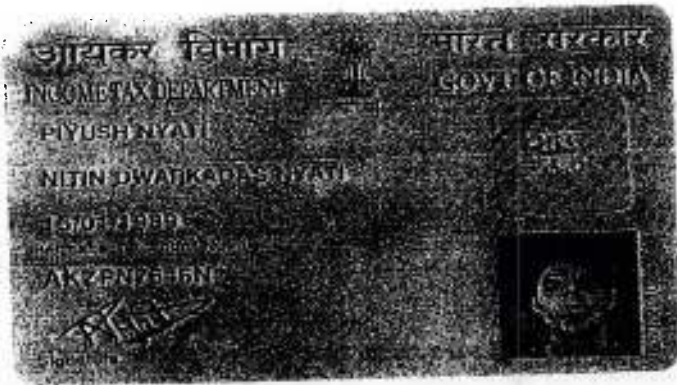
जन्म तिथि /DATE OF BIRTH  
03-07-1963

हस्ताक्षर /SIGNATURE



*R. Singh*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)



ह व ल - १७		
३७३१	२९	२४
२०२३		



\*\*\*\*\*

शनिवार, 20 एप्रिल 2013 5:41 म.नं.

दस्त गोषवारा भाग-1

हवल3 8122128

दस्त क्रमांक: 3731/2013

दस्त क्रमांक: हवल3 /3731/2013

वागार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल3 यांचे कार्यालयात

पावती:3907

पावती दिनांक: 20/04/2013

अ क्र. 3731 वर दि.20-04-2013

सादरकरणाचे नाव: पियुष नितीन त्यागी

रोजी 5:40 म.नं. वा. हजर केला.

नोदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 480.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 24

दस्त हजर करणाऱ्याची सही:

एकुण: 600.00

सह दुय्यम निबंधक, हवेली-3

सह दुय्यम निबंधक, हवेली-3

दस्ताचा प्रकार: जनरल पॉवर ऑफ अॅटोर्नी

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून@ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार देण्यात आलेला नव्हता

शिक्का क्र. 1 20 / 04 / 2013 05 : 46 : 36 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 20 / 04 / 2013 05 : 47 : 30 PM ची वेळ: (फी)

## प्रतिज्ञापत्र

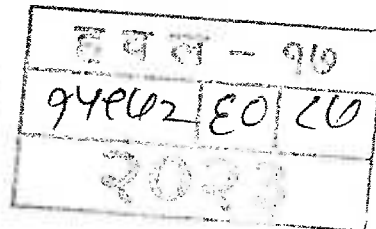
सदर दस्तऐवज हा नोदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोदणीस सादर केला आहे. दस्तातील संपूर्ण मजकूर, विषयावली, कागदपत्रांची जाहती, वैधता याबाबत यादीसाठी खालील दस्त विषयावली व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार

लिहून घेणार

<http://10.187.203.78/MarathiReports/HTML-reports/htmldastGoshwara1.aspx?cross=>

4/20/2013





20/04/2013 5:42:32 PM

दस्तावेज भाग-2

हवल 3 8123128  
दस्तावेज क्रमांक: 3731/2013

दस्तावेज क्रमांक : हवल 3/3731/2013



दस्तावेजाचा प्रकार :- जनरल पावर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: पियुष नितीन न्याती पत्ता: -, -, कल्याणी नगर पुणे, 6, विवद, Maharashtra, Pune, Non-Government. पिन नंबर:	पावर ऑफ अटॉर्नी होल्डर वय :- 24 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तसाकधीत जनरल पावर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.

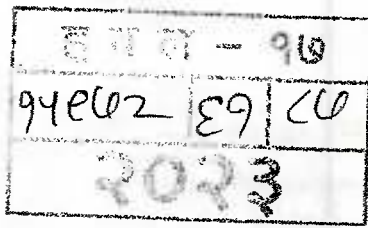
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: संतोष जनादन कांबळे वय: 41 पत्ता: कल्याणी नगर पुणे पिन कोड: 411006		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	नितीन द्वाकादास : न्याती प्लॉट नं: 2, माळा नं: 1, इमारतीचे नाव: कल्याणी नगर पुणे, ब्लॉक नं: -, रोड नं: 1, महाराष्ट्र, पुणे. AABPN2601F



3731 /2013







25/04/2013 12:29:07 PM

दस्त गोपवारा भाग-2

हवल3 8128128  
दस्त क्रमांक:3731/2013

दस्त क्रमांक :हवल3/3731/2013



दस्ताचा प्रकार :-जनरल पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:नितीन द्वारकादास न्याती पत्ता:प्लॉट नं: 2, माळा नं: 1, इमारतीचे नाव: कल्याणी नगर पुणे, ब्लॉक नं: -, रोड नं: 1, महाराष्ट्र, पुणे. पिन नंबर:AABPN2601F	कुलमुखत्यार देणार वय :-49 स्वाक्षरी		
2	नाव:पियुष नितीन न्याती पत्ता:-, -, कल्याणी नगर पुणे, 6, िर्वद, Maharashtra, Pune, Non-Government. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-24 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत जनरल पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:25 / 04 / 2013 12 : 34 : 12 PM

ओळख:-

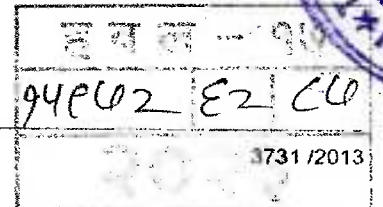
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:संतोष जर्नादन कांबळे वय:41 पत्ता:कल्याणी नगर पुणे पिन कोड:411006		

शिवका क्र.4 ची वेळ:25 / 04 / 2013 12 : 35

शिवका क्र.5 ची वेळ:25 / 04 / 2013 12 : 35 : 46

सह दुय्यम निबंधक, हवेली-3



प्रमाणित करण्यात येते की,  
दस्ताच. पत्र - 28

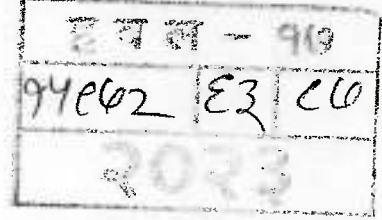
चौध. 31039

सा दुय्यम निबंधक, हवेली क्र - 3

दिनांक : 24/8/2013

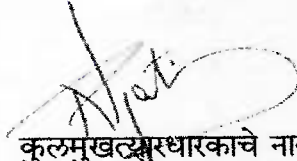






मी श्री. पियुष नितीन न्याती याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. १७ यांचे कार्यालयात लिज डीड नोंदणी अंती सादर करण्यात आला आहे. नितीन न्याती यांनी दि. २०.०४.२०१३ रोजी दस्त क्र. ३७३१/२०१३ अन्वये मला / आम्हाला दिलेल्या कुमलुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबूलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार रद्दबातल ठरलेले नाही. सदरचे कुमलुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहीन याची मला जाणीव आहे.



  
कुलमुखत्यारधारकाचे नाव व सही  
दि. २४/०८/२०२३



पावती  
Wednesday, April 10, 2013  
3:02 PM  
Original/Duplicate  
नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 3579 दिनांक: 10/04/2013

गावाचे नाव: येरवडा

दस्तऐवजाचा अनुक्रमांक: हवल3-3416-2013

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: श्री. संतोष जनार्दन कांबळे

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणाला हा दस्तऐवज अंदाजे 3:28 PM ह्या वेळेस मिळेल आणि सोमवार धबनेल प्रत व CD घ्यावी.  
सह दुय्यम निबंधक, हवेली-3

वाजार मूल्य: रु.0/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

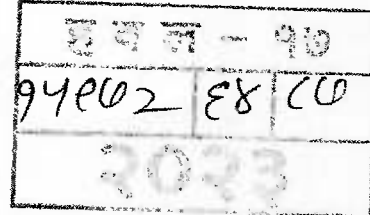
1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 300/-



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4/10/2013.









महाराष्ट्र MAHARASHTRA

5 APR 2013

P 027432

क. क्र. 2450 दि. 500/-

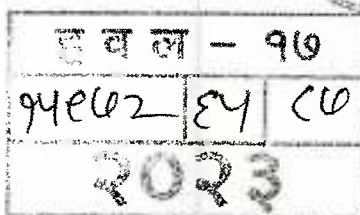
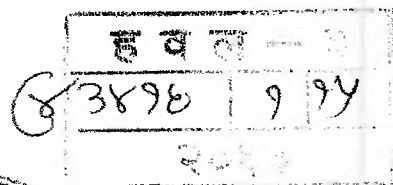
महाराष्ट्र कोमलता का कलाकौशल का परावर्तन है  
मुद्रांक मुद्रांक अधिनियम १९५८ से अनुच्छेद ५५  
मुद्रांक का उपयोग करने से पूर्व मुद्रांक  
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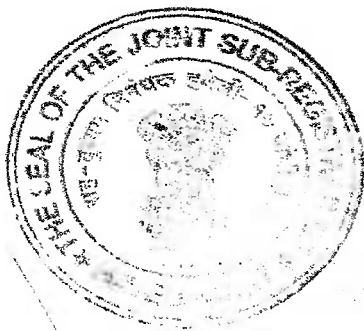
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**SPECIAL POWER OF ATTORNEY WITHOUT CONSIDERATION**

TO ALL TO WHOM THESE PRESENTS COME, I, PIYUSH NITIN NYATI, of Pune Indian Adult Inhabitant having his permanent address at "Nyati Commerce House", Kalyani Nagar, Pune 411006, SEND GREETINGS:-





ह व ल - १७		
१४००२	६६	८८
२०२३		



ह व ल -	
३४७६	२१४
२०२३	





हवेली - १७		
१५६०२	६७	८७
२०३३		

I am in the field/business of land dealings/land development/builders/ promoters/developers/Contractors etc. which I am carrying either in my individual name Or in Sole Proprietorships Or in Association with other Persons (AOP) Or in Joint Venture Or in the form of Partnership Firm business etc.

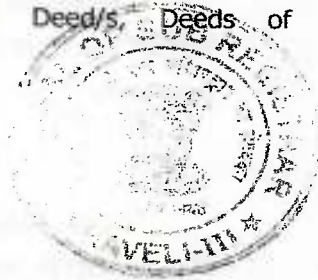
WHEREAS I am the holder/owner of certain lands / plots / flats / units / shops /office premises and I also intend to purchase/acquire from time to time hereinafter certain lands / plots / flats / units / shops / office premises situate in or around Pune or elsewhere in my individual name or as the Partner of the various Partnership Firms which are or which may be formed hereafter from time to time or as the sole proprietor of various Proprietary Firms which are or which may be formed hereafter from time to time, Or as the constituent of AOP/Joint Ventures which are or which may be entered into hereafter from time to time

AND WHEREAS I have also been appointed as the Constituted Attorney by certain other persons who have entrusted upon me powers to do certain acts, deeds and things, for and on their behalf, pertaining to their movable and immovable property/ies which powers include amongst others the power/authority to enter into/execute/register/ admit execution of various Agreements/deeds/documents etc. on their behalf, so also, power to appoint substituted Attorney/s for me and to delegate all those or some of those Powers/authorities to such substituted Attorney/s.

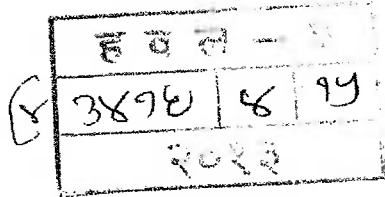
AND WHEREAS as part of the business process I am required to enter into Agreement/s / Deed/s of Sale/ Agreement/s for Leave and Licence/ Deed/s of Lease/ Mortgage Deed/s, Release Deed/s, Exchange Deed/s, Gift Deed/s, Partition Deed/s, Deeds of



हवेली - २		
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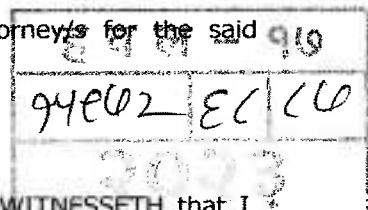
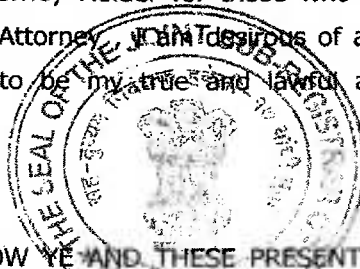






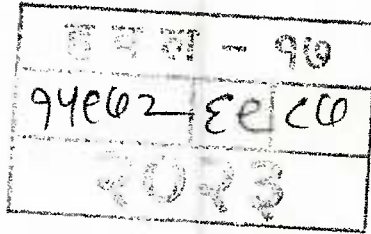
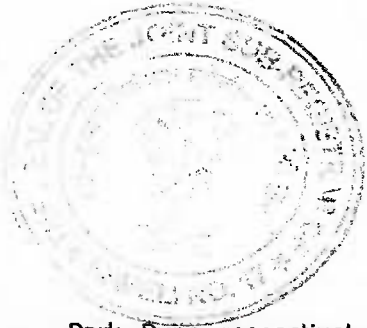
Consent/Confirmation and such allied deeds/documents and/ or any other Deeds and Documents whatsoever as regards various lands / plots / flats / units / shops / office premises with the prospective Owner/s / Purchaser/s / Licensor/s / Licensee/s/ Lessor/s/ Lessee, Banks/Financial Institutions etc. thereof, and to grant General and/or Special and/or Substituted Power of Attorneys and to attend the Office of the concerned Sub-Registrar of Assurances, Pune to admit execution of all such Agreement/s / Deed/s of Sale / Agreement/s for Leave and Licence/ Deed/s of Lease/ Mortgage Deeds/Power of Attorneys etc.

AND WHEREAS as, due to other pre-occupations, it is not desirable or convenient for me to every time personally attend the Offices of the concerned Sub-Registrar of Assurances for lodging and/or admitting execution before the said Sub-Registrar of all such Agreement/s / Deed/s of Sale / Agreement/s for Leave and Licence/ Deed/s of Lease/ Mortgage Deed/s/, Exchange Deed/s, Gift Deed/s, Partition Deed/s, Deeds of Consent/Confirmation, General and/or Special and/or Substituted Power of Attorney/s and all other documents/deeds executed by me in my such various capacities and as the Power of Attorney Holder for those who have appointed me as their Constituted Attorney, I am desirous of appointing some fit and proper person/s to be my true and lawful attorney/s for the said purposes;



NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, PIYUSH NITIN NYATI, do hereby nominate, constitute and appoint jointly and/or severally, SHRI.SANTOSH JANARDHAN KAMBLE and SANTOSH NIVRUTI GAIKWAD both of Pune Indian Adult Inhabitants residing at 176, Old Bazaar, Khadki, Pune 411003 and at Koregaon

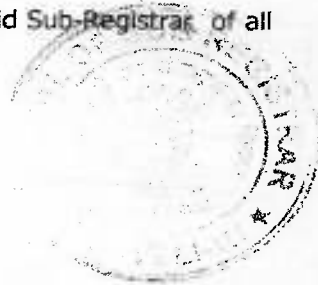
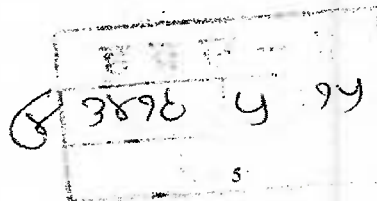




Park, Pune, respectively, to be my true and lawful attorneys for me, on my behalf and in my name to attend the Offices of the concerned Sub-Registrar of Assurances, Pune and to lodge for registration all such Agreement/s / Deed/s of Sale / Agreement/s for Leave and Licence/ Deed of Lease/ Mortgage Deed/s, Release Deed/s, Exchange Deed/s, Gift Deed/s, Partition Deed/s, Deeds of Consent/Confirmation and such allied deeds/documents, General and/or Special and/or Substituted Power of Attorney and all other deeds/documents which are or will be executed by me in my individual capacity Or in my capacity as the as the Partner of various Partnership Firms which are presently subsisting including M/s PNN Developers or the Partnership Firms which may be formed hereafter from time to time, Or as the sole proprietor of various Proprietary Firms which are formed or which may be formed hereafter from time to time, or as a constituent of AOP and/ or Joint Venture/s which are constituted or which may be constituted hereafter from time to time, Or as the Power of Attorney Holder for those who have appointed me as their Constituted Attorney for the purpose Or in my any other capacity whatsoever as the Owner / Purchaser / Licensor / Licensee / Lessor / Lessee / Mortgagor, Attorney / Principal and /or to admit execution of all such Agreement/s / Deed/s of Sale / Agreement/s for Leave and Licence/ Deed/s of Lease/ Mortgage Deed/s, / Release Deed/s / Exchange Deed/s / Gift Deed/s / Partition Deed/s / Deeds of Consent/Confirmation and such allied deeds/documents, General and/or Special and/or Substituted Power of Attorneys and all other deeds/documents/ Power of Attorneys before the said Sub-Registrar and to admit execution thereof in my name and on my behalf.,



AND IN GENERAL to do, execute or perform all other and further acts, deeds, matters or things which may be necessary or expedient to procure due registration by the said Sub-Registrar of all





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such Agreement/s / Deed/s of Sale / Agreement/s for Leave and Licence/ Deed/s of Lease/Mortgage Deed/s /Release Deed/s, Exchange Deed/s, Gift Deed/s, Partition Deed/s Deeds of Consent/Confirmation / Power of Attorneys and all other deeds/documents so executed by me including receiving the originals of all or any of the said Agreement/s / Deed/s of Sale / Agreement/s for Leave and Licence/ Deed/s of Lease/Mortgage Deed/s, /Release Deed/s, Exchange Deed/s, Gift Deed/s, Partition Deed/s Deeds of Consent/Confirmation / Power of Attorneys and all other deeds/documents.

AND I hereby agree and undertake to allow, ratify and confirm all and whatsoever my said attorneys shall do or purport to do or cause to be done by virtue of these presents.



हवेल - १		
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ह व ल - १०
१५००२ ०९/०९
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IN WITNESS WHEREOF I have hereunto set and subscribed  
my hand this \_\_\_\_ day of April, 2013.

SIGNED & DELIVERED by the )  
with in named Grantor )  
PIYUSH NITIN NYATI )  
in the presence of: )

*[Signature]*



1. *[Signature]*  
SHINWAS EDER  
Nyati Ekave Society,  
Mohammedwadi, Pune-69
2. *[Signature]*  
KASHIRAM  
KASHIRAM  
Pune-31

We Accept

*[Signature]*

SHRI.SANTOSH JANARDHAN KAMBLE



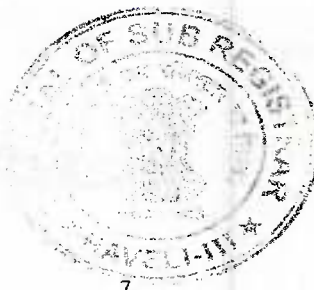
*[Signature]*

SANTOSH NIVRUTI GAIKWAD

Grantees



ह व ल - ३
३४९६ ०९/१५
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हवल - १७		
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४	३६९८	८	९५
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

PIYUSH NYATI  
NITIN DWARKADAS NYATI  
15/01/1989  
Permanent Account Number  
AKZPN7646N  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

SANTOSH NIVRUTTI GAIKWAD  
NIVRUTTI SUBHAJI GAIKWAD  
08/04/1979  
Permanent Account Number  
AOUPG9541M  
Signature



ह व त - १७		
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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

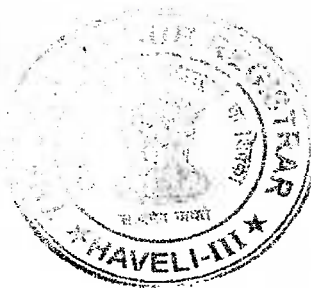
SANTOSH NIVRUTTI GAIKWAD  
NIVRUTTI SUBHAJI GAIKWAD  
08/04/1979  
Permanent Account Number  
AOUPG9541M  
Signature

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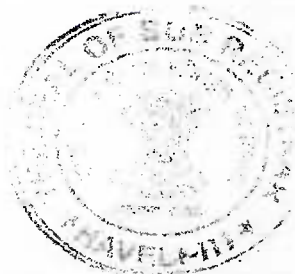
ह व ल - ८		
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ह व ल - १७		
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ह व ल - १		
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हस्ता - १७		
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२०२३		



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	२०२३		





बुधवार, 10 एप्रिल 2013 3:02 म.नं.

दस्त गोषवारा भाग-1

हवल3 8173199  
दस्त क्रमांक: 3416/2013

दस्त क्रमांक: हवल3 /3416/2013

वाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. हवल3 यांचे कार्यालयात

पावती: 3579

पावती दिनांक: 10/04/2013

अ. क्र. 3416 वर दि 10-04-2013

सादरकरणाचे नाव: श्री. संतोष जनार्दन कांबळे

रोजी 3:01 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृथांची संख्या: 15

दस्त हजर करणाऱ्याची मही:

एकूण: 400.00

सह दुय्यम निबंधक, हवेली-3

सह दुय्यम निबंधक, हवेली-3

दस्तावा प्रकार: कुलमुखत्यारपत्र

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

शिक्का क्र. 1 10 / 04 / 2013 03 : 06 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 10 / 04 / 2013 03 : 06 : 36 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

सर्व दस्तऐवज हा नोंदणी कार्यात १२०१ अंतर्गत अमलेल्या

तत्समतेत नोंदणीस दाखल केले जाईल असे जमदानीस संयुक्त

मजकूर आहे याचा मजकूर आहे असे नोंदणीस दाखल केले जाईल

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<http://10.187.203.70/MarathiReports/HTMreports/htmldastGoshwara1.aspx?cross=>

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दस्त गोषवारा भाग-2

हवल3 81 98194  
दस्त क्रमांक: 3416/2013

दस्त क्रमांक : हवल3/3416/2013





दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. संतोष जनार्दन कांबळे पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याणीनगर, पुणे 06, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: ASOPK8287B	पॉवर ऑफ अटॉर्नी होल्डर वय :- 41 स्वाक्षरी		
2	नाव: श्री. संतोष निवृत्ती गायकवाड पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याणीनगर, पुणे 06, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: AOUPG9641M	पॉवर ऑफ अटॉर्नी होल्डर वय :- 32 स्वाक्षरी		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून घेण्याचे कबुल करतात.

ओळख:-

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

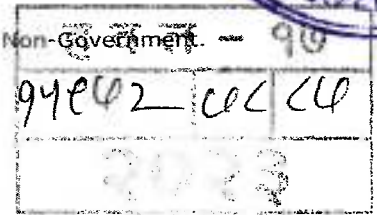
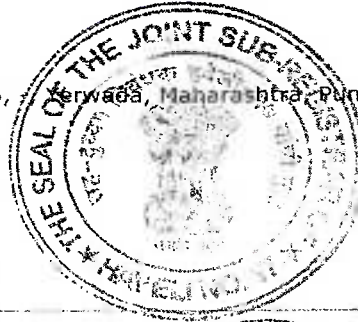
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री. आशिष श्रावण शिंदे वय: 26 पत्ता: कल्याणी नगर, पुणे 06 पिन कोड: 411006		
2	नाव: श्री. आशिष श्रावण शिंदे वय: 26 पत्ता: कल्याणी नगर, पुणे 06 पिन कोड: 411006		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	श्री. पियुष नितीन : न्याती -, -, कल्याणीनगर, पुणे 06, Maharashtra, Pune, Non-Government. AKZPN7646N

208

मह दुय्यम निबंधक, हवेली-3



3416 /2013

20/04/2013 5:44:37 PM

कल नावनाचो भाग:2

कल नावनाचो भाग:2  
क्रमांक:3416/2013

दस्त क्रमांक: 3/3416/2013  
दस्ताचा प्रकार: कुलमुखत्यारपत्र

94002 100 CU  
2013

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: श्री. विष्णू नितीन यवना  
पत्ता: -, -, कल्याणीनगर, पुणे 06, -, Yerwada,  
Maharashtra, Pune, Non-Government.  
पिन संवर: AKZPN7646N

कुलमुखत्यार देणार  
वय: -24  
व्याक्षरी



वरील दस्तऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याने कबुल करतात.  
शिक्षा क्र.3 ची वेळ: 20 / 04 / 2013 05 : 49 : 53 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: श्री. आशिष श्रावण शिंदे  
वय: 26  
पत्ता: कल्याणी नगर, पुणे 06  
पिन कोड: 411006

व्यायाचित्र

अंगठ्याचा ठसा

व्याक्षरी



खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र. पक्षकाराचे नाव व पत्ता

श्री. संतोष निवृत्ती गायकवाड  
1 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याणीनगर, पुणे 06, रोड नं: -, महाराष्ट्र, पुणे.  
AOUPG9641M  
श्री. संतोष जनार्दन कांबळे  
2 प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कल्याणीनगर, पुणे 06, रोड नं: -, महाराष्ट्र, पुणे.  
ASOPK8287B

शिक्षा क्र.4 ची वेळ: 20 / 04 / 2013 05 : 50 : 24 PM

शिक्षा क्र.5 ची वेळ: 20 / 04 / 2013 05 : 50 : 28 PM नोंदणी पुस्तक 4 मध्ये

सदर दस्तऐवज निबंधक, हवेली-3

3416 / 2013

प्रमाणित करण्यात येतो की  
दस्तास 94

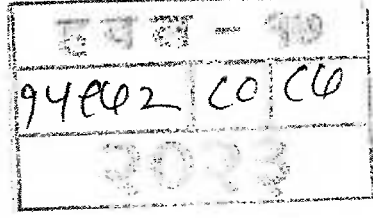
मिने पंजाब सरकारचे  
3898

सदर दस्तऐवज निबंधक, हवेली-3

शिक्षा क्र. - 3  
दिनांक: 20/8 / 2013







मी ~~अंतोष जनादिना कांषळे~~ याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. ~~१७~~ यांचे कार्यालयात ~~लीजडीड~~ दस्त नोंदणी अंती सादर करण्यात आला आहे. पियुष नितीन न्याती यांनी दि. १०/०४/२०१३ रोजी दस्त क्र. ३४१६/२०१३ अन्वये मला / आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबूलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यार रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन मुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिल याची मला जाणीव आहे.

कुलमुखत्यारधारकाचे नाव व सही

दि. २४/०८/२०२३



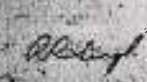


ह व ल - १७	
१५९५२	८९८५
२०२३	



*[Handwritten signature]*



पतिम/पतिम/PERMANENT ACCOUNT NUMBER	AAATN2248L
पतिम - NAME	NIRMALA MEMORIAL FOUNDATION
पतिम/पतिम/DATE OF INCORPORATION/FORMATION	14-05-1984
 DIRECTOR OF INCOME TAX (SYSTEMS)	
TAX NO. MUMN1247A	



पतिम - 90		
94802	C2	CC
2023		







**భారత ప్రభుత్వం**  
Unique Identification Authority of India

సమాధి సంఖ్య / Enrollment No.: 2189/64079/11302

To  
మెదూరి జ్యోతి  
Meduri Jyothi  
D/O: M A Naidu  
12-90 kodandarama nagar  
Near ramalayam temple saroomagar  
Saroomagar  
P & T Colony  
Saroomagar K.v. Rangareddy  
Telangana 500060  
7045155555

09/08/2013  
91929019

  
MD919290193FH



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :  
**8585 7790 4758**  
నా ఆధార్, నా గుర్తింపు

---

**భారత ప్రభుత్వం**  
Government of India

  
మెదూరి జ్యోతి  
Meduri Jyothi  
పుట్టిన తేదీ / DOB : 07/07/1968  
స్త్రీ / Female





**8585 7790 4758**  
నా ఆధార్, నా గుర్తింపు



హైదరాబాద్ - 90		
94602	13	10
2023		



# NIRMALA MEMORIAL FOUNDATION

F9751 / - Soc. Reg. No. 401

Admin. Office : Asha Nagar, D.S. Road, Thakur Complex, Kandivali (East), Mumbai - 400 101.  
Tel.: 6943 6400 M.: 9820566885 www.nirmala.edu.in

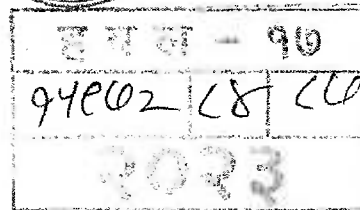
**CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF NIRMALA MEMORIAL FOUNDATION HELD ON 21<sup>st</sup> DAY, June, 2023 AT 11.00 A.M. AND CONCLUDED AT 12: 30 P.M. AT THE REGISTERED OFFICE.**

**"RESOLVED THAT** the trust has decided to expand its operations in Pune. Considering the same, the trust has decided to acquire on lease basis premises being all that piece and parcel of the Amenity space plot number 1 admeasuring 10,733.34 square meters along with proposed construction admeasuring 1,00,000 square feet to be constructed on portion of land admeasuring 1,34,913.10 sq. mtrs. out of free hold contiguous block of land totally about 14 Hectare 07 Ares, formed out of Gat number 720, 721, 723, 730 and 733 of Village Wagholi, Taluka Haveli, District Pune and earlier falling within the limits of the Gram Panchayat of Village Wagholi and now falling within the extended limits of the Municipal Corporation of Pune together with all the rights, title, interests, privileges and appurtenances thereto.

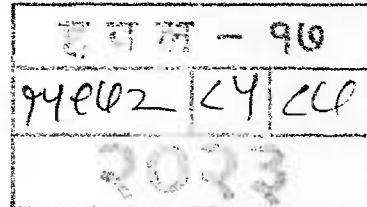
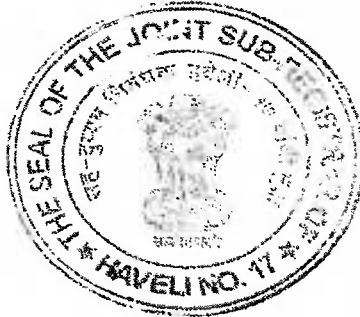
Resolved further that Mrs. Jyothi Meduri Director is hereby authorized to represent on behalf of Nirmala Memorial Foundation for entering into Memorandum of Understanding, registration of the Agreement to Lease, Lease Deed and / or any other deed, execute further documentation / NOC's and admit the same before the Registrar and/or Sub - Registrar of Assurance and do all other acts, deeds and things incidental or consequential as may be required for completing various formalities for agreement of the same in the name of Nirmala Memorial Foundation

For NIRMALA MEMORIAL FOUNDATION

*Shree*  
Secretary



मूल्यांकन पत्रक ( बाहरी क्षेत्र - खुली-बांधीव )					
Valuation ID	202308249527				24 August 2023 07:55:21 PM
मूल्यांकनाचे वर्ष	2023				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव ( वि.क्र.86) बांधोली नव्याने समाविष्ट (पुणे महानगरपालिका )				
उप मूल्य विभाग	867-उर्विरत रहिवास व तत्सम वापरातील विकसीत मिळकती				
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	गट नंबर#7.30		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
11850	58020	69580	88120	0	चौ. मीटर
खुल्या व बांधीव क्षेत्राची माहिती					
बांधीव क्षेत्र-	3716.1 चौ. मीटर एकूण क्षेत्र-	10733.34 चौ. मीटर	मिळकतीचा प्रकार- खुली-बांधीव		
बांधकामाचे वर्गीकरण-	1-आर सी सी मिळकतीचे वय-	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर- Rs.58020/-		
मिळकतीचा वापर-	माध्यमिक शाळा		Bulk Land		
Sale Type - First Sale					
Sale Resale of built up Property constructed after circular dt.02/01/2018					
खुल्या क्षेत्राचे मूल्यांकन					
1. 7017 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्यदर - Rs.11850/-					
7017 24 चौ. मीटर क्षेत्रासाठी मूल्य = 7017.24 * 11850					
= Rs.83154294 -					
खुल्या जमीनीचे एकत्रित मूल्य					
= मिळकतीचे क्षेत्र (1) मूल्य					
= 83154294					
= Rs.83154294/-					
बांधीव क्षेत्राचे मूल्यांकन					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
= ((वार्षिक मूल्यदर - खुल्या जमीनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमीनीचा दर )					
= (58020-11850) * (100 / 100 ) + 11850 )					
= Rs.58020/-					
मुख्य मिळकतीचे मूल्य					
= वरील प्रमाण मूल्य दर * मिळकतीचे क्षेत्र					
= 58020 * 3716.1					
= Rs.215608122/-					
अन्य मिळकतीचे मूल्य					
= 3					
बांधीव क्षेत्राचे एकत्रित मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + खुल्या जमीनीवरील वाहन तळाचे मूल्य + इमारती भोंवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 215608122 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.215608122/-					
खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य					
= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य					
= 215608122 + 83154294					
= Rs.298762416/-					
== ₹ एकोणतीस करोड सत्पाऐंशी लाख बासष्ठ हजार चार शे सोळा /-					

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[Print](#)






385/15972  
गुरुवार, 24 ऑगस्ट 2023 8:22 म.नं.

दस्त गोपवारा भाग-1

हवल 17  
दस्त क्रमांक: 15972/2023

दस्त क्रमांक: हवल 17 /15972/2023

वाजारा मूल्य: रु. 29,87,62,416/-

मोबदला: रु. 00/-

मरलेले मुद्रांक शुल्क: रु. 1,34,45,000/-

दु. नि. मह. दु. नि. हवल 17 यांचे कार्यालयात

अ. क्र. 15972 वर दि. 24-08-2023

वेळी 8.22 म.नं. वा. हजर केला.

पावती: 17104

पावती दिनांक: 24/08/2023

मादरकरणाचे नाव: निर्मला मेमोरीयल फाऊंडेशन तर्फे अधिकृत सही  
करणार मेदूरी ज्योथी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची मदी:

एकूण: 32000.00

मह. दुय्यम निबंधक, हवेली-17

मह. दुय्यम निबंधक, हवेली-17

दस्ताचा प्रकार: मीजडीड

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

शुक्रा. क्र. 1 24 / 08 / 2023 08 : 22 : 02 PM ची वेळ: (सादरीकरण)

शुक्रा. क्र. 2 24 / 08 / 2023 08 : 22 : 39 PM ची वेळ: (फी)



### प्रतिज्ञापत्र

सद्य दस्तऐवज हा मॉवली कार्यालय ६३०१ अंतर्गत कोणत्याही  
महानगरपालिका क्षेत्रात किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न  
केलेल्या कोणत्याही नागरी क्षेत्रात

मह. दुय्यम निबंधक, हवेली-17

मह. दुय्यम निबंधक, हवेली-17

मह. दुय्यम निबंधक, हवेली-17





दस्तावेज गोपवारा भाग-2

24/08/2023 8 24:33 PM

हवेली 17

दस्तावेज क्रमांक: 15972/2023

दस्तावेज क्रमांक: हवेली 17/15972/2023

दस्तावेजाचा प्रकार: नवीन जमीन

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	उभा प्रमाणित
1	नाब.पी. म्हा.अ. बिल्डर्स प्रा. लि. एल.एल.पी पदनिर्देशित भागीदार, नितीन द्याकादाम न्याती च्या तर्फे दस्तावेज प्रवेशामाठी कु.मु. पियुष नितीन न्याती तर्फे कजचेकुमुधा म्हणून संतोष जगदीश कांबळे - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: न्याती युनिट्री, नगर रोड, येरवडा, पुणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, पुणे. पॅन नंबर: -	विहून घेणार वय: -51 स्वाक्षरी: -		
2	नाब.निर्मला मेमोरियल फाऊंडेशन तर्फे अधिकृत सही करणार मेदुरी ज्योथी पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: आशा नगर, डी.एम. रोड, शांकर कॉम्प्लेक्स, कांदिवली (ड), मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पॅन नंबर: AAATN2249L	भाडेकरू वय: -54 स्वाक्षरी: -		

प्रतीन दस्तावेज करून देणार तक्षकर्त्या नवीन जमीन चा दस्तावेज करून दिल्याचे कथुन करताना.

शिक्का क्र.3 ची वेळ: 24/08/2023 08:24:37 PM

श्रीलक्ष्मी

मह. इम. दुयम निवधक यांच्या श्रीलक्ष्मीचे अमुन दस्तावेज करून देणा-याना व्यक्तीश: श्रीलक्ष्मीतान, व त्याची श्रीलक्ष्मी पदविनात

अनु. क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	उभा प्रमाणित
1	नाब.श्रीधर श्रावण शिंदे वय: 34 पत्ता: येरवडा, पुणे पिन कोड: 411006		

शिक्का क्र.4 ची वेळ: 24/08/2023 08:24:51 PM

मह. दुयम निवधक. हवेली-17

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	P SQUARE BUILDERS LLP	eChallan	02202292023082406383	MH007119699202324E	13445000.00	SD	0003709762202324	24/08/2023
2		DHC		0823248216187	2000	RF	0823248216187D	24/08/2023
3	P SQUARE BUILDERS LLP	eChallan		MH007119699202324E	30000	RF	0003709762202324	24/08/2023

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

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मी नमस्कार

सदर नमस्कार अर्जिक

यारा त्यागे तारीख

अर्जिक

यारा दिले तारीख

अभिषेक शिंदे

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समस्त

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सह-दुय्यम निबंधक हवेली-१७

