



Print Date 17-02-2025 05:24:26

Valuation ID : 202502148741

14 February 2025 04:39:07 PM

पृष्ठ 18

मूल्यांकनाचे वर्ष 2024

जिल्हा पुणे

तालुका हवेली विभागाचे नाव (वि.क्र. 14) विहारी (पुणे विभवद महानगरपालिका)

जमिनी विभाग 14/9-जमीन क्षेत्रातील मान्यता

क्षेत्राचे नाव Pune Municipal Corporation

मिळकतीचा क्रमांक पट नं. 1660

वार्षिक मूल्य दर जमिनीच्या क्षेत्राचा दर

क्षेत्रीय जमीन	जिल्हारी मरनिका	कार्यालय	दुकान	औद्योगिक	माजमापनार्थ एकक
10960	54500	59830	62970	0	वी प्लॉट

मिळकतीचे क्षेत्र 958.25 वी प्लॉट Layout Plot

Applicable Rules .16 क

1 958.25 वी प्लॉट क्षेत्रासाठी वार्षिक मूल्य दर 100 % मूल्य दर = 10960/-

958.25 वी प्लॉट क्षेत्रासाठी मूल्य = 958.25 \* 10960

= 10502420/-

क्षेत्रीय लवळित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

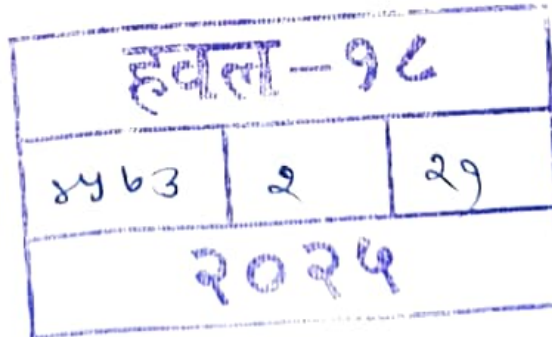
= 10502420 + 0

= Rs.10502420/-

= ₹ 10502420/- (दहा कोटी पाच लाख दोन हजार चार सौ रुपये)

Home

Print



386/4573

Monday, February 17, 2025

5:20 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4824 दिनांक: 17/02/2025

गावाचे नाव: चिखली

दस्तऐवजाचा अनुक्रमांक: हवल18-4573-2025

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: लिहून देणार सुधाकर दत्तात्रय ऊर्फ दत्ताराम सावंत, शालीनी सुधाकर सावंत, संजय सुधाकर सावंत, स्नेहा संजय सावंत, संतोष सुधाकर सावंत, सीमा संतोष सावंत, विशाल सुधाकर सावंत, रमिता रमेश राणे पूर्वाश्रमीचे नांव वंदना सुधाकर सावंत, भास्कर दत्तात्रय ऊर्फ दत्ताराम सावंत, शीला ऊर्फ हेमांगी भास्कर सावंत, गौरव भास्कर सावंत, करण भास्कर सावंत, मधुकर दत्तात्रय ऊर्फ दत्ताराम सावंत, मंगला मधुकर सावंत, प्रशांत मधुकर सावंत, मेघना ऊर्फ सोनल प्रशांत सावंत, विना विशाल सावंत तर्फे कु.मु. म्हणून मे. श्यामा बिल्डर्स तर्फे प्रोप्रायटर श्री. दिलीप कन्हैयालाल तिलवानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 30400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

5:40 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-18

वाजार मूल्य: रु. 10502420 /-

मोबदला रु. 50000/-

भरलेले मुद्रांक शुल्क : रु. 472700/-

सह-दुय्यम निबंधक वर्ग-२  
हवेली क्र. १८ पुणे.

1) देयकाचा प्रकार: DHC रक्कम: रु. 400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225175802297 दिनांक: 17/02/2025

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016299083202425P दिनांक: 17/02/2025

वैकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 18

17/02/2025

दस्त क्रमांक : 4573/2025

नोदणी :

Regn 63m

गावाचे नाव : विखली

- (1) विलेखाचा प्रकार लीजडीड  
(2) मोबदला 50000  
(3) बाजारभाब(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 10502420  
(4) भू-मापन, पोटहिस्सा व परक्रमांक (असल्यास)

1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गांव मीजे विखली येथील गट नंबर 1660/2 यांसी एकूण क्षेत्र 02 हे. 00 आर(00 हे. 23 आर पोटछराभ्यासह) पैकी क्षेत्र 8092.71 चौ मी इतक्या क्षेत्राचा भाडेपट्टा दस्त क्र. 1029/2013 अन्वये हवेली क्र 17 येथे नोंदविलेला आहे परंतु मंजूर प्लॅननुसार सदरचे क्षेत्र 9050.96 चौ. मी. इतके असून पुढील क्षेत्र 8092.71 बजा जाता उर्वरित क्षेत्र 958.25 चौ मी यावर बाजारमुल्यानुसार मुद्रांक शुल्क व नोंदणी फी आज रोजी भरली आहे. (( GAT NUMBER : 1660/2 ; ))

- (5) क्षेत्रफळ 1) 9050.96 चौ.मीटर  
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- लिहून घेणार के.व्ही.तिलवानी एम्प्लुकेशनल फौंडेशन तर्फे बेअरमन श्री. दिलीप कन्ह्यालाल तिलवानी बय:-62; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: चिंचवड, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411019 पॅन नं:-AACTK1420E  
2): नाव:- मे. श्यामा बिल्डर्स तर्फे प्रोप्रायटर श्री.दिलीप कन्ह्यालाल तिलवानी बय:-62; पत्ता:- प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: चिंचवड, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411019 पॅन नं:-AAIPT6572C

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

1): नाव:- लिहून देणार सुधाकर दत्तात्रय ऊर्फ दत्ताराम सावंत, शालीनी सुधाकर सावंत, संजय सुधाकर सावंत, शेहा संजय सावंत, संतोष सुधाकर सावंत, सीमा संतोष सावंत, विशाल सुधाकर सावंत, रमिता रमेश राणे पूर्वाश्रमीचे नांव बंदना सुधाकर सावंत, भास्कर दत्तात्रय ऊर्फ दत्ताराम सावंत, शीला ऊर्फ हेमांगी भास्कर सावंत, गौरव भास्कर सावंत, करण भास्कर सावंत, मधुकर दत्तात्रय ऊर्फ दत्ताराम सावंत, मंगला मधुकर सावंत, प्रशांत मधुकर सावंत, मेघना ऊर्फ सोनल प्रशांत सावंत, विना विशाल सावंत तर्फे कु.मु. म्हणून मे. श्यामा बिल्डर्स तर्फे प्रोप्रायटर श्री. दिलीप कन्ह्यालाल तिलवानी बय:-62; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: चिंचवड, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411019 पॅन नं:-AAIPT6572C

- (9) दस्तऐवज करून दिल्याचा दिनांक 17/02/2025  
(10) दस्त नोंदणी केल्याचा दिनांक 17/02/2025  
(11) अनुक्रमांक, खंड व पृष्ठ 4573/2025  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 472700  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000  
(14) शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



सह-मुद्रांक निबंधक कार्या:-  
हवेली क्र.१८ पुणे.



## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS. SHYAMA BUILDERS For self.poa Sudhakar Dattatraya Alias Dattaram Sawant	eChallan	10000502025021706170	MH016299083202425P	472700.00	SD	0009017234202425	17/02/2025
2		DHC		0225175802297	400	RF	0225175802297D	17/02/2025
3	MS. SHYAMA BUILDERS For self.poa Sudhakar Dattatraya Alias Dattaram Sawant	eChallan		MH016299083202425P	30000	RF	0009017234202425	17/02/2025

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



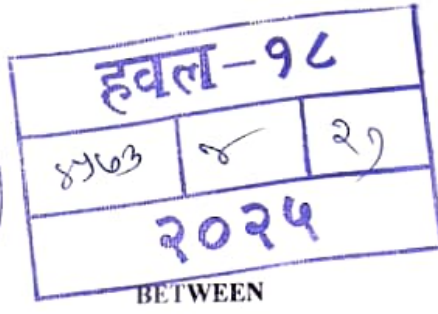


हवेली-१८		
४५६३	३	२९
२०२५		

!! SHRI !!

**LEASE DEED**

This LEASE DEED made and executed at Chinchwad, Pune on this 17<sup>th</sup> day of February, 2025.



1. **Shri. Sudhakar Dattatraya @ Dattaram Sawant**  
Age : 79 Years, Occu. : Agriculturist & Business  
For himself and as Karta and Manager of HUF
2. **Mrs. Shalini Sudhakar Sawant**  
Age : 78 Years, Occu. : Agriculturist & Housewife
3. **Shri. Sanjay Sudhakar Sawant**  
Age : 56 Years, Occu. : Agriculturist  
For himself and as Karta and Manager of HUF
4. **Mrs. Sneha Sanjay Sawant**  
Age : 48 Years, Occu. : Agriculturist & Housewife
5. **Shri. Santosh Sudhakar Sawant**  
Age : 49 Years, Occu. : Agriculturist  
For himself and as Karta and Manager of HUF
6. **Mrs. Seema Santosh Sawant**  
Age : 44 Years, Occu. : Agriculturist & Housewife
7. **Shri. Vishal Sudhakar Sawant**  
Age : 56 Years, Occu. : Agriculturist
8. **Mrs. Ramita Ramesh Rane nee Ms. Vandana Sudhakar Sawant**  
Age : 52 Years, Occu. : Agriculturist & Housewife  
Rat : 303, Samaj Mandir Co-op. Society, Sahakar Nagar,  
Chembur, Mumbai 71
9. **Shri. Bhaskar Dattatraya @ Dattaram Sawant**  
Age : 46 Years, Occu. : Agriculturist & Business  
For himself and as Karta and Manager of HUF
10. **Mrs. Shila alias Hemangi Bhaskar Sawant**  
Age : 49 Years, Occu. : Agriculturist & Housewife
11. **Shri. Gaurav Bhashkar Sawant**  
Age : 34 Years, Occu. : Agriculturist
12. **Shri. Karan Bhashkar Sawant**  
Age : 32 Years, Occu. : Agriculturist
13. **Shri. Madhukar Dattatraya @ Dattaram Sawant**  
Age : 74 Years, Occu. : Agriculturist & Business  
For himself and as Karta and Manager of HUF
14. **Mrs. Mangala Madhukar Sawant**  
Age : Years, Occu. : Agriculturist & Housewife
15. **Shri. Prashant Madhukar Sawant**  
Age : 39 Years, Occu. : Agriculturist  
For himself and as Karta and Manager of HUF
16. **Mrs. Meghana alias Sonal Prashant Sawant**  
Age : 38 Years, Occu. : Agriculturist & Housewife



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४५६३	५	२९
२०२५		

**17. Mrs. Veena Vishal Sawant**

Age : 41 Years, Occu. : Housewife

All except No. 8, R/at : Omkar R.L. 29, G-Block, Near Sarvodyan,

M.I.D.C., Chinchwad, Pune 411 019

Through their Power of Attorney Holder

**M/S. SHYAMA BUILDERS,**

Through its Proprietor

Mr. Dilip Kanayalal Tilwani

Age : 62 Years, Occu. : Business

RES.AT : UNIT A BULK LAND NO. 1,

SECTOR NO.18 SHIVTEJ NAGAR,

CHINCHWAD, PUNE 411 019

Hereinafter referred to as " the LESSORS,  
(which expression shall, unless repugnant to the context, mean and include their  
heirs, executors, administrators and assigns)

PARTY OF THE FIRST PART

AND

**K.V. TILWANI EDUCATIONAL FOUNDATION**

Having its registered office at

Shop No. 2, Guruprasad Apartment, Plot No. 10,

Tanaji Nagar, Chinchwad, Pune 411 033

Through its Chairman

**SHRI. DILIP KANAYALAL TILWANI**

Age : 62 Years, Occ: Business

R/at : UNIT A BULK, LAND NO. 1, SECTOR NO. 18,

SHIVTEJ NAGAR, CHINCHWAD, PUNE 411 019

Hereinafter referred to as " the LESSEE,  
(which expression shall, unless repugnant to the context, mean and include the said  
foundation, their members, executors, administrators and assigns)

PARTY OF THE SECOND PART

AND

**M/s. SHYAMA BUILDERS**

(PAN NO. AAIPT 6572C)

A Proprietary Concern

Having its office at Guruprasad Apartments,

Plot NO. 10, Tanaji Nagar,

Chinchwad, Pune 411 033

Through its Sole Proprietor

**SHRI. DILIP KANAYALAL TILWANI**

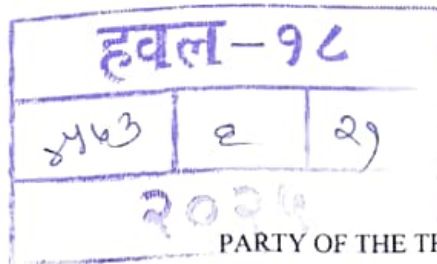
Age : 62 Years, Occ: Business

R/at : UNIT A BULK, LAND NO. 1, SECTOR NO. 18,

SHIVTEJ NAGAR, CHINCHWAD, PUNE 411 019

Hereinafter referred to as " the CONSENTING PARTY,  
(which expression shall unless it be repugnant to the context or meaning there of  
shall deemed to mean and include the proprietor himself, his heirs, executors,  
administrators and assigns, etc)





PARTY OF THE THIRD PART

WHEREAS the property admeasuring 9050.96 Sq.Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and as more fully described in the schedule written hereinbelow and hereinafter referred to as the said property is owned by the present Lessor Nos. 1, 9 & 13, herein;

AND WHEREAS the property bearing Gat No. 1660/2 admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, is owned by the Lessor Nos. 1, 9 & 13 herein and the Lessor Nos. 1, 9, 13 with their family members have entered into Agreement for Development with Shri. Ramesh Arjandas Kriplani, Shri. Inder Arjandas Kriplani, Shri. Parmanand Arjandas Kriplani, Shri. Bhagwan Arjandas Kriplani and Shri. Chander Arjandas Kriplani which Agreement is registered with Sub-Registrar Haveli No. 5 at Serial No. 6790/2007 dated 17.08.2007 and also executed Power of Attorney in their favour which is registered with Sub-Registrar Haveli No. 5 at Serial No. 6791/2007 dated 17.08.2007. They have paid the consideration amount to Shri. Sawant and others. That the Lessor No. 17 has thereafter executed Sanmati Patra /Consent Deed for the said Development Agreement & Power of Attorney in their favour which is registered with Sub-Registrar Haveli No. 5 at Serial No. 1081/2008 dated 04.02.2008 and also executed Power of Attorney in their favour which is registered with Sub-Registrar Haveli No. 5 at Serial No. 1082/2008 dated 04.02.2008.

The said Shri. Ramesh Arjandas Kriplani and others were unable to develop the said property and hence the Owners and their family members with the consent of Shri. Ramesh Arjandas Kriplani and others have entered into Agreement for Development in favour of the present consenting party Agreement is registered with Sub-Registrar Haveli No. 17 at Serial No. 1653/2008 dated 12.02.2008 and also executed Power of Attorney in his favour which is registered with Sub-Registrar Haveli No. 17 at Serial No. 1654/2008 dated 12.02.2008 and they have also handed over vacant and peaceful possession of the said property to the Consenting Party. They consenting party has paid the consideration amount to Shri. Kriplani.

There were some minor errors in the agreement/s which was rectified by executing a Deed of Correction between the parties which is registered with Sub-Registrar Haveli No. 17 at Serial No. 300/2011 dated 10.01.2011.

Since the Lessors have received the entire consideration amount from the said Shri. Kriplani and others as stated above and since the consenting party has paid the consideration amount to Shri. Kriplani against consideration and for releasing their rights in favour of the consenting party in respect of the said property, the Consenting Party has every right to receive the consideration amount against the said property and the Lessors (owners including their family members) have no right to receive any consideration against the said property and also the Lessors hereby undertake not to claim any amount against the said property as they have already received the entire consideration amount against the said property.

AND WHEREAS the Lessee is a registered Educational Trust/ Foundation and they are in need of property for running their school and hence they approached and requested the Lessors and consenting party to grant lease of land admeasuring 9050.96 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring



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२०२५		

02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, having sanctioned Plan bearing No. BP/CHIKHALI/1/2012, DT 31/01/2012, Revised Commencement Certificate No. BP/CHIKHALI/4/2013, DT 23/1/2013, Revised Commencement Certificate No. BP/CHIKHALI/121/2018, DT 24/10/2018, Revised Commencement Certificate No. BP/CHIKHALI/57/2019, DT 10/05/2018, Revised Commencement Certificate No. BP/CHIKHALI/78/2024, DT 27/06/2024. And also obtained Completion Certificate No. 36/2014, Dated 18/02/2014 for the purpose of running school thereon for a period of 33 years on paying rent and the Lessors and consenting party agreed to grant lease of land admeasuring 9050.96 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, to the Lessee herein for the purpose of running school thereon;

That an area of 8092.71 Sq. Mtrs., was already granted by lease deed bearing Reg. No. 1029/2013, dt. 28/01/2013 of Haveli No. 17 to the Lessee herein and now additional area of 958.25 Sq. Mtrs., was given on Lease by this Deed.

AND WHEREAS the parties hereto had due deliberations and discussions, and as a consequence thereof they have reached an understanding which they have decided to reduce into writing;

**NOW THIS DEED WITNESSES as follows:-**

(1) That the Lessors and the consenting party do hereby grant and confer a lease for a period of 33 years in respect of the property admeasuring 958.25 Sq. Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and as more fully described in the schedule written hereinbelow, subject to the terms and conditions stated hereinbelow.

(2) That the period of the lease is agreed for a period of 33 years commencing from 01/01/2013 to 31/12/2045.

(3) That the consideration for such a lease of the said property is agreed by way of monthly rent of Rs. 50,000/- (Rupees Fifty Thousand Only) payable by the Lessee to the Consenting party for the first year and thereafter there will be a rise of 10% per year on the then existing rent. The monthly rent shall be paid by the lessee unto the Consenting Party before 10th day of every month.

(4) That the Lessors and Consenting Party have delivered the actual possession unto the Lessee at the time of execution of these presents.

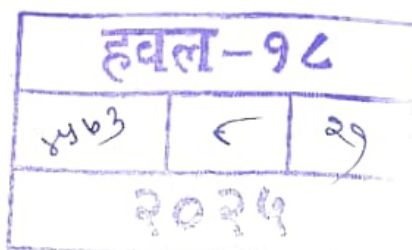
(5) That the Lessors and Consenting Party hereby assure unto the lessee that:-

(a) The said property is absolutely owned by Lessors / Consenting Party, and the Lessors with the consenting party have full and absolute right to grant a lease in favour of the lessee.

(b) The lessee shall enjoy the property free from disturbance from the Lessors and Consenting Part.

(c) The Lessors and / or Consenting Party shall not create any encumbrance or third party interest in respect of the property so as not to affect the enjoyment of the said Property by the Lessee.





(6) That the Lessee hereby assures unto the Consenting Party that:-

(a) They shall pay the rent punctually before 10th day of every month.

(b) They shall use the premises for educational purpose only.

(c) They shall not part with the possession under whatsoever pretext.

(d) They shall pay and bear the taxes payable to the Govt., Semi-Govt. authorities and local bodies.

(e) They shall maintain the said property and constructions, if any constructed thereon, in a good condition at their costs.

(f) They shall use the property subject to and by following the rules and regulations of the prevalent laws.

(g) They shall not do any act affecting the title of the Lessor / right of Consenting Party to the Property.

(7) That the lease shall be for a period of 33 years and during this period neither parties can terminate the lease. That, at the time of expiry of the lease agreement if both the parties do not wish to renew the lease agreement then in such a case the parties hereto agrees to get done the government valuation of the construction done by the lessee on the said landed properties, by appointing the government registered valuer. In such circumstances lessee shall liable to get the amount of compensation equivalent to the government valuation from the lessor / consenting party.

8) That if the lessee intends to surrender the lease-hold rights, then they shall do so by giving one months notice to the Lessors through Consenting Party.

(9) That on Lessee agreeing to pay monthly rent, as aforesaid, the Lessors through Consenting Party do hereby grant and confer lease of the property for 33 years w.e.f. 01.01.2013 by putting them in actual possession TO HAVE AND TO HOLD the same for 33 years w.e.f. 01/01/2013, as a lessee thereof.

(10) That all the expenses towards stamp-duty, registration charges and incidental expenses thereto were agreed to be paid and borne out by the Consenting Party and the Lessee in equal proportion, and accordingly, they have done so.

(11) The Service Tax, property tax and other taxes payable to the Government / Semi-Government / any authority shall be borne and paid by the Lessee i.e. K.V. Tilwani Educational Foundation.

**SCHEDULE-A**  
**DESCRIPTION OF THE PROPERTY ABOVE REFERRED TO:-**

All that piece and parcel of the land admeasuring 8092.71 Sq.Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded by as follows: ( As allotted vide the lease deed bearing Reg. No. 1029/2013, dt. 28/01/2013 of Haveli No. 17)



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On or towards East : By Remaining area out of the Gat No. 1660

On or towards West : By Common Road out of Gairan land and thereafter  
Gat No. 1654 (18 Mtrs. D.P. Road)

On or towards North : By Gat No. 1658 & 1659

On or towards South : By Remaining Portion of out of Gat No. 1660/2

given to consenting party for development by lessors

(together with all the right of easements, hereditaments and appurtenances attached thereto)

**SCHEDULE-B**  
**ADDITIONAL AREA GRANTED BY THIS LEASE DEED**

All that piece and parcel of the land admeasuring 958.25 Sq. Mtrs., out of total allotted land area admeasuring 9050.96 Sq.Mtrs. towards northern side out of Gat No. 1660/2 totally admeasuring 02 H.00 R which is inclusive of Potkharaba admeasuring 00 H. 23 R., being and lying at Village Chikhali, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation, and bounded by as follows :

On or towards East : By Remaining area out of the Gat No. 1660

On or towards West : By Common Road out of Gairan land and thereafter  
Gat No. 1654 (18 Mtrs. D.P. Road)

On or towards North : By Gat No. 1658 & 1659

On or towards South : By Remaining Portion of out of Gat No. 1660/2

given to consenting party for development by lessors

(together with all the right of easements, hereditaments and appurtenances attached thereto)





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IN WITNESS WHEREOF the parties hereto have signed hereunder on the date mentioned hereinabove.



**M/S. SHYAMA BUILDERS,**  
Through its Proprietor  
Mr. Dilip Kanayalal Tilwani  
Being POA holder of  
**Shri. Sudhakar Dattatraya @ Dattaram Sawant**  
& others  
**(LESSOR)**



**K.V. TILWANI EDUCATIONAL FOUNDATION**  
Through its Chairman  
**SHRI. DILIP KANAYALAL TILWANI**  
**(LESSEE)**



**M/s. SHYAMA BUILDERS**  
Through its Sole Proprietor  
**SHRI. DILIP KANAYALAL TILWANI**  
**(CONSENTING PARTY)**

**WITNESSES :**

1. Pradeep Khattri  
Pimpri Pune 17.
2. Karpesh Sawant  
Pimpri Pune 17

गावाचे नाव

भाडेपत्र

रु. 50,000/-

रु. 27,855.50/-

1660.. पाकिस्ते नॉब, मिथी-विबल, भु. गा. इतर वगैरे : बाळा नं. - इतर, माहिती, गांव वीज विधानी  
पेपीन गट नंबर 1660/2 याची एकूण क्षेत्र 02 हे. 00 आर ( 00 हे. 23 आर गोटवगव्यामर) पैकी क्षेत्र 8092.71  
चौ. मी.  
8.092.71 चौ.मीटर

हवल-96		
8463	99	29
2024		

- (1) विनोदाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकारा  
आकारणी देतो की पट्टेदार ने नमुद करावे)
- (4) प्रमाण, गोटहिम्मा व घरकामाक(अमल्याम)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा दुरी देण्यात अमेन तेजा.
- (7) दम्नोबत करन देणा-या/विहून ठेवणा-या  
पक्षकाराचे नाव किंवा दिवाणी न्यायानयाचा  
हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव  
व पत्ता.
- (8) दम्नोबत करन देणा-या पक्षकाराचे व किंवा  
दिवाणी न्यायानयाचा हुकुमनामा किंवा आदेश  
अमल्याम,प्रतिवादिचे नाव व पत्ता
- (9) दम्नोबत करन दिव्याचा दिनांक
- (10) दम्न मोदणी केव्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक मुन्क
- (13) बाजारभावाप्रमाणे मोदणी मुन्क
- (14) मोग

1) नाव:- विहून घेचार के.जी.तिलवानी एम्प्लेमानन कोबेशन तर्फे बेवगमन श्री दिनीप कन्हयामान तिलवानी, बघ:  
पत्ता : प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव:-, ब्लॉक नं. :-, रोड नं. : बिचबड, पुणे, महाराष्ट्र, पुणे.  
पिन कोड:- 411019  
पॅन नंबर:-

2) नाव:- मे. श्यामा बिन्दर्स तर्फे प्रोशाष्टर श्री.दिनीप कन्हयामान तिलवानी, बघ: 50,  
पत्ता : प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव:-, ब्लॉक नं. :-, रोड नं. : बिचबड, पुणे, ...  
पिन कोड:- 411019  
पॅन नंबर:-

1) नाव:- विहून देणार मुघाकर दनाचय ऊर्फ दत्ताराम सावंत, हानीनी मुघाकर सावंत, मंजय मुघाकर सावंत, शेता  
सावंत, संतोष मुघाकर सावंत, सीमा संतोष सावंत, विनाय मुघाकर सावंत, रमिता रमेश राणे पुर्वायसीचे नाव वंदन  
सावंत, भास्कर दनाचय ऊर्फ दत्ताराम सावंत, क्षीमा ऊर्फ हेमांगी भास्कर सावंत, गौरव भास्कर सावंत, करण भास्कर  
मधुकर दत्ताचय ऊर्फ दत्ताराम सावंत, मंगना मधुकर सावंत, प्रभात मधुकर सावंत, मेघना ऊर्फ मोहन प्रभात सावंत,  
विनाय सावंत तर्फे: कु.मु. धनुषन मे. श्यामा बिन्दर्स तर्फे प्रोशाष्टर श्री.दिनीप कन्हयामान तिलवानी, बघ: 50;  
पत्ता: प्लॉट नं. :-, माळा नं. :-, इमारतीचे नाव:-, ब्लॉक नं. :-, रोड नं. : बिचबड, पुणे, ...  
पिन कोड:- 411019.  
पॅन नं.:-

27/01/2013

28/01/2013

1029/2013

रु. 1,250,350/-

रु. 30,000/-



पुण्याकनामाठी विचारान येवमेला वपमीन:-

मुद्रांक मुन्क आकारनामा निबडनेया अनुन्धेद :-

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

मी नककल कोली  
मी बायली  
मी रुजवात घेतली  
अस्सल वरहुकुम नककल

सदर नककल अजदार .....  
यास त्याचे तारीख .....  
अर्जावरून .....  
यास दिले तारीख .....

सह-दुय्यम निबंधक हवेली-910





हवल-१८		
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APPENDIX -X

File No. 221/2024

## CERTIFICATE OF LAND

Date: 26/6/2024

Certified that the land measuring 8092.71sq.Mtrs.is owned by the M/S Shyama builders Proprietor Mr. Dillip K. Tilwani by way of Development Agreement& Power of Attorney Which is Registered in the office of sub register , Haveli no 17, at serial no 1653/2008 & 1654/2008 Dt 12/02/2008.

It is further certified that owner of the land has leased the said land to K.V.Tilwani Educational Foundation Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 33 years from 01.01.2013 to 31.12.2045.

SL	PARTICULAR	DETAILS
1	Plot No.(S) / Survey No (S) Khasra No (S) / Khata No.(S) /Khatauni No. (S)	Gat No 1660/2
2	Name of Street / Village , Sub Division , District and State	Bhagwasti, Patil Nagar, Chikhali, Pune 411062 ( Maharashtra)

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that Academic Heights Public School, Gat No. 1660 / 2, Patil Nagar, Bhagwasti, Chikhali, Pune, Maharashtra 411062 (Name of the School with name of street, village, sub-division and district) run by name of K.V.Tilwani Educational Foundation (Society / Trust /Company under Section 8 of companies Act, 2013) is located on the said plot of land.

## THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8092.71sq.Mtrs.(area of land in square meters) situated in 1660/2 [Plot No. (s)/Survey No.(s)/ Khasra No. (s)] at Chikhali Patilnagar ,Haveli,District -Pune,Maharashtra name of street/village, sub division, district and state) and bounded as follows:

North : By Remaining area out of the Gat No.1660  
East : By Common Road Out of Grairan land and thereafter  
Gat No.1654 (18 Mtrs.D.P.Road )  
West : By Gat No 1658 & 1959  
South : By Remaining Portion of out of Gat No 1660/2 belongs to  
M/s Shyama Builders

Stamp and Signature of the land authority:

Name of Officer:

Name of District:

सह-मुख्य निविदाकर्ता:

हवेली क्र. १८, विविध-विभाग

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

single pdf  
Digitally signed  
by Jyotika  
Kamal Malkani  
Date:  
2024.08.20  
16:02:50 +05'30'

Jyotika  
Kamal  
Malkani  
Principal

MUKESH  
DILIP  
TILWANI

Secretary/Manager

Digitally signed  
by MUKESH DILIP  
TILWANI  
Date: 2024.08.20  
16:04:04 +05'30'











हवल-९८		
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स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER  
**AAIPT6572C**

नाम / NAME  
**DILIP KANAIALAL TILWANI**

पिता का नाम / FATHER'S NAME  
**KANAIALAL VENSIMAL TILWANI**

जन्म तिथि / DATE OF BIRTH  
**18-08-1962**

हस्ताक्षर / SIGNATURE

आयकर अधिकारी-१, पुणे  
Commissioner of Income-tax I, Pune

भारत सरकार

दिवांग धनेशकांत तिलवानी  
Dilip Kanaiyalal Tilwani

जन्म वर्ष / Year of Birth : 1962  
पुरुष / Male

9338 8504 9396

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता: श्यामा एस्टेट, पुनीट - १, बल्क  
सेक्टर नं. १, शाहुनगर जवळ, सेक्टर नं. १८,  
शिवाजी नगर, चिंचवड, चिंचवड ईस्ट,  
पुणे, महाराष्ट्र, 411019

Address: SHYAMA ESTATE,  
UNIT - A, BULK LAND.NO.1,  
NEAR SHAHUNAGAR,  
SECTOR NO.18, SHIVTEJ  
NAGAR, CHINCHWAD,  
Chinchwad East, Pune,  
Maharashtra, 411019

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001



हवल-१८

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आयकर विभाग  
INCOME TAX DEPARTMENT  
K V TILWANI EDUCATIONAL  
FOUNDATION  
18/09/2011  
Permanent Account Number  
AACTK1420E  
भारत सरकार  
GOVT. OF INDIA  
220300113

DMT



हवल-१८		
४५७३	७६	२९
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मी. दिलीप कट्ट्यालाल तिलवानी  
याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली १८  
पुणे यांचे कार्यालयात लीज ३३ या  
शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

लि. दे. सुधाकर दत्तात्रय उर्फ दत्तात्राम सावंत  
क. स्तर यांनी दि.

...../...../..... रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या  
आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. निष्पापित करून  
कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी  
कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे  
कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे  
वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन  
चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे ८२ अन्वये शिक्षेस  
मी पात्र राहीन याची मला जाणीव आहे.

  
कुलमुखत्यारपत्राचे नाव व सही

दिनांक : १७/०२/२०२५.



Tuesday, February 12, 2008  
5:46:19 PM

Original  
नॉटरी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 1662

गावाचे नाव विखली

दिनांक 12/02/2008

दस्तऐवजाचा अनुक्रमांक हवल 17 - 01654 - 2008

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: सयामा बिल्डर्स तर्फे प्रोगा दिलीप कन्हैयालाल तिलवानी -

नॉटरी फी	-	100.00
नक्कल (अ. 11(1)), प्लॉकनाची नक्कल (अ. 11(2)),	-	300.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	-	400.00
एकूण रु.		

आपणास हा दस्त अंदाजे 6:00PM ह्या वेळेस मिळेल

  
दुष्यंत निंबार्कर  
सह दु.नि.का.हवेली 17

बाजार: मुल्य: 0 रु.  
भरलेले मुद्रांक शुल्क: 100 रु.

मोबदला: 0 रु.

सह दुष्यंत निंबार्कर  
हवेली क्र. १७, मुजे



हवल-१८		
४५६३	७०	२९
२०२५		





सत्यमेव जयते



विशेष-व. भा. (सं. व. सं.) २७८

२५७३

७८

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२०२५

## नोंदणीचे प्रमाणपत्र

मादारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज,  
२९ सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९)  
अन्वये पुणे विभाग, पुणे येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी  
पालिकात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव... के. व्ही. तिलवाणी एज्युकेशनल  
अँड रेजि. १, अ. प्र. रा. अ. ए. मॅट. बॉय. वी. २०, सामाजीवाडी,  
पिचवड पुणे-३३.

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक एफ-२४२४५ (पुणे)

श्री. हिलि प कने आलाल तिलवाणी यांस प्रमाणपत्र दिले.

आज दिनांक १८-९-११ साह्या सहीमिती दिले.

दिनांक



सही

धर्मदाय उप आयुक्त  
पुणे विभाग, पुणे

8864573

दिनांक 17 फेब्रुवारी 2025 5:21 म न.

दस्त गोपबारा भाग-1

हवन 18

दस्त क्रमांक: 4573/2025

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बातार मूल्य: ₹. 1,05,02,420/-

भारतीय मुद्रांक शुल्क: ₹. 4,72,700/-

मोबदला: ₹. 50,000/-

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अ. क्र. 4573 वर दि. 17-02-2025

दोही 5:19 म.न. वा. हजर केला.

D.M.

दस्त हजर करणाऱ्याची मंत्री:

पावनी: 4824

पावनी दिनांक: 17/02/2025

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नोदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 400.00

पृष्ठांची संख्या: 20

एकूण: 30400.00

मह दुय्यम निबंधक, हवेली-18

मह दुय्यम निबंधक, हवेली-12

दस्तावा प्रकार: मीजडीद

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

शिफा क्र. 1 17 / 02 / 2025 05 : 19 : 11 PM ची वेळ: (मादगीकरण)

शिफा क्र. 2 17 / 02 / 2025 05 : 20 : 37 PM ची वेळ: (फी)

## प्रतिज्ञा पत्र

खदर दस्तऐवज हा नोदणी कायदा १९०८ अंतर्गत असलेल्या तत्सुदीनसारख नोदणीत समजुत केलेला आहे. "दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती प्रत्येकी/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. "दस्ताची सत्यता, दैर्घ्या कायदेशीर वावीसाठी दस्त निष्पादक व कवुलीधारक हे स्वतः जबाबदार राहतील. "दस्ताऐवजासोबत जोडलेले कागदपत्रे, कुलमुख्तार वगैरे व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणार

लिहून देणार







29129

## Payment Details.

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS. SHYAMA BUILDERS For self poa Sudhakar Dattatraya Alias Dattaram Sawant	eChallan	10000502025021705170	MH016299083202425P	472700.00	SD	0009017234202425	17/02/2025
2		DHC		0225175802297	400	RF	0225175802297D	17/02/2025
3	MS. SHYAMA BUILDERS For self poa Sudhakar Dattatraya Alias Dattaram Sawant	eChallan		MH016299083202425P	30000	RF	0009017234202425	17/02/2025

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 मूल्यांकन... २९... पुष्टे आहेत.  
 मरिहत्या नंबराचे पुस्तकामध्ये... २५८३  
 हया नवरी नोंदविला आहे.

सह-मुख्य निबंधक (वर्ग-२) हवेली क्र.२८, पुणे.  
 दिनांक- १८/२/२०२५