



गावाचे नाव : बाणेर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 150,000,000.00
बा.भा. रु. 156,924,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: स नं.80/1/2/1+80/2/2/1-क्षेत्र 4500 चौ मी, 1) ग्राऊंड फ्लोअर क्षेत्र 1636.22 चौ मी 2) पहिला मजला क्षेत्र 910.33 चौ मी 3) दुसरा मजला क्षेत्र 872.63 चौ मी 4) तिसरा मजला क्षेत्र 1005.85 चौ मी 5) चौथा मजला क्षेत्र 927.78 चौ मी एकूण क्षेत्र 5352.88 चौ मी (मुद्रांक जिल्हाधिकारी यांचेकडील केस नं.अेडीजे 154/09 दि.15/6/09 अन्वये मुशु रु.78,46,200/- भरून दस्त प्रमाणित केलेला आहे)
(1)
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विद्यावर्धीनी डेव्हलपर्स प्रा.लि. पुणे तर्फे डायरेक्टर श्री नंदकुमार मलकू पाटील - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: 17/18ब रवि किरण अपार्टमेंट; ईमारत नं: - ; पेट/वसाहत: सकाळनगर; शहर/गाव: पुणे; तालुका: - ; पिन: 7; पॅन नम्बर: AABCV8931D.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रज्ञा निकेतन एज्युकेशन सोसायटी तर्फे बाळासाहेब काशिनाथ शिंदे - ; घर/फ्लॅट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: 1 अनिल पार्टमेंट, 3 बाणेर रेसिडेन्सी; ईमारत नं: - ; पेट/वसाहत: स नं.80/2 औंध, बाणेर रोड; शहर/गाव: पुणे; तालुका: - ; पिन: 7; पॅन नम्बर: AAATP9149D.
- (7) दिनांक करून दिल्याचा 29/06/2009
- (8) नौदणीचा 29/06/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 2442 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 7846200.00
- (11) बाजारभावाप्रमाणे नौदणी रु 30000.00 (वर्ग-२)
- (12) शेरा



मी नक्कल घ्यायली

रुजवात घेतली

अस्सलवार हुता

नक्कल अर्ज क्र. १०३/१०२३

२९/३/२०२३

२९/३/२०२३

२९/३/२०२३

SARITA REPORTS VERSION 5.2.13



Received Adjudication Fee No. (100)
Vide challan No. / Receipt No. 1808635
Dated 15/6/09

[Signature]
Collector of Stamps
Pune City.

Office of the
Collector of Stamps, Pune City
Case No. Adj. 154109
Date 15/6/09

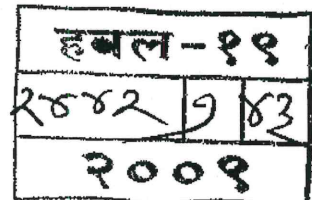
Received from Shri. Shinde Balasahab
residing at Kashimath, Pune.
stamp duty of Rs. (78,46,200/-) Seventy Eight Lacs Fourty seven Thousand and
vide challan No. 103 Dated 15/6/09

Certified under Section 32 of the Bombay
Stamp Act 1958 that the full duty of
Rs. 78,46,200/- Seventy Eight Lacs
Fourty Six Thousand Two Hundred only.
with which this instrument is chargeable as been paid
vide article 25(b) of schedule.

This certificate is subject to provision of
Section 53 (A) of Bombay Stamp Act 1958.

Place Pune
Date 29/6/09

[Signature]
Collector of Stamps
Pune City

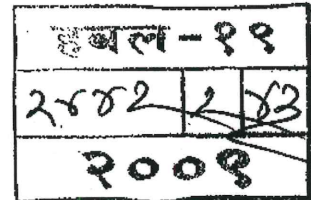


SALE DEED/DEED OF CONVEYANCE

This **Sale Deed/ Deed of Conveyance** made and executed at Pune
on this 29 day of June in the year 2009.

[Signature]

[Signature]



By

Vidya Vardhini Developers Private Limited

PAN : AABCV8931D

a Company incorporated under the Companies Act, 1956,

having its Registered Office at-

3, Raisonni Complex, New Friends Society, Kothrud, Pune 411 029

through its duly authorized Director/ signatory -

Mr. Nandkumar Malku Patil

by Board Resolution dated 28/3/09

Attitude

hereinafter referred to as the **"VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its administrators, representatives, successors and assigns)

.....of the **FIRST PART**

AND

Pradnya Niketan Education Society,

PAN : AAATP149D

a Society duly registered under the

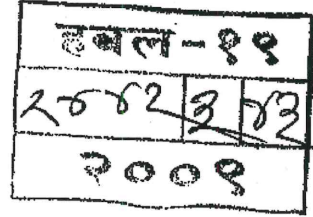
Societies Registration Act, 1860 having its

Registered Office at- S. No. - 80/1/2/1, Baner,

Pune 411 045

through its duly authorized Trustee

mkt



/Managing Committee member / signatory -

Mr. Balasaheb Kashinath Shinde

mpk (vide Board Resolution dated 30/05/2009

B. Kashinath Shinde

- hereinafter referred to as the **"PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the administrators, office bearers, representatives and Board of Trustees / Managing Committee of the said Society, and their successors)

.....of the **SECOND PART**

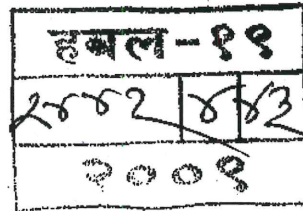
- 1) The Vendor herein is the absolute Owner of and seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land:

- I. admeasuring 0 H 21 Ares i.e. 2100 sq. mtrs. carved out of Survey No. 80 Hissa Number 2/2 totally admeasuring 0 H 33 Ares i.e. 3300 sq. mtrs.
- II. admeasuring 0 H 24 Ares i.e. 2400 sq. mtrs. carved out of Survey No. 80 Hissa Number 1/2 totally admeasuring 0 H 33 Ares i.e. 3300 sq. mtrs.

- alongwith with the right of approach road admeasuring 73.12 Sq. mtrs passing through Survey No. 80 Hissa Number 1/2 (Part), situated at Baner, Taluka Haveli, Dist. Pune, within the extended limits of the Pune Municipal Corporation, which land is more particularly described in the **Schedule I** hereunder (hereinafter referred to as the **"said property"**). together with the Building constructed thereon by the Vendor, consisting of basement plus ground

mpk

B. Kashinath Shinde



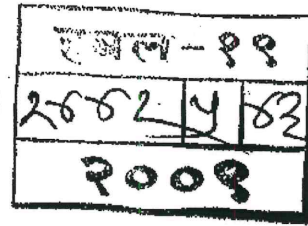
plus five upper floors, as per the Building plans/Revised Building plans sanctioned by the Pune Municipal Corporation, which Building is more particularly described in the **Schedule II** hereunder and hereinafter referred to as the **"said Building"**.

- 2) The Vendor has received the Completion Certificate for the said entire Building constructed on the said property from the Pune Municipal Corporation under no. BCO/6/00/75 dated 3-3-2008.
- 3) For the purposes of developing and constructing the said Building on the said property, the Vendor had obtained a loan facility of Rs. 12 Crores (Rupees Twelve Crore only) (hereinafter referred to as the **"said Loan"**) from Anchor Leasing Private Limited (Former name Anchor Electronics and Electricals Private Limited) a Non Banking Financial Institution incorporated under the under the Companies Act, 1956, and by executing the Deed of Mortgage dated 15-09-2008 which was duly registered with the Sub Registrar Haveli no. 19 under Sr. No. 6009 of 2008, the Vendor had created, a charge/encumbrance on the said property and the said Building constructed thereon, in favour of the Anchor Leasing Private Limited by way of Equitable Mortgage thereof.
- 4) By executing the Agreement to Sale dated _____, which was duly registered with the Sub Registrar Haveli 19 under Sr. No. _____, the Vendor herein has agreed to sell, transfer, convey and assign and the Purchaser herein has agreed to purchase and acquire from the Vendor, all the Vendor's rights, title, interest in the said property and the said Building constructed thereon, (but excluding therefrom the areas/ rights which are more particularly described in



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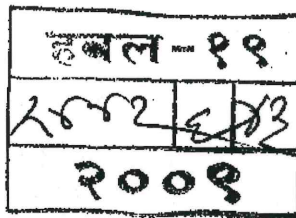
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Schedule III hereunder given and hereinafter referred to as the said "**Reserved areas/ rights**"), at and for a total consideration of Rs. 15,00,00,000/- ("**Purchase Consideration**") on the terms and conditions mentioned therein.

- 5) As per the terms and conditions of the said Agreement to Sale dated _____, out of the total agreed purchase consideration, the Purchaser had paid Rs. 3 Crores to the Vendor on or before the execution of the said Agreement, and had directly paid the balance amount of Rs. 12 Crores to Anchor Leasing Private Limited, on behalf of and as per instructions of the Vendor, towards repayment of its outstanding loan liability; and the Vendor had agreed to arrange for and get the charge/encumbrance created by the said Anchor Leasing Private Limited duly discharged and released before execution of the Sale Deed in respect of the said property and the said Building to and in favour of the Purchaser.

For fulfillment of the above, the Purchaser herein has obtained Loan/financial assistance of Rs. 12.00 Crores from New India Co-operative Bank Limited, Prabhadevi Branch, Mumbai, on condition that simultaneously on the Sale Deed of the said property along with the said Building being executed, the Purchaser would execute the Mortgage Deed thereof in favour of New India Co-operative Bank Limited. From the said loan availed from New India Co-operative Bank Limited, the Purchaser has repaid and cleared the outstanding loan liability (including the accrued interest thereon) of Anchor Leasing Private Limited on behalf of the Vendor, who has issued its "No Dues Certificate" dated 20/6/09 to and in favour of the Vendor, and has also executed the registered Deed of Release of Equitable



Signature

Mortgage dated 23/06/09 duly registered with the Sub Registrar Haveli No. 19 under Sr. No. 2303, and has thereby completely released its charge/encumbrance over the said property and the said Building, and has handed over all the original title documents that were deposited with them back to the Vendor.

- 7) Since the Purchaser has already paid the entire agreed consideration of Rs. 15,00,00,000/- as above, and the charge of Anchor Leasing Private Limited created on the said property and the said Building has been duly released and discharged, the Vendor is now executing this Sale Deed/Conveyance Deed of the said property and the said Building constructed thereon, (excluding the said Reserved areas/ rights retained by the Vendor with itself) to and in favour of the Purchaser



NOW THIS DEED WITNESSETH THAT:

In furtherance of/pursuant to the said Agreement to Sale dated _____, and in consideration of the sum of Rs. 15,00, 00, 000/- (Rupees Fifteen Crores Only) having been fully paid by the Purchaser to the Vendor in the following manner :

Sr. No.	Rs.	Particulars
1.	3,00,00,000/-	Paid by the Purchaser to the Vendor from time to time in the manner as mentioned in Annexure A hereto. the receipt whereof the Vendor does hereby admit, acknowledge and confirm

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Signature



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2.	12,00,00,000/-	Paid for on behalf of the Purchaser, by New India Co-operative Bank Limited, Prabhadevi Branch, Mumbai, vide Cheque No. ^{through RTGS} dated 18/06/2009 directly to Anchor Leasing Private Limited, as per the instructions of the Vendor, the receipt whereof the Vendor does hereby admit, acknowledge and confirm
	15,00,00,000/-	TOTAL AMOUNT OF CONSIDERATION

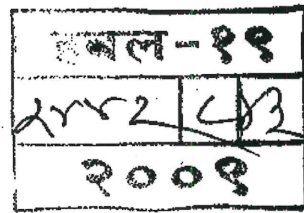
to include

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the Vendor doth hereby for ever convey/transfer/assign by way of outright sale to and in favour of the Purchaser herein, all the Vendor's right, title share and interest, in the said property which is more particularly described in the **Schedule I** hereunder and the said Building constructed/standing thereon which is more particularly described in the **Schedule II** hereunder, except and excluding therefrom, the areas and rights that have been reserved and retained by the Vendor with itself, which are more particularly described in the **Schedule III** hereunder given, free from all or any encumbrances and/or defects in title, together with all the things permanently attached thereto and standing thereon and forming part of the said property and the said Building constructed thereon, together with the benefit of all easements, profits, advantages, rights and privileges appurtenant to the said property and the said Building or any part thereof belonging or in anyway appertaining thereto, but excluding the said areas and rights that have been reserved and retained by the Vendor with itself which shall continue to remain with and belong to the Vendor as the owner thereof; **AND** all the estate, right, title and interest, possession benefit, claim and demand whatsoever at law or otherwise of the Vendor to the said property and the said

to include





Building hereby conveyed (but excluding the said Reserved areas/rights retained by the Vendor) , and all other direct and indirect benefits attached thereto hereby transferred and every part thereof **ALONGWITH** the privileges, advantages, benefits and incidents of all the sanctions/ orders/ NOCs/ permissions/ approvals, sanctioned building plans, and water, electricity drainage lines and meters, and access road rights ; etc. obtained or being used till date, if any, pertaining to the said property and the said Building (but excluding the said Reserved areas/rights retained by the Vendor), **TO HAVE AND TO HOLD** the said property and the said Building constructed thereon(but excluding the said Reserved areas/rights retained by the Vendor) which is hereby granted, released, conveyed and assured or expressed **UNTO AND TO** the use of the Purchaser unconditionally and absolutely forever, subject to payment of all rents, rates, taxes, assessments, duties, and dues now chargeable or hereafter to become payable thereon to the Government of Maharashtra, or the concerned local authority or to the Municipality or any other public body in respect thereof, **AND** the Vendor does hereby covenant with the Purchaser/s that notwithstanding any act, deed and any matter or things whatsoever by the Vendor or by any of its predecessors and ancestors in title or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for it, done, made, omitted, or executed knowingly or willingly suffered to the contrary, the Vendor now has in itself good right and absolute power and authority to grant, release, convey and assure in the manner aforesaid, the said property and the said Building constructed thereon (but excluding the said Reserved areas/rights retained by the Vendor)to the Purchaser, **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to peaceably and quietly enter upon have, occupy, hold, possess and enjoy the said property and the said Building constructed thereon (but excluding the said Reserved

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areas/rights retained by the Vendor) hereby granted, sold, conveyed unto and to the use of the Purchaser in the manner aforesaid, and that the Purchaser and their administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and the said Building (but excluding the said Reserved areas/rights retained by the Vendor), and receive the rents and profits thereof and every part thereof for their own use and benefits without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or its heirs or by any person or persons lawfully or equitably claiming by, from under or in trust for it or any of its heirs or ancestors or predecessors in title, and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified whatever from and against all estates, charges and encumbrances whatever made and executed, occasioned or suffered by the Vendor or any other person or persons lawfully or equitably claiming by, from, under or in trust for it AND FURTHER that the Vendor and all person or persons having or lawfully or equitably claiming any estates, rights, title or interest at law or in equity in the said property and the said Building hereby granted or any part thereof (excluding the said Reserved areas/rights retained by the Vendor) by from, under or in trust for it, the Vendor or its heirs or heir shall and will from time to time and all times hereafter at the request and cost of the Purchaser, do and execute or cause to be done and executed all such further and other lawful and reasonable, acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely and assuring and conveying the said property and the said Building hereby granted unto and to the use of the Purchaser (excluding the said Reserved areas/rights retained and reserved by the

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Vendor) in the manner aforesaid as shall or may be reasonably required by the Purchaser or its heirs, executors, administrators or assigns, AND the Vendor does hereby covenant with the Purchaser that the Vendor has not knowingly or willingly suffered or been privy to any acts, deeds, or things whereby it is prevented from granting and conveying the said property and the said Building constructed thereon (excluding the said Reserved areas/rights retained and reserved by the Vendor) in the manner aforesaid or whereby the same or any part thereof are, is can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever and furthermore that the Vendor and all its heirs, executors and administrators shall at all times indemnify and keep indemnified the Purchaser and their administrators and assigns against any losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants herein contained on part of the Vendor.

2) As per the terms and conditions of the Agreement to Sale dated _____, the Vendor has exclusively retained with itself, the said Reserved areas/rights described in **Schedule-III** hereunder given, from and out of the said property and the said Building standing thereon, which Reserved areas/ rights shall continue to remain with and shall belong to the Vendor, and the Purchaser shall not have any right, title, claim or interest therein or regarding the same.

3) For the beneficial enjoyment of the said Reserved areas/ rights that have been retained by the Vendor with itself, and for the beneficial enjoyment of the remaining areas/premises/rights pertaining to and out of the said property and building hereby sold to the Purchaser, it is hereby mutually agreed and covenanted by and between the Parties hereto as follows :



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- a) All benefits, privileges, incomes, profits, gains, moneys arising from and out of the unused/unclaimed FSI/TDR presently available in respect of the said property and also the additional FSI/TDR that may be available in future in respect of the said property shall accrue to and shall be received and appropriated exclusively by the Vendor only, and the Purchaser shall not have and shall not claim right, title, interest therein.
- b) The Vendor shall be entitled to prepare, submit and get approved the Revised Building Plans of the said property and to carry out construction of the additional /balance FSI/TDR on the Top Terrace of the existing said Building by constructing additional floors or otherwise, at the Vendor's own costs, risks and responsibilities and for the purpose, the Purchaser shall always give its entire cooperation and signatures to the Vendor for obtaining sanction for revised Building Plan and by signing and executing the various deeds and documents as may be required by the Vendor, without demanding any consideration or compensation.
- c) That the Vendor and its agents, representatives, employees, labourers, engineers, contractors, supervisors, assigns etc. shall have an unrestricted right to enter upon and access the said property and the said Building, for the purposes of holding, using , enjoying, possessing, constructing , managing and maintaining the said Reserved areas/ rights that have been retained by the



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Vendor with itself, and for that purpose and in course of the same, the Vendor shall be entitled to use the infrastructure available in the said property and the said Building such as staircases, lifts, generator, water, electricity, drainage facilities and the various service lines, meters and connections, water tanks etc. as may be reasonably required by them, without paying any additional compensation/fees/charges/costs for the same to the Purchaser or any other person/s or provider/s.

- d) The Electricity and Water Charges in respect of the said Reserved areas/ rights reserved by the Vendor with itself shall be borne by the Vendor as per the separate Meters/connections provided thereto/ or proportionately as per actuals.

- e) The Vendor shall be liable for payment/reimbursement of proportionate maintenance charges incurred for the upkeep of the top terrace, basement and auditorium such as housekeeping charges, sweepers charges, security, insurance etc. and shall bear/pay/reimburse to the Purchaser, the proportionate property taxes bills, NA assessment and other Government levies in respect of the said Reserved areas/rights.

- f) All the repairs and maintenance work of the internal installations within the areas retained by the Vendor with itself, shall be borne by the Vendor.

- g) The Vendor shall promptly carry out all maintenance and repair work of the said Reserved

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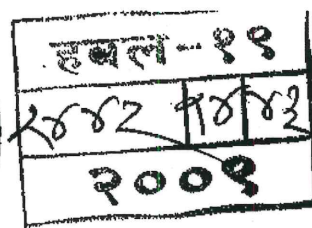
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areas/rights in the said Building at its own costs, and the Purchaser shall promptly carry out all maintenance and repair work of the remaining areas/premises in the said Building at its own costs; and each party shall keep the other indemnified as to the costs and consequences of any act or omission caused by any of the parties, which may cause or result in endangerment to the areas/premises belonging to the other party.

- h) Each of the parties shall not do or cause to be done any act or omission or commission which would cause nuisance or annoyance to the other Party.
- i) The Vendor shall be entitled to avail loan facility from any Bank and/or Financial Institution, by creating charge/encumbrance on its owned/retained/reserved areas/ rights in the said property and the said Building, subject however that no such charge should be created and registered on the areas/ premises/rights belonging to the Purchaser and the Purchaser shall not be held liable for repayment thereof.
- j) Prior to the execution of this Deed the Purchaser has seen, verified and satisfied itself as regards the clear and marketable title of the Vendor to the said land and the Building constructed thereon.
- k) All outgoings such as Municipal taxes, assessments, bills, dues, and outgoings, etc. in respect of the said property and the said Building upto the date of execution hereof shall be borne and cleared by the Vendor, and hereafter the same



shall be borne by the Purchaser (except for the said reserved areas/rights , which shall be borne by the Vendor) and if there are any past liabilities the same shall be paid or reimbursed by the Vendor to the Purchaser.

- 1) The Vendor covenant that it shall duly co-operate with the Purchaser for obtaining all and any further requisite permissions, for effectually conveying the said property and the said Building constructed thereon to and in favour of the Purchaser and for registration of this Sale Deed and for recording of names of the Purchaser on the various revenue and other records and registers, and for the purpose shall sign and execute all the necessary applications, deeds, documents etc.



The Vendor has on this day put the Purchaser in peaceful and actual vacant possession of the said property and the said Building constructed thereon (excluding the said Reserved areas/rights retained and reserved by the Vendor), to have and to hold and enjoy the same absolutely and unconditionally forever hereafter as the owner thereof, and the Purchaser accepts and confirms to have received the possession thereof from the Vendor.

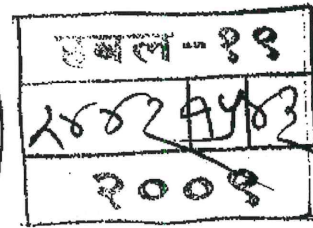
5) The Vendor has handed over the following original / Xerox Photo copies of documents of title available with it to the Purchaser on the execution of this Sale Deed:

- a) 7/12 extracts of the said property from the year 1966-67 till 07-08 mutation entries appearing thereon and Search Report issued by Adv. L.S. dated 14/03/08

Puntambekar

mlaki

Qthuide



b) NA order no. PRH/NA/SR/255/2003 dated 1/12/2003 issued by The Collectorate Pune (Revenue Branch) permitting the Non Agriculture use of the said property

c) Zone Certificate no. DPO/22 dated 3/4/02 issued by the Town Planning Department, Pune showing the said property in the "Residential Zone".

Shinde

d) Latest revised sanctioned Building Plan as approved by the Pune Municipal Corporation and Commencement Certificate thereof.

e) Completion Certificate issued by the Pune Municipal Corporation BCO/6/00/75 dated 3-3-2008 in respect of the entire said Building .

f) "No dues Certificate" dated 20/06/09 issued by Anchor Leasing Private Limited, in respect of the loan facility that was availed by the Vendor.

Shinde

g) Deed of registered Release of Equitable Mortgage dated 23/06/09 executed by Anchor Leasing Private Limited.

h) All the Agreements/documents executed with regard to the said property.

6) All out of pocket charges and expenses incurred for execution and registration of this Sale Deed / Conveyance Deed by way of stamp duty, registration and all other ancillary expenses hereto are being borne and paid by the Vendor.

Shinde

Shinde





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2008		

Stamp Duty Calculation

Location :

For open land - Rs. ----- per sq.mtrs.

Market Value

: _____ sq. mts.* Rs----- /- = Rs -

Sale consideration

: Rs. 15,00,00,000/-

Stamp duty payable on the higher value i.e on Rs. 78,46,200/-

Amount of Stamp Duty payable : Rs. 78,46,200/-

Stamp Duty actually paid on the Agreement to Sale : Rs.

78,46,200/-

And hence this Sale Deed/Conveyance Deed is executed on Rs.

100/- Stamp Paper

SCHEDULE -I (OF THE SAID PROPERTY)

All that piece and parcel of the land situate, lying and being at Baner, Taluka Haveli, District Pune, within the extended limits of the Pune Municipal Corporation, and within the limits of the Sub Registrar of Haveli, being



an area admeasuring 0 H 21 R carved out of the Southern side of Survey No. 80 Hissa No. 2/2 totally admeasuring 0 H 33 R assessed at Rs. 1=08 and bounded as follows :

On or towards

East : Survey No. 80 Hissa No. 1/2

West : Survey No. 81

South : Survey No. 80

North : Remaining portion of Survey No. 80 Hissa no. 2/2

2) an area admeasuring 0 H 24 R carved out of the Southern side of Survey No. 80 Hissa No. 1/2 totally admeasuring 0 H 33 R, assessed at Rs. 1=18 and bounded as follows :

On or towards

East : Survey No. 79

West : Survey No. 80 Hissa No. 2/2

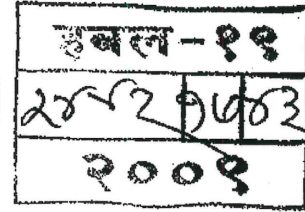
South : Survey No. 80

North : Remaining portion of Survey No. 80 Hissa no. 1/2 and beyond approach road

alongwith an area from the Eastern side admeasuring 73.12 Sq. mtrs. of land towards the Approach Road (16 mtrs South North 4.57 mtrs. East West) to the properties as mentioned in 1) and 2)

whh

whh



above, passing through Survey No. 80 Hissa No. 1/2 totally admeasuring 0 H 33R assessed at Rs. 1=18 and bounded as follows :

On or towards

- East : Survey No. 79
West : Survey No. 80 Hissa No. 1/2
South : property described in 2) above
North : Public road

**SCHEDULE -II
(OF THE SAID BUILDING)**

All that Building comprising of premises consisting of -

- a) Basement adm. 18547.33 Sq. ft. (entirely retained by the Vendor hence excluded)
- b) Ground Floor adm. 22105.77 Sq. ft. (excluding the built up area of the Auditorium adm. 4500 Sq. ft. retained by the Vendor) (1632.22 Sqm)
- c) First Floor adm. 9795.15 Sq. ft. (910.33 Sqm)
- d) Second Floor adm. 9389.82 Sq. ft. (872.62 Sqm) *wpaki*
- e) Third Floor adm. 10823.00 Sq. ft. (1005.85 Sqm)
- f) Fourth Floor adm. 9983.00 Sq. ft. (excluding the top Terrace above 4th Floor adm. 9983.00 Sq. ft. retained by the Vendor) (927.78 Sqm)
- TOTALLY adm. 80644.07 sq.ft. (out of which 57597.00 sq.ft. Built up area is the subject matter of this Deed)** (5352.88 Sqm)

- constructed on the land bearing S. no. 80/1/2 and 80/2/2 situated at Baner, Taluka Haveli, District Pune, together with all appurtenances and premises therein, within the extended limits of the Pune Municipal Corporation and within the jurisdiction of the Sub Registrar Haveli, Pune together with all easementary rights attached thereto, along with the right to use the approach road passing through Survey no. 80 Hissa no. 1/2 (part) .

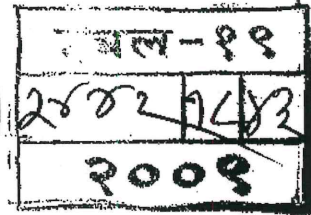
SCHEDULE-III

(OF THE AREAS AND RIGHTS RESERVED AND RETAINED BY THE VENDOR)

From and out of the said Building constructed on the said property described in Schedule II and I hereinabove,

- a) Exclusive rights pertaining to the Top Terrace adm. 9983.00 Sq. ft; above 4th Floor and the right to use , enjoy and/or

Optimale



construct on the same by raising /constructing additional floor/s or otherwise.

- b) all and whatever the rights and benefits in respect of the entire unused/unclaimed FSI/TDR presently available in respect of the said property and also the additional FSI/TDR that may be made available in future in respect of the said property, and the exclusive right to claim such unutilised balance / additional FSI /TDR benefits available in respect of the said property and to lease/rent/license such additionally constructed premises and to receive and appropriate the rents/incomes / gains/profits/benefits arising there from.
- c) Exclusive rights to run and manage and/or to lease/rent/license the Basement parking area adm. 18547.33 Sq. ft. and the Auditorium adm. 4500 Sq. ft. built up area on the ground floor, and to receive and appropriate the rents/incomes / gains/profits/benefits arising there from.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS AND SIGNED HEREUNDER ON THIS DAY AND YEAR FIRST HEREINABOVE MENTIONED.

SIGNED SEALED AND DELIVERED

by the within named VENDOR

in the presence of

- 1) Chetan
Chetan H. Kadam
Nand, Sangharvi, Pune

W. P. W.

Vendor

Party of the FIRST PART

- 2) Prakash
Shahid F. Inamdar,
Bhosari, Pune.

SIGNED SEALED AND DELIVERED

by the within named PURCHASER/S

in the presence of

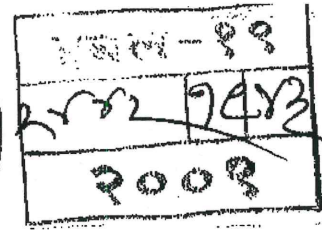
- 1) V. D. Patil S. N. 1418/5 cl
Vishwakarma Nagar, Pashan
Pune 21

M. D.

Purchaser

Party of the SECOND PART

2)



Annexures:

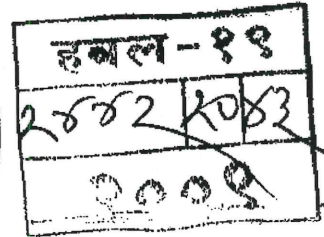
A- 7/12 extracts

B- Building Completion Certificate

WOK

adhide





Annexure A

Details of Payment of Rs. 3,00,00,000/- made by the
Purchaser to the Vendor

DATE	Name of Bank	Branch	Amount
14-Feb-07	The Shamrao Vithal Bank	Deccan, Pune	2,100,000.00
20-Mar-07	UTI Bank	Baner, Pune	6,000,000.00
14-Jun-07	UTI Bank	Baner, Pune	1,500,000.00
19-Dec-07	UTI Bank	Baner, Pune	500,000.00
1-Oct-07	The Shamrao Vithal Bank	Deccan, Pune	200,000.00
1-Oct-07	UTI Bank	Baner, Pune	950,000.00
25-Jan-07	UTI Bank	Baner, Pune	450,000.00
28-Feb-08	The Shamrao Vithal Bank	Deccan, Pune	2,700,000.00
5-Jun-08	The Shamrao Vithal Bank	Deccan, Pune	100,000.00
5-Jul-08	Axis Bank Ltd.	Baner, Pune	1,000,000.00
7-Aug-08	Axis Bank Ltd.	Solapur	2,500,000.00
12-Nov-08	Axis Bank Ltd.	Solapur	1,500,000.00
8-Apr-09	Axis Bank Ltd.	Baner, Pune	10,500,000.00
TOTAL			30,000,000.00

Wala

Signature



मुमादामु. १३७९ (५२x३ पानी: १.५० पुस्तकें) ३-०७

बांधकाम नियंत्रण

पुणे महानगरपालिका

शिवाजीनगर, पुणे ४११००५.



बांधकाम नियंत्रण कार्यालय

क्रमांक: BCO/E/OC/104

दिनांक: 03/03/2008

03191

मुंबई प्रांतिक महानगरपालिका अधिनियम, १९४९ कलम २६३ (१) अन्वये

संपूर्ण भोगवटा पत्र

श्री. / श्रीमती विद्यावादिनी डेवळपर्स (जॉयडि स्कूल) भा. भा. श्री. केदार
राहणार कुलकर्णी, सेवादत्त मित्र नगर पिप बंगला चौक पुणे
यांस -

आपणांस मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९, कलमे २५३/२५४ व एम्. आर. टी. पी. अॅक्ट
कलमे ४५/६९ प्रमाणे पुणे, पेठ बाणेर घरांक. — फायनल प्लॉट क्र. /

सर्व्हे क्र. ८०/१/२/१, ८०/२/२, टी. पी. स्कीम नंबर — यांत

इकडील संमती पत्र / कमेन्समेंट सर्टिफिकेट क्रमांक ८५९६/०७ दिनांक २५/०२/२००८.

अन्वये बांधकाम करण्यास परवानगी देण्यात आली आहे. सदरील संमती पत्र / कमेन्समेंट सर्टिफिकेट प्रमाणे सर्व /
काही भागाचे काम पुरे झाल्याबद्दल य सदर नवीन बांधलेल्या इमारतीची जागा उपयोगात आणावयास संमती
मिलण्याबाबत दिनांक १७/११/२००७ रोजी अर्ज केल्यावरून आपणांस मुंबई प्रांतिक महानगरपालिका
अधिनियम १९४९, कलम २६३ (१) प्रमाणे कळविण्यात येते की, खालील नमूद केलेल्या अटीवर पुढील वर्णनाचा
इमारतीचा भाग उपयोगात आणण्यास संमती देण्यात येत आहे.

उपयोगात आणावयाच्या बांधकामाचे वर्णन

मान्य नकाशा नुसार तळमजला क्लास रुम ३ व हॉफीस १
टॉमलेट ब्लॉक २ व बेसमेंट तळ + पहिला + दुसरा + तिसरा
नचवशा + पाचवा मजला संपूर्ण.



(१)

(२)

(३)

अट - भविष्यात मान्य नकाशाव्यतिरिक्त कोणतीही
बांधकामे (खो. सर्व माहितीला अंतर्गत वट्टे) कोणत्या
शेज, पाव्हीस, दाल करून उतर घेऊ नये.

Handwritten signature/initials

Handwritten signature/initials

पुणे महानगरपालिका

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा)

(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जाबाबत हे संमतीपत्र देण्यात येत आहे.)

बांधकाम चालू करण्याबाबतची दाखला

(कमेन्समेन्ट/सर्टिफिकेट)

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगरपालिका अधिनियम, सन १९६६ च्या कलम २५ व २६ यांच्या अटीवर देण्यात येत आहे.

प्रकरण क्रमांक : BMR/0204/04 / REVISED 1

Proposal Type : Residential

बांधकाम नियंत्रण कार्यालय

पुणे महानगरपालिका

शिवाजीनगर, पुणे - ५.

क्रमांक :

CC/4617/05

दिनांक :

29/3/2006

श्री/श्रीमती NANDKUMAR M PATIL

श्री KEDAR GGOVIND KULKARNI

रहणारपुणे, पेठ

महाराष्ट्र नगर रचना अधिनियम, सन १९६६ च्या कलम २५ व २६

१९४९ च्या कलम २५३/२५४ प्रमाणे पुणे महानगरपालिका अधिनियम, सन १९४९

पेठ BANER

घरांक सर्व्हे नं. Survey No: 80 Hissa No: 1/2/1+2/2/1

फायनल प्लॉट क्र. प्लॉट क्र.

मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली ती दिनांक : 19/4/2005 या दिवशी पोहोचली

त्यावरून काढण्यात आलेल्या लिहिलेल्या सुचना व सर्व अटीवर संमतीपत्र देण्यात येत आहे.

- संबंधी सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि. ५/१/१९८७ या दिवशी मान्य केला आहे. त्यास अनुसरून नवीन कामास काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रीत्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
- सोबतच्या नवीन / दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
- जोत्यापर्यंत काम आल्यावर सेट-बॅक, मार्जिनल ओपन स्पेसिस इ. बाबी बांधकाम नियंत्रण कार्यलयाकडून तपासून घ्याव्यात. त्याशिवाय जोत्यावरील काम सुरू करू नये.
- मा. सहायक अभियंता (भूमिप्रापण) यांच्या कार्यालयामार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व भगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
- सोबतच्या नकाशावर मागे लिहिलेल्या / चिह्नवलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ज्या प्लॉटवर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर कांपाउंड वॉलच्या आत व बाहेर किमान चार लावून ती व्यवस्थित वाढविल्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्झुपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही. रस्त्यावरील झाडांना अंरु ते संरक्षण कुण अर्जदाराने करावयाचे आहे.
- इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडारोडा उचलून जागा साफ केल्याशिवाय अर्जाचा विच केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत घरपाडी विभागाभार्फत मार्गदर्शन केले जाईल.
- काम सुरू करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पुर्वमान्यात घेतल्याखेरीज जागे कोणतेही काम सुरू करू नये.
- नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री ऑयरीटीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येते. याची नोंद घ्यावी.
- बांधकाम नियंत्रण खात्याने जरी सेप्टीक टॅन्कसाठी परवानगी दिली असली तरी ड्रेनेजविषयी मा. नगरउपअभियंता (जलोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टीक टॅन्क अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व ऑक्झुपन्सी सर्टिफिकेट मागण्यापूर्वी ड्रेनेज कामाचा पूर्णत्वाचा दाखला हजर करणं यावा.
- जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे. ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.
- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार जबाबदार राहणार.
- कामगारांच्या सोयीसाठी जागेवर किमान एक संडास व एक मुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने संडास व मोरी असल्यास याप्रमाणे संडास, मुतारी बांधण्या गरज नाही.
- भोगवटापत्र मागण्यापूर्वी मनपाचे कर भरल्याचे दाखला सादर करणार.

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पोटनियम यांचा भंग होता कामा नये.

वरील संमतीपत्रविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करून घ्यावे.

इमारत निरीक्षक

बांधकाम नियंत्रण कार्यालय,

सहाय्यक अभियंता (बांधकाम नियंत्रण)

पुणे महानगरपालिका.

PROPOSED
SCHOOL
FOR
VIDYAVARDHINI DEVELOPERS
PVT. LTD.
AT AUNDH BANER ROAD,
PUNE.

- LEGEND :-
- 1. MULTIPURPOSE HALL
 - 2. CANTEN
 - 3. DRA
 - 4. PARKING
 - 5. PLANT ROOM
 - 6. LOBBY
 - 7. TOILETS
 - 8. AMPHITHEATRE
 - 9. BASE OF SWIM POOL

ROAD

AREA UNDER ROAD WIDENING

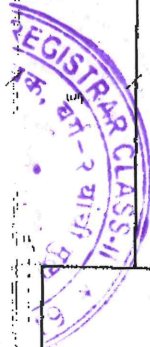
LGR

ABHIKALPAN

ARCHITECTS & PLANNERS

MUM. OFFICE : 5, SIDDHARTH,
OPP. GAN. DEV. MKT., NAUPADA,
SOMALIA RD., JANE. 400 502
TEL/FAX : 9521-2542/303

PUNE OFFICE : 10/12, SHIVDATTI
M. RANGAR. MODEL, COLONY,
SHIVAJI NAGAR, PUNE - 411 015



हवेली-१९	
2882	2383
2008	

nr/akr

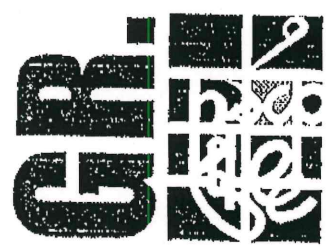
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PROPOSED
SCHOOL
FOR
VIDYAVARDHINI DEVELOPERS
PVT. LTD.
AT AUNDH BANER ROAD,
PUNE.

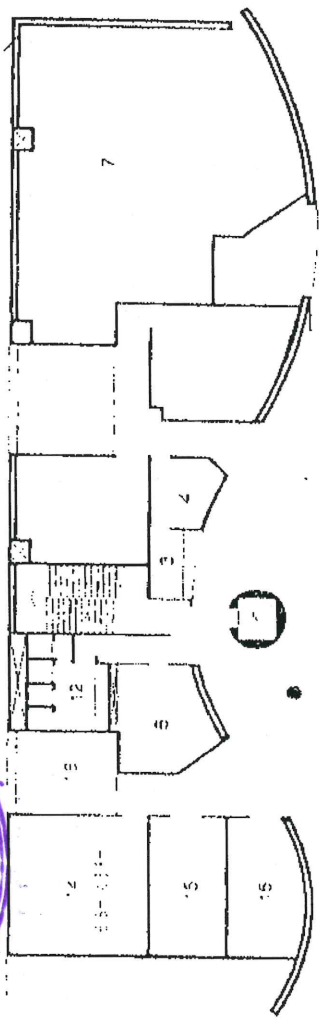
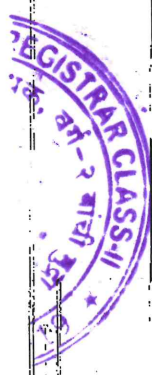
- LEGEND:
- 1. PARKING
 - 2. STAFF COURT
 - 3. RECEPTION
 - 4. RECEPTION BACK OFF
 - 5. ACCOUNTS
 - 6. T.R.
 - 7. ADMIN
 - 8. ELECTRICAL NETWORKING
 - 9. STUDENTS ASSEMBLY
 - 10. BACK STAGE AREA
 - 11. GREEN ROOM
 - 12. TOILET
 - 13. STORE
 - 14. CLASS ROOM (PRE PRIM)
 - 15. DOLL HOUSE
 - 16. LANDSCAPE COURTYARD
 - 17. 1/2 HALL LOBBY BELOW
 - 18. SECURITY CHGBA
 - 19. ELECT TRANSFORMER

ROAD

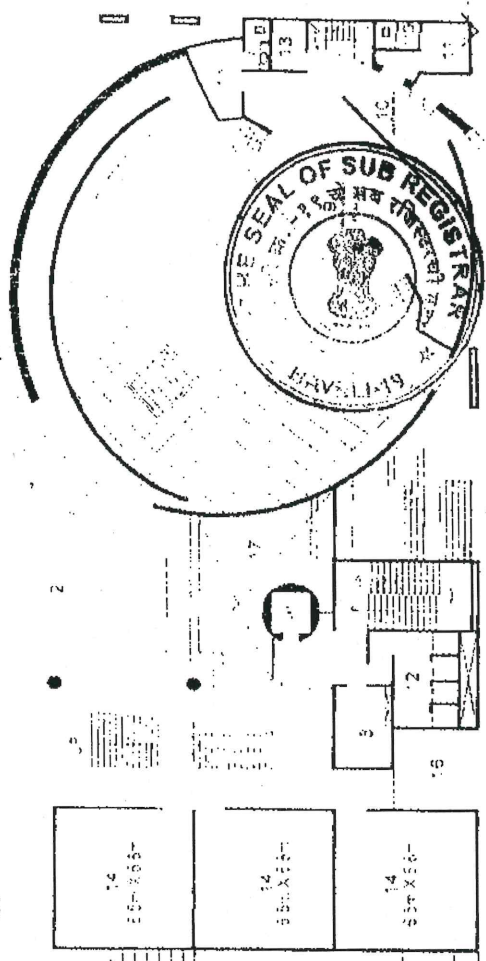
AREA UNDER ROAD WIDENING



ABHIKALPAN
ARCHITECTS & PLANNERS
MUMBAI OFFICE: 5, SIDDHARTH-RAY
OPP. GACHON DEVI WKS. NARAYAN PADA
GOVINDA RD. PHASE - 4, 400 503
TEL / FAX: 9222-2542-303
PUNE OFFICE: 101/2, SHIVDATT
MIRATNAGAR, MOORE, COLONY
SHIVAJI NAGAR, PUNE - 411 018



PLAYGROUND



POOL



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ROAD

mlp

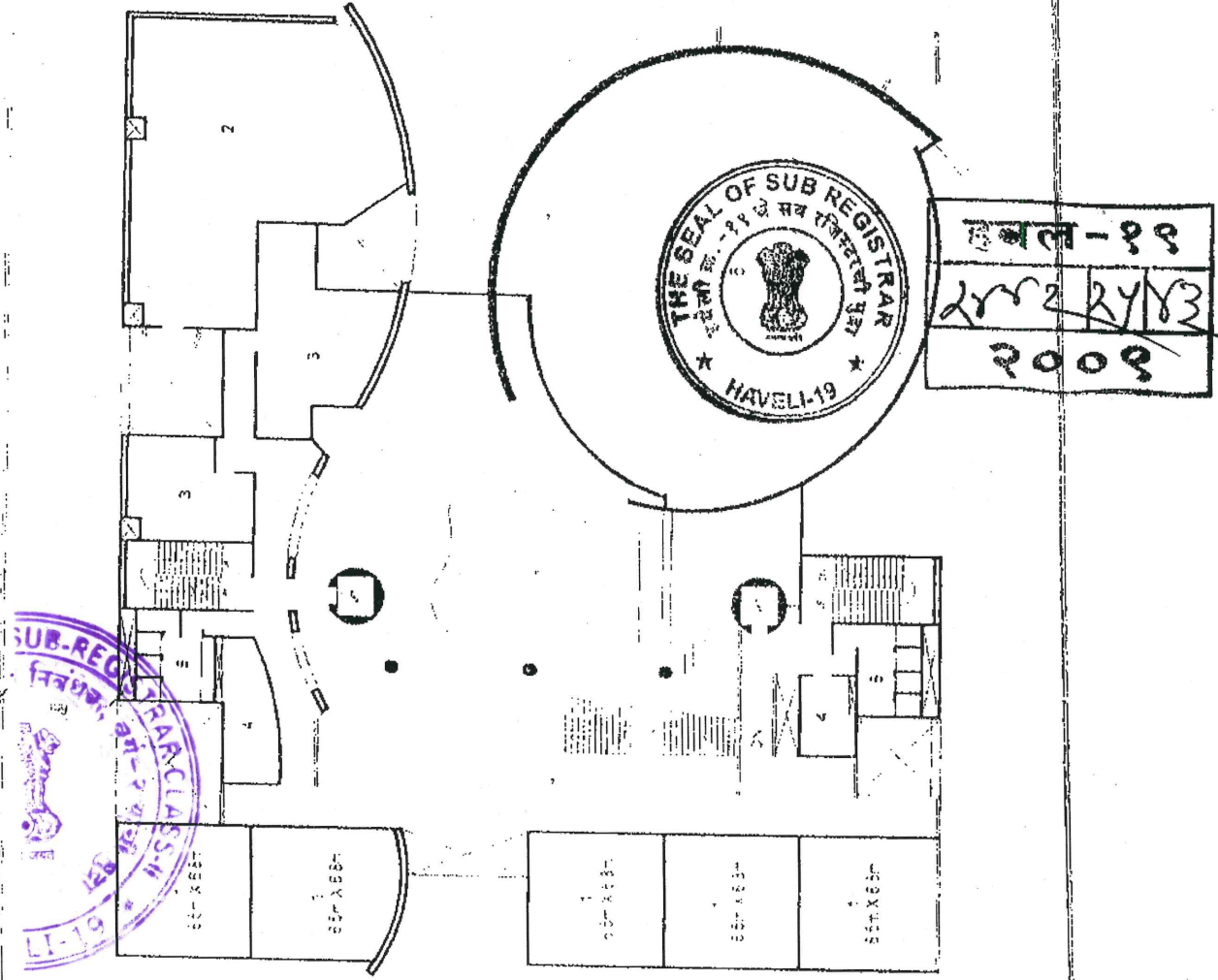
Abhikalpan

PROPOSED
SCHOOL
FOR
VICTAVARDHINI DEVELOPERS
PVT. LTD.
ATAUNCH SANER ROAD,
PUNE.

- LEGEND:
- 1. CLASS ROOMS
 - 2. PRINCIPAL'S OFFICE
 - 3. TEACHING STAFF
 - 4. EPS & NETWORK
 - 5. C.O.E.
 - 6. LOWER PART OF ASSEMBLY
 - 7. LOWER PART OF ATTIC

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ABHIKALPAN
ARCHITECTS & PLANNERS
MUM. OFFICE: E. 800/ASHRAY,
OFF. GAON DEVI MKT. NAUPADA,
GOKHALE RD. - WANE - 400 602
TEL: FAX 9522 2542-303
PUNE OFFICE: 1011/2 SHIVDATT,
M. RAMAGAR MODE, COLONY,
SHIVAJI NAGAR, PUNE - 411 018
TEL: FAX 9520 956 1541

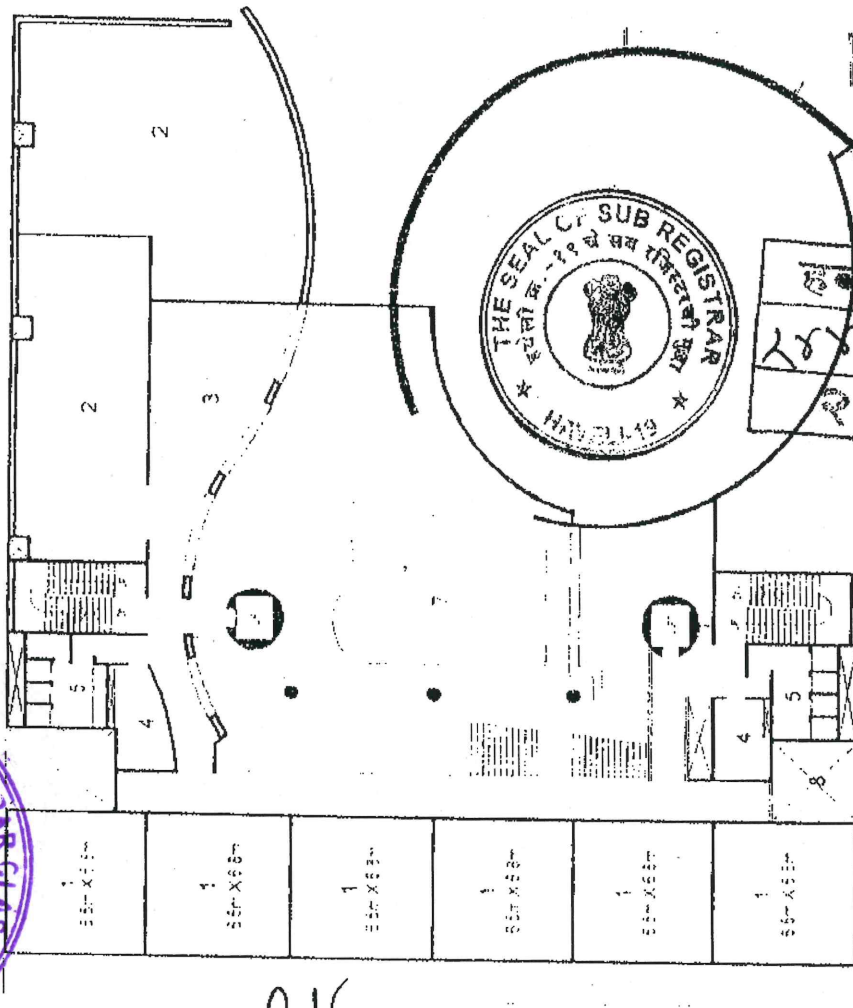


mpk

Shinde

PROPOSED
SCHOOL
FOR
VDYAVARDHINI DEVELOPERS
PVT. LTD.
AT AUNDH BANER ROAD,
PUNE

LEGEND:-
1. CLASS ROOMS
2. LABS
3. LOBBY
4. ESB
5. TOILET
6. LOWER PART OF ASSEMBLY
7. LOWER PART OF AUDITORIUM



mr. h

Shinde

2ND

ABHIKALPAN

ARCHITECTS & PLANNERS

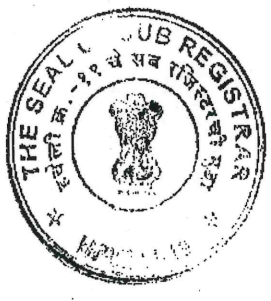
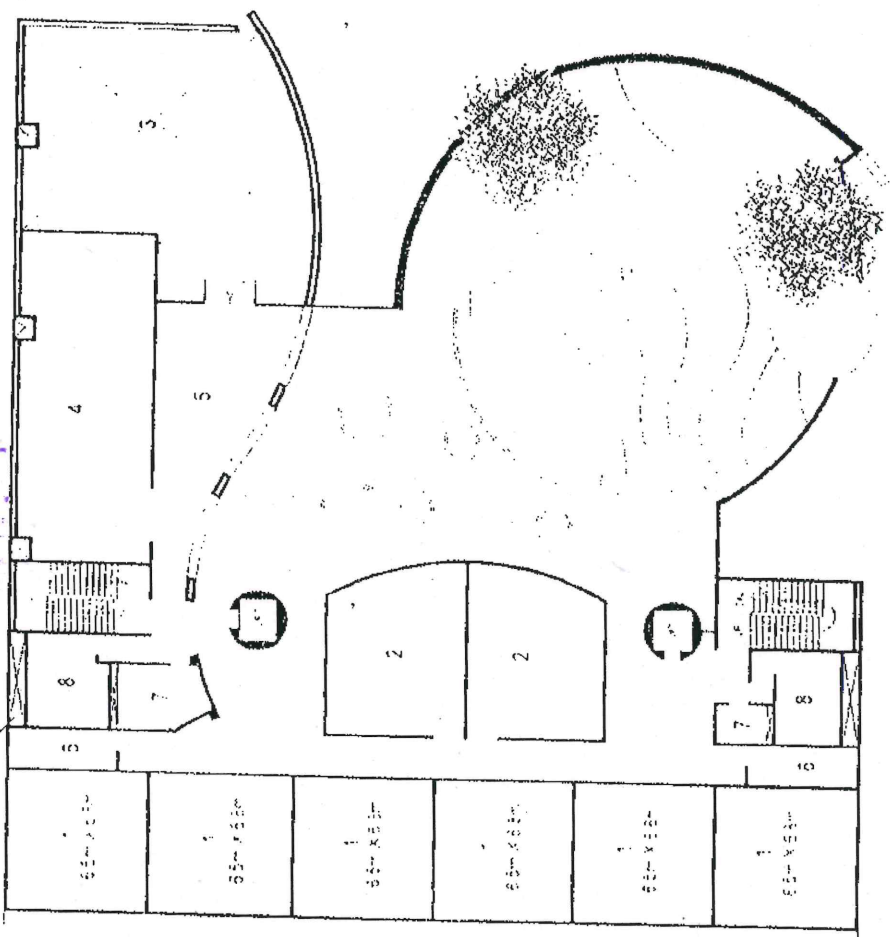
MUM. OFFICE: 8, SIDDHARTH, 1ST FLOOR, KALYAN, DIST. THANE, MAHARASHTRA

PUNE OFFICE: 101/2, SHILPATA, MITRANAGAR, MODEL COLONY, SPAN, NEAR PUNE, MAHARASHTRA

TEL: (PUNE) 25421303

PROPOSED
SCHOOL
FOR
VIDYAVARDHINI DEVELOPERS
PVT. LTD.
AT AUNDH BANER ROAD,
PUNE.

- LEGEND:-
1. CLASS ROOMS
2. MUSIC ROOM 7. JAN. D. GELAS
3. LIBRARY (DOUBLE 7)
4. LAB
5. LOBBY
6. STORE
7. EPR
8. TOILETS
9. LANDSCAPE TERRACE
10. AMPHITHEATER



वॉल-११
2072/2083
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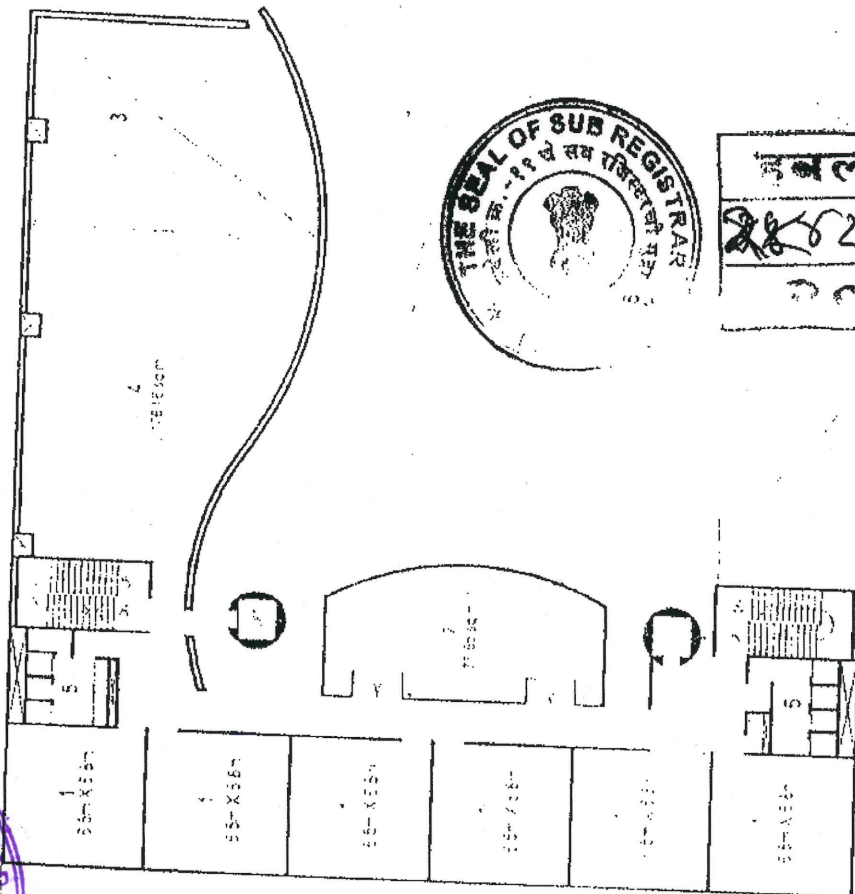
ABHIKALPAN
ARCHITECTS & PLANNERS
MUN. OFFICE 5, SIDDHARTH
OPP. GOKUL NRI. NARADA
GOKUL NRI. NARADA
TELE. 25411303
FAX 25411303

REGISTRAR CLASS-II
पुणे जिल्हा न्याय दफतरी

Obhude

PROPOSED
SCHOOL
FOR
VIDYAVARDHINI DEVELOPER
PVT. LTD.
AT AUNDH, BANER ROAD,
PUNE.

- LEGEND:
1. CLASS ROOMS
2. ARTS & CRAFTS
3. LOWER PART OF THE LIBRARY
4. LIBRARY
5. TOILET
6. LOWER PART OF THE LANDSCAPE

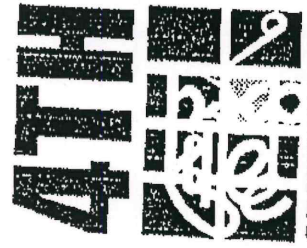


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निरा

अभिषेक



ABHIKALPAN
ARCHITECTS & PLANNERS
MUM. OFFICE: 5, SIDDHARTH
OPP. GAN. JEWELRY, VANDRA
COOKALE RD., THANE-400 602
TEL / FAX: 9922 - 2542 1943
PUNE OFFICE: 10/12, SHYVADATTA
MTR. STATION, PUNE

मि. वि.
तिखे कार्यालय,
४२, बुधवार पेठ, गणपती चौक,
पुणे २. फोन : २४४५६६७६

गा. न. क्र. ७, ७ अ, व १२

शिवका

गांव हवेली ता. हवेली जि. पुणे

भूमापन क्रमांक
सर्व नं. गट क्रमांक

हि.क्र.
धारणा प्रकार

८०/१/२५

मालकाचे नांव



हवल-१९
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भूमापन क्रमांकाचे
स्थानिक नांव

नारायण बाणपत कळमकर
मंगवान बाणपत कळमकर

लागवड योग्य क्षेत्र

एकर गुठे
हेक्टर आर

सत्यवान बाणपत कळमकर

७३-१२ चॉ.मी

जिरायत
वागाइट
भात शेती

०-३३

पंडुरंग बाणपत कळमकर

क्षेत्रावर खरेदीपेगार

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कु.सामिबनी बाणपत कळमकर

यांना भत्त्या येण्याच्या

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म.पा. कळमकर यशोवार्

इतर सविस्तर रकमाचा हक्क

पो. ख...

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७३-१२ चॉ.मी

वर्ग (अ)...

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बाणपत कळमकर

क्षेत्रावर रक घेणार

वर्ग (ब)...

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बाणपत कळमकर

विध्यावर्तिनी डेव्हलपमेंट प्रा. लि.

आकार

जुडी अथवा विशेष आकार

पाण्यादाबत...

०-१८

तर्फे नंदकुमार पाटील यांना

भावक येण्याच्या रकमाचा हक्क

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बाणपत कळमकर

१३३३८



गा. न. क्र. ७ अ

गा. न. क्र. १२

क्र.सं.	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									पडीक व पीकिस निरु- पयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			प्रकार	क्षेत्र			
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन					
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तिथि कार्यालय,
४२, बुधवार पेठ, गणपती चौक,
पुणे २. फोन : २४४५६६७६

शिवका

गांव बाणौर ता. हवेली जि. पुणे

इतर सविस्तर

41966

मेश्र पीकाचे क्षेत्र

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स्व ना
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गा. न. क्र. १२

पीकाखाली क्षेत्र

पडीक व
पीकरस निरु-
पयोगी अशा
जमिनीचा
तपशील

साधन	शेरा
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21/12/2016

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बाणेर

जि. पुणे

मूळ प्रतीचा अस्सल उतारा दिना. तारीख १५/०१/२००९ गावकामगाव तालुका सही

તલાટી - બાળેર	
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ता. हवेली, जि. पुणे



दस्तावेज क्रमांक व वर्ष: 1158/2007

Tuesday, February 13, 2007

3:12:40 PM

दुय्यम निबंधक: दु.नि.हवेली 19

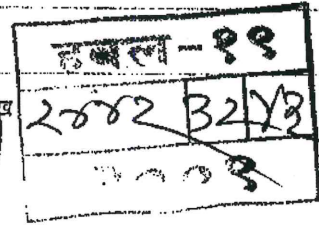
नॉदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बाणेर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अंतिम किंवा करार किंवा करार व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,000,000.00
बा.भा. रु. 6,900,000.00



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

- (1) सर्वे क्र.: 81/1 वर्णन: विभागाचे नाव - विभागाचे नाव : (वि.क्र.39) बाणेर (पुणे महानगरपालिका), उपविभागाचे नाव - 39/566 - म.न.पा.बाणेर बाणेर - महालुंगे रस्त्यावरील मालमत्ता रस्त्यावरील. सदर मिळकत सर्व्हे. नंबर - 81 मध्ये आहे. - बाणेर येथील स नं. 81/1 या मिळकती संपूर्ण 18500 चौ मी या मधील 1) खाजगी प्लॉट नं. 10 यांसी क्षेत्र 441 चौ मी 2) प्लॉट नं. 11 यांसी क्षेत्र 585 चौ मी 3) प्लॉट नं. 12 यांसी क्षेत्र 569 चौ मी असे एकूण तीन प्लॉट एकूण क्षेत्र 1595 चौ मी (1)1595 चौ मी

- (3) क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (1)-

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (1) मा. नं. 1. मिल्कीत असत तापडे, 2. शर्माजी पदीप दिवाडकर, 3. वैशाली संतोष खेडकर तर्फे कु मु म्हणून चिंतामणी कन्सल्टेशन तर्फे प्रोप्रा. मनीष सुबलीधर साबडे; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: कर्वेरोड; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नंबर: -.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (1) विद्या वृंदिनी डेक्लारेशन प्रा. लि. तर्फे डायरेक्टर नंदकुमार मालकु पाटील; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: कोथरुड; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नंबर: AUIPP0856G.

- (7) दिनांक करून दिल्याचा 18/02/2007
(8) नोंदणीचा 13/02/2007
(9) अनुक्रमांक, खंड व पृष्ठ 1158/2007.
(10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 69000.00
(11) बाजारभावप्रमाणे नोंदणी रु 30000.00
(12) शेरा



वी नकल वाचली
वी रुजुवाल घेतली

अस्सलवर हुकुमनामा

द.नि. (वॉ-२) हवेली-१९

दस्तावेजातची नकल

नंदकुमार पारीक
93 2 12000

द.नि. (वॉ-२) हवेली-१९



संख्या

052



नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०
(१८६० चा अधिनियम २१)



बाल-१९
२४४२३३४३
२००९

नोंदणी क्रमांक

महाराष्ट्र/१४१०/२००३/पुणे

याद्वारे असे प्रमाणित करण्यात येते की,

पद्मानिकेतन एड्युकेशन सोसायटी
३ रायसोनी कॉम्प्लेक्स मधु मेडस सोसायटी पॅडरो
कोयंबूर पुणे-२८

खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम २१) अन्वये योग्यरीत्या नोंदणी करण्यात आली.

कारा - श्री नंदकुमार मलकु पारीक
जारीख १२०/११/०३ रोजी माझ्या सहनिशी दिले.



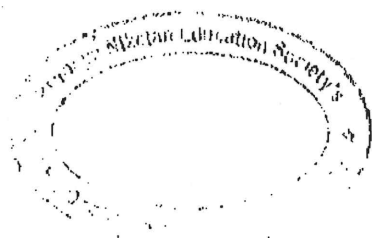
माझ्यासाठी

संस्थांचे सहायक निबंधक,

पुणे विभाग.



मलकु

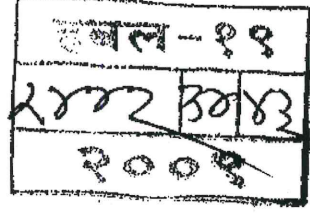


मलकु



सत्यमेव जयते

नोंदणी प्रमाणपत्र



याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई-सार्वजनिक

विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम २९) या अन्वये पुणे

विकारा

येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने

नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव प्रज्ञा-निकेतन शैक्षणिक संस्था

उ.रायसोनी कॉम्प्लेक्स, ज्यू फ्रेंड्स सोसायटी रोड रोड कोथरुड पुणे-४०

सार्वजनिक विश्वस्तव्यवस्थाच्या नोंदणी पुस्तकातील क्रमांक एफ-५६२५७

श्री नंदकुमार मेलकू पाटील यांस प्रमाणपत्र दिले.

आज दिनांक ५/२/२००९ १९९ रोजी माझ्या सहीनिशी दिले.



सही माहीम हांडा

प्राथमिक घर्माघाट आयुक्त
पुणे विभाग, पुणे

Prande



प्रारूप आई.

Form. I. R.

निगमन का प्रमाण पत्र

CERTIFICATE OF INCORPORATION



वृत्त-१९
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मैं एतद्वारा प्रमाणित करता हूँ की आज _____

_____ (कम्पनी अधिनियम १९५६ का सं १) के अधिन निगमित की गई है और वह कम्पनी परिशिक्त है ।

I hereby certify that VIDYA VARDHINI DEVELOPERS PRIVATE LIMITED

is this day

Incorporated under the companies Act, 1956 (No. 1 of 1956) and that the company is limited.

मेरे हस्ताक्षर से आज ता. _____ को दिया गया ।

Given under my hand at
OF MARCH

PUNE this THIRTYFIRST
Two Thousand Three.

Day



(Signature)

(S. RAMAKANTHA)

कम्पनीयाँ का रजिस्ट्रार, पुणे.

REGISTRAR OF COMPANIES, PUNE.

m. l. k.

(Signature)



हवल-१९	
2672	3443
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आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
PRAONYA NIKETAN EDUCATION SOCIETY	
27/11/2003	
Permanent Account Number AAATP9149D	
Signature: <i>[Signature]</i>	



mlake

P. P. Mide



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIDYA VARDHINI
DEVELOPERS PVT. LTD

31/03/2003

Permanent Account Number
AABCV8931D



Signature

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Shinde





हबल-१९	
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIDYA VARDHINI
DEVELOPERS PVT LTD
31/03/2003
Permanent Account Number
AABCV8931D

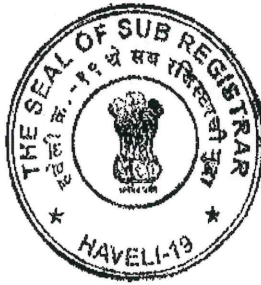


Signature




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Q. K. Mude





हवेली-१९	
2002	3/9/02
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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER		
AJIPP0856G		
	नाम / NAME	
	NANDAKUMAR MALKU PATIL	
	पिता का नाम / FATHER'S NAME	
	MALAKU TUKARAM PATIL	
	जन तिथि / DATE OF BIRTH	
	01-06-1962	
हस्ताक्षर / SIGNATURE		PR Sharma
		आयकर व्यवस्थापक (कंप्यूटर सेल) Commissioner of Income-tax (Computer Operations)

MPK

MPK

Q. B. Prade





वचन-१९		
2882	80	83
२००९		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHINDE BALASAHEB K
KASHINATH TUKARAM SHINDE

01/08/1963
Permanent Account Number
ADHPS1096E




Signature

m. l. k.

Shinde

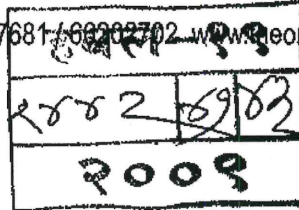




PRADNYA NIKETAN EDUCATION SOCIETY

Regd. Trust No. - F/19257 Under Bombay Public Trust Act 1950
Regd. Society No. - Maharashtra / 1410 / 2003 / Pune

S.No. 80/1/2/1, Baner Road, Baner, Pune 411045. Tel: 020-65007681 / 66202702 www.georchidschool.org



CERTIFIED COPY OF AN EXTRACT FROM THE MINUTES OF MEETING OF THE MANAGING COMMITTEE OF M/S PRADNYA NIKETAN EDUCATION SOCIETY DULY CONVENED ON 30/05/2009 AT THE FOLLOWING ADDRESS: S.No. 80/1/2/1, BANER MHALUNGE ROAD, BANER, PUNE- 411045.

A PROPER QUORUM WAS PRESENT.

The President reported that New India Co-op. Bank Ltd. Prabhadevi Corporate Branch has sanctioned at the request of the Trust a Term Loan limit of Rs. 1200 Lakh (Rs. Twelve Cores Only) against the security of Registered Mortgage of Land & School Building excluding Auditorium , Basement & Top Terrace)

“RESOLVED that the Trustee do avail the credit facilities as said above from New India Co-operative Bank Ltd., Prabhadevi Corporate Branch against the security of Registered Mortgage of Land & School Building (excluding Auditorium , Basement & Top Terrace)

IT WAS FURTHER RESOLVED THAT that Mr. Balasaheb K. Shinde, Trustee/Vice President of the Society is hereby authorised to attend the Sub Registered office for executing sale Deed/Deed of Conveyance, on behalf of Society, for purchase of land & building constructed area at S.No. 80/1/2/1, Baner Mahalunge Road, Baner, Pune -411045.

CERTIFIED TO BE TRUE EXTRACT

FOR M/S PRADNYA NIKETAN EDUCATION SOCIETY

TRUSTEE / SECRETARY

Balasaheb K. Shinde

29/06/2009

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

हवल19

दस्त क्र 2442/2009



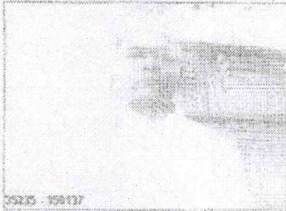

82/83

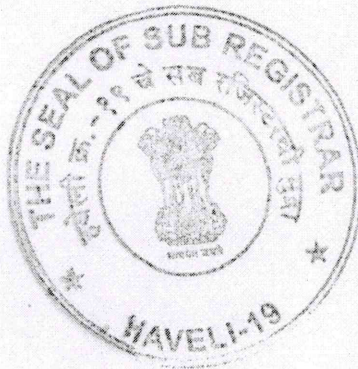
2:59:45 pm

दु.नि.हवेली 19

दस्त क्रमांक : 2442/2009

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: विशावर्धनी डेव्हलपर्स प्रा.लि. पुणे तर्फे जायरेक्टर</p> <p>श्री नंदकुमार मलकू पाटील -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: 17/18व रवि किरण अपार्टमेंट</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: सकाळन</p>	<p>लिहून देणार</p> <p>वय -</p> <p>सही <i>maki</i></p>		
2	<p>नाम: प्रज्ञा निकेतन एज्युकेशन सोसायटी तर्फे बाळासाहेब</p> <p>काशिनाथ शिंदे -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: 1 अनिल पार्टमेंट, 3 बाणेर रेसिडेन्सी</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: स नं.80/2</p>	<p>लिहून घेणार</p> <p>वय -</p> <p>सही <i>Alkhunde</i></p>		





दस्त गोषवारा भाग - 2

हवेली 19

दस्त क्रमांक (2442/2009)

83 183

दस्त क्र. [हवेली 19-2442-2009] चा गोषवारा

बाजार मूल्य : 156924000 मोबदला 150000000 भरलेले मुद्रांक शुल्क : 7846200

दस्त हजर केल्याचा दिनांक : 29/06/2009 02:53 PM

निष्पादनाचा दिनांक : 29/06/2009

दस्त हजर करणा-याची सही :

W. S. H.

पावती क्र.: 2442 दिनांक: 29/06/2009

पावतीचे वर्णन

नांव: विद्यावर्धीनी डेव्हलपर्स प्रा. लि. मुणें तर्फे
डायरेक्टर श्री नंदकुमार मलकू पाटील - -

30000 : नोंदणी फी

860 : नक्कल (अ. 11(1)), फुलांकनाची नक्कल
(अ. 11(2)),

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

30860: एकूण

दस्ताचा प्रकार : 25) अग्निहस्तांतरणपत्र

शिवका क्र. 1 ची वेळ : (सादरीकरण) 29/06/2009 02:53 PM

शिवका क्र. 2 ची वेळ : (फी) 29/06/2009 02:56 PM

शिवका क्र. 3 ची वेळ : (कबुली) 29/06/2009 03:00 PM

शिवका क्र. 4 ची वेळ : (ओळख) 29/06/2009 03:00 PM

दस्ता नोंद केल्याचा दिनांक : 29/06/2009 03:00 PM

दु. निबंधकाची सही दु. नि. हवेली 19

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पुष्टीव्हात.

1) अँड नंदकुमार का. टाकळकर, घर/प्लॉट नं. -

गल्ली/रस्ता: -

दुय्यम निबंधकाचे नाव: -

उमराव नं. -

पेट/वसाहत: कसबा पेट

शहर/ग्राम: मुणे

तालुका:

पिन:

प्रमाणित करणारा यत का या दस्तावेजात एकूण... पुढे आहत.

दुय्यम निबंधक (वर्ग-२) हवेली क्र.-१९

दु. निबंधकाची सही
दु. नि. हवेली 19

पहिले नंबरचे पुस्तकाचे

2887 नंबरचे नोंदला.

दुय्यम निबंधक (वर्ग-२) हवेली क्र.-१९

दिनांक 28/6/2009

