

Lease Deed.

Tejasvi Education Trust.

95032  
2095

1:04 to 1:10

SCANNED

526/18732

पावती

Original/Duplicate

Tuesday, December 04, 2018

नोंदणी क्र. :39म

12:42 PM

Regn.:39M

पावती क्र.: 19549 दिनांक: 04/12/2018

गावाचे नाव: बोऱ्हाडवाडी

दस्तऐवजाचा अनुक्रमांक: हवल25-18732-2018

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे चेअरमन श्री.संजय तानाजी खेमनार

नोंदणी फी

रु. 30000.00

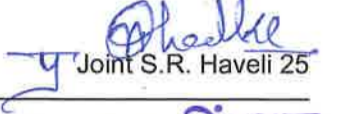
दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 30840.00

  
Joint S.R. Haveli 25

बाजार मुल्य: रु.16572600 /-

मोबदला रु.16572600/-

भरलेले मुद्रांक शुल्क : रु. 828700/-

सह.दुय्यम निबंधक  
हवेली क्र.२५,पुणे

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008964498201819E दिनांक: 04/12/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0312201809618 दिनांक: 04/12/2018

बँकेचे नाव व पत्ता:



04/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 25

दस्त क्रमांक : 18732/2018

नोदणी :

Regn:63m

गावाचे नाव : बोन्हाडवाडी

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	16572600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16572600
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गावमोजे बोन्हाडवाडी येथील गट क्रमांक 272 / 1 / 3 मधील लिहून देणार यांचे मालकीचे प्रस्तुत भाडेपट्टा दस्ताचा विषय असलेले क्षेत्र 3300 चौ मीटर आहे. ( ( Survey Number : 272/1/3 ; ) )
(5) क्षेत्रफळ	1) 3300 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:-तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे चेअरमन श्री.संजय तानाजी खेमनार वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:- 411033 पॅन नं:-AAOFT3393D 2): नाव:-तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे सचिव सतीश दादासाहेब पानगव्हाणे वय:-43; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:- 411033 पॅन नं:-AAOFT3393D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-रणजीत बाजीराव फाळके वय:-72; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं-२५३ सेक्टर नं-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:- AAYPP5416F 2): नाव:-मालिनी रणजीत फाळके वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं-२५३ सेक्टर नं-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411044 पॅन नं:-AVUPP6596R 3): नाव:-तेजस रणजीत फाळके वय:-26; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं-२५३ सेक्टर नं-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-BVLPP3769A
(9) दस्तऐवज करून दिल्याचा दिनांक	04/12/2018
(10) दस्त नोंदणी केल्याचा दिनांक	04/12/2018
(11) अनुक्रमांक, खंड व पृष्ठ	18732/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	828700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मी नक्कल केली

मी वाचली

मी रुजवात घेतली

अस्सल वरहुकुम नक्कल

दस्तासोबतची प्रत

श्री/श्री. तेजस्वी एज्युकेशन ट्रस्ट

यांना दिली आहे.

तारीख 04/12/2018



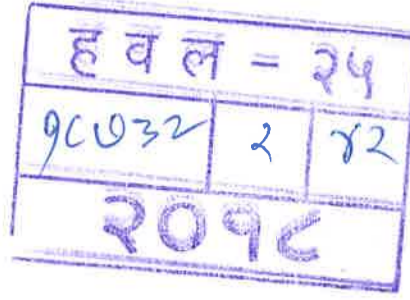
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 0312201809618

Receipt Date 04/12/2018

Received from TEJASVI EDUCATION TRUST, Mobile number 9922818521, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered on Document No. 18732 dated 04/12/2018 at the Sub Registrar office Joint S.R. Haveli 25 of the District Pune.

DEFACED

₹ 840

DEFACED

**Payment Details**

Bank Name MAHB

Payment Date 03/12/2018

Bank CIN 10004152018120308302

REF No. 006965670

Deface No 0312201809618D

Deface Date 04/12/2018

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

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### LEASE DEED

**This Lease Deed is made and executed on this 04<sup>th</sup> day of December 2018 at Pune.**

#### **BY AND BETWEEN**

**1.Mr.Ranjit Bajirao Phalke**

Age-72 years, Occ-Business,

**PAN NO-AAYP5416F.**

**2.Mrs.Malini Ranjit Phalke**

Age-64 years, Occ-Housewife,

**PAN NO-AVUP6596R.**

**3.Mr.Tejas Ranjeet Phalke**

Age-26 years, Occ-Education,

**PAN NO-BVLPP3769A.**

All R/at-Plot No-253, Sector no.24,  
Pradhikaran Nigadi, Pune.411044.

Hereinafter referred to as the "**LESSORS**" (Which expression shall unless repugnant to the context or contrary to the meaning thereof shall deem to mean and include their legal heirs, representative, administrators, executors, successors, transferees and assigns)

..... **OF THE FIRST PART**

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### **TEJASVI EDUCATION TRUST**

A Registered Education Institute, having its Registered Office  
Having Registration No:-**MH/1662/2018/PUNE**

**PAN-AAOFT3393D**

Add- **Add-S.no.188, Building no.C wing,  
Shop no.1, Shraddha Garden, Gawade Park,  
Chinchwad, Pune.411033.**

Through its **(CHAIRMAN)**

- 1) **Mr.Sanjay Tanaji Khemnhar**  
**Age-43 years, Occ-Service,**  
**PAN-AQUPK4771A.**

Through its **(SECRETARY)**

- 2) **Mr.Satish Dadasaheb Pangavhane**  
**Age-43 years, Occ-Service,**  
**PAN-ALQPP2273D.**

Hereinafter referred as the "**LESSEE**" (which expression shall, unless repugnant to the context or contrary to the meaning thereof shall deem to mean and include its representatives, administrators, trustees, transferees and assigns)

### **..... OF THE SECOND PART**

The Lessorss, the Lessee and . are hereinafter referred to in the collective as the '**Parties**' and in the singular as a '**Party**', as the context may require.

### **WHEREAS**

- a) The Lessors herein are seized, possessed of or otherwise entitled and is recorded as owner of the Land admeasuring **3300 Sq.Mtr** (which Land more particularly described in the Schedule A, hereunder written and together hereinafter referred to as the "**Entire Land**") hereinafter referred to as the "**Leased Land**").

### **BRIEF HISTORY OF LEASE LAND**

- b) **I)** Whereas Mr.Ranjit Bajirao Phalke, purchased (918 Sq.mtr) this Property from Mr.Jaykisan Mulchand Goklani vide sale deed dated 23/02/2005 which is duly registered at Sub-Registrar office at Haveli No.18, place, reg. no. 1231/2005 accordingly he entered on 7/12 extract vide mutation entry no:-2259.

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**II)** Whereas Mrs. Malini Ranjit Phalke, purchased (546 Sq.mtr) this Property from Mr. Jaykisan Mulchand Goklani vide sale deed dated 23/03/2005 which is duly registered at Sub-Registrar office at Haveli No.18, place, reg. no. 1939/2005. & purchased (918 Sq.mtr) this Property from Mr. Jaykisan Mulchand Goklani vide sale deed dated 07/03/2005 which is duly registered at Sub-Registrar office at Haveli No.18, place, reg. no. 1504/2005 accordingly she entered on 7/12 extract vide mutation entry no:-2256 & 2258.

**III)** Whereas Mr. Tejas Ranjit Phalke, purchased (918 Sq.mtr) this Property from Mr. Jaykisan Mulchand Goklani vide sale deed dated 16/03/2005 which is duly registered at Sub-Registrar office at Haveli No.13, place, reg. no. 1704/2005 accordingly he entered on 7/12 extract vide mutation entry no:-2257.

- c) The Lessors has informed, assured and represented that he is absolutely entitled to the said Leased Land and based on the representations, assurances and declaration given by the Lessors, the Lessee has decided to enter into this deed.
- d) The Lessee herein desires / intends to construct and set-up an education institute / school and was in the search of suitable place for their institute / school. Upon getting information about availability of the land owned and possessed by the Lessors, approached to the Lessors with a request to grant the Land owned and possessed by him on long lease to the Lessee to construct and set up the school on the said Land.
- e) After having due discussions and negotiations by and between the parties hereto and on the request of the Lessee to take on long lease the said Leased Land owned by the Lessors, the Lessors has accepted the request and agreed to grant his said Leased Land on long lease to the Lessee to construct and setup Educational Institute / School, in accordance with the terms and conditions set forth in this Deed hereunder.

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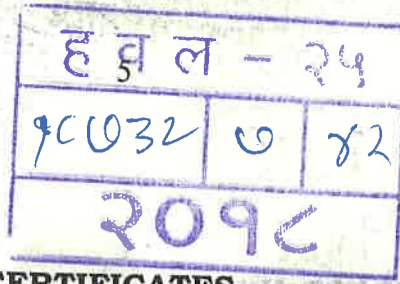
NOW THEREFORE, IN CONSIDERATION OF THE PROMISES AND COVENANTS HEREIN SET FORTH AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT, ADEQUACY AND LEGAL SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES MUTUALLY AGREE AS FOLLOWS:

#### 1. GRANT

In consideration of the Rent (as hereinafter defined) agreed to be paid and the covenants, obligations, terms and conditions mutually agreed upon hereunder the Lessors hereby grants on long lease to the Lessee and the Lessee hereby takes on lease from the Lessors, the leased Land for the purpose of setting up and/or running and conducting education institute under TEJASVI EDUCATION TRUST (preferably in the name of " **Global Achievers School**" or any other name) and/or playground or for other necessary infrastructure related to educational activities to fulfill the intention / aim of the Lessee.

The Leased Land has been handed over to the Lessee by the Lessors. The Lessee has an intention to construct school buildings and will get plan sanctioned from the concern authority. The Lessee shall obtain permission from the concerned authorities and shall carry out necessary construction, modification, changes, additions and alterations to existing or newly constructed structure and fit-out under the supervision of Architects, Engineers and Contractors at their own cost and expenses.

The Lessors assures the Lessee that he is absolutely entitled to the said Leased Land and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessors also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the Land absolutely, to the Lessee, in respect of the said Leased Land and incase any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased Land, the same shall be cleared, sorted out by the Lessors at theirs own costs and expenses, and the Lessors shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.



## 2. NO-OBJECTION CERTIFICATES -

- i) The Lessors hereby gives their consent for all the development and construction related work of the said Leased Land, as required by the Lessee, and no separate consent letter/ No Objection Certificate (NOC) shall be required.
- ii) The Lessors declares and assures the Lessee that he has no objection for the Lessee carrying out any construction and / or to make changes, alterations, additions, deletions and/or renovation to the plan to fit-out as per the Lessee's requirements, and that they shall provide theirs consent and signatures as and when required, without any delay and extra consideration.
- iii) The Lessors further declares and assures that there are no dues payable with regard to water tax, electricity and other necessary municipal and other charges from local authorities, up to the date of execution of this Deed.
- iv) The Lessors further declares and assures the Lessee that they shall provide all signatures on all forms, affidavits, declarations etc. as and when required by the Lessee, for maintaining, developing the said Land, as per the requirement of the Lessee.
- v) Lessee will provide a written demand letter to Lessors for NOC, provided further that in case the Lessors fails to give his 'No Objection / consent', if required specifically within eight days in that case it shall be presumed that the Lessors has given his 'No objection / consent. It will be considered as deemed No objection / consent of the Lessors and the Lessors shall not have any right to raise any objection / claim of any kind after the lapse of stipulated period.
- vi) Lessee will be solely responsible for repayment of Bank loan and no liability pertains with lessors.

## 3. TERM & TERMINATION -

The term of the lease of the leased Land shall commence from **01/12/2018** and **end 35 (Thirty Five)** English calendar years thereafter (hereinafter the 'Term') i.e. 35 years or the end of immediate academic year at 35 years completion.

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**4. RENT COMMENCEMENT DATE -**

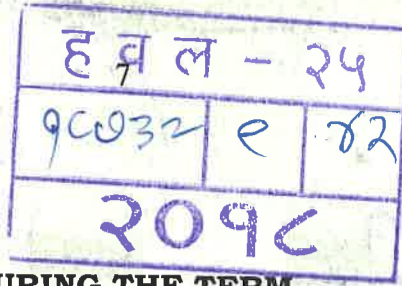
The parties agree that the Rent Commencement Date shall be from 1<sup>st</sup> day of December 2018. Lessee shall take possession of the Leased Land from 18.10.2018 itself for construction/alteration of School building as Rent free period 18/10/2018 to 1/12/2018 for the purpose of construction/alteration activities.

**5. LOCK-IN-PERIOD -**

The parties agree that except as provided herein, neither party will have a right to terminate this Deed until the completion of 7 (seven) years from the Rent Commencement Date (hereinafter the - 'Lock-in-Period'). The parties may however terminate this Deed for reasons set-out in Clause 7 below.

**6. FIRST RIGHT OF PRE-EMPTION -**

It has been agreed by and between the parties that incase the Lessors desires to sell /dispose of the said Land, the lessee shall have the first right of pre-emption to buy the Land, i.e. the Lessors shall offer the said Land, for sale, to the Lessee, in writing. The consideration there of shall be decided at mutual consent between the parties and for the purpose of arriving at the sale price, the parties shall consider the value as determined by government Approved valluer, to be decisive base. If the lessee refuses to buy the property, still the ccnsent of the Lessee shall be required for transferring the property to any third party, however, the Lessors assures that he shall safeguard the interest of the Lessee, and that the new owner shall be bound by the terms and conditions of this deed. It is agreed that, in the event of the Lessors selling the Leased Land to any third person in future, the leasehold rights of the Lessee shall be continued with the new owner. The Lessee however, shall pay the monthly rent to the new owner on instructions received from time to time upon sale of the Leased Land. If required, a fresh Lease Deed shall be entered into by both the parties i.e. the Lessee and the new owner on the happening of such event, on same terms and conditions as agreed by the parties vide these presents. However the expenses of the stamp duty, registration charges and any ancillary charges towards the Deed, shall be borne by the new owner (Lessors) only.



**7. TERMINATION DURING THE TERM -**

- a) Notwithstanding anything to the contrary contained in this Deed or any other written agreement between the parties, during the Term, only Lessee shall enjoy the right to terminate this deed on account of:
- (i) any breach of the terms and conditions of this Deed by the Lessors. (including any of his representation, warranties or covenants), which breach is not remedied by the Lessors within thirty (30) days of receipt of notice regarding such breach; or
  - (ii) the occurrence of an event due to which the Lessee is unable to make effective use of the Leased Land for a continuous period of more than sixty (60) days.
  - (iii) any disturbance in of interference by the Lessors (other than on account of any default on the part of the Lessee) with the use or possession of the Leased Land such that the Lessee is not able to carry on its activities or operations smoothly or at all, which is not rectified by the Lessors within a period of sixty (60) days from the date on which the Lessee notifies the Lessors to remedy such breach.

In the event Lessee terminates this Deed during the term for the reasons mentioned at (i) or (ii) or (iii) above, the Lessors shall return the entire portion of the Interest Free Refundable Security Deposit received by the Lessors in terms of this Deed, to the Lessee, after deducting all amounts due from the Lessee to the Lessors, simultaneously with the Lessee handing over vacant and physical possession of the Leased Land to the Lessors. This shall be without prejudice to any other rights and remedies available to the Lessee under this Deed or in law.

- b) Not withstanding anything to the contrary contained in this Deed during the Term, the Lessors shall enjoy the right to terminate this Deed on account of failure on the part of the Lessee to pay lease rent for consecutive six months in a year and such breach is not remedied by the Lessee within sixty (60) days of such breach.

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# 8. **RENT, DUE, DATES AND PROPERTY TAXES -**

## a) **RENT:-**

In consideration of the Rent hereby reserved and covenants herein contained on the part of the Lessee to be observed, the Lessors hereby leases the said Leased Land to the Lessee for a period commencing from the Rent Commencement Date, the following rent payable by the Lessee to the Lessors month in advance, on or before the 10<sup>th</sup> day of every month, subject to deduction of applicable TDS and/or GST to be paid by the Lessors, and/or any other Statutory deductions. The Lessee shall deposit the tax deducted with the income tax authorities and furnish TDS Certificate. If the Lessee fails to deposit the same with the Income Tax authorities within the stipulated time and/or furnish TDS Certificate to the Lessors within stipulated period and as a result thereof Income Tax authorities claims any interest and/or penalty from the Lessors, for default of the Lessee, then in that event the Lessee will reimburse the same to the Lessors alongwith interest @ 15% p.a.

- (i) The Lessee shall accordingly pay **Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand only) per month Rent** monthly in advance, on or before the 10th day of every month

(ii)

S.no	Licnese Period	Rent Chart (Per month)
1.	1/12/2018 to 30/11/2019	1,50,000 Per Month
2.	1/12/2019 to 30/11/2020	1,50,000 Per Month
3.	1/12/2020 to 30/11/2021	1,50,000 Per Month
4.	1/12/2021 to till completion of Lease Deed	every year 3% rent increase.

**Note:-Lessee & Lessors decided & fixed Rent for Rs.1,50,000/- (In Words One Lac Fifty Thousand) for 3 years from commercing of this Lease Deed after completion of 3 years rent will increase 3% annually till the completion of Lease Deed.**

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The Lessee has been regularly making the payment of the Lease rent from the Rent commencement date, and has made the payments till today, subject to TDS, and deductions agreed upon and admitted by both the parties, and the Lessors admits and acknowledges the receipt of the same.

- (iii) The lessee shall accordingly pay per month 'Rent in advance on or before the 10<sup>th</sup> day of every month (subject to TDS as applicable) and also subject to the Lessors paying his share of service tax to the appropriate authority. If the Lessors fails to pay the Service tax as applicable, the Lessee shall be entitled to deduct such amount from the subsequent Lease rent.

b) **DUE DATE AND INTEREST -**

The rent in respect of the Leased Land as specified in this Deed shall be paid monthly in advance on or before 10<sup>th</sup> day of every month, in respect of which the Rent is due (the 'Due Date') subject to deduction of TDS. However due to any occurrence of an event regarding title of the said Leased Land or due to dispute between the Lessors, due to which the Lessee is unable to make effective use of the Leased Land then Lessee shall not pay any rent amount for that particular period till the disturbance is cured by the Lessors.

c) **PROPERTY TAX -**

The Lessors shall, during the Terms, be solely responsible to meet and satisfy any levy of property tax or any other tax or increment thereof by whatever name called by any central, state or local authority in respect of the open Land and the Lessee shall pay Property tax applicable on constructed premises only. The Lessors shall regularly pay all charges raised by the local authorities, These charges shall be paid on the bills being raised together with service tax as applicable and payable to the competent authority without default and before the due date. In the event of the Lessors failing to pay the amounts due, the Lessee may at its discretion under notice to the Lessors to pay the amounts due under this clause along with penalty if any, ensure that the services are not disrupted. The Lessors shall immediately repay such amounts paid by the Lessee. If within thirty (30) days of such payment by the Lessee, Lessorss fail to repay, the Lessorss will be construed to be in material breach of the terms of this Agreement.

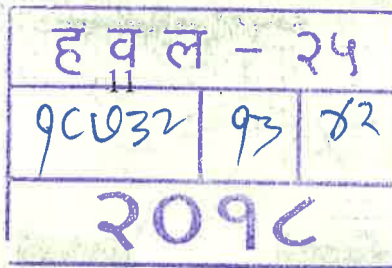
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d) **GOODS AND SERVICES TAX**

The Lessors shall, pay during the Term, applicable GST on the Rent or levy of any tax or increment thereof by whatever name called by any central, state or local authority for giving the said Land on lease to the Lessee. However if the Rent amount to any individual Lessors paid by Lessee exceeds the GST threshold limit then Lessee shall be liable to pay GST. If the Lessors fail to pay any such amount due and payable then in that event the Lessee may pay such amount including interest and penalty that may be due and payable to any such authorities and recover the same from the Lessors along with interest @ 15% p.a., from the due date till the date of payment, by deducting such amount from the monthly rent payable.

It is expressly agreed between the parties that all financial obligations pertaining to the Land, including any charges, dues, taxes, loan related payments/ installments, (hereinafter referred to as the "Financial Obligations") arising prior to the date of execution and after the date of execution of Lease Deed shall be borne solely by the Lessors. From the date of execution of the Lease Deed, all Financial Obligations in respect of period prior to the date of execution of these presents and/or for the period after the date of execution of this Lease Deed for which the Lessors incurs a default/ breach, shall be paid off by the Lessee, and the Lessee shall in such circumstances have a right to set-off the same from the Rent payable by the Lessee. The Lessee shall have the opportunity to rectify and remedy the breach/ default of the Lessors. It is expressly clarified for avoidance of doubt that the primary statutory responsibility/ liability in respect of the Financial Obligations arising prior and after the date of execution shall be that the Lessors, and the Lessee shall have the right to recover interest and penalties, if any, under the applicable laws. The lessee shall also be entitled to sub-let the leased Land, to recover such amount and Lessee shall give intimation to Lessors about that.



e) **WATER AND ELECTRICITY CHARGES -**

It is agreed between the parties that the Lessee shall be liable to pay to the concerned authorities water and electricity charges for water and electricity consumed by the Lessee in the leased Land from the date hereof during the term of lease.

9. **SECURITY DEPOSIT, REFUND OF SECURITY DEPOSIT**

- a) The Lessees have agreed to maintain with the Lessors refundable security deposit amounting to a an amount of **Rs. 10,00,000 /-(Rupees Ten Lakhs only)** approximately (hereinafter the ' Security Deposit' or SD) or during the Term as a security for due performance and observance of the terms and conditions of this Deed by the Lessee. The Lessors hereby confirms the receipt from the Lessee, entire SD amounting to **Rs. 10,00,000/- (Rupees Ten Lakhs only)**, on execution of this Deed in the following manner:

Amount	Particulars
10,00,000	Leasee has paid through HDFC Bank Ltd, Cheque no.000001 dated 04/12/2018 to Leassors.

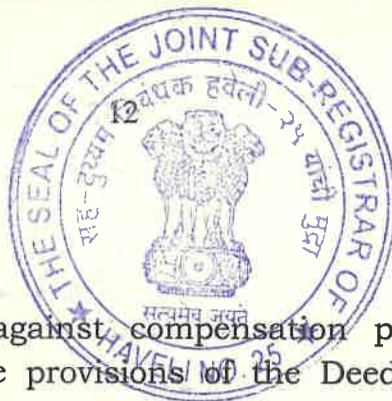
b) **REFUND OF SECURITY DEPOSIT-**

On the expiry or earlier termination of this Deed, the Lessors shall, simultaneously with the Lessee handing over physical and vacant possession of the Leased Land to the Lessors, refund the IFRSD to the Lessee on demand and without demur, subject to such adjustments as may be lawfully made by the Lessors on account of any arrears payable by the Lessee under this Deed, if any.

c) **FAILURE TO REFUND THE SECURITY DEPOSIT / HANDING OVER QUIET, VACANT AND PEACEFUL POSSESSION -**

If on the expiry or earlier termination of this Deed, the Lessors fails to refund the IFRSD or balance thereof to the Lessee (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) as provided herein, though Lessee offers possession of the leased Land then without prejudice to the rights of the Lessee in law and under this Deed, (i) the Lessors shall, in addition to returning the IFRSD or balance thereof

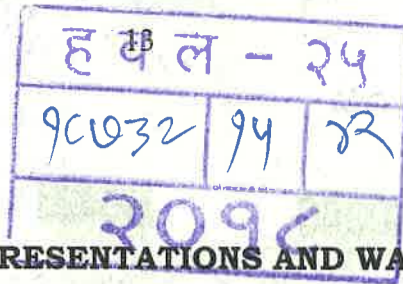
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१८०३२	१४	१३
२०१८		



(or adjusting it against compensation payable by the Lessee as per the provisions of the Deed), pay interest calculated at Fifteen (15 %) percent per annum from the date when the amount is due till the date of payment of the IFRSD; and (ii) the Lessee shall enjoy the right to the use of the Leased Land without the payment of any Rent from the date of expiry or earlier termination of this Deed to the date of actual repayment of the IFRSD (or adjusting it against amounts payable by the Lessee as per the provisions of the Deed). The Lessee shall also have the right to transfer the rights, appurtenant to this deed, to any third party, for recovery of such amount, and the Lessee has provided such consent by virtue of this deed and no separate consent/ No objection shall be required.

If on the expiry or earlier termination of this Deed, the Lessee fails to hand over quiet, vacant and peaceful possession of the leased Land to the Lessors then in that event the Lessee shall be liable to pay one and a half times the rent payable at that time as and by way of agreed amount of liquidated damages apart from Municipal Taxes and all other outgoings from the date of termination till handing over possession and till such time the Lessors shall be at liberty to with hold the IFRSD or balance thereof (or adjust it against the amounts payable by the Lessee as per the provisions of the Deed) till the Lessee hands over the quite, vacant and peaceful possession of the leased Land to the Lessors. The Lessors shall also be at liberty to deduct such amount that may become due and payable by the Lessee for such period of which the Lessee were into the Leased Land.

The Lessee at the time of handing over the quiet, vacant and peaceful possession of the leased Land will provide all the up-to-date paid up bills relating to different services to the Lessors. If such bills are not available with the Lessee then in that event the Lessors will be entitled to with hold an amount aggregating to last 2 months average bill and the same will be reimbursed to the Lessee as and when the Lessee clears all their amounts that is due or as and when the Lessee provides the copy of such bills to the Lessors.



**10. LESSORS'S REPRESENTATIONS AND WARRANTIES -**

The Lessors represents and warrants the following -

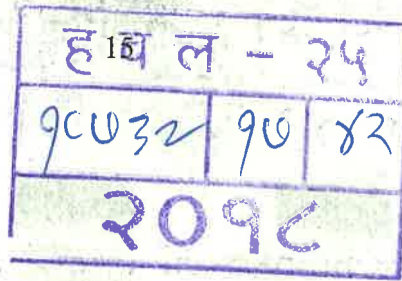
- a) The Lessors has informed, assured and represented that he is absolutely entitled to the said Land and based on the representations, assurances and declaration given by the Lessors, the Lessee has decided to enter into this deed, and the same is the essence of this deed.
- b) The Lessors assures the Lessee that he is absolutely entitled to the said Leased Land, and shall also get the same demarcated from the appropriate Government/ Semi Government department / Local Authority, and the Lessors also confirms that he shall be liable and responsible to provide uninterrupted access and right of possession and the right to use and enjoy the Land absolutely, to the Lessee, in respect of the said Land and structure standing thereupon, and incase any dispute, claim, charge or any other encumbrance is created, or is discovered, that adversely affects the rights of the Lessee, or enjoyment of the said leased Land, the same shall be cleared, sorted out by the Lessors at his own costs and expenses, and the Lessors shall also be liable to indemnify and keep indemnified the Lessee, against all such losses, claims, expenses arising therefrom.
- c) The Lessors (i) is the sole and absolute owner of the leased Land, (ii) has valid title and registered ownership rights to the leased Land; and (iii) enjoys the uninterrupted, quiet, peaceful, physical, vacant and legal possession of the Leased Land without any interference whatsoever; (iv) has the full right and absolute authority to offer the Leased Land to the Lessee.
- d) The Lessee shall be entitled to all the Floor Space Index (F.S.I.) available on the said Land that is leased to the Lessors, and the Lessors shall not create any third party interest in respect of the same. The Lessee, shall be entitled to all the construction to be carried out, in respect of the said Land available.
- e) the Leased Land is free from any and all encumbrances, liens and charges of any nature whatsoever which can affect the peaceful possession by the Lessee of the leased Land, thereby affecting the day to day operations of the Lessee;
- f) all necessary and applicable permissions, sanctions and approvals for water and power supply and any other utilities at the Leased Land have been obtained by the Lessors from the Central and State Government including local authorities;

ह व ल - २५		
१८७३२	१६	७२
२०१८		



- g) there exists no claims, actions, litigations, arbitrations, land acquisition proceedings, garnishee or other proceedings relating to the Leased Land or the transactions contemplated under this Deed. The Lessors shall give the Lessee immediate notice of any claim, litigation, proceeding or investigation which becomes known to it during the Term, but shall safeguard the interest/ rights of the Lessee, till the Lease term;
- h) the Lessors as on the date of execution of this deed, does not have any liability for any taxes, or any interest or penalty in respect thereof, of any nature, that may be a lien against the leased Land.
- i) subject to the Lessee validly making all payments mandated hereunder, the Lessee may use the Leased Land on a twenty four (24) hours a day/seven (7) days a week basis and enjoy unhindered possession of the Leased Land and the Lessors shall not object to the Lessee carrying on any lawful activities in the Leased Land;
- j) The Lessors shall pay the corporation/municipal/Z.P. taxes as mentioned hereinbefore mentioned;
- k) The Lessors shall co-operate with the Lessee to get obtained requisite permissions, No Objection Certificates, as required for the Lessee's activities.
- l) the Lessors (i) has the right and authority to execute this Deed and is authorized to enter into the Deed; and (ii) has obtained all applicable approvals and permissions to execute this Deed;
- m) Incase of any claim for damages, etc. for the act or omission to act by the Lessors, the Lessors shall indemnify the Lessee.

The Lessors acknowledges that the Lessors's representations and warrants in this Deed are a material inducement to the Lessee's entry into this Deed. Further, the Lessors agrees that during the Term, if any of the representations and warranties mentioned in Deed directly affecting the use of the Leased Land becomes invalid or untrue, then notwithstanding the rights of the Lessee as contained in this deed, the Lessors will intimate the Lessee of the same within Seven (7) days of the applicable representation or warranty becoming invalid and take all steps to ensure that such invalidity does not affect the Lessee's possession and rights to the leased Land under this deed



**11. LESSEE'S REPRESENTATIONS AND WARRANTIES**

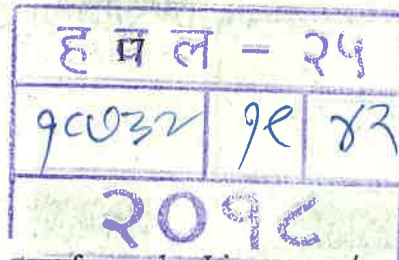
- a) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, Rent and any other amounts payable under this Deed will be paid as and when they are due;
- b) subject to any notice or cure periods provided in this Deed, and to the other provisions of this Deed, the Lessee shall pay by the due date, electricity charges, water charges, maintenance charges and all other outgoings as may be applicable;
- c) the Lessee shall permit the Lessors and its representative, at all reasonable hours, after prior notice of three (3) Business Day, to enter the Leased Land for the purpose of inspection or maintenance services, provided that such entry would not in any way interfere with, or impede, the operations of the Lessee in any manner;
- d) the Lessee shall obtain all necessary and applicable statutory approvals, permissions and licenses from all appropriate authorities required to be obtained for its operations at the Leased Land and shall keep them valid throughout the Term;
- e) the Lessee shall be responsible for maintenance of the Leased Land on a day-to-day basis and will bear all the requisite costs thereof;
- f) the Lessee shall obtain the necessary and applicable statutory approvals, permissions and licenses required to be obtained in respect of any capital equipment used in the Leased Land by the Lessee; and
- g) the Lessee hereby agrees to indemnify the Lessors in the event the Lessors suffers any liability or expense as a result of non compliance with the any law, or any other claim, case or proceeding on, or on account of, any damage to the property of the Lessors caused as a result of the Lessee's employees, contractors or agents in operating within the leased Land or caused on account of the breach of the conditions of this deed. The Lessee agrees that during the term, if any of the representation and warranties mentioned in this Clause hereinabove directly affecting the use of the Leased Land becomes invalid, then notwithstanding the rights of the Lessors as contained in this Deed, the Lessee will intimate the Lessors of the same within seven (7) days of the applicable representation or warranty becoming invalid and take all steps to ensure that such invalidity does not affect the Lessors' rights under this Deed.

ह व ल - २५		
१८७३२	१५	४२
२०१८		



**12. TITLE, OWNERSHIP, ASSIGNMENT, SUBLETTING AND TRANSFER OF OWNERSHIP -**

- a) The Lessors has informed, assured and represented that he is absolutely entitled to the said Land, and Lessee can construct appropriate structure on the said Land and based on the representations, assurances and declaration given by the Lessors, the Lessee has decided to enter into this deed, and the same is the essence of this deed, and the same is the essence of this deed, and failing which the Lessee shall have the exclusive right to terminate this deed by serving a written notice of 30 days to the Lessors, irrespective of the Lock-in period and the said Lock-in period shall be ignored, and the Lessors shall refund all the amount of Security Deposit to the Lessee, and then, the Lessee shall hand over the vacant possession of the leased Land to the Lessors. Till the time of such refund of amount, the Lessee shall be entitled to occupy, possess and use the leased Land, without any rent, premium or amount under any head.
- b) The Lessors shall not be entitled to transfer the said leased Land, till the Lessors refunds the amount of security deposit, to the Lessee.
- c) In the event of transfer of the Leased Land or any part thereof by the Lessors, the new transferee shall be bound by the terms of this Lease Deed and the Lessees shall continue as the Lessee of the Leased Land in terms of this Lease Deed. The Lessee shall pay rent and other charges payable under this Lease Deed to the new transferee as per the written instruction of the Lessors and if Lessee acts in accordance with such written instructions, Lessee will be deemed to be fully in compliance with the terms of this Lease Deed.
- d) **ASSIGNMENT AND SUBLETTING -**  
The Lessee is in the education activities and running various schools / education centers on its own and/or with the help of other institute/trust working in the same activities and the Lessors hereby assures and agrees that the Lessee shall be entitled to permit its other institute/trusts to use such facilities / leased Land. Lessee shall construct suitable structure/building on the Leased Land by himself or through its contractor. The Lessors has no-objection to the Lessee licensing / sub-letting the Leased Land or building thereon to its affiliates without its prior permission for the said purpose. Not



withstanding grant of such License / sub-letting, the Lessee hereby agrees that it shall be responsible to the Lessors for all terms, payments, etc. pertaining to the Leased Land, as mentioned in this deed, The Lessee shall take prior consent of the Lessors in writing for licensing the Land to third parties for purpose other than the aforesaid business which consent shall not be unreasonably withheld by the Lessors. All the terms and conditions and original lease deed will be applicable to the sub-lease agreement. Incase of termination of original lease deed the rights of sub lease will automatically be terminated.

**13. INDEMNIFICATION -**

**a) LESSEE INDEMNIFICATION -**

Notwithstanding anything to the contrary contained herein, the Lessee will indemnify, defend and hold the Lessors, and its employees and agents, harmless from any and all losses or damage which the Lessors may sustain by reason of claims brought against the Lessors alleging bodily injury or death to any person or damage to property to the extent that such loss or damage is caused by (a) the gross negligence or willful misconduct of the Lessee, or/Its employees, or agents, in the use of the Leased Land; or (b) the Lessee's default under the terms of this Deed, Nothing contained herein will require the Lessee to defend, indemnify or hold harmless the Lessors or its employees, and agents, for Losses or damages related to claims of bodily injury or death to any person or damage to property to the extent caused by the gross negligence of willful misconduct of the Lessors, or its employees or agents.

**b) LESSORS INDEMNIFICATION -**

Notwithstanding anything to the contrary contained herein, the Lessors will indemnify, defend, and hold the Lessee, and its employees and agents, harmless from any and all loss or damage which the Lessee may sustain by reason of claims brought against the Lessee alleging bodily injury or death to any person or damage to property to the extent that such loss or damage in caused by (a) the negligence or willful misconduct of the Lessors, or its employees or agents, in connection with the Leased Land; or (b) the Lessors's default under the terms of this Deed, Nothing contained herein will require the Lessors to defend, indemnify or hold harmless the Lessee, or its employees and agents, for losses or damage to property to the extent caused by the negligence or willful misconduct of the Lessee, or its, employees or agents.

ह व ल - २५		
१८७३२	२०	४२
२०१८		



**14. FORCE MAJEURE-**

None of the parties hereto shall be responsible for any delay, or non performance under this Deed which shall be due to any event such as without limitation, earthquakes, typhoons, floods, fires, strikes, riots, civil commotion, wars or warlike condition, restriction, change of laws, regulations, and all or any other cause of a like nature beyond the control of the parties (hereinafter referred to as 'Force Majeure Event'). The party which claims occurrence of a Force Majeure Event, shall as soon as possible notify the other party of the occurrence of such Force Majeure specifying details of the circumstances giving rise to the Force Majeure Event.

In the event the Leased Land or structure/ building thereon is destroyed or damaged by any Force Majeure Event Including earthquake, flood or any other natural calamity, or governmental action, to such an extent or degree that the Lessee is unable to continue its normal activities therein, or if the Leased Land or structure or building thereon are rendered unfit for occupation for a continuous period of more than Sixty (60) days, then the Lessee shall have the option to terminate this Deed as from the date of such event. In the event the Lessee exercises such option to terminate this Deed, the Lessee shall not be liable to pay any Rent from the date of such event, and the Interest Free Refundable Security Deposit and all other amounts paid in advance by the Lessee, shall fall due immediately and be repaid in full by the Lessors to the Lessee without demur.

In the event the Lessee does not exercise the option to terminate this Deed within Sixty (60) days of the expiry of Sixty (60) from the date of such damage or destruction, or in the event the Lessee is of the opinion that the damage is minor and the Leased Land or structure/building thereon could remain fit for normal occupation, this Deed shall be deemed to continue and shall remain in force and the Lessee shall, at its own expense, and as speedily as circumstances permit, perform such rebuilding and repair as maybe necessary to restore the Leased Land to its original condition. There shall, however, be a pro-rata abatement or Rent payable from the date of damage or destruction till the Leased Land or the effected part of the structure/building thereon, as applicable, is restored is restored to its former condition, apportioned on the basis of actual leasable areas being used by the Lessee.

ह व ल - २५		
१८७३२	२९	४२
२०१८		



In the event the Lessors fails to repair the leased Land as per clause above, the Lessee shall have the option to carry out such repairs itself and any expense incurred by the Lessee in this regard shall be adjusted against the rent and other dues payable by the Lessee to the Lessors.

The event the Leased Land or any portion thereof are rendered uninhabitable or unusable or any of the utilities servicing the Leased Land or the common areas are interrupted so as to render the Leased Land uninhabitable or unusable as a result of any act of omission or commission on the part of the Lessors and such uninhabitability or unsuitability continues beyond a period of Sixty (60) consecutive days, the Lessee shall be entitled to suspend payment of Rent until such time as the Leased Land are inhabitable or unusable. In the event such uninhabitability or unsuitability continues beyond a period of Sixty (60) consecutive day, the Lessee shall be entitled to immediately terminate this Deed.

#### 15. QUIET ENJOYMENT -

The Lessors undertakes that it will ensure quiet and peaceful enjoyment and possession of the leased Land by the Lessee at all times through the Term. Further, the Lessors shall provide to the Lessee twenty-four hour uninterrupted access to the Leased Land, seven days a week.

#### 16. NOTICES -

Any notice required or permitted to be given hereunder shall be in writing and shall be effectively given if (i) delivered personally; (ii) sent by prepaid courier service, airmail or registered mail; (iii) sent by prepaid by facsimile or other similar means of electronic communication (with confirmed receipt) (iv) Registered Post Acknowledge due R.P.A.D. in the case of notice to the Lessors, if addressed to it as follows -

ह व ल - २५		
९८७३२	२२	४२
२०९८		

**If to the Lessors -**



And in the case of notice to the Lessee, if addressed to it as follows -

Where notice is issued by facsimile, a confirmatory copy shall be sent by prepaid courier service, airmail or registered mail dispatched not later than the following the day on which the notice is transmitted by facsimile.

Where the notice is delivered; (i) personally, the same shall be deemed to have been received on the date of delivery; (ii) by fax, the same shall be deemed to have been delivered when the sender receives the confirmation of the transmission of the fax from the fax machine from which it is sent; (iii) by prepaid courier service, airmail or registered mail, the same shall be deemed to have been delivered within 3 days from the date of posting.

Any Party hereto may change any particulars of its address for notice by notice to the other in the manner aforesaid.

#### **17. ENTIRETY AND SEVERABILITY -**

This deed including the attached schedule constitutes the entire agreement between the Lessors and the Lessee with respect to the Leased Land and supersedes any other prior oral or written communication representations or statements with respect to the transaction contemplated in this Deed. This Deed shall not be modified, altered or amended in any manner except by an agreement in writing executed by both parties. If a court finds any provision of this Deed to be invalid, the remainder of the Deed will be valid, enforceable and effective.

#### **18. AUTHORITY AND FINANCIAL STRENGTH -**

Each Party represents and warrants to the other that it has full right and authority to enter into this Deed and by doing so violates no existing agreement or indenture to which it is a party or by which it is bound or affected. Each Party represents and warrants to the other that it has the financial wherewithal to perform its obligations under this Deed.

हवेल - २५		
१८७३२	२३	४२
२०१८		



**19. REGISTRATION OF THE DEED -**

The Parties each agree that any costs related to stamp duty and other registration charges applicable to the deed shall be borne by the Lessee only. The Lessee shall register this Deed with the office of the **sub-Registrar, Haveli, Pune** and the Lessors shall provide all cooperation in this regard as requested by the Lessee and for procuring the approval of all applicable authorities contemplated under this Deed.

**20. OTHER REMEDIES -**

Any and all remedies herein expressly conferred upon the parties will be deemed cumulative with and not exclusive of any other remedy conferred hereby, or by law or equity upon such party, and the exercise by a party of any one remedy will not preclude the exercise of any other remedy.

**21. GOVERNING LAW -**

This deed shall be governed and constructed in accordance with the laws of the Republic of India.

**22. COUNTERPARTS -**

This deed is executed in one original. The photo copy shall be retained by the Lessors.

**23. RELATIONSHIP BETWEEN THE PARTIES -**

Nothing in this Deed shall be construed as creating a partnership or joint venture between the Lessee and the Lessors. Neither party will be deemed to be an agent of the other party as a result of any act under or related to this Deed, and will not in any way pledge the other party's credit or incur any obligation on behalf of the other party.

24. After Completion of term of agreement the Lessors will pay the construction cost to the lessee which is the actual cost of the construction paid by the lessee.

25. After completion of 35 years Lessors and lessee mutually renew the lease agreement for the further period.

ह व ल - २५		
१८७३२	३१	४२
२०९८		

22



**26. LEGAL FEES**

Notwithstanding the above, each party shall bear their own legal costs with regard to this Deed.

**SCHEDULE A**

**DESCRIPTION OF THE ENTIRE LAND  
ABOVE REFERRED TO**

All that piece and parcel of Land admeasuring approx. **918 Sq.mtr** situated **Gat no.272 Hissa no.1/3** at **village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune** and Registration District of Pune and being bounded on its four sides as under:

**On or East :- 20 Ft Wide Road.**  
**On or South :- Property of Mr.Shantilal Oswal.**  
**On or West :- Remaining Property of the Said Gat no.**  
**On or North :- Property of Mr.Ramesh Gaikwad.**

**SCHEDULE B**

**DESCRIPTION OF THE LEASED LAND  
ABOVE REFERRED TO**

All that piece and parcel of Land admeasuring approx. **918 Sq.mtr** situated **Gat no.272 Hissa no.1/3** at **village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune** and Registration District of Pune and being bounded on its four sides as under:

**On or East :- 20 Ft Wide Road.**  
**On or South :- Property of Mr.Shantilal Oswal.**  
**On or West :- Remaining Property of the Said Gat no.**  
**On or North :- Remaining Property of the Said Gat no.**

**SCHEDULE C****DESCRIPTION OF THE LEASED LAND  
ABOVE REFERRED TO**

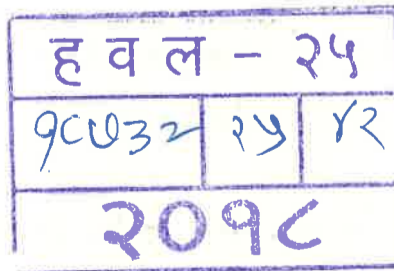
All that piece and parcel of Land admeasuring approx. **546 Sq.mtr** situated **Gat no.272 Hissa no.1/3** at **village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune** and Registration District of Pune and being bounded on its four sides as under:

**On or East :- 20 Ft Wide Road.**  
**On or South :- Property of Mr.Shantilal Oswal.**  
**On or West :- Remaining Property of the Said Gat no.**  
**On or North :- Remaining Property of the Said Gat no.**




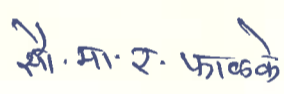





**SCHEDULE D****DESCRIPTION OF THE LEASED LAND  
ABOVE REFERRED TO**

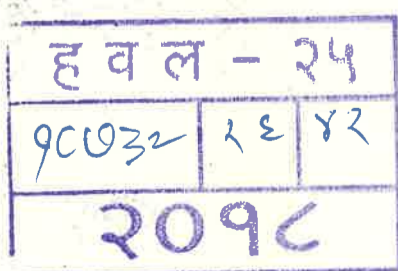
All that piece and parcel of Land admeasuring approx. **918 Sq.mtr** situated **Gat no.272 Hissa no.1/3** at **village Borhadewadi, Moshi, Taluka-Haveli, Dist- Pune** and Registration District of Pune and being bounded on its four sides as under:

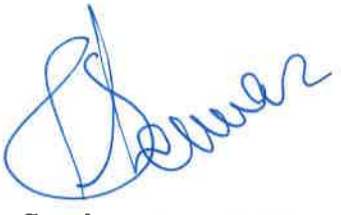





**On or East :- 20 Ft Wide Road.**  
**On or South :- Property of Mr.Shantilal Oswal.**  
**On or West :- Remaining Property of the Said Gat no.**  
**On or North :- Property of Mr.Ramesh Gaikwad.**





**IN WITNESS WHEREOF** THE PARTIES HERETO HAVE SET THEIR HANDS AND SEAL TO THESE PRESENTS ON THE 4<sup>th</sup> DAY DECEMBER AND YEAR 2018.

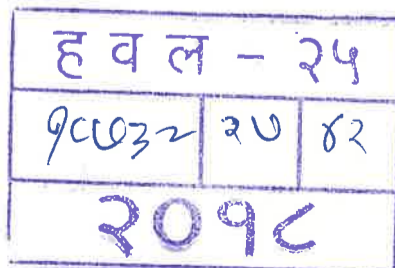
Name	Signature / Thumb Impression	Photo
 <b>1.Mr.Ranjit Bajirao Phalke</b> <b>Lessors</b>		
 <b>2.Mrs.Malini Ranjit Phalke</b> <b>Lessors</b>		
 <b>3.Mr.Tejas Ranjeet Phalke</b> <b>Lessors</b>		



Name	Signature / Thumb Impression	Photo
 <b>Mr. Sanjay Tanaji Khemnar</b> <b>TEJASVI EDUCATION TRUST</b> Through its <b>(CHAIRMAN)</b> <b>Lessee</b>		
 <b>Mr. Satish Dadasaheb</b> <b>Pangavhane</b> <b>TEJASVI EDUCATION TRUST</b> Through its <b>(SECRETARY)</b> <b>Lessee</b>		

**WITNESSES -**

- 1) Sign :-   
Name : Chandrakant B. Mate  
Add - Bhosari Pune-39
- 2) Sign :-   
Name : Santosh J. Mahajan  
Add - Pimpale Guran  
Pune-41.



ठराव

विषय क्रमांक ६ :- संस्थेने स्कुल करिता पहाणी केलेल्या जागेचा करारनामा / रजिस्टर डीड करणे बाबत.

ठराव क्रमांक ६ :- संस्थेने मोशी प्राधिकरण येथील गाथकवाड वस्ती मधील श्री. रंजीत बाजीराव फाळके, सौ. मालती - रंजीत फाळके, श्री. तेजस रंजीत फाळके यांचा मालकीची गट क्रमांक २०२/१/३ या ७/१२ च्या उतान्या प्रमाणे नमुद असलेली तेजस्वी एज्युकेशन ट्रस्ट ने नविन ग्लोबल ऑर्बिस स्कुल करिता सदर जागा (३५ वर्षे) परतीस वर्षे करिता लिज ने / भाडेपट्याने घेण्याचे सदर मिंटींग मध्ये ठरवण्यात आले. संस्थेचा वतीने चेअरमन श्री. संजय तानाजी खेभनाद व सेक्रेटरी श्री. सतिश दादा- सोहेब पानगळे हे सुवर्णिप्राप्त शेवट पर्यंत सर्व कामे पार पाडणार आणि पुढील सर्व शैक्षणिक अथवा इतर भाडेपट्टा दस्त नोंदणी करणे व परवाने खिडारणे साठीचा ठराव सर्वानुमते संमत करण्यात आला.

सदर ठराव सर्वानुमते मंजूर.






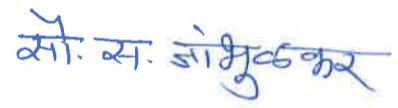

सुचक :- सौ. सिध्दी गणेश मानकर

अनुमोदक :- श्री. संतोष जगन्नाथ महाजन.

**For Tejasvi Education Trust**

 Chairman  Secretary  Treasurer

## संचालकांची यादी

- ① श्री. हनुमंत किमंत गोदंवाडे 
- ② श्री. सुयश संजय खेमनार 
- ③ श्री. संतोष जगन्नाथ महाजन 
- ④ सौ. सुरेशा कैलास शेळके 
- ⑤ सौ. सिद्धी गणेश मानकर 
- ⑥ सौ. सराडा जयवंत जांभुळकर 
- ⑦ सौ. दिपिका सदानंद आरपारकर आडियास पाळेकर 

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१८७३२ २९४२  
२०१८



**For Tejasvi Education Trust**

 **Chairman**  **Secretary**  **Treasurer**

No. 27317



## नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम, २१)

नोंदणी क्रमांक महा./ 1662/2018/पुणे  
दिनांक 19/10/2018 पुणे

"TEJASVI EDUCATION

TRUST" S.NO. 188, BUILDING NO. 'C'

WING, SHOP NO. 1, SHRADHA GARDEN

खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम, २१) अन्वये

GAWADE COLONY, CHINCHWAD, PUNE 411093.

योग्यरित्या नोंदणी करण्यात आली.

19/10/2018

तारीख :- / / २० रोजी माझ्या सहीनिशी दिले.



संस्थांचे सहायक निबंधक  
बहाय्यक सत्या निबंधक  
पुणे विभाग, पुणे  
विभाग.

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**पिंपरी चिंचवड महानगरपालिका**

पिंपरी - ४११०१८.

(यापुढील पत्रव्यवहारात खालील क्रमांक व दिनांक यांचा उल्लेख करावा)  
(जागेच्या व इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता  
अर्जदारास हा दाखला देण्यात येत आहे.)

महाराष्ट्र गुंठेवारी अधिनियम २००१ चे अनुषंगाने बांधकाम नियमान्वित करण्याकरिता दाखला  
(रेग्युलराईझेशन सर्व्हीफिकेट)

सदर बांधकाम नियमान्वित करण्याचा दाखला महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्रमांक २७ विवक्षित गुंठेवारी विकासाचे नियमितकरण व श्रेणीवाढ करणे यासाठी आणि गुंठेवारी विकास नियंत्रण करणे आणि त्यांच्याशी संबंधित व तदनुषंगिक बाबींसाठी तरतूद करण्याकरिता अधिनियम अनुषंगिक पिंपरी चिंचवड महानगरपालिका सभा ठराव क्र. ४६७८ दि. ११.६.२००२ मान्यतेअन्वये तसेच खालील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका,

अ. प्रभाग  
स्वा. प्र. गुंठे को. १००१/२

दिनांक : २८/०५/२०१८

श्री/श्रीमती जयकिशन मुत्स्येद गोकलाणी

द्वारा ला. स. / आर्किटेक्ट श्री./श्रीमती

रा. बोहडेवाडी गर. क्र. २७२, जुगा गर. क्र. १३८०

घरांक / स.नं.

यास

महाराष्ट्र शासन सन २००१ चा महाराष्ट्र अधिनियम क्र. २७ अनुषंगिक पिंपरी चिंचवड महानगरपालिकेच्या सभा ठराव क्र. ४६७८ दि. ११-६-२००२ चे मान्यतेतील तरतुदीप्रमाणे, पिंपरी चिंचवड महानगरपालिकेच्या सीमेतील गाव बोहडेवाडी घरांक/स.नं. गर. क्र. २७२, जुगा गर. क्र. १३८० प्लॉट क्र. ५४५६ दि. ४/१०/०२ नुसार अर्ज करून त्यास अनुसरून खालील लिहिलेल्या सुचना व अटीवर आणि आपण सादर केलेल्या हमीपत्राच्या आधारे बांधकाम नियमान्वित करण्यात येत असल्याबाबतचा दाखला देण्यात येत आहे.

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अटी

पिंपरी चिंचवड शहराचा विकास योजना आराखडा महाराष्ट्र सरकारने दिनांक १८-९-१९९५ दिवशी मंजूर केला आहे. त्यास अनुसरून तसेच वाढीव पिंपरी चिंचवड मनपा हद्दीसाठी तयार करण्यात येणाऱ्या विकास योजना आराखड्यास अनुसरून सदर बांधकामास काही उपसर्ग पोहचत असल्यास अथवा कोणत्याही प्रकारची भरपाई मागता येणार नाही व ती देण्याची जबाबदारी या महानगरपालिकेवर राहणार नाही.

जमिनी हक्काबाबत व इतर कोणत्याही हक्कांबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्याचे निराकरण कोणत्याही जबाबदारी दाखला धारण करणाऱ्यांची राहिल. मनपास कोणत्याही प्रकारची तोषिश लागणार नाही याची जबाबदारी दाखला धारकाची राहिल.

जमिनीसंबत, अर्जदारांनी दिलेले हमीपत्र व त्यात नमूद केलेल्या बाबी/अथवा त्या व्यतिरिक्त कोणत्याही बाबीबाबत वाद निर्माण झाल्यास त्याची जबाबदारी दाखला धारण करणाऱ्याची राहिल.

नियमान्वित करण्यात येत असलेल्या भागातील नागरी सेवा सुविधा उदा. पाणी पुरवठा, ड्रेनेज, वीज, फ्लोट लाईट, कचरा निर्मुलन इत्यादिबाबत श्रेणीवाढ करण्याबाबत मनपा प्रशासनातर्फे प्रयत्न केले जाईल. संपूर्ण स.नं.च्या हद्दीतील व परिसरातील बांधकामे नियमान्वयीत करून घेतल्याखेरीज कोणत्याही सेवा सुविधा यामध्ये वाढ करण्याची कोणतीही मागणी तक्रार करता येणार नाही.

रस्त्यावरील जागांचा कोणत्याही स्वरूपाचा मोबदला न मागता रस्त्याची जागा ताब्यात द्यावी लागेल.

२२० मि. चौ.मी. १२०४ दि. २८/०५/०८ ने नियमान्वित केलेल्या बांधकामाचे कोणत्याही क्षेत्र २०२.०५ चौ. मी. साठी आहे. (तळमजला/मर्कम मणले)

प्रस्तुत दाखला पिंपरी चिंचवड महानगरपालिकेच्या संबंधित प्रभाग कार्यालय अथवा बांधकाम परवानगी विभागाकडून पाहणी साठी / कार्यालयीन कामकाजासाठी मागणी केल्यास अर्जदारांनी त्वरीत हजर राहणे बंधनकारक राहिल.

अनाधिकृत बांधकाम नियमान्वित केल्यानंतर पिंपरी चिंचवड मनपाचा मिळकत कर संबंधितांनी वेळचेवेळी भरणे बंधनकारक राहिल.

कार्यकारी अभियंता

प्रभाग

पिंपरी चिंचवड महानगरपालिका

पिंपरी - ४११ ०१८.

हवेली - २५

१८७३२	३३	४२
२०१८		



दिनांक - २४/१०/१३  
तपासिल - खरेदी

सौ. माणिकी रणजित फाडके यांनी

जयकिशन मूलचंद गोकलानी यांच्यासह ५४६  
चौमी क्षेत्र रक. २,५५,०००/- रोजी खरेदी  
केतले असे. खरेदीदस्त क्र. १६३६/०५ वरून  
नोंद केली असे.

२४/१०/१३

वस्तु तक्कल तयार वा. २४/१०/१३

का. तलाठी  
जीजे बोन्हाडेवाडी, ता. हवेली  
जिल्हा. पुणे

हवेलीचे पत्रक (गांवचा नमुना नं. ६)

बोन्हाडेवाडी

हवेली

दिनांक	तपासिल	पत्रक नं.	पत्रक नं.
२४/१०/१३	खरेदी	२४/१०/१३	२४/१०/१३
सौ. माणिकी रणजित फाडके यांनी	जयकिशन मूलचंद गोकलानी यांच्यासह ५४६ चौमी क्षेत्र रक. २,५५,०००/- रोजी खरेदी केतले असे. खरेदीदस्त क्र. १६३६/०५ वरून नोंद केली असे.	२४/१०/१३	२४/१०/१३
वस्तु तक्कल तयार वा. २४/१०/१३		का. तलाठी	जीजे बोन्हाडेवाडी, ता. हवेली जिल्हा. पुणे

२४/१०/१३

वस्तु तक्कल तयार वा. २४/१०/१३

का. तलाठी  
जीजे बोन्हाडेवाडी, ता. हवेली  
जिल्हा. पुणे

विश्व विकास प्रकल्प

ह व ल - २५		
१८७३२	३६	४२
२०१८		



गा. न. नं. ६)

हवेली

नांदाचा अनुक्रमांक नंबर	हक्काचा प्रकार	फेरफार झालेले सर्व्हे नंबर आणि पोट हिस्से	तपासणी अंमलदाराची सही किंवा शेरा
२. २५८	दिनांक - ५/११/०५ तपासिल - खबरेदी आलीनी रजिस्ट्रार फाईल येगी जमफिशान मूलचंद्र गोकुलजी सांगपासुन क्षेत्र ९१६ चौमी रा. ७,१०,०००/- ७/११/०५ रोमी खबरेदी क्षेत्रात असे, खबरेदी दरम्यान १५०४ वकाल नोंद केली असे. र - - नामोदी	२०२१/१३ १५/११	नो. रु. २५ दस्त पाहीला रजबाल नोद फाहीला २५/११/०५ ना. क. क. क.

अस्तु वकाल तयार वा. २६/११/०५

का. तलाठी

जीजे बोन्हाडेवाडी, ता. हवेली  
जि. पुणे

### हक्काचे पत्रक (गा. न. नं. ६)

जीजे बोन्हाडेवाडी तालुका हवेली जिल्हा पुणे

नांदाचा अनुक्रमांक नंबर	हक्काचा प्रकार	फेरफार झालेले सर्व्हे नंबर आणि पोट हिस्से	तपासणी अंमलदाराची सही किंवा शेरा
२. २५८	दिनांक - ५/११/०५ तपासिल - खबरेदी आलीनी रजिस्ट्रार फाईल येगी जमफिशान मूलचंद्र गोकुलजी सांगपासुन क्षेत्र ९१६ चौमी रा. ७,१०,०००/- ७/११/०५ रोमी खबरेदी क्षेत्रात असे, खबरेदी दरम्यान १५०४ वकाल नोंद केली असे. र - - नामोदी	२०२१/१३ १५/११	नो. रु. २५ खबरेदी दस्त पाहीला रजबाल नोद फाहीला २५/११/०५ ना. क. क. क.

अस्तु वकाल तयार वा. २६/११/०५

का. तलाठी

जीजे बोन्हाडेवाडी, ता. हवेली  
जि. पुणे

००२. १४५६

जिल्हाधिकारी कार्यालय  
विश्व विकास प्रकल्प  
मि. विकास

पडीक व विकास  
विवरणपत्रा अशा

तयार

महाराष्ट्र जमीन महसूल अधिनियम, १९४७ (प्राचीन महसूल अधिनियम, १९४७ का प्राचीन संस्करण)

तालुका हवेली

१३२/२

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
२१०२	१/३	२वा

गनाच स्थानिक नाव

लागवडीयोग्य क्षेत्र

हेक्टर

आर

एकूण

१ टलराव 'लागवडीयोग्य नसलेले' -

वग (अ)

वग (ब)

एकूण

किवा विशेष आकारणी

विष्णुनाथ नाना गांगकवाड

जमिनिलिखत, जमिनिलिखत

हरवेलसिंग इतरा १०-२०

४४९ दिनांक ०-४० आर

१३४० १३४१ १३४२ ५५५

जमकिसन मुकर्वह गोकलानी

६२६ ०-३३ आर ६४४

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सधूकर सिडोशकु वाघ-१ आर

७१८

बुलवाचना भवोक शिरि-१ आर

६६०

पट्टागा नानाभाडु शिरि-१ आर

६६२

२२ आर ७४५

जोत्सना दामोदर गांगकवाड

१३५३ १३५४ ५ आर १७४

१३५५ १३५६

४४०६ गंगनारायण मेगळ

०-४९ आर १३३४

सात क्रमांक १३६

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हवल - २५

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ह व ल - २५  
१०७३२ ३६ ४२  
२०१८



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	मुकदमा	२५)	६१५)								
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	मुकदमा	२५)	६१५)								
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	मुकदमा	२५)	६१५)								
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	मुकदमा	२५)	६१५)								
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	मुकदमा	२.५३	६१५३								
	-६०	१.२०	०.०५								
	मुकदमा	२.५३	६१५३								
	-६०	१.२०	०.०५								
मुकदमा र.प.स धर प						र.प.स					
मुकदमा र.प.स धर प						र.प.स					
मुकदमा २.५३ धर प						र.प.स					

२५१०१५६

पु.स. नं. १

32/3

00029

महाराष्ट्र जमीन महसूल अधिष्ठाता अभिलेख आणि वादग्रस्तता (तपास करणे व सुनिश्चिती देणे) नियम, १९७१ यातील नियम २३.

वर्ष	हंगा म	मिश्रणा व लक्षित अ. माल	अन्न मिचित	अजल मिचित	संयुक्त पिके व प्रत्यक्ष- स्थानीय			पिकाचे नाव	अजल मिचित	अजल मिचित	पिकाचे नाव	अजल मिचित	अजल मिचित
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
		ह. आ.	ह. आ.		ह. आ.	ह. आ.		ह. आ.	ह. आ.		ह. आ.	ह. आ.	

ह व ल - २५  
१८७३२ ३७ ४२  
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## ह व ल - २५

9C032 30 82

2090





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SATISH PANGAVHANE  
D S PANGAVHANE  
03/06/1975  
Permanent Account Number  
ALQPP2273D



*Satish Pangavhane*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SANJAY TANAJI KHEMNAR  
TANAJI DADGU KHEMNAR  
01/06/1976  
Permanent Account Number  
AGUPKA711A



*Sanjay Khemnari*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AAOFT3393D

नाम / Name  
TEJASVI EDUCATION TRUST

विगमन/गठन की तारीख  
Date of Incorporation / Formation  
19/10/2018

31102018



स्थायी लेखा / PERMANENT ACCOUNT NUMBER  
AAAYPP5416F

नाम / NAME  
RANJIT BAJIRAO PHALKE

पिता का नाम / FATHER'S NAME  
BAJIRAO PHALKE

जन्म तिथि / DATE OF BIRTH  
10-01-1946

आयकर अधिकारी की हस्ताक्षर  
Signature of Income Tax Officer

आयकर अधिकारी-1, 57  
Commissioner of Income Tax

*Ranjit Phalke*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MALINI RANJIT PHALKE  
RAMRAO JADHAV  
08/05/1954  
Permanent Account Number  
AVUPP6596R

सौ. मा. र. फालके



*सौ. मा. र. फालके*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

TEJAS RANJEET PHALKE  
RANJEET BAJIRAO PHALKE  
20/06/1992  
Permanent Account Number  
BVLPP3769A

हस्ताक्षर  
Signature



*Tejas Phalke*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHANDRAKANT BABURAO MATE  
BABURAO NATHU MATE  
16/10/1967  
Permanent Account Number  
AJXPM4341A

हस्ताक्षर  
Signature



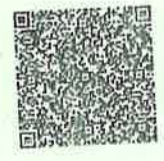
*Chandrakant Mate*

भारत सरकार  
GOVERNMENT OF INDIA

pRAKASH SHANKAR BANDAL  
Prakash Shankar Bandal  
जन्म वर्ष / Year of Birth : 1985  
पुरुष / Male

9884 8676 3627

आधार - सामान्य माणसाचा अधिकार



ह व ल - २५

१८७३२३८ ४३

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Summary1 (GoshwaraBhag-1)

526/18732

मंगळवार, 04 डिसेंबर 2018 11:30 म पू.

दस्त गोषवारा भाग-1

हवल25

दस्त क्रमांक: 18732/2018

दस्त क्रमांक: हवल25 /18732/2018

- बाजार मूल्य: रु. 1,65,72,600/-

मोबदला: रु. 1,65,72,600/-

भरलेले मुद्रांक शुल्क: रु.8,28,700/-

दु. नि. सह. दु. नि. हवल25 यांचे कार्यालयात

अ. क्र. 18732 वर दि.04-12-2018

रोजी 10:58 म.पू. वा. हजर केला.

पावती:19549

पावती दिनांक: 04/12/2018

सादरकरणाचे नाव: तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे  
चेअरमन श्री.संजय तानाजी खेमनार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

दस्त हजर करणाऱ्याची सही:

एकुण: 30840.00

Joint S.R. Haveli 25

Joint S.R. Haveli 25

दस्ताचा प्रकार: भाडेपट्टा

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

• शिक्षा क्र. 1 04 / 12 / 2018 10 : 58 : 12 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 12 / 2018 11 : 02 : 51 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून घेणारे :

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लिहून घेणारे :

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04/12/2018 12:38:39 PM

दस्त गोषवारा भाग-2

हवल25

दस्त क्रमांक:18732/2018

89/82

दस्त क्रमांक :हवल25/18732/2018

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे चेअरमन श्री.संजय तानाजी खेमनार पत्ता:प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: --, महाराष्ट्र, पुणे. पॅन नंबर:AAOFT3393D	भाडेकरू वय :-43 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे सचिव सतीश दादासाहेब पानगव्हाणे पत्ता:प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: --, महाराष्ट्र, पुणे. पॅन नंबर:AAOFT3393D	भाडेकरू वय :-43 स्वाक्षरी:- <i>[Signature]</i>		
3	नाव:रणजीत बाजीराव फाळके पत्ता:प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: प्लॉट नं-२५३ सेक्टर नं-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAYP5416F	मालक वय :-72 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:मालिनी रणजीत फाळके पत्ता:प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: प्लॉट नं-२५३ सेक्टर नं-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AVUP6596R	मालक वय :-64 स्वाक्षरी:- <i>[Signature]</i>		
5	नाव:तेजस रणजीत फाळके पत्ता:प्लॉट नं: --, माळा नं: --, इमारतीचे नाव: --, ब्लॉक नं: --, रोड नं: प्लॉट नं-२५३ सेक्टर नं-२४, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:BVLPP3769A	मालक वय :-26 स्वाक्षरी:- <i>[Signature]</i>		

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

शिक्षा क्र.3 ची वेळ:04 / 12 / 2018 11 : 17 : 18 AM

अ.प्र.:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- नाव:श्री चंद्रकांत बाबुराव मते  
वय:52  
पत्ता:भोसरी पुणे  
पिन कोड:411039

*[Signature]*  
स्वाक्षरी



- नाव:प्रकाश एस. बांदल  
वय:32  
पत्ता:भोसरी, पुणे  
पिन कोड:411039

*[Signature]*  
स्वाक्षरी



शिक्षा क्र.4 ची वेळ:04 / 12 / 2018 11 : 18 : 00 AM

शिक्षा क्र.5 ची वेळ:04 / 12 / 2018 11 : 18 : 11 AM नोंदणी पुस्तक 1 मध्ये

Joint S.R. Haveli 25

EPayment Details.



## Summary-2( दस्त गोषवारा भाग - २ )

sr.	Epayment Number	Defacement Number
1	0312201809618	0312201809618D
2	MH008964498201819E	0004911108201819

18732 /2018

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2. Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

अस प्रमाणित करण्वात सेतो की	पाहिले नबराचे पुरतकाचे
सदर करवाएवजात एकूण ४२	पाने आहेत १८०३२ सचरी कोदना
<i>Shelke</i>	<i>Shelke</i>
सह दुरयम निबंधक	सह दुरयम निबंधक हवेली क्र २५
हवेली क्र २५	दिनांक ४/१३/२०१८

ह व ल - २५		
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२०१८		



अर्ज नं. - 8519.../2018

अर्ज नं. - 8519.../2018

नककल तयार दि. :- 22/10/18

नककल दिली तो. दि. :- 22/10/18

(2)

महा. / 1662 / 2018 पुणे

दिनांक 19/10/2018/पुणे



### SCHEDULE -B

### MEMORANDUM OF ASSOCIATION

अधीक्षक सार्वजनिक न्याय विभाग, पुणे

1) NAME OF THE SOCIETY :- 'TEJASVI EDUCATION TRUST'

2) REGISTERED OFFICE OF THE

SOCIETY:-

C/o Mr. Sanjay Tanaji Khemnar  
S. No. 188, Building No. 'C' Wing,  
Shop No. 1, Shradha Garden,  
Gawade Colony, Chinchwad, Pune  
- 411 033.

3) JURISDICTION : Will be whole of Maharashtra

4) OBJECTS :- The Society shall be open to all persons of whatever race, religion, caste, creed, class, gender and geographical areas of the country. The main objects of the Society shall be educational and for the benefit of public at large. Following are the main objects of the Society....

#### A) EDUCATION:

- 1) To start, run and manage Pre-Primary, Primary, Secondary, Higher Secondary and Collegiate education, embodying a literary, scientific, technical, commercial and industrial training.
- 2) To run, establish and start educational institutions for imparting school and college education for providing academic, technical, vocational, sports, professional, medical, cultural and social education.
- 3) To start and run educational institutes in the field of business studies, engineering technology and services, arts, commerce and humanities, fine arts, banking and finance, commercial studies, health sciences and all other fields related to broader aspects of education, knowledge and learning.

Sanjay Khemnar  
(Chairman)

Satish Pangavhane  
(Secretary)

Dipika Arparkar Alias Packed  
(Treasurer)

(4)


2



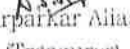
- 4) To provide, establish, maintain, control and manage, Hi-Tech Educational Societies such as Computer education, Diploma, Graduation, Post Graduation in Software and Information Technology, Interactive education through Internet Cable Operations, satellite or any other mode of transmission Cyber Security, Social Media Etc.
- 5) To encourage physical fitness, and for that purpose to start and run physical colleges and give physical training and afford help and facility for sports.
- 6) To publish periodically books, papers, articles, etc., on management, science, technology, research, engineering, legal and other subjects of broader interest
- 7) To start and conduct distance educational courses in various faculties. To start the facilities of hostels and mess for the needy students.
- 8) To establish free ships, scholarships and grants to the students, who have a scholarly disposition and/or, who have no recourse to pursue higher studies and also to assist guide and financially help all these persons/institutions involved in social work.
- 9) To print, publish and exhibit any pamphlets, poster, banners or books that may be considered desirable for the promotion of the objects of the Society.

**B) MEDICAL:**

- 10) To render and accord medical relief/aid, and for that purpose to open, establish, maintain, manage, control and conduct Dispensaries, Hospitals, research centers, Nursing Homes, Maternity homes, Health clinics, Diagnostic Centers and Medical and First Aid Centers, etc.
- 11) To promote, conduct and manage medical camps, blood donations, and ambulance corps as per social needs.

  
Sanjay Khemnar  
(Chairman)

  
Satish Patil  
(Secretary)


  
Dipika Arpalkar Alias Paikar  
(Treasurer)




- 12) To appoint Doctors, Scientists, Nurses and other staff as may be required for conducting activities of the Hospital and Research Center, Guidance Centers, etc. Further to help by providing economic and medical support to children suffering from malnutrition in urban and rural areas.

**C] SOCIAL:**

- 13) To establish, maintain and support hostels and/or boarding houses and give grants or assistance for boarding and lodging facilities to poor and deserving students either free of cost or upon such terms and for such periods in each case as the trust may deem fit.
- 14) To conduct programs for agricultural, livelihood generation and run income generation activities for the disadvantaged.
- 15) To grant relief to the public at large on the occasions of earthquakes, floods, famines and other calamities and on general distress and to give assistance and donations to other institutions doing similar relief works.
- 16) To conduct, sponsor festivals, competitions, exhibitions, shows, orchestra, exhibit feature film, slides shows, documentaries etc. to encourage drawing and painting, music, dance, drama, elocution, debate, sports and all other cultural activities.
- 17) To work for women empowerment, skill development, child development, environment development, to provide guidelines by arraigning seminars for recycle of wastage, water conservation and provide awareness for the same. To adopt the villages, students, and orphans and to provide them aid for better livelihood.

  
Sarvagya Khemnar  
(Chairman)


  
Satish Pangavhane  
(Secretary)


  
Dipika Arparkar Alias Palekar  
(Treasurer)




**D] SPORTS:**

- 18) To promote all type of sports through the trust, and for that purpose to start, run, manage physical colleges. Also to promote physical and mental health through martial arts, yoga, physical discipline, meditation, mind culture and other means.
- 19) To promote awareness of sports in to the society and for that purpose to arrange tournament and seminars.
- 20) To establish Gymnasium, Physical Training Centers and to provide coaching facilities to the needy sportsman of all sports specially for Cricket, Hockey, Kabbadi, Football, Badminton, Volleyball and other related sports.
- 21) To start and run Food and beverages, Recipes, Financial literacy courses, Ayurveda, Earn and learn scheme for society.
- 22) To accept donation, grants, presents and offerings, in cash or in kind from persons, association of persons, firms, Banks, companies, institutions, universities in India, and abroad and to deal with the same for purpose of achieving the object of the trust mention above upon such terms and conditions as trustees may think fit and consistence with the object of the trust.
- 23) To receive the grants from local self government, state government, central government to implement various schemes of government.
- 24) Generally to perform other lawful objects acts, deeds or things as are incidental or conducive to attainment of any/or all of the above aims and objects of the Society.

  
Sanjay Chinnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arpatkar Alias Palekar  
(Treasurer)



- 5) The management and affairs of the Society is entrusted and vested in accordance with the Rules and Regulations of the Society to the Managing Committee of which the first members whose names, addresses, age, nationality, occupation and designations are as given below....

Sr. No.	Full Name and Address	Age	Designation	Nationality	Occupation
1.	Mr. Sanjay Tanaji Khemnar R/At - Flat No. 8, Krishnai Residency, Lane No. 1, Netaji Nagar, Pimple Gurav, Pune 61. Mobile No. : 9561071307	43	CHAIRMAN	INDIAN	Service
2.	Mr. Hanumant Shrimant Gondawale R/At - S. No. 7/2/2A/1, Jay Malhar Nagar, Near Sane Guruji School, Thergaon, Pune - 411 033 Mobile No. : 9011763737	38	VICE-CHAIRMAN	INDIAN	Service
3.	Mr. Satish Dadasaheb Pangavhane R/At - Flat No. 6, Building 1, Kamada Housing Society, Chafekar Chowk, Near Khair Hospital, Chinchwad, Pune 33 Mobile No. : 9657712194	43	SECRETARY	INDIAN	Service
4.	Mrs. Dipika Sadanand Arparkar Alias Palekar R/At - H. No. 5A, S/6, Kuratarkar Nagari, Opp. Forest Dept. Ponda, Ponda, Goa, 403401 Mobile No. : 7709799383	29	TREASURER	INDIAN	Social Work
5.	Mr. Suyash Sanjay Khemnar R/At - Flat No. 8, Krishnai Residency, Lane No. 1, Netaji Nagar, Pimple Gurav, Pune 61. Mobile No. : 9960079213	18	MEMBER	INDIAN	Student
6.	Mr. Santosh Jagannath Mahajan R/At - S. No. 46/1/2/2/2/1, Vidya Nagar, Lane No. 1, Opp. Suvarna Yug Bank, Pimple	43	MEMBER	INDIAN	Service

Sanjay Khemnar  
(Chairman)

Satish Pangavhane  
(Secretary)

Dipika Arparkar Alias Palekar  
(Treasurer)



	Gurav, Pune - 411 061 Mobile No.: 9922996547				
7.	Mrs. Surekha Kailas Shelke R/At - Sai Vishva, Plot No. 140/A, Row House No. 14, Spine Road, Sudarshan Park, Chikhali Pradhikaran, Chinchwad, Pune 411 019 Mobile No. 9689395507	35	MEMBER	INDIAN	Social Work
8	Mrs. Siddhi Ganesh Mankar R/At - Krupa, Flat No. 471, Sector No. 18, Shivtejnagar, Chinchwad, Pune 19 Mobile No. : 9673334818	34	MEMBER	INDIAN	Social Work
9	Mrs. Nilam Anil Jagtap R/At - Pushpam, S. No. 76/1/2, Chintamani Colony A, Ahernagar, Walhekarwadi, Chinchwad, Pune 411 033 Mobile No. 7722037422	34	MEMBER	INDIAN	Social Work
10	Mrs. Sonal Chandrabhan Kolpe R/At - Building No. E, Flat No. 18, Opp. Tata Gate, Chinchwad, Pune - 411 033 Mobile No. : 9673006819	37	MEMBER	INDIAN	Social Work
11	Mrs. Sarala Jayawant Jambhulkar R/At - Plot No. 31, Mhalsakant School Road, Opp. Sarda Cloth Center, Sector No. 28, Ngdi Pradhikaran, Pune - 411 044 Mobile No. : 9881098816	69	MEMBER	INDIAN	Social Work

6) We the undersigned whose names, addresses are given above are desirous of forming a Society named '**TEJASVI EDUCATION TRUST**', and to get it registered under Societies Registration Act, 1860, and therefore, we have gathered today i.e. on 7.10.2018 and signed this Memorandum of Association.

Sr. No	Name of the Member	Signature
1	Mr. Sanjay Tanaji Khemnar	

Sanjay Khemnar  
(Chairman)

Sush Pangavhane  
(Secretary)

Dipika Arjunkar Alias Patilkar  
(Treasurer)

(9)

7



2	Mr. Hanumant Shrimant Gondawale	
3	Mr. Satish Dadasaheb Pangavhane	
4	Mrs. Dipika Sadanand Arparkar Alias Palekar	
5	Mr. Suyash Sanjay Khemnar	
6	Mr. Santosh Jagannath Mahajan	
7	Mrs. Surekha Kailas Shelke	
8	Mrs. Siddhi Ganesh Mankar	
9	Mrs. Nilam Anil Jagtap	
10	Mrs. Sonal Chandrabhan Kolpe	
11	Mrs. Sarala Jayawant Jambhulkar	

The above incumbents have signed in my presence, and I know their signature.

Applicant

Place : PUNE

Date : 7.10.2018

I Know the Applicant

Adv. R. V. WARDHE  
19923910002  
Enroll No-MAH/2843/2007  
Shop No 3/B, Bule Bell Co-Op  
housing Society, Near Jahangir  
Hospital, Laddkatwadi,  
Tadiwala Road, Pune-411001  
ravindrawardhe71@gmail.com

### : CERTIFICATE :

Certified that there is no other Society named '**TEJASVI EDUCATION TRUST**', registered under the Societies Registration Act, 1860, to the best of our knowledge and belief. Further certified that the object of the society are as per section 20 of S. R. Act. 1860

Sanjay Khemnar  
(Chairman)

Satish Pangavhane  
(Secretary)

Dipika Arparkar Alias Palekar  
(Treasurer)

Sanjay Khemnar  
(Chairman)

Satish Pangavhane  
(Secretary)

Dipika Arparkar Alias Palekar  
(Treasurer)

10

महा. / 1662 / 2018 पुणे  
दिनांक 30 '10 '2018 पुणे



### SCHEDULE -C

### RULES AND REGULATIONS

सहायक सचिव, निबंधन  
पुणे विभाग, पुणे

1) NAME OF THE SOCIETY :- 'TEJASVI EDUCATION TRUST'

2) REGISTERED OFFICE OF THE SOCIETY:-

C/o Mr. Sanjay Tanaji Khemnar  
S. No. 188, Building No. 'C' Wing, Shop  
No. 1, Shradha Garden, Gawade  
Colony, Chinchwad, Pune - 411 033.

3) JURISDICTION :- Will be whole of Maharashtra

(1) INTERPRETATIONS :-

A) Society :-

Means the Society the name of which appears in the Memorandum of Association.

B) Society Registration Act :-

Means the Societies Registration Act, 1860.

C) Objects :-

Those occurring in Clause No. (4) of the Memorandum of Association.


D) Members :-


Mean who have been accepted as members by the Managing Committee of the Society, and whose name duly appear in the membership register of the Society.

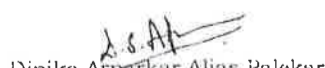
E) Managing Committee :-

It means the Board of Trustees/Managing Committee in which the powers of management of this Society have been vested.

(2) AREA OF OPERATION :- At present the area of operation of the Society is Maharashtra State which will be extended to whole of India as per needs of objects.

  
Sanjay Khemnkar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palekar  
(Treasurer)



(3) MEMBER OF THE SOCIETY IS A PERSON WHO :

- A) Any individual competent to enter into contract under The Indian Contract Act can be member of the Society.
- B) Any person who is interested in the objects of the Society and has given an application in writing in the prescribed form for membership to the Chairman shall be eligible to become a member of the Society on he/she paying the requisite membership fees. However, he shall become a member only after his name has been approved and finalized by the Managing Committee. Afterwards he would get the right to vote at the General Body Meeting of the Society.
- C) Who has accepted in writing the Rules and Regulations of this Society.
- D) The Society reserves the right to make and enroll new members, and any membership application can be rejected by the Managing Committee without giving any reason whatsoever.

(4) TYPES OF MEMBERS :

A) Founder Member :-


Founder member is a person who is signatory to the Memorandum of Association of the Society, and whose membership fees amount to Rs. 5000/-. Founder members will remain as life members by paying the above fees/subscription.


B) Ordinary Member :-

Ordinary member is a person who pays Rs. 1000/- per year to the Society and who is admitted as per Clause No 3 mention above in the Rules.

C) Life Member :-

Life member is a person who pays Rs. 1,00,000/- and more to the Society at the time of his enrollment in cash or kind. Such person shall be the member of the Society for his life.

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Apparkar Alias Palekar  
(Treasurer)



D) Honorary Member :-


Any person who has rendered any distinguished services to the Society, or who is otherwise enjoying high public esteem, may be admitted as an Honorary Member of the Society for such period as the Managing Committee may think fit and proper. An Honorary Member shall be entitled to participate in the deliberations of the Society at its General Meetings, but shall not be eligible to vote on any matter and also not eligible for contesting election.

(5) CEASING OF MEMBERSHIP :


- A. The Chairman shall have power to suspend, and/or remove a member if he/she is found acting prejudicially to the interest, prestige and working of the Society. However, sufficient opportunity shall be given to him/her to submit his/her explanation, and if such explanation is not found satisfactory to the Chairman then he/she can be suspended/removed.
- B. Resigns his/her membership in writing and his/her resignation is so accepted by the Chairman.
- C. If a member without intimation to the Chairman of the Society leaves India for more than 6 months or more, then his/her membership shall be deemed to have been cancelled.
- D. If a member remains absent without permission of the Chairman in three consecutive meetings of the Society.
- E. If a member dies or becomes lunatic.

(6) WAY OF FILLING IN VACANCY IN MANAGING COMMITTEE :

If any vacancy occurs in the Managing Committee members/ trustees on account of disqualification of a trustee or on account of vacancy due to death or resignation or if a trustee desires to be discharged or relieved from the trusteeship, then the surviving Managing Committee members shall appoint a new

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palckar  
(Treasurer)



trustee in the vacancy caused from amongst the members. The person so appointed in the vacancy created shall work only for the remaining term of vacancy.


(7) AUTHORITIES OF SOCIETY :

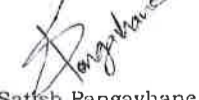
The following shall be the authorities of the Society:


- 1) The General Body      2) The Managing Committee

(8) GENERAL BODY :

- A) The General Body shall consist of all categories of members.
- B) The General Body shall normally meet once in a year or more often, if required.
- C) The meeting of the General Body shall be presided over by the Chairman or in his absence by the Vice Chairman and in their absence by a member so elected from the Managing Committee, or in special circumstances a person from the General Body.
- D) 1/3<sup>rd</sup> of the existing members on record shall form a quorum at a meeting of the General Body.
- E) If at a duly convened meeting of the General Body, there be no quorum at the time announced for the meeting, the meeting shall be adjourned. The adjourned meeting shall be held after half an hour for which there is no necessity of the requisite quorum. However, the same agenda will be considered at the adjourned meeting.
- F) All matters placed before the General Body for which no higher majority is prescribed, shall be decided by simple majority or show of hands, or by ballot, if demanded by any ten or more members present. In case of equality of votes, the Chairman of the meeting shall have a Casting Vote
- G) The Secretary in consultation with the Chairman shall convene the meeting of the General Body with at least fourteen (14) days clear notice. The notice of the meeting shall contain a specific agenda to be discussed at the meeting. The said notice shall be sent by post, courier or can given by hand or by any other method as per the choice of the Chairman to all members.

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palekar  
(Treasurer)

14

5




- H) The General Body at its Annual General meeting shall:-
- Consider and approve the Annual Report of the Society as presented by the Chairman.
  - Consider and adopt the audited statement of accounts for the previous year.
  - Consider the budget estimates of the Society for the following year.
  - Consider the resolutions and amendments, referred to it by the Managing Committee or by the member of the Society.
  - Appoint Auditors, and Legal Advisors for the ensuing year.
  - Transact such other business as may be brought forward with permission of the Founder Chairman.
  - Elect Managing Committee members after every Five (5) years.


(9) MANAGING COMMITTEE :


The management and control of the Society shall be at present vested in a Managing Committee of 11(Eleven) members. The number of Managing Committee shall be minimum 7 (Seven) members which can be further extended to maximum 15 (Fifteen) as per requirement.

The tenure of the Managing Committee shall be of Five (5) years. After expiry of the tenure elections will be held in the General Body meeting for electing new Managing Committee. All the Managing Committee members are re-eligible for contesting the election. If the election could not held within time in that case the existing managing committee should look after and manage the affairs of the Society till election/appointment of the new Managing Committee. If required for conducting free and fair election an independent Election Officer can be appointed 30 days before the election.

The Managing committee shall consist of the following office bearers

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palekar  
(Treasurer)




- 1) Chairman 2) Vice-Chairman, 3) Secretary 4) Treasurer


The office bearers are to be elected and/or selected in the meeting of Managing Committee, after electing of new Managing Committee. The Managing Committee has right to appoint other office bearer such as Joint Secretary and Joint Treasurer as per requirement in future.


If any of the office bearers die, or resign from the post of office bearer, the Chairman shall be entitled to appoint a new office bearer in the vacancy. The office bearer so appointed in the vacancy shall work only for the remaining term of office.

(10) MANAGING COMMITTEE :-(MEETING, NOTICE & QUORUM)

- a) The Chairman shall preside at all the meetings of the Managing Committee. In his absence, the Vice-Chairman shall preside over the meeting, and in absence of both, the Managing Committee shall elect/select one of its member to preside at the meeting.
- b) 1/3<sup>rd</sup> members shall form a quorum at the meeting of the Managing Committee. If at a duly convened meeting of the Managing Committee, there be no quorum at the time announced for the meeting, the meeting shall be adjourned. The adjourned meeting shall be held after half an hour for which there is no necessity of the quorum. However, the same agenda will be considered at the adjourned meeting.
- c) All matters placed before the Managing Committee shall be decided by 1/3<sup>rd</sup> majority of votes taken by show of hands. In case of equality of votes, the Chairman of the meeting shall be entitled to a Casting Vote.
- d) The Managing Committee shall meet once in every 4 (four) months or more often as thought fit and proper.
- e) Notice of Managing Committee meeting shall be sent 7 (Seven) clear days in advance before the meeting by Ordinary Post,

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palekar  
(Treasurer)

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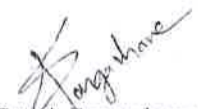


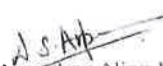
courier, by hand or by any other method to be decided by the Chairman.

(11) POWERS OF MANAGING COMMITTEE :

- A) To frame regulations consistent with this constitution for :-
- I) The conduct of its business,
  - II) The conduct of its meeting, and
  - III) To manage the affairs of the Society.
  - IV) To appoint committees of sub-committees.
- B) To solicit, obtain and/or accept subscriptions, donations, grants, gifts, devices, bequest and trusts from any person, firm, corporation or institutions or a likewise body.
- C) To hold movable and immovable properties of the Society and to administer its funds.
- D) To consider and recommend for adoption by the General Body the annual budgetary provisions for the ensuing year of the Society.
- E) To prepare the draft of the annual reports and financial Statements of the Society, and recommend the same to the General Body for their sanctions, & to arrange for its circulation among the members.
- F) To consider and sanction proposals for extra expenditure.
- G) To construct, maintain, extend, improve, repair, alter, enlarge, modify any land, house, buildings or such type of work necessary or convenient for the purpose of the Society.
- H) To enter into, vary, carry or cancel contracts on behalf of the Society.
- I) To take steps with a view to preventing a member or any other employee from doing anything or acting in any manner or performing any act of commission or omission detrimental to the interest of the Society.
- J) To fill vacancies in the Managing Committee caused by death, resignation or absence without leave of a member or members for three consecutive meetings. But failure to fill in such vacancy

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Apparkar Alias Palekar  
(Treasurer)



or vacancies shall not during the interval vitiate the proceedings and affairs of the Managing Committee which shall be discharged by the remaining members of the Managing Committee.


- K) To consider and if thought fit, sanction proposals for the appointment of needs of institutions, and members of establishments in each institution of the Society.
- L) To appoint, confirm, promote or terminate the services of any employee working in the Societies & its branches of the Society.
- M) To fix the salaries and allowances to be paid or made to the employees of the Society in its various institutions.
- N) To appoint a Committee/Committees for the administration of the Society if required, by the name 'Advisory Board' for the said Society, if deemed necessary and to fix its tenure. To dissolve/change the members thereof if circumstances so warrant
- O) To take over, associate with or tie-up with or to amalgamate with any other Society or Association having similar or in part similar objectives of the Society.
- P) To appoint internal auditors, Chartered Accountants for the Society.
- Q) Generally to do all such acts and things as may be necessary or desirable in the interest of the Society whether they are expressly provided in the rules or not.


12) DUTIES OF OFFICE BEARERS :

CHAIRMAN :-

- a) To preside, and chair the General Body, and the meetings of the Managing Committee as provided in the Rules.
- b) To decide all matters/issues by majority of votes.
- c) The right to call any meeting in case of urgency, and in the failure of Secretary calling the meeting.
- d) To keep control over the staff of the Society.
- e) To deliver casting vote in case of a tie.

  
Sanjay Klemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palekar  
(Treasurer)

18

9




- f) To correspond on behalf of the Society and represent the Society in legal matters as per necessity.
- g) Chairman is entitled to keep in hand an amount not exceeding Rs. 10,000/- for day to day expenses.
- h) To take such action or to suggest such proposal which he deems fit and proper in the interest of the Society.
- i) To invite a person to be a member of the Society.
- j) To appoint/nominate three trustee in the Managing Committee.
- k) To do all acts in order to promote the general welfare of the Society.


**VICE-CHAIRMAN :**


- a) To do the work of Chairman in the absence of Chairman.
- b) To suggest ways and means for achieving the aims and objects of the Society.

**SECRETARY :**

- a) To convene all meetings of the Managing Committee and the General Body in consultation with the Founder Chairman.
- b) To write the minutes of the meetings.
- c) To carry on correspondence for the Managing Committee and General Body in consultation with the Founder Chairman.
- d) To arrange and keep the records of the Society up-to-date.
- e) To keep and maintain a list of the properties of the Society.
- f) To maintain the General Registers of the members of the Society.
- g) To implement the regulations of the General Body and the Managing Committee.
- h) To correspond on behalf of the Society and represent the Society in legal matters.
- i) Secretary is entitled to keep in hand an amount not exceeding Rs. 5,000/- for day to day expenses.
- j) To perform and to do all the duties in the interest of the Society as assigned to him/her by the General Body, and the Managing Committee of the Society.

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparker Alias Palekar  
(Treasurer)



- j). He is responsible for all the sums of money which are from time to time received by the Society.
- k) To see and maintain account of the Society and its institutions.
- l) To get the accounts of the Society audited, and present the statement of accounts to the Annual General Body.
- m) To present the budget to the Managing Committee, for consideration and sanction.
- n) To correspond on behalf of the Society and represent the Society in legal matters.

#### **TREASURER :**


- a) He is responsible for all the sums of money which are from time to time received by the Society.
- b) To see and maintain accounts of the Society and its institutions.
- c) To get the accounts of the Society audited, and present the statement of accounts to the Annual General Body.
- d) To present the budget to the Managing Committee, for consideration and sanction.
- e) The Treasurer is entitled to keep in hand an amount of Rs. 2,500/- for petty expenses.

#### **MEMBERS :**

- a) To help the Managing Committee for the smooth function of the Society.
- b) To participate in the meeting of General Body of the Society.

#### **(13) EXTRA ORDINARY/REQUISITION MEETING OF GENERAL BODY:**

Such meeting shall be held within 30 days if the requisition by at least 1/3<sup>rd</sup> of the total number of members on roll provided that the request is made in writing to the Chairman stating the business proposed to be discussed. The notice for this meeting should be 15 days in advance. No other

  
Sanjay Khemnar  
(Chairman)

  
Satish Fangavhane  
(Secretary)

  
Dipika Apparkar Alias Palekar  
(Treasurer)

20

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business shall be discussed at the Extra-ordinary meeting other than the specific purpose for which the meeting is being called.

Decisions shall be taken by a simple majority. The Chairman shall have a casting vote in case of a tie. The quorum for the transaction of business shall be 1/3rd members. In the event of quorum not being present within half an hour for the time set for the meeting, the meeting shall stand adjourned and re-assemble after half an hour. At such adjourned meeting, the rule of quorum shall not apply.

14) VOTING RIGHTS :


Every member other than Honorary member who is a member of the Society will have the right for one vote to be exercised at the General Body meeting. All decisions will be arrived at in the Managing Committee as well as in the General Body Meeting by a majority vote. In the event of a tie, the presiding person i.e. the Chairman shall have the power of deciding the issue by a casting vote. Members who are in arrears of their annual subscription will not be entitled to :-


- a) Vote at the Annual General Body Meeting.
- b) Stand for the election of the Managing Committee.
- c) Propose, second or cast votes in the election.

15) FUNDS :

The funds of the Society shall consist of subscriptions, and donations and such other funds received from whatever source, and the same shall be deposited in any Co - Operative, Multi State Scheduled Bank, Nationalized or Multi National bank or Public Securities approved by the Managing Committee.

The income, money and properties of the Society, in whatsoever manner derived, shall be applied solely towards the maintenance, upkeep and improvement of the institution and properties of the Society and for acquisition of new ones. and for the promotion of all or any of the objectives specified above and

  
Sanjay Khemnar  
(Chairman)

  
Satish Pangavhan  
(Secretary)

  
Dipika Arpankar  
(Treasurer)



no portion thereof shall be paid or transferred directly or indirectly by way of profit to the members of the Society, PROVIDED and howsoever that nothing herein shall prevent in good faith remuneration to any member in return for any service rendered to the Society.

The Society may establish general, special or capital funds for furtherance of the aims and objectives of the Society, and the money shall be deposited in Co - Operative, Multi State Scheduled Bank, Nationalized, Multi National banks or Public Securities.

16) ACCOUNTING YEAR :


The accounting year of the Society shall be from 1st of April to 31st March each year.


17) BANK ACCOUNT :


The Bank Accounts shall be in the name of the Society and shall be operated jointly by the Chairman and Secretary. In special circumstances the account can be operated by other than this office bearer but in that case the resolution should be passed by the Managing Committee and power should be given to any one person of the Managing Committee.

18) PROVISION FOR LOAN/DEPOSITS AND INVESTMENT :

- a) To raise loans/deposits, if necessary, on the security of the movable or immovable properties, and/or by mortgaging the properties of the Society.
- b) To open, invest and operate all accounts of any description with any Co - Operative, Multi State Scheduled Bank, Nationalized or Multi National bank and to invest and deal with any money of the Society not immediately required for any of its objects under section 35 of the Bombay Public Trust Act, 1950.

  
Sanjay Khemnkar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palekar  
(Treasurer)



19) PROVISION FOR PURCHASE AND SALE OF IMMOVABLE PROPERTY

- a) To acquire by gift, purchase, exchange, lease, hire or otherwise any lands, buildings, assets, rights of any property, movable and/or immovable and any estate or interest for the Society.
- b) To purchase, take on lease or otherwise acquire or to give its property on lease or hire as may be deemed necessary or convenient.
- c) To sell, dispose of any property or any part thereof as may be considered necessary or convenient in the best interest of the Society as per Section 36 of the B.P.T. Act, 1950.
- d) No act or proceedings of the Society shall be deemed to be invalid by a reason merely of any vacancy in and/or defect or deficiency in the construction of Memorandum of Association of the Society/ Rules and Regulations thereof as the case may be.

20) CHANGE, AMENDMENT IN THE NAME AND OBJECT :


To alter, extend, amend or change the name, and/or the objectives of the Society, however, provisions of Sections 12 and 12A of the Societies Registration Act, 1860, shall be complied with.

21) CHANGE IN RULES AND REGULATIONS :

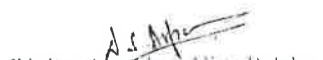
Any change to be done in the Rules and Regulations will be done by calling special General Body meeting and 3/5th of the total number of members should be present for the said meeting and the said change should be accepted in the said meeting by majority. A copy of proposed change(s) in Rules and Regulations shall be sent along with Notice to the members well in advance.

22) LIST OF MEMBERS :

The list of persons who are members within the meaning of Section 15 of the Societies Registration Act, 1860, shall be

  
Sanjay Khemnagar  
(Chairman)

  
Satish Pangaynate  
(Secretary)

  
Dipika Arpalkar Alias Patkar  
(Treasurer)



maintained in the form of Schedule VI to the Societies Registration (Maharashtra) Rules, 1971, vide Rules 15 thereof.

23) INDEMNITY :

- 1) The office bearers and the members of the Society shall be indemnified in respect of acts done by them for the Society in good faith, and no office bearer or member of the Society shall be liable for such act done by any other office bearer, or member of the Society.
- 2) No act or proceedings of the Society shall be deemed to be invalid by a reason merely of any vacancy in and/or defect or deficiency in the construction of Memorandum of Association of the Society/ Rules and Regulations thereof as the case may be.

24) SEAL:


There shall be a common Seal of the Society which shall be affixed at the discretion of Managing Committee to such deeds, contracts, agreements and official letters, documents or statements of whatever nature where requires the sanction of the Managing Committee.


25) PROVISION FOR EXPENSES TO BE INCURRED ON OBJECTS :

If any amount is collected for some specific object, the said amount can be 100% spent for that object. Alternatively, 85% of the amount so collect shall be spent on the objects and 15% amount shall the spent on management and administration of the Society.

(26) DISSOLUTION :

If for any reasons it is decided to dissolve the Society, the provision of sec. 13 and 14 of the Societies Registration Act, 1860, shall be complied with.

  
Sanjay K. Kinnar  
(Chairman)

  
Satish Pangavhane  
(Secretary)

  
Dipika Arparkar Alias Palekar  
(Treasurer)

(24)

15

: CERTIFICATE :



Certified that this is true and correct copy of Rules and Regulations of 'TEJASVI EDUCATION TRUST' address of the society C/o Mr. Sanjay Tanaji Khemnkar S. No. 188, Building No. 'C' Wing, Shop No. 1, Shradha Garden, Gawade Colony, Chinchwad, Pune - 411 033.

Place : Pune

Date : /10/2018

Sanjay Khemnkar  
(Chairman)

Satish Pangavhane  
(Secretary)

Dipika Arparkar Alias Palekar  
(Treasurer)

सही शिक्काची खरी नक्कल

22/10/18

मी नक्कल तयार केली  
मी वाचली  
मी रुजवात केली



अधीक्षक  
सार्वजनिक न्यास नोंदणी  
कार्यालय पुणे विभाग पुणे

Sanjay Khemnkar  
(Chairman)

Satish Pangavhane  
(Secretary)

Dipika Arparkar Alias Palekar  
(Treasurer)



Scor  
wisa

12300  
2019

332/12300

Wednesday, July 03, 2019

4:01 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13292 दिनांक: 03/07/2019

गावाचे नाव: बोऱ्हाडवाडी

दस्तावेजाचा अनुक्रमांक: हवल14-12300-2019

दस्तावेजाचा प्रकार: 65-चुक दुरुस्ती पत्र

सादर करणाऱ्याचे नाव: श्री रणजित बाजीराव फाळके --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 280.00

पृष्ठांची संख्या: 14

एकूण:

रु. 380.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
4:21 PM ह्या वेळेस मिळेल.

राह दुय्यम विवेधक, हवेली-14  
राह दुय्यम विवेधक (वर्ग-२)  
हवेली क्र १४, पुणे

बाजार मूल्य: रु.0.0/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003456035201920E दिनांक: 03/07/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.280/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2906201909146 दिनांक: 03/07/2019

बँकेचे नाव व पत्ता:

मुळ दस्त पत्तकारास परत केला



08/07/2019

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14

दस्त क्रमांक : 12300/2019

नोदणी :

Regn:63m

गावाचे नाव : बोन्हाडवाडी

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , इतर माहिती: मूळ रजिस्टर्ड भाडेपट्टा दस्त नं. 18732/2018,दि. 04/12/2018,हवेली नं. 25 पुणे येथील भाडेपट्टा दस्तामध्ये आणि इंडेक्स 2 मध्ये लिहून देणार तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था यांचा पॅन नं. एएओएफटी3393डी असा नजरचुकीने चुकीचा लिहिला गेला आहे,त्याऐवजी बरोबरचा पॅन नं. एएडीटीटी5253बी,असा असून दुरुस्त केलेले वर्णन मूळ भाडेपट्टा दस्त नं. 18732/2018,दि. 04/12/2018,हवेली नं. 25 पुणे या दस्ताचा आणि इंडेक्स 2 चा भाग म्हणून वाचण्यात यावे,बाकी इतर वर्णन मूळ दस्ताप्रमाणे.( ( GAT NUMBER : 272/1/3 ; ) )
(5) क्षेत्रफळ	1) 0 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:-तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे चेअरमन श्री संजय तानाजी खेमनार - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 1, श्रद्धा गार्डन, गावडे पार्क, चिंचवड, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:- 2): नाव:-तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे सचिव श्री सतीश दादासाहेब पानगव्हाणे - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 1, श्रद्धा गार्डन, गावडे पार्क, चिंचवड, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री रणजित बाजीराव फाळके - - वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:- 2): नाव:-नालिनी रणजित फाळके - - वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:- 3): नाव:-तेजस रणजित फाळके - - वय:-27; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	01/07/2019
(10)दस्त नोंदणी केल्याचा दिनांक	08/07/2019
(11)अनुक्रमांक,खंड व पृष्ठ	12300/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला

तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला

अनुच्छेद:-

Correction Deed

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





CHALLAN  
MTR Form Number-6



GRN	MH003456035201920E	BARCODE	01 1100 6 11 11000001 10 10 1219 35 10 00 1100 0000 00 01 10 00 00		Date	29/06/2019-20:27:32	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		TEJASVI EDUCATION TRUST		
Location PUNE				Flat/Block No.		S.No. 272 / 1 / 3		
Year 2019-2020 One Time				Premises/Building				
Account Head Details			Amount In Rs.	Road/Street		BORHADEWADI		
0030046401 Stamp Duty			500.00	Area/Locality		PUNE		
0030063301 Registration Fee			100.00	Town/City/District				
				PIN		4 1 2 1 0 5		
				Remarks (If Any)				
				SecondPartyName=RANJIT B PHALE--				
Total			600.00	Amount In	Six Hundred Rupees Only			
				Words				
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	02300042019062977030		191807346278
Cheque/DD No.				Bank Date	RBI Date	29/06/2019-20:28:05		Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9922818521

सदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलान लागू नाही.



ह व ल - १४		
92300	9	92
२०१९		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2906201909146	Date 29/06/2019
Received from TEJASVI EDUCATION TRUST , Mobile number 9922818521, an amount of Rs.280/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name MAHB	Date 29/06/2019
Bank CIN 100041520190629526346	REF No. 006831362
This is computer generated receipt, hence no signature is required.	



ह व ल - १४		
१२३००	२	१२
२०१९		

२५००००
२५००००
२५००००



ह व ल-१४		
92300	3	92
२०१९		

॥ श्री साई गजानन प्रसन्न ॥

**-: चुक दुरुस्तीपत्र :-**

चुक दुरुस्तीपत्र आज वार:-सोमवार, दिनांक:-०१, माहे:-जुलै, सन:-२०१९  
इसवी ते दिवशी...

१.श्री.रणजित बाजीराव फाळके.

वय-७३ वर्ष, धंदा-व्यापार,

२.मालिनी रणजीत फाळके.

वय-६५ वर्ष, धंदा-गृहीणी,

३.तेजस रणजीत फाळके.

वय-२७ वर्ष, धंदा-शिक्षण,

सर्व रा:-सेक्टर नं-२४,

प्लॉट नं-२५३, निगडी प्राधिकरण,

पुणे पिन नं-४११०४४

लिहून घेणार

ज्यामध्ये लिहून घेणार यांचे वालीवारस आणि  
मुखत्यार, असाईनी यांचा समावेश आहे



ह व ल-१४		
१२८००	४	१२
२०१९		

यांसी...

तेजस्वी एज्युकेशन ट्रस्ट

नोंदणीकृत शैक्षणिक संस्था

तर्फे चेअरमन

१. श्री. संजय तानाजी खेमनार

वय-४४ वर्ष, धंदा-व्यापार,

तर्फे सचिव

२. श्री. सतीश दादासाहेब पानगव्हाणे

वय-४४ वर्ष, धंदा-व्यापार,

सर्व रा:-सर्व्हे नं-१८८,

बिल्डींग नं-बी विंग,

शॉप नं-१, श्रध्दा गार्डन, गावडे पार्क,

चिंचवड, पुणे पिन नं-४११०३३

ज्यामध्ये लिहून देणार यांचे वालीवारस आणि  
मुखत्यार, असाईनी यांचा समावेश आहे

लिहून देणार

कारणे चुकदुरुस्ती लेख लिहून देतात खालीलप्रमाणे,

१. मिळकतीचे वर्णन:-तुकडी-पुणे, पोट-तुकडी तालुका-हवेली, मा.दुय्यम निबंधक हवेली, पुणे यांचे कार्यक्षेत्रातील, पिंपरी-चिंचवड महानगरपालिका यांचे हद्द व कार्यक्षेत्रातील गावमौजे बो-हाडेवाडी येथील गट नं-२७२ चा हिस्सा नं-१/३ मधील क्षेत्र ३३०० चौ.मी मिळकत प्रस्तुत चुकदुरुस्तीलेखाचा विषय आहे.

२. वर कलम-१ यात वर्णन केलेली मिळकतीचे लिहून देणार आणि घेणार यांचे दरम्यान दिनांक:-०४/१२/२०१८ रोजी दस्त नं-१८७३२/२०१८ हवेली नं-२५, पुणे यांचे कार्यालयात रजिस्टर्ड भाडेपट्टा नोंदणी झाला आहे. सदर भाडेपट्टा दस्तामध्ये आणि इंडेक्स-२ मध्ये लिहून देणार तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था यांचा पॅन क्रमांक:-AAOFT 3393 D असा नजरचुकीने चुकीचा लिहला गेला आहे.



ह व ए २४		
१२३००	५	१२
२०१९		

अशाप्रकारे सदर बाब लिहून देणार यांना समजलेवरून त्यांनी लिहून घेणार यांना सांगितली असता लिहून देणार आणि घेणार यांनी आपापसात समजुतीने सदर चुक प्रस्तुत दुरुस्तीलेखानुसार दुरुस्त करणेचे ठरविले. लिहून देणार यांनी लिहून घेणार यांना प्रस्तुत चुकदुरुस्ती लेख लिहून दिलेला आहे. सदर चुकदुरुस्ती लेखानुसार असणारे बरोबर मिळकतीचे वर्णन खालीलप्रमाणे आहे.

३. वर कलम-१ यात वर्णन केलेली मिळकतीचे लिहून देणार आणि घेणार यांचे दरम्यान दिनांक:-०४/१२/२०१८ रोजी दस्त नं-१८७३२/२०१८ हवेली नं-२५, पुणे यांचे कार्यालयात रजिस्टर्ड भाडेपट्टा दस्तामध्ये आणि इंडेक्स-२ मध्ये लिहून देणार तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था यांचा पॅन क्रमांक:-AADTT 5253 B असा दुरुस्त केला आहे. सदर दुरुस्त केलेला पॅन क्रमांक बरोबर आहे.

४. प्रस्तुत दुरुस्तीलेखाने दुरुस्त केलेले वर कलम ३ मधील वर्णन दिनांक:-०४/१२/२०१८ रोजी दस्त नं-१८७३२/२०१८ हवेली नं-२५, पुणे यांचे कार्यालयात नोंदणी झालेल्या भाडेपट्टा दस्तामध्ये आणि इंडेक्स-२ चा भाग म्हणून वाचणेत यावे.

५. सदर चुकदुरुस्ती लेख लिहून देणार आणि घेणार यांचे दरम्यान कोणत्याही मोबदल्याशिवाय केला गेला आहे.

सबब हा चुक दुरुस्तीपत्र आम्ही आमचे राजीखुषीने व स्वसंतोषाने लिहून दिले असून यावर खालील साक्षीदारासमक्ष आम्ही आमची स्वाक्षरी केली असे. साक्षीदारांनी देखिल लिहून देणार आणि घेणार यांचे समक्ष सही, अंगठा केलेला आहे.

ठिकाण:-भोसरी, पुणे.

दिनांक:-०१/०७/२०१९.

*Rajit B. Phalke*



१. श्री. रणजित बाजीराव फाळके.

लिहून घेणार

श्री. मा. र. फाळके  
२. मालिनी रणजीत फाळके.  
लिहून घेणार



३. तेजस रणजीत फाळके.  
लिहून घेणार.



तेजस्वी एज्युकेशन ट्रस्ट  
नॉंदणीकृत शैक्षणिक संस्था  
तर्फे चेअरमन १. श्री. संजय तानाजीब खेमनार  
लिहून देणार.



तर्फे सचिव २. श्री. सतीश दादासाहेब पानगव्हाणे  
लिहून देणार.



व ल-१४		
१२३००	६	१२
साक्षीदार नं-१		
२०१९		

सही-

साक्षीदार नं-२

सही-

नाव- Sachin N. Shinde

नाव- Prakash S. Shinde

पत्ता- Bhosari, Pune

पत्ता- Dighi Pune



ह व ल-१४		
92300	10	92
२०१९		



04/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 25

दस्त क्रमांक : 18732/2018

नोदणी :

Regn:63m

गावाचे नाव : बोन्हाडवाडी

- (1) विलेखाचा प्रकार भाडेपट्टा
- (2) मोबदला 16572600
- (3) बाजारभाव (भाडेपट्ट्याच्या वास्तविकपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे) 16572600

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

1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गावमोजे बोन्हाडवाडी येथील गट क्रमांक 272/1/3 मधील लिहून देणार यांचे मालकीचे प्रस्तुत भाडेपट्टा दस्तावा विषय असलेले क्षेत्र 3300 चौ मीटर आहे. ( Survey Number : 272/1/3 ; )

- (5) क्षेत्रफळ

1) 3300 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असलेले त्हा.

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

1): नाव: तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे संचालित श्री.संजय तामाजी खेमनार वय:-43: पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-

411033 पॅन नं:-AAOFN3393D

2): नाव: तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे संचालित नतीश दादासाहेब धानगराणे वय:-43: पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-

411033 पॅन नं:-AAOFT3393D

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

1): नाव: रणजीत वाडीवाले फाळके वय:-25: पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, प्लॉट नं:-253 सेक्टर नं:-24, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-

AAVPP5416F

2): नाव: सलिली रणजीत फाळके वय:-24: पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, प्लॉट नं:-253 सेक्टर नं:-24, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-

411044 पॅन नं:-AVUPP6596R

3): नाव: तेजस्वी रणजीत फाळके वय:-26: पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, प्लॉट नं:-253 सेक्टर नं:-24, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-

BVLPP3769A

- (9) दस्तऐवज करून दिल्याचा दिनांक

04/12/2018

- (10) दस्त नोंदणी केल्याचा दिनांक

04/12/2018

- (11) अनुक्रमांक, खंड व पृष्ठ

18732/2018

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क

828700

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क

- (14) शेरा

दी नक्काद केली

दी बाधली

दी सज्जदार घेतली

अस्तित्व असलेल्या नक्काद

दस्तावेजस्थिती प्रत

श्री.सं. तेजस्वी एज्युकेशन ट्रस्ट

थाना दिली आहे.

तारीख 08/12/2018

मुख्यांकदासाठी दिवाणाराष्ट्र घेतलेला दस्तावेज

मुद्रांक शुल्क आकारतारा निवडलेला  
अनल्लेख :-

For Education Trust

Chairman

Secretary

Treasurer

आयकर विभाग / PERMANENT ACCOUNT NUMBER  
AAYPP5416F

नाम / NAME  
RANJIT BAJIRAO PHALKE

पिता का नाम / FATHER'S NAME  
BAJIRAO PHALKE

जनम तिथि / DATE OF BIRTH  
10-01-1946

हस्ताक्षर / SIGNATURE

अध्यापक आयकर-1, पुणे  
Commissioner of Income-tax-I, Pune

आयकर विभाग  
INCOME TAX DEPARTMENT

TEJAS RANJEET PHALKE

RANJEET BAJIRAO PHALKE

20/06/1992

Permanent Account Number

BVLPP3769A

हस्ताक्षर



ह व ल - १४

92300	9	92
२०१९		



आयकर विभाग  
INCOME TAX DEPARTMENT

MALINI RANJEET PHALKE

RAMRAO JADHAV

08/05/1954

Permanent Account Number

AVUPP6596R

हस्ताक्षर



भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT

SATISH PANGSAPANE

D S PANGSAPANE

03/06/1976

Permanent Account Number

ALQPP2273D

हस्ताक्षर



भारत सरकार  
GOVT. OF INDIA



ADVOCATE  
Bar Council of  
Maharashtra & Goa  
HIGH COURT, BOMBAY

NAME : DUDHABHATE TANAJI VIKRANT  
RESIDENCE : HAVELI, Dist. PUNE  
ROLL NO. : MAH/611/2019  
ENROLLED ON : 15-02-2019  
DATE OF BIRTH : 16-04-1989  
176229 80000089615

CHAIRMAN

आयकर विभाग  
INCOME TAX DEPARTMENT

SANJAY TANAJI KHEMNAR

TANAJI DAGDU KHEMNAR

01/06/1975

Permanent Account Number

AGUPK1771A

हस्ताक्षर



भारत सरकार  
GOVT. OF INDIA



Summary1 (GoshwaraBhag-1)

332/12300

बुधवार, 03 जुलै 2019 4:01 म.नं.

दस्त गोषवारा भाग-1

हवल14

90/92

दस्त क्रमांक: 12300/2019

दस्त क्रमांक: हवल14 /12300/2019

बाजार मूल्य: रु. 00/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

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

अ. क्र. 12300 वर दि.03-07-2019

रोजी 4:00 म.नं. वा. हजर केला.

पावती:13292

पावती दिनांक: 03/07/2019

सादरकरणाराचे नाव: श्री रणजित बाजीराव फाळे - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 280.00

पृष्ठांची संख्या: 14

दस्त हजर करणाऱ्याची सही:

एकुण: 380.00

सह दुय्यम निबंधक, हवेली-14

सह दुय्यम निबंधक, हवेली-14

दस्ताचा प्रकार: 65-चुक दुरुस्ती पत्र

मुद्रांक शुल्क: \*दुरुस्ती विधानपत्र

शिक्का क्र. 1 03 / 07 / 2019 04 : 00 : 16 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 03 / 07 / 2019 04 : 01 : 10 PM ची वेळ: (फी)

प्रतिज्ञापत्र

मदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणार:

१) 

२) 



लिहून देणार:

१) 

२) 

३) 





03/07/2019 4 31:11 PM

दस्त गोषवारा भाग-2

हवल14

91192

दस्त क्रमांक:12300/2019

दस्त क्रमांक :हवल14/12300/2019

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे चेअरमन श्री संजय तानाजी खेमनार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - , रोड नं: शॉप नं. 1, श्रद्धा गार्डन, गावडे पार्क, चिंचवड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून देणार वय :-44 स्वाक्षरी:- 		
2	नाव:तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे सचिव श्री सतीश दादासाहेब पानगव्हाणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: - , रोड नं: शॉप नं. 1, श्रद्धा गार्डन, गावडे पार्क, चिंचवड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून देणार वय :-44 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

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:अॅड. तानाजी व्यंकट दुधभाते वय:30 पत्ता:चिंचवड, पुणे पिन कोड:411019		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	तेजस रणजित फाळके :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. मालिनी रणजित फाळके :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. श्री रणजित बाजीराव फाळके :- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे.

सह दुय्यम निबंधक, हवेली-14

EPayment Details.

sr.	Epagement Number	Defacement Number
1	2906201909146	2906201909146D
2	MH003456035201920E	0001882927201920

12300 /2019

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08/07/2019 2 56:31 PM

दस्त क्रमांक : हवल14/12300/2019

दस्ताचा प्रकार :-65-चुक दुरुस्ती पत्र



हवल14

92/92

दस्त क्रमांक:12300/2019

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री रणजित बाजीराव फाळके - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून घेणार वय :-73 स्वाक्षरी:- <i>Rsthal</i>		
2	नाव:मालिनी रणजित फाळके - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून घेणार वय :-65 स्वाक्षरी:- <i>श्री. मा. र. फाळके</i>		
3	नाव:तेजस रणजित फाळके - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सेक्टर नं. 24, प्लॉट नं. 253, निगडी प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून घेणार वय :-27 स्वाक्षरी:- <i>[Signature]</i>		
4	नाव:तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे चेअरमन श्री संजय तानाजी खेमनार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 1, श्रद्धा गार्डन, गावडे पार्क, चिंचवड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून देणार वय :-44 स्वाक्षरी:- <i>X</i>		
5	नाव:तेजस्वी एज्युकेशन ट्रस्ट नोंदणीकृत शैक्षणिक संस्था तर्फे सचिव श्री मतीश दादासाहेब पानगव्हाणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 1, श्रद्धा गार्डन, गावडे पार्क, चिंचवड, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	लिहून देणार वय :-44 स्वाक्षरी:- <i>X</i>		

वरील दस्तऐवज करून देणार तथाकथित 65-चुक दुरुस्ती पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:08 / 07 / 2019 02 : 42 : 37 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:अॅड. तानाजी व्यंकट दुधभाते वय:30 पत्ता:चिंचवड, पुणे पिन कोड:411019 <i>[Signature]</i> पहिले नंबरचे पुस्तकाचे नवरी नोंदविला		

*[Signature]*  
सह-दुय्यम निबंधक (वर्ग-२) हवेली क्र. १४, पुणे  
शिक्का क्र.4 ची वेळ:08 / 07 / 2019 02 : 51 : 58 PM

*[Signature]*  
सह-दुय्यम निबंधक, हवेली-14

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