

(2) मावदला

(3) वाजारभाव(भाडेपट्ट्याच्या वायवितपट्ट्याकार आकारणी देतो की पट्टेदार ने नमुद कराचे)

13740000

(4) भ-माणन,पोटहिंगा व घरक्रमांक(अगल्यास)

1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: गाव माते गहून ला मायक नि पुणे येथील गत नं 145 वासी क्षेत्र 04 हे 96 आर अधिक पोटखराबा 00 हे 29 आर जय पणन क्षेत्र 05 हे 25 आर वासी आकार 06 व 79 पैसे यापैकी लिहून देणार याचे दिश्याने क्षेत्र 00 हे 35.52 आर वापरी ना वत या आर देव अगले क्षेत्र 00 हे 20 आर हि मिळकत (GAT NUMBER : 145 :)

(5) क्षेत्रफळ

1) 0.2000 हेक्टर . आर

(6) आकारणी किंवा जुडी देण्यात अगेल वेव्हा.

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

1): नाव:- श्री नारायणा गुरु समिती पुणे तर्फे सजिनदार प्रमनाथ परमात्म निधीकार . बय:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: निवडी प्राधीकरण पुणे, महाराष्ट्र, PUNE. पिन कोड:- 411030 पॅन नं:- AAAAS0801Q
2): नाव:- श्री नारायणा गुरु समिती पुणे च्या तर्फे दस्तऐवज प्रवधाना की कु.म. अश्वयं - प्रतापकुमार कुमारन पनिकर . बय:- पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: अश्विन निवास समर्थ नगर आळंदी रोड दिवरी पुणे, महाराष्ट्र, PUNE. पिन कोड:- 411015 पॅन नं:-

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

1): नाव:- प्रभाकर महादेव शिंदे बय:- 77, पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: विलडींग नं 31/8 मिनल सोमायटी प्रतिक नगर गणपती मंदिर जवळ केरवडा पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411006 पॅन नं:- BLPPS5332G

(9) दस्तऐवज करून दिल्याचा दिनांक

18/07/2024

(10) दस्त नोंदणी केल्याचा दिनांक

18/07/2024

(11) अनुक्रमांक, खंड व पृष्ठ

8512/2024

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

618300

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



मुल्यांकनामाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

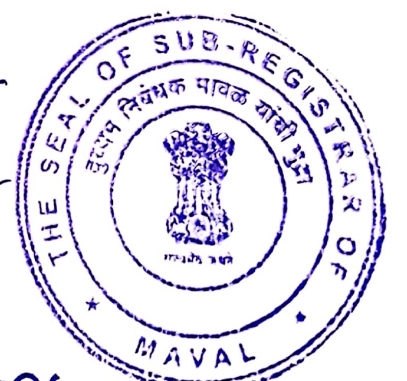
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

नकल केली
वी रुजवात घेतली
अरसल वर हुकुम नकल

अजदार सोवारी
यांचे दिनांक 23/06/2024
च्या अर्जाची नकल 234
दिली तारीख 23/06/2024

दुसरे निबंधक मावळ

दुसरे निबंधक मावळ



23/06/2024



CHALLAN
MTR Form Number-6



GRN	MH005250604202425E	BARCODE	Date 15/07/2024-18 04 34		Form ID	36
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID / TAN (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable) ALMPK3955B			
Office Name MVL_MAWAL VADGAON SUB REGISTRAR			Full Name SREE NARAYANA GURU SAMITI PUNE			
Location PUNE			Flat/Block No. VILLAGE GAHUNJE TAL MAVL DIST PUNE			
Year 2024-2025 One Time			Premises/Building			
Account Head Details			Amount In Rs.			
0030046401 Stamp Duty			618300.00			
0030063301 Registration Fee			30000.00			
			Road/Street Survey/Gat No. 145			
			Area/Locality PUNE			
			Town/City/District			
			PIN 4 1 2 1 0 1			
			Remarks (If Any)			
			PAN2=AYKPS9111Q~SecondPartyName=MR. PRABHAKAR MAHADEO SHINDE~			
			Amount In Six Lakh Forty Eight Thousand Three Hundred Rupees			
			Words Only			
Payment Details UNION BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN Ref. No. 02901792024071592755 525486705			
Cheque/DD No.			Bank Date RBI Date 15/07/2024-18 05 58 Not Verified with RBI			
Name of Bank			Bank-Branch UNION BANK OF INDIA			
Name of Branch			Scroll No. , Date 15/07/2024			

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दृश्यम निवधक कायदासु नोदणीकरावयासु दस्तासानी सादर नालन लागू नाही.

Mobile No. : 8698620420

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-17-8512	0002899459202425	18/07/2024-12 48 29	IGR030	30000.00
2	(iS)-17-8512	0002899459202425	18/07/2024-12 48 29	IGR030	618300.00
Total Defacement Amount					6,48,300.00



Valuation ID : 2024071822

मूल्यांकनाचे वर्ष :

जिल्हा :

तालुका :

गावाचे नाव :

क्षेत्राचे नाव :

मूल्य विभाग/उपमूल्य विभाग

मिळकतीचा प्रकार

मिळकतीचे क्षेत्र

वार्षिक मूल्य दर तक्त्यानुसार

Applicable Rules :

1. 2000चौ. मीटर क्षेत्रासाठी

2000चौ. मीटर क्षेत्रासाठी

जमीनीचे एकत्रित अंतिम



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

Receipt of Document Handling Charges

PRN 0724157117244

Receipt Date 18/07/2024

Received from self, Mobile number 8698620420, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 8512 dated 18/07/2024 at the Sub Registrar office S.R. Mawal of the District Pune Gramin.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name UBIN

Payment Date 15/07/2024

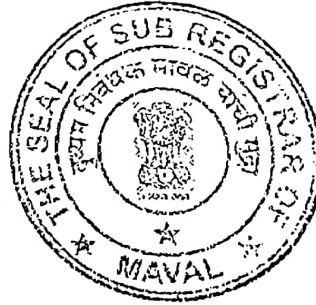
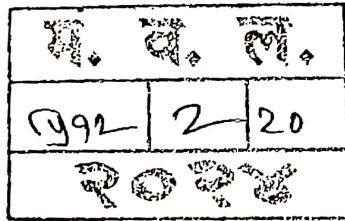
Bank CIN 10004152024071516290

REF No. 625938872

Deface No 0724157117244D

Deface Date 18/07/2024

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



Scanned with OKEN Scanner

मूल्यांकनाचे वर्ष 2024
 जिल्हा पुणे
 तालुका मावल
 गावाचे नाव मावजे
 क्षेत्राचे नाव Influence Area
 मूल्य विभाग/तपमूल्य विभाग 989.2

मिळकतीचा प्रकार खुली
 मिळकतीचे क्षेत्र 2000 चौ. मीटर Layout Plot
 वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर Rs.6870/-
 प्रथम विक्री

Applicable Rules : 16 क

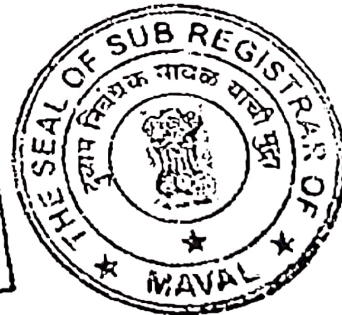
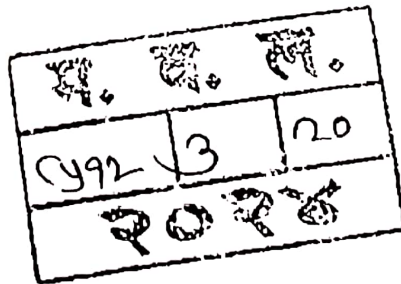
1. 2000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 6870/-
 2000 चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 6870
 = 13740000/-

जमीनीचे एकात्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य
 = 13740000 + 0
 = Rs.13740000/-
 = १ एक करोड सदातीस लाख चाळीस हजार /-

[Home](#)
[Print](#)


Handwritten signature: K. S. K.

Handwritten signature: S. S. S.

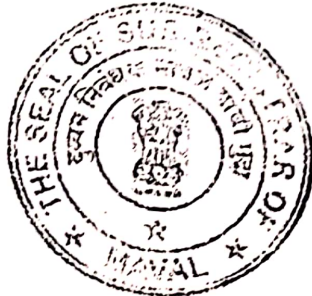
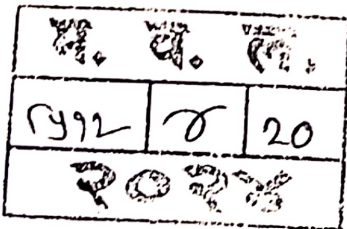




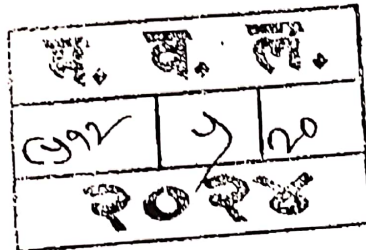
CHALLAN
MTR Form Number-6



GRN	MH005250604202425E	BARCODE	Date		15/07/2024-18:04:34	Form ID	36
Department			Inspector General Of Registration				
Type of Payment			Stamp Duty				
Registration Fee			TAX ID / TAN (If Any)				
Office Name			MVL_MAWAL VADGAON SUB REGISTRAR				
Location			PUNE				
Year			2024-2025 One Time				
Account Head Details			Amount In Rs.				
0030046401 Stamp Duty			618300 00				
0030063301 Registration Fee			30000 00				
Flat/Block No.			VILLAGE GAHUNJE TAL MAVL DIST PUNE				
Premises/Building			Survey/Gat No. 145				
Road/Street			PUNE				
Area/Locality			PUNE				
Town/City/District			PUNE				
PIN			4 1 2 1 0				
Remarks (If Any)			PAN2=AYKPS0111Q-SecondPartyName=MR. PRABHAKAR MAHADEO SHINDE-				
Total			6,48,300 00				
Payment Details			UNION BANK OF INDIA				
Cheque-DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No.			Bank CIN				
Name of Bank			Ref. No.				
Name of Branch			Bank Date				
Scroll No.			Date				
Mobile No.			8698620420				

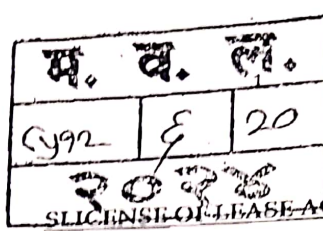


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724157117244	Date 15/07/2024
Received from self, Mobile number 8698620420, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Mawal of the District Pune Gramin.	
Payment Details	
Bank Name UBIN	Date 15/07/2024
Bank CIN 10004152024071516290	REF No. 625938872
This is computer generated receipt, hence no signature is required.	



Handwritten signature
BSSB

Handwritten signature



THIS AGREEMENT OF LICENSE OF LEASE is Made And Executed At Vadgaon Maval Pune 412106 On This 16th July 2024 In The Year 2024, to be effective subject to date of peaceful and actual possession.

BETWEEN

MR. PRABHAKAR MAHADEO SHINDE

Age :- 77 yrs, Occ :- Business

PAN No. AYKPS9111Q

Aadhar card No. 9631 2275 2544

Mobile No. 9922696060

R/at:- Building No. 31/8, Mittal Society Pratik Nagar

Near Ganapati Mandir, Yerwada

Pune City, Pune 411006

Hereinafter referred to as the LICENSOR

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators etc.)

..... PARTY OF THE FIRST PART

AND

1. **SREE NARAYANA GURU SAMITI - PUNE**

Office Address :- Ward No. 4, Office No. 306-307, Mohol Market, Pimpri, Pune - 411017.

Through its Vice President

MR. Pratapakumar Kumaran Panicker

Svy No 4/1/2A, Athira Niwas, Samarth Nagar,

Alandi Road, Near Vinayak Temple, Dighi

Pune City, Pune 411015

Aadhar No 828077946722

PAN ALMPK3955B

Mob No- 7385611156

R/at:- as Above

2. **SREE NARAYANA GURU SAMITI - PUNE**

Office Address :- Ward No. 4, Office No. 306-307, Mohol Market, Pimpri, Pune - 411017.

Through its TREASURER

MR. PRABHUNATH PURUSHOTHAM NEELIKAD

Age :- 69 yrs, Occ :- Business

PAN No. AANPN0397A

Aadhar card No. 9888 8998 9749

Mobile No. 9422082677

R/at:- as Above

Hereinafter referred to as the LICENSEE

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors and administrators etc.)

..... PARTY OF THE SECOND PART

WHEREAS the Licensor is the owner of Property Survey/Gat No. 145 out of Admeasuring area 00 Hr. 35.52 R under the Licensee to lease 20.00 R out of the above said LAND to use Gahunje Gram Panchayat Property, situated at Village Gahunje, Taluka Maval in the Registration District Pune & in the Sub Registration District Pune and situated within the limits of Zilla Parishad Pune and within the jurisdiction of Sub Registrar MAVAL [PUNE].

Prabhunath

BB

Shinde



म. द. ल.		
592	0	20
२०२४		



(Which is more particularly described in the Schedule written hereunder) (hereinafter for the sake of convenience hereto referred to as "THE SAID LAND");

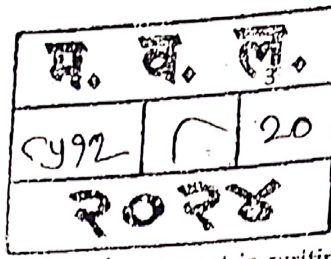
AND WHEREAS, the Licensee has approached to the licensor with a request to allow the Licensee to lease 20.00 R out of the above said LAND to use as Play ground for students of Sree Narayana Vidyalay, (SNV) and for similar allied use on long Lease Basis;

AND WHEREAS the Licensor have agreed to grant 20 R LAND from the above said land on long Lease for a period of 30 years (Thirty Years) Lease Deed to the Licensee to use the said Land as play ground and/or similar allied use on the following terms and conditions agreed to between the parties herein under :

NOW THIS AGREEMENT AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS.

1. The Licensor hereby permits and grants the Lease license and the Licensee hereby accepts to use the said land (Which is more particularly described in the Schedule written hereunder) for a period of 30 YEARS Thirty Years) Months i.e. from 16 July 2024 to 15 June 2054.
2. The licensee, after due negotiation, considering the use of land, agreed to pay a lump sum amount of Rs 3.5 Lac (Rupees Three Lac Fifty Thousands only) in consideration of the fact that the Licencee is a Public Charitable Trust operating in Sai Nagar, Dehu Road and operating an English medium Self Finance School for the down trodden/economically backward class children from the Dehu Road area at a very low fees structure, decided to grant the permission/Lease license to the Licencee.
3. The licensee agreed NOT to use the said land for any other purpose other than the above use of the "School" (SNV).
4. The Licensee has agreed to pay an amount of Rs. 3,00,000/- (Rs. Three Lac Only) towards the interest free security deposit to Licensor by Cheque No. 019791, dt. 16/07/2024, Bank - SBI Bank, Branch Ghunje Maval, [Subject To Realization The Cheque] as and by way of interest free Security Deposit with the licensor. In addition, a further sum of Rs. 50,000/- (Rupees Fifty Thousand Only) will be paid by in cash Dated:- 16/07/2024
5. The licensee shall pay any land tax/fee, as and when demanded by the Revenue authority the in the name of the Licensor only and on behalf of the licensor. The property tax of the said land as and when demanded, by the Gahunje Grampanchayat will be paid by the licensee.
6. The licensee has specifically agreed that the TRUST will use the said premises for its own use for the use as Play ground and/or allied uses and will not change the use of the said land / premises in any manner other than the mentioned above. The Licensee has specifically agreed that it will not allow any other person/party whatsoever/whosoever to make use of the said land.
7. The Licensee shall not carry on any other business or activity on the land which will be construed as defamatory, illegal and has agreed not to use the address of the said premises whether directly or indirectly for any illegal purpose/s.
8. The Licensee has agreed to keep the said land / premises safe, harmless, indemnified from and against all expenses, costs, damages or penalties or any such losses which may incur. The Licensee agrees to ensure that its visitors, employees shall observe and maintain proper decorum and good behavior in the said land.
9. The licensee has also agreed that the TRUST will not do any business activity which is harmful for the health of surrounding area people.

[Signatures of the parties]



9. The Licensee shall take prior consent in writing from the Licenser before carrying out any addition alteration and/ or construction of any nature in the said land.
10. The possession of the said land / premises shall always be of the Licenser and the Licensee shall have only right to use and occupy the said premises for the period of lease of 30 years.
11. On the expiry of Lease period of Leave of Lease Deed by efflux of time or its earlier termination the Lease Licensee shall stop the use and occupy the said premises and fixture and fitting provided in the said land/premises and vacate the same by removing the Licensee's articles lying in the said land/premises subject to compliance of existing rules.
13. The Licensee has agreed that he will not sublet or transfer in any manner the said land/premises to any third party of person or will not create any kind of third party interest of whatsoever nature in the said premises or will not allow any third person to use and or occupy the said premises without the prior written consent of the Licenser. In fact the Licensee specifically agrees that the TRUST will not acquire any kind of such rights or authority to do so.
14. The present agreement is purely a License of Lease agreement without any right to title and that the Licensee do not have any intention to create any kind of right by virtue of present agreement nor any party is acquiring any such right by virtue of present agreement under the provisions of Bombay Rent Act. Also the Licensee specifically hereby agrees and accepts that he has completely understood the meaning of this agreement of License of Lease and that he will also not claim any sort of Tenancy rights or any other incidental right in respect of the said land/ premises in future also under the provisions of Bombay Rent Act.
16. The Licensee shall give quiet, vacant and peaceful possession of the said land / premises of the said premises on the expiry of this agreement unless otherwise decided then.
17. The Licensee pays the expenses and legal charges / fees of the license of Lease.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of said Property i.e. Survey/Gat No. 145 out of Admeasuring area Hr. 35.52 R its the Licensee to lease 20.00 R out of the above said LAND to use having Gahunje Gram Panchayat Property situated at Village Gahunje, Taluka Maval in the Registration District Pune & in the Sub Registration District Pune and situated within the limits of Zilla Parishad Pune and within the jurisdiction of Sub Registrar MAVAL [PUNE] and bounded as follows:-

- ON OR TOWARDS EAST : Village Mamurdi Boundry
- ON OR TOWARDS SOUTH : By gat No 145 reamaining property the owner of Shantilal Solanki
- ON OR TOWARDS WEST : By gat No-142
- ON OR TOWARDS NORTH : By gat No- 144

Together with all things being and lying upon, under embedded in/attached to earth. Right of way and all easement rights attached thereto.

[Signature]

[Signature]

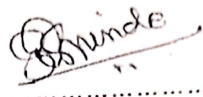
[Signature]

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN

Photo

Thumb Impression



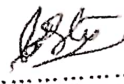

MR. PRABHAKAR MAHADEO SHINDE

LICENSOR
PARTY OF THE FIRST PART

Photo

Thumb Impression



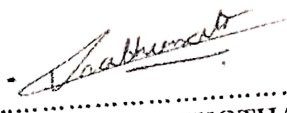

MR. Pratapakumar Kumaran Panicker
(SREE NARAYANA GURU SAMITI - PUNE Through
Vice President)

LICENSEE
PARTY OF THE SECOND PART

Photo

Thumb Impression




MR. PRABHUNATH PURUSHOTHAM NEELIKAD
(SREE NARAYANA GURU SAMITI - PUNE Through
Treasurer)

LICENSEE
PARTY OF THE SECOND PART

WITNESSES :-

Sign :-

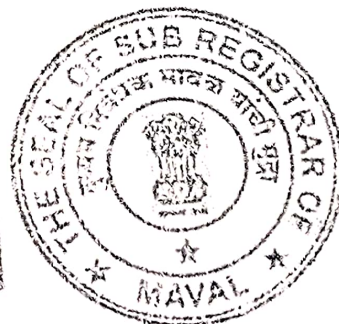
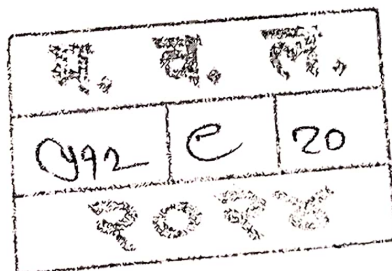
Name :- Raju Chappalakal Pappu

Add. :- 5/401 Kukraja Haritage CHS Andanpark Pune

-15

Sign :-
Name :-
Add. :-

Mr. Vikas Vitthal More
Dhanori Pune - 15



1123, 66,000 - 2 Stamp - 6118,300

86 - 20,000

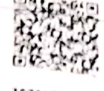


(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि भोगवट्या (नियम) अधिनियम १९७७ यातील नियम ३५,६ आणि ७)

गाव - गव्हर्ने (५५६,०२२)

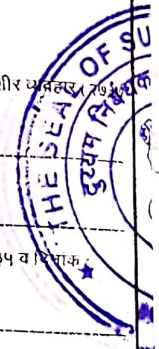
तालुका - मावळ

जिल्हा - पुणे



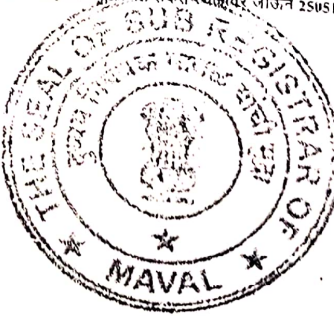
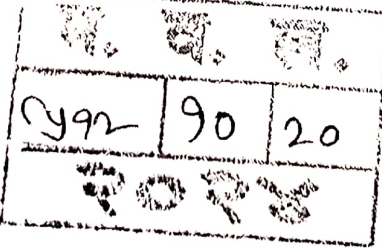
35756276865

शे. ३, एकक व आकारणी	रकाने क्र.	भोगवट्यादाराचे नाव	होज	आकार	पो. रज.	फेरफार क्र.	मुल, खंड व इतर अधिकार
शे. ३, एकक व आकारणी	१५४४	लता शशिकांत निरगुडे	०.०६.००	०.०८		(३०१७)	मुलारे नाव न खंड
शे. ३, एकक व आकारणी	२४८	पांडुरंग लाडकोजीराव भोसले				(३०१७)	इतर अधिकार
शे. ३, एकक व आकारणी		एन.एस.व्ही. घारी				(३०१७)	मुल कायदा फलम - ८४ क म पात्र
शे. ३, एकक व आकारणी		मोहन गणपतराव भोसले				(३०१७)	इतर (१३८५)
शे. ३, एकक व आकारणी		मंसल लाडकोजीराव भोसले				(३०१७)	इतर
शे. ३, एकक व आकारणी		अशोक नारायण पाटकर				(३०१७)	(१६९३३०१६९७९७०४९०३५) (१४२२)
शे. ३, एकक व आकारणी		शशिकांत जयराम गांगू				(३०१७)	इतर
शे. ३, एकक व आकारणी		सामाईक क्षेत्र	०.५५.००	०.७५			(१६०२०१६२७) (१६२८)
शे. ३, एकक व आकारणी	२६५	प्रकाश शंकरराव शिवशरण				(३०१७)	इतर
शे. ३, एकक व आकारणी		मदा अरविंद शिवशरण				(३०१७)	(१६३१३०१६३२) (१६३०)
शे. ३, एकक व आकारणी		कलावती रघुनाथ खरात				(३०१७)	व्यवहार बेकायदेशीर
शे. ३, एकक व आकारणी		यशुधा नानासो थोरात				(३०१७)	इतर (१६५८)
शे. ३, एकक व आकारणी		सुमन शुद्धाकर रंगारी				(३०१७)	मुकडेवर्दी विरुद्ध व्यवहार
शे. ३, एकक व आकारणी		सुनिता व्ही. कदम				(३०१७)	इतर (१७४६)
शे. ३, एकक व आकारणी		पत्सला व्ही. गमरे				(३०१७)	व्यवहार बेकायदेशीर
शे. ३, एकक व आकारणी		आशाबाई किशोर नरवडे				(३०१७)	इतर
शे. ३, एकक व आकारणी		कौता आबाजी शिंदे				(३०१७)	गौरी नारायण दळवी बेकायदेशीर व्यवहार
शे. ३, एकक व आकारणी		चंद्रकांत शिवचंद बिलार्				(३०१७)	
शे. ३, एकक व आकारणी		प्रभावती प्रभाकर गायकवाड				(३०१७)	
शे. ३, एकक व आकारणी		ज्वाला रमावर्त देशमुख				(३०१७)	प्रलंबित फेरफार : नाही.
शे. ३, एकक व आकारणी		सुहास यादवराव गांगुर्डे				(३०१७)	
शे. ३, एकक व आकारणी		विनिता पुंडलिक बोराडे				(३०१७)	शेवटचा फेरफार क्रमांक : ३६३५ व ३६३६
शे. ३, एकक व आकारणी		सामाईक क्षेत्र	०.४२.००	०.५७			२५/०५/२०२४
शे. ३, एकक व आकारणी	२६६	प्रभाकर महादेव शिंदे	०.३५.५२	०.४९		(३०१७)	
शे. ३, एकक व आकारणी	२६८	बलविरसिंग बदन	०.०५.५३	०.०८		(३०१७)	
शे. ३, एकक व आकारणी	३०६	विमल श्री निवासन				(३०१७)	
शे. ३, एकक व आकारणी		एस श्री निवासन				(३०१७)	
शे. ३, एकक व आकारणी		सामाईक क्षेत्र	०.०३.००	०.०४			



हा गाव नमुना क्रमांक ७ दिनांक २५/०५/२०२४ ३:३९:०६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ च्या डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ जमिले जावर वर कोणत्याही सही शिवायची आवश्यकता नाही.

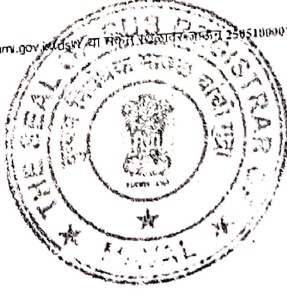
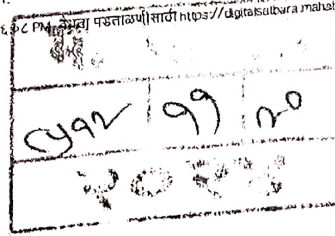
७/१२ डाउनलोड दि : ०९/०७/२०२४ : १६:०६:०८ PM. वैधता पडताळणीसाठी: <https://digitalsatbara.mahabhumi.gov.in/dsw> या संकेतस्थळावर जाऊन 2505100001245655 हा क्रमांक दाखवा.



३०४	प्रकाश मधुकर पाटील	०.०३.००	०.०३	(३०१४)
३०६	[शांती शिवाजी युगळे]			(३०१६)
३०७	सुभाष भगवान पाटील	०.०३.६३	०.०३	(३०१७)
३०८	राजीव घेरतारा	०.०८.८९	०.१२	(३०१८)
४२३	सुभाकरन गेलामुघन	०.११.००	०.१५	(३०१९)
४८६	हरिष शांतीलाल सोलंकी			(३०१७)
	सुरेश शांतीलाल सोलंकी			(३०१७)
	अशोक शांतीलाल सोलंकी			(३०१७)
	निर्मला संजय परमार			(३०१८)
	इंदुमती किशोर जैन			(३०१७)
	सामाईक क्षेत्र	५.९८.९०	९.६३	०.२९.००
४९८	कुजुमेंत बेबी	०.२५.००	०.३४	(३०१७)
५०१	भगवान पदरी झरेकर	०.१५.५०	०.२१	(३०२९)
५०२	नीता मोहित चौधरी उर्फ निता शांतीलाल सोलंकी	०.१८.००	०.२५	(३०१७)
५२०	सविता अमरसिंग हिरे	०.१२.५०	०.१७	(३०१७)
५२३	संतोष झनेडवर गायकवाड	०.३४.५६	०.४७	(३०२०)
६३६	समीर दत्तात्रय मारणे			(३०१७)
	किरण अरुण बालवडकर			(३०१७)
	निखील नानासाहेब मारणे			(३०१७)
	पंकज सुखदेव पाटील			(३०१७)
	सामाईक क्षेत्र	०.५१.००	०.७०	
६४९	[राजेश कृष्ण मोरे]			(३०२८)
	सामाईक क्षेत्र	०.००.००	०	
६५०	भगवान सावळेराम पठारे	०.११.००	०.१५	(३०२०)
६५१	[प्रसाद शंकर ओझी]			(३५६४)
	[संजय ज्ञानदेव जगताप]			(३५६४)
	सामाईक क्षेत्र	०.००.००	०	
६५४	अखिलेश कविलाश सिंह			(३०२९)



हा मात नमुना क्रमांक ७ दिनांक २५/०५/२०२४:०१:३९:०६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व याच नमुना क्रमांक १२ या लेटा स्वतःप्रमाणित असल्यामुळे १२/५२ अभिलेखावर वर कोणत्याही रुढी शिक्क्याची आवश्यकता नाही.
१२/५२ डाउनलोड दि. : ०९/०७/२०२४ : १६:०६:४८ PM मधील परताळणीसाठी <https://digitalsignature.maharashtra.gov.in/dsny> या मॅग्रेझा प्लेज्जवरून क्रमांक २३०६१००००१२४६६६६ हा क्रमांक वापरावा.



पृष्ठ क्र. २/४

	बासुदेव रामकुमार अगरवाला -----सामाईक क्षेत्र-----	०.१०.००	०.१४	(३०२९)
६८५	(यदुमा कृष्ण मोरे]			(३११३)
६८६	उदयमान आसारामचंद	०.०७.००	०.१०	(३०१७)
७०३	निजाम कालेखा शेख	०.०४.२५	०.०६	(३११३)
७०६	खाजा नसीरोदीन खाजा मोहिमेदीन शेख	०.०३.६०	०.०५	(३०९६)
१०३२	प्रविण दिनेश मेघवाल माया डेक्कलपर्स भागीदारी संस्था तर्फे भागीदार मेहराराम घुन्नाराम मेघवाल सतोष प्रतापराव शिलोळे -----सामाईक क्षेत्र-----	०.११.००	०.१५	(३५६४) (३५६४) (३५६४) (३५६४)
मुमं किंरकार जा. (१) (१०३१) (१११५) (१६५५) (१६५६) (१६५७) (१६५९) (१६६३) (१६६६) (१६६९) (१७३६) (१७३८) (१७३९) (१७४०) (१७४१) (२०३५) (२०३६) (२१०५) (२१०७) (२५१२) (२७८३) (२८५८) (२८७७) (२९३७) (२९४६) (२९६७) (२९९९) (२९९७) (३०१७) (३०२०) (३०२१) (३०२४) (३०२८) (३०२९) (३०३२) (३०४७) (३०४८) (३०७२) (३०८७) (३०८७) (३०९६) (३१०५) (३१०७) (३१०७) (३१०८) (३११३) (३१७५) (३६३५)				सीमा आणि मुमापन चिन्हे :

१५ ३ २०
१५१२ १२ २०
२०२४



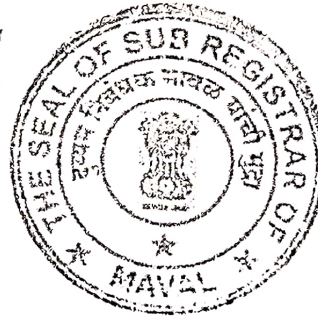
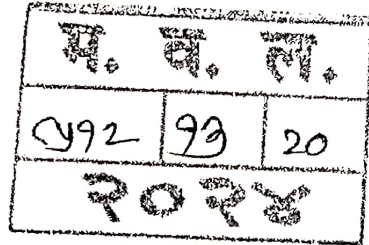
हा गाव नमूना क्रमांक १ दिनांक २५/०५/२०२४ ११:३९:०६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा ठेका स्वयंप्रमाणित असल्यामुळे १५/१२ अंगितेखावर वर कोणत्याही स्वरुपाची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०२/०४/२०२४ : १६:०६ ०८ PM. वेबसाईट पडताळणीसाठी <https://dgtasattara.mahachurni.gov.in/dsa/> या संकेत स्थळावर जाऊन 2505100001245655 हा क्रमांक वापरावा.

पृष्ठ क्र. ३/४



वर्ष	हंगाम	खाली क्रमांक	विकासातील क्षेत्राचा संपादन					लागतहीसाठी लागतवा लागलेली जमीन		शेरा
			विकासा प्रकार	विकासाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे माध्यम	वस्तु	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.सी.सी.	हे.आर.सी.सी.			हे.आर.सी.सी.	
२०२१-२२	खरीप	२४८				०.०		गवत पड	०.५५००	
२०२२-२३	संपूर्ण वर्ष	५२०*	निर्मेल	आंबा		०.००५०				
			निर्मेल	पपई		०.००२०				
			निर्मेल	नारळ		०.००५०				

टीप : ** सदरची नोट मोबाइल ॲप द्वारे घेणेत आलेली आहे





"ONE CASTE, ONE RELIGION, ONE GOD FOR MANKIND"

SREE NARAYANA GURU SAMITI - PUNE

Regn. No. MAH / 5913/ PUNE & F-7002 (PUNE)

Regd. Office : 307, Mohol Market, 3rd Floor, Near Ashok Chitra Mandir, Pimpri, Pune - 411 017,
Phone : 020-27411352, E-mail : contact@sngspune.org Website : www.sngspune.org

Extract of Resolution No 03 from the Minutes of Managing Committee Meeting
Held on 23rd June 2024 at Pimpri Registered Office at 5:30 pm

Resolved that Shri Chandran Janardhanan and Shri Prabhunath Purushotham Neelikad, President and Treasurer respectively of Sree Narayana Guru Samiti, Pune, registered both under Societies Registration Act 1860, Registration No MAH/5913/Pune and Bombay Public Trust Act, Registration No F-7002/Pune, having the registered office at Ward No 4, Office No 306-307, Mohol Market, Pimpri, Pune 411017 to sign all required documents in connection with the long Lease Deed for 30 years from July 2024 to June 2054 for 20 AAR land at Survey/GAT No 142,143 & 144 at Gahunje Gram Panchayat, Sai Nagar, Dehu Road, Pune 412101 between Shri Prabhakar Mahadev Shinde, Owner, 31/8, Mittal Society, Pratik Nagar, Near Ganapati, Mandir, Yerwada, Pune City 411006, Aadhar No 9832 6519 5986, PAN BLPPS 5332G and Sree Narayana Guru Samiti, Pune, a Public Charitable Trust.

The above is a true extract from the Minutes of Combined Meeting held on 23rd June 2024 at the registered office.

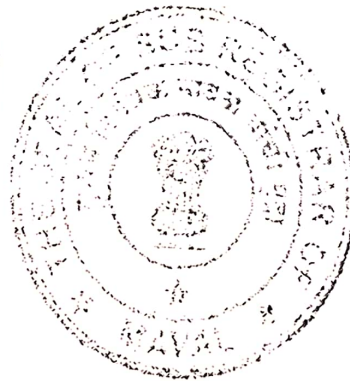
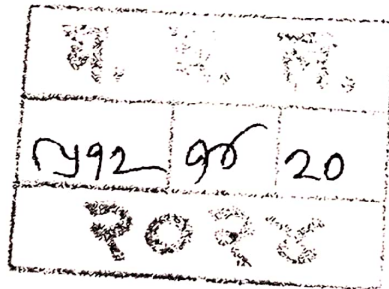
454

CP Raju

General Secretary

For & On behalf of SNGS, Pune

26th June 2024



[विभाग-प्र.मा. ५०/५]

क्रमांक N^०

17552



नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २१)

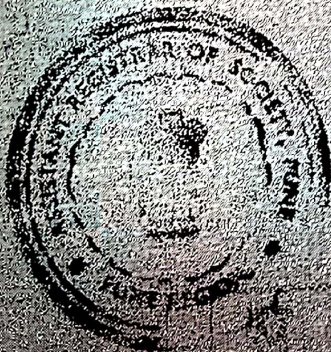
नोंदणी क्रमांक

महाराष्ट्र ५८९३/५०

याद्वारे असे प्रमाणित करण्यात येते की, श्री. बालकृष्ण मुक्त सतिश पुणे

व्यालील तारखेत संस्था नोंदणी अधिनियम, १८६० (प्रत १८६० चा अधिनियम २१) अन्वये योग्य रीत्या नोंदणी करण्यात आली.

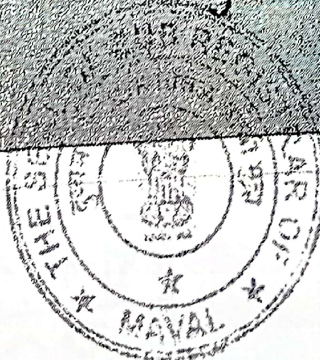
तारीख ४-६-१९८९ रोजी माझ्या उहोनिशी दिले.



संस्थाने सहायक निदेशक,

विभाग

FY 92 94 20
२०२४





32

नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्त व्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्त व्यवस्था अधिनियम, १९५० (सत १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये पुणे

विभाग पुणे येथील सार्वजनिक विश्वस्त व्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्त व्यवस्थेचे नाव श्री नारायण गुरु सामिती (पुणे)
९७ श्री साईनाथ ओसायदी पियरी पुणे/१७
सार्वजनिक विश्वस्त व्यवस्थाच्या नोंदणी पुस्तकातील क्रमांक पुणे ७०००२ (पुणे)
श्री बालरामन कुंज पनीकर पियरी पुणे २०१२ मध्ये प्रमाणपत्र दिले.

आज दिनांक २९ ऑगस्ट १९८५ रोजी साक्ष्या सहनिधी दिले.

धिका

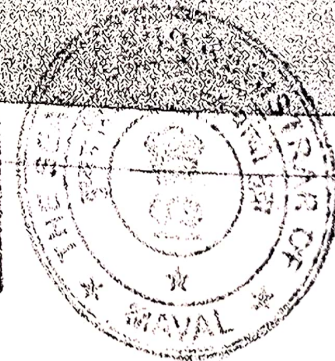
सही

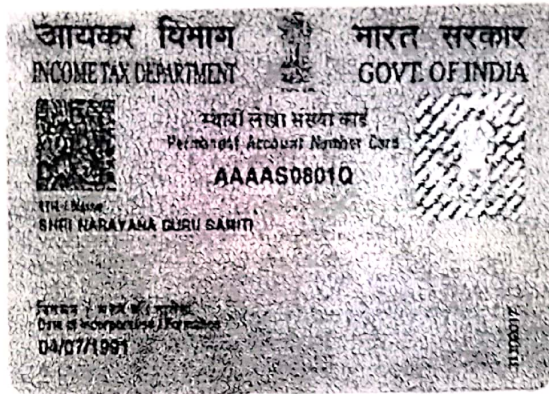
७८/१२५

पत्ता

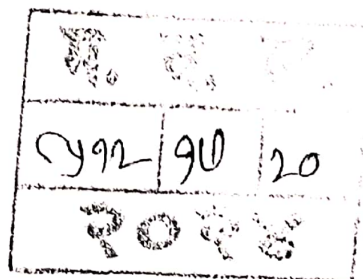
१७/१२५ विभाग, पुणे.

२५१२	९६	२०
२०२४		





Self Attested
Vaibhava
11/03/2024



भारत सरकार
GOVERNMENT OF INDIA

प्रधान पुरुषोत्तम नेलिकद
Prabhunath Purushotham Neelikad
जन्म वर्ष / Year of Birth: 1955
पुरुष / Male

5433 4198 5572

आधार -- सायान्य भाणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

PERMANENT ACCOUNT NUMBER
AANPN0397A

नाम / NAME
PRABHUNATH PURUSHOTHAM
NEELIKAD

पिता का नाम / FATHER'S NAME
PURUSHOTHAM NEELIKAD

जन्म तिथि / DATE OF BIRTH
07-02-1955

हस्ताक्षर / SIGNATURE

आयकर विभाग, पुणे
Commissioner of Income-tax, Pune

भारत सरकार
GOVERNMENT OF INDIA

प्रधानपुत्र कुमार पणिकर
Prathapakumar Kumaran Paniker
जन्म तिथि / DOB: 13/05/1969
पुरुष / Male

Aadhaar is proof of identity, not of citizenship
or date of birth, it should be used with verification (online
authentication, or scanning of QR code / offline XML)

8280 7794 6722

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATHAPAKUMAR KUMARAN PANIKER

PAPPU KUMARAN KRISHNAN

13/05/1969

ALMPK3955B

भारत सरकार
GOVERNMENT OF INDIA

प्रभाकर महादेव शिंदे
Prabhakar Mahadeo Shinde
DOB: 29-04-1947
Gender: Male

9832 6519 5986

आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR MAHADEO SHINDE
MAHADEO GOVINDRAO SHINDE

29/04/1947

Permanent Account Number
BLPPS5332G

THE SEAL OF S
पुरवम विभाग

भारत सरकार
GOVERNMENT OF INDIA

राजू चापलकल पप्पू
Raju Chappalakal Pappu
जन्म तारीख/DOB: 10/04/1949
पुरुष/ MALE

9888 8998 9749
VID: 9135 3345 6133 6209

माझी आधार, माझी ओळख

992 95 20
२०२४

भारत सरकार
GOVERNMENT OF INDIA

विकास विठ्ठल मोरे
Vikas Vitthal More
जन्म तारीख/DOB: 04/03/1974
पुरुष / MALE

8973 0478 1189

माझी आधार, माझी ओळख

THE SEAL OF S
पुरवम विभाग

17/8512

गुन्वार, 18 जुलै 2024 12:49 म.नं.

दस्त गोपवारा भाग-1

मसल 96/20

दस्त क्रमांक: 8512/2024

दस्त क्रमांक: मसल /8512/2024

बाजार मूल्य: रु. 1,37,40,000/-

अन्य मूल्य: रु. 6,18,300/-

मोयदना: रु. 3,00,000/-

दु. नि. मह. दु. नि. मसल यांचे कार्यालयाने

अ. क्र. 8512 वर दि. 18-07-2024

गेजी 12:47 म.नं. वा. हजर केला.

पावनी: 11068

पावनी दिनांक: 18/07/2024

मादरकरणाचे नाव: श्री नारायणा गुरु समिती पुणे

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पुष्टांची संख्या: 20

एकूण: 30400.00

दस्त हजर करणाऱ्याची मही.

MVLS

मुख्य निबंधक मालवळ

दस्ताची प्रकार: लीजडीड

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा. अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिवा क्र. 18 / 07 / 2024 12 : 47 : 27 PM ची वेळ: (मादरीकरण)

शिवा क्र. 2 18 / 07 / 2024 12 : 48 : 49 PM ची वेळ: (फी)

वर दस्तऐवज हा मादना लावला १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस बाजार केला आहे. दस्तऐवजातील संपूर्ण मजकूर निवृत्तित घ्यावी. कोणत्याही प्रकारचा बदल होऊ नये. सोबत जोडलेल्या कायद्यानुसार कोणत्याही प्रकारचा बदल होऊ नये. दस्ताची सत्यता, तैल्लम जाणवत असल्यास दस्तनिष्पादक व कबुलीधारक हे कोणत्याही प्रकारचा बदल होऊ नये. दस्ताऐवजासोबत जोडलेल्या कायद्यानुसार कोणत्याही प्रकारचा बदल होऊ नये. दस्ताऐवजाची संपूर्ण जबाबदारी दस्तातील



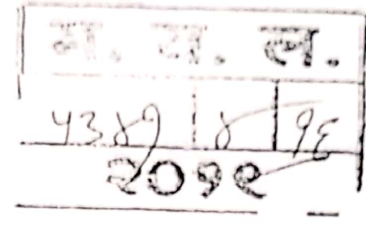
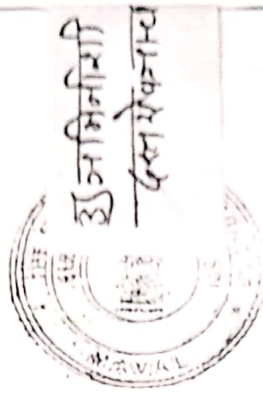
लिहून देण

दस्त केला

Crabhumate



Scanned with OKEN Scanner



30 (35)

Leave and License Agreement

This agreement is made and executed at Pune on this 16th day of August 2019.

Between

1. Mr. Sandip Krushna Pingat,
Age 36, Occupation / Profession-Service
Aadhar / PAN No.
2. Mr Santosh Krushna Pingat,
Age 34 Occupation/profession -Service
Both R/At : At post Gahunje near Zilha parishad school,
Tal, Maval Dis. Pune 411014
Aadhar / PAN No.

Hereinafter called the "OWNERS"/"LICENSORS" (which expression unless repugnant to the context or meaning thereof shall can deem to mean and include their heirs, representatives, successors, administrators, executors and assigns) of the party of the FIRST PART

And

SHREENARAYANA GURU SAMITI PUNE
(Herein after referred to as SNGS Pune)
Registered charitable Trust
Through its Authorized Signatory
Mr. Chandran Janardhanan,
Age : 66 Yrs, Occupation/Profession : Business,
R/At Svy No 51, Geethalayam, Mitha Nagar,
Kondhwa Road, Near D.E.D. College, Pune City,
Pune, Maharashtra 411048
Aadhar No : 9141 1458 2155 / PAN : AESPJ2394E

And

Mr Praphul Damodar Panicker,
Age : 63 Yrs, Occupation/Profession : Service,
R/At Flat No A5, Navagitanjali Society, Bhau Patil Road,

Chd



36

Bcpodi, Pune, Maharashtra 411020

Aadhar No. xxxx xxxx 1135, PAN No. AEP3576B

President, Sree Narayana Guru Samiti, Pune and Secretary, Sree Narayana Vidyalaya run by Sree Narayana Guru Samiti, Pune, a Public Charitable Trust, Registered under the Bombay Public Trust Act, having its Registration No F-7002 (Pune) and registered office at 307 Mohol Market, 3rd Floor, Pimpri Pune 411017, PAN NO AAAAS0801Q, through its above authorized representatives, hereinafter called the "LICENSEES" (which expression shall unless repugnant to the context or meaning thereof shall deem to mean and include its representatives, successors and authorized assigns) of the Party of the SECOND PART

DESCRIPTION OF PROPERTY—

All that piece and parcel of the property situated at Gahunje having Gat No. 145 total area admeasuring about 5 hector 25 R out of which the licensors/owners having the Plot No.48 admeasuring about 3816 sq. ft and the building having two floors and the Ground floor admeasuring about 2700 sq. ft including the three shops on ground floor, 1st floor admeasuring about 3400 sq. ft and the 2nd floor admeasuring about 3400 sq. ft, a total area about 9500 sq. ft built up area which is bounded as follows :-

East : Plot no. 152

West : Property of Mr. Fadanvis

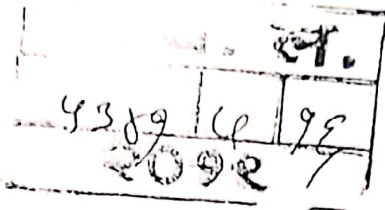
North : Plot No. 42

Scuth : Common road

AND WHEREAS the above mentioned property is purchased by the Licensors and the Licensors are the lawful owners of the property, described in Schedule hereinabove for the sake of brevity called or referred to as the Licensed Premises. Whereas the Licensors having record of rights as owners and possessors of this property declare that the said premises has a clear, marketable and unencumbered title and that there is no loan, lien, liability or demand from any statutory agencies including Govt/semi Govt agencies and the owners/licensors are desirous of giving the said premises on Leave and License.

AND WHEREAS the Licensors having the rights to lease or grant the said property on the basis of Leave and License to the Licensees under section 24 of the Maharashtra Rent Control Act 1999.

CA/



within a period of 10 days from the receipt of the bill and shall not commit default on it.

The Licensees have deposited with the Licensors an amount of Rs 3,00,000/- (Rupees three lakhs) as security deposit shall be refunded by the Licensors to the licensees on the expiry of the license, or on revocation, or at the time of vacating the said premises hereinabove mentioned by the Licensees, without any interest but after deducting the due and payable licensee fees, electricity charges (if remained unpaid by the licensees) or any such payments due from the Licensees to the Licensors.

3. Nothing contained under this Agreement shall, under any circumstances, whatsoever, be construed to be the transfer of right, title and interests included tenancy/lease right or otherwise shall be created other rights or interest in the said premises in favor of the Licensees.
4. The intention of both the Parties is to remain always Licensors and Licensees for the period of this Agreement and will be treated as a temporary arrangement to allow the Licensees to use the said premises for the professional purpose as agreed to hereinabove in this Agreement.
5. The Licensees shall keep the interior of the said premises in good condition during the period of the license and will be responsible for any damage, subject to responsible wear and tear due to normal use of the said premises.
6. ✓ The Licensors agree to undertake and repair any major structural defect/crack, concealed plumbing and electrical wiring, etc at their cost and risk before handing taking the possession of the said premises. However normal repair, replacement of electrical components, water taps, etc will be the responsibility of the Licensees ✓ CA
7. The Licensees shall not be entitled to make any permanent alterations in the said premises except those temporary addition and alterations which the Licensors permit in writing and the Licensees on the expiry of this Agreement handover vacant and peaceful possession of the said premise to the licensors in a neat and clean state.

38



A. H.	
4389	E 98
2092	

AND WHEREAS the Licensees operate and manage SREE NARAYANA VIDYALAY, an ENGLISH MEDIUM SCHOOL under Gat No 146 in Village Gahunje, Maval Taluka, Pune, the Licensees approached the Licensors to grant the said property on long lease under a registered Leave and License agreement to be renewed after a period of 48 months excluding the first six months from the date of registration to the Licensees to obtain Government permission/approval of change of address, renovation/repair, creation of adequate washrooms for children, teachers and staff, plugging of seepage / leak of 2nd floor, painting and internal fitment/fixtures, etc for which both the Licensees and the Licensors mutually agreed to pay and receive the agreed License fee of Rs 30,000/- pm from the date of registration till first Six Months only.

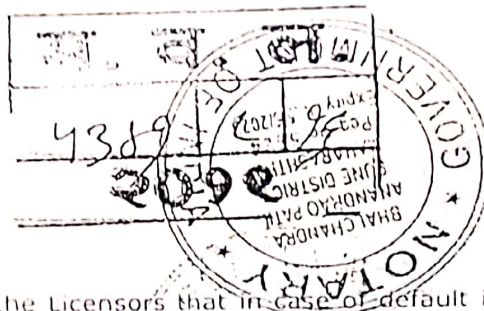
AND WHEREAS Licensors and the Licensees agreed to make an agreement of Leave and License between themselves for a period of 48 (Forty eight) months, i.e. 16th day of August 2019 to date 15th August 2023. The licensees agreed to pay the licensor an amount of Rs. 30000/- p. m. license fee which is starts from 16th day of August 2019 to date 15th February 2020 only for the period of 6 months. The Licensees and the Licensors after negotiation mutually agreed to pay and receive a monthly License fee of Rs. 55,000/- pm, after six months from the date of registration, for the next 18 month, i.e. 16th February 2020 to 15th August 2021, and the License fee of Rs 60,000/- pm from 16 August 2021 to 15 August 2023. That the said license fee and security deposit amount is to be paid by the licensee to the licensor vide cheque only on the name of both licensor.

AND WHEREAS licensees agreed to be kept/pay refundable non-interest bearing security deposit of Rs. 3,00,000/- (Rupees three lakh only) to the licensors which will be simultaneously/ immediately refunded to the Licensees on peaceful vacation of the leased property after recovering justifiable damage, if any, from the security deposit. That the said amount of Rs. 3,00,000/- (Rupees three lakh only) is paid by the licensees to the Licensor vide its Cheque Number 5014140 Date 16/8/2019 Drawn on Bank STATE BANK OF INDIA

AND WHEREAS the Licensors and the Licensees mutually agree on the terms and conditions as agreed to hereinabove.

1. During the period of the license the Licensees shall pay by or before 15th of every month to the Licensors a monthly compensation, as hereinabove agreed as well as the actual electricity bill as per Meter No

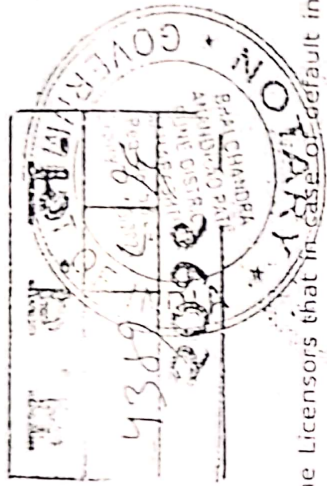
CH



3e

8. The Licensees hereby agree to the Licensors that in case of default in payment of monthly licensee fee for a continuous period of two months or commit breach of any terms of covenant or conditions contained in the agreement, the Licensors are entitled to terminate the agreement after giving a final opportunity of 15 days notice. In case the Licensees continue to default, the Licensors can declare the Licensees' continued occupation as unauthorized.
9. It is agreed and understood between the parties hereto at all times that no rights of tenancy is conferred by this agreement on the Licensees. The licensee shall not sublet with possession of said premise in part or full to anybody else or neither his relatives
10. The original agreement will always remain with the Licensors and the Licensees shall retain a Certified True Copy of the duly completed Registered Leave and License Agreement for their record/reference.
11. The Licensees shall not do anything which may happen to be of nuisance to the neighbors or which may cause damage to the premises or a portion of the said premises of the licensors.
12. In the event of any Party wishing to revoke this agreement of the license during the period or duration of periods as stated in this Agreement, either party shall give and state their intention to do so in writing to the other party with a minimum notice period of 60 days in advance and thereafter this agreement can be revoked. The licensees or its authorized signatory shall hand over the vacant possession of the said premises to the Licensors on expiry or termination as the case may be of this agreement in good repair and conditions, reasonable wear and tear excepted.
13. The Licensees shall not carry out any structural change in the said premises. However with prior written permission of the Licensors, the Licensees can carry out at his own cost interior decoration work in the said premises so as to suit the requirements of the licensees, without causing any damage to the original structure of the said premises. The licensor shall not be liable for any damage caused due to the natural calamities / and due to the negligence of the licensee to the said property.

40



8. The Licensees hereby agree to the Licensors that in case of default in payment of monthly licensee fee for a continuous period of two months or commit breach of any terms of covenant or conditions contained in the agreement, the Licensors are entitled to terminate the agreement after giving a final opportunity of 15 days notice. In case the Licensees continue to default, the Licensors can declare the Licensees' continued occupation as unauthorized.
9. It is agreed and understood between the parties hereto at all times that no rights of tenancy is conferred by this agreement on the Licensees. The licensee shall not sublet with possession of said premise in part or full to anybody else or neither his relatives
10. The original agreement will always remain with the Licensors and the Licensees' shall retain a Certified True Copy of the duly completed Registered Leave and License Agreement for their record/reference.
11. The Licensees shall not do anything which may happen to be of nuisance to the neighbors or which may cause damage to the premises or a portion of the said premises of the licensors.
12. In the event of any Party wishing to revoke this agreement of the license during the period or duration of periods as stated in this Agreement, either party shall give and state their intention to do so in writing to the other party with a minimum notice period of 60 days in advance and thereafter this agreement can be revoked. The licensees or its authorized signatory shall hand over the vacant possession of the said premises to the Licensors on expiry or termination as the case may be of this agreement in good repair and conditions, reasonable wear and tear excepted.
13. The Licensees shall not carry out any structural change in the said premises. However with prior written permission of the Licensors, the Licensees can carry out at his own cost interior decoration work in the said premises so as to suit the requirements of the licensees, without causing any damage to the original structure of the said premises. The licensor shall not be liable for any damage caused due to the natural calamities / and due to the negligence of the licensee to the said property.

32



147

1389 92 96
2009



PHOTO	L.H.T.I	SIGNATURE

Sandip Krushna Pingat

Santosh Krushna Pingat
OWNERS"/LICENSEES

PHOTO	L.H.T.I	SIGNATURE

Praphul Damodar Panicker

LICENSEES

Witness:
Signature:
Name: C P RAJU
Address: MR NIWAS, GANESH NAGAR, GME PO, PUNE 411031
PUNE 411002

ADV. KRISHNA S. DABHOLE

NOTARY GOVT OF INDIA
70, Near Datta Mandir, Dr. Ambedkar Rd.,
Dehu Road, Pune 412101



ADV. AMUP K. DABHOLE

BA. LL.B., LL.M.
170, Near Datta Mandir, Dr. Ambedkar Rd.,
Dehu Road, Pune 412101

**SHRI NARAYANA GURU SAMITI
AGREEMENT TO SALE**



राष्ट्र MAHARASHTRA

© 2024

DA 972373

अनु.क्र. 12515 दि. 02.11.2024 रकम 500/-

दस्तावेज प्रकार: Agreement for sale

सहित का? होय/नाही.....

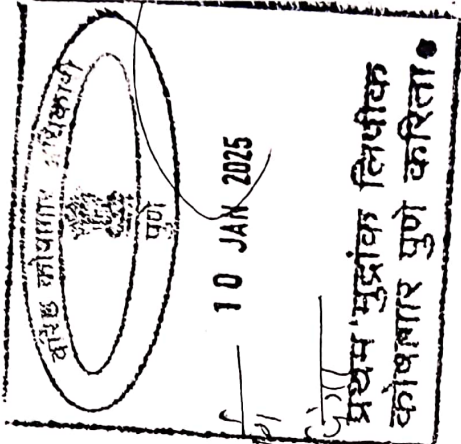
पिपरी 500 अगस्त 2024

सहिय विगल/विताय

अगस्त 2024

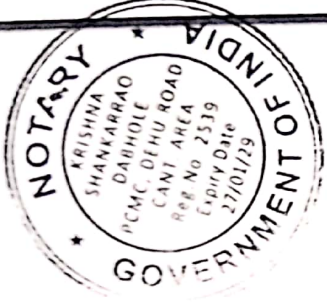
सौ. शकुन्ताल रतेंद्र अमनकर
पत्तना 05 220844
वेपुलुड पुणे-411009

आ करणाला जेणेकरून खरेदी केला त्यांनी त्याच कारणाने
खरेदी केला असून हे महिन्यात वापरणे बंधनकारक आहे



AGREEMENT TO SALE

This AGREEMENT TO SALE is made and executed at PUNE this 22nd ANUARY 2025.



BETWEEN

1. MR. SANDIP KRUSHNA PINGAT

Age: 43 yrs, Occ : Service
Aadhar No. 9755 1334 9143
Pan No. AWWPP7640P

2. MR. SANTOSH KRUSHNA PINGAT

Age: 41 yrs, Occ : Service
Aadhar No. 3019 0941 2349
Pan No. AQPPP3108H
Both R/at : Mu. Po. Gahunje,
Tal - Maval, Dist - Pune- 412101.

Hereinafter referred to as "THE VENDOR/S"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors and administrators etc.)
...PARTY OF THE FIRST PART

AND

1. SHRI NARAYANA GURU SAMITI

(PAN NO. AAAAS0801Q)
Add: Office No. 306,307,
Mohol Market, Pimpri, Pune - 411017.
Through Authorized Signatory
MR. CHANDRAN JANARDHAN
Age : 71 yrs, Occ,- Service/ Business
R/at :- Flat No. 102, A Building, Kushal Nivrutti,
Near Bramha Avenue, Kondhwa, Pune- 411048.

2. SHRI NARAYANA GURU SAMITI

(PAN NO. AAAAS0801Q)
Through Authorized Signatory
MR. SUCHEENDRAN KUNDUVARAVALLAPIL
Age : 44 yrs, Occ,- Service/ Business
R/at :- Row House No. A-9, Golden Orchid Hsg. Soc.,
Chikhali, Pradhikaran, Pune- 411019.

Hereinafter referred to as "THE PURCHASER/S"

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executor and administrators etc.)
...PARTY OF THE SECOND PART

WHEREAS Mr. Sandip Krushna Pingat & Mr. Santosh Krushna Pingat purchased property bearing Gat No. 145, Plot No. 53 & 42, admeasuring about 3816 Sq. Ft, Situated at Village Gahunje, Tal. Maval, Dist Pune within the registration District Pune, Sub - District Taluka Maval, and also within the limits of Gahunje Grampanchayat and within of Sub-Registrar Maval from Mrs. Kirti Rajkumar Jedgule, Mr. Shivram Maruti Wani, Mr. Ashok Kundlik Kumbhar, Mrs. Sumati Nandkumar Dol through Power of Attorney & Development Agreement which is duly registered in the Sub Registrar Maval 2, vide serial No. 5998/2014 & 5996/2014 dated - 25/11/2014. And thereafter the vendor made RCC construction ground +





Two Floors adm. area 8676 Sq. Ft., its having Gahunje Grampanchayat Property No. 0612/1.

AND WHEREAS the Purchaser is already in physical possession of the said property, through MOU and Leave and License executed between the vendor/s & purchaser/s. and the deposit paid at the time of leave and license i.e. Rs. Three Lakh only, will be refunded at the execution of the final deed or deducted from the consideration amount.

AND WHEREAS for good and sufficient reasons, the Vendor decided to sell/transfer the said property.

AND WHEREAS the Purchaser is searching for a suitable premises in the said vicinity came to know about the intention of the Vendor, approached to the Vendor and offered an amount of Rs. 2,11,55,555/- (Rs. Two Crore Eleven Lakh Fifty Five Thousand Five Hundred Fifty Five Only) towards the purchase price / consideration for the said property in as is where is basis title.

AND WHEREAS the said offer given by the Purchaser being reasonable and highest taking into consideration the current market price and situation the Vendor hereinabove decided to sell/transfer the said property to the Purchaser.

AND WHEREAS the Vendor has decided to transfer and sale the said property.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

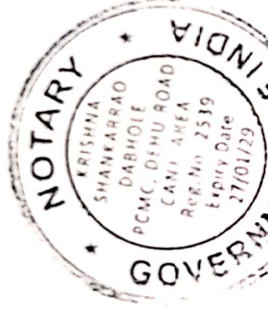
1. The Vendor hereby agrees to transfer, sell, assign and convey and the purchaser agrees to acquire/ purchase the said property and all his right title and interest in the said property at the price of Rs. 2,11,55,555/- (Rs. Two Crore Eleven Lakh Fifty Five Thousand Five Hundred Fifty Five Only)
2. The said consideration/price of Rs. 2,11,55,555/- (Rs. Two Crore Eleven Lakh Fifty Five Thousand Five Hundred Fifty Five Only) will be paid by the purchaser to the Vendor as follows :-

Rs. 10,00,000/- Rs. Ten Lakh Only to be paid by Cheque No. 345945, Dt. 22/01/2025. Bank- Federal Bank, Pimpri Chinchwad.

Rs. 10,00,000/- Rs. Ten Lakh Only to be paid by Cheque No. 345946, Dt. 22/01/2025. Bank- Federal Bank, Pimpri Chinchwad.

Rs. 1,91,55,555/- Rs. One Crore Ninety One Lakh Fifty Five Thousand Five Hundred Fifty Five Only to be paid at the execution of Final Deed/ Agreement.

Rs. 2,11,55,555/- Rs. Two Crore Eleven Lakh Fifty Five Thousand Five Hundred Fifty Five Only)



3. The Vendor/s shall satisfy the Purchasers about his title to the said property being marketable and shall answer all reasonable queries raised by the Purchasers and shall give copies of relevant documents.

4. The parties shall execute the final deed & pay the remaining consideration within 9 months from the execution of this agreement to sale.

5. The Vendor/s will give the possession of the said property of Purchasers after the full and final payment made by the Purchasers to the Vendors.

6. The Vendor/s hereby declares that, the said property is freehold and free from any of the encumbrances i.e. Mortgage, Lien, Gift, Decree, Charges, Agreement, Sale etc. and charges or claims of whatsoever nature. The Vendors hereby indemnifies the Purchasers from any encumbrances mentioned herein, if raised or found in future and assures the Purchasers to make good any such loss etc. suffer by the Vendor.

7. The Purchaser/s will pay all the Taxes / Charges of the Government, Semi-Government, Local Authorities, Electricity Bill till the date of execution of these presence regarding the said land/property.

8. The Vendor/s had not received any notice of acquisition, requisition and reservation in respect of the said property so far till today.

9. The Vendor/s shall co-operate to transfer the Electricity Meter connected to the said property and to record the name in the records of Gahunje Grampanchayat in respect of the said Property, at the cost and expenses, in the name of the Purchaser.

10. The vendor/s assured to paint and conduct necessary fixtures and repairs of the property before giving possession to the purchaser.

11. This Agreement to sale is binding on the Vendors and his legal heirs/legal representatives & Co-owner.

12. Stamp Duty and Registration charges required for this Agreement for Deed of Assignment & final conveyance will be borne by the Purchasers.

SCHEDULE

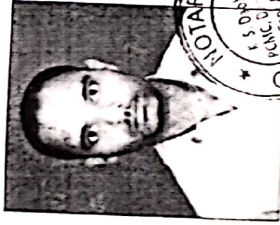
51,
All that piece and parcel of the property bearing Gat No. 145, Plot No. 53 & 42, admeasuring about 3816 Sq. Ft, thereupon RCC construction ground + Two Floors adm. area 8676 Sq. Ft., its having Gahunje Grampanchayat Property No. 0612/1, Situated at Village Gahunje, Tal. Maval, Dist Pune within the registration District Pune, Sub - District Taluka Maval, and also within the limits of Gahunje Grampanchayat and within of Sub-Registrar Maval, and bounded as under

On or towards the East :- Plot No. 52
On or towards the West :- Property of Mr. Fadnavis in the same plot
On or towards the South :- Common Road
On or towards the North :- Plot No. 42



IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET & SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN

Thumb Impression



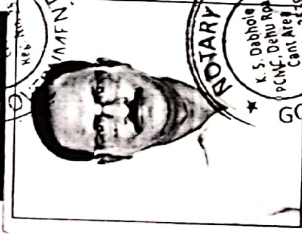
Sandip
.....
MR. SANDIP KRUSHNA PINGAT
VENDOR
PARTY OF THE FIRST PART

Thumb Impression



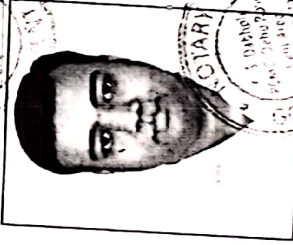
.....
MR. SANTOSH KRUSHNA PINGAT
VENDOR
PARTY OF THE FIRST PART

Thumb Impression



Chandran
.....
MR. CHANDRAN JANARDHAN
(Through Authorized Signatory SHRI
NARAYANA GURU SAMITI)
PURCHASER
PARTY OF THE SECOND PART

Thumb Impression



.....
MR. SUCHEENDRAN KUNDUVARAVALAPPIL
(Through Authorized Signatory SHRI
NARAYANA GURU SAMITI)
PURCHASER
PARTY OF THE SECOND PART

WITNESSES

Sign :- S.S. Pingat

Name :- Sunita Santosh Pingat

Add. :- H.P. - Galwanje Tal - Navar Add.

Dist - Pune - 412101

Sign :- *[Signature]*

Name :- Kavilas Lahu Jadhav

Add. :- Sai Nagar, Dehru Road,
Pune - 412101



NOTARIAL

NOTARIAL

NOTARIAL

NOTARIAL

NOTARIAL

BEFORE ME
[Signature]
ADV. KRISHNA S. DABHOLE
GOVT. OF INDIA

NOTED AND REGISTERED AT
SERIAL NUMBER 851/2025

22 JAN 2025

North

G. No. 143

G. No. 142

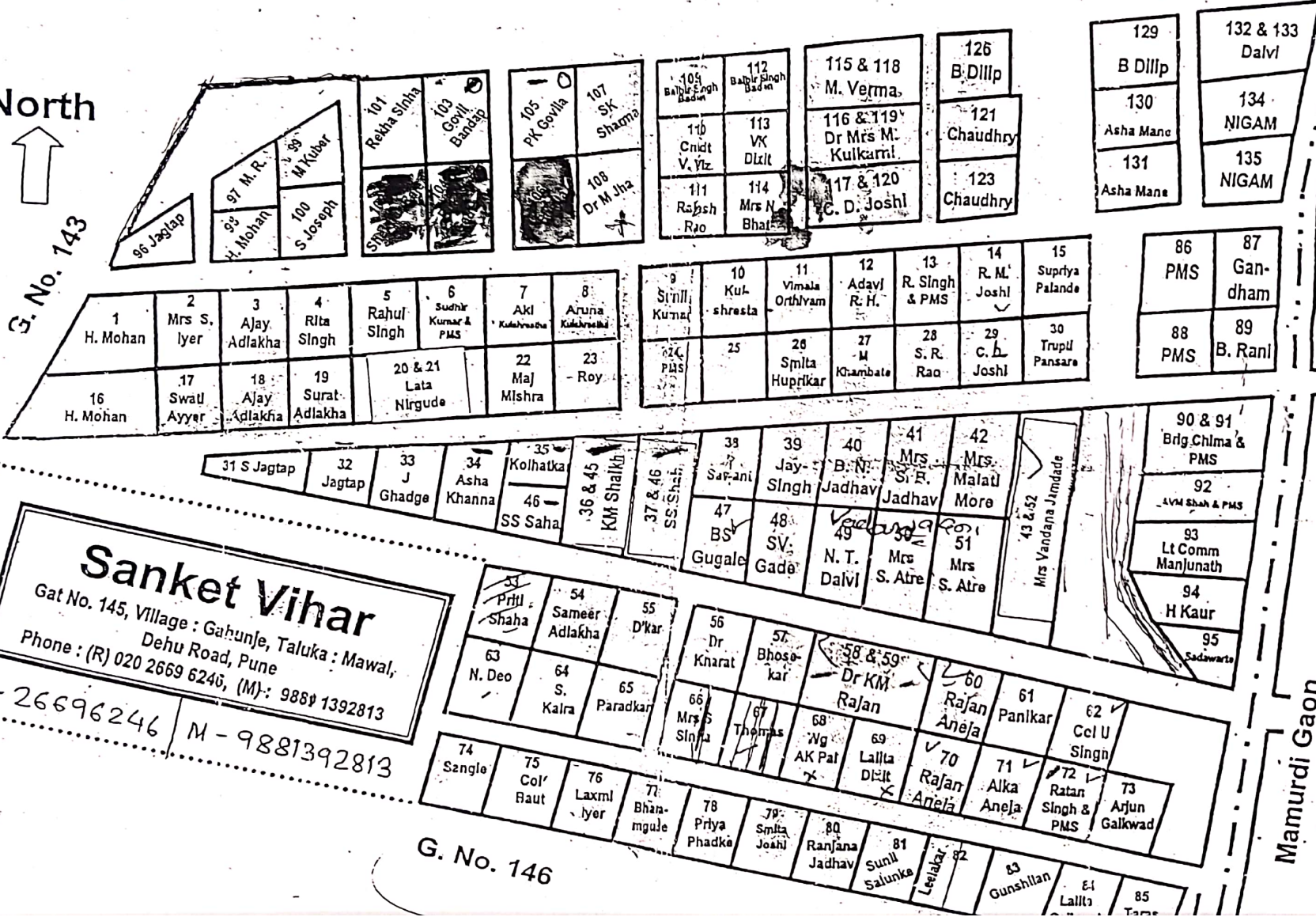
Sanket Vihar

Gat No. 145, Village : Gahunje, Taluka : Mawal,
Dehu Road, Pune
Phone : (R) 020 2669 6246, (M): 9889 1392813

R-26696246 M-9881392813

G. No. 146

Mamurdi Gaon



PLOT NO.	AREA IN SQ.FT.	PLOT NO.	AREA IN SQ.FT.
1	3880	97, 98	2345
2 to 15	3000	99	3276
16	6056	100	2963
17 to 30	3000	101	4037
31	2345	102, 103, 104	4123
32	2780	105, 106	4122
33	3021	107, 108	4120
34	3698	109	2691
35, 44	2180	110	2798
36, 45	2521	111	2820
37, 46	3862	112	2846
38, 47	3206	113	2762
39, 48	3551	114	2780
40, 49	3897	115	3001
41, 50	4238	116	2838
42, 51	4578	117	2810
43, 52	4919	118	3079
53 to 85	3000	119	2810
86	3565	120	2600
87	3456	126	5320
88	3565	127	5018
89	3425	128	5225
90-91	2791	129	3968
92	3980	130	3690
93	3851	131	3680
94	3342	132	3395
95	2122	133	2960
96	2862	134	4600
		135	3791

कर आकारणी रजिस्टर उत्तरा (नमुना नं. ५)

सन २०१६-२०२० सालासाठी करात याच इमारती व जमिनी यांची २०१२-२०२३ आकारणी यादी

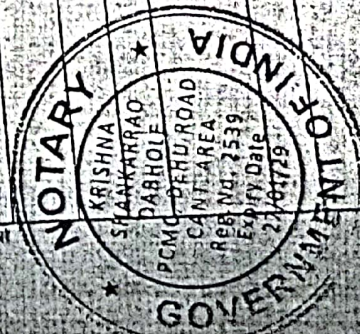
Assessment List Extract (Format No.8)

ग्रामपंचायत गहुंजे तालुका मावळ जिल्हा पुणे

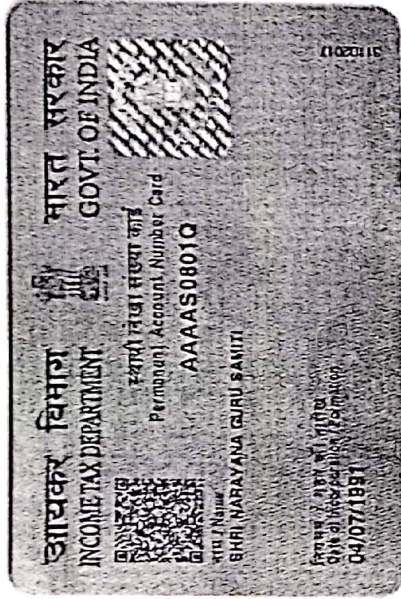


सत्यवादीय विचार

[नियम ३२ (१) पहा]

[illegible]

श्री अण्णुल मुलानी



समांक No. ११३३३३३



नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०
(१८६० चा अधिनियम २१)

नोंदणी क्रमांक
४८१२१५५/५८३३/५५
याद्वारे असे प्रमाणित करण्यात येते की, डॉ. नारायण गुरु सुकिते पुणे

बालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम २१) अन्वये योग्य रीत्या

नोंदणी करण्यात आली.

मो.मा. ४८१२१५५ - १९८७ रोजी माझ्या सहीनिशी दिले.



संस्थांचे सहायक निबंधक,
पुणे विभाग.



विशेष/ध.आ./मु.सा.वि/२ म



३२

नोंदणीचे प्रमाणपत्र

माद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णित केलेली सार्वजनिक विवस्त्र व्यक्ती ही आज, मुंबई सार्वजनिक विवस्त्र व्यक्ती अधिनियम, १९५० (मल १९५० वा मुंबई अधिनियम क्रमांक २९) या अन्वये पुणे विभाग, पुणे येथील सार्वजनिक विवस्त्र व्यक्ती नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विवस्त्र व्यक्तीचे नाव श्री नारायण गुरु सामिती (पुणे)
५७ श्री साईगाथ सोसायटी, विवेरी, पुणे ४११००२
सार्वजनिक विवस्त्र व्यक्तीच्या नोंदणी पुस्तकातील क्रमांक पुणे - ७०००२ (पुणे)
श्री बाळारामन् कुंजा पनीकर, विवेरी पुणे ४११००२ प्रमाणपत्र दिले.

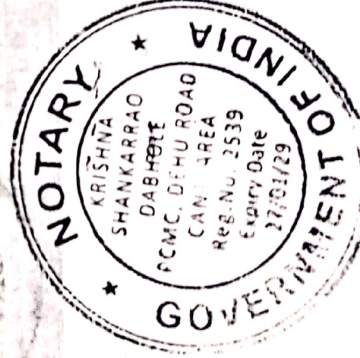
आज दिनांक २९ ऑगस्ट १९८९ रोजी माझा सहीनिशी दिवले.

शिकवू

सही

पदनाम) १९८९ वि.प्र.प.प. पुणे.

७८/३५५





भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता कृष्णाई, जेड.पी. पी. शाळा
मागे, गहंजे, किवळे, देहू रोड कॅन्ट, पुणे,
महाराष्ट्र, 412101

Address: krushnai, behind Z.P.P. school,
gahunje, Kivale, Dehu Road Cantt, Pune,
Maharashtra, 412101

3019 0941 2349



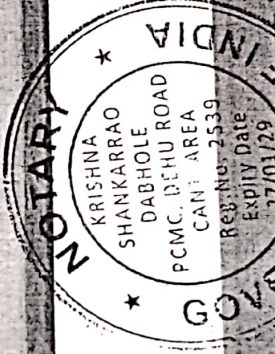
1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



संतोष कृष्ण पिंगट

Santosh Krushna Pingat

जन्म तारीख/ DOB: 30/05/1983

पुरुष / MALE

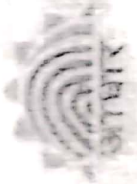


3019 0941 2349

माझे आधार, माझी ओळख



Scanned with OKEN Scanner



भारतीय पहचान ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता कृष्णाई, जेड.पी. पी. शाळा
मागे, गहूजे, किवळे, देह रोड कॅन्टन,
पुणे, महाराष्ट्र, 412101

Address: krushnai, behind Z.P.P. school,
gahunje, Kivale, Dehu Road Cantt, Pune,
Maharashtra, 412101

3019 0941 2349



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

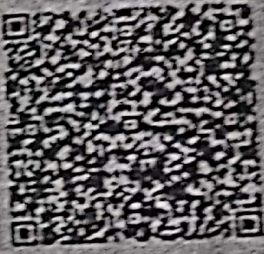


संतोष कृष्ण पिंगल

Santosh Krushna Pingal

जन्म तारीख/ DOB: 30/05/1983

पुरुष / MALE



3019 0941 2349

माझे आधार, माझी ओळख



आयकर विभाग

INCOME TAX DEPARTMENT

SANTOSH K PINGAT

KRISHNA KHANDU PINGAT

30/05/1983

Permanent Account Number

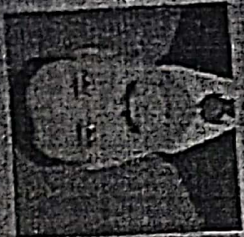
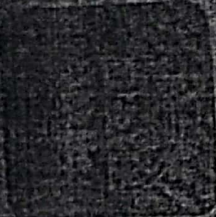
AQPPPP3108H

Santosh

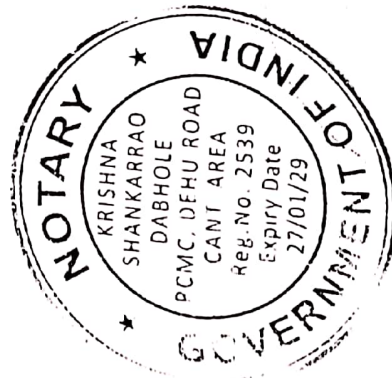
Signature

भारत सरकार

GOVT. OF INDIA



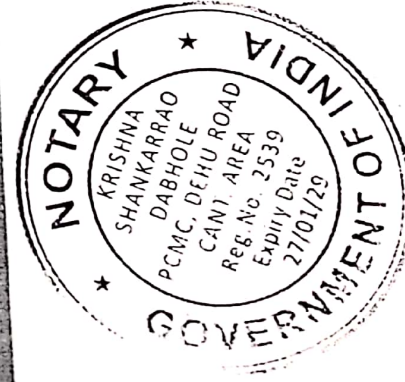
19082014



आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSH K PINGAT
KRISHNA KHANDU PINGAT
30/05/1983
Permanent Account Number
AQPPPP3108H
Signature

भारत सरकार
GOVT OF INDIA

13082014



आयकर विभाग

INCOME TAX DEPARTMENT

SANDIP KRUSHNA PINGAT

KRUSHNA KHANDU PINGAT

15/01/1981

Permanent Account Number

AWWPP7640P

Sandip

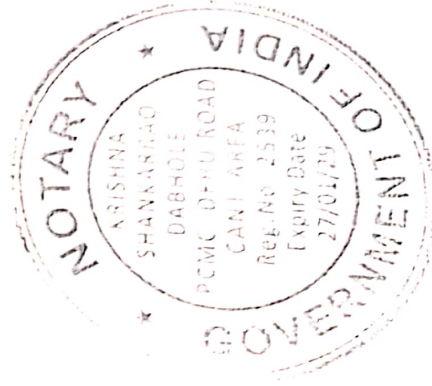
Signature



भारत सरकार
GOVT. OF INDIA



11032011



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANDIP KRUSHNA PINGAT

KRUSHNA KHANDU PINGAT

15/01/1981

Permanent Account Number

AWWPP7640P

Sandip

Signature



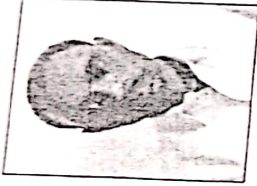
11032011





भारत सरकार

Government of India



Sandip Krushna Pingat
Date of Birth/DOB: 15/01/1981
Male/ MALE
Mobile No: 9881665478

9755 1334 9143

VID : 9134 1219 9769 2141

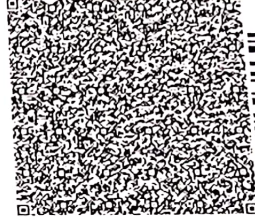
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O: Pingat Krushna, house no 563, near
primary school, gahunje, Gahunje, PO:
Salumbre, DIST: Pune,
Maharashtra - 412101



9755 1334 9143

VID : 9134 1219 9769 2141



1947

help@uidai.gov.in

www.uidai.gov.in



Scanned with OKEN Scanner



भारत सरकार
Government of India



Sandip Krushna Pingat
Date of Birth/DOB: 15/01/1981
Male/ MALE
Mobile No 9881665478

9755 1334 9143
VID : 9134 1219 9769 2141

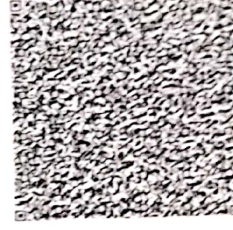
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
S/O. Pingat Krushna, house no 563, near
primary school, Gahunje, Gahunje, P.O.
Salumbre, DIST: Pune,
Maharashtra - 412101



9755 1334 9143
VID : 9134 1219 9769 2141



1947



help@uidai.gov.in



www.uidai.gov.in





भारत सरकार



आधार

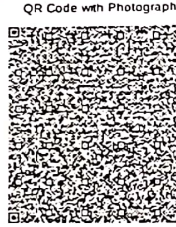
भारतीय विशिष्ट ओळख प्राधिकरण भारत सरकार Unique Identification Authority of India Government of India

नोदणी क्रमांक: / Enrolment No.: 2006/12694/69860

To
सुचींद्रन कुंदुवरलप्पील
Sucheendran Kunduvaravalappil
Row House No-A9
Golden Orchid Housing Society
Chikhali Pradhikaran
Sector No-11, Plot No-136
Pune City
Chinchwad East
Pune Maharashtra - 411019
9923588043

Download Date: 07/12/2018

Generation Date: 24/10/2018



QR Code with Photograph

Signature Not Verified
DATA NOT VERIFIED
AUTHORITY OF INDIA
VID: 9101 5017 4095 0281

आपला आधार क्रमांक / Your Aadhaar No. :

2737 7098 8708

VID : 9101 5017 4095 0281

माझे आधार, माझी ओळख

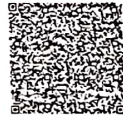


भारत सरकार

Government of India



सुचींद्रन कुंदुवरलप्पील
Sucheendran Kunduvaravalappil
जन्म तारीख/DOB: 04/01/1980
पुरुष/ MALE



QR Code with Photograph

2737 7098 8708

VID : 9101 5017 4095 0281

माझे आधार, माझी ओळख



भारत सरकार



आधार

गुजनी

- आधार ओळखीचे प्रमाण आहे, नागरीकत्वचे नाही.
- ओळखीचे प्रमाण ऑनलाईन प्रमाणित्वेद्वारे प्राप्त करा.
- हे इलेक्ट्रॉनिक प्रमाणित्वेद्वारे तयार झालेले एक पत्र आहे.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधारला देशभरात मान्यता आहे.
- आधार भविष्यात सरकारी व खाजगी सेवांचे फायदे मिळविण्यास उपयुक्त आहे.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

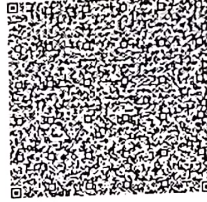


आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
रो हाउस नं.-ए9, गोल्डन ऑर्किड होमिंग सोसायटी, सेक्टर
नं.-11, प्लॉट नं.-136, चिखली प्राधिकरण, पुणे शहर, पुणे,
महाराष्ट्र - 411019

Address:
Row House No-A9, Golden Orchid Housing
Society, Sector No-11, Plot No-136, Chikhali
Pradhikaran, Pune City, Pune,
Maharashtra - 411019



QR Code with Photograph

2737 7098 8708

VID : 9101 5017 4095 0281



Scanned with OKEN Scanner



Signature
Attorney
through
SNGS.



भारत सरकार
Government of India



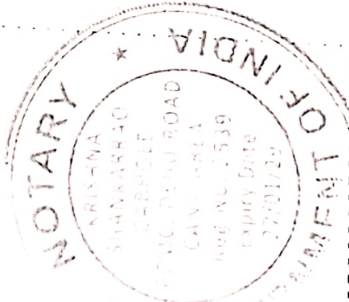
चंद्रन जनार्धनन
Chandran Janardhanan
जन्म तारीख/DOB: 14/03/1953
पुरुष/ MALE



9141 1458 2155

माझो आधार, माझी ओळख

CLN



CLN



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
flat no 102 building A, kushal nivriti smpलॅट न 102 बिल्डिंग ए, कुशल निवृत्ती सर्वे न
no 61/4/1, kondhwa, near brahma 61/4/1, कोंढवा, ब्रह्मा अक्व्यू जवळ, पुणे शहर,
avenue, Pune City, Pune,
Maharashtra - 411048

Address:
flat no 102 building A, kushal nivriti smpलॅट न 102 बिल्डिंग ए, कुशल निवृत्ती सर्वे न
no 61/4/1, kondhwa, near brahma 61/4/1, कोंढवा, ब्रह्मा अक्व्यू जवळ, पुणे शहर,
avenue, Pune City, Pune,
Maharashtra - 411048

9141 1458 2155



1847



help & support: gov.in



www.uidai.gov.in

CLN



सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. वडगांव-मावळ-२

रग्न क्रमांक : 3798/2019

नोंदणी :

Regn:63m

27/02/2025

गावाचे नाव : गहुंजे

(1) विलेखाचा प्रकार अति दस्तांतरणपत्र

(2) मोबदला 2800000

(3) वाजारभाव (भाडेपट्ट्याच्या 410800

वाचनितपट्ट्याचा प्रकारणी देतो की पट्टेदार ने नमुद करावे)

(4) भू-मापन, पोटहिसा व घरक्रमांक (अमल्याम)

(5) क्षेत्रफळ

(6) आकारणी चित्रा जुडी देण्यात आलेले नॅन्डा.

(7) दस्तावेज करत देणा-या/निवृत्त ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

(8) दस्तावेज करत घेणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

(9) दस्तावेज करत दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: गांव गात्रे गहुंजे ता. मावळ जि. पुणे ग्रंथीत अमिन गट नं. 115 एकुण क्षेत्र 04 हे 96 आर यांनी आकार 06 रु 79 रमे यापैकी निवृत्त देणार यांचे दिश्यांचे क्षेत्र 00 हे 49 आर पैकी क्षेत्र 00 हे 11 आर ((GAT NUMBER : 145 ;))

1) 0.1100 हेक्टर . आर

1): नाव:- श्री मुधाकरा वंनयुधन वय:- 61; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. अधिकरण, तिगडी, पुणे, महाराष्ट्र, PUNE. पिन कोड -411044 पिन नं:- AAIPV4806D

1): नाव:- श्री नारायण गुरु ममिती, पुणे अ पब्लिक चारिटेबल, तर्फे श्री चंद्रान जनाधन प्रमिडेंट वय:- 65; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. कोटवा रोड, पुणे, महाराष्ट्र, PUNE. पिन कोड -411048 पिन नं:- AESPJ2394E

2): नाव:- श्री नारायण गुरु ममिती, पुणे अ पब्लिक चारिटेबल, तर्फे श्री राजू चाणवलाकल पप्पू, जतरल मॅनेजरी - वय:- 70; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. गणेशनगर, पुणे, महाराष्ट्र, पुणे पिन कोड:- 411031 पिन नं:- AFBPP0829C

21/05/2019

21/05/2019

3798/2019

250900

30000

मूळ दस्ता बाबतची नक्कल
श्री संदाप मते
रुजवात घेतली
अस्सल वर हुकुम नक्कल दिनांक 21/2/25 रोजी दिली

दुय्यम निबंधक-मावळ-२ तळेगाव दामाडे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



मिळकतीचे क्षेत्र 100 चौ. मीटर Bulk Land
 वार्षिक मूल्य दर लक्ष्य नुसार जमिनीचा दर Rs 4020/-
 Zone Change Primary Notification for
 जमीन- बिजगाती झाली नाही जमिनीचा दर Rs 4020/-
 प्रथम विक्री

1. 5000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दर 100 % मूल्य दर = 4020/-
 5000 चौ. मीटर क्षेत्रासाठी मुल्यांकन = 5000 * 4020
 = 20100000/-

2. 6000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दर 90 % मूल्य दर = 3618/-
 6000 चौ. मीटर क्षेत्रासाठी मुल्यांकन = 6000 * 3618
 = 2170800/-

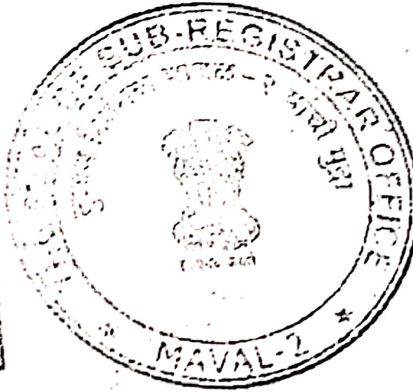
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य
 = 20100000 + 2170800
 = Rs. 11808000/-

Home Print

[Signature]

मुख्य निबंधक श्रेणी
 मावळ-२

म ल स-२		
3000	9	40
२०२२		





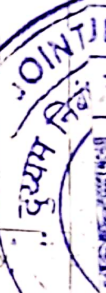
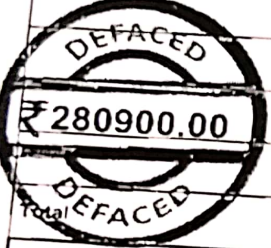
म व ल - २

CHALLAN

MTR/Form Number-6



GRN	MH00123101201920E	BARCODE	Date		21/05/2019-14:23:25	Form ID	25
Department	Inspector General of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID (If Any)				
Office Name	MVL2_MAWAL 2 SUB REGISTRAR		PAN No. (If Applicable)	AAAA50801Q			
Location	PUNE		Full Name	Sree Narayan Guru Samit Pune			
Year	2019-2020 One Time		Flat/Block No.	Gat No. 145			
Account Head Details	Amount In Rs.	Premises/Building					
0030046401 Stamp Duty	250900.00	Road/Street	Gahunge Maval				
0030063301 Registration Fee	30000.00	Area/Locality	CO H 11 R				
		Town/City/District					
		PIN	4 1 0 5 0				
		Remarks (If Any)	PAN2=AAIPV4806D-SecondPartyName=Sudhakaran Velayudhan-				
		Amount In Words	Two Lakh Eighty Thousand Nine Hundred Rupees Only				
Payment Details	CORPORATION BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	0359/202019052100225	RS21052019753916			
Cheque/DD No.	Bank Date	RBI Date	21/05/2019-14:22:35	Not Verified with RB			
Name of Bank	Bank-Branch	CORPORATION BANK					
Name of Branch	Scroll No. , Date	Not Verified with Scroll					



Department ID
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावाडी लागू आहे. नोंदणी न करावयाच्या दस्तावाडी सदर चालान लागू नाही.
 Mobile No. : 985199777

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-454-3798	0001006368201920	21/05/2019-17:18:30	IGR046	30000.00
2	(IS)-454-3798	0001006368201920	21/05/2019-17:18:30	IGR046	250900.00
Total Defacement Amount					2,80,900.00

दुर्यम निबंधक श्रेणी-१

मावल-२

Print Date 21-05-2019 05:31:21





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

Receipt of Document Handling Charges

PRN 2105201907232

Receipt Date 21/05/2019

Received from Sree Narayan Guru Samiti Pune, Mobile number 9881997777, an amount of Rs. 1000/- towards Document Handling Charges for the Document to be registered on Document No. 3798 dated 21/05/2019 at the Sub Registrar office Joint S.R. Vadgaon Maval 2 of the District Pune Gramin

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name CORP

Payment Date 21/05/2019

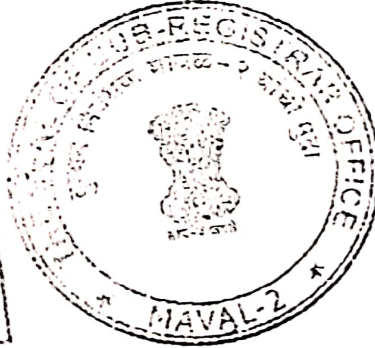
Bank CIN 100041520190521192502

REF No. 7539639

Deface No 2105201907232D

Deface Date 21/05/2019

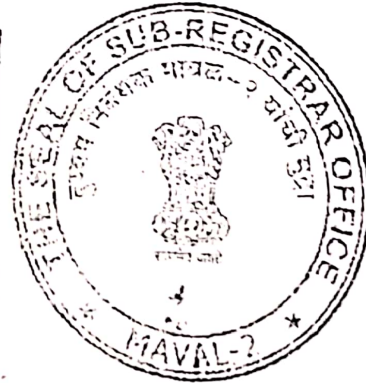
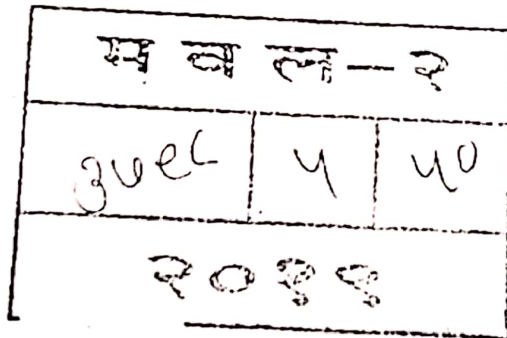
This is computer generated receipt, hence no signature is required.



दुय्यम निबंधक श्रेणी-१
मावळ-२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2105201907232	Date 21/05/2019
Received from Sree Narayan Guru Samiti Pune, Mobile number 9881997777, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Vadgaon Maval 2 of the District Pune Gramin.	
Payment Details	
Bank Name CORP	Date 21/05/2019
Bank CIN 100141520190521192502	REF No. 7539639
. This is computer generated receipt, hence no signature is required.	





॥ श्री साई बाबा ॥

DEED OF TRANSFER OF OWNERSHIP

This DEED OF TRANSFER OF OWNERSHIP is MADE AND EXECUTED at PUNE on
this 21st day of MAY 2019

BY AND BETWEEN

SHRI SUDHAKARAN VELAYUDHAN

Age about 61 years, Occupation : BUSINESS

R/at :- "GAURI", Plot No 49, Sector No 25,

PRADHIKARAN-NIGDI, PUNE :- 411044

PAN: AAIPV4806D

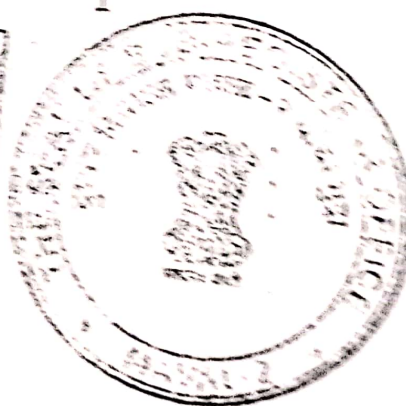
AADHAR CARD NO :- 996971523449

HEREINAFTER called as the TRANSFEROR

(which expression unless repugnant to the context or meaning thereof shall be deemed
to mean and include his legal heirs, executors, administrators and assigns)

..... PARTY OF THE FIRST PART

म व ल - २		
344	6	40.
२०१९		



AND

SREE NARAYANA GURU SAMITI, PUNE, a PUBLIC CHARITABLE
TRUST REGISTERED under the BOMBAY PUBLIC TRUST ACT
1950, having its registration No :- F/7002(Pune) dated 21.08.1991
and SOCIETIES REGISTRATION ACT 1860 MAH/5913/PUNE

Dated :- 4TH JULY 1991, having registered at 17,

SHREE SAINATH SOCIETY, PIMPRI, PUNE 411017

PAN - AAAAS0801Q

The TRUST represented Through AUTHORITY HOLDERS -

- 1) SHRI CHANDRAN JANARDANAN, PRESIDENT
Age about :- 65 years, Occupation - BUSINESS,
R/at :- SR.NO 51, GEETHALAYAM, MITHA NAGAR, KONDHWA ROAD,
NEAR D.E.D, COLLEGE, PUNE CITY, PUNE, MAHARASHTRA
PAN CARD - AESPT2394E.....
AADHAR CARD NO :- 914114582155

SHRI RAJU CHAPPALAKAL PAPPU, GENERAL SECRETARY
Age - 70 years, Occupation - PENSIONER
R/at - M R NIVAS, S.NO 26, ROAD NO 10(PMC)
NEAR DURGAMATA MANDIR, GANESHNAGAR,
PUNE CITY, CME PUNE, MAHARASHTRA 411031
Authorized vide MANAGING COMMITTEE
Resolution No :- 01 DATED 19TH APRIL 2019.
PAN CARD :- AFBPP0829C
AADHAR CARD NO :- 988889989749

HEREINAFTER referred to as the TRANSFEREES

2

म व ल - २		
३०६८	०	५०
२०२२		



(which expression unless repugnant to the context thereof, be deemed to mean and include its President, General Secretary or any authorized Office bearers of the Trust from time to time)

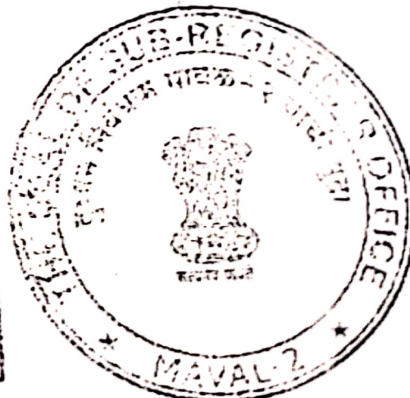
..... PARTY OF THE SECOND PART

1. THAT SHRI PRABHAKAR MAHADEV SHINDE Purchased the land 00 H 11 R out of GAT NO 145 at Village :- GAHUNJE, Taluka :- MAVAL, District :- PUNE, Vide SALE DEED Registration No :- 5323/1996 and SHRI PRABHAKAR MAHADEV SHINDE got his name entered on the 7/12, thus he became the OWNER of the LAND.
2. THAT SHRI PRABHAKAR MAHADEV SHINDE intended to sell about 00 H 11 R out of GAT NO 145 of village :- GAHUNJE, Taluka :- MAVAL, District :- PUNE, the said PLOT, which SREE NARAYANA GURU SAMITI, PUNE (REGD) was DESIROUS of PURCHASING the said PLOT of 00 H 11 R from SHRI PRABHAKAR MAHADEV SHINDE. After the discussion or talk took place between SHRI PRABHAKAR MAHADEV SHINDE and AUTHORIZED REPRESENTATIVES of the TRUST, SHRI PRABHAKAR MAHADEV SHINDE agreed to SELL the said PLOT of land of 00 H 11 R to the Trust and the said Trust decided to PURCHASE the said Plot for which the total CONSIDERATION AMOUNT was mutually fixed as Rs 28,00,000/- (RUPEES TWENTY EIGHT LAKH ONLY) which the Trust decided to be paid to the VENDOR.
3. THAT the said Trust, i.e the TRANSFEREES, is constituted for Public purposes and for the purposes as prescribed in the Aims & Objects. However, there was a technical doubt whether such land can be PURCHASED in the name of the said Trust by paying Trust money. However, majority of Trust Members have decided to purchase the said Plot of land vide RESOLUTION NO 02 DATED 11TH JUNE 2012, in view of the TECHNICAL DOUBT, in the name of SHRI SUDHAKARAN VELAYUDHAN, one of the MEMBERS OF THE TRUST, as a convenient transaction even though he is not the payee of the said consideration money. The required CONSIDERATION AMOUNT of Rs 28,00,000/- is in fact paid by the Trust but the name of the Purchaser is shown to be recorded as Shri Sudhakaran Velayudhan, thus his name is a 'benami purchaser for the convenience of the Trust which fact is known to Shri Prabhakar Mahadev Shinde and thus he, i.e. Shri Prabhakar Mahadev



3

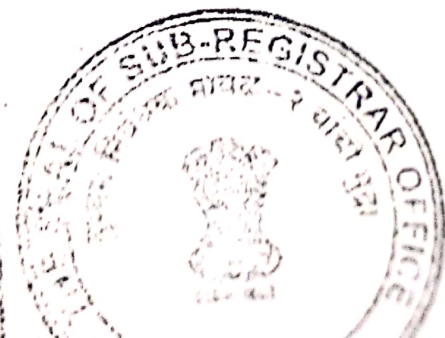
महाराष्ट्र		
बुल	C	40
२०११		



Shinde agreed and accepted Rs 28,00,000/- as the consideration amount of the said Plot of 00 H 11 R from the Trust and the Sale Deed was to be made in the name of Shri Sudhakaran Velayudhan as a 'benamidar' and Shri Sudhakaran Velayudhan had undertaken the responsibility to convey the title of the said Plot of land to the Trust whenever demanded as the consideration amount was paid by the Trust.

4. THEREFORE with clear and mutual understanding between the Trust and Shri Sudhakaran Velayudhan, Shri Prabhakar Mahadev Shinde completed the Sale Deed on 12th June 2012 in the name of Shri Sudhakaran Velayudhan with formal consent from Smt Vandana Nandakumar Jamdade and Shri Nandakumar R Jamdade and the said Sale Deed is executed by Shri Prabhakar Mahadev Shinde in the presence of witnesses and got registered in the Office of Sub-Registrar Maval, Vide REGISTRATION Serial No :- 03487/2012.
5. THAT as per the TERMS AND CONDITIONS arrived at with the representatives of the Trust, the said plot of land of 00 H 11 R was agreed to be sold to the Trust for the consideration amount of Rs 28,00,000/- which was paid by the Trust and received by SHRI PRABHAKAR MAHADEV SHINDE, but due to some technical difficulty at the time of executing the SALE DEED the registration could not be made in the name of the Trust. Therefore, the name of Shri Sudhakaran Velayudhan has been shown as the Purchaser of the said Plot of land but practically for all purposes as a 'benamidar' for the simple reason he had not paid the 'consideration amount'. Shri Sudhakaran Velayudhan had not paid the consideration amount to Shri Prabhakaran Mahadev Shinde but the total consideration amount of Rs 28,00,000/- has been paid by SREE NARAYANA GURU SAMITI, PUNE. It was therefore agreed by Shri Sudhakaran Velayudhan to transfer the ownership of the said Plot of land in the name of SREE NARAYANA GURU SAMITI, PUNE. Therefore as consideration amount is paid by TRUST, though sale deed is made in the name SHRI SUDHAKARAN VELAYUDHAN the ownership of the said land is being transferred in the name of SREE NARAYANA GURU SAMITI, PUNE, A PUBLIC CHARITABLE TRUST REGISTERED UNDER THE BOMBAY PUBLIC TRUST ACT 1950. Thus, now it is convenient and appropriate time for the Trust to get the ownership transferred in the name of the Trust and SHRI SUDHAKARAN

म व र - २		
3000	2	40

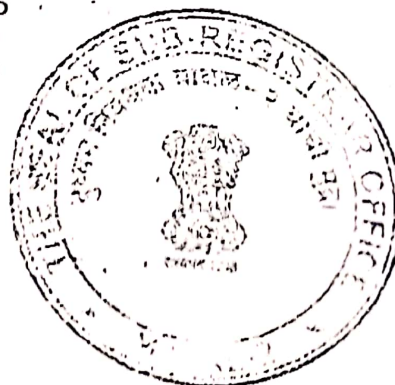


VELAYUDHAN as BENAMIDAR. In order to transfer the true and legal ownership of the said Plot of land in the name of the TRUST, this DOCUMENT OF TRANSFER OF OWNERSHIP is made, signed, executed and represented by SHRI SUDHAKARAN VELAYUDHAN in favour and in the name of the Trust. With completion of this transfer of Ownership the TRUST SREE NARAYANA GURU SAMITI, PUNE, a PUBLIC CHARITABLE TRUST Registered under the BOMBAY PUBLIC TRUST ACT 1950, has become the owner SHRI SUDHAKARAN VELAYUDHAN has no any right, title, interest or possession or any other type of right, whatsoever in respect of the DESCRIPTION OF THE PROPERTY, that the said TRUST has become owner of 00 H 11 R land by this document and also possession is handed over to the said trust.

6. THAT the said Trust becoming the owner with possession and with easementary rights and all other rights pertaining to the said land, the Trust is entitled to enter its name as the real owner in all the government records as the owner and get removed from relevant records the name of SHRI SUDHAKARAN VELAYUDHAN as owner, only the name of the said Trust for said area of 00 H 11 R is to be mentioned as the Trust is the owner by this document.
7. THAT SHRI SUDHAKARAN VELAYUDHAN has assured to the TRANSFEREES, the said Trust that the said land is free from any type of encumbrances and it is not mortgaged nor it is under any type of loan is not subject to acquisition, requisition, or reservation and it is not subject to litigation in any court of law or Competent Authority and the marketable title has gone to the trust by this deed.
8. THAT the TRANSFEROR has assured to the TRANSFEREES that the said land has FREE AND MARKETABLE TITLE and also assured that if any one places any right of whatsoever nature it shall be cleared by the TRANSFEROR, SHRI SUDHAKARAN VELAYUDHAN. That SHRI SUDHAKARAN VELAYUDHAN does not retain any type of rights against the said Plot of land henceforth.
9. THAT it is agreed by SHRI SUDHAKARAN VELAYUDHAN that the CONSIDERATION AMOUNT of Rs 28,00,000/- was already paid by the TRUST to him and same is paid to SHRI PRABHAKAR MAHADEV SHINDE, therefore CONSIDERATION AMOUNT by the trust has been paid at the time of earlier SALE DEED Number :- 03487/2012, which was received by SHRI SUDHAKARAN VELAYUDHAN and paid to PRABHAKAR

म व ल - २		
966	90	40
२०१२		

5



MAHADEV SHINDE by and from the said TRUST, i.e. SREE NARAYANA GURU SAMITI, PUNE (REGD) before EXECUTION of Sale Deed DATED :- 12TH JUNE 2012 in FAVOUR of SHRI SUDHAKARAN VELAYUDHAN vide SALE DEED REGISTRATION NO :- 03487/2012. Thus SHRI SUDHAKARAN VELAYUDHAN has no legal right to demand any money from the TRUST at the time of making this TRANSFER DEED or even in the future for whatsoever reason. Also SHRI PRABHAKAR MAHADEV SHINDE received the TOTAL CONSIDERATION of Rs 28,00,000/- from the TRUST, through SHRI SUDHAKARAN VELAYUDHAN thus has no right whatsoever to demand any amount from the TRUST. SHRI SUDHAKARAN VELAYUDHAN has made and executed and got registered this DEED OF TRANSFER OF OWNERSHIP in favour of SREE NARAYANA GURU SAMITI with free and willful consent and without anybody's pressure/coercion.

10. In the light of above, the Trust may get recorded its name as the owner in all the relevant records.

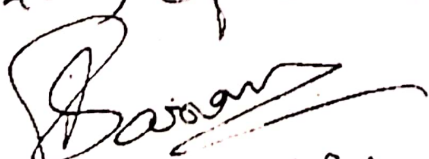
SCHEDULE OF THE PROPERTY

All that PIECE AND PARCEL of the land within the limits of District Pune, Taluka MAVAL, SUB-REGISTRAR MAVAL, VILLAGE :- GAHUNJE out of Gat No 145, Area 00 H 11 R bounded by :-

On or Towards	EAST	Land out of Gat No 145
On or Towards	SOUTH	Common Road
On or Towards	WEST	Land of Sow. Mitali More and Sow. Atre
On or Towards	NORTH	Common Road

THAT all the rights pertaining to this land with the physical possession of the said land is handed over to the Trust, thus the Trust is the owner of the said Plot of land.

In future any litigation arises for this Gat No 145 area 11R at that time it is the responsibility of the Vendor and the Purchaser to clear litigation between them and there shall not be liability of the Registrar,


Sudhakaran Velayudhan
Vendor


Chandram Jan
SNGS, Pune, Pr

IN WITNESS WHEREOF, the parties have
subscribed their respective hands on the day and the date first here in above
mentioned.

NAME

ADDRESS

Co-op
Wholesale

SIGNATURE

Name and Sign:

SHRI SUDHAKARAN VELAYUDHAN
TRANSFEROR

Thumb



Photo



Name and Sign:

SREE NARAYANA GURU SAMITI, PUNE, a PUBLIC
CHARITABLE TRUST
Through it's
PRESIDENT
SHRI CHANDRAN JANARDANAN,

Thumb



Photo



Name and Sign:

SREE NARAYANA GURU SAMITI, PUNE, a PUBLIC
CHARITABLE TRUST
Through it's
GENERAL SECRETARY
SHRI RAJU CHAPPALAKAL PAPPU,

Thumb

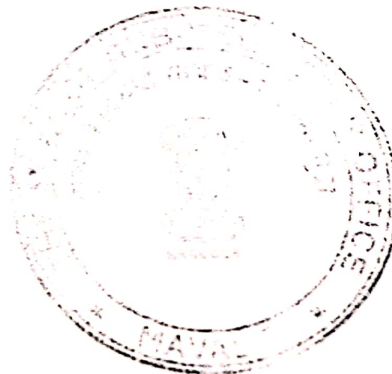


Photo

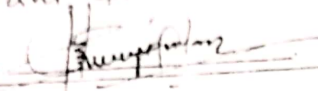
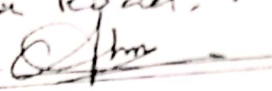


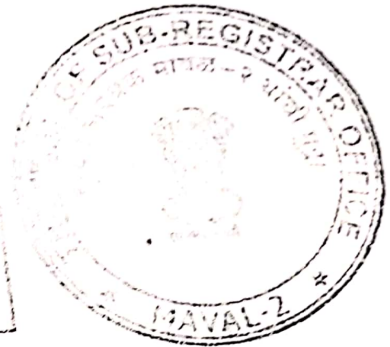
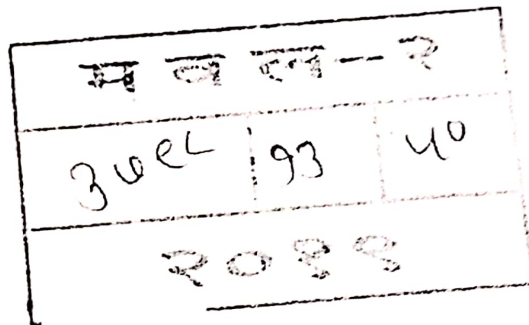
7

म व ल - २		
3000	92	40
२०११		



WITNESSES

NAME: Devkumar Subhakar ADDRESS: Flat No. 3, B17 Mahavir Co-op. Hsg. Kashiwanadi, Vishram Wadi, Pune 411015 SIGNATURE: 	NAME: V. S. Mohananandan ADDRESS: Flat No. 6-A, Vijaylaxmi Bldg, Laxmipuram Dehu Road, Pune 412101 SIGNATURE: 
---	---



पुस्तक क्रमांक	पुस्तक क्रमांक	पुस्तक	पुस्तक	पुस्तक
134	चर्च पुस्तक	सुरेश शांतीमान योत्की	पुस्तकचे नाव	मंड
पुस्तकचे स्थानिक नाव		प्रमोद शांतीमान योत्की		5. 11.
लागवडीयोग्य क्षेत्र	हेक्टर	आम		
		इंदुमती बिशोर जैन	इतर अधिकारी	
		निता शांतीमान योत्की	जोती नाटयवा दळती	
		2808	3-73	
एकूण		सिवन्तीका डोवर राम		
पोरखराव (लागवडीयोग्य नमतेने)		क्षेत्र 4123 चौ. फूट 2512		
वर्ग (अ)		सुभाष छगन पटेल		
वर्ग (ब)		क्षेत्र 0343 चौ. फूट 2634		
एकूण		प्रकाश मधुकर पाटील		
आकारणी	रुपये	क्षेत्र 2000 चौ. फूट 2634	सीमा आणि भूमापन चिन्हे	
जुटी किंवा विशेष आकारणी	पैसे	सुभाष छगन पटेल		

क्र.	ह.गाम	पिकाखालील क्षेत्रांचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचाये साधन	जमीन कणागाचे नाव	शेता क्र.	
		मिश्र पिकाखालील क्षेत्र			निर्मोक पिकाखालील क्षेत्र				स्वरूप	क्षेत्र				
		मिश्राणाचा प्रकृत क्रमांक	जल सिंचित	अजल सिंचित	एकक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव						जल सिंचित
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		

मालव न ११५ २० मुसळी

१३/१२/१९

[Signature]

~~15. 11. 2020~~ ~~16. 11. 2020~~ 17. 11. 2020
 A - 11. 11. 2020 12. 11. 2020 13. 11. 2020

$$\frac{71}{1151} - \frac{1}{1151}$$

12.11.2019

12/10/20

महिल अधिकार्याची सहा

02/07/2023

फेदफाराखी लारीख!

02/05/2023

आहिती विजालेची कार...

रवरेही नोंद:- १२/१

ਗਰ ਜੀ

मुदतीवर.

الشيخ

म.प्र.त. (क)

सुधाकरन केलापुधन पंजि

✓ 9247

नी-करा

Summary

म.स.ग.१५१)

આનુ. જાણ તાર નં. ૧૪૫

राजीव

रवरेदी क्षेत्र 0.99 मीटर है

22/12

~~राजि-पी. येणी वन.~~

ગાંધી જમીન દિગંત ૧૯૧૦૬/૨૦૭

0.99341

சுவாமி

म.प्र.त. (५)

रोजी २.६.२,५०,००००/२५६७

रोगकरी पुरावा था.

देवून् ० पुमाब्द महर्देव

Q. 1111

म. अ. ग. (५०)

निर्देश (2) मा. हो. वंदना

नोटीस रजि. पो. व. घेयना

मंदकुमार जमदोडे (3) मा. हो.

रुद्ध. मोजे - रुद्धे प्रेमीचरी.

मंदकुमार आरु जमदाते

प्राहिना. सूची के II. पाइ.

योगानुन स्वरदी ध्वनि, क

नदि-प्रवाहित

فيما يلي

सु. द. काफडे

सु. द. वा. ३
मंडल अधिकारी

~~तळेमांस दाखाले~~

फेरफारांची नोंदवही (फेरफार पत्रक)

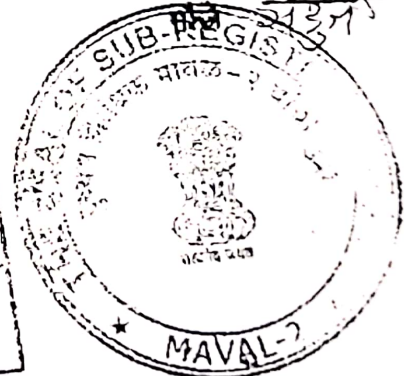
[महाराष्ट्र जमीन मासुक्त अधिकारी अधिनियम आणि नोंदवहीचा (न्याय करणे व सुविधेतील ठेवणे) नियम, १९७१ मधील नियम १०]

नाव: राहुता.नु.का: २५/०८जिल्हा: पुणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराने स्वतः	परिणाम झालेले मुदतपत्र व उपविभागीय कमीत	यासाठी अधिकार्याची जाबाबदारी किंवा जरा
२७८३ पुरवणी	गेळेपुमाळे दफ्त व ३०/८/२०१२ चे हजर		
	केलेवदन नोंद उठवून दफतर दफ्त आपल्याने दाखल केले गेले.		
	नोंदीचा अंमल ७/१२ ला दिल्याचा दिनांक:- नोंदीचा अंमल ८-अ ला दिल्याचा दिनांक:- पडताळणी केली	स. बा. दाते कमभार तलाठी मौजे	या पुढे नोंद ना शु. व. कापडे मंडल अधिका तळेगाव दाभा
	मंडल ३ दिल्याची सही	तलाठ्यांची सही	या पुढे नोंद

२५/०८/२०१२

म त ल - २		
३५६	९६	५०
२०१२		



पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे

पुणे

श्री. पी.डी. पणीकर

रा. गितांजली सो. मोड पटीया रोड

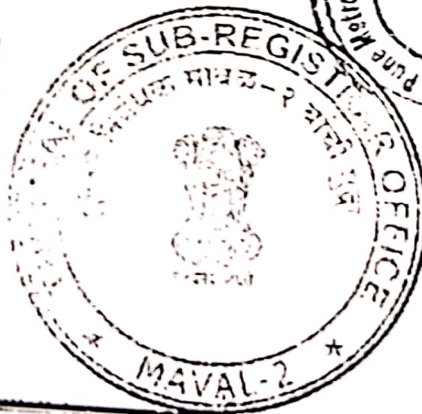
पुणे २०

विषय: पीजे. गहुंजे, ता. मावळ जि. पुणे येथील सर्व्हे नंबर/गट नंबर - १४५, या जागिरीच्या झोन दाखल्याबाबत.

संदर्भ: आपला दिनांक :- ०१/११/२०१८ रोजीचा अर्ज

पंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील पीजे :- गहुंजे, ता. मावळ जि. पुणे, सर्व्हे क्रमांक/ गट क्रमांक - १४५, ही जागा शेती व नाविकास या विभागात समाविष्ट आहे.

मा. व. रज. - २		
3000	20	40
२०१८		



मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण
पुणेकरता.

Zone Certificate



32

नोंदणीचे प्रमाणपत्र

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

सार्वजनिक विश्वस्त व्यवस्थेचे नाव श्री नारायण गुरु सामेती (पुणे)

५७ श्री साईनाथ सोसायटी, पिंपरी - पुणे १७

सार्वजनिक विश्वस्त व्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक एफ - ७०००२ (पुणे)

वकील बालारामन कुंजा पनीकर - पिंपरी पुणे १७ यांचे प्रमाणपत्र दिले.

या दिनांक २९ ऑगस्ट १९९५ रोजी माझ्या सहीनिशी दिले.

सही
पदनाम] पुणे विभाग, पुणे.

मु.सा.वि.२		
३५६६	२१	५०
२०२२		





नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २१)

नोंदणी क्रमांक

अ.१.१५५ / ५८१३ / पुणे

याद्वारे असे प्रमाणित करण्यात येते की, श्री. नारायण गुरु सचिनी पुणे

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

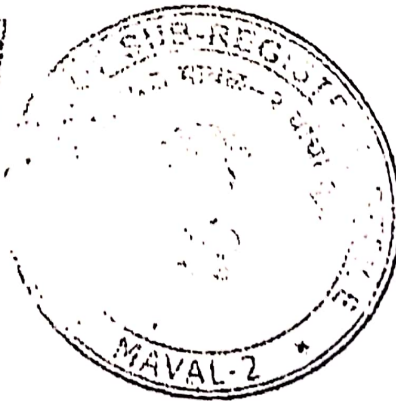
तारख ८.६.१९८९ रोजी माझ्या सहीनिशी दिले.



संस्थांचे सहायक निबंधक,

पुणे विभाग.

म व ल-२		
३५६८	२२	५०
२०९३		



EXTRACT OF RESOLUTION NO 2 FROM THE MINUTES OF MANAGING
COMMITTEE MEETING HELD AT RESIDENCE OF SHRI
TV RAGHUNANDANAN ON 11th 06 12

Resolution No 2

Managing Committee meeting of Sree Narayana Guru Samiti, Pune has unanimously RESOLVED to authorize Shri Gulab Gopinath and Shri TV Raghunandan, President and General Secretary respectively of the Samiti to complete the registration and its follow-up process of 11 R land at Gat No 145 at Village Gahunje, Maval Taluka on 12th June 2012 on behalf of the Samiti.

Managing Committee further RESOLVED to authorize the registration of 11 R land at Village Gahunje, Maval Taluka from Shri Prabhakar Mahadev Shinde and others, the owners of land in the name of Shri Sudhakaran Velayudhan, a Member of the Samiti, on behalf of Sree Narayana Guru Samiti, Pune (Regd) due to technical reasons and pay the cost of land at the negotiated price agreed to by and between Sree Narayana Guru Samiti, Pune and the owners. Shri Sudhakaran Velayudhan has categorically and unambiguously agreed and confirmed in the meeting that he will hold the title and possession of 11R land at Gahunje village only till such time that the title of land shall be transferred in the name of Sree Narayana Guru Samiti, Pune or demanded to be transferred on its name by the Samiti and shall comply with it without any resistance.

Subscribed above is a true and authentic extract from the Minutes of Meeting of the Managing Committee meeting held on 11th June 2012.

Gulab Gopinath
President
SNGS, Pune
Mob: 9822146535
11th June 2012

म व ल-२		
3vel	23	40
२०१२		



EXTRACT OF RESOLUTION NO 1 FROM THE MINUTES OF MANAGING
COMMITTEE MEETING HELD AT PIMPRI OFFICE ON 19th 04.19

Resolution No 1

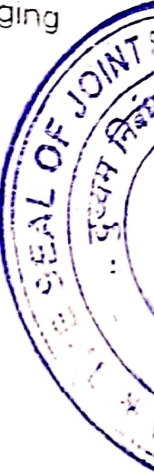
Managing Committee meeting of Sree Narayana Guru Samiti, Pune has unanimously RESOLVED to authorize Shri Chandran Janardhanan and Raju Chappalakal Pappu President and General Secretary respectively of the Samiti to complete the Transfer of Ownership registration of 11 R land at Gat No 145 at Village Gahunje, Maval Taluka on -----April 2019 on behalf of the Samiti.

Managing Committee further RESOLVED to authorize the President and General Secretary of the Samiti to complete the Transfer of Ownership registration and its follow-up process of 11 R land at Gat No 145 at Village Gahunje, Maval Taluka at Village Gahunje, Maval Taluka from Shri Prabhakar Mahadev Shinde and Shri Sudhakaran Velayudhan in the name of Sree Narayana Guru Samiti, Pune (Regd) as a permanent transfer of ownership title in consonance and total agreement as per Resolution No 02 of 11 June 2012, copy attached.

The above is a true and authentic extract from the Minutes of Meeting of the Managing Committee meeting held on 19th April 2019.

Chandran Janardhanan
President
SNGS, Pune
Mob : 9665097606
19th April 2019

म व ल - २		
366	28	40
२०१९		



भारत सरकार
भारत

INCOME TAX DEPARTMENT

GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAAAAS0801Q

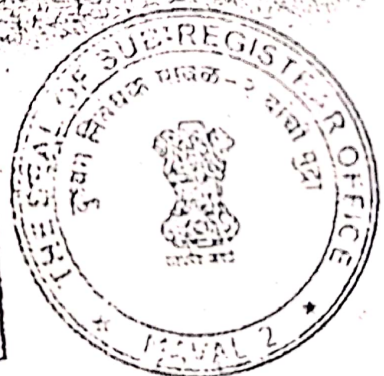
नाम / नाम
SHRI NARAYANA GURU SAMITI

तारीख / तारीख
Date of Incorporation / Formation

04/07/1991

31102017

शुद्ध लाभ - २		
3466	24	40
२०३३		



Scanned with OKEN Scanner

EX2



अर्जदाराच्या नावावरून/अर्जदाराच्या नावावरून

विभाग

महाराष्ट्र

अर्जदाराचे नाव (अर्जदाराचे नाव)

विषय (विषय/संबंधित/संबंधित/संबंधित)

(विषय/संबंधित/संबंधित/संबंधित)

नॉटरीयल पब्लिशिंग कंपनी, मुंबई यांच्याकडून अर्जदाराच्या अधिनियम, 1950 अन्वये दिनांक २७.११.८७ रोजी अर्ज मादर केला आहे. त्या अर्जातील सर्व माहिती खरी आहे. मला/आम्हांस त्यासंबंधी जास्त काही सांगण्याचे नाही. नॉटरीयल पब्लिशिंग कंपनीने तत्काळ नोंदीस मला/आम्हांस काढण्याची काही आवश्यकता नाही. नॉटरीयल पब्लिशिंग कंपनीने अर्जदाराच्या अर्जाचे मला/आम्हांस कोणतीही हरकत नाही. कळवावे.

आपला/आपले

KB

सहाय्य

अर्जदाराच्या नावावरून अर्जदाराच्या नावावरून

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

अर्जदाराचे नाव (अर्जदाराचे नाव)

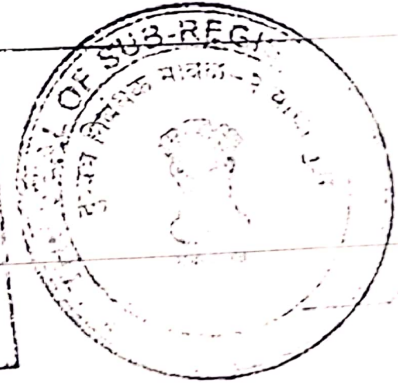
नॉटरीयल सर्व सहाय्यी मी ओळखतो

KB

(अर्जदाराची सही)



स व ल - २		
अर्ज	२४	४०
२०२२		



SREE NARAYANA GURU SAMITI

PUNE

ARTICLES/MEMORANDUM OF ASSOCIATION AND RULES AND REGULATIONS

1. Name : SREE NARAYANA GURU SAMITI (PUNE)
Office : 17, Shree Sainath Society
Pimpri, Pune- 411 017.

2. AIMS AND OBJECTS:

The aims and objects of the Samiti are Educational, Social and Cultural for the General public, irrespective of Caste, Creed or Religion i.e. :-

- 1) To run Libraries and Reading Room.
- 2) To propagate 'Sree Narayana Guru's Principles/ Ideals and Teachings' which are not related to religion.
- 3) To run educational institutions such as Schools, College etc.
- 4) To aid and provide Charitable dispensaries, health centres etc.
- 5) To promote social and cultural activities by providing cultural centres and athletic facilities.
- ✓ 6) To establish and support of scholarships, grants and prizes for deserving children of Samiti members as the case may be think it fit by the Managing Committee.

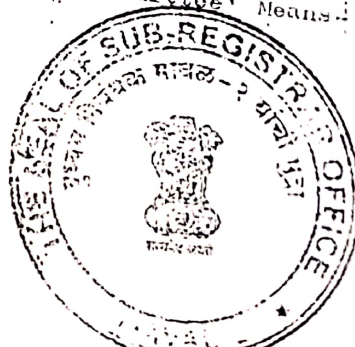
✓ 4. RULES AND REGULATIONS:

- 1) The SAMITI is formed with the aims and objects expressed at Article /Memorandum 3 above.

ii) Definitions:

- a) 'Samiti' means - "Sree Narayana Guru Samiti", Pune".
- b) 'Members' means - All the members of the Samiti including Patrons, Life members & Associated members.
- c) 'Managing Committee' Means - Central

म व ल - २		
3466	26	40
२०२२		



.....Z.....
Managing committee.

- d) 'Month' means - English Calendar month.
- a) 'Register' means - Register of members of the Samiti.

iii) Membership:

- a) The membership of the Samiti shall be open to all persons who have attained the age of 18 (eighteen) years and above on the date of enrolment One God for MAN - and subscribe the aims and objects of the Samiti. - Irrespective of CASTE, Creed.
- b) The members shall be of the following Categories:

(i) PATRONS: Those contributing Rs.5001/- or more in a lumpsum or in instalments within a period of two years.

(ii) LIFE MEMBERS: Those contributing Rs.251/- or more upto Rs.5000/- shall be eligible for Life membership.

(iii) ASSOCIATED MEMBERS: Those contributing Rs.60/- per year or Rs.5/- per month as subscription.

c) Admission of members:

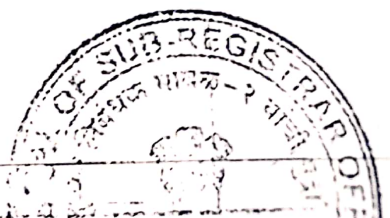
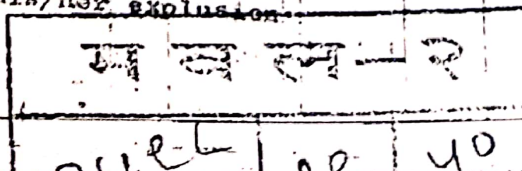
(i) Any person desirous of being admitted as member of the Samiti shall fill up the prescribed form which shall be placed by the General Secretary before the Managing Committee for consideration, on receipt of necessary fees or contribution.

(ii) The Managing committee shall have absolute discretion either to accept or reject the form of any person for membership, without assigning any reasons thereof.

iv) Cessation of Membership:

A member shall ipso facto cease to a Member, -

- (1) On his death
- (ii) On his/her exclusion.



.....3.....

- ✓ (iii) On his/her being criminally convicted of an offence.
✓ (iv) On his/her resignation of membership.



Exclusion of Memberships

- ✓ (a) Any Office bearer of the Managing Committee or sub-committee who is found to have committed fraud or whose conduct is prejudicial to the interests of the Samiti shall be expelled from the Samiti on giving him/her an opportunity to explain ~~him~~ his/her conduct and after a resolution to that effect has been passed by at least 2/3rd majority of the members present in the Managing Committee.

- ✓ (b) Any other members of the Samiti whose conduct is prejudicial to the interests of the Samiti shall be expelled from the Samiti on giving him/her an opportunity to express/explain his/her conduct and after a resolution passed by at least 2/3rd majority of the members present in the Managing Committee.

✓ VI Re-admission of Members:

- ✓ (i) No person whose name has been expelled shall be re-admitted for a period of atleast 5 years thereof.
✓ (ii) A person who has resigned his/her membership may be re-admitted as per Rule 4 sub-clause (iii)-a.

✓ 5. MANAGING COMMITTEE

The day-to-day affairs of the Samiti shall be managed by the Managing Committee.

- ✓ (a) The Managing Committee of the Samiti shall be consists of 8 Office bearers.

Viz:-

President	-	1
Vice-President	-	1
General Secretary	-	1
Jt. Secretary	-	1
Treasurer	-	1
Committee Members	-	3/8

30-03-2020		
30	03	20
2020		



.....4

3002
3002
3002



6. POWER AND FUNCTION OF THE MANAGING COMMITTEE:

✓ (a) To admit members.

✓ (b) To frame rules and regulations for the conduct of the management and administration of the activities of the Samiti, with power to alter, modify, amend or delete any rule to the approval of the Managing Committee or General body.

✓ (c) The Managing Committee shall be the competent authority to exercise all such powers and do all such acts, deeds and things as may be necessary for or incidental to the conduct, management and administration of all the business affairs and activities of the Samiti in so far as they relate to the various objects and aims of the Samiti except those deeds, acts and things that are required by any law for the time being in force or by memorandum of association to be carried out by the General body meeting of the Samiti.

✓ (d) To raise funds by means of subscriptions, contributions, donations, proceeds of collections made from cultural performances and other programmes.

✓ (e) To administer funds of the Samiti to open and operate and invest in schedule banks authorized by the Managing Committee, authorize the President or Vice-President, General Secretary or Jt. Secretary, Treasurer or a Committee member as the case may be decided by the Managing Committee, to operate the bank account in the name of "KARNATAK NARAYANA GURU SAMITI". The operation of the bank account shall be effected only by joint signature of any of the two of the office bearers authorized to operate the bank account as desired by the Managing Committee. Withdrawal and expenditure of any amount shall be effected only with the prior approval of the Managing Committee.

✓ (f) To inspect and check the accounts and pass the necessary expenditure.

✓ (g) To make and give receipts, release and discharges for money payable to the Samiti and for the claims and demands of the Samiti.

✓ (h) To prepare the annual account statement/budget and annual report on the working of the Samiti.

- (i) To sell, exchange, mortgage or otherwise dispose of or deal with all or any property of the Samiti for furtherance of the objects and interests of the Samiti as declared by the constituent Committee or individual body.
- (j) To purchase, take loans, hire or otherwise acquire any movable or immovable property and any rights and privileges necessary or convenient for the purpose of such land and its cultivation, after and within any limitation imposed by the purpose of Samiti as approved from time to time by constituent Committee or individual body.
- (k) To print and publish any periodicals, books, leaflets or they may be considered for the promotion and uplift of the aims and objects of the Samiti.

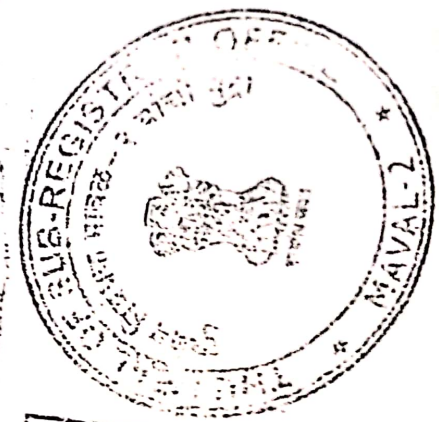
- (l) To fix meetings of the Committee and General Body.
- (m) To appoint, promote, suspend, dismiss or discharge any employee of the Samiti or to take disciplinary action as the case may be necessary.
- (n) To co-operate with any other organizations for carrying out the objects and promotion of the Samiti.
- (o) To pay all the expenditure connected with formation and Regulation of the Samiti.
- (p) To do generally such other things as are incidental or conducive to the achievement of the objects of the Samiti and the welfare of the members.

7. DUTY OF THE OFFICE BEARER

(a) PRESIDENT

- It shall be the duty of the President of the Samiti-
 - (a) Provide for all the meetings of the Samiti and regulate the conduct of business thereof.
 - (b) Supervise the financial and administrative of the Samiti and implement the resolutions of the Samiti from time to time.
 - (c) To perform all the duties and exercise all the powers specifically imposed or conferred on the President by the Samiti.

2020	
30	40
2020	



11	21	21	2
30	05	33	10
20	08	2	



.....6.....

(d) In case of emergency, take immediate action/necessary measures to safeguard the interest of the Samiti or its obligations, provided that any such action shall be placed before the next meeting of the Managing Committee for its approval/information, provided further that he shall not act any-thing in contravention of and decision of the Samiti.

(e) The President may, by order, in writing empower the Vice-President to exercise all or any of the powers and duties mentioned under clause (c) of Rule 7 (1) above.

(11) VICE-PRESIDENT:

It shall be the duty of the Vice-President of the Samiti:-
(a) In the absence of the President, to preside at meetings of the Samiti and exercise his duties and functions.

(b) During the in capacity or temporary absence of the President or pending his appointment/election or succession, to perform any other duties exercise his powers and

(c) To exercise any power and perform any duty of the President which may be delegated to him.

(11) GENERAL SECRETARY:

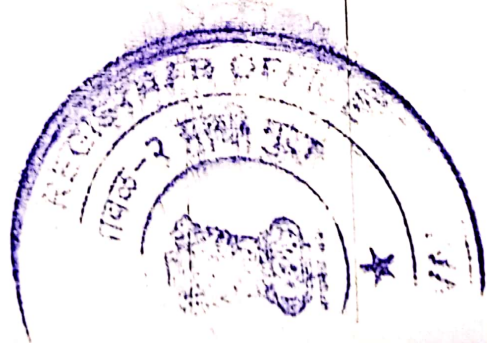
(a) He will be responsible for the day-to-day activities, working and administration of the Samiti in collaboration with the Jt. Secretary and Treasurer.

(b) He will maintain all the records / registers of the Samiti.

(c) He will call all statutory meetings, maintain proper minutes of the proceedings and draw up from time to time the programmes of the activities of the Samiti during the year and take effective steps for its implementation thereof.

(d) He shall be that the members are informed about the Samiti's activities, meetings and other related matters through notices or Circulars.

(e) He shall attend to all communications addressed to the Samiti and place them before the Managing Committee.





as the case may be, with his comments, if any.

(f) He shall distribute duties to the Jt. Secretary who shall be fully responsible to him for the work and duties assigned to him.

(g) He shall conduct all correspondence relating to the Samiti.

(h) He shall raise and collect the funds as may be directed by the Managing Committee.

(i) He shall ascertain the correct financial position of the Samiti from Treasurer on the strength of the bank book and the collections received during the previous month.

(j) He shall prepare jointly with the Treasurer the Budget of the Samiti.

(k) To attend to any other business entrusted by the Managing Committee.

iv) Jt. Secretary:

He will exercise all the powers and functions of the Genl. Secretary in the latter's absence. The Jt. Secretary shall work in close cooperation with Secretary and abide by such directions and instructions and carry out and fulfill such jobs as may be, from time to time entrusted to him by the Genl. Secretary for the achievement of the Samiti.

v) Treasurer:

(a) He shall properly keep all the accounts of Samiti such as account books, collect donations, subscriptions, membership fees and see that all the receipts for money received are accounted.

(b) He shall operate the Bank accounts jointly as may be directed/decided by the Managing Committee.

(c) He shall be responsible for proper up-keep of the receipt book, vouchers of expenditures, cash books, ledgers, Bank account books and such other records as may be related to the account matters.

(d) He shall disburse or authorise payments of only such amounts as are sanctioned by the Managing Committee.

2025	
3000	01/12/25





.....8.....

(a) He shall frame annual budget with the help of Secretary and Jt. Secretary for consideration and sanction of the Managing Committee.

(b) He shall also lay yearly accounts before the Managing Committee and get the accounts audited and put up in the General Body meeting after being approved by the Managing Committee.

(c) He shall maintain annual inventory of the property both movable and immovable belonging to the Samiti and also of the documents and other important papers.

(d) He shall report to the Managing Committee, the President Vice-President, Secretary, Jt. Secretary and furnish all informations relating to accounts and financial position whenever required.

(e) He shall deposit all the money exceeding Rs. 100/- in a Bank Rs. 100/- (One hundred only) may be kept with the Treasurer for any emergency requirement, if any.

8.

8. OFFICIAL YEAR :

Official year of the Samiti shall be from 1st April to 31st March.

9. FUNDS AND PROPERTIES OF THE SAMITI :

(a) The funds of the Samiti shall be deposited in the schedule Banks as approved by the Managing Committee, from time to time.

(b) The funds of the Samiti shall be utilised only for the furtherance and fulfilment of the aims and objects of the Samiti.

(c) The Managing Committee shall jointly and severally be responsible for the maintenance and up-keep of the properties and premises of the Samiti, Safe custody of the documents such as title deed and other valuable documents.

(d) No property of the Samiti shall be removed by any one from the premises of the Samiti or any of the institutions conducted by the Samiti without the explicit permission of the person responsible for the same.

.....9

ACCOUNTS:

- ✓ 1) Accounts shall be kept of all the money received and expended by the Samiti and of the matter in respect of which receipts and expenditures take place, and of the assets and liabilities of the Samiti. Such accounts shall be open to inspection to any member of the Samiti at such a time and in such a manner as may be laid down in accordance with the rules & regulations of the Samiti. At the end of the financial year the accounts of the Samiti shall be audited and certified by the Auditors.

- 11) Accounts shall be audited by the Chartered accountant approved by the Asstt. Registrar of Societies. The Samiti shall be registered under the Societies Registration Act of 1860 and Bombay Public Trusts Act of 1950 and the rules made thereunder. The annual account of the Samiti shall be filled with the Charity Commission of the region every year.

11. INSPECTION OF THE ACCOUNTS:

Any member of the Samiti shall have a right of inspection of accounts of the Samiti on his/her giving intimation of his/her desire to do so, by previous appointment with the Genl. Secretary. The Genl. Secretary shall on getting such intimation, fix a date and time not later than 15 days time from the date of receipt of such intimation and inform the member concerned accordingly.

12. INTERNAL AUDITORS:

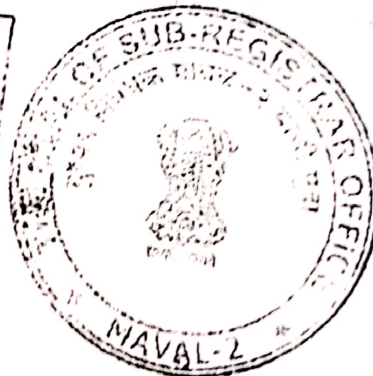
Two internal Auditors who shall not be members of the Managing committee shall ordinarily be elected at the General body meeting to audit the accounts of the Samiti.

The tenure of the Auditors shall ordinarily be for one year.

13. MEETINGS:

- ✓ 1) Annual General body meeting of the Samiti shall ordinarily be held within three months of the close of the official year.
- ✓ 11) Meeting of the Managing committee shall be normally

२४४-२		
३५६	३६	५०
२०२२		



म व ल - २		
300	30	40
२०२२		



be convened at least once in a month or earlier as required by the Samiti.

iii) An extra-ordinary Managing committee meeting shall be convened by the President or Genl. Secretary under the instructions from the committee or on receipt of a requisition signed by at least 1/5th of the total number of the members of the Samiti.

iv) Notice of the General Body meeting of the Samiti shall be given to all members of the Samiti at least 7 days before the date fixed for such a meeting, specifying the place, date, time and the business to be transacted at such meeting.

v) Notice of the Managing committee meeting shall be given to the members of the Managing committee at least 3 days before the date so fixed, mentioning the place, time date & business etc.

vi) Notice of extra-ordinary General body meeting shall be given to all members at least 7 days before the date so fixed for such meeting. The notice shall mention the reason or reasons for convening such extra-ordinary meeting. The interval between the date of receipt of the requisition and the holding of the meeting shall not exceed 30 days.

vii) An extra-ordinary meeting of the Managing shall be convened on receipt of the requisition signed by at least 1/4th of the committed members.

14. QUORUM:

i) 1/10th of the total number of members of the Samiti shall form the quorum for the General body meeting.

ii) 1/3rd of the number of the Managing shall form the quorum for the Managing committee meetings.

iii) No quorum is required for adjourned meetings.

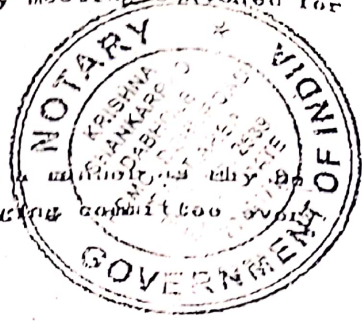
15. PROXY:

There shall be no voting by proxy. In case of a tie, the President shall have a casting vote, which he may exercise at his discretion.

16. MOTION ON NON-CONFIDENCE:

The Central committee and the management shall cease to hold

office in the event of a non-confidence motion being passed against the committee and management by a simple majority at a Special General Body meeting convened for that purpose.



17. ELECTION:

All election shall be held in such a manner as may be fixed and decided upon by the Managing Committee every year by General Body Meeting.

18. AMENDMENTS:

These provisions may be added to, repealed or amended, by a resolution passed at a general body meeting, provided that at least 3/5th of the members present at such meeting and entitled to vote, vote in favour. Not less than ten days notice shall be given of such meetings and a copy of the proposed alteration, addition or deletion shall accompany.

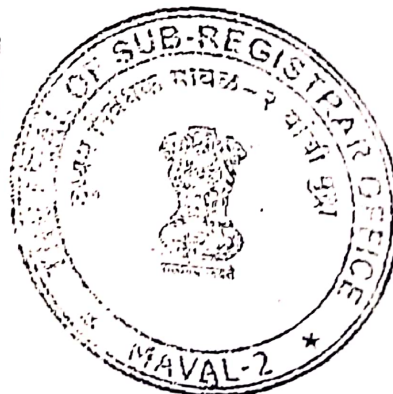
Any matter, on the adjudication of which no provision is made in these rules shall be decided by the Managing Committee and shall be final binding on the members.

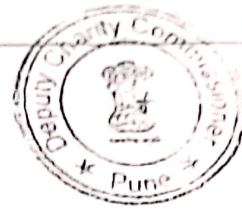
19. DISSOLUTION:

The Samiti may be dissolved by a resolution passed in that behalf at a special General body meeting of the members of the Samiti convened for that purpose, for which at least one month's notice shall be given to the members, provided that on the motion for dissolution being proposed and seconded, a majority of 2/3rd of the total membership of the Samiti vote in favour thereof. In the event of such dissolution, the surplus funds and effects of the Samiti shall be transferred to some other similar institutions as may be determined at the very same meeting.

Shri Balravan Panicker
Secretary

H A S - 2		
3UEL	3L	40
2088		

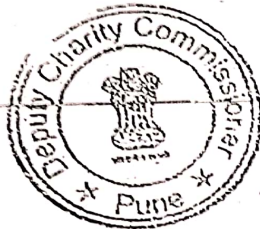




CERTIFICATE

This is to certify that this is certified
copy of Memorandum of Association and Article of
Association of Shri Narayan Gura Samiti, Pune

Shri Balaraman Panickor
Secretary



बही दिवाली खरी नकद

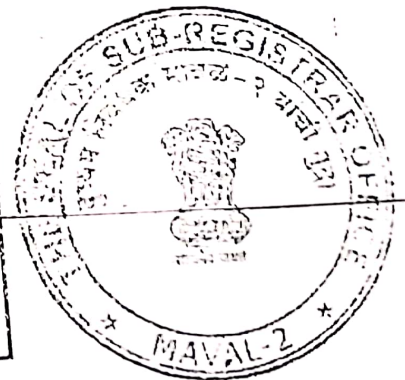
महाराष्ट्र
सार्वजनिक भास नोंदणी कार्यालय
पुणे



TRUE COPY

ADV. KRISHNA S. DABHOLE
NOTARY GOVT. OF INDIA

म व ल - २		
guel	ge	40
२०११		



PARTICULARS FOR "TRANSFER OF OWNERSHIP TITLE" OF 11000 SQFT SNV LAND AT
GAHUNJE GRAM PANCHAYAT AT MAVAL TALUK

Sl No	Name of Office Bearers	Designation	PAN	Aadhar Card No	Resolution No / Date
1	CHANDRN JANARDANAN, 65 Years, Business	PRESIDENT	AESPJ2394E	914114582155	Managing Committee Resolution No 01 of 19 th Apr 19
2	RAJU CHAPPALAKAL PAPPU, 70 Years, Pensioner	GENERAL SECRETARY	AFBPP0829C	988889989749	-do-
3	SREE NARAYANA GURU SAMITI, PUNE (Regd)	TRUST, D/o of incorporation 04/07/1991	AAAAS0801Q	NA Regn No MAH-5913/Pune dt 04.07.91 and F-7002 (Pune) 21.08.91	-do-

2022	30	40
2022	30	40
2022	30	40



EXTRACT OF RESOLUTION NO 2 FROM THE MINUTES OF MANAGING
COMMITTEE MEETING HELD AT THE RESIDENCE OF SHRI
TV RAGHUNANDANAN ON 11th 06 12

Resolution No 2

Managing Committee meeting of Sree Narayana Guru Samiti, Pune has unanimously **RESOLVED** to authorize Shri Gulab Gopinath and Shri TV Raghunandan, President and General Secretary respectively of the Samiti to complete the registration and its follow-up process of 11 R land at Gat No 145 at Village Gahunje, Maval Taluka on 12th June 2012 on behalf of the Samiti.

Managing Committee further **RESOLVED** to authorize the registration of 11 R land at Village Gahunje, Maval Taluka from Shri Prabhakar Mahadev Shinde and others, the owners of land in the name of Shri Sudhakaran Velayudhan, a Member of the Samiti, on behalf of Sree Narayana Guru Samiti, Pune (Regd) due to technical reasons and pay the cost of land at the negotiated price agreed to by and between Sree Narayana Guru Samiti, Pune and the owners. Shri Sudhakaran Velayudhan has categorically and unequivocally agreed and confirmed in the meeting that he will hold the title and possession of 11R land at Gahunje village only till such time that the title of land could be transferred in the name of Sree Narayana Guru Samiti, Pune or as and when demanded to be transferred on its name by the Samiti which he shall comply with it without any resistance / delay.

The above is a true and authentic extract from the Minutes of Meeting of the Managing Committee meeting held on 11th June 2012.

Gulab Gopinath
President
SNGS, Pune
Mob : 9822146535
11th June 2012

म व ल - २		
366L	89	40
२०१९		



Sree Narayana Gurudeva Kshetram,
Sai Nagar, Mamurdi, Dehuroad, Pune. Phone : 020-20273127

SANGHATANA
SANGHATANA



"ONE CASTE, ONE RELIGION, ONE GOD FOR MANKIND"

SREE NARAYANA GURU SAMITI - PUNE

REG. NO. MAH/5913 F-7002 (PUNE)

107, Mohal Market, 3rd Floor, Near Ashok Chitra Mandir, Pimpri, Pune - 411 017
Phone : 020-27411352, E-mail : contact@sngspune.org, website : www.sngspune.org

EXTRACT OF RESOLUTION NO 2 FROM THE MINUTES OF MANAGING COMMITTEE MEETING HELD AT PIMPRI OFFICE ON 19th 04 2019

Resolution No 2

Managing Committee meeting of Sree Narayana Guru Samiti Pune has unanimously RESOLVED to authorize Shri Chandran Janardhanan and Raju Chappalakal Pappu President and General Secretary respectively of the Samiti to complete the Transfer of Ownership registration of 11 R land at Gat No 145 at Village Gahunje, Maval Taluka on or after 17th May 2019 on behalf of the Samiti

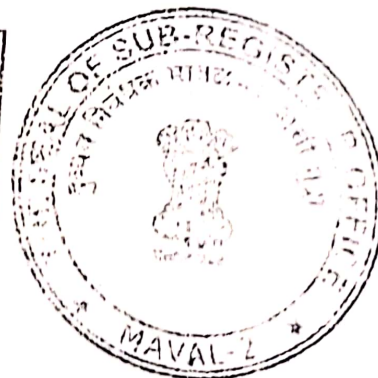
Managing Committee further RESOLVED to authorize the President and General Secretary of the Samiti to complete the Transfer of Ownership registration and its follow-up process of 11 R land at Gat No 145 at Village Gahunje, Maval Taluka from Shri Sudhakaran Velayudhan in the name of Sree Narayana Guru Samiti Pune (Regd) as a permanent transfer of ownership title in consonance and total agreement as per Resolution No 02 of 11 June 2012.

The above is a true and authentic extract from the Minutes of Meeting of the Managing Committee meeting held on 19th April 2019.

CRH

Chandran Janardhanan
President
SNGS, Pune
Mob : 9665097606
19th April 2019

म व त - २		
3vel	82	40
२०१९		



Sree Narayana Gurudeva Kshetra
Sai Nagar, Mamurdi, Deh...



Scanned with OKEN Scanner

Minutes of Special Managing Committee Meeting held at the Residence
of General Secretary on 11th June 2012 at 6.30 pm

Special Managing Committee meeting was attended by 08 members as per list attached

After the prayer, President Shri Gulab Gopinath chaired the meeting and welcomed all participants. He informed the members that a plot of land of 11000 sq ft, under agricultural-Non-development Zone, is available at village Gahunje, under Maval Taluka which is currently under Gahunje Grampanchayat Samiti and bordering with PCMC. The said plot is about 200 meters from Dehu Road Gurudeva Kshetram. After negotiation with the owner Shri Prabhakar M Shinde and his agent our negotiating Team led by Shri V Sudhakaran confirmed to the Managing Committee that the owners are willing to sell the land @ Rs 5.50 lakh per R. However, after a second round of negotiation, Shri V Suchakaran was able to convince the owners to reduce the land cost by Rs 50,000/- per R i.e @ Rs 5 lakh per R provided the registration should be completed within the next three days.

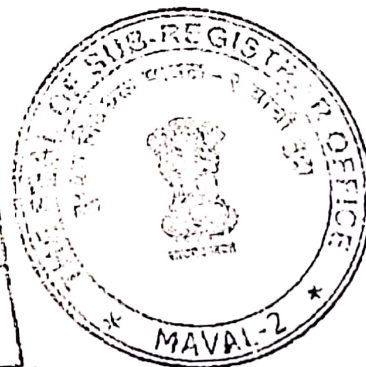
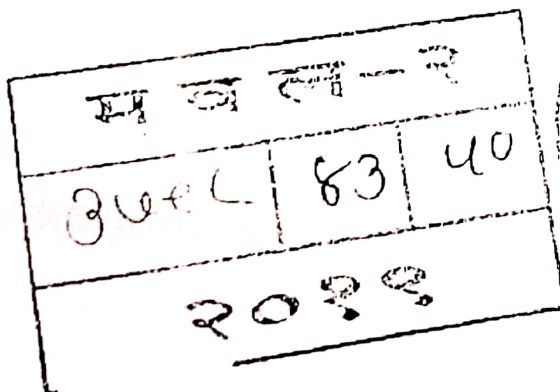
President further informed the Members that this is an opportune occasion to purchase the piece of land at the lowest possible cost and its easy accessibility makes more attractive and desirable and appealed to purchase it.

RESOLUTION NO 1. In response to the President's appeal, members present Resolved to purchase the land at the negotiated cost and immediately offered refundable loans as under

- | | |
|--------------------------|----------|
| a) Shri Gulab Gopinath | - 1 lakh |
| b) Shri V Sudhakaran | - 5 lakh |
| c) Shri TV Raghunandanan | - 1 lakh |
| d) Shri KC Sucheendran | - 2 lakh |
| e) Shri J Chandran | - 1 lakh |

RESOLUTION NO 2. The Committee further Resolved to authorize-

- | |
|---|
| a) Shri Gulab Gopinath, President, and |
| b) Shri TV Raghunandanan, General Secretary respectively of the Samiti to complete the registration and its follow-up process of 11 R land at Gat No 145 at Village Gahunje, Maval Taluka on 12 th June 2012 in the name of Shri Sudhakaran Velayudhan being an agriculturist on behalf of the Samiti. The Committee also verbally obtained an agreement from Shri Sudhakaran Velayudhan that he shall transfer the title of land through proper channel / manner as and when demanded by the Samiti |



RESOLUTION NO 3. The Committee further Resolved to make payments as per details provided by Shri Prabhakar Mahadev Shinde through Shri Sudhakaran Velayudhan and convenient modes

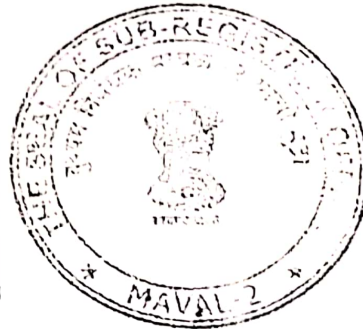
RESOLUTION NO 4. The Committee further Resolved and authorized to register the 11000 sqft land in "Agriculture Non developmental" Zone in the name of Shri Sudhakaran Velayudhan as he being an agriculturist and entitled to purchase and hold such kind of land and willing to re-convey the land registration whenever Samiti demands. Shri Sudhakaran Velayudhan has categorically and unequivocally agreed and confirmed in the meeting that he shall hold the title and possession of 11R land at Gahunge village only till such time that the title of land could be transferred in the name of Sree Narayana Guru Samiti, Pune or demanded to be transferred on its name by the Samiti which he shall comply without any resistance / delay.

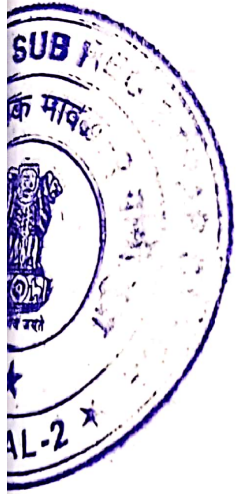
RESOLUTION NO 5. The Committee also Resolved and approved approaching Samiti Members and well-wishers for collection of required funds through refundable loan / donation to complete payment of the 11000 sq ft land to be bought for the Samiti

Before closing the Special meeting, General Secretary thanked all members who took the initiative, agreed to donate / loan sums of money and engaged in negotiations with the owners/agents. He specially thanked Shri Sudhakaran for his extra-ordinary zeal and involvement in finalizing the deal and concluded the meeting at 9 10 pm

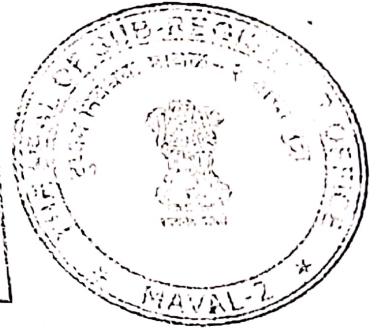
Gulab Gopinath
President
5th July 2012

म व ल - २		
3000	88	40
२०११		





म व ल - २		
300	84	40
२०३३		



Summary 1 (continued) (Page 1)

पानाची किंमत 21/05/2019
मालकी क्र. 3798/2019

पानाची किंमत

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

पानाची किंमत

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

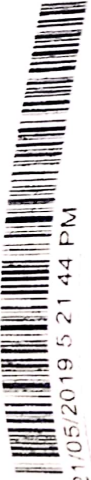
मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019

मालकी क्र. 3798/2019





21/05/2019 5 21 44 PM

दस्तावेज क्र. 3798/2019

दस्तावेजाचा प्रकार - अभिरक्षणाचा पत्र

दस्तावेजाचा भाग-2

पुढील पत्रावर
दस्तावेज क्र. 3798/2019

अनु क्र. पत्राकाराचे नाव व पत्ता

1 नाव श्री नारायण एम. मसिनी, पुणे अ. पत्रिका
चाईटवय, तर्फे श्री चंद्राने जनाधीन प्रेसिडेंट
पत्ता प्लॉट नं. भाळा नं. - इमारतीचे नाव:-
ने. - गेड नं. को. रंग रोड, पुणे, महाराष्ट्र, PUNE
पिन नंबर-AESF12394E

2 नाव श्री नारायण एम. मसिनी, पुणे अ. पत्रिका
चाईटवय, तर्फे श्री गुरु चापलाकल पुष्प, जनरल
मंत्राली -

पत्ता प्लॉट नं. भाळा नं. - इमारतीचे नाव:-
ने. - गेड नं. को. रंग रोड, पुणे, महाराष्ट्र, पुणे
पिन नंबर-AFBPP0829C

3 नाव श्री सुभाकर ग. वेलापुत्र

पत्ता प्लॉट नं. भाळा नं. - इमारतीचे नाव:-
ने. - गेड नं. को. रंग रोड, पुणे, महाराष्ट्र, पुणे
पिन नंबर-AAIPV4806D

पत्राकाराचा प्रकार

विह्वल घेणार

वय :- 65

स्वाक्षरी:-

(Signature)

विह्वल घेणार

वय :- 70

स्वाक्षरी:-

(Signature)

निवृत्त देणार

वय :- 61

स्वाक्षरी:-

(Signature)

वर्तिल दस्तऐवज करून देणार अध्याक्षरीत अभिरक्षणापत्र चा दस्तऐवज करून दिल्याचे कवून करताना.

शिक्का क्र. 3 ची वेळ 21 / 05 / 2019 05 : 27 : 34 PM

ओळख:-

मदर इमम मुख्य निवृत्तीक गा. या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

पत्राकाराचे नाव व पत्ता

नाव वकील मंतोप देणाने -

वय 42

पत्ता: तिंगेनगर, पुणे

पिन कोड 411015

(Signature)

स्वाक्षरी

ध्याचित्र



शिक्का क्र. 4 ची वेळ: 21 / 05 / 2019 05 : 27 : 57 PM

(Signature)

मुख्य निवृत्तीक देणारी-9

EPayment Details.

मार्च 2019

sr Epayment Number

1 MH001753161201920E

2 2105201907232

Defacement Number

0001006368201920

2105201907232D

Know Your Rights as Registrants

(4 pages on a side) printout after scanning

connectness through thumbnail (4 pages on a side) printout after scanning

connectness through thumbnail (4 pages on a side) printout after scanning

connectness through thumbnail (4 pages on a side) printout after scanning

connectness through thumbnail (4 pages on a side) printout after scanning

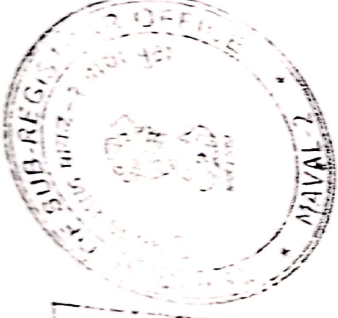
connectness through thumbnail (4 pages on a side) printout after scanning

connectness through thumbnail (4 pages on a side) printout after scanning

connectness through thumbnail (4 pages on a side) printout after scanning



मा न व ल-२	
१०६८	२०/११
२०१९	



प्रमाणित करण्यात येते की,
या दस्तमखचे हुकुम

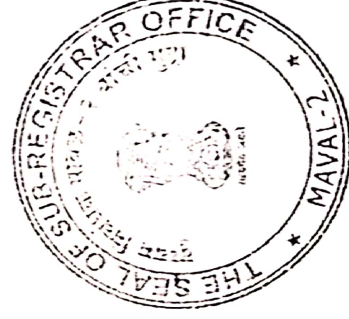
५९ पाने आहेत.

दुय्यम निबंधक अंणी-४
मावळ-२

पहिले मंवरचे पुताकाचे
२०६८ मंयरी मंदतवा

[Signature]

दुय्यम निबंधक अंणी-१
मावळ-२
दिनांक ११/५/२०१९



नक्कल केली
रुजवात घेतली

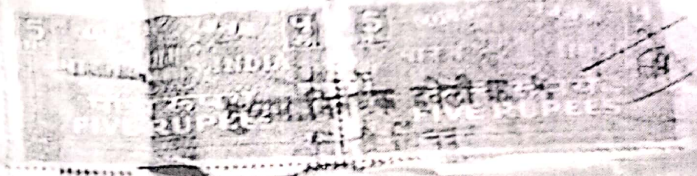
मूळ दस्ता बाबतची नक्कल
श्री शंयोज मते

आसले वर हुकुम नक्कल दिनांक २१/०२/२०२० रोजी दिली

दुय्यम निबंधक मावळ-२ तळेगाव दाभाडे

सामुची

सूची क्र. दोन INDEX No. II



पु.सं. संविभाग ए वर घटक (अवस्था) Serial, Sub-Division and House No. (if any)	क्षेत्र Area	आकारणी किंवा दुसरी देण्यात येत असावा किंवा Assessment or Judi when given	प्रमाणपत्र देणारा देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव Name of executing party or in case of a Decree Order of civil court of defendant	प्रमाणपत्र देणारा देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, दावेचे नाव Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff	दिनांक Dates of	वर्ग Category	नोंदणी Registration	अनुक्रम, खंड व पृष्ठ Serial No. Volume & Page	पं. क्र. Page No.
स.सं. १५ दि. नं. ३४२५५६			सि. साविकी विनयन रा. सहकार भवन, मुंबई-पुणे रोड, फुलोड, हवेली, आ (डोनर)	सावित्री पुणे सोसा. त.प. सेक्टर डा. विनय आधु आणि सेहेली सी. के. फ्लेमिंग (डोनर)	१०/११	६४	६४	६४६२	६४

सं.सं. १५
दि. नं. ३४२५५६
२
पं.सं. ६४६२
सामुची २०००-०१.पु.
अधिनियम ३०९.६९-०१.पु.
अधिनियम ३.०९६९ काव
दक्षिण-उत्तर वाळू फ्लोड अये



मो. नमकन सेली
मो. वापली
मो. दखत घेतली
अम्सल बरकत नमकन सेली, तारीख
दुसरा निबंधन सेली नं. ५.
पिपरी पिपरी

सूची क्र. 2

द्वयम निबंधकः महदु.नि. हवेनी 14

दस्तावेज संख्या : 10456/2019

06/06/2019

नोदंणी :

Regn: 63m

गायाने नाव : घामगुडी

(1) विनेवाचा प्रकार	बुरेदीखत	1) पानिकेचे
(2) मोबदला	367000	येथील मर्वे न
(3) बाजारभाव (माझेपट्टगल्या बाबतिलेपट्टाकांग आकारणा देतो की पट्टेदार ते नमुद करावे)	366144.2	म्हणजेच 10
(4) यू-मापन, पोटहिस्सा व घरकामांक (असल्यामग)		1) 1000 च
(5) क्षेत्रफळ		

1) पानिकेचे नाव, पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मोजे मासुई येथील सर्वे नं.: 17 हिस्सा नं.: 1अ यांसी एकूण क्षेत्र 00 हे 01 आर म्हणजेच 100 चौ. मी. म्हणजेच 1000 चौ. फूट म्हणजेच 92.93 चौ. मी. भिडकन/(Survey Number : 17 :)

1) 1000 चौ.फुट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दम्भोवज करुण देणा-यांनिहून
ठेवणा-या पक्षकाराचे नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा किंवा
आदेश असल्यास,प्रतिवादिचे नाव व
पत्ता.

१) नाव-श्री. पांडुरंग मारुती राऊत व श्री. बळवंत मारुती राऊत यांच्या तर्फे कु. मु. म्हणून श्री. नारायण गुरु समिती, पुणे यांचे करिता जनरल सेक्रेटरी श्री. टी. व्ही. रघुनंदन वयः-४६; पत्ना-ज्योति नं. -; माळा नं. -; इमारतीचे नावः -, ब्लॉक नं. -, रोड नं. पुणे, महाराष्ट्र, पुणे. पिन कोड-४११०३९ पॅन नं.-

(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायान्याया हाकुमनाभा किंवा आदेश अनल्ल्याभ, प्रतिवादिचे नाव व पत्ता

1): नाव:- श्री नारायण गुरु ममिती, पुणे यांचे तर्फे अध्यक्ष श्री. चंद्रान जगार्थनन बय:- 65; पत्ना:- ज्यॉटि नं. :- भाळा नं. :-, इमारतीचे नाव:-, ज्यॉंक नं. :-, रोड नं. :- कोंडवा पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411048 पॅन नं. :-

2): नाव:- श्री नारायण गुरु ममिती, पुणे यांचे तर्फे सचिव श्री. राजु बापनाकन पणू बय:- 70; पत्ना:- ज्यॉटि नं. :-, भाळा नं. :-, इमारतीचे नाव:-, ज्यॉंक नं. :-, रोड नं. :- गणेश नगर पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411031 पॅन नं. :-

(9) प्रमाणोपपन्न करून दिल्याचा दिनांक 06/06/2019

(10) अस्त नोंदणी कोल्याचा दिनांक 06/06/2019

(11) अनकमांक. बंड च पड

(12) **आजारभावाप्रमाणे मृदांक शुल्क** 25700

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 3700

(14)अंग

महाराष्ट्रभाषाभाषी विचारात घेतलेला

नयश्रीमः-

मदरां शल्क आकारताना निबडलेला

:- 24/1/2024

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



सूची क्र. दोन INDEX No. II

नं. क्र. व वर्ग पत्राची बाब (आपली देखी को १. २. ३. ४. ५. ६. ७. ८. ९. १०. ११. १२. १३. १४. १५. १६. १७. १८. १९. २०. २१. २२. २३. २४. २५. २६. २७. २८. २९. ३०. ३१. ३२. ३३. ३४. ३५. ३६. ३७. ३८. ३९. ४०. ४१. ४२. ४३. ४४. ४५. ४६. ४७. ४८. ४९. ५०. ५१. ५२. ५३. ५४. ५५. ५६. ५७. ५८. ५९. ६०. ६१. ६२. ६३. ६४. ६५. ६६. ६७. ६८. ६९. ७०. ७१. ७२. ७३. ७४. ७५. ७६. ७७. ७८. ७९. ८०. ८१. ८२. ८३. ८४. ८५. ८६. ८७. ८८. ८९. ९०. ९१. ९२. ९३. ९४. ९५. ९६. ९७. ९८. ९९. १००.)	व-भाग, लेखिका व घर क्रमांक (असावाच) Survey, Sub-Division and House No. (if any)	क्षेत्र Area	वाक्याची किंवा कुडी देण्यात येत असेल तेव्हा Assessment or Judi when given	दस्तऐवज करून देणाऱ्या पक्षांसाठी नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास प्रतिवादाचे नाव Name of executing or in case of a Decree Order of civil Court, of defendant.	दस्तऐवज करून देणाऱ्या पक्षांसाठी नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव Name of the claiming party or in case of a Decree of Order of Civil Court. of Plaintiff	दिनांक Dates of	कडून दिवाणी Execution	नोंदणीत Registration	सं.
१	२	३	४	५	६	७	८	९	१०
१००१	पेद्रोस केन्ले. हद्दीतीठ मंत्रि माळुडी			१. लक्ष्मण माळुडी राऊत	२. श्री. नारायण गुरु कमीती पुणे	१०/१२/८८			
१०००१	पेशीर काठ. १०/१२			२. श्री. सुलेखना दोंडिबा चोरगे	पिंपरी, पुणे-१० लक्ष्मी				
३०८	दोन ६८. ३५ माळुडी			३. श्री. अर्जुन लक्ष्मण चोरगे	४. श्री. वेदाकर पी. चोरगे				
	माळुडी माळुडी दोनपैकी दोन			५. श्री. बाळूबाई रावणराज जांभळे	६. श्री. अर्जुन (संस्थेचे प्रेसिडेंट)				
	४००५.९४-१००० माळुडी			७. श्री. अर्जुनराज जांभळे	८. श्री. कातीकेश्वर रा. माळुडी				
	३०२.३०-१००० माळुडी			९. श्री. दे. २ ते पुणे	१०. श्री. लक्ष्मण रा. माळुडी				
	०८. ३.०१ माळुडी			११. श्री. लक्ष्मण रा. माळुडी	१२. श्री. सुखदेव कुरुपकर पणिकर				
	१००x१० माळुडी १०० फुटांचे			१३. श्री. माळुडी रा. माळुडी	१४. श्री. देवेंद्र रा. लक्ष्मण रा. पुणे.				
	फोडवणच्या बांधकामासाठी.			१५. श्री. पोडुलंग माळुडी रा. माळुडी					
				१६. श्री. माळुडी रा. माळुडी					



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अनिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अनिलेख आणि नोंदवहा (लघार करणे व पुनर्स्थापित ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- भागुडी (१४४११९)

प्राप्तीका :- हजेरी

FJ-ID : 24689392248 भूमापन क्रमांक व उपविभाग १७/१अ



24689392248

भूधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो. ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी.	५०५	पंडुरंग मारुती राजत				(७६६३)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		बळवंत मारुती राजत				(७६६३)	
जिरायत ६.०९.००		-----सामाईक क्षेत्र-----			३.०८.०९	३.०३	०.२६.००
भागवत -		[अद्यावृद्ध झालेला ग्राम पंचायत]					इतर अधिकार
एकूण						(७७५८)	व्यवहार येकायदेशीर (२०९१)
ला.यो. क्षेत्र ६.०९.००		अर्जुन भागवान विरंगल		०.०२.४०	०.०२	(२०४०)	इतर (२०९३)
अ) पोटखराब क्षेत्र		संपतराव महादेव साळुंके					इतर
(लागवड अयोग्य)		माधव मारुती जाधव				(२२०८)	द्विपक माणिक सुपेकर ०.३.८० (२०९५)
वर्ग (अ) ०.२६.००		-----सामाईक क्षेत्र-----			०.०१.८३	०.०२	निलेश जयवंत नवले (२०९५)
वर्ग (ब) -						(२२०८)	इतर
एकूण		परगोडापा आण्णाप्पा मनमोली		०.०१.३०	०.०१	(२१३७)	नेताजी पंडित पवार .०३५९ (२०९७)
पो. ख क्षेत्र ०.२६.००							इतर
एकूण क्षेत्र ६.३५.००		रमेश बट्टीनारायण खंडेलवाल		०.०१.९८	०.०२	(२२०७)	कृष्णा सितारामजे शेठ्ठी .०१९६ (२०९३)
(अ+ब)		सौ. सुरेखा योगीराज अनारसे		०.००.९७	०.०१	(२२१५)	इतर
आकारणी ५.९९		भैरवदत्त नगर कोटी		०.०१.९६	०.०२	(२३३९)	सुमद्रा प्रल्हाद गायकवाड ९६ चौ मी (२२९९)
जुडी किंवा विशेष आकारणी		रंजना दिपक मैश्राम		०.००.९७	०.०१	(२४५१)	इतर
		दिनकर सिताराम बोकड		०.०१.९२	०.०२	(२४५२)	अर्जुनसिंग हरकसिंग रावत (२२७५)
		कृष्णा अवतार नारायण खंडेलवाल		०.०१.९८	०.०२	(२४९८)	वासुदेव दुखे जोशी .०१९५ (२२७५)
		संजय किसन जोशी		०.०१.९६	०.०२	(२६५२)	इतर (२३२३)
		विनोद बाबुराव गोखले		०.००.९६	०.०१	(२६३३)	इतर
		गणेश बबन येवले		०.००.९३	०.०१	(३६३९)	प्रेसिडेंट बेटाकु लफी. बंस (२४५६)
		इस्माईल मेहबुब शेख		०.००.४८		(२९९८)	वी. कार्तिकेयन (२४५६)
							श्री. नारायण गुरु समिती पुणे तर्फे १. (२४५६)
							सुरेद्र करुणाकरण .०३७९ (२४५६)
							इतर (२६६९)
							इतर
							भगवानसिंह बथ्याल १९५ चौ मी (२७६०)
							इतर
							अ पा क श्रीमती माया मोहन जोशी (३१५९)



हा गाव नमुना क्रमांक ७ दिनांक १४/०५/२०२५:११:३८:४४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अनिलेखार वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि.: ०९-०६-२०२५ : १०:१७:२४ AM. वैधता पडताळणीसाठी <https://digitalabara.mahachurni.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001565187 हा क्रमांक वापरावा.

पृष्ठ क्र.



Scanned with OKEN Scanner

प्रविण काकासाहेब साबळे				(४१८२)
प्रगांत शित काकासाहेब साबळे				(४१८२)
	सामाईक क्षेत्र-----	०.०१.००	०.०१	
१८९८	खेरुनिसा उत्तमान खान मोकासी	०.०२.००	०.०२	(४१८४)
१८९९	सतिश सोमाजी शिंदे	०.००.८४	०.०१	(४८६६)
१९०१	विजय उत्तम शेडगे	०.००.७०	०.०१	(४१८९)
१९५३	हनुमंत रामराव दहिकळे	०.००.५०		(४२८२)
१९८९	मीरा स्वामी मोहनपाल	०.०४.००	०.०४	(४२९३)
२०००	शब्बीर शमशुद्दीन शेख	०.०१.५०	०.०१	(४४२९)
२३७६	राजेंद्र प्रसाद नगरकोटी	०.०१.९६	०.०२	(५१२२)
२४०४	महेसा योगीराज अनारसे सुरेखा योगीराज अनारसे -----सामाईक क्षेत्र-----	०.०१.९६	०.०२	(५२९५) (७१६६) (६०१४)
३८९२	पिंपरी चिंचवड महानगर पालिका रस्त्याने	०.३१.७८	०.११	(५९१९)
४०६६	विकास राजेंद्र भित्तल उषा राजेंद्र भित्तल उमेश राजेंद्र भित्तल -----सामाईक क्षेत्र-----	०.०१.००	०.०१	(६०१४) (६०१४) (६०१४)
४२८०	मंदा विश्वास गायकवाड	०.०३.८४	०.०४	(६१०८)
४३९३	सुशिल अरुण शिंदे अरुण भाऊराव शिंदे -----सामाईक क्षेत्र-----	०.०१.९५	०.०२	(५५२९) (५५२९)
४४४७	गोविंद वल्लभ कापरी	०.०१.९६	०.०२	(६१९३)
४४९८	शरद शकर मोळे मृदुल बंदीनाथ पाटील भारती दीपक पाटील -----सामाईक क्षेत्र-----	०.०३.१३	०.००	(४१६४) (४१६४) (४१६४)
४४९९	रमावती हरिद्रप्रसाद मिश्रा	०.०२.००		(५१५४)



हा गाव नमूना क्रमांक ७ दिनांक १४/०५/२०२५:११:०८:३४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अनिरोखदार दर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ०९-०६-२०२५ : १०:१७:२४ AM. वैधता पडताळणीसाठी <https://digitalabara.mahabharat.gov.in/dab/> या संकेत स्थळावर जाऊन 1507100001565187 हा क्रमांक



8402	वेद नितिन डफळे -----सामाईक क्षेत्र-----	0.00.094	0.00	(43009)
	भें मयुर डेव्हलपर्स तार्के भागीदार संजय उषदवराव डिग्गीकर दिपक रभाकांत बारगळे -----सामाईक क्षेत्र-----		0.00	(44900) (44900) (44900)
8403	[ज्येष्ठाण रतवारी डिकाय]			(44900)
8404	राजिव कृष्णन	0.02.20		(44900)
8405	[रामचंद्र सोपान राऊत दिनेश रामचंद्र राऊत वंदना विकास भिसे रेखा राम ववले सुनिता संदिप कस्पटे रंजना रामचंद्र राऊत -----सामाईक क्षेत्र-----	0.03.96	0.03	(44900) (44900) (44900) (44900) (44900) (44900) (44900)
8406	सुभाष प्रकाश यादव सुर्यकांत रामचंद्र पिपळे पांडुरंग जयसिंग यादव मोहन कृष्णा सावंत सोनाली नितिन डफळे -----सामाईक क्षेत्र-----	0.09.00	0.00	(44900) (44900) (44900) (44900) (44900)
8407	दादासो यशवंतराव गायकवाड	0.00.92	0.09	(44900)
8408	बाळाबाई उर्फ वाल्हाबाई रामचंद्र भांगरे	0.09.29		(44900)
8409	शकुंतला बबन उर्फ धोंडिबा चोरगे	0.09.29		(44900)
8410	वसंत आण्णा शिंगाडे सोपान नागु शिंगाडे -----सामाईक क्षेत्र-----	0.09.96	0.00	(44900) (44900)
8411	अजय रामलाल पाटिल	0.08.00		(44900)
8412	अतुल सुभाष पारसकर	0.09.00		(44900)



हा गाव नमूना क्रमांक ७ दिनांक १४/०५/२०२५:१५:०८:४४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमितेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०९-०६-२०२५ : १०:१७:२४ AM. वैधता पडताळणीसाठी <https://digitalabbaramahabharat.gov.in/dsh/> या संकेत स्थळावर जाऊन 2507100001565187 हा क्रमांक



Scanned with OKEN Scanner

४५१४	गणेश नामरी साहकारी गृहपरचना संस्था मर्या साहं चेअरमन	०.०८.००	(५०९२)
४५१५	स्वयंभू प्रस्टेट साहं भागीदार नवनाथ पांडुरंग राऊत प्रकाश बलवंत राऊत -----सामाईक क्षेत्र-----	०.५५.५० ०.००	(५२५२) (५२५२) (५२५२)
४५१६	दिपाली नवनाथ गुंडगुल	०.००.४६	(५४३२)
४५१७	सोमनाथ विजयानंद आवटे	०.००.४६	(५४३३)
४५९९	रत्नमीनी कृष्णन जयलक्ष्मी नायर -----सामाईक क्षेत्र-----	०.०२.४९ ०.०२	(६२७९) (६२७९)
४६०९	अनुराधा विनोद गोस्वे	०.००.९६ ०.०९	(६३०८)
४६२५	चंद्रकांत केरु रेड्डी	०.००.९९ ०.०९	(६३२९)
४६४५	दिनकर सिताराम बोकड संगिता दिनकर बोकड -----सामाईक क्षेत्र-----	०.०४.६६ ०.०५	(६३४३) (६३४३)
४७००	श्रीशैल हनमंतराया हिप्परगी	०.०९.९६ ०.०२	(६४९८)
४७४०	पांडुरंग जयसिंग यादव	०.००.७५ ०.०९	(५४५९)
४७४८	सुभाष लालु पवार	०.००.९९ ०.०९	(६३२९)
४७८४	राजेंद्र बसवणप्पा चौधुले	०.०१.५० ०.०९	(६४९६)
४८७०	शुभांगी नवनाथ लांडगे	०.०१.०० ०.०९	(६६४७)
४८८९	[झंडीबा लक्ष्मण वासमाटे]		(६९३७)
४८९७	सुर्यकांत दादासाहेब गायकवाड ..	०.००.९९ ०.०९	(६६०८)
४९१४	रियाजुद्दीन अब्दुलरशीद अन्सारी	०.०१.०० ०.०९	(६६३०)
४९२५	[आषट सोपान सिंहदे लक्ष्मी भारत सिंहदे रवि भारत सिंहदे दिपक भारत सिंहदे]	०.०१.९५ ०.०२	(६७९६) (६७९६) (६७९६) (६७९६)



हा गाव नमूना क्रमांक ७ दिनांक १४/०५/२०२५:१०:८४ PM रोप्पी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अनिलेखार कर कोपल्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०९-०६-२०२५ : १०:१०:२४ AM. वेबता पडताळणीसाठी <https://digitalabara.mahabharat.gov.in/dsk/> या संकेत स्थळावर जाऊन 2507100001565187 हा क्रमांक

वापरवा.

पृष्ठ क्र. ६

५०३७	रियाजुद्दीनु अब्दुलरशीद अन्सारी	०.०१.५०	(६५१३)
५०६१	[राजेंद्र एकनाथ मोरे]		(६९४१)
	[धनंजय एकनाथ मोरे]		(६९४१)
	-----सामाईक क्षेत्र-----	०.००.०० ०	
५०६६	[गणपती जामदेवराव घाटगे]		(६९३७)
५०७९	पिंपरी चिंचवड महानगरपालिका रस्तारंदीकरणाने बांधीत	०.२२.५५ ०.२२	(७७८४)
५०८९	श्री नारायण गुरु समिती पुणे तर्फे अध्यक्ष चंद्रान जनार्दन		(६९२७)
	श्री नारायण गुरु समिती पुणे तर्फे सचिव राजु चापलाकल पप्पू		(६९२७)
	-----सामाईक क्षेत्र-----	०.०१.०० ०.०१	
५०९४	धनंजय एकनाथ मोरे	०.०१.६० ०.०२	(६९४१)
५०९५	राजेंद्र एकनाथ मोरे	०.०२.७८ ०.०३	(६९४१)
५०९८	नितीन आत्माराम भोसले प्रमोद आत्माराम भोसले		(६९३७) (६९३७)
	-----सामाईक क्षेत्र-----	०.०१.९८ ०.०२	
५१८०	मेसर्स.सिद्धीविनायक एन्टरप्राइजेस भागीदारी संस्था तर्फे भागीदार अविता सुनिल ढोबळे मेसर्स.सिद्धीविनायक एन्टरप्राइजेस भागीदारी संस्था तर्फे भागीदार प्रथमेश अनिल बाणखेले		(७०५६) (७०५६)
	-----सामाईक क्षेत्र-----	०.०४.५० ०.०४	
५१८९	राजश्री अनिल शिंदे	०.०१.५० ०.०१	(७०६९)
५२४४	[मेजर अरुणकुमार मैतानी]		(७१५२)
५२४५	[सुबेदार सुंदर सिंह]		(७१५३)
५२४८	अशोक दत्तात्रय राजत	०.०३.९२ ०.०४	(७१५३)
५२७१	[ज्ञी वर्गीस वर्गीस]		(७२३७)

हा गाव नमूना क्रमांक ७ दिनांक १४/०५/२०२५:१०:८:४४ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अमितेखावर पर
कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ०९-०६-२०२५ : १०:१७:२४ AM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabharat.gov.in/dsbr/> या संकेत स्थळावर जाऊन 2507100001565187 हा क्र.
वापरवा.



[महाराष्ट्र जमीन महसूल अधिकार अधिनियम १९८७ यादीतील तरतुदी] गाव :- मासुली (९४४९९९) गाव नमुना वारसा (पिकाची नोंदवही) भूमापन क्रमांक व उपविभाग १७/१अ तालुका :- हवेली पिढा :- पुणे									
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	रकम	लगाव वी.वा.ची उपलब्ध नमूदली जमीन
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
२०१८-१९	खरीप				हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी
			मिश्र	बाजरी	०.४०००	०.०		इमारत पड	१.६९००
			निर्मोळ	भुईसुग	१.६०००				
			मिश्र	भात	२.४०००				
२०१९-२०	खरीप					०.०		इमारत पड	१.६९००
			मिश्र	बाजरी	०.४०००				
			मिश्र	भात	२.४०००				
			निर्मोळ	भुईसुग	१.६०००				
२०२०-२१	खरीप		निर्मोळ	भात	२.४०००				
						०.०		चालू पड	०.२६००
			निर्मोळ	बाजरी	०.४०००				
			निर्मोळ	भुईसुग	१.६०००				
						०.०		इमारत पड	१.६९००

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ अन्विष्ट]
गाव :- मामुर्डी (९४४९९९)

जिल्हा :- पुणे

तालुका :- हवेली

भूमापन क्रमांक व उपविभाग १५/३अ/४

भूमापन क्रमांक व उपविभाग १५/३अ/४

भूमापन क्रमांक व उपविभाग १५/३अ/४

भूमापन पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळाचे नाव व खंड
क्षेत्राचे एकक हे.आर.चो.मी	३९०	लखपतराव संपतराज मेहता				(६८५२)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		संतोष लखपत मेहता				(६८५२)	
जिरायत ०.७९.००		-----सामाईक क्षेत्र-----	०.६७.६७	१.०८	०.०५.००		इतर अधिकार
बागायत -	१०२२	सो.सा. तर्फे प्रोसिडेंट डॉ विजयभाऊ व सेक्रेटरी के सुरेंद्रन (खोनी) श्री नारायण गुरुसमिती पुणे					
एकुण		-----सामाईक क्षेत्र-----	०.०३.७१	०.०५		(२३८५)	प्रलंबित फेरफार : नाही.
ला.यो. क्षेत्र ०.७९.००						(२३८५)	शेवटचा फेरफार क्रमांक : ६८५२ व दिनांक : ०६/०७/२०२१
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	३८५३	पिंपरी चिंचवड महानगरपालिका रस्तारूंदीकरणाने बाधित क्षेत्र	०.०७.६२	०.१२		(६८५२)	
वर्ग (अ) ०.०५.००							
वर्ग (ब) -							
एकुण							
पो.ख.क्षेत्र ०.०५.००							
एकुण क्षेत्र ०.८४.०० (अ+ब)							
आकारणी १.२६							
जुडी किंवा विशेष आकारणी							

जुने फेरफार क्र : (१९३८) (१८५१) (३३९३) (५९४२)

सीमा आणि भूमापन चिन्हे :



गाव नमुना बारा (भिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम २१]

गाव :- **भामुर्डी (९४४११९)**

जिल्हा :- पुणे

तालुका :- हवेली

भूमापन क्रमांक व उपविभाग

१५/३अ/४

वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	भिकांचे नाव	पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन	
					जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०१७-१८	खरीप					०.०		पड	०.७९००	
२०१८-१९	खरीप					०.०		पड	०.७९००	
२०१९-२०	खरीप					०.०		पड	०.७९००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे