



Thursday, September 21, 2006

12:56:00 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7078

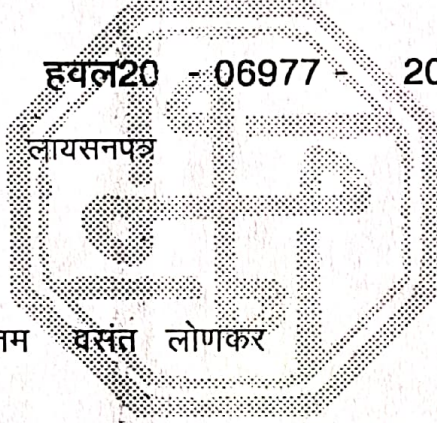
दिनांक 21/09/2006

गावाचे नाव पिंपरी वाघेरे

दस्तऐवजाचा अनुक्रमांक हवल20 - 06977 - 2006

दस्ता ऐवजाचा प्रकार

लायसनपत्र



सादर करणाराचे नाव: धनोत्तम घसंत लोणकर

नोंदणी फी

:-

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

140.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (7)

एकूण

रु.

240.00

आपणास हा दस्त अंदाजे 1:07PM ह्या वेळेस मिळेल

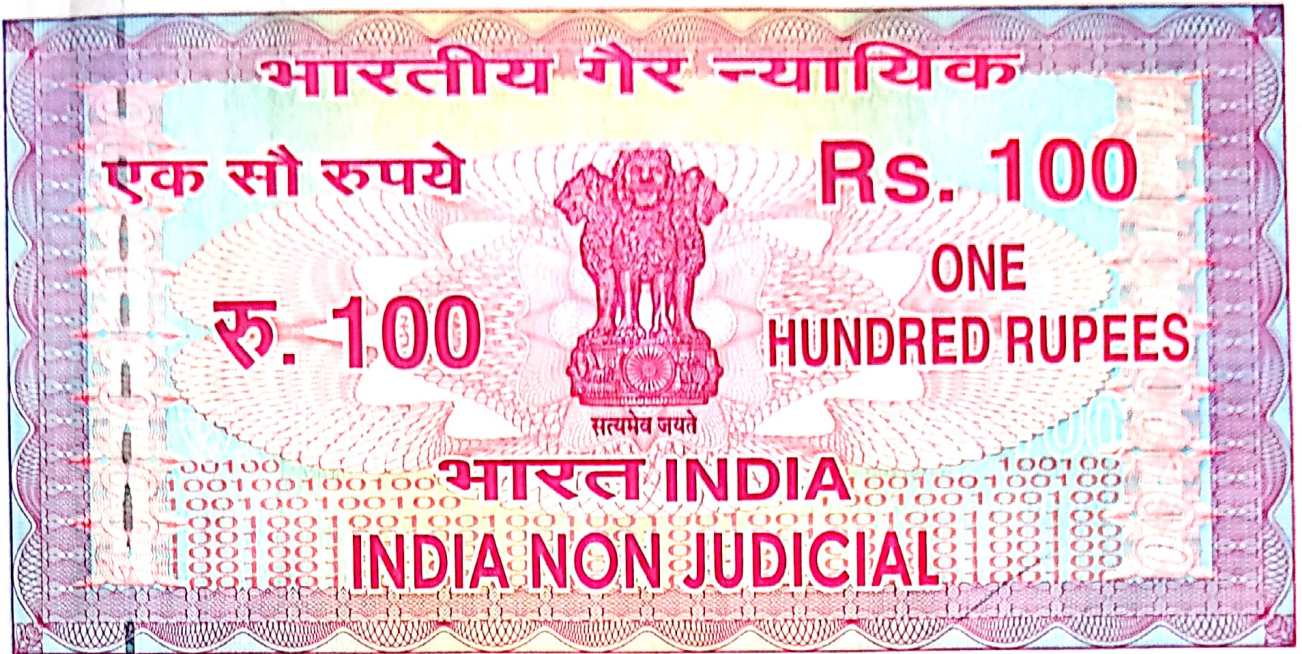
दुय्यम निबंधक

दु.नि.हवेली 20

बाजार मुल्य: 0 रु.

मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 100 रु.



महाराष्ट्र MAHARASHTRA

७५५३

20 SEP 2006

AB 273950

१. नंबर

१८३ तसला पेठ, पुणे. दिनांक

स्टॅम्प रुपये

१००/-

नांव

सोलेमन एस. देशपांडे

पत्ता

कुर्वाण मुंडे

हस्त

डॉ. का. (३१)

स्टॅम्प कर

(सौ. एस. एस. देशपांडे)

ला. नं. HVL/11/10



15 SEP 2006

पुणे न्यायिक क्षेत्र, पुणे न्यायिक

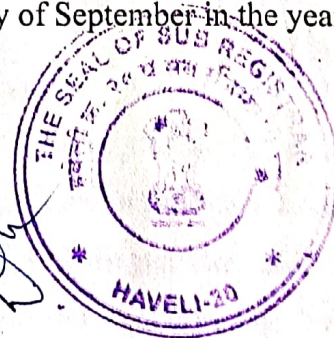
[Handwritten signature]

LETTER OF LICENCE

THIS LETTER OF LICENCE (which comes under the Art. 38 of the Bombay Stamp Act, 1958) made and executed at Pune on this 21 th Day of September in the year, 2006.

[Handwritten signature]

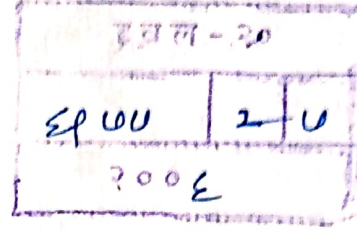
[Handwritten signature]



हवल - २०		
६५५	९	५
२००६		

KNOWN AS ANANDIBAO COMPLEX, within the limits of Pimpri Chichwad Municipal Corporation, and more particularly

[Handwritten signature]



BETWEEN

Mr. Dhannotam Vasant Lonkar,
Age: About 60 years, Occ: Business,
R/O: 1286/A, Shivajinagar
Pune: 411005.

(Hereinafter referred to as which expression shall unless repugnant
to the contest mean and include his heirs, executors, administrators
and assigns) ----- **PARTY OF THE FIRST PART.**

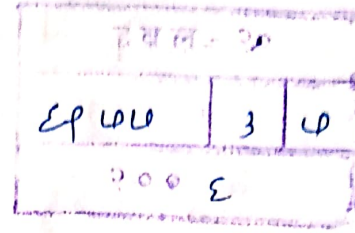
AND

PODAR EDUCATION TRUST,
Registered under Indian Trust Act,
Bearing Registration No. BNG (U) JNR, 572/2004-2005
Through its Authorized Person,
Mr. Solemon Simon Chordekar
Age: 65 years, Occ: Service,
R/O: Wadia Estate, Building No. 8,
Room no. 270; Bail Bazar, Kurla (W),
Mumbai- 400070.

(Hereinafter referred to as which expression shall unless repugnant
to the contest mean and include its executors, administrators and
assigns) ----- **PARTY OF THE SECOND PART.**

WHEREAS the Party of the First Part is absolutely owned,
seized and possessed of and having clear Title to the piece of land
and mutated his name on the revenue records and the construction
on it, situated at, Village: Pimpari, Tal. Haveli, District Pune,
bearing its S. No. 165/1, and having its C.T.S.No. 5282, popularly
known as ANANDIBAUG COMPLEX, within the limits of
Pimpari Chichwad Municipal Corporation, and more particularly

Signature
DR



described in the schedule hereunder written for the sake of brevity it will referred as "the said Property" and the Party of the First Part is the only competent person and he has full right to sign the said document.

AND WHEREAS the Party of the Second Part has already given the amount of Rs.6,00,000/- (Rs. Six Lacks Only) to the present Party of the First Part.

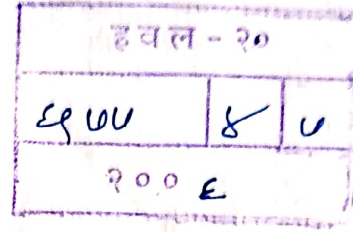
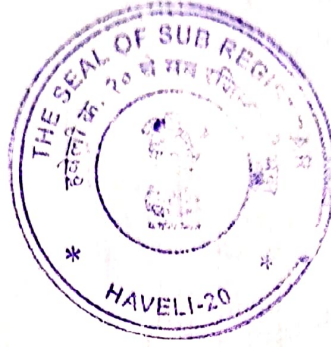
AND WHEREAS the Party of the Second Part is a Public Trust and running the Schools for the children throughout the India, and is having experience in the field of the Education.

AND WHEREAS the Party of the First Part has suspended his right of Claim against the said Property and allowed the present the Party of the Second Part to carry only Educational Institute/School on the said Property at his own discretion for the period mentioned herein.

AND WHEREAS both the parties has agreed to execute the present document which is as under:-

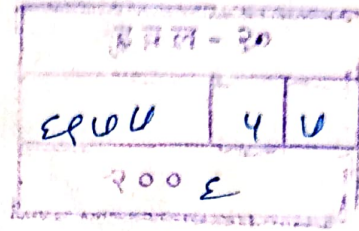
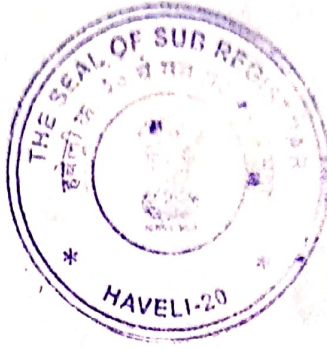
NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. That it is agreed by and between the parties that the addresses for the communication and for the service of the Notices, in any case will be as mentioned hereinabove in the title of the said document.



2. That it is agreed by and between the parties that the Party of the Second Part had paid an amount of Rs.6,00,000/- (Rs. Six Lacks Only) to the Party of the First Part.
3. That this document will be valid for period of 29 years (Twenty-Nine years), which will be automatically cancelled by lapse of time with or without paying the said amount, and all suspended rights of the Party of the First Part will returned to him.
4. That it is agreed by and between the Parties to the Present document that, if the Party of the First Part fails to repay the said amount or will to sell the said property then the Party of the First Part have to sale the said Property to the Party of the Second Part and necessary separate document/s shall be executed at that time between the Parties.
5. That it is further agreed by and between the Parties that this Document may be renew between the said Parties on the terms and conditions, period as settle and decide on or before the expiry of this Document.
6. That it is agreed by and between the Parties that the Party of the First Part has suspended his all right of Claim against the said Property and allowed the present The Party of the Second Part, to carry only Educational Institute/School for the specified time/period mentioned herein on the said Property at his own discretion.

Signature
DR



SCHEDULE OF THE LAND

All that piece and parcel of land lying, being and situate at Pimpari Waghere within the limits of Pimpari Chichwad Municipal Corporation and also situate within the limits of Registration, Sub Registrar of Taluka Haveli, Dist. Pune, bearing S. No. 165/1 i.e. CTS No. 5282 ad-measuring about 80 Ares i.e. 2 Acres and constructed structure standing thereon, and which is bounded by as under: -

On or towards East	:	By Survey No. 165/2
On or towards South	:	By Road
On or towards West	:	By Road
On or towards North	:	By Part of C.T.S.No. 5282

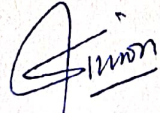
IN WITNESS WHEREOF the parties hereto have set their hands hereunder at Pune on the day and date mentioned herein above.

WITNESSES:


1. Sign. 


Name: D.S.J. FRANKLIN

Address: PODAR INTER
PIMPRI NATIONAL
PUNE - 48

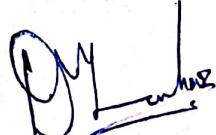
Mr.  S. Chordekar
For Podar Education Trust

(PARTY OF THE SECOND PART).

2. Sign. 

Name:  M. Wafate

Address: Chinchwad.
Pune-411033

Mr.  Dhannotam Vasant Lonkar
(PARTY OF THE FIRST PART).



21/09/2006

दुय्यम निबंधकः

12:58:05 pm

दु.नि.हवेली 20

दस्त गोषवारा भाग-1

हवेल20

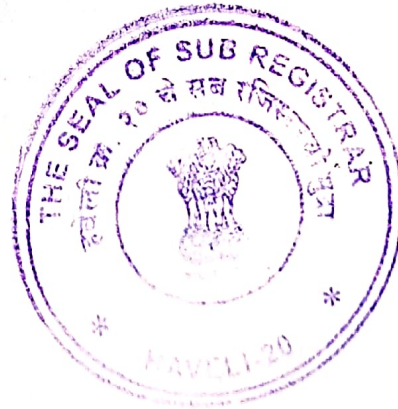
दस्त क्र 6977/2006

E U

दस्त क्रमांक : 6977/2006

दस्ताचा प्रकार : लायसनपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	<p>नाव: धनोत्तम वसंत लोणकर</p> <p>पत्ता: घर/फ्लॅट नं: 1286/अ</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: शिवाजीनगर</p> <p>शहर/गाव: पुणे</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून घेणार</p> <p>वय 60</p> <p>सही</p> <p><i>[Signature]</i></p>		
2	<p>नाव: पोदार एज्युकेशन ट्रस्ट तर्फे सोलोमन सायमन</p> <p>चोरडेकर - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: मुंबई</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून देणार</p> <p>वय 65</p> <p>सही</p> <p><i>[Signature]</i></p>		



दस्त गोपवारा भाग - 2

हवल20

दस्त क्रमांक (6977/2006)

U/U

दस्त क्र. [हवल20-6977-2006] चा गोपवारा
बाजार मुल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 21/09/2006 12:49 PM
निष्पादनाचा दिनांक : 21/09/2006
दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : 38) लायसनपत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/09/2006 12:49 PM

शिक्का क्र. 2 ची वेळ : (फी) 21/09/2006 12:52 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 21/09/2006 12:57 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 21/09/2006 12:57 PM

दस्त नोंद केल्याचा दिनांक : 21/09/2006 12:57 PM

ओळख :

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

1) अॅड. रश्मी सुरेश सावंत , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: कर्वेनगर

शहर/गाव: पुणे

तालुका: -

पिन: -

[Signature]

प्रमाणित करणे - याने की या दस्तऐवजात एकूण ... पृष्ठे आहेत

दुय्यम निबंधक (वर्ग-२) हवेली क्र. - २०

[Signature]

पहिले नंबरचे पुस्तकाचे

... नंबरही नोंदला.

दुय्यम निबंधक (वर्ग-२) हवेली क्र. - २०

दिनांक- 29/9/2006

[Signature]

दु. निबंधकाची सही

दु. नि. हवेली 20

