

1811

scan
ol:ry

329/18111

पावती

Original/Duplicate

Friday, August 11, 2023

नोंदणी क्र.: 39म

3:53 PM

Regn.: 39M

पावती क्र.: 19547 दिनांक: 11/08/2023

गावाचे नाव: फुरसुंगी

दस्तावेजाचा अनुक्रमांक: हवल 11-18111-2023

दस्तावेजाचा प्रकार: भाडेपट्टा

मादर करणाऱ्याचे नाव: विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता श्री. शशिकांत ज्ञानेश्वर नामरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1460.00

पृष्ठांची संख्या: 73

एकूण:

रु. 31460.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

4:13 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

वाजार मूल्य: रु. 35153447.175 /-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 1582500/-

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

1) देयकाचा प्रकार: DHC रकम: रु. 1460/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2306202307028 दिनांक: 11/08/2023

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003665468202324E दिनांक: 11/08/2023

बँकेचे नाव व पत्ता:

मुळदस्त मिळाला

हवेली क्र. ११

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11

11/08/2023

दस्त क्रमांक : 18111/2023

नोदणी :

Regn:63m

गावाचे नाव : फुरसुंगी

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	35153447.175
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: पुणे महानगरपालिका यांचे हद्दीतील गाव मौजे फुरसुंगी येथील स.न. 173/2अ आणि 173/1/1/1 यांसी एकूण क्षेत्रफळ 3113.18 चौ. मीटर यापैकी खुली जमीन अॅमेनिटी स्पेस मिळकत यांसी एकूण क्षेत्रफळ 2231.98 चौ.मीटर हि मिळकत((Survey Number : 173/2A and 173/1/1/1 ;))
(5) क्षेत्रफळ	1) 2231.98 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता श्री. शशिकांत ज्ञानेश्वर नासरे -- वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं. 6अ, 806, कल्पतरू मेरेनिटी, मांजरी, महादेवनगर, पुणे - 412307, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-AACTV8039J 2): नाव:-मान्यता देणार सहारा डेव्हलपर्स तर्फे भागीदार आणि अधिकृत स्वाक्षरीकर्ता श्री. संतोप हिरालाल कोठारी - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भेकराईनगर, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पिन कोड:-412308 पॅन नं:-ABEFS7983B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-१) श्री.दत्तोबा धोंडिबा निंबाळकर (२) श्री.राजाराम धोंडिबा निंबाळकर (३) कै. हिरामन धोंडिबा निंबाळकर तर्फे वारस (३-अ) श्री. सुरेश हिरामन निंबाळकर (३-बी) श्रीमती. मुनिता हनुमंत निंबाळकर (३-सी) स्रेहल हनुमंत निंबाळकर (३-डी) श्री. स्वप्नील हनुमंत निंबाळकर (३-इ) माधुरी शंकर निंबाळकर (३-एफ) भोगराज शंकर निंबाळकर (३-जी) ओमकार शंकर निंबाळकर हे वरील (३-अ) ते (३-जी) सर्वजण राहणार मव्हें नं. 24, कर्वेनगर, पुणे 411053 (४) सौ. हिराबाई बबन महाडिक (5) कै. देवुबाई बाळामाहेब निंबाळकर तर्फे वारस हनुबाई बाळामाहेब निंबाळकर वरील 1 ते 5 तर्फे कु.मु.धारक परमार अँड परमार तर्फे कु.मु.धारक सहारा डेव्हलपर्सचे भागीदार श्री. नानासाहेब बाबुराव सुर्यवंशी वय:-64; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भेकराईनगर, फुरसुंगी, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पिन कोड:-412308 पॅन नं:-ABEFS7983B
(9) दस्तऐवज करून दिल्याचा दिनांक	11/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	11/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	18111/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1582500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारान घेतलेला नपशील:-

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

मी नक्कल वाचली
रुजवात घेतली

अस्सलवर हुकुम नक्कल

दस्ता सोबतची नक्कल

श्री.

यांना दिली.

दिनांक--

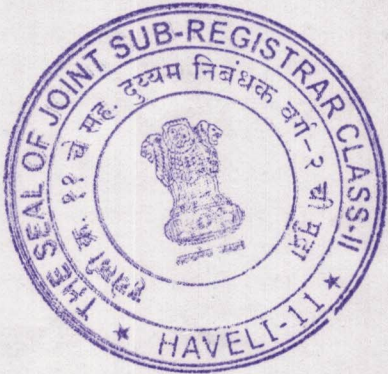
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vidyashilp Education Trust	eChallan	02300042023080996684	MH006456903202324E	972800.00	SD	0003410738202324	11/08/2023
2	Vidyashilp Education Trust	eChallan	02300042023061563567	MH003665468202324E	609700.00	SD	0003410748202324	11/08/2023
3		DHC		2306202307028	1460	RF	2306202307028D	11/08/2023
4	Vidyashilp Education Trust	eChallan		MH003665468202324E	30000	RF	0003410748202324	11/08/2023

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





CHALLAN
MTR Form Number-6



GRN MH003665468202324E		BARCODE		Date 15/06/2023-15:55:24		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)		AACTV8039J	
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		Vidyashilp Education Trust	
Location PUNE							
Year 2023-2024 One Time				Flat/Block No.		Survey No. 173/2A and 173/1/1/1, vacant area	
Account Head Details			Amount In Rs.	Premises/Building		adm. 24024.87 sq. mtrs.	
0030046401 Stamp Duty			609700.00	Road/Street		Village Fursungi, Taluka Haveli, District Pune	
0030063301 Registration Fee			30000.00	Area/Locality		Pune	
				Town/City/District			
				PIN		4 1 2 3 0 8	
				Remarks (If Any)			
				PAN2=ABEFS7983B~SecondPartyName=Mr Dattoba D Nimbalkar thr			
				POA Aniruddha Surya Partner Sahara Developer			
				हवल-११			
				74999 9 05			
Total 639700.00				Amount in		Six Lakh Thirty Nine Thousand Seven Hundred Rupees	
				Words		2023	
Payment Details BANK OF MAHARASHTRA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02300042023061563567	231669918457
Cheque/DD No.				Bank Date	RBI Date	15/06/2023-15:56:54	16/06/2023
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		30616 , 16/06/2023	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Validity unknown

Digitally signed by 26
DIRECTORATE OF
ACCOUNTS AND
TREASURY, MUMBAI 02
Date: 2023.08.11 15:53:58
IST
Reason: GRAS Secure
DocId: 32918111
Location: India

Challan Defacement

Sr. No.	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-329-18111	11/08/2023-15:53:35	IGR018	30000.00
2	(iS)-329-18111	11/08/2023-15:53:35	IGR018	609700.00
Total Defacement Amount				6,39,700.00



CHALLAN
MTR Form Number-6



GRN	MH006456903202324E	BARCODE			Date	09/08/2023-16:56:44	Form ID	36
Department				Inspector General Of Registration				
Stamp Duty				Payer Details				
Type of Payment				Registration Fee				
				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)		AACTV8039J		
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Vidyashilp Education Trust
Location				PUNE				
Year				2023-2024 One Time		Flat/Block No.		Survey No. 173/2A and 173/1/1/1, area of 2231.98
						Premises/Building		Sq. Mtrs.

Account Head Details		Amount In Rs.			
0030046401 Stamp Duty		972800.00		Road/Street	
				Village Fursungi, Taluka Haveli, District Pune	
				Area/Locality	
				Pune	
				Town/City/District	
				PIN	
				4 1 2 3 0 8	
				Remarks (If Any)	
				PAN2=ABEFS7983B~SecondPartyName=Mr. Dattoba D Nimbalkar thr	
				हवल-११	
				POA Mr.Surywanshi Partner Sahara Developers~	
				94999 2 08	
				2023	
				Amount In	
				Nine Lakh Seventy Two Thousand Eight Hundred Rupee	
Total		9,72,800.00		Words	
				s Only	

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				02300042023080996684		232212361900	
Cheque/DD No.				Bank Date		RBI Date	
				09/08/2023-16:58:54		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch				Scroll No. , Date		30810 , 10/08/2023	

Department ID : Mobile No. : 8237221383
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालान केवल दुर्यम निवधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चालान लागू नाही .

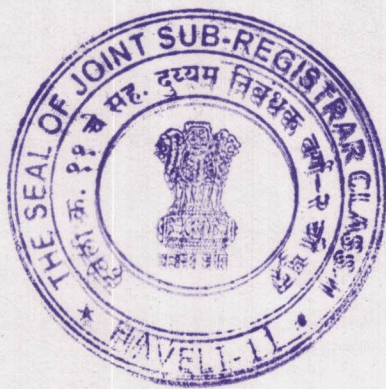
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-329-18111	0003410738202324	11/08/2023-15:53:28	IGR018	972800.00

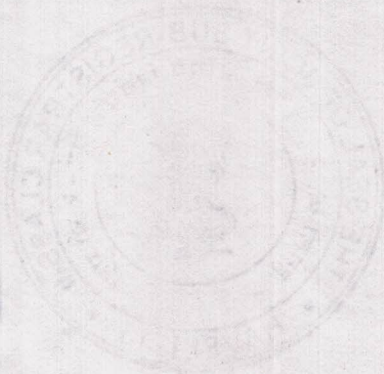
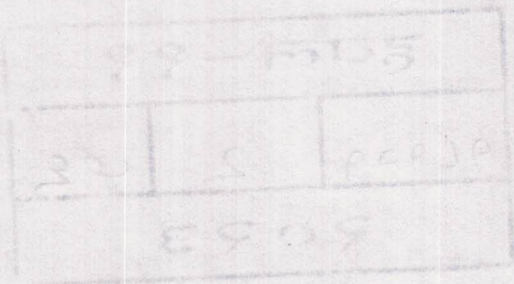
GRN : MH006456903202324E Amount : 9,72,800.00

Bank : BANK OF MAHARASHTRA Date : 09/08/2023-16:56:44

Total Defacement Amount	9,72,800.00
-------------------------	-------------



हवल-११		
१८९९९	३	७६
२०२३		



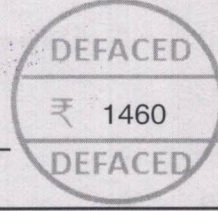


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2306202307028	Receipt Date	11/08/2023
-----	---------------	--------------	------------

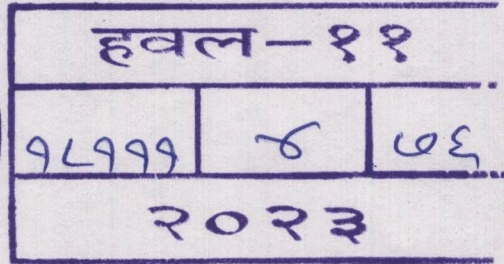
Received from Vidyashilp Education Trust, Mobile number 8237221383, an amount of Rs.1460/-, towards Document Handling Charges for the Document to be registered on Document No. 18111 dated 11/08/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.



Payment Details

Bank Name	MAHB	Payment Date	23/06/2023
Bank CIN	10004152023062306521	REF No.	007944955
Deface No	2306202307028D	Deface Date	11/08/2023

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





हवेली-११		
९८९९९	५	८६
CHALLAN		
MTR Form Number २०२३		



GRN	MH0036654682023245	BARCODE	Date		15/06/2023-15:55:24	Form ID	36					
Department			Inspector General Of Registration									
Stamp Duty			Payer Details									
Type of Payment			Registration Fee									
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR		Full Name			Vidyashilp Education Trust				
Location			PUNE		Flat/Block No.			Survey No. 173/2A and 173/1/1/1, vacant area				
Year			2023-2024 One Time		Premises/Building			adm. 24024.87 sq. mtrs.				
Account Head Details			Amount In Rs.		Road/Street			Village Fursungi, Taluka Haveli, District Pune				
0030046401 Stamp Duty			609700.00		Area/Locality			Pune				
0030063301 Registration Fee			30000.00		Town/City/District							
					PIN			4 1 2 3 0 8				
					Remarks (If Any)							
					PAN2=ABEFS7983B~SecondPartyName=Mr Dattoba D Nimbalkar thr							
					POA Aniruddha Surya Partner Sahara Developer~							
					Amount In					Six Lakh Thirty Nine Thousand Seven Hundred Rupees		
Total			6,39,700.00		Words			Only				
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		02300042023061563567		231669918457	
Cheque/DD No.					Bank Date		RBI Date		15/06/2023-15:56:54		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 8237221383

[Handwritten signatures and stamps]



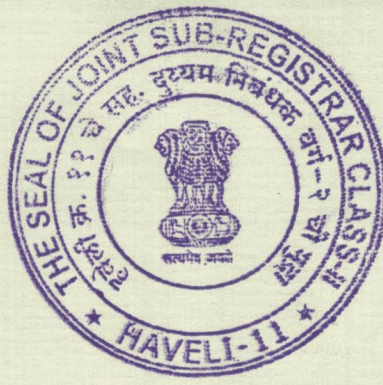
हवल-११		
१८९९९	६	७६
CHALLAN २०२३		
MTR Form Number ०		



GRN	MH006456903202324E	BARCODE			Date	09/08/2023-16:56:44		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)		AACTV8039J			
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		Vidyashilp Education Trust			
Location PUNE										
Year 2023-2024 One Time					Flat/Block No.		Survey No. 173/2A and 173/1/1/1, area of 2231.98			
					Premises/Building		Sq. Mtrs.			
Account Head Details				Amount In Rs.						
0030046401 Stamp Duty				972800.00		Road/Street		Village Fursungi, Taluka Haveli, District Pune		
						Area/Locality		Pune		
						Town/City/District				
						PIN		4 1 2 3 0 8		
						Remarks (If Any)				
						PAN2=ABEFS7983B~SecondPartyName=Mr Dattoba D Nimbalkar thr				
						POA Mr Surywanshi Partner Sahara Developers~				
						Amount In				
						Nine Lakh Seventy Two Thousand Eight Hundred Rupee				
Total				9,72,800.00		Words		s Only		
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		02300042023080996684 232212361900	
Cheque/DD No.					Bank Date		RBI Date		09/08/2023-16:58:54 Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 8237221383
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

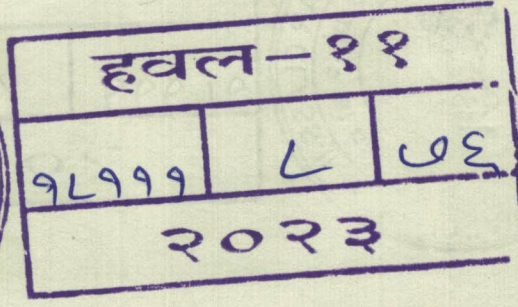
[Handwritten signatures]



हवेली-११		
९८९९९	७	७६
२०२३		

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2306202307028	Date 23/06/2023
Received from Vidyashilp Education Trust, Mobile number 8237221383, an amount of Rs.1460/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name MAHB	Date 23/06/2023
Bank CIN 10004152023062306521	REF No. 007944955
This is computer generated receipt, hence no signature is required.	

Singhal, Chander, Shree



LEASE DEED

THIS LEASE DEED is made and executed at Pune on this ^{11th} ~~25~~ day of ^{August} ~~June~~ 2023.

BETWEEN

1. Mr. Dattoba Dhondiba Nimbalkar

Age- about 91 years, Occupation- Agriculture

R/at- Phursungi, Taluka Haveli, District Pune

2. Mr. Rajaram Dhondiba Nimbalkar

Age- about 91 years, Occupation- Agriculture

R/at- Room No. 200, PMC Colony, Wakadewadi, Pune 411003

3. Mr. Hiranman Dhondiba Nimbalkar (since deceased)

Through legal heirs

(a) Mr. Suresh Hiranman Nimbalkar

Age- about 59 years, Occupation- Agriculture

(b) Smt. Sunita Hanumant Nimbalkar

Age- about 49 years, Occupation- Housewife

(c) Snehal Hanumant Nimbalkar

Age- about 31 years, Occupation- Housewife

(d) Mr. Swapnil Hanumant Nimbalkar

Age- about 29 years, Occupation- Agriculture

(e) Madhuri Shankar Nimbalkar

Age- about 51 years, Occupation- Housewife

(f) Bhograj Shankar Nimbalkar

Age- about 34 years, Occupation- Agriculture

(g) Omkar Shankar Nimbalkar

Age- about 30 years, Occupation- Agriculture

No. 3(a) to 3(g) R/at- Survey no. 24, Karvenagar,

Pune - 411 053

4. Mrs. Hirabai Baban Mahadik

Age- about 65 years, Occupation- Housewife

R/at- Shindavane, Taluka Haveli, District Pune



हवेल-११		
१८९९९	e	८६
२०२३		

5. Smt. Devubai Balasaheb Nimbalkar (since deceased)

Through her legal heir

Harubai Balaso Nimbalkar

Age- about ___ years, Occupation- Housewife

R/at- Shindavane, Taluka Haveli, District Pune

No. 1 to 5 through Power of Attorney Holder

M/s. Parmar and Parmar

Through its Power of Attorney Holder

Mr. Nanasaheb Baburao Surywanshi

Age- 65 years, Occupation- Business,

Aadhar No. 7830 5206 3516

A Partner of **Sahara Developers**,

a Registered Partnership Firm,

PAN- ABEFS7983B

Having Office at- Bhekarainagar, Phursungi,

Taluka Haveli, District Pune

[Hereinafter, for the sake of brevity and convenience referred to and called as the "Lessors", which expression, unless repugnant to or inconsistent with the context or meaning thereof, shall mean and include them personally, their respective heir/s, legal representative/s, administrator/s, executor/s, assign/s, etc.]

.... PARTY OF THE FIRST PART

AND

Vidyashilp Education Trust

Having its registered office at:

Post Mahadev Nagar, Manjari, Pune - 412307

PAN: AACTV8039J

Through its Authorised representative & Signatory

Mr. Shashikant Dnyaneshwar Nasare

Age: 50 years, Occupation: Service

Address: Flat no. 6A, 806, Kalpataru Serenity, Manjari,

Mahadeonagar, Pune 412 307

Aadhaar No.: 5685 9301 9160



हवल-११		
१८१११	१०	७६
२०२३		

[Hereinafter, for the sake of brevity and convenience referred to and called as the "Lessee", which expression, unless repugnant to the context or meaning thereof, shall mean and include its Trustee, administrator/s, successors-in-interest, etc.]

...PARTY OF THE SECOND PART

AND

SAHARA DEVELOPERS

A Registered Partnership Firm,

PAN- ABEFS7983B

Having Office at- Bhekarainagar, Taluka Haveli, District Pune

Though it's Partner and authorised representative

Mr. Santosh Hiralal Kothari

Aadhar No. 7049 3076 3056

Age: 53 years, Occupation: Business

Address: same as above

[Hereinafter, for the sake of brevity and convenience referred to and called as the "Consenting Party", which expression, unless repugnant to the context or meaning thereof, shall mean and include its Partners, administrator/s, successors-in-interest, representative/s, executor/s, assign/s etc.]

...PARTY OF THE THIRD PART

(Hereinafter, for the sake of brevity and convenience, the LESSORS and the LESSEE and the CONSENTING PARTY are individually referred to and called as the "Party" and collectively as the 'Parties'.)

WHEREAS

A. The Lessors are the owners of all that piece and parcel of land admeasuring 02H 31 Ares bearing Survey no. 173/2A (old Survey no. 145/2A) situated at village Fursungi, Tal. Haveli, Dist. Pune (hereinafter for the sake of brevity and convenience referred to and called as "Property A") and all that piece and parcel of land

[Handwritten signatures]



हवेल-११		
१८९९९	९९	७६
२०२३		

admeasuring 00H 34 Ares out of total land admeasuring 00H 68, Ares bearing Survey no. 173/1/1/1 (old Survey no. 145/1/1/1) situated at village Fursungi, Tal. Haveli, Dist. Pune (hereinafter, for the sake of brevity and convenience referred to and called as "**Property B**"). The said Property A and Property B was previously owned by the Lessors.

- B. The Lessor no. 1, 2, 4, deceased Mr. Hiranman Dhondiba Nimbalkar and deceased Smt. Devubai Balasaheb Nimbalkar by accepting consideration have executed Agreement to Sell dated 03/04/1996, which is registered with the office of the Sub Registrar Haveli No. III and noted at Serial No. 2279/1996 in respect of the said Property A and Property B in favour of M/s. Parmar and Parmar through its partner Mr. Dinesh Chaganlal Parmar. The vacant and physical possession of the said Property A and Property B has been transferred to M/s. Parmar and Parmar. The Lessors have also executed a Power of Attorney, which is registered with the office of the Sub Registrar Haveli No. III and noted at Serial No. 2280/1996 in respect of the said Property A and Property B in favour of M/s. Parmar and Parmar through its partner Mr. Dinesh Chaganlal Parmar.
- C. The Collector, Pune has granted permission for non-agricultural use of the said Property A and Property B by virtue of its order dated 20/10/1998, bearing No. PRH/NA/SR/00159/98. The said Property A and Property B were amalgamated and formed part of a single layout which was recommended by Assistant Director Town Planning, Pune bearing serial no. 1118 on 15/05/1999 and was further revised on 31/03/2001 by virtue of order dated 31/03/2001 bearing no. PRH/NA/SR/734/2000. The amalgamated piece of land consisting of said Property A and Property B totally admeasuring 26500 sq. mtrs. is hereinafter, for the sake of brevity and convenience, referred to and called as "**said Property**".
- D. Out of the said Property, the land admeasuring 3754.885 sq. mtrs. was carved out as amenity space. Out of the said amenity space, the

4

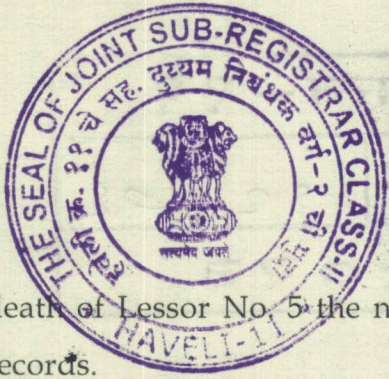


हवल-११		
१८१११	१२	८६
२०२३		

Consenting Party has acquired all the rights pertaining to an area of 3113.18 sq. mtrs. (hereinafter, for the sake of brevity and convenience referred to and called as the "Larger Land" and which is more particularly described in the "Schedule A" written hereunder).

- E. M/s. Parmar and Parmar by accepting consideration has executed Development Agreement dated 24/09/2007 which is duly registered in the office of Sub-Registrar of Assurances at Haveli 6 on 24/09/2007 and noted at Serial No. 7608/2007 in favour of the Consenting Party and has also executed Power of Attorney on 24/09/2007 in favour of the Consenting Party by virtue of which the Consenting Party obtained all rights including selling rights in respect of the Larger Land. The said Power of Attorney is registered in the office of Sub-Registrar of Assurances, at Haveli 6 on 24/09/2007 and noted at Serial No. 7609/2007.
- F. As the Lessors and M/s. Parmar and Parmar have accepted consideration against the Larger Land in the manner stated above, they have not kept any rights in respect of the Larger Land with them. By virtue of Development Agreement and Power of Attorney the Consenting Party has obtained all rights, title and interest in respect of the Larger Land and hence is sufficiently entitled to and possessed the Larger Land. As the Lessors and M/s. Parmar and Parmar have accepted valuable consideration the Development Agreement and the Power of Attorney shall remain in force even after the death of the Lessors and after M/s. Parmar and Parmar and shall be binding upon the legal heirs of the Lessors and M/s. Parmar and Parmar. Hence, by virtue of Development Agreement and Power of Attorney, the Consenting Party has developed the Larger Land and is having rights, title and interest therein.
- G. After the death of Lessor No. 3 the name his legal heirs i.e. the Lessor No. 3(a) to 3(g) got mutated on revenue records. Similarly, after the

[Handwritten signatures and initials]



हवल-११		
१८९९९	१३	०६
२०२३		

death of Lessor No. 5 the name her legal heir got mutated on revenue records.

- H. The Consenting Party have carved out an area being open and vacant piece of land, which is admeasuring 2231.98 Sq. Mtrs. approximately out of the Larger Land (hereinafter for the sake of brevity and convenience referred to and called as the "**said Land**", which is more particularly described in **Schedule B** written hereunder and is the subject matter of this Deed) and the Consenting Party was not in immediate need of the same and hence, was desirous of giving the same on lease basis or leave and license basis.
- I. The Lessee is engaged in the activities of imparting education and performing other activities in the sector of education like sports activities and other co-curricular activities for its students and that for the purpose of carrying on its said activities like sports activities, physical training and other co-curricular activities (hereinafter for the sake of brevity and convenience referred to and called as the "**said Educational Activities**"), the Lessee was in need of suitable premises like an open land.
- J. Having come to know the aforesaid intentions of the Consenting Party, the Lessee approached the Consenting Party through its duly authorised representative with a proposal of giving the said Land on lease for a consideration.
- K. Upon further discussions and negotiations and as the Consenting Party on having found the offer of the Lessee suitable and appropriate and Lessee on having found the offer of the Consenting Party suitable and appropriate for its activities, the Lessee agreed to take the said Land by way of lease and the Consenting Party agreed to grant lease pertaining to the said Land to the Lessee.
- L. As the name of the Lessor is still reflecting on the revenue records they are added as a party to the present agreement, but they are not having any interest remained in the Larger Land as they have transferred all the



हवेल-११		
१८९९९	१४	०९
२०२३		

rights, interest and possession in respect of the Larger Land to the Consenting Party. The Lessors also acknowledge the rights, interest and possession of the Consenting Party on the Larger Land.

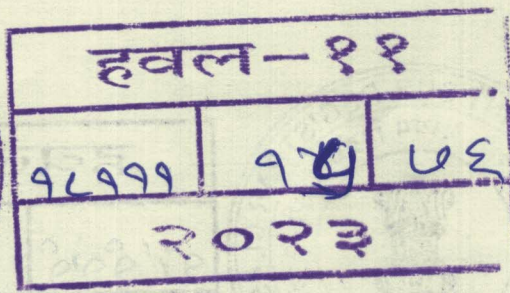
- M. After finalising all the terms and conditions and as per the mutual understanding between the Consenting Party and the Lessee, the Consenting Party and the Lessee are executing the present Deed of Lease on the terms and conditions which are mentioned hereunder.

NOW THIS DEED WITHNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

ARTICLE 1
DEFINITIONS

The terms in this Deed shall have the same meaning, unless the context otherwise requires, as defined hereunder.

- 1.1 "Deed" shall mean this deed along with all the annexures attached hereto and all the modifications / alterations / rectifications / corrections / amendments / variations as agreed between the Parties and made in writing duly executed by the authorised representatives of the Parties.
- 1.2 "Lease Period" shall mean a period of 33 years commencing from 01/05/2023 and expiring on 30/04/2056.
- 1.3 "Lock-in-period" shall be a period of first five years out of the Lease Period.
- 1.4 "Rent" shall mean the monthly consideration which shall be paid by the Lessee to the Consenting Party and which is quantified and stated in Article No. 4.1 hereinbelow.
- 1.5 "Said Land" means and includes all that piece and parcel of the open land lying, being and situate at Survey No.173/2A and 173/1/1/1, village: Phursungi, Taluka: Haveli, District: Pune, admeasuring about



2231.98 Sq. Mtrs. approximately, which is more particularly described in Schedule B written hereunder.

ARTICLE 2

GRANT

The Consenting Party hereby grants by way of lease, to the Lessee, the peaceful, vacant and exclusive possession of the said Land along with all the easements attached thereto for the Lease Period for carrying on the said Educational Activities of the Lessee.

ARTICLE 3

POSSESSION, TERM AND LOCKIN PERIOD

3.1 Possession

The Parties hereby agree that the Consenting Party has put the Lessee in vacant, peaceful and physical possession of the said Land on 01/05/2023.

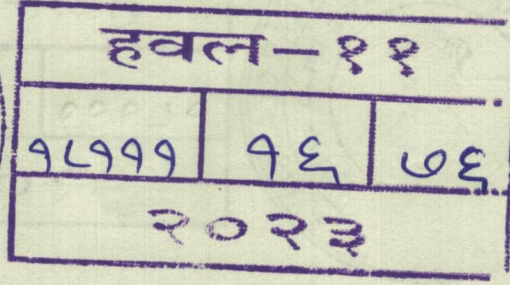
3.2 Term

The lease granted hereby shall be for a period of 33 years, commencing from the date of possession i.e. 01/05/2023 and expiring on 30/04/2056 unless terminated earlier as per the provisions of this Deed.

3.3 Lock-in-Period

3.3.1 The Parties hereby agree that the Lock-in-period for the Parties shall be first 5 years out of the Lease Period. The Parties further agree that subject to timely payment of Rent by the Lessee to the Consenting Parties, as agreed herein, the Parties shall not be entitled to terminate this Deed on any grounds whatsoever for the Lock-in-period and the Parties shall be bound to each other during the Lock-in-period.

3.3.2 Notwithstanding anything contained herein, in the event for any reason whatsoever, the Lessee does not utilise the said Land, abandons the said Land, vacates the said Land, does not carry on the said Educational



Activities on the said Land within the Lock-in-period then also the Lessee shall be bound to pay the Rent for the entire Lock-in-period.

3.3.3 Notwithstanding anything contained herein, in the event the Lessee does not pay Rent agreed herein, to the Consenting Party, for any three months out of a period of twelve months out of the Lease Period then the Consenting Party shall be entitled to terminate this Deed even during the Lock-in-period without any recourse to the Lessee. For the purposes of explanation, the said period of 12 months shall be each consecutive period of 12 months commencing from the starting date of Lease Period.

3.3.4 Notwithstanding anything contained herein, the Lessee agrees and undertakes to immediately vacate the said Land and handover possession of the said Land without any delay and demur in case of termination by the Consenting Party of this Deed as contemplated by this Article.

ARTICLE 4

RENT, ADVANCE RENT AND ADJUSTMENT

4.1 Rent

4.1.1 The Parties hereby agree that during the subsistence of the Lease the Lessee shall pay the Rent as and by way of consideration, to the Consenting Party, as per the Rent chart provided hereunder :-

Rent Chart

Sr. No.	Rent per month (Rs.)	Period	
		From	To
1	8,72,405/-	01/05/2023	30/04/2024
2	9,16,025/-	01/05/2024	30/04/2025
3	9,61,827/-	01/05/2025	30/04/2026
4	10,09,919/-	01/05/2026	30/04/2027
5	10,60,415/-	01/05/2027	30/04/2028
6	11,13,435/-	01/05/2028	30/04/2029
7	11,69,107/-	01/05/2029	30/04/2030
8	12,27,563/-	01/05/2030	30/04/2031



हवल-११		
AL999	90	05
2023		

9	12,88,941/-	01/05/2031	30/04/2032
10	13,53,388/-	01/05/2032	30/04/2033
11	14,21,057/-	01/05/2033	30/04/2034
12	14,92,110/-	01/05/2034	30/04/2035
13	15,66,715/-	01/05/2035	30/04/2036
14	16,45,051/-	01/05/2036	30/04/2037
15	17,27,304/-	01/05/2037	30/04/2038
16	18,13,669/-	01/05/2038	30/04/2039
17	19,04,353/-	01/05/2039	30/04/2040
18	19,99,570/-	01/05/2040	30/04/2041
19	20,99,549/-	01/05/2041	30/04/2042
20	22,04,526/-	01/05/2042	30/04/2043
21	23,14,753/-	01/05/2043	30/04/2044
22	24,30,490/-	01/05/2044	30/04/2045
23	25,52,015/-	01/05/2045	30/04/2046
24	26,79,615/-	01/05/2046	30/04/2047
25	28,13,596/-	01/05/2047	30/04/2048
26	29,54,276/-	01/05/2048	30/04/2049
27	31,01,990/-	01/05/2049	30/04/2050
28	32,57,089/-	01/05/2050	30/04/2051
29	34,19,943/-	01/05/2051	30/04/2052
30	35,90,940/-	01/05/2052	30/04/2053
31	37,70,487/-	01/05/2053	30/04/2054
32	39,59,011/-	01/05/2054	30/04/2055
33	41,56,962/-	01/05/2055	30/04/2056

4.1.2 It has been agreed by and between the Parties that the Rent, during the Lease Period, shall be paid to the Consenting Party for every month after completion of the month on or before 5th of the next calendar month, as per the calculations and escalations mentioned in Article No. 4.1.1.

10



हवल-११		
१८१११	१८	०६
२०२३		

4.1.3 It has been agreed by and between the Parties that the Rent, for the Lease Period, shall be payable only for the said Land.

4.1.4 It has been agreed by and between the Parties that the Rent, for the Lease Period, shall be payable only after deductions and adjustments as mentioned in Article No. 4.2

4.2 Adjustment and Deductions

4.2.1 It has been agreed by and between the Parties that the Lessee shall be entitled to deduct Income Tax as per the Tax Deduction Scheme under the Income Tax Act and the Rent shall be paid only after such deduction. The Lessee undertakes to deposit such deducted amount with the concerned Government Authority within the time limit prescribed for the same. In the event of failure or delay in depositing such deducted amount by the Lessee with the concerned Government Authority then the Lessee shall be solely responsible for the consequences and liabilities including but not limited to late fee, interest, charge, penalty, etc. which may be imposed upon the Consenting Party.

4.2.2 The Rent is exclusive of taxes including but not limited to property tax, GST, cess, etc., if any and as applicable. The Lessee shall not deduct any such tax amount from the Rent. Any tax which is agreed herein to be paid and borne by the Lessee or shall be required to be borne and paid by the Lessee owing to any law, rules and regulations shall be paid by the Lessee alone. However, in the event as per the provisions of any law, rules and regulations if the Consenting Party is required to deposit such tax with the Government Authority then the Lessee shall bear and pay such tax but deposit it with the Consenting Party, who in turn shall deposit it with the Government Authority.

4.2.3 It is agreed by the Parties that there shall be no adjustment or set off against the Rent.



हवल-११		
१८१११	१८	८६
२०२३		

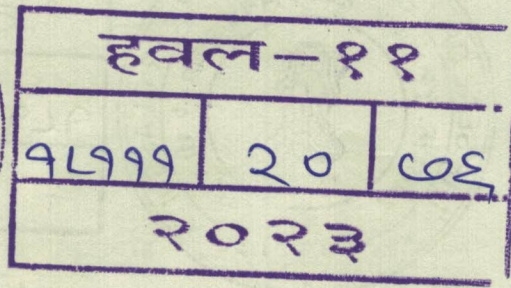
4.3 Default in payment of Rent

As mentioned in article no.4.1.2 the Lessee shall pay the Rent for every month after completion of the month on or before 5th of the next calendar month to the Consenting Party, in case of default in payment of the Rent, then the Lessee shall be liable to pay interest @ 18% p.a. from the 6th day of such calendar month until such default continues and actual realisation thereof. It is agreed and understood by the Parties that payment of interest shall not absolve the Lessee from its obligations contained herein. Furthermore, the rights of the Consenting Party to take action against the Lessee as per the terms of this Deed and /or otherwise shall not be in any manner be affected, restricted, impaired or deemed to have been waived owing to acceptance of interest for such delay in payment of Rent.

ARTICLE 5

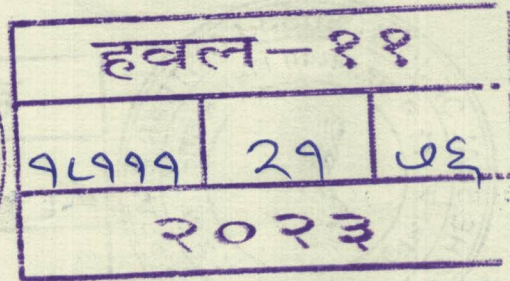
SECURITY DEPOSIT

- 5.1. The Lessee hereby agrees to pay and keep deposited with the Consenting Party, an amount of Rs. 50,00,000/- (Rupees Fifty Lakh only) as and by way of interest free security deposit at all times for the Lease Period. The Lessee has deposited such amount with the Consenting Party. The Consenting Party acknowledges the receipt of the said amount and no separate receipt shall be required to be issued for the same.
- 5.2. The Lessee agrees and undertakes to pay and keep deposited with the Consenting Party an additional amount of Rs. 1,00,00,000/- (Rupees One Crore Only) as and by way of interest free security deposit at all times for the Lease Period after 30/04/2048. However, the Lessee shall deposit such amount on or before 01/02/2048 with the Consenting Party.
- 5.3. The Lessee further agrees that the security deposit is furnished as security for due performance of this Deed and which shall not carry any interest and shall be refunded by the Consenting Party, as agreed herein,



on termination of the Lease either by early determination or efflux of time.

- 5.4. The Lessee hereby agrees that the Consenting Party shall be entitled to make adjustments, deductions and /or set off of any amounts due and payable by the Lessee for due performance of its obligations contained herein or under any law for the time being in force.
- 5.5. The Lessee hereby agrees that in the event during the Lease Period the Consenting Party makes any such adjustments, deductions and/or set off against the amounts of security deposit stated in Article Nos. 5.1 and 5.2 hereinabove owing to which the said amount of security deposit is reduced below than the amounts written in Article Nos. 5.1 and 5.2 hereinabove then the Lessee shall within a period of 10 days from the Consenting Party intimating the deficit amount, without any demur, deposit such deficit amount with the Consenting Party to ensure that the amounts as mentioned in Article Nos. 5.1 and 5.2 hereinabove are maintained as security deposit at all times since such amounts are deposited with the Consenting Party by the Lessee.
- 5.6. Notwithstanding anything contained herein, the Lessor shall be entitled to terminate this Deed during the Lease Period including the Lock-in-period if the Lessee causes breach of any of the terms and conditions contained in Article No. 5 of this Deed.
- 5.7. The Parties hereby agree that on termination of the Deed the Consenting Party shall refund the entire security deposit to the Lessee without any interest, after deducting any amount due and payable to the Consenting Party by the Lessee including but not limited to unpaid Rent, interest, charges, damages, compensation, taxes, duties, deficit amounts, bills of utility service providers, bills of other service providers, liabilities, etc., within a period of 90 days from the date of handing over of peaceful, vacant and physical possession of the said Land by the Lessee to the Consenting Party. In case of failure to refund the security deposit by the



Consenting Party or such amount which remains after such adjustments, deductions or set off, if any, to the Lessee, within the said time period, the Consenting Party shall be liable to pay an interest @ 18 % p.a. until actual realisation of the amount of security deposit or such amount which remains after such adjustments, deductions or set off, if any.

- 5.8. Notwithstanding anything contained herein, it is agreed and declared by the Lessee that prior to effecting such refund and after the Lessee hands over the peaceful, vacant and physical possession of the said Land to the Consenting Party the Consenting Party shall be entitled to cause inspection of the said Land either by itself or representatives of the Consenting Party and shall be entitled to recover any (i) losses and damages which may have been caused to the said land and (ii) costs and expenses which may be required to make good such losses and damages and /or for removal of anything which is placed or fastened unto the said Land by the Lessee or for the Lessee so as to restore the said Land in completely open and vacant state save and except any structure, if any, which may be constructed in terms of this Deed.

ARTICLE 6

REPRESENTATIONS AND WARRANTIES

6.1. Representation and Warranties by the Consenting Party

The Consenting Party hereby assure, promise, declare, represents and warrants to the Lessee as follows:-

- 6.1.1. The Consenting party is having absolute right and interest of the said Land and no person, apart from them, has any title, interest, claim or demand against the said Land. The Consenting Party has absolute rights to enter into this Contract and shall perform all the obligations cast upon it by this Deed. The Lessors have been added to the present Deed to avoid any lacuna and only as their names are reflecting on revenue records.

- 6.1.2. The Consenting Party has duly paid all the requisite Government / Municipal / Gram Panchayat taxes, charges, penalties, fines and other

14



हवल-११		
१८९९९	२२	०६
२०२३		

outgoings in respect of the said Land until the date of commencement of the Lease Period.

6.1.3. The Consenting Party, its representatives, its agents or any person have not been served upon, issued or received any notice, whatsoever in nature, in relation to the said Land, from any Government or municipal bodies or Gram Panchayat.

6.1.4. The Consenting Party shall perform all its obligations, under this Deed, efficiently and without any default.

6.1.5. Each representation and warranty given by the Consenting Party shall be construed independently of the others and no representation or warranty is limited by the other.

6.2. Representation and Warranties by the LESSEE.

The Lessee hereby assures, promises, declares, represents and warrants to the Consenting Party as follows:-

6.2.1. The Lessee is a trust duly registered and incorporated under the provisions of the Maharashtra Public Trust Act, 1950, engaged in said Educational Activities.

6.2.2. The Lessee has all the power and authority to enter into and execute this Deed and to perform all the obligations and duties under this Deed.

6.2.3. The Lessee shall pay the Rent on monthly basis and shall not cause any default in making the payment of the Rent.

6.2.4. The Lessee has independently carried out inspection, investigation or due diligence in respect of the said Land and verification and confirmation of the rights of the Consenting Party over the same and only after its satisfaction it is executing this Deed.

6.2.5. The Lessee shall use the said Land like an ordinary prudent person.

Signature of Lessee

Signature of Lessee

Signature of Lessee



हवल-११		
१८९९९	२३	०६
२०२३		

6.2.6. The Lessee shall perform all its obligations under this Deed.

ARTICLE 7
COVENANTS

7.1. Covenants by the CONSENTING PARTY

The Consenting Party hereby Covenants with the Lessee as stated hereunder:-

7.1.1. Subject to the terms and conditions contained herein and the Lessee shall be entitled to enjoy the peaceful, vacant and exclusive possession of the said Land without any interruption from the Consenting Party or their agents or their representatives.

7.1.2. The Consenting Party shall permit an unrestricted access, of the said Land, to the Lessee, its staff, its representatives, contractors, agents, visitors, etc. on a 24 x 7 x 365 basis and the Consenting Party shall not cause any hindrance or raise any objection regarding access to the said Land. However, it is agreed by the Lessee that the common access road to the said Land has to be maintained in a good condition and hence, the Lessee shall bear and all pay all the expenses for maintaining the common access road from the main public road to the said Land. The maintenance of such common access road from the main public road to the said Land shall be done by the Lessee as and when directed by the Consenting Party. The Consenting Party shall at its sole discretion decide if any and the nature of maintenance that may be required to be done to the said common access road and as directed by the Consenting Party the Lessee shall carry out such maintenance. In the event of failure of the Lessee to carry out the maintenance within a period of 30 days from directions given by the Consenting Party for the same, the Consenting Party at its discretion may carryout the maintenance and deduct such amount expended by it from the amount of security deposit.

7.1.3. On termination of lease either by early determination or by efflux of time, as long as the Lessee is in possession of the said Land, the Lessee



हवल-११		
१६१११	२४	०६
२०२३		

shall be entitled to remove all the fittings, fixtures, etc. or anything attached to earth, by the Lessee, and hand over the vacant possession of the said Land, subject to normal wear and tear, in the same state in which the Lessee had received it.

7.2 Covenants by the LESSEE

The Lessee hereby Covenants with the Consenting Party as stated hereunder:-

- 7.2.1 The Lessee shall, during the subsistence of the Lease period, pay the Rent, to the Consenting Party, in accordance with the terms and conditions of this Deed.
- 7.2.2 The Lessee shall use the said Land as a person of ordinary prudence would use and shall take all due care to keep the said Land in good condition.
- 7.2.3 The Lessee shall be entitled to use the said Land only to carry on its said Educational Activities, in any manner it desires, during the Lease Period. In the event the Lessee desires to use the said Land for any other purpose then the Lessee shall obtain prior written permission of the Consenting Party and only after grant of such written permission of the Consenting Party, the Lessee shall be entitled to use the said Land for any other purpose.
- 7.2.4 Subject to prior written permission/s of the Consenting Party, the Consenting Party may allow the Lessee to erect any permanent or temporary structure or make structural addition/s and alteration/s, as and when required, on the said Land, for the purpose of carrying on its said Educational activities or for any other reason incidental to the Educational activities of the Lessee. However, in the event such proposal is made by the Lessee to the Consenting Party for giving its consent, then only the Consenting Party shall be entitled to construct such structure or make additions or alterations as a contractor or development manager and the rate / charges / fees for such services provided by the

Signature

Signature



हवल-११		
१८९९९	२५	०६
२०२३		

Consenting Party shall be mutually agreed by the Parties as and when the proposal for construction of such structure is made by the Lessee for consent of the Consenting Party. The Rent is exclusive of such rate / charges / fees. A separate agreement for such purpose shall be entered into by the Consenting Party and the Lessee on mutually acceptable terms and conditions. It is specifically agreed that in the event of such construction being permitted by the Consenting Party and such construction being made on the said Land then the Rent shall be revised and the Parties shall mutually decide the Rent for such structure and execute a separate agreement for usage and occupation of such structure on such terms which shall be agreed by the Consenting Party.

7.2.5 From the date of commencement of Lease Period the Lessee shall bear and pay all the present and future taxes, cess, duties including but not limited to land and property taxes, GST, cesses, levy, charges, etc. including any accretions thereto in relation to the said Land and the Consenting Party shall not be liable to pay any amount towards such taxes, cess and duties. In the event the Lessee fails to pay such amounts within the time specified by the authorities or within 30 days from giving a notice by the Consenting Party then the Consenting Party shall pay such amounts and submit the receipts, bills, documents, papers, etc. to the Lessee. Thereafter, the Lessee shall reimburse, to the Consenting Party, the amount so paid by the Consenting Party within a period of 48 hours from receiving the receipts, bills, documents, papers, etc. failing which the Consenting Party shall be entitled to deduct the amount from the security deposit. In the event of request made by the Consenting Party the Lessee shall provide original copies of bills and payment receipts / proof of payment within a period of 15 days of making such request.

7.2.6 The Lessee shall bear and pay water charges, maintenance charges, garbage collection charges, if any, and all the charge and fees levied by the service providers including telephone bills, internet bills, etc. and utility service providers including electricity bills, gas bills, etc. In the



हवल-११		
१८१११	२६	७६
२०२३		

event of request made by the Consenting Party the Lessee shall provide original copies of bills and payment receipts / proof of payment within a period of 15 days of making such request.

7.2.7 The Lessee shall use the said Land only for the purpose of said Educational Activities. If in case the Lessee utilises the said Land for any other purpose without prior written permission of the Consenting Party, in that case if any fine or additional tax is imposed by any authority, then the Lessee shall be bound to pay the same and indemnify the Lessor and Consenting Party.

7.2.8 The Lessee shall be entitled to display its name / signboard / display board/s on the said Land only in the space designated by the Consenting Party and of such size which is approved in writing by the Consenting Party and in such a fashion so as not to cause any hindrance / obstruction, of whatsoever nature, to the elevation of the adjoining building. Further it shall display its name / signboard / display board/s only as per the rules and regulations of the Municipal Body and / or any other lawful authorities / bodies. Further, it is agreed by the Lessee that the Lessee shall bear and pay the charges, if any, levied in respect of such board/s.

7.2.9 The Lessee shall not do any act or omission owing to which any damage is caused to the said Land and the Lessee shall undertake all day-to-day maintenance of the said Land at its own cost and expenses.

7.2.10 The Consenting Party and their representatives shall be entitled to enter upon the said Land to inspect the said Land and shall be entitled to take photographs or video shooting for its records as it deems necessary. The Lessee shall not cause any hindrance to the access and entry, to the said Land, to the Consenting Party and / or its representative/s either for inspection or otherwise during the Lease Period. In the event the Consenting Party points out any issue or aspect which requires any maintenance or attention of the Lessee then the Lessee shall immediately



हवल-११		
१८९९९	२०	०६
२०२३		

cause its maintenance or provide its attention thereto and take necessary steps to resolve it to the satisfaction of the Lessee.

- 7.2.11 The Lessee agrees and acknowledges that the said Land is given by the Consenting Party on lease basis on as is where is basis and hence, the Lessee shall never make any claim or demand against the Consenting Party for any reason whatsoever.
- 7.2.12 The Lessee and its office bearers shall be solely responsible for all the activities carried on the said Land. In the event any unethical or illegal activity is carried on the said Land or any incident takes place in the said Land then the Consenting Party shall not be responsible or liable for the same in any manner and for any reason whatsoever.
- 7.2.13 The Lessee shall ensure that all safety measures are installed on the said Land and taken considering the nature of the activities carried on by the Lessee and the age group of students who use the said Land. In the event of any accident, whether without or without safety measures and all due care, the Consenting Party shall not be responsible or liable for the same in any manner and for any reason whatsoever.
- 7.2.14 The Lessee shall be solely liable and be responsible for all the acts and omissions of staff, employees, consultants, visitors, students, parents, etc. and the Consenting Party shall not be liable or responsible for any of the acts or omissions of such persons for any reason whatsoever.
- 7.2.15 The rights created as and by way / under the present Deed, are per se in favour of the Lessee only and that the Lessee shall not be entitled to transfer the benefits of this Deed to anybody else, in any manner whatsoever, and shall not be entitled to allow anybody else to use or occupy the said Land or any part thereof. In the event there is any substantial change in the constitution of the Lessee or change in the trustees or key office bearer personnel then the Lessee shall first inform about such change to the Consenting Party before giving effect to such



हवल-११		
१८९९९	२८	०६
२०२३		

change. The Lessee agrees and undertakes that in such situation the Consenting Party may not want to have any contractual relation with such new persons though the Lessee is a body corporate having its independent existence but the persons incharge of the Lessee is the most important aspect for continuation of the present relation between the Lessee and Consenting Party and hence, the Consenting Party shall take decision of continuation of the present Deed only after knowing such changes and persons who shall be inducted, if any. In the event the Consenting Party does not provide its consent to such change after the Lessee informs about such change to it then the Lessee shall either not make any such changes or mutually terminate this Deed and handover the vacant, peaceful and physical possession of the said Land. For the purposes of this Article the Lessee shall within a period of 15 days from the date of the Consenting Party informing about its decision provide the Lessee's decision to the Consenting Party. In the event such decision is not provided within such period by the Lessee then it shall be deemed that the Lessee has agreed not to effect any such change. In the event the Lessee decides to effect such change despite there being no consent of the Consenting Party then the Lessee shall within a period of 15 days from the date of intimation of the decision of such change or the Consenting Party obtaining knowledge about such change handover the vacant, peaceful and physical possession of the said Land to the Consenting Party and mutually terminate the present Deed.

7.2.16 The Lessee shall not be entitled to mortgage the said Land howsoever, for availing any financial assistance or otherwise.

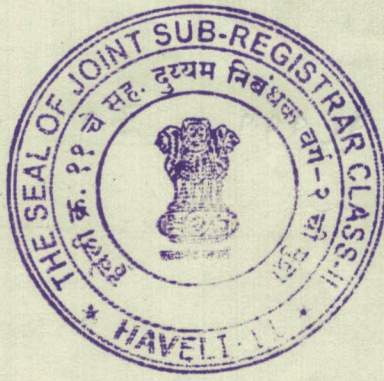
7.2.17 The Lessee agrees and acknowledges that the main public road and the area abutting it and the common access road from the main public road are not for the exclusive use of the Lessee and hence, the Lessee shall be bound by the rules and regulations for usage of the same which are made by the Consenting Party, Government Authority and /or Municipal Body and the Lessee shall ensure that the employees, staff, visitors, parents of students, students, vehicles plying students whether



हवल-११		
१८१११	२६	०६
२०२३		

private or owned by the Lessee, buses, rickshaws, etc. strictly abide by such rules and regulations and the Lessee shall make necessary arrangements to ensure that at all times such rules and regulations are enforced and the Lessee shall deploy adequate number of security personnel as may be required for implementation and enforcement of such rules and regulations.

- 7.2.18 The Lessee shall during the Lease Period, observe, perform, conform and comply with the rules and regulations made by the Consenting Party regarding the said Land and usage thereof considering rights, title and interest of the Consenting Party in the adjoining properties.
- 7.2.19 The Lessee shall obtain and maintain in full force all the necessary permissions, licenses, NOC's, etc., if required, from the concerned authority for any activity which may be carried on the said Land.
- 7.2.20 The Lessee and / or its employees, staff, visitors, parents of students, students shall not cause any nuisance or annoyance to the neighbours / neighbouring tenements.
- 7.2.21 The said Land and the adjoining area shall be maintained and kept in clean, neat and proper condition and without the same or any part thereof being subjected to any alteration of a permanent nature.
- 7.2.22 In the event for any reason the said Land is taken under control of any Government Authority or the entry on the said Land is restricted in any manner then the Lessee shall be solely responsible and liable for the same. It shall be obligation and duty of the Lessee to take appropriate steps including but not limited to initiating legal proceedings to remove the said Land from the control of such Government Authority and make it restrictions free. The Lessee agrees to pay Rent for such period and shall not ask for any concession or waiver from payment of Rent for such period for any reason whatsoever.



हवल-११		
१८१११	३०	०६
२०२३		

7.2.23 The Lessee shall not plant any tree, sapling, seed, shrub, plant, grass, etc. on the said Land. However, for the purposes of aesthetics or utilisation of the said Land for said Educational Activities the Lessee desires to plant any lawn then the Lessee may plant the same only after prior written approval of the Consenting Party.

7.2.24 If the Consenting Party is in need of the said Land for development purpose then the Lessee shall after due discussion with the Consenting Party, handover the possession of said Land to the Consenting Party without any delay so as to enable the Consenting Party to cause development of the said Land.

ARTICLE 8

INDEMNITY

8.1. The Lessee hereby agrees, assures, represents and declares that the Lessee shall indemnify and keep indemnified the Lessor and the Consenting Party against all claim/s / demand/s / costs / penalties /etc., raised by any Governmental or Municipal authority/ies due to non-compliance of any rules, regulations, statutes, etc., by the Lessee in respect of the said Land.

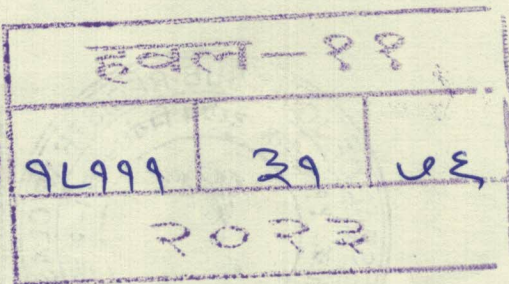
8.2. The Lessee hereby agrees, assures, represents and declares that it shall indemnify and keep indemnified the Lessor and the Consenting Party against all taxes, cess, duties, claim/s, demand/s, costs, penalty/ies, etc., raised by any person, Governmental or Municipal or Panchayat authority/ies due to use of the said Land for any purpose other than the Educational Activities.

8.3. The Lessee hereby agrees, assures, represents and declares that it shall indemnify and keep indemnified the Consenting Party against all loss/es, damage/s, cost/s, charge/s suffered and/or caused by the Consenting Party in case of any dispute and/or litigation initiated against the Consenting Party owing to any of the obligations of the Lessee contained herein or owing to any other act or omission on part of

[Signature]

[Signature]

[Signature]



the Lessee or the fact of the said Land given to the Lessee on lease basis and incidental thereto or for any other reason.

- 8.4. The Lessee further agrees, assures, represents and declares that it shall indemnify and keep indemnified the Consenting Party against any loss suffered by the Consenting Party due to breach, whatsoever in nature, by the Lessee, of any of the Article/s, covenant/s, term/s or condition/s of this Deed.

ARTICLE 9

RENEWAL OF LEASE

The Lessee, after the expiration of the period of 33 years and before the determination of the lease by efflux of time, shall have the option to renew the lease by giving one months prior written notice to the Consenting Party. The decision of the Consenting Party in this regard shall be final. In the event the Consenting Party decides to renew the lease then the lease will be renewed by executing a fresh lease deed, which shall contain new terms and conditions, agreeable to the Consenting Party.

ARTICLE 10

REVERSION

At any time during the subsistence of this Deed if the Consenting Party, individually or collectively, decide/s to transfer their right of reversion then the Lessee shall have the first right of refusal and shall have the option to purchase the reversion in respect of the said Land or any part or parts thereof, on the payment to the Consenting Party of the amount of consideration determined and quoted by the Consenting Party. In the event the Lessee decides to opt for the option of purchase then the Lessee shall inform about its written decision of such option of purchase within a period of 15 days and make payment of the entire consideration amount. In the event the Lessee does not inform its written decision and/or does not make payment of the entire consideration amount



हवल-११		
१८९९९	३२	७६
२०२३		

within the said period then it shall be deemed that the Lessee does not intend to exercise its option to purchase and has waived its right and then the Consenting Party shall be entitled to sell the said Land to any person of its choice without any recourse to the Lessee and the Lessee shall thereafter not be entitled to exercise the option of purchase under any circumstances and the right of the Lessee shall stand forfeited and it shall be deemed that the Lessee has given its irrevocable and unconditional consent for transfer of said Land to any other person. In the event the said Land is sold to any other person then the Lessee and the terms of this Deed shall be attorned to such person and the Lessee shall be bound to pay Rent to such person from the date of sale of said Land to such person. In the event the Lessee informs its decision to purchase as well as makes the payment of the amount of entire consideration to the Consenting Party then the Consenting Party shall complete the transaction. It is agreed by the Lessee that the Consenting Party shall have the sole right and authority to decide the amount of consideration and the Lessee shall not cause any dispute regarding the same for any reason whatsoever.

ARTICLE 11

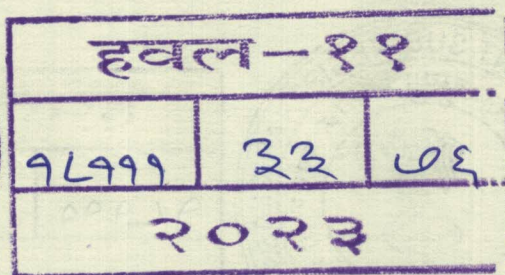
ASSIGNMENT OF LEASE, SUB-LEASE AND LICENSE

11.1. Assignment by the Consenting Party

12.3.1. During the Lease Period if the Consenting Party, individually or collectively, decide to assign their right/s of the said Land or part/s thereof then, the Consenting Party, individually or collectively, shall be entitled to assign its rights, title and interest in and to the said Land in favour of any other person. However, such person to whom such rights, title and interests are transferred shall be bound by the terms and conditions of this Deed and the Lessee shall be attorned to such person.

11.2. Assignment by the LESSEE

The Lessee is not entitled to assign its right/s to anyone.



11.3. Sub-Lease by the LESSEE

The Lessee is not having any right to sub lease, sub let or license the said Land and transfer rights obtained by virtue of this Deed.

ARTICLE 12
TERMINATION

12.1. Termination by the Consenting Party

The Consenting Party shall be entitled to terminate the Lease or this Deed, during the Lease Period, for the following reasons:-

- i. the Lessee makes default in paying the Rent for any three months out of a period of twelve months out of the Lease Period then the Consenting Party shall be entitled to terminate this Deed even during the Lock-in-period without any recourse to the Lessee. For the purposes of explanation, the said period of 12 months shall be each consecutive period of 12 months commencing from the starting date of Lease Period.
- ii. the Lessee committing breach of any of the terms of this Deed except for the ground stated hereinabove and the Lessee does not remedy such breach within a period of 15 days or such period which may be mutually agreed by the Consenting Party and the Lessee in writing from the date of Consenting Party bringing it to the notice of the Lessee. In the event the Lessee does not remedy the breach within the said period then the Consenting Party shall be entitled to terminate the Lease or this Deed by giving a prior written notice of 180 days.
- iii. termination as contemplated in this Deed for which the Consenting Party shall be entitled to terminate the Lease or this Deed by giving a prior written notice of 180 days.

12.2. Termination by the LESSEE

Save and except for the Lock-in-period, the Lessee shall be entitled to terminate the Lease or this Deed by giving a 180 days prior written notice at any time during the Lease Period, except for the Lock-in-period,



हवल-११		
१८९९९	३४	०६
२०२३		

only if the right/s of the Lessee granted by the Consenting Party, under this Deed, are jeopardised or threatened in any manner.

12.3. Consequences of termination

12.3.1. In the event the Lessee terminates this Deed or does not utilise the said Land, abandons the said Land, vacates the said Land, does not carry on the said Educational Activities on the said Land during the Lock-in-period then the Lessee shall pay Rent for the entire remaining Lock-in-period. In the event the Lessee does not comply with this Article then the Consenting Party shall deduct such amount from the security deposit.

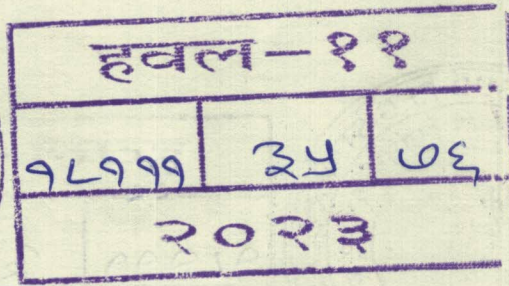
12.3.2. The Consenting Party shall, after settling all the accounts, making necessary adjustments, deductions, set off, if any, refund the security deposit or such amount which remains after such adjustments, deductions or set off, if any, as may be applicable, within a period of 90 days from the date of handing over of peaceful, vacant and physical possession of the said Land by the Lessee to the Consenting Party. In case of failure to refund the security deposit by the Consenting Party or such amount which remains after such adjustments, deductions or set off, if any, to the Lessee, within the said time period, the Consenting Party shall be liable to pay an interest @ 18 % p.a. until actual realisation of the amount of security deposit or such amount which remains after such adjustments, deductions or set off, if any.

12.3.3. The Lessee shall at its own costs and expenses remove and take along with it all that is erected or attached or fastened to the said Land except the structures, if any, and restore the said Land in good condition and as it was handed over to the Lessee to the complete satisfaction of the Consenting Party. In the event the Lessee does not comply with this Article then the Consenting Party shall get it removed and dispose it and restore the said Land in good condition to the satisfaction of the Consenting Party and adjust the costs and expenses incurred by the Consenting Party for the same against the security deposit.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



- 12.3.4. The Lessee shall at its own costs and expenses cause maintenance of the common access road from the main public road to the said Land as contemplated in Article 7.1.2 hereinabove. In the event the Lessee does not comply with this Article then the Consenting Party shall get the maintenance done to the satisfaction of the Consenting Party and adjust the costs and expenses incurred by the Consenting Party for the same against the security deposit.
- 12.3.5. The Lessee shall pay all the bills and outgoings as agreed in this Deed and close all the connections and ensure that there are no dues outstanding and payable by the Lessee. In the event the Lessee does not comply with this Article then the Consenting Party shall make the payment and deduct the costs and expenses incurred by the Consenting Party from the security deposit.

ARTICLE 13




JURISDICTION

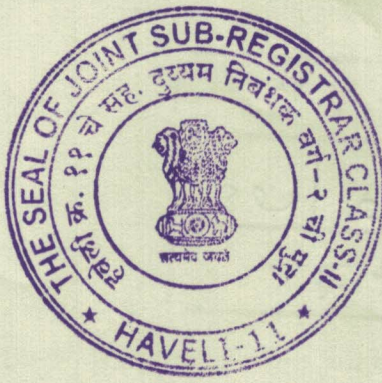
- 13.1. The Courts in Pune shall have exclusive jurisdiction to entertain, try and dispose any dispute between the Parties to the exclusion of all other courts.
- 13.2. The existence of any dispute or difference shall not delay the performance of obligation, of the Parties, under this Deed.

ARTICLE 14

FORCE MAJEURE

- 14.1. The Parties shall not be held liable for delay/s and/or damage/s caused by its or their failure to perform its or their obligation/s under this Deed. Provided such delay/s and/or damage/s are caused due to any unforeseen events like war, strike, rebellious acts or unavoidable natural calamities like fire, earthquakes, typhoons, floods. However, any restrictions imposed by the Government preventing access to or usage of

  28 



हवेली-११		
१८१११	३६	०६
२०२३		

the said Land by the Lessee shall not be construed as a Force Majeure event.

- 14.2. The Party prevented from performing its obligations shall immediately inform the other Party by an email, without delay, followed by a letter posted within 7 days from the date of informing by email, thereby, providing detailed information regarding the delay in performance of its obligations under this Deed.
- 14.3. The Parties shall mutually decide whether to suspend for the time being or waive off certain obligations under this Deed.
- 14.4. On cessation of the unforeseen events or events of force majeure, the Party, prevented from performing its obligation, shall inform the other Party without any delay by email, followed by a letter posted within 7 days from the date of informing by email and shall resume the performance at the earliest.

ARTICLE 15

NOTICE

- 15.1. All notices or any other communication under this Deed transmitted through post shall be served on the other Party by Registered Post Acknowledgement Due and shall be deemed to be validly served on the other Party only after receiving the acknowledgement. Any email transmitted to the addressee shall be considered as validly served only upon reply by the addressee confirming the receipt of the email.

- a) Notice to the Lessor and Consenting Party

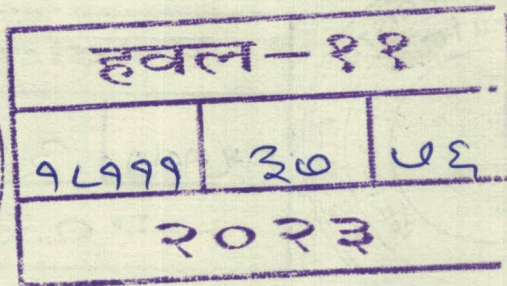
All notices or communication shall be sent to the Lessor and Consenting Party on the following address:-

M/s. Sahara Developers

Survey No. 177, Bhekrai Nagar, opposite Suyaba Mangal Karyalay, Phursungi, Taluka Haveli, Pune 412 308

Email: saharadevelopers05@gmail.com

- b) Notice to the LESSEE



All notices or communication shall be sent to the Lessee on the following address:-

Vidyashilp Education Trust

6A/902, Kalpataru Serenity, Mahadev Nagar, Manjari, Pune 412 307

Email: admin@vistaraworldschool.org and Kanchan.sn@gmail.com

ARTICLE 16

MISCELLANEOUS

16.1. WAIVER

16.1.1. No failure or delay on the part of any of the Parties to this Deed relating to the exercise of any right, power, privilege or remedy provided under this Deed shall operate as a waiver of such right, power, privilege, remedy or waiver of any preceding or succeeding breach by the other party to this Deed nor shall any single or partial exercise of any right, power, remedy or privilege preclude any other or further exercise of such or any other right, power, privilege or remedy provided in this Deed all of which are several and cumulative and are not exclusive of each other or any other rights or remedies otherwise available at law to a party.

16.1.2. No waiver of any provision of this Deed shall be valid unless the same is made in writing and signed by the party so waiving.

16.2. EXPENSES

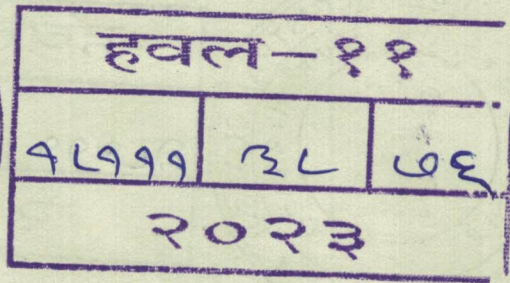
The stamp duty, registration charges, expenses, costs and other incidental charges, for this Deed, shall be paid and borne by the Lessor and Lessee equally.

16.3. COPY OF THE DEED

Original registered agreement shall be remain in the custody of the Consenting party and the photocopy of the same shall be handed over to the Lessee.

16.4. CHANGE OR MODIFICATION

No change or modification of this Deed shall be valid unless the same shall be in writing and signed by both the Parties to this Deed.



16.5. SEVERABILITY

If any provision in this Deed becomes invalid or void or adjudged unenforceable, the provision shall be deemed to have been severed from this Deed and the remaining provision of this Deed shall not, so far as possible, be affected by the severance. In place of invalid provision, a valid provision is presumed to be agreed upon by the Parties which comes economically closer to the one actually agreed upon.

SCHEDULE - A
LARGER LAND

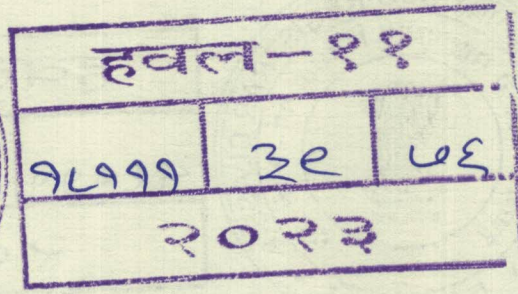
All that piece and parcel of the land bearing Survey No. 173/2A and 173/1/1/1, totally admeasuring 3754.885 sq. mtrs. out of which an area of 3113.18 sq. mtrs., being amenity space, situated at Village Fursungi, Taluka Haveli, District Pune 412308 and within the limits of Pune Municipal Corporation and situated within an area popularly called as a Parmar Parisar, which land is bounded as follows:

On or towards East : By land of Mr. Arjun Harpale and chaoul of Mr. Dhore
On or towards South : By Building Named as Trimurti Vihar
On or towards West : By Survey No. 173, 2B and 2A in Triveni Nagar
On or towards North : By Road of Fursungi Village

SCHEDULE - B
SAID LAND

All that piece and parcel of the land bearing Survey No. 173/2A and 173/1/1/1, totally admeasuring 3113.18 sq. mtrs., being amenity space, out of which an area of 2231.98 Sq. Mtrs. approximately, situated at Village Fursungi, Taluka Haveli, District Pune 412308 and within the limits of Pune Municipal Corporation and situated within an area popularly called as a Parmar Parisar, which land is bounded as follows:

On or towards East : By land of Mr. Arjun Harpale and chaoul of Mr. Dhore
On or towards South : By Building Named as Trimurti Vihar



On or towards West :

By Triveni

Nagar

On or towards North :

Road

IN WITNESS WHEREOF the Parties to this Deed have put their respective hands and seal to this agreement on the date and place hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the within named Lessors

1. Mr. Dattoba Dhondiba Nimbalkar
2. Mr. Rajaram Dhondiba Nimbalkar
3. Mr. Hiranman Dhondiba Nimbalkar (since deceased)

Through legal heirs

- (a) Mr. Suresh Hiranman Nimbalkar
- (b) Smt. Sunita Hanumant Nimbalkar
- (c) Snehal Hanumant Nimbalkar
- (d) Mr. Swapnil Hanumant Nimbalkar
- (e) Madhuri Shankar Nimbalkar
- (f) Bhograj Shankar Nimbalkar
- (g) Omkar Shankar Nimbalkar
4. Mrs. Hirabai Baban Mahadik
5. Smt. Devubai Balasaheb Nimbalkar (since deceased)

Through her legal heir

Harubai Balaso Nimbalkar

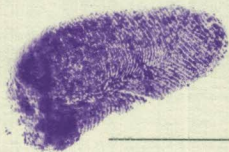
No. 1 to 5 through Power of Attorney Holder

M/s. Parmar and Parmar

Through its Power of Attorney Holder

Mr. Nanasaheb Baburao Surywanshi

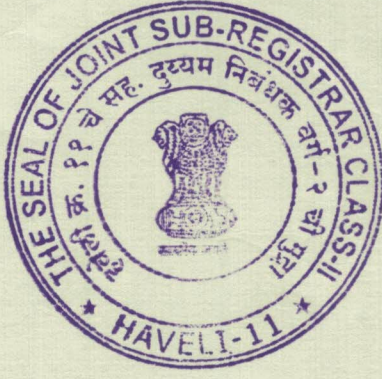
Signature



LHTI



Photo



हवल-११		
१८९९१	४०	०६
२०२३		

SIGNED, SEALED AND DELIVERED

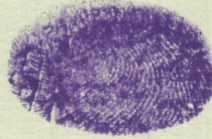
By the within named Lessee

VIDYASHILP EDUCATION TRUST

Through its Authorised Representative & Signatory

Mr. Shashikant Dnyaneshwar Nasare

Signature



LHTI



Photo

SIGNED, SEALED AND DELIVERED

By the within named Consenting Party

SAHARA DEVELOPERS

Though it's Partner and Authorised Representative

Mr. Santosh Hiralal Kothari

Signature



LHTI



Photo

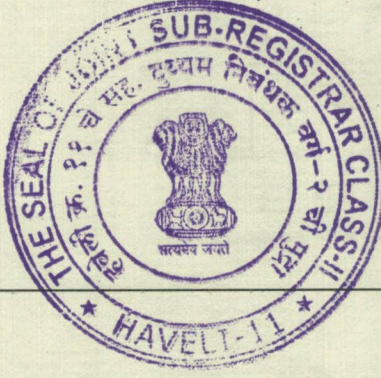
Witnesses

1. Signature:

Name: Shirsaj Suparavashi,
Address: Punesungi, Pune

2. Signature:

Name: Aniket Supa
Address: Market yard, Pune



हवल-११		
१८९९९	४९	०६
२०२३		



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव :- फुरसुंगी (५५६२९२)

तालुका :- हवेली

जिल्हा :- पुणे



ULPIN : 37064278113

गट क्रमांक व उपविभाग

१७३/२अ/१७३/१/१/१

37064278113

भुधारणा पद्धती		भोगवटादार वर्ग -१		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१६७६	[हिरामण धोंडिबा निंबाळकर]				(४९५६९)	कुळाचे नाव व खंड
		दत्तोबा धोंडिबा निंबाळकर				(४७८७९)	
अकृषिक क्षेत्र		राजाराम धोंडिबा निंबाळकर				(४७८७९)	इतर अधिकार
चिन शेती	३७.५३.३३	हरुबाई बाळासो निंबाळकर				(४७८७९)	
		माधुरी शंकर निंबाळकर				(४७८७९)	प्रलंबित फेरफार : नाही.
चिन शेती	०.००	मोगराज शंकर निंबाळकर				(४७८७९)	
आकारणी		ओमकार शंकर निंबाळकर				(४७८७९)	शेवटचा फेरफार क्रमांक : ४७८७९ व दिनांक :
		हिराबाई बबन महाडिक				(४७८७९)	१५/०५/२०२३
		सुरेश हिरामण निंबाळकर				(४७८७९)	
		सुनिता हनुमंत निंबाळकर				(४७८७९)	
		सुनेहल हनुमंत निंबाळकर				(४७८७९)	
		स्वप्निल हनुमंत निंबाळकर				(४७८७९)	
		सामाईक क्षेत्र	३९.९९६३	०.००			
	१९७२६	प्रदिप विष्णु खुटवड	६.४९.७०			(४७८७९)	
खुने फेरफार क्र : (३९३६८) (४९५६९)							सीमा आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक १५/०५/२०२३:०७:२६:३६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : २२/०६/२०२३ : १८:३९:१० PM. वेवता पडताळणीसाठी <https://digitalsatara.mahabumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2507100001423318 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed by

[Handwritten signatures]



हवल-११		
१८१११	४२	७६
२०२३		

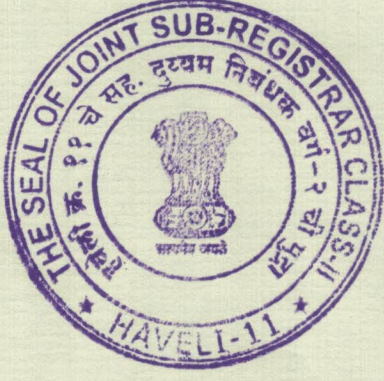
गाव नमुना बारा (पिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- फुरसुंगी (५५६२९२)			तालुका :- हवेली				जिल्हा :- पुणे			
गट क्रमांक व उपविभाग			१७३/२अ/१७३/१/१/१							
			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१८	खरीप					०.०		मोकळी जागा	३७.५३३३	
२०१९	खरीप					०.०		मोकळी जागा	३७.५३३३	

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

ई महा भूमि

११

Karshen



हवेल-११		
१८९९९	४३	७६
२०२३		

Page 1 of 2

गाव नमुना ६
फेरफार नोंदवही (फेरफार पत्रक)
। महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०।

गाव :- फुरसुंगी

तालुका :- हवेली

जिल्हा :- पुणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भुमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आद्याक्षरी व शेरा
41569	<p>फेरफाराचा प्रकार : अनौदणौकृत नोंदीचा प्रकार : वारस फेरफाराचा दिनांक : 18/03/2019 माहिती मिळालेला दिनांक : 08/02/2019 श्री. भोगराज शंकर निंबाळकर यांनी अर्ज दिला की गट नंबर/ सर्वे नंबर 158/7 , 173/2अ , 158/3अ/3ब , 173/2अ/173/1/1 , 173/2अ/173/1/1/1 , 173/2अ/173/1/1/1/प्ला.न.1 , 173/2अ/173/1/1/1/प्ला.न.2 , 173/2अ/173/1/1/1/प्ला.न.4 , 173/2अ/173/1/1/1/प्ला.न.63 , 173/2अ/173/1/1/1/प्ला.न.64 , 173/2अ/173/1/1/1/प्ला.न.3 वरील खातेदार कै. हिरामण धोंडिबा निंबाळकर हे/ह्या दिनांक 14/03/2006 रोजी मयत झाले / झाल्या असून त्यांना वारस खालीलप्रमाणे</p> <ol style="list-style-type: none"> 1) माधुरी शंकर निंबाळकर नाते : सुन , वय :47 2) भोगराज शंकर निंबाळकर नाते : नातु , वय :29 3) ओमकार शंकर निंबाळकर नाते : नातु , वय :26 4) सुरेश हिरामण निंबाळकर नाते : मुलगा , वय :55 5) सुनिता हनुमंत निंबाळकर नाते : सुन , वय :45 6) स्नेहल हनुमंत निंबाळकर नाते : नात सुन , वय :27 7) स्वप्निल हनुमंत निंबाळकर नाते : नातु , वय :25 अ) शंकर हिरामण निंबाळकर मयत दि. 28/9/2004 ब) हनुमंत हिरामण निंबाळकर मयत दि. 30/1/2017 क) देवुबाई हिरामण निंबाळकर मयत दि. 29/5/1984 <p>मयतास वरील वारसाशिवाय अन्य कोणीही वारस नसलेबाबात प्रतिज्ञापत्र , मृत्यु नोंदीचा दाखला जबाब दिलेवरून व वारस ठराव क्रमांक 1624 प्रमाणे नावे दाखल केली असे.</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. 02/06/2019 फेरफार नोंद निर्गतीचा दि. 21/07/2019</p> <p>(गणेश सुरेश सुतार)</p>	<p>158/3अ/3ब(मंजूर), 158/7 (मंजूर), 173/2अ(मंजूर), 173/2अ/173/1/1(मंजूर), 173/2अ/173/1/1/1(मंजूर), 173/2अ/173/1/1/1/प्ला.न.1 (मंजूर), 173/2अ/173/1/1/1/प्ला.न.2 (मंजूर), 173/2अ/173/1/1/1/प्ला.न.3 (मंजूर), 173/2अ/173/1/1/1/प्ला.न.4 (मंजूर), 173/2अ/173/1/1/1/प्ला.न.63 (मंजूर), 173/2अ/173/1/1/1/प्ला.न.64 (मंजूर), 173/2अ/173/1/1/1/प्ला.न.64 (मंजूर)</p> <p>एकूण :- 11</p>	<p>मयताचा मृत्यूचा दाखला पाहिला आहे. वारस रजि क्र 1624 अन्वये नोंद प्रमाणित</p> <p>(व्यंकटेश रामचंद्र चिरमुल्ला) मंडळ अधिकारी:- हडपसर ता.: हवेली जि.: पुणे दि.: 21/07/2019</p>

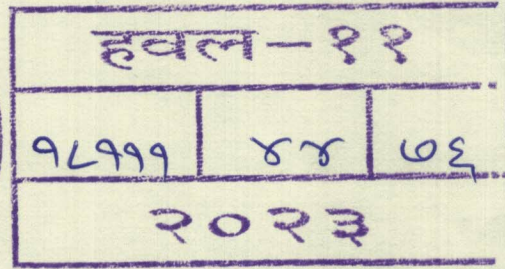
(Signature)

Kanchan

तलाठी
फुरसुंगी साझा फुरसुंगी ता. हवेली जि. पुणे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 26/05/2023
सांकेतिक क्रमांक :- 272500070311360000520233920

(नाव :- श्रीकृष्ण बाबासाहेब शिरसाठ)
तलाठी साझा :- फुरसुंगी ता :- हवेली जि :-पुणे



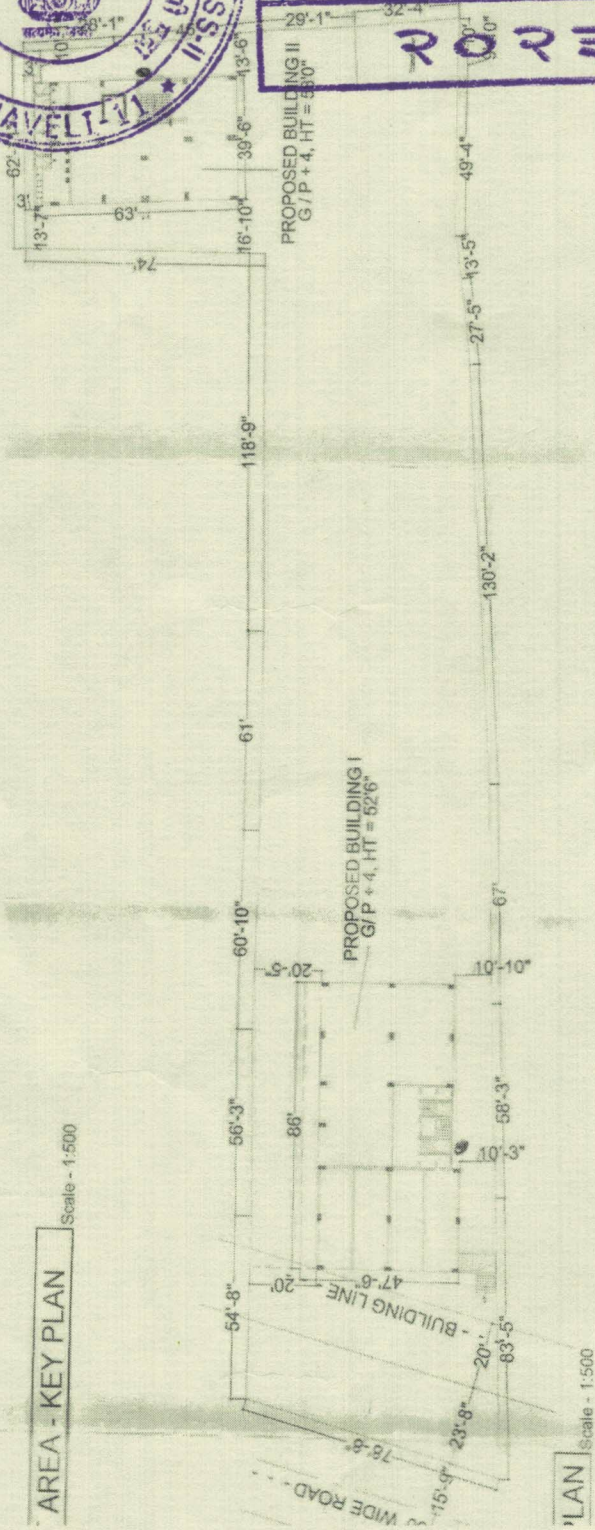
(B1)

Karshem

ANNEXURE - A



हवेल - ११		
AL999	४५	७६
२०२३		



[Handwritten signature]

Kancham

ANNEXURE - B

ZONE Certificate

नगर रचना आणि मूल्य निर्धारण विभाग

जा.क्र. ससंनर-पुणे/अंतिम प्रा.यो.पुणे/झोन दाखला/१२५३६

प्रति श्री. हत्तोलोका निंबाळकर पुणे

२८३, नारायण पेठ,

पुणे - ४११०३०.

दिनांक: ११/५/२०१२

विषय : मौजे --- फुर्सुंगी तालुका --- हवेली जिल्हा --- पुणे
येथील स.नं.गट नं. --- १८९९९ ४६ ७६
या जमिनीच्या झोन दाखल्याबाबत
संदर्भ : आपला दिनांक १०/५/२०१२ चा अर्ज.
महोदय,

शासनाच्या नगर विकास विभागाकडील दि. २५/११/१९९७ ची अधिसूचना क्र. टिपीएस/१८९५/२२७/प्र.क्र.२६/९५/नवि-१३ द्वारे पुणे जिल्ह्याची प्रादेशिक योजना मंजूर केली आहे. सदरची मंजूर प्रादेशिक योजना दि. १०/०२/९८ पासून अंमलात आलेली असून या योजनेस अंतिम पुणे प्रादेशिक योजना असे संबोधण्यात येत आहे. सदर प्रादेशिक योजनेमधील प्रस्तावित जमीन वापर आराखड्यानुसार.

मौजे --- फुर्सुंगी तालुका --- हवेली जिल्हा --- पुणे.
स.नं./गट नं. --- (जुन १) १४५

ही जागा --- रहिवस

या विभागात येते. व ती --- २४ मी. रस्ता + ४५ मी. रस्ता

या प्रस्तावित रस्ता रुंदीने बाधीत होते.

टीप :- शासनाच्या नगर विकास विभागाकडील शासकिय अधिसूचना क्र. टिपीएस-१८१०/५५९/प्र.क्र. २२०४/१०/नवि-१३ दिनांक १८ मार्च २०११ नुसार पुणे व पिंपरी चिंचवड महानगर पालिका हद्दीपासून १० कि.मी. परिघस्त क्षेत्राच्या रस्ते विकास आराखड्यातील प्रस्तावित --- मी. रस्त्याने ग.नं. / स.नं. --- बाधीत होत आहे.

टीप : रहिवस विभागात अनधिकृत भूखंड असलेस विभागणीच्या मालकांनी एकत्र येऊन सुधारीत विकास नियंत्रण नियमावलीनुसार सुधारीत भूमि अभिन्यास / फेर आखणी तयार करून त्यास मंजूरी घेतल्याशिवाय अकृषिक असलेल्या विभागात बांधकाम अनुज्ञेय होणार नाही, याची कृपया नोंद घ्यावी. कायदेशिर बांधकामाखेरीज वीजपुरवठा / बांधकाम परवानगीसाठी सदरचा दाखला ग्राह्य धरू नये.

आपला,



सहाय्यक संचालक नगर रचना
पुणे शाखा, पुणे करीता.

१०

Kanchan



हवेल-११

१८९९९ ४७ ७६

२०२३

दस्तावेजांक व वर्ष: 7608/2007

Monday, September 24, 2007

6:19:37 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : फुरसुंगी

दुय्यम निबंधक: हवेली 6 (लोणीकाळभोर)

संश्लेषी तार म

REGD 62 m

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या वावतीत पट्टाकार आकारणी देतो की पट्टेदार तो नमूद करावे) मोबदला रु. 3,807,000.00 या भा. रु. 9,350,000.00

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

(1) वर्णन: मीज फुरसुंगी संश्लेष स नं 173/2अ व 173/1/1 वकी जमीनोटीस्वस यांनी एकत्र क्षेत्र 3754.885 चौ मी रेली मंजूर ले आऊट मध्ये अ की सी डी ई एफ जी एच मध्ये दाखवलेले क्षेत्र 3113.18 चौ मी आणि मिल्कत.

- (3) क्षेत्रफळ

(1)

- (4) आकारणी किंवा जुडी देण्यात असला तेव्हा

(1)0

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

(1) दत्तोबा घोडीबा निवाळकर, राजानाम धोडीबा निवाळकर हिरामण धोडीबा निवाळकर, वैजवाई बाळासाहेब निवाळकर, हिरवाई धवन महालीक यांचे नाव. मु म्हणुन दिनेश छगनलाल परमार - - - घर/प्लॅट नं. - - - गल्ली/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेठ/वसाहत - - - शहर/गाव - - - तालुका - - - साधुबासणी धोर पुणे, पिन नम्बर - - -

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

(1) सहारा डेव्हलपर्स रजि.फर्म तर्फे भागीदार श्री नानासाहेब बाबुराय सूर्यवंशी - - - घर/प्लॅट नं. - - - गल्ली/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेठ/वसाहत - - - शहर/गाव - - - तालुका - - - साधुबासणी धोर पुणे, पिन नम्बर - - -

(2) विनोद रामचंद्र कोंडे - - - घर/प्लॅट नं. - - - गल्ली/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेठ/वसाहत - - - शहर/गाव - - - तालुका - - - साधुबासणी धोर पुणे, पिन नम्बर - - -

(3) संतोष हिरालाल कोडारी - - - घर/प्लॅट नं. - - - गल्ली/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेठ/वसाहत - - - शहर/गाव - - - तालुका - - - साधुबासणी धोर पुणे, पिन नम्बर - - -

(4) अनिरुध्य विजय सूर्य - - - घर/प्लॅट नं. - - - गल्ली/रस्ता - - - ईमारतीचे नाव - - - ईमारत नं. - - - पेठ/वसाहत - - - शहर/गाव - - - तालुका - - - साधुबासणी धोर पुणे, पिन नम्बर - - -

- (7) दिनांक करून दिल्याचा 24/09/2007

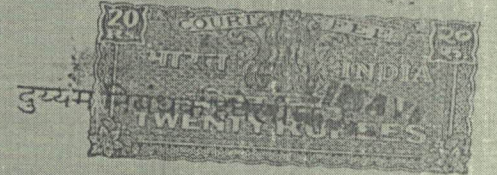
- (8) नोंदणीचा 24/09/2007

- (9) अनुक्रमांक, खड व पृष्ठ 7608 /2007

- (10) बाजारभावाप्रमाणे गुद्रांक शुल्क रु 93500.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

- (12) शेरा



कल याचला
जुवान घेतली

दस्तावेजातली नदाल

श्री नानासाहेब बाबुराय सूर्यवंशी

बाबत दिली

दिनांक २४/९/२००७

दुय्यम निबंधक

हवेली क्र. ६.

वस निबंधक
दिली क्र. ६.



वय - ३३ वर्षे, व्यवसाय - धंदा.

(Signature)

Keinhelem



हवेल-११		
१८१११	४८	७६
२०२३		

Original
नोंदणी ३९ म.
Regn. 39 M

Monday, September 24, 2007
6:34:43 PM

पावती

पावती क्र. : 7618

दिनांक 24/09/2007

गावाचे नाव फुरसुंगी

दस्तऐवजाचा अनुक्रमांक

हवेल 6 - 07609 - 2007

दस्ता ऐवजाचा प्रकार

मुखत्यारनामा

(48-अ) जेव्हा एकाच संव्यवहाराच्या संवधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

सादर करणाराचे नाव: संतोष हिरालाल कोढारी - -

नोंदणी फी

100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

500.00

एकूण

रु.

600.00

आपणास हा दस्त अंदाजे 6:49PM ह्या वेळेस मिळेल

[Signature]
दुय्यम निबंधक
हवेली 6 (लोणीबाळगोर)

बाजार मूल्य: 1 रु.

मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

[Signature]

Karnahan



हवेली-११		
१९९९	४८	७५
२०२३		

बातदाराची प्रत/PARTY COPY
दि. महानगर को-ऑप. बँक लि.
THE MAHANAGAR CO-OP. BANK LTD.
दिनांक/Date २२/१०/२०२३
४८०२०

मुद्रांक शुल्क/Stamp Duty रु./Rs. ४८०२०
सेवा आकारणी शुल्क/Service Charges
No. of Document
एकूण/Total रु./Rs. ४८०२०
असरी रक्कम/Amount in Words Four hundred and only

मुद्रांक शुल्क भरणा-याचे नांव/Name of stamp duty paying party
पैन नं./Pan No. ABEESZAR32
पत्ता/Address & Tel. No. ४८०२०/२०२३
Pune

समोराच्या पत्रकाराचे नांव/Name of counterparty
सहकाराच्या उद्देशाचे कार्य/Purpose of transaction
धनादेश/चे ऑर्डर/चे काढला आहे/चा बाबत/चे
नांव व शाखा/Name of the Drawee Bank & Branch
डोडी/चे ऑर्डर/चेक नं./D.D./P.O./Cheque No. १०१

नेबपात
मुद्रांक केवले दस्तऐवज भेकरीत होऊ नये यासाठी
अवश्यक आहे. (This Counterfoil has to be
Presented at the time of delivery of stamps
Subject to Delivery of stamp documents
on next working day.)



हवेली ६
७५०५/१/२५
२००७

विकसन कुलमुखत्यारपत्र

विकसन कुलमुखत्यारपत्र आज दिनांक २२ माहे सप्टेंबर २००७ इसवी ते दिवशी

सहारा डेव्हलपर्स , रजिस्टर भागीदारी संस्था यांचे ऑफीस
भेकराईनगर , फुरसुंगी , ता.हवेली , जि.पुणे. तर्फे
भागीदार

- १) श्री.नानासाहेब बाबूराव सुर्यवंशी
वय - ४४ वर्षे, व्यवसाय - धंदा ,
- २) श्री.विनोद रामचंद्र कोडे
वय - ३३ वर्षे, व्यवसाय - धंदा ,

Kanchan

५३



हवेली-११		
१५९९९	५०	८६
मार्ग १४९११		
२०३३५७१		

SPECIAL ADHESIVE
महाराष्ट्र
SEP 22 2007



INDIA STAMP DUTY MAHARASHTRA

11:57

R.0000400/-PB5489

नांव... Sahaya Beekappa
पत्ता १७७/२०१८५, Bhekarwadi
रा. Sanyash Kotham
पावली नं. ३४

THE MAHANAGAR CO-OP. BANK LTD., MUMBAI
MAHANAGAR, PUNE BRANCH

AUTHORISED SIGNATORY

३) श्री.संतोष हिरालाल कोठारी

वय - ३६ वर्ष, व्यवसाय - धंदा

सर्व रा. भेकराईनगर

ता.हवेली, जि.पुणे

४) श्री.अनिरुध्द विजय सूर्य

वय - २३ वर्ष, व्यवसाय - धंदा

रा.सुखदा अपार्टमेंट, चाफळकर कॉलनी,

पुणे सातारा रोड, पुणे - ३७.



हवेली ६
७६६०९/२/२५
२००७

(लिहून घेणार या शब्दामध्ये लिहून घेणार हे स्वतः व त्यांचे सर्व चालीवारस ,
हक्कदार ,असाईनीज , ट्रस्टीज वगैरेंचा समावेश झालेला आहे.)

----- लिहून घेणार

यांसी

१) श्री.दत्तोबा धोंडीबा निंबाळकर

वय - ७५ वर्ष, व्यवसाय - शेती ,

रा.फुरसुंगी , ता.हवेली , जि.पुणे.

२) श्री.राजाराम धोंडीबा निंबाळकर

वय - ७५ वर्ष, व्यवसाय - शेती ,

रा.रुम नंबर २०० , पी .एम.सी.कॉलनी

वाकडेवाडी , पुणे ४११ ००३

३) श्री.हिरामण धोंडीबा निंबाळकर

वय - ६७ वर्ष, व्यवसाय - शेती ,

रा.स.नं. २४, कर्वे नगर , पुणे ४११ ०५३

४) श्रीमती देवुबाई बाळासाहेब निंबाळकर

वय - ६८ वर्ष, व्यवसाय - घरकाम ,

२

२

Karucham



हवेल-११		
१८९९९	५९	७६
२०२३		



हवेली ६
०५६०९/३/२५
२००७

- ५) सौ.हिराबाई बबने महाडीक
वय - ४९ वर्ष, व्यवसाय - घरकाम ,
नं.४ व ५ रा.शिंदवणे , ता.हवेली , जि.पुणे.

लिहून देणार नं.१ ते ५ तर्फे विकसनाचे कुलमुखत्यार म्हणून

मे.परमार अॅण्ड परमार

नोंदलेली भागीदारी संस्था तीचे कार्यालय

३/४ परमार चेबर्स , बी.जे.रोड , पुणे ४११ ००१

तर्फे भागीदार

श्री.दिनेश छगनलाल परमार

वय - ४८ वर्ष, व्यवसाय - व्यापार व शेती ,

रा.परमार ट्रेड सेंटर , साधु वासवानी चौक ,

पुणे ४११ ००१

(लिहून देणार या शब्दामध्ये लिहून देणार ही भागीदारी संस्था व तिचे सध्याचे व पुढील सर्व भागीदार व त्यांचे सर्व वालीवारस , हक्कदार , असाईनीज , ट्रस्टीज वगैरेंचा समावेश झालेला आहे.)

----- लिहून देणार

कारणे कधीही व कोणत्याही कारणास्तव रद्दबातल न होणारे विकसन कुलमुखत्यारपत्र लिहून देतो तो येणेप्रमाणे

१) मिळकतीचे वर्णन :- तुकडी पुणे पोट तुकडी तालुका हवेली, मे.दुय्यम निबंधक हवेली नंबर ३ यांचे स्थळसिमेतील व जिल्हा परिषद पुणे , तालुका पंचायत समिती हवेली यांचे हद्दीतील गांव मौजे फुरसुंगी , तालुका हवेली , जिल्हा पुणे येथील निवासी विभागातील मिळकती येणे प्रमाणे :-



हवल-११		
१८१११	५२	७६
२०२३		



हवेली ६
७६०९/४/२५
२००७

अ) सर्वे नंबर १७३/२अ , यांसी (जुना स.नं. १४५/२अ) यांसी क्षेत्र २ हेक्टर ३१ आर यांसी आकार रुपये २.०० पैसे यांसी चतुःसिमा येणेप्रमाणे

पूर्वेस :- ओढा व काळुराव हरपळे यांची मिळकत
दक्षिणेस :- स.नं. १७३/१/१/१ पैकी मिळकत व पुणे सासवड रस्ता
पश्चिमेस :- पुणे सासवड रोड
उत्तरेस :- फुरसुंगी रस्ता

येणेप्रमाणे चतुःसिमा पुर्वक मिळकत यांसी यापूढे सोयीकरीता सदर मिळकत " अ " असे संबोधले आहे.

ब) सर्वे नंबर १७३/१/१/१ , यांसी (जुना स.नं. १४५/१/१/१) यांसी क्षेत्र हेक्टर ०.६८ आर यांसी आकार रुपये ०.२२ पैसे पैकी क्षेत्र हेक्टर ०.३४ आर यांसी चतुःसिमा येणेप्रमाणे

पूर्वेस :- सर्वे नंबर १७३ पैकी भाग
दक्षिणेस :- वसंत सुर्यवंशी व बाबुराव सुर्यवंशी यांची मिळकत
पश्चिमेस :- सर्वे नंबर १७३/२अ पैकी मिळकत
उत्तरेस :- सर्वे नंबर १७३/२अ पैकी मिळकत

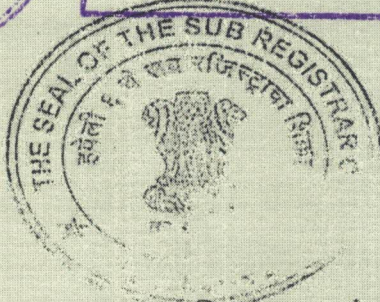
येणेप्रमाणे चतुःसिमा पुर्वक मिळकत यांसी यापूढे सोयीकरीता सदर मिळकत " ब " असे संबोधले आहे.

(Signature)

Kenehem



हवेल-११		
१८९९९	५३	७६
२०२३		



हवेली ६
०६०९/५/२५
२००७

सदर मिळकत अ व सदर मिळकत ब यांचा एकजित ले आऊट मे. ले
आऊट मे. उपसंचालक टाउन प्लॅनिंग पुणे यांनी अ.नं. १११८ दिनांक
१५.०५.१९९९ रोजी मंजूर केलेला होता तो दिनांक ३१.३.२००१ रोजी आदेश
अ.नं. पी आर एच /एन ए /एस आर / ७३४/ २००० अन्वये सुधारीत रेखांकन
करण्यात आलेले आहे पैकी प्रस्तुतचे विकसन कुलमुखत्यारपत्राचा विषय असलेली
मिळकत खालील प्रमाणे

(१) मौजे फुरसुंगी , येथील ' परमार परीसर ' येथील सर्व्हे नंबर १७३ /२अ व
१७३/१/१/१ पेकी अॅमिनीटीस्पेस यांसी एकूण क्षेत्र ३७५४.८८५ चौ.मीटर पैकी
मंजूर ले आऊट मध्ये ओ , बी , सी , डी , ई , एफ , जी , एच. मध्ये दाखविलेले क्षेत्र
३११३.१८ चौ.मीटर अशा या मिळकतीचे यांसी चतुःसिमा

पुर्वेस	:-	श्री.ढोरे यांची चाळ व अर्जुन हरपळे यांची जमीन
दक्षिणेस	:-	जिमुर्ती विहार ची विल्डींग
पश्चिमेस	:-	जिवेणी नगर १७३ २ब व २अ मधील जमीन
उत्तरेस	:-	फुरसुंगी गाव रस्ता

येणेप्रमाणे चतुःसिमापुर्वक अॅमिनीटी स्पेस चा त्यातील जल , तरु , तृण
काष्ट , पाषाण , निधी निक्षेपादी वहिवाटीच्या जाणयायेण्याच्या हक्कासहीत काही एक
राखुन न ठेवता त्याचप्रमाणे ले आऊट मधील रस्ता समाईकात वापरण्याचे
हक्कासहीत यांसी या पुढे सोयीकरीता " अमिनीटी स्पेस " असे संबोधले आहे.

२) गाव मौजे फुरसुंगी , ता.हवेली , जि.पुणे येथील अॅमिनीटी स्पेसचा तपशिल
वर कलम (१) मध्ये दिलेला आहे.

Kanchan

[Signature]



हवल-११		
१५१११	५४	७६
२०२३		



२००७

वाचने-१) श्री.वसोबा घोडिया निवाळकर व इतर तर्फे (कुलमुखत्यार) श्री. विनेश.सी.परमार यांचा अर्ज दि.५/१२/२०००.

- २) या कार्यालयाकडील आदेश क्र.पीआरएच/एनए/एसआर/२२८/९९,दि. १/१/२००१.
- ३) सहा.संचालक,नगर रचना पुणे यांचेकडील क्रमांक:रेखांकन/एनएबीपी/मोजे फुरसुंगी(हवेली)/न.क्र.१७३/१/१/१ व १७३/२अ/संसपु/१६६,दि.२५/१/२००१.

////

विषय:-सुधारित रेखांकन परवानगी
मोजे फुरसुंगी ता.हवेली,
स.नं.१७३/१/१/१ व १७३/२अ.

जिल्हाधिकारी कार्यालय, पुणे
महसूल शाखा
क्रमांक:-एमए/एनए/एसआर/७३४,
पुणे-१, दि. ३१/३/२००१

आ.देश

श्री.वसोबा घोडिया निवाळकर व इतर तर्फे कुलमुखत्यार श्री.विनेश.सी.परमार यांनी अर्ज करून मोजे फुरसुंगी ता.हवेली येथील जमीन स.नं.१७३/१/१/१ व १७३/२अ मधील क्षेत्र चौ.मी.वर सुधारित रेखांकन परवानगी मागविलेली आहे.

सादर सुधारित रेखांकनाची छाननी करून सहा.संचालक,नगर रचना,पुणे यांनी त्यांचेकडीलक्रमांक:रेखांकन/एनएबीपी/मोजे फुरसुंगी(हवेली)स.नं.१७३/१/१/१ व १७३/२अ/संसपु/१६६ दि.२५/१/२००१ अन्वये शिफारस केलेली आहे.

या कार्यालयाकडील आदेश क्रमांक:-पीआरएच/एनए/एसआर/२२८/९९,दि.२५.१.२००० अन्वये पूर्वी रेखांकन करून अकृषिक परवानगी दिलेली आहे.आता अर्जदार यांनी सादर केलेले सुधारित रेखांकन व त्यावर सहा.संचालक,नगर रचना,पुणे यांची शिफारस पाहता मी अपर जिल्हाधिकारी पुणे महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील तरतुदीनुसार प्राप्त झालेल्या अधिकारानुसार सदर सुधारित रेखांकनाला मान्यता देऊन खालील अटीवर परवानगी देत आहे.

- १) रेखांकनातील भूखंड/इमारती या निवासी तसेच प्रचलित नियमावलीतील निवासी विभागामध्ये अनुज्ञेय असलेल्या कारणांसाठीच वापरणे आवश्यक आहे.
- २) सुधारित रेखांकनासंदर्भात दि.२५/१/२००० चे मध्यक नमूद केल्यानुसारच सर्व अटी बंधनकारक राहतील.
- ३) सुधारित रेखांकन नकाशांनुसार १०१ चौ.मी. १५० चौ.मी.दरम्यानच्या क्षेत्राचे भूखंडांमध्ये केवळ सैमी डिटेथड पध्दतीचे बांधकाम अनुज्ञेय होईल.यरील भूखंडा व्यतिरिक्त रेखांकनातील राज्यमागावर सन्मुख भूखंडाचे क्षेत्रफळ ४५० चौ.मी.व उर्वरित भूखंडाचे क्षेत्रफळ १५० चौ.मी.पेक्षा कमी भरता कामा नये.
- ४) येथे कोणतेही विकास कार्य सुरू करण्यापूर्वी हे रेखांकन जागेवर आखून भूमि अभिलेख खाल्याकडून प्रमाणित करून घ्यावे लागेल. रेखांकन जागेवर आखलेवर कोणत्याही भूखंडाचे किमान क्षेत्रफळ नकाशावर दर्शविल्यापेक्षा कमी भरता कामा नये. तसेच रस्त्यांची रुंदी सुविधा जागा व खुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता उपयोगी नाही.यामध्ये काही फेरफार झाल्यास अभिन्यास पुन्हा मंजूर करून घ्यावा लागेल.
- ५) रेखांकनातील रस्ते,गटारे,खुली जागा व सुविधा क्षेत्र इत्यादी अर्जदारांनी भूखंड वितरित करण्यापूर्वी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- ६) अभिन्यासातील रस्ते,सुविधा जागा व खुली जागा याची देखभाल अर्जदाराने करावयास हवी अन्यथा ते देखभाल करण्यासाठी सुयोग्य प्रधिकरणाच्या ताब्यात

[Signature]

Kanchan

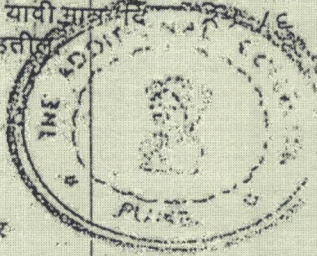


हवल-११		
१५१११	५५	७६
२०२३		



तारीख
०५/०६/२०२३
२००७

- घोषित या जागा व रस्ते जनतेच्या वापरासाठी खुले असतील. तसेच रस्ते शेजारच्या जमीन मालकांस वापरण्यास खुले ठेवले पाहिजेत.
- ७) पाणी पुरवठा व सांडपाणी निघरा व्यवस्था अर्जदारांनी स्वयंचालने व समाधानकारक रित्या करणे आवश्यक राहिल.
 - ८) जमीनीची मालकी हद्दी, वहिवाट इत्यादी बाबत खात्री करून घेण्यात यावी व याबाबत काही वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहतील.
 - ९) अर्जदाराने सावर केलेली कोणतीही महिला अथवा कागदपत्रे ही चुकीची/दिशाभूल करणारे आढळल्यास प्रस्तुतची शिफारस रद्द समजणेत येईल.
 - १०) दि. २३/६/१९८८ चे अर्जावये उक्त जागेतील रेखांकन मंजूरीसाठी केलेली शिफारस रद्द समजणेत यावी माझ दि. २३/६/१९८८ चे पत्रातील अटी अर्जदारावर बंधनकारक राहतील.



अपर जिल्हाधिकारी पुणे

प्रति,

श्री. वसोबा घोडिया निवाळकर व इतर
तर्फे (कु.मु.) श्री. विनेश. सी. परमार
रा. परमार बस ३/४, बी. जे. रोड, पुणे-१

प्रत:- तहसिलदार हवेली, यांजकडे मूळ संधिका सह पुढील कार्यवाहीसाठी रवाना.
प्रत:- मा. सहा. सहायक नगर रचना पुणे यांजकडे माहितीसाठी रवाना.

अपर जिल्हाधिकारी पुणे करिता.

Kancham

Handwritten signature/initials.

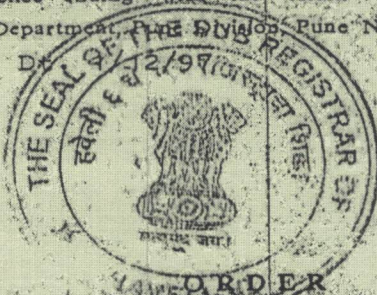


हवल-११		
१८९९९	५६	७६
२०२३		

Read :- (1) Application dated 2/5/98 From Shri Dattoha

Dhondiba Nimbalkar & others District Pune.

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune No. Layout / Fursungi / SSP/4358 Dt. 2/5/98



Collectorate, Pune

Revenue Branch

No. PRD/NAT/ER/00159/98

2/5/98

Dt. 20/5/98

ORDER

173/1/1/1, 173/2A

The land comprised in S. No. 173/1/1/1, 173/2A of village Fursungi

Taluka Haveli District Pune admeasuring - Sq. Ft. 26500.00

Sq. Metre - belongs to Shri Dattoha Dhondiba Nimbalkar & others

of Wagholi Taluka Haveli District Pune has applied that

Non-Agricultural permission may be granted to him to use an area measuring

Sq. Ft. - Sq. Metre 26,500.00 out of the said land for the Non-Agricultural

purpose of Residential

2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code, 1966 the Additional Collector of Pune is pleased to grant Shri Dattoha Dhondiba

Nimbalkar & others of Wagholi Fursungi Taluka Haveli District

Pune the Non-Agricultural permission to use an area measuring -

Sq. Metre 26,500.00 out of S. No. 173/1/1/1, 173/2A of village Fursungi

Taluka Haveli District Pune for the Non-Agricultural purpose

of Residential subject to the following conditions :-

(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

(2) That the grantee shall use the land together with the building and / or structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without obtaining the previous written permission to that effect from the Collector Pune, for this purpose the use of a building shall decide the use of the land;

(3) That the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-division previously approved from the authority granting these permissions;

(4) That the grantee shall develop the land strictly in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by - (a) construction of roads, drains etc. to the satisfaction of the Collector, and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Survey Department, and until the land is so developed no plot thereon shall be disposed of by him in any manner;

That the n.a.a. is fixed provisionally subject to the fixation of revised rates and any difference in C. Tax will also be recoverable.

[Signature]

Kanchan



हवल-११		
१८१११	५८	०६
२०२३		

(2)

(5) That if the plot is sold or otherwise disposed of by the grantee, it shall be the duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and Sanad and to make a specific mention about this in the deeds to be executed by him;

(6) That the grantee shall be bound to obtain the requisite building permission from the Addl. Collector, Pune before starting construction of the proposed building or structure if any;

(7) That the grantee shall get the building plans approved by the competent authority, where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order, unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar, Haveli within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1969;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0=19.6 per Sq. mtr, i. e. Rs. 5194.00 from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of N. A. assessment already levied is yet to expire;

That the N. A. A. shall be guaranteed for the period ending 31-7-2001 after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land

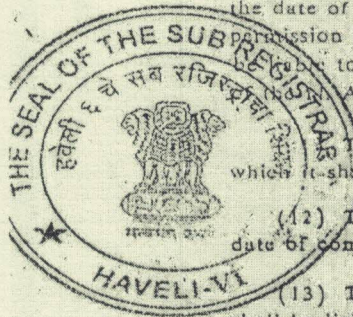
(13) That the area and N. A. assessment mentioned in this order and the Sanad, shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(14) That the grantee shall construct substantial building and/or other structure, if any in the land within a period of three years from the date of commencement of the N. A. use of the land. This period may be extended by the Collector Pune in discretion, on payment by the grantee such fine/premium as may be imposed as per Government orders;

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permissions of and without getting the plans thereof approved by the Collector Pune;

(16) All the plots laid down in layout shall be used only for the purpose of Residential

(17) That the layout shall got demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width/area shown in the layout. If there will be any discrepancy after actual measurement the revised plan shall be got approved from the Addl. Collector so far any development is carried out.



Kanchan



हवल-११		
१८९९९	५८	७६
२०२३		

(3)

- (18) That the roads and gutters shall be constructed before disposal of any plot.
- (19) The grantee shall made his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.
- (20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the Village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.
- (21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.

21a) That the grantee has credited an amount of ₹ C.Tax Rs. 15,582/- + C.P.T. 2. Process vide challan No. 11 Dt. 6/10/1998



मोदी व
४८६०९/२०/२५
२०७७

(22) That the grantee shall be bound to execute a Sanad in form as provided in Schedule IV or V appended to the Maharashtra L.R. (conversion of use of land and N.A.A.) Rules, 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of N.A. use of the land.

- (a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct.
- (b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.
- (c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, e. g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/- (D.S. Zagade)

Additional Collector, Pune

[Signature]

Karshan



हवल-११		
१५१११	५६	५६
२०२३		

To

Shri. Dattoba Dhondiba Nimbalkar & others

through (PAH) Shri.D.C.Parmar

r/o 364 B.J. Road Parmar Chamber Pune.-1

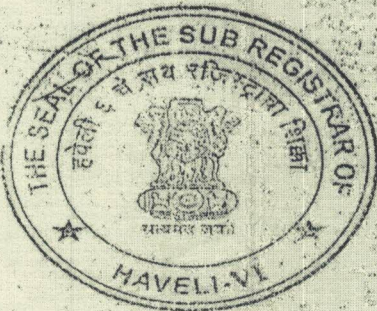
Copy with the case papers (in One file) forwarded to the Tahsildar Haveli for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV and V. F. IV. No. A note-book to effect of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector, of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

3. Advance copy forwarded to the District Inspector of Land Record, Pune for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division, Pune (W. Cs.) for information.

[Signature]
for Additional Collector, Pune



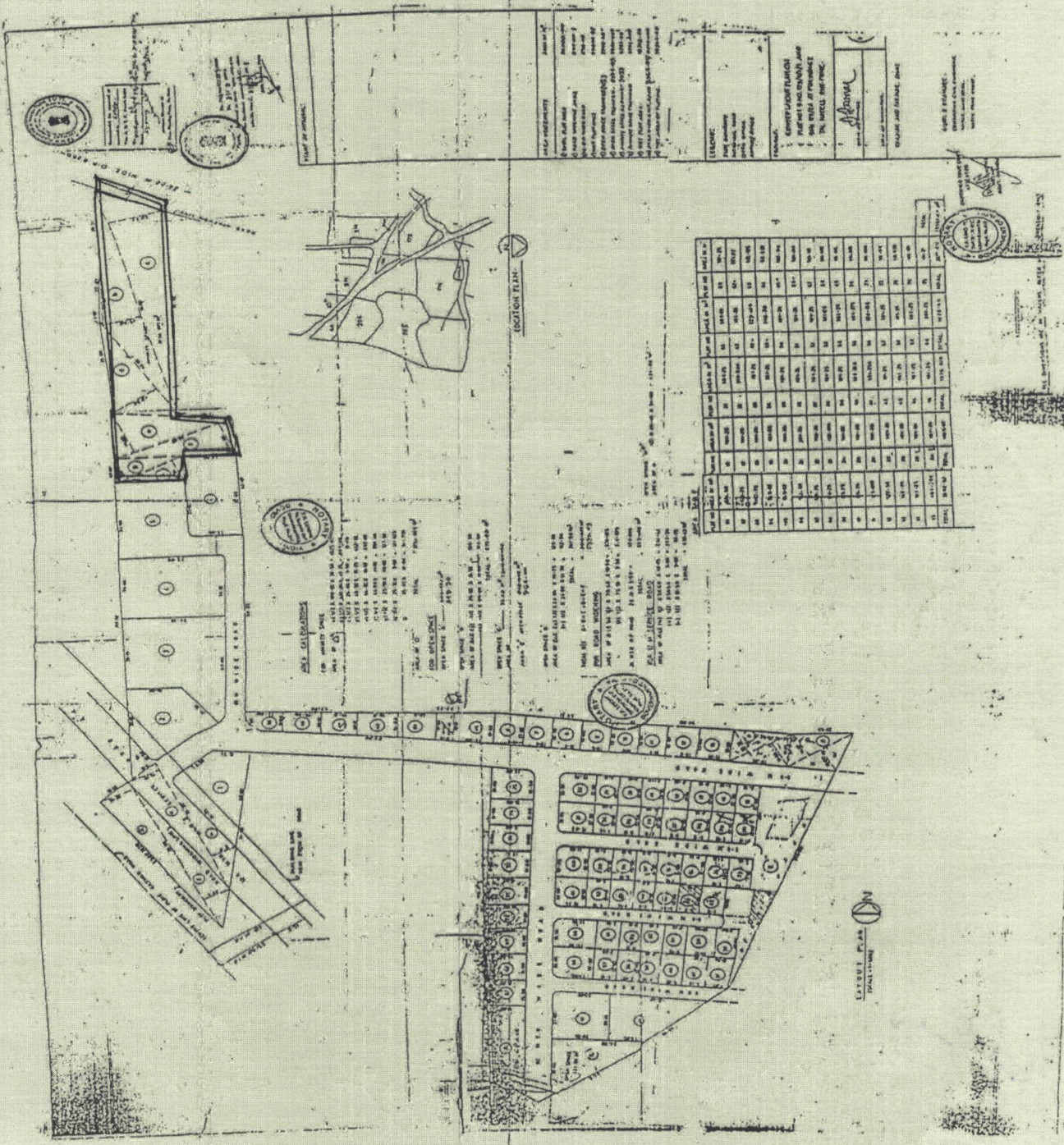
हवेली ६
७५६०९/१९१/२५
२००७

[Signature]
Kanchan



हवेल-११		
१८१११	६०	७६
२०२३		

हवेली ६
७६०९/२१/२१
२००७



Handwritten signature and name: *Karvekar*



हवेली-११		
१५१११	६१	७६
२०२३		

सेन्ट्रल बँक

ऑफ इंडिया

FERGUSON COLLEGE ROAD



Central Bank
of India

बचत खाता सं. / Saving Bank A/c. No.

105553701-2

नाम / Name

SITARAM BHIVA PANKAR



1199 SHIVAJINAGAR

पत्ता / Address
FERGUSON COLLEGE ROAD
411004
PUNE

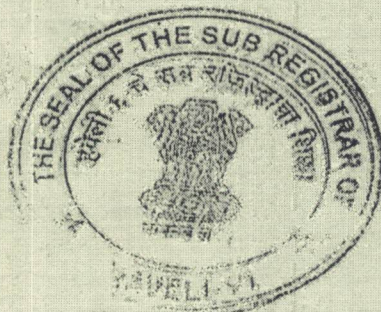
OPERATING SINGLY

अनुदेश / Instruction



तारीख / Date

लेखांक / Accountant



हवेली ह
६७६०९/२५२५
२००७

[Handwritten signature]

Karachen



हवल-११		
१५१११	६२	७६
२०२३		

24/09/2007

दुय्यम निबंधकः

6:36:44 pm

हवेली 6 (लोणीकाळमोर)

दस्त गोषवारा भाग-1

हवल6

दस्त क्र 7609/2007

28/29

दस्त क्रमांक : 7609/2007

दस्ताचा प्रकार : मुखत्यारनामा

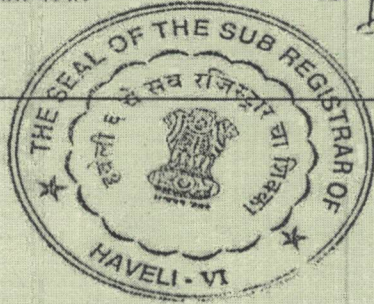
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	नावा सहारा डेव्हलपर्स रजि.फर्म तर्फे भागीदार श्री नानासाहेब बाबुराव सुर्यवंशी - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: फुरसुंगी तालुका: हवेल	लिहून घेणार वय 44 सही		
2	नावा विमोक्ष रामचंद्र कोंडे - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: सदर तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 33 सही		
3	नावा संतोष हिरालाल कोठारी - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: सदर तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 36 सही		
4	नावा अनिरुध्द विजय सुर्य - - पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: पुणे सातारा रोड पुणे तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 23 सही		
5	नावा दत्तोबा घोडीबा निंबाळकर, राजाराम घोडीबा निंबाळकर हिरामण घोडीबा निंबाळकर, देऊबाई बाळासाहेब निंबाळकर, हिराबाई बबन महाडीक यांचे तर्फे कु मु म्हणुन दिनेश छगनलाल परमार - - प	लिहून घेणार वय 48 सही		



दस्तऐवज करून देणार तथाकथित [मुखत्यारनामा] दस्ताऐवज करून दिल्याचे कबूल करतात.

1 OF 1

कावरा



हवेल-११		
१८१११	६३	७६
२०२३		
दस्त गोषवारा भाग - २		

हवेल 6

दस्त क्रमांक (7609/2007)

२५/२५

दस्त क्र. [हवेल 6-7609-2007] चा गोषवारा
वाजार मुल्य : 1 भोवदला 1 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 24/09/2007 06:32 PM
निष्पादनाचा दिनांक : 24/09/2007
दस्त हजर करण्याच्या सही :

[Signature]

दस्ताचा प्रकार : (48) मुखत्यारनामा
दस्त अनुच्छेद प्रकार : (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक
दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज
निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 24/09/2007 06:32 PM
शिवका क्र. 2 ची वेळ : (फ्री) 24/09/2007 06:34 PM
शिवका क्र. 3 ची वेळ : (कबुली) 24/09/2007 06:36 PM
शिवका क्र. 4 ची वेळ : (ओळख) 24/09/2007 06:33 PM

दस्त नोंद केल्याचा दिनांक : 24/09/2007 06:36 PM

ओळख :

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

1) पानकर एस बी - , घर/प्लॉट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेट/वसाहत -

शहर/गाव: शिवाजीनगर

तालुका: पुणे

पिन: -

दु. निबंधकाची सही
हवेली 6 (लोणीकाळभोर)

प्रमाणित करण्यात येते की,
सदर दस्तास एकूण पाने २५
आहेत.

दु.नि.हवेली क्र ६

पावती क्र.: 7618 दिनांक: 24/09/2007

पावतीचे वर्णन

नांव: संतोष हिरालाल कोठारी -

100 : नोंदणी फी

500 : नवकल (अ. 11(1)), पृष्ठांकनाची नवकल
(अ. 11(2)).

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

600: एकूण

दु. निबंधकाची सही: हवेली 6 (लोणीकाळभोर)

प्रहिले नंबराचे पुस्तकाचे
७६५५५ नंबरी नोंदविला
दुय्यम निबंधक, हवेली-६,
दि. २४/९/२००७



[Signature] Keneham



हवल-११		
१८१११	६४	७६
२०२३		

Appendix X

File No.

Date :-

Certified that the leasehold rights regarding land measuring square meters 3113.18 Square meters are vested with the **Vidyashilp Education Trust Mahadeo Nagar Manjri Pune** Name of School/Society/Trust/ company under section 8) fully described in the schedule mentioned hereinafter with the following details.

Sr. No.	Particulars	Details
1	Plot No. (s)/Survey No(s)/Khasra No. (s)/ Khata No. (s)/ Khatauni No. (s).	Survey No. 173/2A and 173/1/1/1
2	Name of Street/ village, sub Division, District and Street	Fursungi Haveli Pune
3	In terms of (give details of the document/ deed i.e. Sale deed/Conveyance Deed/Gift Deed /Lease Deed (with period in terms of no. Of years.)/ Sub lease (with period in terms of no. Of years) Allotment Letter etc	Lease Deed
4	Registration Details: Duly registered on Executed by Serial No. Book No. Volume no. etc.	

It is certified that the entire land comprise of a single plot of land. It is further certified that **Vistara World School** is located on the above-mentioned plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 3113.18 Sq. Meters, is bounded as follows.

North : Common Road
East : Mr. Ganesh Dhore's Property
West : 173/2B/2A land
South : Trimurthy Vihar Property

DM/ADM/SDM/TEHSILDAR/NAIB TEHSILDAR/ REGISTRAR/SUB-REGISTRAR
EQUIVALENT LAND AUTHORITY
(Stamp and Signature (Name of Officer) (Name of District))



SAHARA DEVELOPERS

Promoters & Builders

Sr. No. 177/35/26 Opp. Suyash Mangal Karyalaya, Bhandra Nagar, Purnagiri, Pune - 412 308

Ref.



92999			34			05		
PARTNERSHIP RESOLUTION								

Date
DATE:- 23/06/2023

We the undersigned herewith authorize one of our partner **MR. SANTOSH HIRALAL KOTHARI** to enter into any kind of agreements especially Lease deed/ Leave and License agreement with **VIDHYASHILP EDUCATION TRUST** as per the terms and conditions seems fit for the deal.

Hence this Authority resolution Letter.

FOR M/S SAHARA DEVELOPERS

1.) MR. NANASAHEB BABURAO SURYAVANSHI

2.) MR. VINOD RAMCHANDRA KONDE

3.) MR. SANTOSH HIRALAL KOTHARI

4.) MR. ANIRUDHA VIJAY SURYA

5.) MR. ANIKET DATTATRAY SURYA

SAHARA DEVELOPERS

PARTNER PARTNER PARTNER PARTNER

SAHARA DEVELOPERS



20	21	22
23	24	25
26	27	28

DATE: 11/09/2013

PARTNERSHIP RESOLUTION

We the undersigned herewith authorize one of our partners MR. SANTOSH NIKHIL KOTARI to enter into any kind of agreement, lease deed, leave and license agreement with VIDHYA SHILP EDUCATION TRUST for the terms and conditions seems fit for the deal.

Hence this Authority resolution is hereby

FOR M/S SAHARA DEVELOPERS

1. MR. MANASHEE BABURAO SURYAVANSHI

2. MR. VINOD RAMCHANDRA KOND

3. MR. SANTOSH NIKHIL KOTARI

4. MR. ANURADHA VAIY SUTIA

5. MR. ANKITA TATRAY SUTIA

SAHARA DEVELOPERS

REMARKS: DEVELOPER

Execution



Vidyashilp Education Trust

Add.: 6A-902, Kalpataru Serenity, Mahadevnagar, Pune - 412 307,
E-mail: vidyashilpedu@gmail.com, Ph.: 9011 04 9292 / 9850 91 1442
Reg. No.: Maha./747/2018/Pune



हवल-११		
१८१११	६६	७६
२०२३		

Board of Resolution for Authorisation to represent the Trust before the Registrar for
the completion of Lease Deed.

Date: 23/06/2023

To Whom It May Be Concerned

Resolved that the consent of board of Trustees of Vidyashilp Education Trust be and is hereby
accorded to authorize,

1. Mr. Shashikant S. Nasare, Secretary, Vidyashilp Education Trust
2. Dr. Kanchan Shashikant Nasare, Chairman, Vidyashilp Education Trust

to represent the trust, to submit the required documents and sign the Lease deed between
Vidyashilp Education Trust and Sahara Developers.

CERTIFIED TO BE TRUE

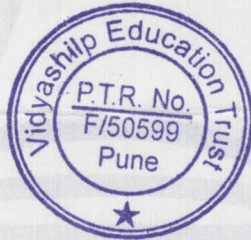
For Vidyashilp Education Trust

Kanchan
Chairman

Place: Pune
Date: 23/06/23

[Signature]
Secretary

Place: Pune
Date: 23/06/23





हवल-११		
१८९९९	६७	७६
२०२३		

शा.प्र.क्र.म.पुणे-सीए-१९८/(५०० पुरतके)१०-१३

[विशेष-घ. आ. (मं. सा. वि.) ५०-म.

No. 29497



नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम, २१)

महा. / 747 / 2018/पुणे
नोंदणी क्रमांक 3/5 / 2018/पुणे

याद्वारे असे प्रमाणित करण्यात येते की, "VIDYASHILP EDUCATION TRUST" 6A/902, KALPATARU SERENITY, MAHADEO NAGAR, OPP NAVRATNA, खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम, २१) अन्वये MANGAL KARYALAY, MANJARI, PUNE योग्यरित्या नोंदणी करण्यात आली. 412307.

तारीख :- 3/5/18 रोजी माझ्या सहीनिशी दिले.



संस्थांचे सहायक निबंधक,
बहुम्यक संस्था निबंधक
पुणे विभाग, पुणे.

[Signature]

Karshon



हवल-११		
१८१११	६८	७६
२०२३		

[विशेष-प. भा. (मु. सा. वि.) २-म.]



16

नोंदणीचे प्रमाणपत्र

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

सार्वजनिक विश्वस्तव्यवस्थेचे नाव VIDYASHILP EDUCATION TRUST
Address - Mrs. Mangala Nitesh Barsing 6A-902
kalpataru serenity mahadeo Nagar, off Nerratna
mangal karyalaya manji P/50599/Pune
नोंदणी पुस्तकातील क्रमांक
Pune - 412307

Mrs. Mangala Nitesh Barsing यांस प्रमाणपत्र दिले.

आज दिनांक २५/०६/२०१८ रोजी माझ्या सहीनिशी दिले.

शिक्का



सही सहायक बर्मोदाव आयुक्त
पुणे विभाग, पुणे
पदनाम

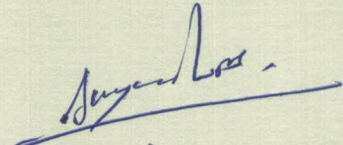


हवल-११		
१८१११	६६	७६
२०२३		

घोषणापत्र

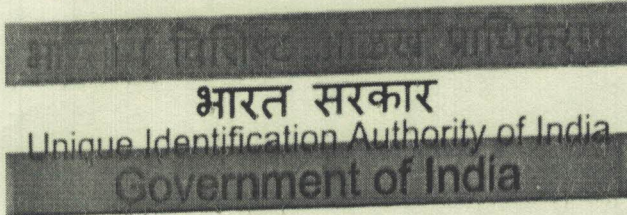
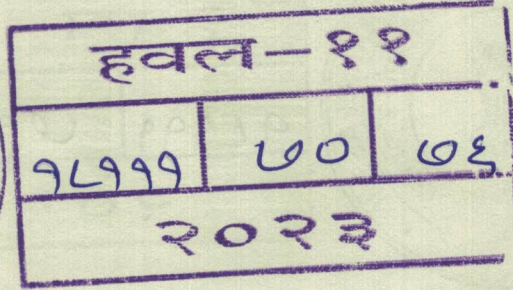
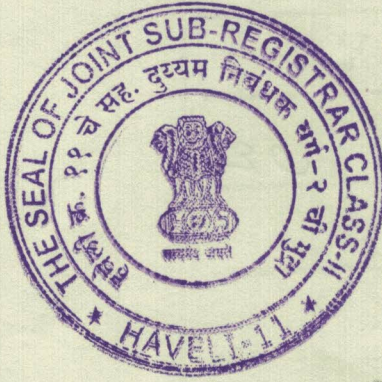
मी श्री. ~~संतोष हिसलाल कोठारी~~ ^{नानासाहेब बा. सुर्यवंशी} याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. ११ यांचे कार्यालयात लीज डीड या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. दत्तोबा धोंडीबा निंबाळकर व इ. यांचे तर्फे श्री. कु.मु.धारक मे. परमार अँड परमार तर्फे श्री. दिनेश छगनलाल परमार संपूर्ण मोबदला स्वीकारून यांनी दि. २४/०९/२००७ रोजी दिलेल्या व हवेली क्र. ६ यांचे कार्यालयामध्ये नोंदविण्यात आलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त निष्पादित करून कबुलीजबाब दिला आहे तसेच सदर दस्त नोंदणीस सादर केला आहे. सदर कुलमुखत्यारपत्र हे योग्य व संपूर्ण मोबदला देऊन निष्पादित केले असल्यामुळे लिहून देणार व्यक्तींपैकी कोणीही मयत झाले या कारणामुळे अथवा अन्य कोणत्याही कारणामुळे सदर कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

दिनांक: ११/०८/२०२३


नानासाहेब बाबुराव सुर्यवंशी
श्री. ~~संतोष हिसलाल कोठारी~~

कुलमुखत्यारपत्रधाराकाचे

नाव व सही



नोटविण्याचा क्रमांक / Enrollment No. : 2006/12789/01472

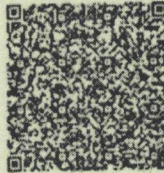
To
Shashikant Dnyaneshwar Nasare
शशिकान्त जानेश्वर नासरे
Flat No. 6A/806, Kalptaru Serenity,
Mahadev Nagar
Opp Navratna Mangal Karyalay
Manjri B K
Shewalwadi
Manjari Farm, Haveli, Pune,
Maharashtra - 412307
9850212223

07/05/2013



KA598671620FH

59867162



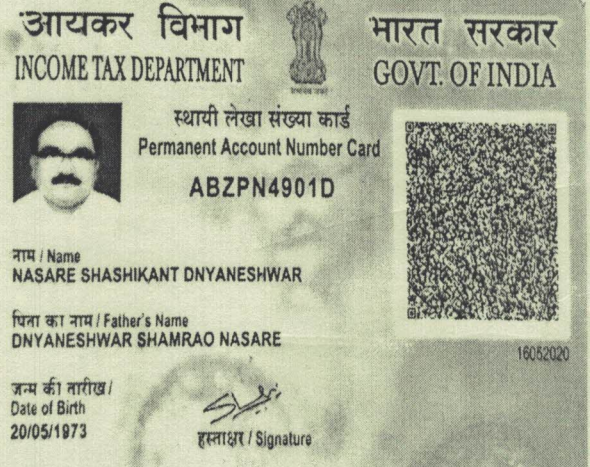
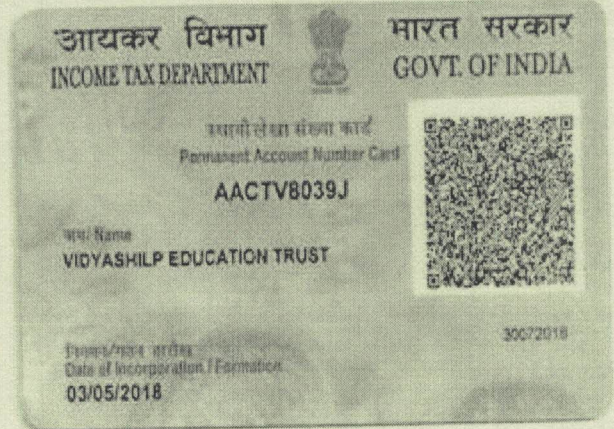
आपला आधार क्रमांक / Your Aadhaar No. :

5685 9301 9160

माझे आधार, माझी ओळख



माझे आधार, माझी ओळख



31



हवल-११		
१८९९९	७९	७६
२०२३		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
SAHARA DEVELOPERS		
18/10/2004 Permanent Account Number		
ABEFS7983B		

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABKPK9286H	
नाम / Name SANTOSH HIRALAL KOTHARI	पिता का नाम / Father's Name HIRALAL DAGDURAM KOTHARI	07092018
जन्म की तारीख / Date of Birth 13/08/1970	 हस्ताक्षर / Signature	

	भारत सरकार Government of India
	संतोष हिरालाल कोठारी Santosh Hiralal Kothari जन्म तारीख/DOB: 13/08/1970 पुरुष/MALE Mobile No: 9763219199 7049 3076 3056 VID : 9184 3269 4139 9547

मेरा आधार, मेरी पहचान



हवल-११		
१८१११	७२	७६
२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

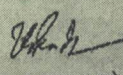
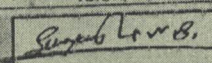
SAHARA DEVELOPERS




18/10/2004

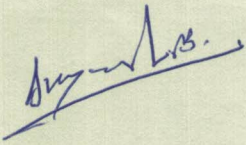
Permanent Account Number

ABEFS7983B

23032006

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AKSPS2240L
नाम /NAME	NANASAHEB BABURAO SURYAWANSHI
पिता का नाम /FATHER'S NAME	BABURAO RAMBHAU SURYAWANSHI
जन्म तिथि /DATE OF BIRTH	15-07-1958
हस्ताक्षर /SIGNATURE	
	आयकर आयुक्त-I, पुणे Commissioner of Income-tax I, Pune

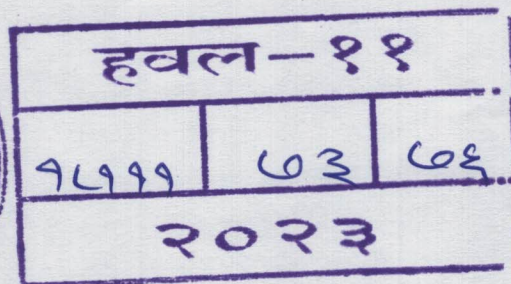
	भारत सरकार GOVERNMENT OF INDIA
	नानासाहेब बाबुराव सूर्यवंशी Nanasaheb Baburao Suryawanshi
	जन्म वर्ष / Year of Birth : 1958
	पुरुष / Male
	
7830 5206 3516	
आधार — सामान्य माणसाचा अधिकार	



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)													
Valuation ID : 202306263907	26 June 2023,01:56:17 PM												
मूल्यांकनाचे वर्ष :	2023												
जिल्हा :	पुणे												
तालुका :	तालुका : हवेली विभागाचे नाव : (वि.क्र.48) फुरसुंगी नव्याने समाविष्ट (पुणे महानगरपालिका)												
उपमूल्य विभाग :	48/653-हायवेवरील विकसित मालमत्ता												
क्षेत्राचे नांव :	Pune Municipal Corporation												
मिळकतीचा क्रमांक :	सर्व्हे नंबर#173												
वार्षिक मूल्य दर तक्यानुसार जमिनीचा दर													
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> <tr> <td>15750</td> <td>44050</td> <td>53370</td> <td>75830</td> <td>0</td> <td>चौ. मीटर</td> </tr> </table>	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	15750	44050	53370	75830	0	चौ. मीटर	
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक								
15750	44050	53370	75830	0	चौ. मीटर								
मिळकतीचे क्षेत्र	2231.9649 चौ. मीटर	Layout Plot											
Applicable Rules : ,16 क													
<p>1. 2231.9649चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =15750/-</p> <p>2231.9649चौ. मीटर क्षेत्रासाठी मूल्य = 2231.9649 * 15750</p> <p>=35153447.175/-</p>													
<p>जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य</p> <p>=35153447.175 + 0</p> <p>= Rs.35153447.175/-</p> <p>= ₹ तीन करोड एक्कावन्न लाख त्रेपन्न हजार चार शे सत्तेचाळीस /-</p>													

[Home](#)

Print



329/18111

शुक्रवार, 11 ऑगस्ट 2023 3:53 म.नं.

दस्त गोषवारा भाग-1

हवल11

68165

दस्त क्रमांक: 18111/2023

दस्त क्रमांक: हवल11/18111/2023

वाजार मूल्य: रु. 3,51,53,447/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 15,82,500/-

दु. नि. सह. दु. नि. हवल11 यांचे कार्यालयात

अ. क्र. 18111 वर दि. 11-08-2023

गोजी 3:52 म.नं. वा. हजर केला.

पावती: 19547

पावती दिनांक: 11/08/2023

मादरकरणाचे नाव: विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत
स्वाक्षरीकर्ता श्री. शशिकांत जानेश्वर नामरे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1460.00

पृष्ठांची संख्या: 73

दस्त हजर करणाऱ्याची सही:

एकुण: 31460.00

सह. दुय्यम निबंधक, हवेली-11

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्रा क्र. 1 11 / 08 / 2023 03 : 52 : 45 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 11 / 08 / 2023 03 : 53 : 46 PM ची वेळ: (फी)

PRN-0623908906EEE

कमी पडलेली पाने फी रु. ६०/-

पावती क्रमांक..... १२७७९..... ते

वसूल केली दि. १७/८/२०२३

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११

प्रतिज्ञाप्रत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर
लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे
ही अस्सल व खरी असून ती खोटी व बनावट आढळून
आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२
अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहत.

लिहून घेणार

लिहून देणार



दस्त गोपवारा भाग-2

हवल11

64106

दस्त क्रमांक:18111/2023

11/08/2023 3 55:17 PM

दस्त क्रमांक :हवल11/18111/2023

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:१) श्री.दत्तोबा धोंडिबा निंबाळकर (२) श्री.राजाराम धोंडिबा निंबाळकर (३) कै. हिरामन धोंडिबा निंबाळकर तर्फे वारस (३-अ) श्री. सुरेश हिरामन निंबाळकर (३-बी) श्रीमती. सुनिता हनुमंत निंबाळकर (३-सी) सैहल हनुमंत निंबाळकर (३-डी) श्री. स्वप्नील हनुमंत निंबाळकर (३-इ) माधुरी शंकर निंबाळकर (३-एफ) भोगराज शंकर निंबाळकर (३-जी) ओमकार शंकर निंबाळकर हे वरील (३-अ) ते (३-जी) सर्वजण राहणार सर्व्हे नं. 24, कर्वेनगर, पुणे 411053 (४) सौ. हिराबाई बबन महाडिक (5) कै. देवुबाई बाळासाहेब निंबाळकर तर्फे वारस हुरूबाई बाळामो निंबाळकर वरील 1 ते 5 तर्फे कु.मु.धारक परमार अण्ड परमार तर्फे कु.मु.धारक सहारा डेव्हलपर्सचे भागीदार श्री. नानासाहेब वावुराव सुर्यवंशी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भेकराईनगर, फुरमुंगी, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पॅन नंबर:ABEFS7983B	मालक वय :-64 स्वाक्षरी:-		
2	नाव:विद्याशिल्प एज्युकेशन ट्रस्ट तर्फे अधिकृत स्वाक्षरीकर्ता श्री. शशिकांत जानेश्वर नामरे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका नं. 6अ, 806, कल्पतरू सेरेनिटी, मांजरी, महादेवनगर, पुणे - 412307, महाराष्ट्र, पुणे. पॅन नंबर:AACTV8039J	भाडेकरू वय :-50 स्वाक्षरी:-		
3	नाव:मान्यता देणार सहारा डेव्हलपर्स तर्फे भागीदार आणि अधिकृत स्वाक्षरीकर्ता श्री. संतोष हिरालाल कोठारी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भेकराईनगर, तालुका हवेली जिल्हा पुणे 412308, महाराष्ट्र, पुणे. पॅन नंबर:ABEFS7983B	मान्यता देणार वय :-53 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:11 / 08 / 2023 03 : 55 : 15 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

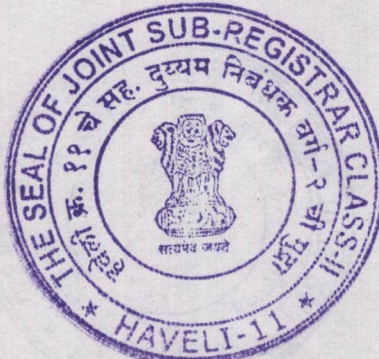
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अॅड प्रिया कुलकर्णी - - वय:31 पत्ता:हडपसर पुणे पिन कोड:411028		

स्वाक्षरी

शिक्रा क्र.4 ची वेळ:11 / 08 / 2023 03 : 55 : 38 PM

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र. ११



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Vidyashilp Education Trust	eChallan	02300042023080996684	MH006456903202324E	972800.00	SD	0003410738202324	11/08/2023
2	Vidyashilp Education Trust	eChallan	02300042023061563567	MH003665468202324E	609700.00	SD	0003410748202324	11/08/2023
3		DHC		2306202307028	1460	RF	2306202307028D	11/08/2023
4	Vidyashilp Education Trust	eChallan		MH003665468202324E	30000	RF	0003410748202324	11/08/2023

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

18111 /2023

Know Your Rights as Registrants

- 1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- 2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com



प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ७६ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
नंबरी नोंदला.
१८९९९
५ सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक ११/०८/२०२३

