

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- कदमवाक - वस्ती (556314)

तालुका :- हवेली

जिल्हा :- पुणे

गट क्रमांक व उपविभाग : 255/2 व 3 / प्लॉट नं / 14

| भू-धारणा पद्धती : | | भोगवटादार वर्ग - 1 | | शेताचे स्थानिक नाव : | | | विनशेती |
|---|--|--------------------|--|----------------------|--------|----------------------|---|
| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटादाराचे नांव | क्षेत्र | आकार | पो. ख. | फे. फा. | कुळ, खंड व हतर अधिकार |
| क्षेत्राचे एकक अक्षयिक विन शेती आकारणी | आर. चौ. मी क्षेत्र 3.80.25 115.00 | 1451 | श्रीम एल्युकेशन सोसायटी तर्फे श्रीम प्रकाश किरपाराम शर्मा — सामाईक क्षेत्र — | 3.8025 | 115.00 | (7069) (7069) | कुळाचे नाव व खंड हतर अधिकार हतर बोजा - सहकारी सोसायटी हकरार विनशेती नकवाकी र रु 7902/- (4810) हतर प्रलंबित केरकार : नाही. शेवटचा केरकार क्रमांक : 9575 व दिनांक : 22/01/2017 सीमा आणि भूमापन चिन्हे : |
| जुने केरकार क्र. (1) (2023) (2272) (2331) (4171) (7069) (7844) (9575) | | | | | | | |

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- कदमवाक - वस्ती (556314)

तालुका :- हवेली

जिल्हा :- पुणे

गट क्रमांक व उपविभाग : 255/2 व 3 / प्लॉट नं / 14

| | | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|------|-------|--------------|----------------------------|----|----|-----------------------------------|-----------|------------|--------------------------|-----------|------------|-------------------------------|-----------|------------------|------|
| | | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | |
| | | | | | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | |
| वर्ष | हंगाम | खाता क्रमांक | | | | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | *४ | *५ | *६ | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) | (१६) |
| | | | | | | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | | |

सूचना :- सदरचे क्षेत्र अक्षयिक क्षेत्रामध्ये रुपांतरीत झाले असल्याने या क्षेत्रासाठी गाव नमुना न. १२ ची आवश्यकता नाही

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- कदमवाक - वस्ती (556314)

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जिल्हा :- पुणे

गट क्रमांक व उपविभाग : 255/2 व 3 / प्लॉट नं / 15

| भू-धारणा पद्धती : भोगवटादार वर्ग - 1 | | शेताचे स्थानिक नाव : | | | | | कुळ, खंड व इतर अधिकार |
|---|---|---|---------|-------|--------|----------------------|---|
| क्षेत्र, एकक व आकारणी | खाते क्र. | भोगवटादाराचे नांव | क्षेत्र | आकार | पो. ख. | फे. फा. | |
| क्षेत्राचे एकक अक्षयिक बिन शेती आकारणी | आर. चौ. मी क्षेत्र 3.24.00 97.50 | 1451 श्रीम एन्नुक्शन सोसायटी तर्फे श्रीमप्रकाश किरपाराम शर्मा — सामाईक क्षेत्र — | 3.2400 | 97.50 | | (7068) (7068) | कुळाचे नाव व खंड इतर अधिकार बोजा - सहकारी सोसायटी इकरार बिनशेती नकबाकी रू 7902/- (4810) प्रलंबित केरकार : नाही. शेवटचा केरकार क्रमांक : 9575 व दिनांक : 22/01/2017 |
| जने केरकार क्र. (1) (2023) (2287) (2478) (3092) (7068) (9575) | | | | | | | सीमा आणि भूमापन चिन्हे : |

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- कदमवाक - वस्ती (556314)

तालुका :- हवेली

जिल्हा :- पुणे

गट क्रमांक व उपविभाग : 255/2 व 3 / प्लॉट नं / 15

| | | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|------|-------|--------------|----------------------------|----|----|------------|-----------|------------|--------------------------|-----------|------------|-------------------------------|-----------|------------------|------|
| | | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | |
| | | | | | | | | | | | | | | | |
| वर्ष | हंगाम | खाता क्रमांक | | | | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | *४ | *५ | *६ | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) | (१६) |
| | | | | | | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | | |

सूचना :- सदरचे क्षेत्र अक्षयिक क्षेत्रामध्ये रुपांतरित झाले असल्याने या क्षेत्रासाठी गाव नमुना न. १२ ची आवश्यकता नाही

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.



दुय्यम निबंधक: हवेली 3 (हडपसर)

दस्तक्रमांक व वर्ष: 7096/2009

Monday, July 17, 2023

3:30:49 PM

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कदमवाकवस्ती

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या
वावतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 780,000.00
वा.भा. रु. 661,200.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) गट क्र.: 255 वर्णन: गांव मौजे कदमवाकवस्ती प्रभावक्षेत्र (विभाग नं.9.2.6) येथील गट नं. 255/2/3 (जुना स.नं. 25) या मिळकतीवर पाडलेल्या ले-आऊट प्लॅन मधील निवासी प्लॉट नं. 14 यासी क्षेत्र 380 चौ.मी.हि मिळकत.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री.योगेश रमेश डोग्रा; घर/प्लॉट नं: सी-6/21 प्लेझेन्ट पार्क पुणे सोलापुर रोड नैरोबानाला पुणे 13; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) ओम एज्युकेशन सोसायटी तर्फे चेअरमन श्री.ओमप्रकाश किरपाराम शर्मा; घर/प्लॉट नं: 703 टेन स्वेअर फातिमानगर पुणे 13; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABEPS8896D.
- (7) दिनांक करून दिल्याचा 16/12/2009
- (8) नोंदणीचा 18/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7096 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 15600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 7800.00
- (12) शेर



मी नक्कल केला
मी वाचली
मी रुजवात घेतली
अस्सल वरहुकूम नक्कल

सि.पी.क्र.: 44613

सदर नक्कल अर्जदार

यास त्यांचे तारीख

अर्जावरून

मी दिली तारीख

कदमवाकवस्ती
9/6/23
9/6/23

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-३



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|| SHRIKRUSHNNAPRASANNA ||

SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT PUNE ON THIS 16TH DAY OF DECEMBER IN THE CHRISTIAN YEAR 2009.

| |
|----------|
| हस्त-३ |
| 19/12/09 |
| 2009 |



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STAMP DUTY MAHARASHTRA



Name :- Omprakash Kriparam Sharma
Address :- Fatimanagar, Pune.
Through :- Walhekar V.G.
Sign :- Walhekar
Recd. No :- 253

BETWEEN

SHRI. YOGESH RAMESH DOGRA,

Age about - 40 years old, Occupation - Service,
Indian Inhabitant, R/at: C-6/21, Pleasant Park,
Opp. Pune-Solapur Road, Bhairoba Nala,
Pune 411413.
Pan Card No. _____

HEREINAFTER CALLED AND REFERRED TO AS 'THE VENDOR'

(which expression shall unless it be repugnant to the context shall mean and include her successors and her heirs, executors, administrators and assigns)

..... OF THE PARTY OF FIRST PART

AND

OM EDUCATION SOCIETY,

676, Taboot street,
Pune Camp, Pune 411001.
Through it's Chairman

SHRI. OMPRAKASH KRIPARAM SHARMA

Age - 60 years old, Occupation - Service,
Indian Inhabitants, R/at: 703, Tain Square,
Fatimanagar, Pune 411013.

HEREINAFTER CALLED AND REFERRED TO AS 'THE PURCHASER'
(which expression shall unless it be repugnant to the context shall mean and include her successors and her heirs, executors, administrators and assigns)

..... OF THE PARTY OF SECOND PART



WHEREAS the Vendor is the owner of or otherwise well & sufficiently entitled to the message, tenement, land hereditaments and premises (hereby intended to be granted & conveyed & hereinafter referred to as the said property) as an absolute & indefeasible Plot No. 14 in free simple or an Plot No. 14 equivalent thereto free from encumbrance.

AND WHEREAS the previous history of the said plot is as under:-

AND WHEREAS originally land-bearing Survey No. 25 of village Loni-Kalbhor, Tal. Haveli, Dist. Pune was owned and possessed by Mr. Vidyanand Manikchand Shah.

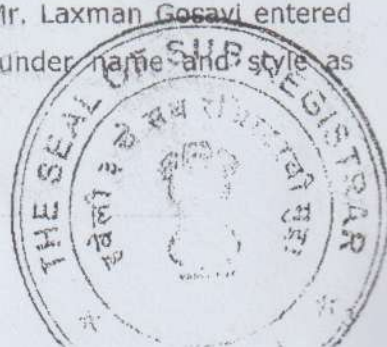
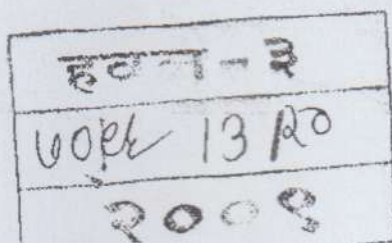
AND WHEREAS Mr. Vidyanand Manikchand Shah and his family members divided the said Survey No. among them i.e. [1] he himself, [2] Mrs. Lilabai Vidyanand Shah, [3] Mr. Vijaykumar Vidyanand Shah & [4] Mr. Jaikumar Vidyanand Shah and their names were recorded in the Revenue Record as per mutation entry No. 8232 dtd. 25/9/1971.

AND WHEREAS Mr. L.D. Hardikar purchased portion of land 01H.60R out of aforesaid Survey No. from Mr. Jaikumar Vidyanand Shah and Mr. Vijaykumar Vidhyanand Shah by registered Sale Deed and the said Sale Deed registered in the office of Sub-Registrar Haveli and after that Sale Deed effect of that Sale Deed given in the Revenue Record as per the mutation entry No. 10393 and above-mentioned purchaser became the absolute owner of the said portion of land out of said Survey No.

AND WHEREAS Mr. Laxman Gosavi purchased portion of land 02H.94R out of said Survey No. from Mrs. Lilabai Vidyanand Shah by registered Sale Deed and said Sale Deed registered in the office of Sub-Registrar Haveli and after that Sale Deed effect of the said Sale Deed given in the Revenue Records as per the mutation entry no. 10355 and above-mentioned purchaser became the absolute owner of the said portion of land out of said Survey No.

AND WHEREAS Mr. K.R. Gujar purchased portion of land 04H.00R out of said Survey No. from Mr. Vijaykumar Vidyanand Shah and Mr. Jaikumar Vidyanand Shah by registered Sale Deed and said Sale Deed registered in the office of Sub-Registrar Haveli and after that Sale Deed effect of the said Sale Deed given in the Revenue Record as per the mutation entry no. 10394 and above-mentioned purchaser became the absolute owner of the said portion of land out of said Survey No.

AND WHEREAS [1] Mr. Kantilal Rajaram Gujar & [2] Mr. Laxman Gosavi entered into the partnership with Mr. Kantilal Chunilal Shah under name and style as



'M/S VASTUSHRI DEVELOPERS' with their respective share in the above-mentioned Survey No.

AND WHEREAS 'M/s Vastushri Developers' seized and possessed of Survey No. 25 (PT) of revenue village Loni-Kalbhor Tal. Haveli, Dist. Pune.

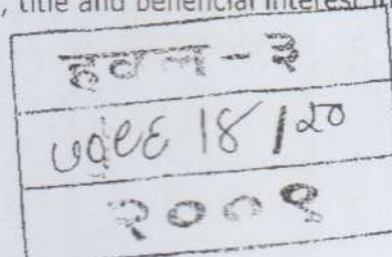
AND WHEREAS after the division of revenue village Loni-Kalbhor; the Survey No. 25 allotted in the new revenue village Kadamwakvasti and the said new revenue village Kadamwakvasti has given new Gat No. 255/2 & 3 instead of previous Survey No. 25.

AND WHEREAS 'M/s Vastushri Developers' got development rights from the aforesaid owners and thereafter they have prepared layout plan & submitted before Asst. Director Town Planning, Pune for sanctioning. The Asst. Director Town Planning approved the said layout plan and given the Sanction Letter vide its Order No. LYT/LONI-KALBHOR/ S.NO.25/ADPH/2638 dtd. 22/05/1984 and thereafter the said layout plan sanction by the Additional Collector, Pune vide its Order No. NA/SR/IV/H/379/84 dtd. 19/09/1984 and & as per the said layout the aforesaid Gat No. 255, Hissa Nos. 2 & 3 divided into the 78 Plots.

AND WHEREAS 'M/s Vastushri Developers' along-with the other sold, transferred, conveyed and assigned all their rights, title and beneficial interest in the Plot No. 14 admeasuring an area about 380 Sq. Mtrs. carved out of the sanctioned layout of Gat No. 255, Hissa Nos. 2 & 3 to Sou. Vasumati Suryakant Shah by registered Sale Deed dtd. 29/09/1987 and said Sale Deed registered in the office of Joint Sub-Registrar Haveli No. 2 (Pune) at serial No. P-2039/1987 dtd. 05/10/1987 and after that Sale Deed effect of the said Sale Deed given in the Revenue Record as per the mutation entry no. 2272 and the above-mentioned purchasers became the absolute owners of the said plot.

AND WHEREAS Sou. Vasumati Suryakant Shah sold, transferred, conveyed and assigned all their rights, title and beneficial interest in the Plot No. 14 admeasuring an area about 380 Sq. Mtrs. carved out of the sanctioned layout of Gat No. 255, Hissa Nos. 2 & 3 to Shri. Sanjay Chandrakant Shah by registered Sale Deed dtd. 04/04/1994 and said Sale Deed registered in the office of Sub-Registrar Haveli No. 6 (Pune) at serial No. 726/1994 dtd. 04/04/1994 and after that Sale Deed effect of the said Sale Deed given in the Revenue Record as per the mutation entry no. 2331 and the above-mentioned purchasers became the absolute owners of the said plot.

AND WHEREAS Shri. Sanjay Chandrakant Shah sold, transferred, conveyed and assigned all their rights, title and beneficial interest in the Plot No. 14 admeasuring



an area about 380 Sq. Mtrs. carved out of the sanctioned layout of Gat No. 255, Hissa Nos. 2 & 3 to Shri. Yogesh Ramesh Dogra by registered Sale Deed dtd. 22/07/1999 and said Sale Deed registered in the office of Sub-Registrar Haveli No. 6 (Pune) at serial No. 861/1999 dtd. 22/07/1999 and after that Sale Deed effect of the said Sale Deed given in the Revenue Record as per the mutation entry no. 2856 and the above-mentioned purchasers became the absolute owners of the said plot.

AND WHEREAS at the time of said Sale Deed all consideration amount of the said plot was paid by the 'Purchaser' to Shri. Sanjay Chandrakant Shah but the said plot is purchased in the name of 'Vendor' by way of BENAMI & after the said sale deed the purchaser is in possession of the said property & 'The Vendor' is not absolute owner of the said property. He is only BENAMIDAR of the said property.

AND WHEREAS thereafter the purchaser obtained the loan from 'Sanmitra Co-op. Bank Ltd.', Br. Hadapsar in the name of the vendor but the purchaser has been paying the installment of the said loan regularly since the loan have obtained by the vendor & at present the balance amount of the said loan is a sum of Rs. 5,30,000/- (Rs. Five lac Thirty Thousand only) & the said remaining balance amount will be paid by the purchaser.

AND WHEREAS the purchaser therefore asked to the vendor to transfer the said property to the purchaser which is purchased by the purchaser in the name of the vendor (BENAMIDAR) & thereafter the vendor agreed to transfer the BENAMI rights of the said property hereinafter more particularly mentioned & described in the Schedule hereunder written except the loan of 'Sanmitra Co-op. Bank Ltd.', Br. Hadapsar free from all encumbrances at or for the goodwill price of Rs. 2,50,000/- (Rs Two Lac Fifty Thousand only) & a sum of Rs. 5,30,000/- (Rs Five Lac Thirty Thousand only) as existing term loan total a sum of Rs. 7,80,000/- (Rs Seven Lac Eighty Thousand Only).

NOW THEREFORE THIS SALE DEED WITNESSES AS UNDER :

IN CONSIDERATION of the total sum of Rs. 7,80,000/- (Rs Seven Lac Eighty Thousand Only) out of which a sum of Rs. 49,000/- (Rs Forty Nine Thousand only) paid on 14/05/2009 by way of Cash , Rs. 49,000/- (Rs Forty Nine Thousand only) paid on 10/07/2009 by way of Cheque No. 286348 of SBI Bank, Rs. 49,000/- (Rs Forty Nine Thousand only) paid on 16/07/2009 by way of Cheque No. 321735 of 'Canara Bank', Rs. 49,000/- (Rs Forty Nine Thousand only) paid on 05/11/2009 online through 'Panjab National Bank' Rs. 4,000/- (Rs Four Thousand only) paid on 17/07/2009 by way of cash & Rs.

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50,000/- (Rs. Fifty Thousand only) paid on 17/12/2009 by way of D.D. No. 84.2797/
842798 of Union Bank of India. i.e. totally a sum of Rs. 2,50,000/- (Rs

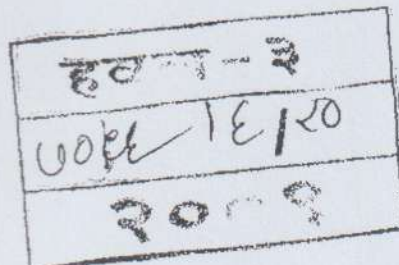
Two Lac Fifty Thousand only) paid by the PURCHASER in Cash or Cheque as aforesaid mentioned to the VENDOR, prior to and on the execution of this deed, towards the price of the said Plot etc., the receipt of which the vendor hereby admits and acknowledges and the purchaser assures to the vendor that they will pay the loan amount of a sum Rs. 5,30,000/- (Rs Five Lac Thirty Thousand only) to the said Bank with interest therefore the vendor hereby discharges the purchaser from the same and every part thereof, the VENDOR do hereby GRANT CONVEY SALE, TRANSFER, ASSIGN and ASSURES upon the PURCHASER ABSOLUTELY and FREE FROM ALL ENCUMBRANCES, all that consisting of all the rights, occupancy rights in the said plot & he is the owner of the said property, Which is more particularly described in the Schedule given hereunder.

AND THE VENDOR has received the total price of the said plot and he hereby admits that the PURCHASER is not liable to pay him any amount except subject of remaining balance amount of loan and the vendor declare that he has received the entire goodwill amount of benami transaction from the purchaser and nothing is due and payable by the purchaser to them.

AND THE PURCHASER is in POSSESSION of the said plot from the date when he purchased the said land in the name purchaser & the name of the vendor is only recorded as the owner of property therefore the said possession of the purchaser is confirmed by the vendor & in future the vendor or legal heir's of the vendor will not claim against the said property and the PURCHASER is hereby entitled TO HAVE AND TO HOLD and to use, enjoy and occupy the said plot and benefits of the same, thereof.

AND THE VENDOR HEREBY COVENANT THAT the purchaser has become the holder & absolute owner of the said plot and the purchaser is entitled to use and occupy the same as the may deem fit and the vendor or any other person claiming through the vendor shall not obstruct or interfere with the right and possession of the purchaser. The purchaser is entitled to receive all the income and profits from the said plot and the vendor has no right, title or interest left in the said plot.

AND the vendor declares that the purchaser has been paying all the outgoings such as Grampanchayat taxes, assessments, cesses, government taxes, society charges, electricity charges, and other such charges etc. since when the said plot is purchase by the purchaser in the name of vendor & the purchaser shall be liable to pay the same hereinafter.



AND the vendor assure that he will make, sign and file all applications and writings, as and when necessary any competent authority or any person and shall get transferred in the name of the purchaser and further do all such acts, deeds and things necessary for conferring absolute and better title in the said plot unto the purchaser.

AND the vendor shall do and perform and cause to be done all such acts and shall make all such applications for effecting the transfer and for entering the name of the purchaser in the Grampanchayat / local records and all other records and he agrees to execute further documents as may be necessary to effect the transfer.

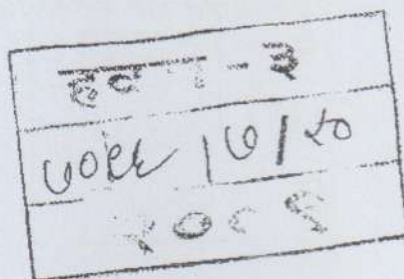
AND the vendor hereby declares that he alone has the right, title and interest in the said plot and he alone is authorized and entitled to transfer the same unto the purchaser. The vendor further declare and assure that he has not assigned transferred sold or encumbered his right, title and interest in the said plot or any part thereof to any other person and has not done any thing as to endanger the marketability of the title of the said plot. However, in case any claim is made by any person on the said plot, the vendor agrees to clear such claim and shall make the said plot marketable at his own costs and further keep the purchaser indemnified from all losses.

AND the vendor agrees that in case any further permission/no objections is required for completing the transaction and for conveying further and absolute and clear title in the said plot unto the purchaser then he shall do, execute and perform or cause to do, execute and perform all such acts, deeds and things as shall be necessary to convey clear title unto the purchaser.

AND the vendor has delivered to the purchaser all the documents and writings regarding the said plot which is in her custody and he further undertakes to deliver or cause to deliver, to the purchaser all the documents, deeds and writings which may be found in his custody or which they can obtain or demand.

SCHEDULE-I
(Description of the Plot)

All that piece and parcel of Residential **Plot No. 14** admeasuring an area about **380 Sq. Mtrs.** carved out of the sanctioned layout of **Gat No. 255, Hissa Nos. 2 & 3 (old Survey No. 25)** lying, being & situate at revenue village Kadamwakvasti, Tal.



Haveli, Dist. Pune, within the revenue limits of Tahasil Haveli, within the local limits of Zilla Parishad Pune, Tal. Panchayat Samiti Haveli & Grampanchayat of village Kadamwakvasti & within the Registration District - Pune, Sub-District - Tal. Haveli & within the jurisdiction of the Sub-Registrar Haveli No. 6 (Pune) & bounded as follows: -

ON OR TOWARDS: -

EAST : - By Plot No. 15
 SOUTH : - By 7.62 Mts lay-out Road
 WEST : - By 60 ft wide Road
 NORTH : - By Plot No. 13

| | | |
|---|-------------------------------|--|
| 1 | Location | Authorized Non -Agricultural land In side portion of lands in the remaining area of Pune -Solapur Road |
| 2 | Division No. | 9 |
| 3 | Sub- Division No. | 2/6 |
| 4 | Agreed consideration | Rs. 7,80,000/- (Rupees Seven Lacs Eighty Thousand Only) |
| 5 | Valuation for Stamp Duty made | Rs. 7,80,000/- (Rupees Seven Lacs Eighty Thousand Only) |
| 6 | Valuation as per Market Value | Rs. 6,61,200/- (Rupees Six Lacs Sixty One Thousand Two Hundred Only) |
| 6 | Stamp Duty paid | Rs.15,600/- (Rupees Fifteen Thousand Six Hundred Only) |
| 7 | Registration Fee | Rs. 7,800/- (Rupees Seven Thousand Eight Hundred Only) |

IN WITNESS WHEREOF THIS SALE DEED HAS BEEN EXECUTED AND SIGNED
 HEREUNDER BY THE PARTIES ON THE AFORESAID DATE AT PUNE.

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Pace - Pune

Date - 16/12/2009

Yogesh

SHRI. YOGESH RAMESH DOGRA
(VENDOR)

Om

OM EDUCATION SOCIETY,

Through it's Chairman

SHRI. OMPRAKASH KRIPARAM SHARMA
(PURCHASER)

WITNESS: -

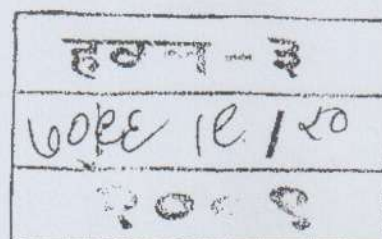
1] Sign:-

Name:- *Mr. Shaikh K.M.*
Add :- *C-3/5, Lamrash Garden*
Hadapsar, Pune-28



2] Sign:-

Name:- *Mr. Pandey D. G.*
Add :- *K-6/ Market*
Hadapsar, Pune-28



कदम्बवाक - वस्ती

जिल्हा : पुणे

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2003-04 खरीप
पड 0.03.20
2004-05 खरीप
पड 0.03.20
2004-06 खरीप
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2005-07 खरीप
पड 0.03.20
2006-08 खरीप
पड 0.03.20
2007-09 खरीप
पड 0.03.20
2008-10 खरीप
पड 0.03.20
2009-11 खरीप
पड 0.03.20
2010-12 खरीप
पड 0.03.20
2011-01 खरीप
पड 0.03.20
11.02.2011

Application dated 2-5-1984 from Shri L.S. Gosavi and
Shri K.R. Gujar District Pune.

Asstt.

Correspondence ending with the ~~XXX~~ Director of Town Planning and
Valuation Department, Pune Division, Pune No. LYT/Lonikalbhor/9.25/ADPH/
/2638 dt. 22-5-1984.

Collectorate, Pune,
Revenue Branch,
No. WA.9R.IV.H.379/80.
Pune.
Dt. -6-1971084.

ORDER

Land comprised in S. No. 25(Gat No.255/2,255/3) of village Lonikalbhor

Havali District Pune admeasuring Sq. Ft.
55468-00 belongs to Shri Laxman/Soumitra Shankar Gosavi and
Lonikalbhor Taluka Havali District Pune has applied the

permission may be granted to him to use an area measuring
Sq. Metre 55468-00 out of the said land for the Non-Agricultural
Residential.

Exercise of the powers vested to him under Section 44 of the M. L. R. Code,
the Collector of Pune is pleased to grant Shri Laxman/Soumitra Shankar
Kantilal Rajaram Gujar
of Lonikalbhor Taluka Havali District

Agricultural permission to use an area measuring out of S. No. 25(Gat No. 255/2, 255/3)
Lonikalbhor Taluka Havali District Pune for the
purpose of Residential subject to the following

The grant of permission shall be subject to the provision of the Code and

That the grantee shall use the land together with the building and/or
thereon only for the purpose for which the land is permitted to be used
or use it of any part of the land or building thereon for any other
purpose obtaining the previous written permission to that effect from the
Pune, for this purpose the use of a building shall decide the use of the

That the grantee shall not sub-divide the plot or sub-plots if any approved
without getting the sub-division previously approved from the
granting these permissions;

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

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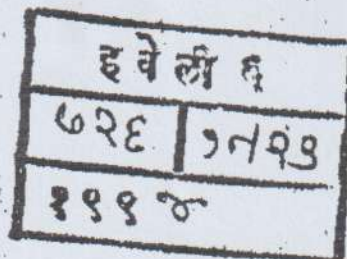
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(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector.

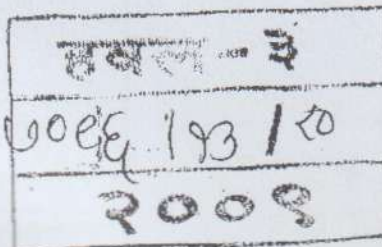
- 15(a) The boundaries of the land under reference shall tally with the measurement plan from the D.I.L.R. Pune.
- b) The layout shall be got demarcated on site with boundary stones and got measured through the Land Record Department. On measurement the plot shall admeasure not less than 270.706 Sq.Mtr. in area.
- c) A copy of the same demarcated layout plan shall also be submitted to the Asstt. Director of Town Planning, Pune.
- d) All the plot except the plot earmarked for open space should be used for residential purpose only.
- e) The open space shall not admeasure less than 10% of the total area under layout after actual demarcation on site.
- f) The applicant shall carryout the development viz. construction of roads and gutters before the plots are allotted to other persons.
- g) The applicant shall make its own arrangements to secure water supply and electricity to the proposed colony.
- h) The roads in the layout shall be allowed to be used by the adjoining land holder for the purpose of access and by secure proper co-ordination of roads.
- ~~xxxxxx Only ground floor structures shall be constructed in the plots.~~
- Plot fronting on Pune-Sholapur road shall not admeasure less than 5000 sq.ft. in area.
- The applicant has credited advance n.a.a. plus L.F. Cess for one year of Rs. (36,109-70) Thirty six thousand one hundred nine paise seventy only vide Chalan dt. 15-6-84.



(16) That the grantee shall be bound to execute a Sanad in form as provided Schedule IV or V appended to the Maharashtra L. R. (conversion of use of land E. 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,

(17) 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.

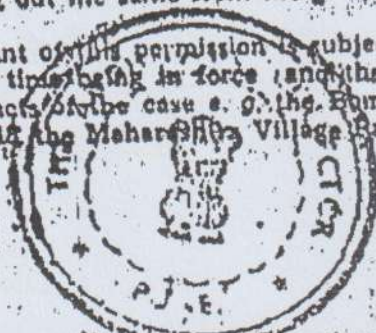
(18) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific



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time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee or an arrears of land revenue.

(c) The grant of this permission is subject to the provisions of any other law 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 Land Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



3d/- (G.M. Telroja)
Additional Collector, Pune.

To
Shri. Laxman / Saumitra Shankar Gosevi
Kantilal Rajaram Gajar

..... or "CONTRIBUTOR" Tal. Haveli Dist. Pune.

Copy with the case papers (In. No. 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 fee, 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 Dy. Director of Town Planning, the Valuation Department, Pune Division Pune (W. Cs.) for information.

for Additional Collector, Pune.



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ANNEXURE - B

Town Planning and Valuation Department

283, Narayan Peth,
Pune - 411 030.
Phone - 470448.

Dt. 22-5-84

No. LIT/Lomikalbhor/8-25/ADPN/2638

The Collector,
Revenue Branch,
Pune.

The Sub Divisional Officer,
Sub Division,

The Chief Officer,
Municipal Council,

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Sub : Approval of layout

S.No. 25 (Cat No. 255)

of village Lomikalbhor Taluka Haveli
in favour of

Ref : Your letter/endorsement No. ७२६/२८/३७९/२४
dt. 4.5.1984.

The layout plans submitted are found to be in order and there is no objection to approve the revised layout plans as slightly amended in green and subject to the following conditions:

1) The boundaries of the land under reference shall tally with the measurement plan from the District Inspector of Land Records.

2) The layout shall be got demarcated on site with boundary stones by the applicant society and got measured through the Land Records Department. On measurement, no plot shall admeasure less than 2000 / 3000 / 5000 sq ft (278.706 sq mt) in area, except in clause 9 below.

2(a) A copy of the same demarcated layout plan shall also be submitted to the Asstt. Director of Town Planning, Pune Branch, Pune, for information and record prior to commencement of other developments on site.

3) All the plots except the plot earmarked for open space should be used for residential purpose only.

4) The open space shall not admeasure less than 10% of the total area under layout after actual demarcation on site.

5) The applicant society shall carry out the development viz. construction of roads and gutters before the plots are allotted to its members.

6) The applicant society shall make its own arrangements to secure water supply and electricity to the proposed colony.

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the adjoining
secure proper co-ordination

Only ground floor structures shall be constructed
plan.

Plots fronting on
than 2000 sq ft in area - Sholapur

shall not admeasure less

Please note that this office is not aware as to whether
the land in question is situated or otherwise under the Urban
Land (Ceiling and Regulation), Act 1978 and as such the rules
ordered are from planning point of view only. You may, there
obtain clearance from the Competent Authority before granting
layout permission as deemed fit by you.

All the case papers so received are returned herewith re-
one copy of the layout plan for this office record.

Assistant Director of Town Plan
Pune Branch

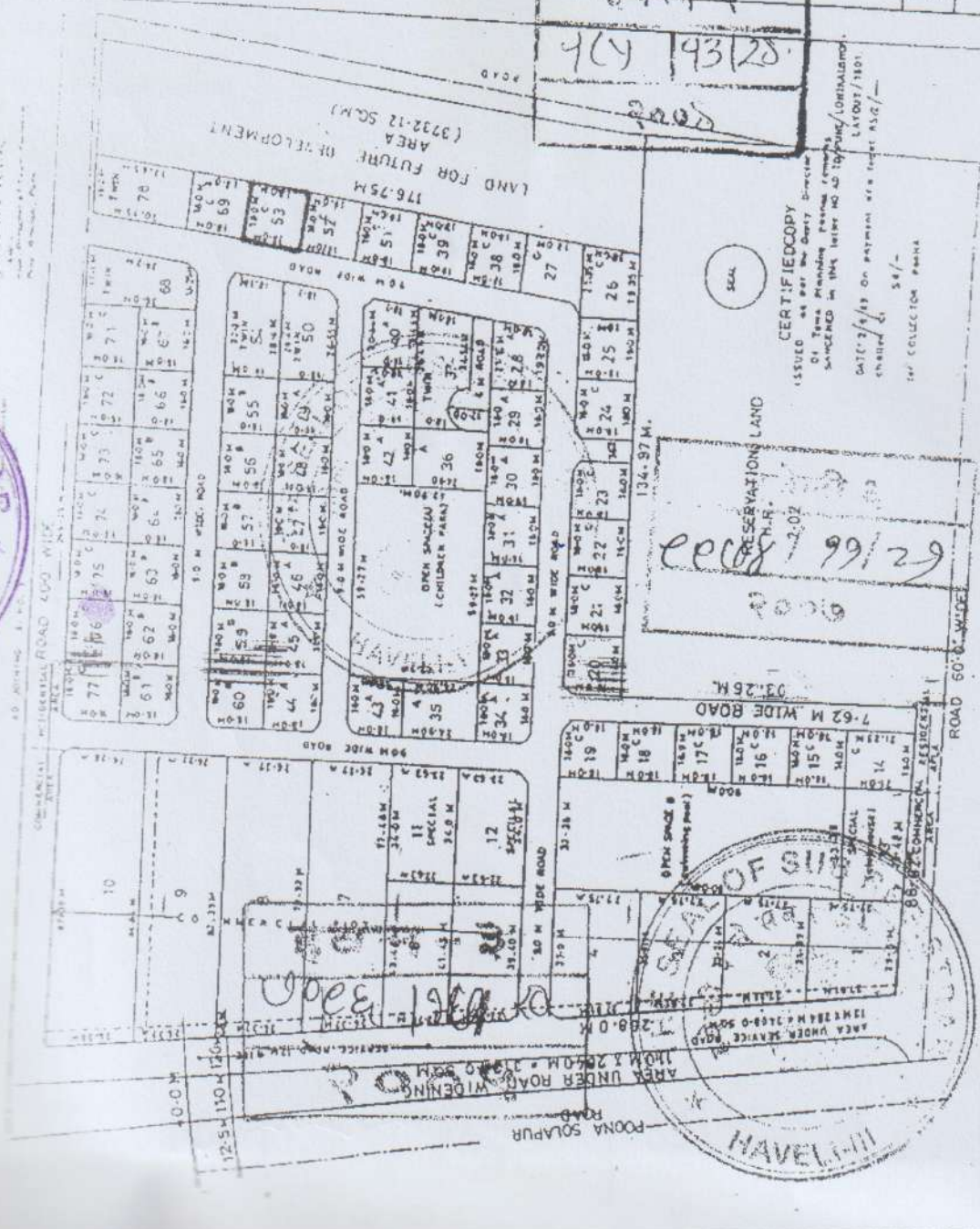
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[illegible]

TOTAL OF PLOT NOS 1 TO 77 = 2817.06 SQ METRS
= (16750.1) SQ FT.

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LA OF THE PLDT 24-06-80
LA 3187267 24-06-80

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212.4. 60 50 M

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PLOT AREA 3566-0050M
SPACE 10% 3566 0050

THE UNIVERSITY OF CHICAGO

UNION FUTURE 37 22.12 + 0
ECONOMY

SPACE AREA CALCULATIONS
 27.1 67.2 = 1842.88 SQM
 18.1 95.0 = 1719.50

OF OPEN = 5546.88 50 M

NOTES

Q. What is $\text{mean}(\text{array})$ $\left(\begin{matrix} 1 & 2 & 3 & 4 & 5 & 6 & 7 & 8 & 9 & 10 \end{matrix} \right)$

| Q. No. | Q. Marks | Ans. Marks | Total |
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| 3 | 10 | 10 | 10 |
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| 91 | 10 | 10 | 10 |
| 92 | 10 | 10 | 10 |
| 93 | 10 | 10 | 10 |
| 94 | 10 | 10 | 10 |
| 95 | 10 | 10 | 10 |
| 96 | 10 | 10 | 10 |
| 97 | 10 | 10 | 10 |
| 98 | 10 | 10 | 10 |
| 99 | 10 | 10 | 10 |
| 100 | 10 | 10 | 10 |

14—

CAS SIGN

| | MEANS | SIGMA TRUE | TRUE CCFV |
|--------|---------|------------|-----------|
| 0.0000 | 0.0000 | 0.0000 | 0.0000 |
| 0.0001 | -0.0001 | 0.0000 | 0.0000 |
| 0.0002 | 0.0001 | 0.0000 | 0.0000 |
| 0.0003 | -0.0001 | 0.0000 | 0.0000 |
| 0.0004 | 0.0001 | 0.0000 | 0.0000 |
| 0.0005 | -0.0001 | 0.0000 | 0.0000 |
| 0.0006 | 0.0001 | 0.0000 | 0.0000 |
| 0.0007 | -0.0001 | 0.0000 | 0.0000 |
| 0.0008 | 0.0001 | 0.0000 | 0.0000 |
| 0.0009 | -0.0001 | 0.0000 | 0.0000 |
| 0.0010 | 0.0001 | 0.0000 | 0.0000 |
| 0.0011 | -0.0001 | 0.0000 | 0.0000 |
| 0.0012 | 0.0001 | 0.0000 | 0.0000 |
| 0.0013 | -0.0001 | 0.0000 | 0.0000 |
| 0.0014 | 0.0001 | 0.0000 | 0.0000 |
| 0.0015 | -0.0001 | 0.0000 | 0.0000 |
| 0.0016 | 0.0001 | 0.0000 | 0.0000 |
| 0.0017 | -0.0001 | 0.0000 | 0.0000 |
| 0.0018 | 0.0001 | 0.0000 | 0.0000 |
| 0.0019 | -0.0001 | 0.0000 | 0.0000 |
| 0.0020 | 0.0001 | 0.0000 | 0.0000 |
| 0.0021 | -0.0001 | 0.0000 | 0.0000 |
| 0.0022 | 0.0001 | 0.0000 | 0.0000 |
| 0.0023 | -0.0001 | 0.0000 | 0.0000 |
| 0.0024 | 0.0001 | 0.0000 | 0.0000 |
| 0.0025 | -0.0001 | 0.0000 | 0.0000 |
| 0.0026 | 0.0001 | 0.0000 | 0.0000 |
| 0.0027 | -0.0001 | 0.0000 | 0.0000 |
| 0.0028 | 0.0001 | 0.0000 | 0.0000 |
| 0.0029 | -0.0001 | 0.0000 | 0.0000 |
| 0.0030 | 0.0001 | 0.0000 | 0.0000 |
| 0.0031 | -0.0001 | 0.0000 | 0.0000 |
| 0.0032 | 0.0001 | 0.0000 | 0.0000 |
| 0.0033 | -0.0001 | 0.0000 | 0.0000 |
| 0.0034 | 0.0001 | 0.0000 | 0.0000 |
| 0.0035 | -0.0001 | 0.0000 | 0.0000 |
| 0.0036 | 0.0001 | 0.0000 | 0.0000 |
| 0.0037 | -0.0001 | 0.0000 | 0.0000 |
| 0.0038 | 0.0001 | 0.0000 | 0.0000 |
| 0.0039 | -0.0001 | 0.0000 | 0.0000 |
| 0.0040 | 0.0001 | 0.0000 | 0.0000 |
| 0.0041 | -0.0001 | 0.0000 | 0.0000 |
| 0.0042 | 0.0001 | 0.0000 | 0.0000 |
| 0.0043 | -0.0001 | 0.0000 | 0.0000 |
| 0.0044 | 0.0001 | 0.0000 | 0.0000 |
| 0.0045 | -0.0001 | 0.0000 | 0.0000 |
| 0.0046 | 0.0001 | 0.0000 | 0.0000 |
| 0.0047 | -0.0001 | 0.0000 | 0.0000 |
| 0.0048 | 0.0001 | 0.0000 | 0.0000 |
| 0.0049 | -0.0001 | 0.0000 | 0.0000 |
| 0.0050 | 0.0001 | 0.0000 | 0.0000 |
| 0.0051 | -0.0001 | 0.0000 | 0.0000 |
| 0.0052 | 0.0001 | 0.0000 | 0.0000 |
| 0.0053 | -0.0001 | 0.0000 | 0.0000 |
| 0.0054 | 0.0001 | 0.0000 | 0.0000 |
| 0.0055 | -0.0001 | 0.0000 | 0.0000 |
| 0.0056 | 0.0001 | 0.0000 | 0.0000 |
| 0.0057 | -0.0001 | 0.0000 | 0.0000 |
| 0.0058 | 0.0001 | 0.0000 | 0.0000 |
| 0.0059 | -0.0001 | 0.0000 | 0.0000 |
| 0.0060 | 0.0001 | 0.0000 | 0.0000 |
| 0.0061 | -0.0001 | 0.0000 | 0.0000 |
| 0.0062 | 0.0001 | 0.0000 | 0.0000 |
| 0.0063 | -0.0001 | 0.0000 | 0.0000 |
| 0.0064 | 0.0001 | 0.0000 | 0.0000 |
| 0.0065 | -0.0001 | 0.0000 | 0.0000 |
| 0.0066 | 0.0001 | 0.0000 | 0.0000 |
| 0.0067 | -0.0001 | 0.0000 | 0.0000 |
| 0.0068 | 0.0001 | 0.0000 | 0.0000 |
| 0.0069 | -0.0001 | 0.0000 | 0.0000 |
| 0.0070 | 0.0001 | 0.0000 | 0.0000 |
| 0.0071 | -0.0001 | 0.0000 | 0.0000 |
| 0.0072 | 0.0001 | 0.0000 | 0.0000 |
| 0.0073 | -0.0001 | | |

PROPOSED LAYOUT OF S.NO.25 GAT NO.255
IN SAMEHAJINAGAR AT LONI KALEHOR PUNE

M. G. KHANOLKAR
ARCHITECT

464 193125

IDENTIFIED

ISSUED as per the Deputy Director
Of Town Planning Person remains
SIGNED in this letter on 10/10/1954

CATE 2/9/88 ON PAYMENT OF FINDER FEE
LAYOUT / 1801

50/-
FOR COLLECTION PUNHA

AND

REC-111 99/29

WIDE ROAD
03:26 M.

ROAD 50' 0" WIDE

POONA SOLAPUR

HAVELI-III

Form no. : 7 [See Rule 16 (2)]

MAHARASHTRA STATE

Driving Licence No. :

MH12/05/614362

Name & Address

Date of Issue

02-MAR-2005

CHANDRAJ WALHEKAR

20 SONTAPWADI

WELI HAVELI

PUNE

Wife/Daughter of

ANAND

Permitted to drive throughout India, vehicle of the following description:

LMV (T)

Validly for Non-Transport Vehicle

From 02-03-2005 To

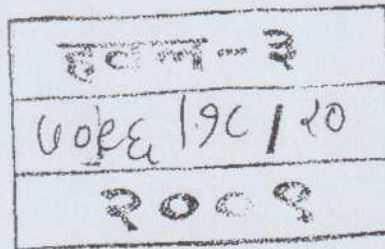
Validly for Transport Vehicle 01-03-2025

From 02-03-2005 To

Validly for Transport Vehicle 01-03-2008

Signature of the licence holder

Chandhakar



पुस्तक क्र. [हवेली 7096-2009] चा गोपवारा

जज्जर मुल्य : 661200 मोबदला 780000 भरलेले मुद्रांक शुल्क : 15600

दस्त हजर केल्याचा दिनांक : 18/12/2009 12:06 PM

निष्पादनाचा दिनांक : 16/12/2009

दस्त हजर करणा-याची सही :

पावती क्र.: 7349 दिनांक: 18/12/2009
पावतीचे वर्णन
नांव: ओम एज्युकेशन सोसायटी तर्फे चेअरमन
श्री.ओमप्रकाश किरपाराम शर्मा

7800 : नोंदणी फी

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

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

8200: एकूण

दु. निबंधकाची सही, हवेली 3 (हडपसर)

दस्ताचा प्रकार : (25) अग्निहस्तांतरणपत्र

लिपिका क्र. 1 ची वेळ : (सादरीकरण) 18/12/2009 12:06 PM

लिपिका क्र. 2 ची वेळ : (फी) 18/12/2009 12:10 PM

लिपिका क्र. 3 ची वेळ : (कडुली) 18/12/2009 12:14 PM

लिपिका क्र. 4 ची वेळ : (ओळख) 18/12/2009 12:14 PM

दस्त नोंद केल्याचा दिनांक : 18/12/2009 12:14 PM

ओळख :

दुसरे निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते पुस्तकपेवज करून देणा-यांना वास्तविक ओळखतात, य त्यांची ओळख पटवितात.

1. श्री. दुसरे गजानन वाल्हेकर, घर/प्लॉट नं: सोरतापवाडी ता. हवेली जि. पुणे

मालकीहस्ता:

हस्तांतरण नाव :

इंग्रजीत नं:

पेवज/सह:

शहर/गाव:

जिल्हा:

दिनांक:



प्रमाणीत करण्यात येते की,
दस्तास एकूण 2000 पाने आहेत.

सह दुसरे निबंधक हवेली क्र. 3

पहिले नंबरचे पुस्तकाचे
ज. 2008. 1 बरी नोंदला

सह दुसरे निबंधक हवेली क्र. 3
दिनांक: 20/12/2009

| |
|------------|
| हवेली - 3 |
| पेवज 20/12 |
| 2008 |



मी नक्कल केला

मी वाचली

मी स्वयं केला

अन्वय वाचू नये

सि.पी.क्र.: 446/13

सदर नक्कल अर्जदार कृष्ण पटवर्धन

वस तिथि तारीख

ज. 20/12/09





सूची क्र. दोन INDEX NO. II

गावाचे नाव : कदमवाकवस्ती

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 250,000.00
बा.भा. रु. 563,760.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) गट क्र.: 255 वर्णन: गांव मौजे कदमवाकवस्ती प्रभावक्षेत्र (विभाग नं.9.2.6) येथील गट नं. 255/2/3 (जुना स.नं. 25) या मिळकतीवर पाडलेल्या ले-आऊट प्लॅन मधील निवासी प्लॉट नं. 15 यासी क्षेत्र 324 चौ.मी.हि मिळकत.
- (3) क्षेत्रफल (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री.योगेश रमेश डोग्रा; घर/फ्लॅट नं: सी-6/21 प्लेझेन्ट पार्क पुणे सोलापुर रोड भैरोबानाला पुणे 13; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) ओम एज्युकेशन सोसायटी तर्फे चेअरमन श्री.ओमप्रकाश किरपाराम शर्मा; घर/फ्लॅट नं: 703 टेन स्वेअर फातिमानगर पुणे 13; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABEPS8896D.
- (7) दिनांक करून दिल्याचा 16/12/2009
- (8) नोंदणीचा 18/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7097 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 11277.60
- (11) बाजारभावाप्रमाणे नोंदणी रु 5640.00
- (12) शेर



मी नक्कल केला
मी वाचली
मी रुजवात घेतली
अस्सल वरहुकूम नक्कल

सि.पो.क्र.: 446123

सदर नक्कल अर्जदार

यांस त्यांचे तारीख

अर्जावरून

मी दिली तारीख

9/6/13

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-३



| Customer Copy | | |
|--|---------------|----------|
| Scroll No. 257 | Date 16/12/09 | |
| Franking Value | Rs. | 11,280/- |
| Service Charges | Rs. | 10/- |
| Total | Rs. | 11,290/- |
| Name of the stamp duty paying party | | |
| Om Prakash Holpazam Sharma. | | |
| Postmanagan, Pune. | | |
| Cash / DD / Pay Order No. P.L.C.S. LTD. PAN No. 1905000000 CASH / DD RECEIVED 16 DEC 2009 Name of Document | | |
| Through Name: Walther y. G. | | |
| I confirm that I have checked the value franked and the P.L.C.S. Ltd. is not liable for anything related to the document | | |
| Signature: Walther y. G. | | |
| (For P.L.C.S. Ltd. office Use only) | | |
| Franking Sr. No. | 61461 | |
| Tran. ID | 196643 | |

Pune Lawyer's Consumers Co. Op. Society Ltd.
Franking Deposit Slip

*Subject to realisation

| |
|-------------|
| हलप-३ |
| 00.00 19/12 |
| 0000 |

||SHRIKRUSHINAPRASANNA||

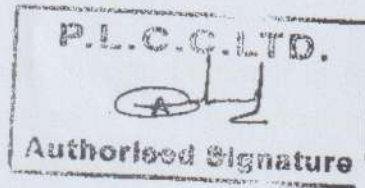
SALE DEED

THIS SALE DEED IS MADE AND EXECUTED AT PUNE ON THIS 16TH
DAY OF DECEMBER IN THE CHRISTIAN YEAR 2009.



The Pune Lawyers Consumers
Co-OP Ltd,
District Court Campus,
Shivaji Nagar, Pune 411 005.
D-5/STP(V)C.R.1067/01/06/1006-
10/ 2006

भारत 61461
156673
SPECIAL
ADHESIVE
महाराष्ट्र
DEC 16 2009
ZERO ZERO ONE ONE TWO EIGHT ZERO 17:37
R.0011280/-PB5704
INDIA STAMP DUTY MAHARASHTRA



Name :- Omprakash Kriparam Shar
Address :- Fatimanagar, Pune.
Through :- Walhekar V.G.
Stgn :- Walhekar
Recd. No. :- 254

BETWEEN

SHRI. YOGESH RAMESH DOGRA,

Age about – 40 years old, Occupation – Service,
Indian Inhabitant, R/at: C-6/21, Pleasant Park,
Opp. Pune-Solapur Road, Bhairoba Nala,
Pune 411413.

Pan Card No. _____

HEREINAFTER CALLED AND REFERRED TO AS 'THE VENDOR'

(which expression shall unless it be repugnant to the context shall mean and include her successors and her heirs, executors, administrators and assigns)

..... OF THE PARTY OF FIRST PART

AND

OM EDUCATION SOCIETY,

676, Taboot street,
Pune Camp, Pune 411001.
Through it's Chairman

SHRI. OMPRAKASH KRIPARAM SHARMA

Age – 60 years old, Occupation – Service,
Indian Inhabitants, R/at: 703, Tain Square,
Fatimanagar, Pune 411013.

HEREINAFTER CALLED AND REFERRED TO AS 'THE PURCHASER'
(which expression shall unless it be repugnant to the context shall mean and include her successors and her heirs, executors, administrators and assigns)

..... OF THE PARTY OF SECOND PART



WHEREAS the Vendor is the owner of or otherwise well & sufficiently entitled to the message, tenement, land hereditaments and premises (hereby intended to be granted & conveyed & hereinafter referred to as the said property) as an absolute & indefeasible Plot No. 15 in free simple or an Plot No. 15 equivalent thereto free from encumbrance.

AND WHEREAS the previous history of the said plot is as under:-

AND WHEREAS originally land-bearing Survey No. 25 of village Loni-Kalbhori, Tal. Haveli, Dist. Pune was owned and possessed by Mr. Vidyanand Manikchand Shah.

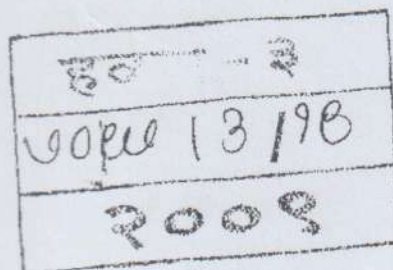
AND WHEREAS Mr. Vidyanand Manikchand Shah and his family members divided the said Survey No. among them i.e. [1] he himself, [2] Mrs. Lilabai Vidyanand Shah, [3] Mr. Vijaykumar Vidyanand Shah & [4] Mr. Jaikumar Vidyanand Shah and their names were recorded in the Revenue Record as per mutation entry No. 8232 dtd. 25/9/1971.

AND WHEREAS Mr. L.D. Hardikar purchased portion of land 01H.60R out of aforesaid Survey No. from Mr. Jaikumar Vidyanand Shah and Mr. Vijaykumar Vidyanand Shah by registered Sale Deed and the said Sale Deed registered in the office of Sub-Registrar Haveli and after that Sale Deed effect of that Sale Deed given in the Revenue Record as per the mutation entry No. 10393 and above-mentioned purchaser became the absolute owner of the said portion of land out of said Survey No.

AND WHEREAS Mr. Laxman Gosavi purchased portion of land 02H.94R out of said Survey No. from Mrs. Lilabai Vidyanand Shah by registered Sale Deed and said Sale Deed registered in the office of Sub-Registrar Haveli and after that Sale Deed effect of the said Sale Deed given in the Revenue Records as per the mutation entry no. 10355 and above-mentioned purchaser became the absolute owner of the said portion of land out of said Survey No.

AND WHEREAS Mr. K.R. Gujar purchased portion of land 04H.00R out of said Survey No. from Mr. Vijaykumar Vidyanand Shah and Mr. Jaikumar Vidyanand Shah by registered Sale Deed and said Sale Deed registered in the office of Sub-Registrar Haveli and after that Sale Deed effect of the said Sale Deed given in the Revenue Record as per the mutation entry no. 10394 and above-mentioned purchaser became the absolute owner of the said portion of land out of said Survey No.

AND WHEREAS [1] Mr. Kantilal Rajaram Gujar & [2] Mr. Laxman Gosavi entered into the partnership with Mr. Kantilal Chunilal Shah under name and style as



'M/S VASTUSHRI DEVELOPERS' with their respective share in the above-mentioned Survey No.

AND WHEREAS 'M/s Vastushri Developers' seized and possessed of Survey No. 25 (PT) of revenue village Loni-Kalbhori Tal. Haveli, Dist. Pune.

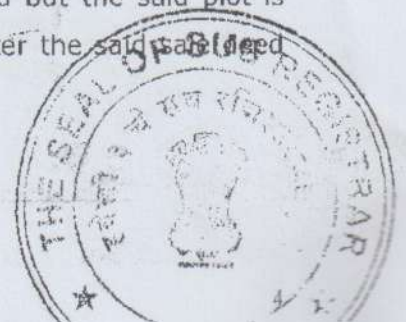
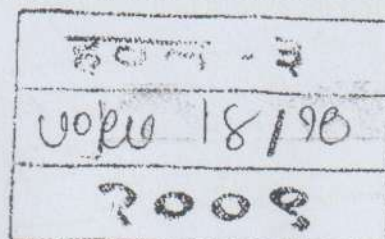
AND WHEREAS after the division of revenue village Loni-Kalbhori; the Survey No. 25 allotted in the new revenue village Kadamwakvasti and the said new revenue village Kadamwakvasti has given new Gat No. 255/2 & 3 instead of previous Survey No. 25.

AND WHEREAS 'M/s Vastushri Developers' got development rights from the aforesaid owners and thereafter they have prepared layout plan & submitted before Asst. Director Town Planning, Pune for sanctioning. The Asst. Director Town Planning approved the said layout plan and given the Sanction Letter vide its Order No. LYT/LONI-KALBHORI/ S.NO.25/ADPH/2638 dtd. 22/05/1984 and thereafter the said layout plan sanction by the Additional Collector, Pune vide its Order No. NA/SR/IV/H/379/84 dtd. 19/09/1984 and & as per the said layout the aforesaid Gat No. 255, Hissa Nos. 2 & 3 divided into the 78 Plots.

AND WHEREAS 'M/s Vastushri Developers' along-with the other sold, transferred, conveyed and assigned all their rights, title and beneficial interest in the Plot No. 15 admeasuring an area about 324 Sq. Mtrs. carved out of the sanctioned layout of Gat No. 255, Hissa Nos. 2 & 3 to M/s Rathi Estate Pvt. Ltd. by registered Sale Deed dtd. 07/10/1992 and said Sale Deed registered in the office of Sub-Registrar Haveli No. 6 (Pune) at serial No. 101/1992 dtd. 07/10/1992 and after that Sale Deed effect of the said Sale Deed given in the Revenue Record as per the mutation entry no. 2478 and the above-mentioned purchasers became the absolute owners of the said plot.

AND WHEREAS M/s Rathi Estate Pvt. Ltd sold, transferred, conveyed and assigned all their rights, title and beneficial interest in the Plot No. 15 admeasuring an area about 324 Sq. Mtrs. carved out of the sanctioned layout of Gat No. 255, Hissa Nos. 2 & 3 to Shri. Yogesh Ramesh Dogra by registered Sale Deed dtd. 08/03/2000 and said Sale Deed registered in the office of Sub-Registrar Haveli No. 6 (Pune) at serial No. 327/2000 dtd. 08/03/2000 and after that Sale Deed effect of the said Sale Deed given in the Revenue Record as per the mutation entry no. 3092 and the above-mentioned purchasers became the absolute owners of the said plot.

AND WHEREAS at the time of said Sale Deed all consideration amount of the said plot was paid by the 'Purchaser' to M/s Rathi Estate Pvt. Ltd but the said plot is purchased in the name of 'Vendor' by way of **BENAMI** & after the said sale deed



the purchaser is in possession of the said property & 'The Vendor' is not absolute owner of the said property. He is only **BENAMIDAR** of the said property.

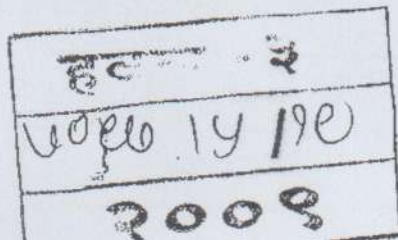
AND WHEREAS the purchaser therefore asked to the vendor to transfer the said property to the purchaser which is purchased by the purchaser in the name of the vendor (**BENAMIDAR**) & thereafter the vendor agreed to transfer the **BENAMI** rights of the said property hereinafter more particularly mentioned & described in the Schedule hereunder written free from all encumbrances at or for the goodwill price of Rs. 2,50,000/- (Rs Two Lac Fifty Thousand only).

NOW THEREFORE THIS SALE DEED WITNESSES AS UNDER:

IN CONSIDERATION of the total sum of Rs. 2,50,000/- (Rs Two Lac Fifty Thousand only) out of which a sum of Rs. 51,000/- (Rs Fifty One Thousand only) paid on 14/05/2009 by way of Cash , Rs. 49,000/- (Rs Forty Nine Thousand only) paid on 17/07/2009 by way of Cheque No. 652418 of 'Panjab National Bank', Rs. 49,000/- (Rs Forty Nine Thousand only) paid on 15/07/2009 by way of Cheque No. 170950 of 'Bank of Baroda', Rs. 49,000/- (Rs Forty Nine Thousand only) paid on 5/11/2009 by online through 'Panjab National Bank', Rs. 40,000/- (Rs Forty Thousand only) paid on 17/12/2009 by way of D.D. No. ~~842796~~ of ~~Union Bank of India~~ & Rs. 12,000/- (Rs. Twelve Thousand only) by way of Cash, i.e. totally a sum of Rs. 2,50,000/- (Rs Two Lac Fifty Thousand only) paid by the PURCHASER in Cash or Cheque of the fore-said mentioned to the VENDOR, prior to and on the execution of this deed, towards the price of the said Plot etc., the receipt of which the vendor hereby acknowledges and the vendor hereby discharges the purchaser from the same and every part thereof, the VENDOR do hereby GRANT CONVEY SALE, TRANSFER, ASSIGN and ASSURES upon the PURCHASER ABSOLUTELY and FREE FROM ALL ENCUMBRANCES, all that consisting of all the rights, occupancy rights in the said plot & he is the owner of the said property, Which is more particularly described in the Schedule given hereunder.

AND THE VENDOR has received the total price of the said plot and he hereby admits that the PURCHASER is not liable to pay him any amount and the vendor declare that he has received the entire goodwill amount of **BENAMI** transaction from the purchaser and nothing is due and payable by the purchaser to them.

AND THE PURCHASER is in POSSESSION of the said plot from the date when he purchased the said land in the name purchaser & the name of the vendor is only recorded as the owner of property therefore the said possession of the purchaser is confirmed by the vendor & in future the vendor or legal heir's of the vendor will not



claim against the said property and the PURCHASER is hereby entitled TO HAVE AND TO HOLD and to use, enjoy and occupy the said plot and benefits of the same, thereof.

AND THE VENDOR HEREBY COVENANT THAT the purchaser has become the holder & absolute owner of the said plot and the purchaser is entitled to use and occupy the same as the may deem fit and the vendor or any other person claiming through the vendor shall not obstruct or interfere with the right and possession of the purchaser. The purchaser is entitled to receive all the income and profits from the said plot and the vendor has no right, title or interest left in the said plot.

AND the vendor declares that the purchaser has been paying all the outgoing such as Grampanchayat taxes, assessments, cesses, government taxes, society charges, electricity charges, and other such charges etc. since when the said plot is purchase by the purchaser in the name of vendor & the purchaser shall be liable to pay the same hereinafter.

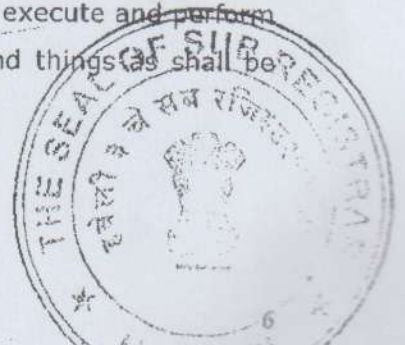
AND the vendor assure that he will make, sign and file all applications and writings, as and when necessary any competent authority or any person and shall get transferred in the name of the purchaser and further do all such acts, deeds and things necessary for conferring absolute and better title in the said plot unto the purchaser.

AND the vendor shall do and perform and cause to be done all such acts and shall file all such applications for effecting the transfer and for entering the name of the purchaser in the Grampanchayat / local records and all other records and he shall execute further documents as may be necessary to effect the transfer.

AND the vendor hereby declares that he alone has the right, title and interest in the said plot and he alone is authorized and entitled to transfer the same unto the purchaser. The vendor further declare and assure that he has not assigned transferred sold or encumbered his right, title and interest in the said plot or any part thereof to any other person and has not done any thing as to endanger the marketability of the title of the said plot. However, in case any claim is made by any person on the said plot, the vendor agrees to clear such claim and shall make the said plot marketable at his own costs and further keep the purchaser indemnified from all losses.

AND the vendor agrees that in case any further permission/no objections is required for completing the transaction and for conveying further and absolute and clear title in the said plot unto the purchaser then he shall do, execute and perform or cause to do, execute and perform all such acts, deeds and things as shall be necessary to convey clear title unto the purchaser.

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AND the vendor has delivered to the purchaser all the documents and writings regarding the said plot which is in her custody and he further undertakes to deliver or cause to deliver, to the purchaser all the documents, deeds and writings which may be found in his custody or which they can obtain or demand.


SCHEDULE-I

(Description of the Plot)


All that piece and parcel of Residential **Plot No. 15** admeasuring an area about 324 Sq. Mtrs. carved out of the sanctioned layout of **Gat No. 255, Hissa Nosr 2 & 3 (old Survey No. 25)** lying, being & situate at revenue village Kadamwakvasti, Tal. Haveli, Dist. Pune, within the revenue limits of Tahasil Haveli, within the local limits of Zilla Parishad Pune, Tal. Panchayat Samiti Haveli & Grampanchayat of village Kadamwakvasti & within the Registration District - Pune, Sub-District - Tal. Haveli & within the jurisdiction of the Sub-Registrar Haveli No. 6 (Pune) & bounded as follows: -

ON OR TOWARDS: -

EAST : - By Plot No. 16
SOUTH : - By 7.62 Mts lay-out Road
WEST : - By Plot No. 14
NORTH : - By Part of Open Space & Swimming Pool.



| | Location | Authorized Non -Agricultural land In side portion of lands in the remaining area of Pune -Solapur Road |
|---|-------------------------------|--|
| 2 | Division No. | 9 |
| 3 | Sub- Division No. | 2/6 |
| 4 | Agreed consideration | Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand Only) |
| 5 | Valuation for Stamp Duty made | Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand Only) |



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| 6 | Valuation as per Market Value | Rs. 5,63,760/- (Rupees Five Lacs Sixty Three Thousand Seven Hundred Sixty Only) |
| 6 | Stamp Duty paid | Rs.11,280/- (Rupees Eleven Thousand Two Hundred Eighty Only) |
| 7 | Registration Fee | Rs. 5,640/- (Rupees Five Thousand Six Hundred Forty Only) |

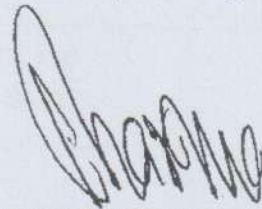
IN WITNESS WHEREOF THIS SALE DEED HAS BEEN EXECUTED AND SIGNED
HEREUNDER BY THE PARTIES ON THE AFORESAID DATE AT PUNE.

Place - Pune

Date - 16/12/2009



SHRI. YOGESH RAMESH DOGRA
(VENDOR)



OM EDUCATION SOCIETY,

Through it's Chairman

SHRI. OMPRAKASH KRIPARAM SHARMA
(PURCHASER)

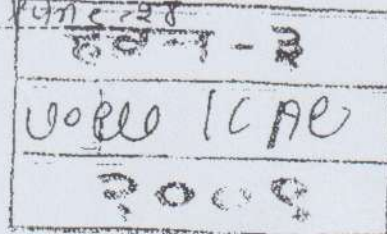
WITNESS:-

1] Sign:-

Name:- MR. Shaikh K. M.
Add:- C-3/6, Lamresh Garden
Hodapnar, Pune-28

2] Sign:-

Name:- MR. Lanteeji D. G.
Add:- K-6 / Mantri Market
Hodapnar, Pune-28



गौरी महकुल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

तालुका : हवेली

जिल्हा : पुणे

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| जिल्हा : पुणे | | भोगवटादाराचे नाव | |
| भूखारणा | पद्धती | | |
| भागवटादार वर्ग -१ | | | |
| क्षेत्र | आकार | आणे पे | पो.ख. फे.फा. |
| योगेश रमेश डोंगरा | ०.०३.२४ | ९७.५० | (३०९२) |
| खाते क्रमांक | | | १४५१ |
| कुळाचे नाव | | | इतर अधिकार |
| | | | सहकारी सोसायटी इकरार |
| | | | बिनशेती थकबाकी र रू ७९०२/- |
| | | | (४८१०) |
| (२०२३),(२२८७),(२४७८) | | | सीमा आणि भूमापन चिन्हे |

गाय नमुना द्वारा

पिकांची नांदवही

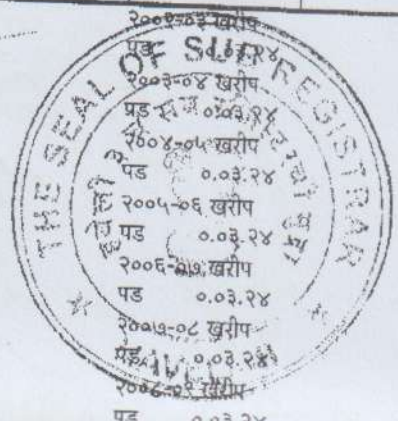
महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

पिकाखलील क्षेत्रांचा तपशील

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|--------------------------|---------------------------------|--------------------------|----------------------|-------------------------------|------------------|------|
| मिश्र पिका खालील क्षेत्र | | निर्भळ पिकाखालील क्षेत्र | | लागवडीसाठी उपलब्ध नसलेली जमीन | जल सिंचनाचे साधन | शेरा |
| अजल सिंचित | पिकाचे जल नाव सिंचित अजल सिंचित | अजल सिंचित | पिकाचे जल नाव सिंचित | | | |

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0000 12 90



Application dated 2-5-1984 from Shri L.S. Gosevi and

Asstt. District Pune,

Correspondence ending with the Director of Town Planning and

Urban Department, Pune Division, Pune No. LYT/Lonikalbhor/S.25/RDPH/255/2, 22-5-1984.

Collectorate, Pune,
Revenue Branch,
No. HA.9R.IV.H.379/80.
Pune.
Dt. - 6 - 1971024.

ORDER

Comprised in S. No. 25(Gat No.255/2,255/3) of village Lonikalbhor

District Pune admeasuring Sq. Ft.

Laxman/Sounitra Shankar Gosevi and belongs to Shri Shri Kanbhat Rajaram Gujar

Taluka Haveli District Pune has applied the

permission may be granted to him to use an area measuring

Sq. Metre 55460-00 out of the said land for the Non-Agricultural

of the powers vested to him under Section 44 of the M. L. R. Code,

Collector of Pune is pleased to grant Shri Laxman/Sounitra Shankar Kanbhat Rajaram Gujar

of Lonikalbhor Taluka Haveli District

Agricultural permission to use an area measuring out of S. No. 25(Gat No. 255/2, 255/3)

Lonikalbhor Taluka Haveli District Pune for the

purpose of Residential subject to the following

of permission shall be subject to the provision of the Code and

grantee shall use the land together with the building and/or only for the purpose for which the land is permitted to be used. If of any part of the land or building thereon for any other obtaining the previous written permission to that effect from the for this purpose the use of a building shall decide the use of the

the grantee shall not sub-divide the plot or sub-plots if any approved without getting the sub-division previously approved from the granting these permissions;

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

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| अप्री १९०/१८ |
| २०-९ |



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| ह वेली ६ | |
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| १९९४ | |

(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 Village Panchayat, ~~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 N. A. use of the land and/or change in the use of the land to the Tahsil Havoli within one month, failing which he shall be liable to deal with under Rule 6 of the M. L. R. (conversion of use of land and N. A. Rules, 1969);

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. 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 assessment period of the N. A. assessment already levied is yet to expire;

(11) 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;

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

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

(13) 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 fixed as per Government orders.

(14) That building already existing on the land shall be deemed to be in accordance with the provisions of the Maharashtra Building Regulation Act, 1947.

(15) That the grantee shall be liable to pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted.

(16) That the grantee shall be liable to pay the measurement fees within one month from the date of commencement of the N. A. use of the land;

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

(18) 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.

(19) That the grantee shall be liable to pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted.

(20) That the grantee shall be liable to pay the measurement fees within one month from the date of commencement of the N. A. use of the land;

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

(22) 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.

(23) That the grantee shall be liable to pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted.

(24) That the grantee shall be liable to pay the measurement fees within one month from the date of commencement of the N. A. use of the land;

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

(26) 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.

(27) That the grantee shall be liable to pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted.

(28) That the grantee shall be liable to pay the measurement fees within one month from the date of commencement of the N. A. use of the land;

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

(30) 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.

(31) That the grantee shall be liable to pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted.

(32) That the grantee shall be liable to pay the measurement fees within one month from the date of commencement of the N. A. use of the land;

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

(34) 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.

(35) That the grantee shall be liable to pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted.

(36) That the grantee shall be liable to pay the measurement fees within one month from the date of commencement of the N. A. use of the land;

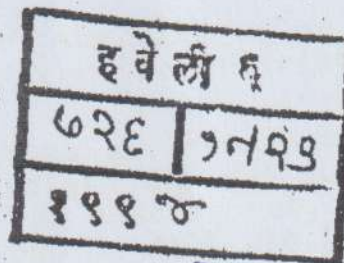
(37) That the area and N. A. assessment mentioned in this order and the land shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(38) 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.

(39) That the grantee shall be liable to pay the N. A. assessment in respect of the land at the rate of Rs. ००.२१..... per Sq. Mtr., i.e. Rs. ११६४०-३०-०० L.F. from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted.

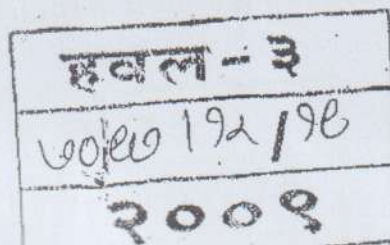
That the grantee shall not make any additions or alterations to the already constructed as per sanctioned plans without the previous sanction of and without getting the plans thereof approved by the Collector

- (4) The boundaries of the land under reference shall tally with the measurement plan from the D.I.L.R. Pune.
- (5) The layout shall be got demarcated on site with boundary stones & end got measured through the Land Record Department. On measurement the plot shall admeasure not less than 270.700 Sq.Mtr. in area.
- (6) A copy of the same demarcated layout plan shall also be submitted to the Asstt. Director of Town Planning, Pune Branch.
- (7) All the plot except the plot earmarked for open space should be used for residential purpose only.
- (8) The open space shall not admeasure less than 10% of the total area under layout after actual demarcation on site.
- (9) The applicant shall carryout the development viz. construction of roads and gutters before the plots are allotted to other persons.
- (10) The applicant shall make its own arrangements to secure water supply and electricity to the proposed colony.
- (11) The roads in the layout shall be allowed to be used by the adjoining land holder for the purpose of access and to secure proper co-ordination of roads.
- ~~12) Only ground floor structures shall be constructed in the plots.~~
- Plot fronting on Pune-Sholapur road shall not admeasure less than 5000 sq.ft. in area.
- The applicant has credited advance n.a.a. Plus L.F. Cess for one year of Rs. (36,109-70) Thirty six thousand one hundred nine paise seventy only vide Chalan dt. 15-6-84.



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 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 specified



Town Planning and Valuation Department

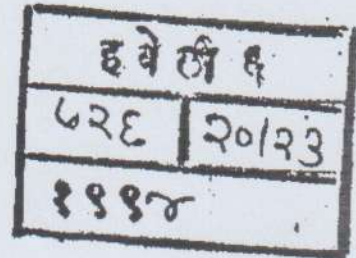
283, Narayan Peth,
Pune - 411 030.
Phone - 470448.

Dt. 22-5-84

The Collector,
Revenue Branch,

The Sub Divisional Officer,
Sub Division,

The Chief Officer,
Municipal Council,



SUB : Approval of layout

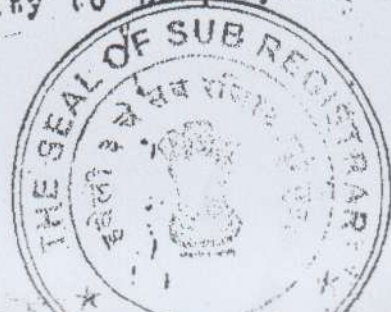
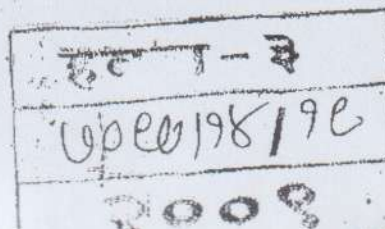
S.No. 25 (Cat No. 255)

of village Loni Kalbhor Taluka Nayoli
in favour of

Ref : Your letter/endorsement No. 7516/SR/379/84
dt. 4.5.1984.

The layout plans submitted are found to be in order and
no objection to approve the revised layout plans as
amended in green and subject to the following conditions:

- 1) The boundaries of the land under reference shall tally
with measurement plan from the District Inspector of Land.
- 2) The layout shall be got demarcated on site with boundary
by the applicant society and got measured through the
Records Department. On measurement, no plot shall measure
less than 2000 / 3000 / 5000 sq ft (278.706 sq mt) in area,
except in clause 9 below.
- 2(a) A copy of the same demarcated layout plan shall also
be submitted to the Asstt. Director of Town Planning, Pune Branch,
Pune, for information and record prior to commencement of other
developments on site.
- 3) All the plots except the plot earmarked for open space
should be used for residential purpose only.
- 4) The open space shall not measure less than 10% of
the total area under layout after actual demarcation on site.
- 5) The applicant society shall carry out the development
viz. construction of roads and gutters before the plots are
allotted to its members.
- 6) The applicant society shall make its own arrangements
to secure water supply and electricity to the proposed colony.



1) The roads in the layout shall be allowed to be used by the adjoining landholders for the purpose of access and egress proper co-ordination of roads.

2) Only ground floor structures shall be constructed in the layout.

3) Plots fronting on **Pune-Sholapur** Road shall not admeasure less than 5000 sq ft in area.

Please note that this office is not aware as to whether the land in question is situated or otherwise under the Urban Land (Ceiling and Regulation), Act 1978 and as such the roads offered are from planning point of view only. You may, therefore, obtain clearance from the Competent Authority before granting layout permission as deemed fit by you.

All the case papers so received are returned herewith retaining one copy of the layout plan for this office record.

Assistant Director of Town Planning
Pune Branch

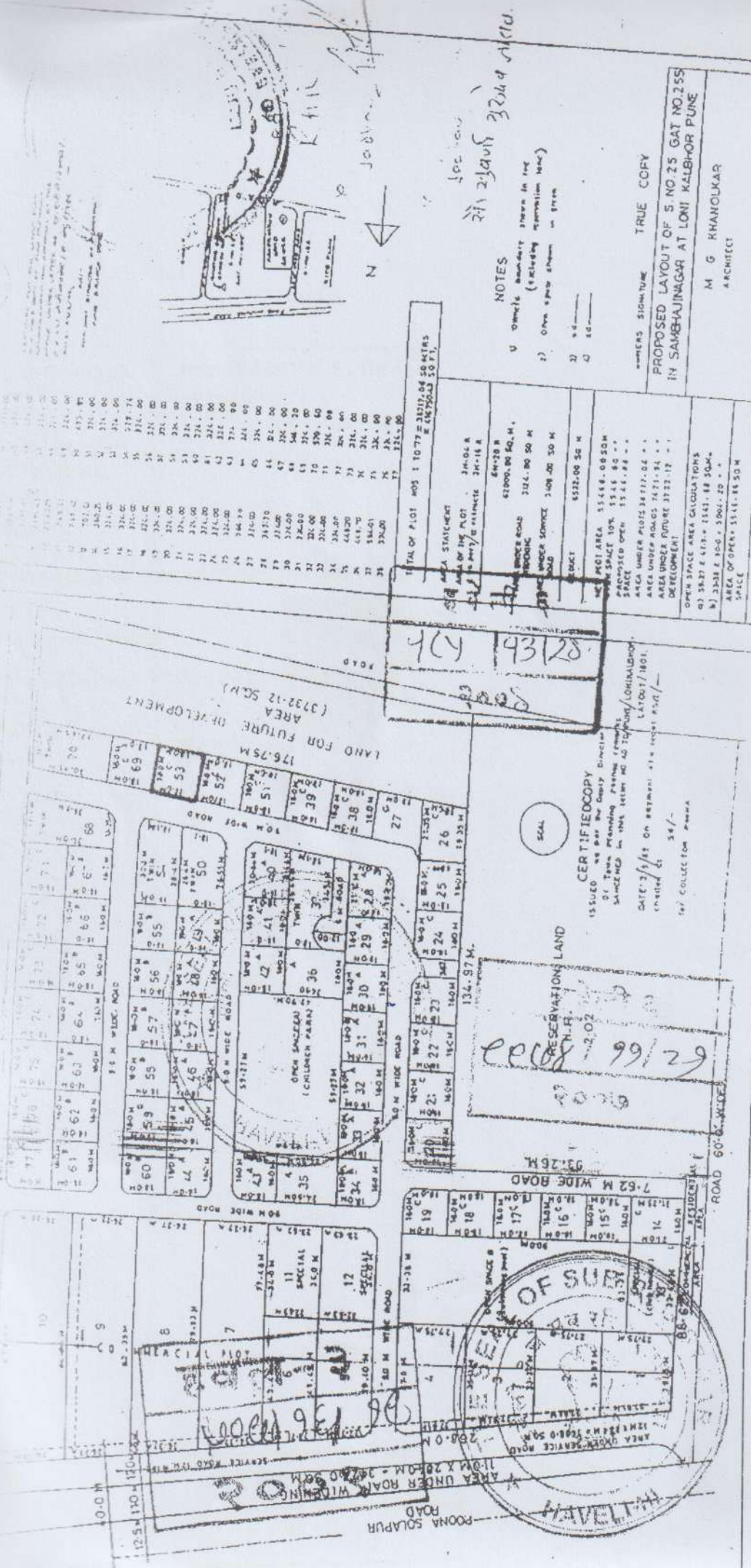
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| हवेली - ३ |
| ७०१६/१७४/१९ |
| २००९ |





TOTAL OF PLOT NOS 1 TO 77 = 3107.04 SQ.MTRS
= 47570.33 SQ.M.

| NO. | DESCRIPTION | AREA (SQ.M) |
|-----|------------------|-------------|
| 1 | AREA OF THE PLOT | 3107.04 |
| 2 | AREA UNDER ROAD | 100.00 |
| 3 | AREA UNDER ROAD | 100.00 |
| 4 | AREA UNDER ROAD | 100.00 |
| 5 | AREA UNDER ROAD | 100.00 |
| 6 | AREA UNDER ROAD | 100.00 |
| 7 | AREA UNDER ROAD | 100.00 |
| 8 | AREA UNDER ROAD | 100.00 |
| 9 | AREA UNDER ROAD | 100.00 |
| 10 | AREA UNDER ROAD | 100.00 |
| 11 | AREA UNDER ROAD | 100.00 |
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| 13 | AREA UNDER ROAD | 100.00 |
| 14 | AREA UNDER ROAD | 100.00 |
| 15 | AREA UNDER ROAD | 100.00 |
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| 18 | AREA UNDER ROAD | 100.00 |
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| 74 | AREA UNDER ROAD | 100.00 |
| 75 | AREA UNDER ROAD | 100.00 |
| 76 | AREA UNDER ROAD | 100.00 |
| 77 | AREA UNDER ROAD | 100.00 |


- NOTES
- 1) Complete boundary shown in the plan (including reservation land)
 - 2) Open space shown in green
 - 3) 100 M
 - 4) 100 M

OWNER'S SIGNATURE _____ TRUE COPY
PROPOSED LAYOUT OF S. NO. 25 GAT NO. 255
IN SAMBAJINAGAR AT LONI KALBHOR PUNE
M. G. KHANOLKAR
ARCHITECT

CERTIFIED COPY
ISSUED as per the Deputy Director
of Town Planning, Pune (Pune)
Sanctioned in the letter NO. 40 Town/Conservation/
LAYOUT/1001.
DATE: 2/5/81 ON BEHALF OF THE TOWN PLANNING
COMMISSIONER
Sd/-
TOWN COMMISSIONER PUNE



Form no. : 7 [See Rule 16 (2)] **MAHARASHTRA STATE**
Driving Licence No. : MH12/05/614362
Name & Address :
Date of Issue : 02-MAR-2005
VIRAJ WALHEKAR
NO SORTAPWADI
HAVELI
PUNE
Wife/Daughter of
ANAN
Permitted to drive throughout India, vehicle of the following description:
CY. LMV (T)
Validity for Non-Transport Vehicle
02-03-2005 To 01-03-2025
Validity for Transport Vehicle
02-03-2005 To 01-03-2008
Signature of the licence holder *Walhekar*



| |
|-------------|
| हवेली-३ |
| 0080 590/90 |
| २००९ |





हवल3

दस्त गोषवारा भाग-1

दस्त क्र 7097/2009

निवेद्यक

अधिवक्ता

2009

कारणपत्र

पक्षा

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

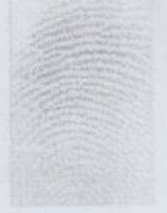
सहकारिता संघ संघरमन

लिहून घेणार

सहकारिता संघ संघरमन पुणे 13

वय 60

सही



सहकारिता संघ संघरमन

लिहून घेणार

सहकारिता संघ संघरमन पुणे 13

वय 40

सही



हवल-3
7097/2009
2009



दस्तावेज क्रमांक 7097-2009 चा नोंदवारा

दस्तावेज क्रमांक 7097-2009 नोंदवारा 250000 भरलेले मुद्रांक शुल्क : 11280

दस्तावेज क्रमांक : 18/12/2009 12:19 PM

दस्तावेज क्रमांक : 16/12/2009

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पावती क्र.:7350 दिनांक:18/12/2009
पावतीचे वर्णन
नांव: ओम एज्युकेशन सोसायटी तर्फे चेअरमन
श्री.ओमप्रकाश किरपाराम शर्मा

5640 :नोंदणी फी
420 :नक्कल (अ. 11(1)), पृष्ठांकनाची नव
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

6060: एकूण

दु. निबंधकाची सही, हवेली 3 (हडपसर)



[Signature]

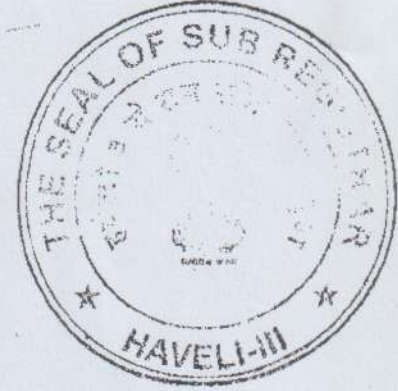
प्रमाणित करण्यात येते की,
दस्तावेज क्रमांक 7097-2009 च्या नोंदवारा आहेत.

सह दुय्यम निबंधक हवेली क्र. 3

पहिले नंबरचे पुस्तकाचे
नोंदवारा नोंदवारा
सह दुय्यम निबंधक हवेली क्र. 3
दिनांक: 18/12/2009



हवेली-३
18/12/09
२००९



[Signature]

मी नक्कल केला
मी वाचली
मी रुजवात घेतली
सह दुय्यम निबंधक हवेली क्र. 3
दिनांक: 18/12/2009
सह दुय्यम निबंधक हवेली क्र. 3
दिनांक: 18/12/2009





हाराष्ट्र MAHARASHTRA

2024

CR 448796

अनु. क्र. 2002 दि. 09 AUG 2024 मु. शु. रकम 400/-

या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे.

वस्ताचा प्रकार समजूतीचा करारनामा

दस्त नोंदणी करणारे आहेत का? होय/नाही.

मिळकतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव श्रीमती उज्वला अशोक चावट

पत्ता 34 Mahadikar Road

दुसऱ्या पक्षाकरिताचे नांव श्रीम. लक्ष्मणजी लोला.

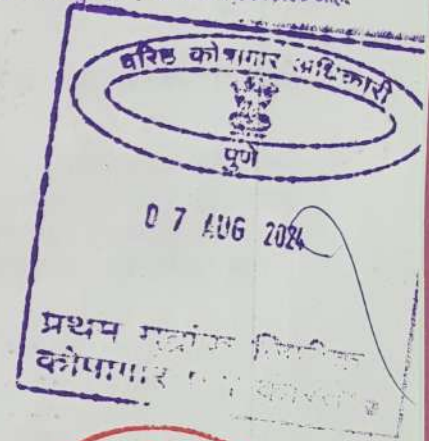
हस्ते व्यक्तीचे नांव व पत्ता

श्रीमती उज्वला अशोक चावट

परवाना क्र. 22090029 कदमवाकयस्ती, ता. हवेली जि. पुणे

मुद्रांक विकत घेणाऱ्याची सही

प्रमाणित



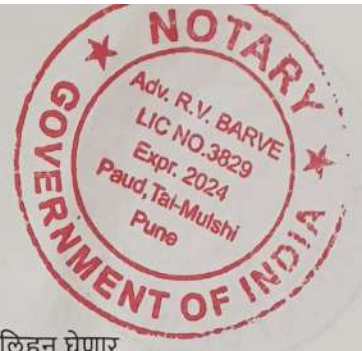
// श्री गजानन प्रसन्न //

समजूतीचा करारनामा (एम.ओ.यु)

समजूतीचा करारनामा आज वार शुक्रवार दिनांक ०९, माहे ऑगस्ट, सन २०२४ इसवी ते दिवशी

२०२४ ८ ९

व नोंदवून दिलेला आहे. त्याप्रमाणे सदर लीजडीडचा दस्त, मे. दुय्यम निबंधक हवेली क. ०७ पुणे यांचे दप्तर, दिनांक १३/०६/२०१६ रोजी, दस्त क. ५३९१/२०१६ रोजी अन्वये नोंदवून व लिहून ठेवलेला आहे.



ओम एज्युकेशन सोसायटी तर्फे ट्रस्टी)
श्री. सचीन शंकरप्रसाद अग्रिहोत्री) लिहून घेणार
PAN NO)
वय :- ५१ वर्षे, धंदा - ट्रस्टी)
रा. अग्रिहोत्री कॉलेज कॅम्पस, रामनगर, वर्धा - ४४२००१)

ओम एज्युकेशन सोसायटी तर्फे प्राचार्य)
सौ. शमशाद आलम कोतवाल) लिहून घेणार
PAN NO)
वय :- ४५ वर्षे, धंदा - प्राचार्य)
रा. वानवडी, पुणे - ४११०४०)

यांसी

श्री रणधीर विनायक घोरपडे)
PAN NO)
वय - ४८, धंदा - शेती / व्यवसाय,) लिहून देणार
रा. कदमवाकवस्ती, ता. हवेली, जि. हवेली)

कारणे समजुतीचा करारनामा लिहून घेणार व लिहून देणार यांचेमध्ये आज रोजी करण्यात येतो तो पुढील अटी व शर्ती असे.....

१) मिळकतीचे वर्णन :- तुकडी पुणे, पोट तुकडी तालुका हवेली, मा. दुय्यम निबंधक हवेली यांचे कार्यक्षेत्रातील, जिल्हा परिषद पुणे, तालुका पंचायत समिती हवेली व ग्रामपंचायत हद्दीतील मुलकी गाव मौजे कदमवाकवस्ती, येथील गट नं. ५७५/१यापैकी लिहून देणार यांचे मालकीचे क्षेत्र ०० हे ९१.७५ आर पैकी ०० हे ८९ आर ही मिळकत प्रस्तुत समजुतीचा करारनामा (एम.ओ.यु) चा विषय आहे.

यांसी चतुःसिमा येणेप्रमाणे :-

पुर्वेस :- श्री. भिवाजी राजाराम काळभोर यांची मिळकत.
पश्चिमेस :- श्री. दिलीप दत्ताजीराव घोरपडे यांची मिळकत.
दक्षिणेस :- सुरेंद्र नगर वस्ती
उत्तरेस :- श्री यशवंत कॉलनी

येणेप्रमाणे चतुःसिमा पूर्वक मिळकत त्यातील जल,तरू, तृण,काष्ठ,पाषाण झाड-झाडोरा दगड, वीट, माती वगैरे सर्व तदंगभूत वस्तुसहित तसेच आम्हास सदर मिळकतीमध्ये जाण्यायेण्याचे, रस्त्याचे, वाहिवाटीचे, सामाईक रस्त्याचे वापराचे, सर्व हक्क व अधिकारासहित तसेच कोणत्याही प्रकारचा हक्क अथवा अधिकार राखून न ठेवता दरोबस्त मिळकत येथुन पुढे या मिळकतीस सदर मिळकत असे संबोधण्यात येईल.

२) वर कलम १ यात वर्णन केलेली मिळकत ही लिहून देणार यांची मालकी वहिवाटीची असून, त्यांचे प्रत्यक्ष ताब्यात आहे. सरकार दफ्तरी ७/१२ चे उता-यावर सदरची मिळकत लिहून देणार यांचे नावे मालक व वहिवाटदार म्हणुन नोंद आहे. सदर मिळकतीवर लिहून देणार यांचे शिवाय इतर कोणाचाही कोणत्याही प्रकारचा, हक्क व हितसंबंध नव्हता व नाही. लिहून घेणार यांना परिसरामध्ये शाळेस शाळेचे क्रिडांगणाकरिता भाडेपट्टा तत्वावर ३० वर्षे मुदतीसाठी जागेची गरज भासल्यामुळे त्यांनी लिहून देणार यांचेकडे भाडेपट्टा कराराने सदर मिळकत वापरण्यास घेतलेली होती. सदर मिळकतीचे लिहून देणार यांनी लिहून घेणार यांना लीजडीडचा दस्त लिहून व नोंदवून दिलेला आहे. त्याप्रमाणे सदर लीजडीडचा दस्त, मे. दुय्यम निबंधक हवेली क. ०७ पुणे यांचे दफ्तरी, दिनांक १३/०६/२०१६ रोजी, दस्त क. ५३९१/२०१६ रोजी अन्वये नोंदवून व लिहून ठेवलेला आहे.



३) सदर भाडेपट्ट्याची मुदत ही दिनांक १०/०६/२०१६ ते ०९/०५/२०४६पर्यंत म्हणजेच ३० वर्ष मुदतीसाठी आहे.

४) सदर मिळकत लिहून घेणार यांनी शाळेचे क्रिडांगणाचे वापरापोटी व उपभोगापोटी ३० वर्षांचे मुदतीकरिता घेतलेली असून लिहून घेणार यांनी लिहून देणार यांना वार्षिक एकरकमी रक्कम रुपये ५,००,०००/- (अक्षरी पाच लाख रुपये फक्त) देण्याचे ठरलेले होते.


५) सदर मिळकतीचे आज तागायत असणारे सर्व भाडे लिहून घेणार यांनी लिहून देणार यांना पूर्णपणे चेक / रोख स्वरूपात जमा केलेले आहे. आजपर्यंत कोणत्याही भाडे रकमेची बाकी राहिलेली नाही.

६) तसेच सदर मिळकतीच्या मागील होणाऱ्या भाडेपट्ट्याच्या मोबदल्याच्या रक्कमेच्या पोटी लिहून देणार यांच्या मुलीचे ४ थी ते १२ वी पर्यंतचे शिक्षण हे लिहून घेणार हे सदर शिक्षण संस्थेमध्ये विना मोबदला करून देणार आहेत. तसेच सदर संस्थेमध्ये उच्चशिक्षणाची सोय झालेस ते सुद्धा करून देण्याची सोय लिहून घेणार यांनी करणेची आहे.

७) तसेच सदर मिळकतीचे येथुन पुढे लिहून देणार व लिहून घेणार यांचे दरम्यान नवीन भाडेकरार हा नवीन भाडे व नवीन अटी शर्तीवर करण्यात येईल हे लिहून देणार व लिहून घेणार यांना मान्य व कबुल आहे.

८) तसेच सदर मिळकतीबाबत लिहून देणार यांचे त्यांच्या भावकीसोबत जे काही वाद विवाद आहेत ते क्लिअर करून देण्याची सर्वस्वी जबाबदारी हि लिहून देणार यांची राहिल त्याची तोषिष लिहून घेणार यांना लागू देण्याची नाही.

येणेप्रमाणे प्रस्तुतचा समजुतीचा करारनामा आज रोजी आम्ही आमच्या राजीखुशीने व अवकलहुशारीने, समजून उमजून पूर्ण विचारांनी लिहून दिलेली असून त्यावर आम्ही आजरोजी दोन साक्षीदारांसमक्ष आमच्या सहा केलेल्या आहेत.

| सही/ नाव | अंगठा | फोटो |
|--|---|---|
|  ओम एज्युकेशन सोसायटी तर्फे चेअरमन श्री. सचीन चंकरप्रसाद अग्रिहोत्री लिहून घेणार |  |  |
|  ओम एज्युकेशन सोसायटी तर्फे प्राचार्य सौ. शमशाद आलम कोतवाल लिहून घेणार |  |  |



गजेच ३० वर्ष

पोटी ३० वर्षांचे
रकमी रक्कम

न देणार यांना
रकमेची बाकी

क्कमेच्या पोटी
सदर शिक्षण
शेक्षणाची सोय

दरम्यान नवीन
व लिहून घेणार

गही वाद विवाद
ल त्याची तोशिष

या राजीखुशीने व
ही आजरोजी दोन

फोटो



| | | |
|---|--|--|
| <p>श्री रणधीर विनायक घोरपडे लिहून देणार</p> | | |
|---|--|--|

साक्षीदार
१) सही :-
नाव :-
पत्ता :-

हेमलता रंघीर घोरपडे
घोरपडे वज्जी कदम वाठ
वज्जी लोणी, गा. एप्रोही
H.R. Ghorpade

२) सही :-
नाव :-
पत्ता :-



BEFORE ME

Adv. R.V. BARVE
MALLB
Advocate & Notary

- 9 AUG 2024




भारत सरकार
 Unique Identification Authority of India
 Government of India

अंशिकरण क्रमांक / Enrolment No.: 006210065/00467

To:
 Sachin Shewkar Agnihotri
 सचिन शेवकर अग्निहोत्री
 Agnihotri College Campus,
 Kumbhariya,
 VITI, Warananagar, Warananagar,
 246 District, Warananagar, Warananagar,
 State: Maharashtra, PIN Code: 445001,
 Mobile: 9873000170

आपला आधार क्रमांक / Your Aadhaar No.:
5087 3175 7953
 माझे आधार, माझी ओळख




भारत सरकार
 Government of India

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 Sachin Shewkar Agnihotri
 सचिन शेवकर अग्निहोत्री
 अंशिकरण क्रमांक / Enrolment No.: 006210065/00467
 पुणे, महाराष्ट्र




5087 3175 7953
 माझे आधार, माझी ओळख






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 Kumbhariya,
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 246 District, Warananagar, Warananagar,
 State: Maharashtra, PIN Code: 445001,
 Mobile: 9873000170

आपला आधार क्रमांक / Your Aadhaar No.:
6442 8876 0733
 आधार - सामान्य माणसाचा अधिकार




भारत सरकार
 Government of India

To:
 Sachin Shewkar Agnihotri
 सचिन शेवकर अग्निहोत्री
 अंशिकरण क्रमांक / Enrolment No.: 006210065/00467
 पुणे, महाराष्ट्र




6442 8876 0733
 आधार - सामान्य माणसाचा अधिकार

५५५




भारत सरकार
 Unique Identification Authority of India
 Government of India

अंशिकरण क्रमांक / Enrolment No.: 006210065/00467

To:
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 Agnihotri College Campus,
 Kumbhariya,
 VITI, Warananagar, Warananagar,
 246 District, Warananagar, Warananagar,
 State: Maharashtra, PIN Code: 445001,
 Mobile: 9873000170

आपला आधार क्रमांक / Your Aadhaar No.:
7345 4247 9641
 माझे आधार, माझी ओळख




भारत सरकार
 Government of India

To:
 Sachin Shewkar Agnihotri
 सचिन शेवकर अग्निहोत्री
 अंशिकरण क्रमांक / Enrolment No.: 006210065/00467
 पुणे, महाराष्ट्र




7345 4247 9641
 माझे आधार, माझी ओळख

५५५




भारत सरकार
 Unique Identification Authority of India
 Government of India

अंशिकरण क्रमांक / Enrolment No.: 1218/19313/00053

To:
 Sachin Shewkar Agnihotri
 सचिन शेवकर अग्निहोत्री
 Agnihotri College Campus,
 Kumbhariya,
 VITI, Warananagar, Warananagar,
 246 District, Warananagar, Warananagar,
 State: Maharashtra, PIN Code: 445001,
 Mobile: 9873000170

आपला आधार क्रमांक / Your Aadhaar No.:
6190 4481 5691
 आधार - सामान्य माणसाचा अधिकार




भारत सरकार
 Government of India

To:
 Sachin Shewkar Agnihotri
 सचिन शेवकर अग्निहोत्री
 अंशिकरण क्रमांक / Enrolment No.: 1218/19313/00053
 पुणे, महाराष्ट्र




6190 4481 5691



महाराष्ट्र MAHARASHTRA

2024

CR 448797

अनु.क्र. २००५ दि. ०९ AUG २०२४ मु.शु.रकम ५००/-

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी केल्यापासुन ६ महिन्यात वापरणे बंधनकारक आहे.

दस्तावाचा प्रकार लिख अण्ड लायसेन्स

दस्त गोंदणी करणार आहेत/नाही

मिळकतीचे वर्णन

मुद्रांक मिळकत घेणाऱ्याचे नाव श्रीमती उज्वला अशोक चावट

पत्ता ८४, काळ्याची, पुणे

दुसऱ्या पक्षकाराचे नाव श्री. १०२५२१०० लाला

हस्ते व्यक्तीचे नाव व स्वाक्षरी

मुद्रांक विकत घेणाऱ्याची सही श्रीमती उज्वला अशोक चावट परवाना क्र. २२०१०८९ कदमवाकवस्ती, ता. हवेली जि. पुणे



// श्री गजानन प्रसन्न //

लिख अण्ड लायसेन्सी करारनामा

करारनामा - आज रोज शुक्रवार, दिनांक ०९, माहे ऑगस्ट, सन २०२४ इसवी ते दिवशी

वहिवाटीची असुन सदर मिळकत तुमचे प्रत्यक्ष ताब्यात असुन तुम्ही तिचा मालकी हक्काः उत्पन्न घेत आहात व मालकी हक्काने कर (TAX) भरत आहात. तुम्ही लायसेन्सी यांनी



श्री रणधीर विनायक घोरपडे

PAN NO

वय - ४८, धंदा - शेती / व्यवसाय,
रा. कदमवाकवस्ती, ता. हवेली, जि. पुणे

) लायसेन्सीर
) लिहून घेणार मालक
)
)

ओम एज्युकेशन सोसायटी तर्फे ट्रस्टी

श्री. सचीन शंकरप्रसाद अग्रिहोत्री

PAN NO

वय :- ५१ वर्षे, धंदा - ट्रस्टी
रा. अग्रिहोत्री कॉलेज कंपस, रामनगर, वर्धा - ४४२००१

यांसी ...

) लायसेन्सी
) लिहून देणार भाडेकरू
)
)

ओम एज्युकेशन सोसायटी तर्फे प्राचार्य

सौ. शमशाद आलम कोतवाल

PAN NO

वय :- ४५ वर्षे, धंदा - प्राचार्य
रा. वानवडी, पुणे - ४११०४०

) लायसेन्सी
) लिहून देणार भाडेकरू
)
)

कारणे करारनामा दस्त लिहून देतो की.

१) मिळकतीचे वर्णन :- तुकडी पुणे, पोटा तुकडी तालुका हवेली, मा. दुय्यम निबंधक हवेली यांचे कार्यक्षेत्रातील, जिल्हा परिषद पुणे, तालुका पंचायत समिती हवेली व ग्रामपंचायत हद्दीतील मुलकी गाव मौजे कदमवाकवस्ती, येथील गट नं. ५७५/१ यापैकी लिहून देणार यांचे मालकीचे क्षेत्र ०० हे ९१.७५ आर पैकी ०० हे ८१ आर ही मिळकत प्रस्तुत लिहू अँड लायसेन्सी करारनाम्याचा विषय आहे.

यांसी चतुःसिमा येणेप्रमाणे :-

| | | |
|----------|----|--|
| पुर्वेस | :- | श्री. भिवाजी राजाराम काळभोर यांची मिळकत. |
| पश्चिमेस | :- | श्री. दिलीप दत्ताजीराव घोरपडे यांची मिळकत. |
| दक्षिणेस | :- | सुरेंद्र नगर वस्ती |
| उत्तरेस | :- | श्री यशवंत कॉलनी |

येणेप्रमाणे चतुःसिमा पूर्वक मिळकत त्यातील जल, तरू, तृण, काष्ठ, पाषाण झाड-झाडोरा दगड, वीट, माती वगैरे सर्व तदंगभूत वस्तुसहित तसेच आम्हास सदर मिळकतीमध्ये जाण्यायेण्याचे, रस्त्याचे, वाहिवाटीचे, सामाईक रस्त्याचे वापराचे, सर्व हक्क व अधिकारासहित तसेच कोणत्याही प्रकारचा हक्क अथवा अधिकार राखून न ठेवता दरोबस्त मिळकत येथुन पुढे या मिळकतीस सदर मिळकत असे संबोधण्यात येईल.

२) वर कलम १ यात वर्णन केलेली मिळकत ही लिहून घेणार यांची मालकी वहिवाटीची असून, त्यांचे प्रत्यक्ष ताब्यात आहे. सरकार दफ्तरी ७/१२ चे उता-यावर सदरची मिळकत लिहून घेणार यांचे नावे मालक व वहिवाटदार म्हणून नोंद आहे. सदर मिळकतीवर लिहून घेणार यांचे शिवाय इतर कोणाचाही कोणत्याही प्रकारचा, हक्क व हितसंबंध नव्हता व नाही. वर कलम १ यात वर्णन केलेली मिळकत ही तुमचे मालकी हक्काची व कब्जे वहिवाटीची असून सदर मिळकत तुमचे प्रत्यक्ष ताब्यात असून तुम्ही तिचा मालकी हक्काचा उपभोग घेत आहात व मालकी हक्काने कर (TAX) भरत आहात. तुम्ही लायसेन्सी यांनी लायसेन्सीर यांचेकडे वरील मिळकत १२ महिन्यांचे कालावधीसाठी लिहू अँड लायसेन्सीचे तत्वाने / बोलीने एंजल हायस्कुल या शाळेच्या क्रिडांगणा करिता द्यावी अशी मागणी केली.



त्याकामी लायसेन्सी व लायसेन्सॉर यांचे दरम्यान चर्चा - विनिमय, वाटाघाटी व बोलाचाली होवून सदर मिळकत तुम्ही आम्हास १२ महिन्यांच्या बोलीने लिह्व अँड लायसेन्सीचे तत्वाने पुढील अटी व शर्तीवर देण्याचे ठरविले ते पुढीलप्रमाणे -

ए) सदर मिळकत हि १२ महिन्यांची मुदती पर्यंत लिह्व अँड लायसेन्सी कायम राहिल तसेच १२ महिन्यांची मुदत संपताच घेतल्या त्या परिस्थितीत सदर मिळकत हि आम्ही आपणास खाली करून देवू.

बी) सदरची मिळकतीत लिहून देणार यांनी एंजल हायस्कुल या शाळेच्या क्रिडांगणा करिता वापरासाठी सदरची मिळकत घेतलेली असून सदर मिळकतीच्या वापराबद्दल लिहून देणार यांनी लिहून घेणार यांना वार्षिक जागा मिळकतीचे वापराबद्दल म्हणून रक्कम रुपये ०१,५०,०००/- (अक्षरी रक्कम रुपये एक लाख पन्नास हजार रुपये फक्त) इतकी रक्कम ठरलेली असून सदर रक्कम हि लिहून घेणार यांच्या पत्नी नामे सौ. हेमलता रणधीर घोरपडे यांच्या नावे देण्यास लिहून घेणार यांची पूर्णपणे संमती आहे. त्याबाबत मी लिहून घेणार भविष्यात कधीही वाद, तंटा, भांडण निर्माण करणार नाही. तसेच ठरलेल्या रकमेपैकी रक्कम रुपये ०१,००,०००/- (अक्षरी एक लाख रुपये फक्त) हे दिनांक ०९/०८/२०२४ रोजी चेक स्वरूपात देणार आहेत यांसी चेक नं. २६७१८७ युनियन बँक शाखा लोणी काळभोर, तसेच उर्वरित रक्कम रुपये ५०,०००/- (अक्षरी पन्नास हजार रुपये फक्त) हे दिनांक ०९/११/२०२४ रोजी चेक स्वरूपात देणार आहेत यांसी चेक नं. २६७१८८ युनियन बँक शाखा लोणी काळभोर, तसेच पुढील वर्षीचे अँडव्हांस भाडे रक्कम रुपये ५०,०००/- (अक्षरी पन्नास हजार रुपये फक्त) हे दिनांक ०९/०२/२०२५ रोजी चेक स्वरूपात देणार आहेत यांसी चेक नं. २६७१८९ युनियन बँक शाखा लोणी काळभोर, या प्रमाणे लिहून घेणार यांना सदरची लायसेन्स देण्याची आहे. सदरचा करारनामा हा इंग्रजी महिन्याच्या कॅलेंडर प्रमाणे पहिल्या तारखेस सुरु होवून त्याच महिन्याच्या शेवटच्या तारखेस संपणारा राहिल. सदर मिळकत हि १२ महिन्यांच्या मुदतीपर्यंत लिह्व & लायसेन्सी कायम राहिल तसेच १२ महिन्यांची मुदत संपताच सदर मिळकत लिहून देणार यांनी लिहून घेणार यांना खाली करून द्यावयाची आहे. तसेच सदर कराराची मुदत वाढ करण्याचे ठरल्यास मुदतवाढीसाठी दरवर्षी ५ % परवाना फी वाढ केली जाईल म्हणजेच जर हा करार संपल्यानंतर जर पुढे सदर कराराची मुदत १२ महिणे वाढविण्याचे ठरल्यास सदर कराराचे वार्षिक भाडे रक्कम रुपये ०१,५७,५००/- (अक्षरी रक्कम रुपये एक लाख सत्तावण हजार पाचशे फक्त) होईल हे लिहून देणार व लिहून घेणार यांना मान्य व कबूल आहे.

सी) सदरची मिळकत ही लिहून देणार यांनी स्वच्छ व सुंदर ठेवण्याची आहे. तसेच सदर मिळकतीत वापर करित असताना इतरांना त्रास होईल असे कोणत्याही प्रकारचे वर्तन करावयाचे नाही. अगर त्याचे हातुन काही नुकसान झाल्यास त्याची भरपाई करून देण्याची जबाबदारी लिहून देणार याचेवर आहे व राहिल.

डी) सदर मिळकतीचे लाईट बिल लायसेन्सी (लिहून देणार) यांनी भरणेचा आहे. सदर मिळकत लिहून देणार यांनी ज्या कारणासाठी भाडेतत्वाने घेतलेली आहे त्याच कारणासाठी वापरणे बंधन कारक आहे.

इ) मुदती अखेर लायसेन्सी यांनी मिळकतीमधील त्यांचे सामानसुमान स्वखर्चाने काढून घेऊन सदर मिळकतीचा खुला व प्रत्यक्ष कब्जा व अधिकार लिहून देणार यांनी लिहून घेणार यांना द्यावयाचा आहे.

एफ) सदर मिळकतीचा ताबा मुदती अगोदर लायसेन्सॉर यांना हवा असल्यास लायसेन्सॉर यांनी लायसेन्सी यांना सहा महिन्यांच्या अगोदर लेखी / तोंडी सूचना द्यावयाची आहे अथवा लायसेन्सी यांना सदर मिळकतीचा ताबा सोडावयाचा असल्यास सहा महिन्यांच्या अगोदर लेखी / तोंडी सूचना लायसेन्सॉर यांना द्यावयाची आहे.



जी) सदर मिळकतीचा वापर लायसेन्सी यांनी ज्या कारणासाठी घेतला आहे त्याच कारणासाठी करावयाचा आहे. सदर मिळकतीत काही अंतर्गत अगर बहिर्गत फेरबदल अगर दुरुस्ती करावयाची असल्यास त्याकामी लिहून घेणार याची परवानगी घेणे आवश्यक आहे.

एच) सदर मिळकतीचा करारनामा हा दिनांक ०९/०८/२०२४ पासून १२ महिन्यांचे म्हणजेच दिनांक ०८/०८/२०२५ पर्यंत अस्तित्वात राहील त्यानंतर सदर मिळकतीचा लायसेन्सी यांनी कोणत्याही प्रकारचा विलंब अडथळा निर्माण करावयाचा नाही अगर काही विलंब अथवा अडथळा निर्माण झाल्यास त्याकामी होणा-या नुकसानीस लायसेन्सी हे सर्वस्वी जबाबदार राहतील.

आय) सदर मिळकतीच्या वापराबद्दल लिहून देणार यांनी लिहून घेणार यांना बिनव्याजी सिव्युरिटी डिपॉझीट दिलेले नाही. सदरचा दस्त मुदतीत लिहून व नोंदवून ठेवणेची जबाबदारी लिहून घेणार व लिहून देणार यांची आहे राहिल.

जे) सदर वर कलम (१) यात वर्णन केलेल्या मिळकतीत राहत असताना किंवा वापर करत असताना कोणत्याही प्रकारचा खटला, गुन्हा, अपघात, चोरी, कोणाचाही मृत्यु वगैरे झाल्यास त्याचेही लिहून घेणार यांचा अथवा सदर मिळकतीचा कोणत्याही प्रकारचा संबंध राहणार नाही त्याची पूर्ण जबाबदारी लिहून देणार यांची स्वतःची आहे व राहिल. तसेच सदर मिळकतीत राहत असताना किंवा वापर करत असताना कोणत्याही प्रकारची नैसर्गिक आपत्ती झाल्यास त्यामुळे लिहून देणार यांचे कोणत्याही प्रकारचे नुकसान, जीवित हानी वगैरे झाल्यास त्याचेही लिहून घेणार यांचा अथवा सदर मिळकतीचा कोणत्याही प्रकारचा संबंध राहणार नाही त्याची पूर्ण जबाबदारी लिहून देणार यांची स्वतःची आहे व राहिल. तसेच सदर वर कलम (१) यात वर्णन केलेल्या मिळकतीत लिहून देणार यांनी कोणत्याही प्रकारचे ज्वालाग्राही वस्तूंचा अगर तदनुषंगिक वस्तूंचा साठा करावयाचा नाही.

के) सदर वर कलम (१) यात वर्णन केलेल्या मिळकतीत सलग दोन महिने कुलूप लावलेले असल्यास सदरील कुलूप कोणासही न विचारता काढून टाकण्याचा अधिकार लिहून घेणार यांना राहिल. त्यावेळी सदरील मिळकतीमध्ये कोणत्याही प्रकारची वस्तू वगैरे असल्यास त्याची जबाबदारी लिहून घेणार यांची असणार नाही.

एल) सदर वर कलम (१) यात वर्णन केलेली मिळकत ही लिहून देणार यांना फक्त १२ महिनेचे कलावाधी करिता भाडेतत्वावर दिलेली असून सदर मिळकत लिहून देणार यांनी कोठेही तारण, गहाण ठेऊन कोणत्याही प्रकारचे कर्ज वगैरे काढावयाचे नाही. तसा लिहून देणार यांना अधिकार नव्हता व नाही तसेच तसा अधिकार कधीही प्राप्त होणार नाही. सदरील बाब लिहून देणार यांना मान्य व कबुल आहे.

एम) सदरील करारनाम्याचा मूल दस्त (ओरीजनल दस्त) लिहून घेणार यांच्या कडे राहणार आहे. तसेच सदरील दस्ताची दुय्यम प्रत (झेरोक्स प्रत) लिहून देणार यांना दिलेली आहे. लिहून देणार यांनी त्यांना दिलेल्या सदरील करारनाम्याच्या दुय्यम प्रतीमध्ये कोणत्याही प्रकारचा फेरबदल करावयाचा नाही. तसा केल्यास सदरील बाब लिहून घेणार यांचेवर बंधनकारक असणार नाही.

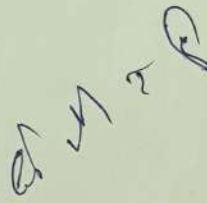





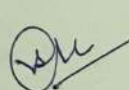


एन) तसेच सदर मिळकतीमध्ये काही बदल करावयाचा असल्यास तो लिहून घेणार व लिहून देणार यांनी एकमेकांच्या संमतीने करणेच आहे.

ओ) उभयतांमध्ये प्रस्तुतचा लिक्व् अँड लायसेन्सीचा करारनामा हा कलम ४(१ए) आणि १३(ए२) मुंबई रेंट कंट्रोल अक्ट १९८७ नुसार दुरुस्ती करण्यात आलेला आहे. लिहून देणार यांनी सदरचा करारनामा हा लिक्व् अँड लायसेन्सचा असल्यामुळे त्यावर भाडेकरू म्हणून आपला हक्क सांगावयाचा नाही ही महत्वाची व प्रमुख अट या कराराची आहे. सदर दोन्ही पक्षकार यांनी



लवकरात लवकर रजिस्टर नोंदणीकृत भाडेकरार करावा अशी सूचना सदरील दोन्ही पक्षकार यांना देण्यात आलेली आहे.

येणेप्रमाणे लिव्ह अँड लायसेन्स करारनामा आम्ही आमचे राजी खुशीने व येणेप्रमाणे लिव्ह अँड लायसेन्स कारनाम्याच्या अटी व शर्ती आम्हाला मान्य व कबुल आहेत याचे सत्यतेसाठी आम्ही साक्षीदारांसमक्ष सहाय्य केल्या आहेत.

| सही/ नाव | अंगठा | फोटो |
|---|--|---|
|  श्री रणधीर विनायक घोरपडे लिहून घेणार |  |  |
|  ओम एज्युकेशन सोसायटी तर्फे ट्रस्टी श्री. सचीन शंकरप्रसाद अग्रिहोत्री लिहून देणार |  |  |
|  ओम एज्युकेशन सोसायटी तर्फे प्राचार्य सौ. शमशाद आलम कोतवाल लिहून देणार |  |  |

साक्षीदार :

✓ १) सही : H.R. Ghosapade

२) सही :

नाव : सौ. हेमलता रणधीर घोरपडे

नाव :

पत्ता : कदमवाकवस्ती, ता. हवेली, जि. पुणे

पत्ता :



BEFORE ME

Adv. R. V. BARVE
MALLB
Advocate & Notary

पक्षकार
पणेप्रमाणे
हेत याचे

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