

PUNE METROPOLITAN
REGION DEVELOPMENT AUTHORITY

93EME
2029

LEASE DEED

SCA
3.33

EXECUTED ON : 20/09/2021

REGD NO.: 93EME/2029

SUB REGISTRAR HAVELI NO.: 24

SECTOR NO. : 32-A

PLOT NO. : High School No.02

525/13959

पावती

Original/Duplicate

Monday, September 20, 2021

नोंदणी क्र.: 39म

12:36 PM

Regn.: 39M

पावती क्र.: 14997 दिनांक: 20/09/2021

गावाचे नाव: रावेत

दस्तऐवजाचा अनुक्रमांक: हवल24-13959-2021

दस्तऐवजाचा प्रकार: भाडेपट्टा

मादर करणाऱ्याचे नाव: औद्योगिक तंत्र शिक्षण संस्था तर्फे चेअरमन श्री. मनोहर धोंडदेव जांभेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:55 PM ह्या वेळेस मिळेल.

JSR Haveli 24

वाजार मुल्य: रु. 0/-

मोबदला रु. 201300404/-

भरलेले मुद्रांक शुल्क : रु. 10065100/-

1) देयकाचा प्रकार: DHC रकम: रु. 540/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1509202111912 दिनांक: 20/09/2021

वैकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005515245202122E दिनांक: 20/09/2021

वैकेचे नाव व पत्ता:



20/09/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 24

दस्त क्रमांक : 13959/2021

नोदणी :

Regn:63m

गावाचे नाव : रावेत

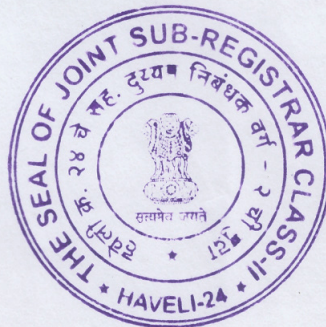
(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोवदला	201300404
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मौजे रावेत येथील पुणे महानगर प्रदेश विकास प्राधिकरण यांचे हद्दीतील सेक्टर नं. 32 अ मधील माध्यमिक शाळा क्र. 2 यांसी क्षेत्र 12053.57 चौ.मी. ही मिळकत((SECTOR NUMBER : Sector No. 32A ;))
(5) क्षेत्रफळ	1) 12053.57 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- औद्योगिक तंत्र शिक्षण संस्था तर्फे चेअरमन श्री. मनोहर धोंडदेव जांभेकर वय:-90; पत्ता:- प्लॉट नं:-, माळा तः -, इमारतीचे नाव:-, ब्लॉक तः सी-2. एम.आय.डी.सी., रोड तः चिंचवड स्टेशन, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411019 पॅन नं:-AAATA7091B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- पुणे महानगर प्रदेश विकास प्राधिकरण तर्फे महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी डा. सुहास दिवसे वय:-50; पत्ता:- प्लॉट नं:-, माळा तः -, इमारतीचे नाव:-, ब्लॉक तः -, रोड तः आकुर्डी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-AAAALP1603L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/09/2021
(10) दस्त नोंदणी केल्याचा दिनांक	20/09/2021
(11) अनुक्रमांक, खंड व पृष्ठ	13959/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	10065100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



दस्तावेजवतची मुळ प्रत
श्री/श्रीमती.....
यांना दिली. *जांभेकर*
दि. 20/09/2021

3/11
सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Audyogik Tantra Shikshan Sanstha tarfe Chairman Manohar D Jambhekar	eChallan	69103332021082712777	MH005515245202122E	10065100.00	SD	0003041172202122	20/09/2021
2	Audyogik Tantra Shikshan Sanstha tarfe Chairman Manohar D Jambhekar	eChallan		MH005515245202122E	30000	RF	0003041172202122	20/09/2021
3		DHC		1509202111912	540	RF	1509202111912D	20/09/2021

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





CHALLAN
MTR Form Number-6



GRN	MH005515245202122E	BARCODE			Date	27/08/2021-16:16:41		Form ID	36		
Department					Inspector General Of Registration						
Type of Payment					Stamp Duty Registration Fee						
Office Name					HVL24_HAVELI 24 JOINT SUB REGISTRAR		Full Name		Audyogik Tantra Shikshan Sanstha tarfe Chairman		
Location					PUNE		Manohar D Jambhekar				
Year					2021-2022 One Time		Flat/Block No.		Sector No. 32A, High School No. 02, Ravet		
Account Head Details					Amount In Rs.		Premises/Building				
0030046401 Stamp Duty					10065100.00		Road/Street		Ravet, Tal. Haveli, Dist. Pune		
0030063301 Registration Fee					30000.00		Area/Locality		12053.57 Sq. Mtrs.		
							Town/City/District				
							PIN		4 1 2 1 0 1		
							Remarks (If Any)		PAN2=AAALP1603L~SecondPartyName=Pune Metropolitan Region Development Authority Pune~		
							Amount In		One Crore Ninety Five Thousand One Hundred Rupees		
							Words		Only		
Total					1,00,95,100.00						
Payment Details					IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN		Ref. No.		69103332021082712777		700441113
Cheque/DD No.					Bank Date		RBI Date		27/08/2021-16:21:36		30/08/2021
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		100 , 30/08/2021				
<p>Department ID : NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for non-registered document. सदर चलान केवल दफ्तरी निबन्धक कार्यालयत मोदणी केराबरायस दस्तासीत लागू आहे. नोदणी न करलेल्या दस्तासाठी सदर चलान लागू नाही.</p> <p>Signature Not Verified</p> <p>Digitally signed by OS VIRTUAL TREASURY MUMBAI 03 Date: 2021.09.20 12:39:22 IST Reason: Secure Document</p> <p>Challan Defaced</p> <p>THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI 24</p> <p>हवेली-२४</p> <p>93444 9 20</p> <p>2021</p> <p>Mobile No. : 9822950405</p>											
Sr. No.		Defacement No.	Defacement Date	UserId	Defacement Amount						
1	(IS)-525-13959	0003041172202122	20/09/2021-12:36:07	IGR565	30000.00						
2	(IS)-525-13959	0003041172202122	20/09/2021-12:36:07	IGR565	10065100.00						
Total Defacement Amount					1,00,95,100.00						



CHALLAN
MTR Form Number-6

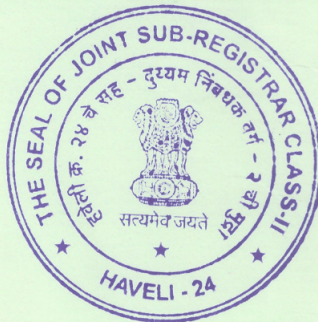


GRN	MH005515245202122E	BARCODE			Date	27/08/2021-16:16:41	Form ID	36
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAATA7091B		
Office Name HVL24_HAVELI 24 JOINT SUB REGISTRAR				Full Name		Audyogik Tantra Shikshan Sanstha tarfe Chairman		
Location PUNE						Manohar D Jambhekar		
Year 2021-2022 One Time				Flat/Block No.		Sector No. 32A, High School No. 02, Ravet		
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		10065100.00		Road/Street		Ravet, Tal. Haveli, Dist. Pune		
0030063301 Registration Fee		30000.00		Area/Locality		12053.57 Sq. Mtrs.		
				Town/City/District				
				PIN		4 1 2 1 0 1		
				Remarks (If Any)				
				PAN2=AAALP1603L~SecondPartyName=Pune Metropolitan Region				
				Development Authority Pune~				
				Amount In One Crore Ninety Five Thousand One Hundred Rupees				
Total		1,00,95,100.00		Words Only				
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332021082712777		700441113
Cheque/DD No.				Bank Date	RBI Date	27/08/2021-16:21:36		Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

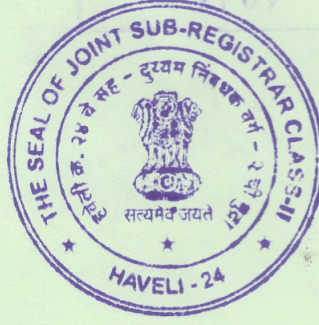
Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822950405

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



हवल-२४		
१३९९९	२	२५
२०२१		



हवेल-२४		
93eye	3	20
२०२१		

LEASE DEED

mofambhakar

This Lease Deed is made at Akurdi, Pune- 411044 on this 20 day of Sep 2021.

BETWEEN

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

Through its Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Region Development Authority, Akurdi, Pune- 411 044.

[Pan No-AAALP1603L]

Hereinafter called as “**THE LESSOR**” (Which expression unless it be repugnant to the context shall mean and deemed to include its office bearers and their permitted assigns)

.... OF THE ONE PART

AND





हवल-२४		
१३९९६	४	२०
२०२१		

Audyogik Tantra Shikshan Sanstha

Address: C2, MIDC, Chinchwad Station, Pune - 411019

(PAN NO- AAATA7091B)

Through it's Chairman

Shri. Manohar Dhonddeo Jambhekar

(PAN NO-AASPJ2517P)

(AADHAR CARD -395833853324)

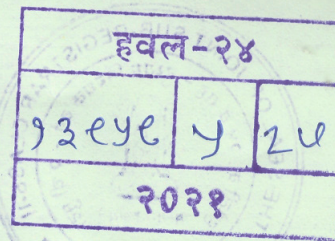
Hereinafter called as the “**THE LESSEE**” (Meaning Signatory to this Agreement to Lease and their Legal Representatives, Administrators, Assigns, etc.)

... OF THE SECOND PART

READ:

1. Pimpri Chinchwad New Town Development Authority's Disposal of Land Regulations, 1973.
2. Pimpri Chinchwad New Town Development Authority's Development Control Rules, 1973.
3. Pimpri Chinchwad New Town Development Authority's Meeting No. 351, held on 14/05/2021
4. Advertisement for Educational Plot dated 01/04/2021 in Daily Newspaper Loksatta, Lokmat and Punyanagri.
5. Allotment letter bearing No.vipra/Bhu-vibhag kr.1/1159, Dated 20/05/2021
6. Informative Booklet for the plots given along with the application form.

WHEREAS, vide Notification No. TPS-1821/221/CR-43/2021/UD-13, dated 07.06.2021 (hereinafter referred to as the 'Said Notification' for the sake of brevity and convenience) issued by the Urban Development Department under the Maharashtra Regional and Town Planning Act, 1966 published in official Gazette dated 11.06.2021 (hereinafter referred to as the 'Said Publication' for the sake of brevity and convenience) issued by the State of Maharashtra, all the powers and ownership in respect of the land bearing High School No. 02, Village: Ravet in Sector No. 32A, Taluka: Haveli, District: Pune- 412101, admeasuring about 12053.57 Square Meters



which is more particularly described in the schedule written herein under and delineated by red color boundary in the map/ plan annexed herewith and the same is hereinafter referred to as the Said Plot for the sake of convenience, which was formerly held by the Pimpri-Chinchwad New Town Development Authority (PCNTDA) are now vested with the Pune Metropolitan Region Development Authority i.e. the Lessor herein and therefore the Pune Metropolitan Region Development Authority is entitled to deal with the Said Plot and also execute the necessary document/s in respect of the Said Plot;

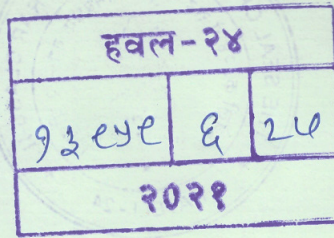
AND WHEREAS, the PCNTDA, while it was a subsisting statutory authority prior to the Said Notification and the Said Publication, prepared a Development Plan for the area formerly under its jurisdiction comprising of 42 Sectors. Each Sector has been further divided into Residential, Commercial, Educational and other amenity area;

AND WHEREAS, therefore the Lessor published a Tender Notice in the daily issue of Loksatta, Lokmat and Punyanagri., dated 01/04/2021 inviting tenders from the public at large, as contemplated under Regulation of the

AND WHEREAS, in response to the above mentioned publication of Tender Notice, dated 01/04/2021 the Lessee preferred **an Application, dated 05/05/2021** with the Lessor for the allotment of the Said Plot in its favour and offered highest rate amongst the bidders for this plot i.e. amount of Rs. 199498638+ Cost of Construction of Compound wall Rs-1801766/- = Total Cost – 201300404/- (Rs. Twenty Crores Thirteen lacks Four Hundred Four only) to the Lessor;

AND WHEREAS, the Lessor has accepted the said offer and sanctioned the above mentioned Tender Application of the Lessees vide its letter dated 20/05/2021 and directed the Lessees to deposit the amount of premium of Rs. 199498638+ Cost of Construction of Compound wall Rs-1801766/- = Total Cost – 201300404/- (Rs. Twenty Crores Thirteen lacks Four Hundred Four only)





AND WHEREAS, The Lessees have accordingly deposited the said entire amount of premium of Rs. 199498638+ Cost of Construction of Compound wall Rs-1801766/- = Total Cost – 201300404/- (Rs. Twenty Crores Thirteen lacks Four Hundred Four only) with the Lessor and the receipt of which is hereby acknowledged by the Lessor;

AND WHEREAS, thus after receiving the aforesaid amount of premium of Rs. 199498638+ Cost of Construction of Compound wall Rs-1801766/- = Total Cost – 201300404/- (Rs. Twenty Crores Thirteen lacks Four Hundred Four only) from the Lessees, the Lessor has agreed to enter into the present Lease Deed in favour of the Lessees in respect of the Said Plot more particularly described in the schedule written herein under and more particularly delineated on the plan by red color boundary line, Annexed hereto, for the purpose of constructing buildings/s consisting of High School as per the building plan to be sanctioned by the Pimpri Chinchwad Municipal Corporation, subject to such terms and conditions mentioned in the present Lease Deed.

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

1. INTERPRETATION

In these presents the term Development Authority mean, the Pune Metropolitan Region Development Authority or any Officer authorized by it by a general or special resolution.

2. DESCRIPTION OF LAND

In consideration of sum of Rs. 199498638+ Cost of Construction of Compound wall Rs-1801766/- = Total Cost – 201300404/- (Rs. Twenty Crores Thirteen lacks Four Hundred Four only) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor both hereby demise unto the Lessee all that piece of land known as High School No-02, Village: Ravet, Sector No- 32A, of the Pune Metropolitan Region Development Authority approved by the State Government U.D.





and P.H.Dept by their letter No- RPP/1176/2779/UD-5, dated 19.11.1976, within the village limits of Ravet, Taluka: Haveli, District: Pune- 412101, contained by admeasuring -12053.57Square Meters or thereabouts an within the jurisdiction of Sub-Registrar, Haveli Dist: Pune and bounded as follows that is to say:

ON OR TOWARDS THE NORTH : By Plot No. 08 (12.5%) and Remaining area for 12.5%

ON OR TOWARDS THE SOUTH: By 15.0 Mtrs. wide Road

ON OR TOWARDS THE EAST: By Nala

ON OR TOWARDS THE WEST: By 15.0 Mtrs. wide Road

And delineated on the plan annexed hereto, duly authenticated under the signature of Chief Planner and shown thereon by Red Color Boundary Line together with all rights, easements and appurtenances, thereto belonging except and reserving to the Lessor all mines and minerals in and under the said land or any part thereof to hold the land herein before expressed to the hereby Demised (hereinafter referred to as the "Demised Land") unto the Lessee for the term of Ninety Nine Years counted from the date of execution of Lease Deed subject nevertheless to the provisions of the Maharashtra Land Revenue Code 1966 and the rules there under PAYING THEREFORE yearly during the said term unto the Lessor at the Office of the Lessor or as otherwise required the yearly rent, of Rupees One from 1st April to 31st March or any part thereof the said Rent to be paid in advance without any deductions whatsoever on or before the 30th day of April in each and every year.

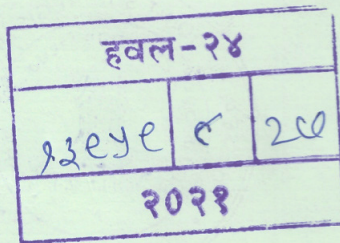
3. **COVENANTS BY THE LESSEE:**

The Lessee with intent to bind all persons into whomsoever hands the demised land may come both hereby covenants with the Lessor as follows:

A. **TO PAY RENT:**

During the said term hereby created to pay unto the Lessor the said rent at the time on the day and in the manner herein before appointed for payment thereof clear of all deductions





B. TO PAY RATES AND TAXES:

To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised land and anything for the time being thereon.

C. NOT TO EXCAVATE:

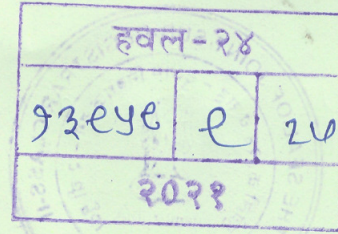
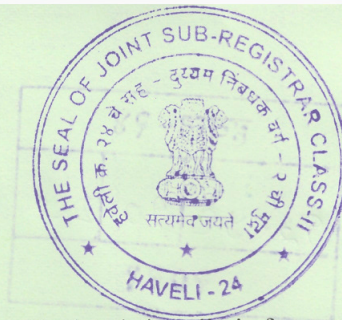
Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

D. TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORKS:

To submit to the Pimpri Chinchwad Municipal Corporation within a period of three months from the date hereof plans and such other particulars of the building structure or work proposed to be built on the demised land in the manner prescribed under the rules and regulations of Pimpri Chinchwad Municipal Corporation.

E. To commence the construction within a period of One Year from the date of approval of building plan by the Pimpri Chinchwad Municipal Corporation or within One month from the date of which water supply is made available to the Demised Land, whichever is later and within a period of three years from the said date at his own expenses and in a substantial and workman like manner and with new and sound materials and in compliance with the said rules and regulations of Pimpri Chinchwad Municipal Corporation and all Municipal Rules and By-laws and Regulations applicable hereto and in strict accordance with the approved plans. elevations detailed specifications to the satisfaction of Pimpri Chinchwad Municipal Corporation build and completely finish fit for occupation a building to be used as Educational purpose with all requisite drains and other proper convenience thereto provided that where the Pimpri Chinchwad Municipal Corporation found sufficient reasons to extend in any





particular case the above stipulated time limit for completion of the construction of building as per regulations made in that behalf, the Lessee shall complete the construction of the building within such extended period.

F. TO BUILD ONLY AS PER PLANS SANCTIONED BY THE PIMPRI CHINCHWAD MUNICIPAL CORPORATION:

Not at any time during the period of this lease, erect any building erection or structure on any portion of the said land without prior sanction of the Pimpri Chinchwad Municipal Corporation and except in accordance with the plans approved by the Pimpri Chinchwad Municipal Corporation.

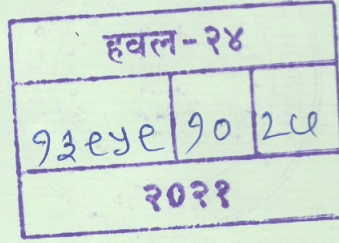
G. TO BUILD ACCORDING TO DEVELOPMENT CONTROL REGULATIONS OR MUNICIPAL REGULATIONS IN FORCE FROM TIME TO TIME:

Both in completion of any such building or erection or addition and at all time during the continuance of this demise to observe and to conform to the Unified Development Control and Promotion Regulations and to all bye-laws, rules and regulations of the Pimpri Chinchwad Municipal Corporation or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating to any way to be demised land and any building thereon.

H. SANITATION:

To observe and conform to the Development Control Regulations all rules and bye-laws of the Pimpri Chinchwad Municipal Corporation or the local authority concerned or any other statutory regulations in any way relating to public health and Pimpri Chinchwad Municipal Corporation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements to conform with such Regulations, Rules or bye-laws in order to keep the demised land and surrounding clean and in good conditions to the satisfaction of the Pimpri Chinchwad Municipal Corporation.





I. ALTERATION

That no alteration or addition at any time be made to the façade or elevation of any building or construction erected and standing on the demised land or architectural features thereof except with the previous approval in writing of the Pimpri Chinchwad Municipal Corporation and subject to such condition as Pimpri Chinchwad Municipal Corporation may lay down.

J. NOT TO AFFIX OR DISPLAY SIGN-BOARDS ADVERTISEMENT ETC.

Not any time during the continuance of the said term to affix or display or permit to affix on or from the demised land any sign-boards, sky-sign, neon sign or advertisement with or without illuminations or otherwise unless the consent in writing of the Pimpri Chinchwad Municipal Corporation has been previously obtained there.

K. TO ENTER AND INSPECT

To permit the Pimpri Chinchwad Municipal Corporation Officers, Surveyors, Workmen or others employed by it from time to time and at all reasonable times of the day during the term hereby granted after week's previous notice to enter into or upon the demised land and to inspect the state thereof and if upon such inspections it shall appear that any action is necessary to keep the demised land in satisfactory condition the Pimpri Chinchwad Municipal Corporation may call upon the Lessee to take such action and upon his failure to do so within a reasonable time Pimpri Chinchwad Municipal Corporation may take such action at the expense of the Lessee in all respects.

L. TO PERMIT ENTRY FOR CARRYING OUT WORKS REGARDING WATER SUPPLY, ELECTRICITY SUPPLY, DRAINAGE ETC.

The Lessee shall permit the Pimpri Chinchwad Municipal Corporation or any person nominated by it or any Servant or Contractor of the Pimpri Chinchwad





Municipal Corporation, the Maharashtra Industrial Development Corporation and Maharashtra State Electricity Distribution Company Limited and/or its sister companies, to enter in to demised premises with such workmen as may be necessary for the purpose of laying any water pipeline or a sewer line or an electric line and any work concerned therewith.

M. NUISANCE

Not to do or permit anything to be done on the demised land which may be a nuisance annoyance or disturbance to the owner, occupiers, or residents of other premises in the vicinity.

N. USE

To use the demised land for the purpose of High School only and for no other purpose. However, as per Government of Maharashtra, Urban Development Department's Notification dated- 23/06/2017 the plots admeasuring area 1 H. 00 R. And above allotted for "Primary School" or "High School" purpose as per sanctioned development plan/sector Layouts may be allowed to be utilized, for the purpose of "**Educational Complex**" subject to following conditions;

- 1) The Minimum approach road should be 12.00 m. width.
- 2) The necessary area for Play Ground as per Government directives shall be provided while development of such plots.

O. INDEMNITY

To Indemnify and keep indemnified the Pimpri Chinchwad Municipal Corporation against any and all claims for damage which may be caused to any adjoining building or other premises by such buildings or in consequences of the erection of the aforesaid work and also against all payment whatsoever which during the progress of the work may become payable or be demanded by the Pimpri Chinchwad





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Municipal Corporation or any local authorities in respect of the said works or of anything done under the authority herein contained.

P. PAYMENT OF SERVICE CHARGES

To make the Development Authority an yearly payment at the rate of Rs. NIL, as lessees contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy, etc. for the demised premises regardless to the extent of benefit derived by the Lessee from such amenities provided that no payment shall be made to Development Authority one year after such Civic amenities have been transferred to the Pimpri Chinchwad Municipal Corporation. The payment shall be paid on the first day of April in each year or within 20 days therefrom.

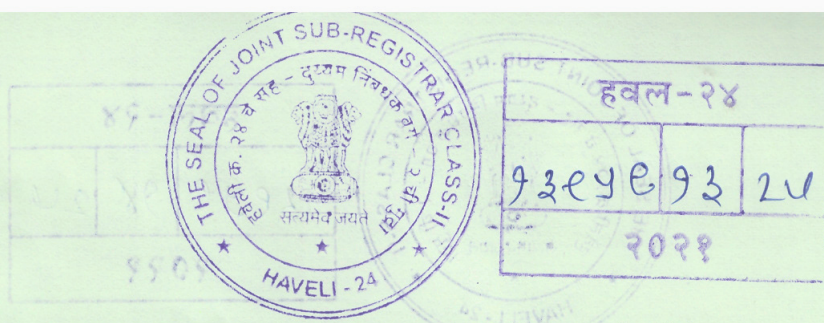
Q. DELIVERY OF POSSESSION AFTER EXPIRATION

At the expiration or sooner determination of the said term, quietly to deliver unto the Lessor the Demised Land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty, if he shall have performed and observed the covenants and conditions herein contained prior to the expiration of the term, to remove and appropriate to Lessee all buildings, erections and structures and material from the Demised land but nevertheless that the Lessee shall deliver up as aforesaid to the Lessor leveled and in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed, provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building, erection or structure shall stand forfeited to the Lessor.

R. NOT TO ASSIGN ETC:

Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Pimpri Chinchwad Municipal Corporation Consent may be granted by the Pimpri Chinchwad Municipal Corporation, if the Lessee agrees to pay the following per centum of the unearned income i.e. the difference between the purchase price and





the current market price, the price at which sale is made, whichever is higher, as transfer fee.

- i. 10 percent in case of the property where more than 10 percent construction is completed.
- ii. 30 percent in case of the property where the construction carried out is less than 10 percent
- iii. 50 percent in case of vacant plot of land.

Provided further that the market value reckoned for this purpose shall not be less than the value shown in the Ready Recknor.

- a) The decision of the Pimpri Chinchwad Municipal Corporation as to the value shall be final and binding.

Provided that such consent shall not be given for a period of Five years from the date of handing over possession of the demised land unless in the opinion of the Pimpri Chinchwad Municipal Corporation exceptional circumstances exists for the grant of such consent.

- b) To surrender to the Development Authority or to any other authority as may be directed by the Development Authority his/her/their interest under the Lease at a price decided by Authority as follows:

In such case premium paid by the Lessee shall be divided by 99 years and the amount equivalent to the rest of the years will be paid to the Lessee by the Lessor.

- c) Mortgage:

The Lessee is not entitled to mortgage his leasehold rights other than to Central Government, State Government, Nationalized Banks, Life Insurance Corporation of India, Maharashtra State Financial Corporation, the Housing Development Finance Corporation or any other Financial Institute approved by the Reserve Bank of India. Lessee is not entitled to mortgage the leasehold rights unless prior written consent of the Pimpri Chinchwad Municipal Corporation is obtained. The Pimpri Chinchwad Municipal Corporation may give such consent, if the Lessee agrees that:

Right to Purchase Leasehold Interest:

- a) In case of default in repayment of the loan amount to the mortgagee, it shall be deemed that the Lessee has surrendered his plot to the Development Authority or





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to any other authority as may be directed by the Development Authority and this lease deed would stand cancelled. In such event the authority may take over mortgagor's rights and discharge the mortgagee from their liability provided that the mortgagee shall give one month's notice to the authority before enforcing their rights to recover the loan amount.

b) Right of the Mortgagee:

The mortgagee is not entitled to enforce their rights under the mortgage deed unless the Development Authority or to any other authority as may be directed by the Development Authority, exercises the right to take over Mortgagor's (Lessee's) interest right within the period of one month after receiving notice from the mortgagee.

c) If the Development Authority or to any other authority as may be directed by the Development Authority, exercises the right to take over mortgagor's interest then mortgagor (Lessee) has no right to object for re-allotment of the said plot and or any construction thereon/ flat to any person authorized by the authority.

d) In the event of re-allotment the Lessee (Mortgagor) has no right to share or to ask for the payment of the increase in value of the plot and or any construction thereon/ flat derived by the authority.

S. BAR ON SUB DIVISION OF LAND

Not to sub-divide the land demised to the Lessee.

T. CHANGE IN STATUS OF THE LESSEE

No changes in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognized without the previous written of the Pimpri Chinchwad Municipal Corporation.

U. NOTICE IN CASE OF DEATH

In the event of death of Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Pimpri Chinchwad Municipal Corporation within three months from such death.





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4. **RECOVERY OF RENT AS LAND REVENUE:**

If and whenever any part of the premium or rent hereby reserved or any other charges payable by the Lessee shall be in arrears, the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966.

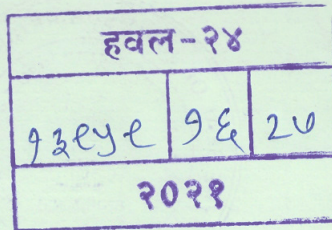
5. **RE-ENTRY:**

If the said rent hereby reserved shall be in arrears for a period of Thirty days whether the same shall have been legally demanded or not or if and whenever there shall have been a breach of any of the covenants by the Lessee herein, contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself then the Lessor may re-enter upon any part of the demised premises in the name of the whole and there upon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made provided always that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenants in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such break or breaches within three months after giving or leaving of such notice.

6. **SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE LEASE:**

If on the determination of the lease any person is found to be unauthorisedly, occupying or wrongfully in possession of the demised land it shall be lawful for the





Lessor or secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code 1966.

7. NOTICE AND DEMANDS:

Any demands for payment or notice requiring to be made or given to the Lessee shall be sufficiently made or given by the Lessor through the post by Registered Letter addressed to the Lessee at the demised land and any demand or notice sent by the post shall be deemed to have delivered in the course of Post.

8. The stamp duty and registration charges payable on and in respect of this deed shall be borne and paid by the Lessees as required by The Maharashtra Stamp Act and not by the Lessor.

IN WITNESS WHEREOF the Lessor and Lessee have hereunto set subscribed their hand and seal the day and year first above written.

SCHEDULE- I

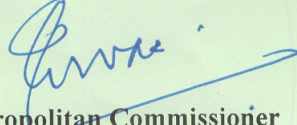
All that piece of land known as **High School No-02**, Village: Ravet, Sector No- **32A**, of the Pune Metropolitan Region Development Authority approved by the State Government U.D. and P.H.Dept by their letter No- RPP/1176/2779/UD-5, dated 19.11.1976, within the village limits of Ravet, Taluka: Haveli, District: Pune- 412101, admeasuring **12053.57 Square Meters** or thereabouts an within the jurisdiction of Sub-Registrar, Haveli Dist: Pune and bounded as follows that is to say:

ON OR TOWARDS THE NORTH : By Plot No. 08 (12.5%)and
Remaining area for 12.5%
ON OR TOWARDS THE SOUTH : By 15.0 Mtrs. wide Road
ON OR TOWARDS THE EAST : By Nala
ON OR TOWARDS THE WEST : By 15.0 Mtrs. wide Road



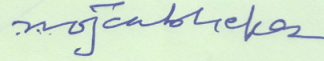
Signed, Sealed and Delivered for and on half of the
Pune Metropolitan Region Development Authority
by the hand of: Shri. Dr. Suhas Diwase, I.A.S., :




Metropolitan Commissioner
and Chief Executive Officer
Pune Metropolitan Region
Development Authority,
(LESSOR)

(Pan Card No. AAALP1603L)

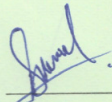
Audyogik Tantra Shikshan Sanstha
(PAN NO- AAATA7091B)
Through it's Chairman
Shri. Manohar Dhonddeo Jambhekar



(LESSEE)



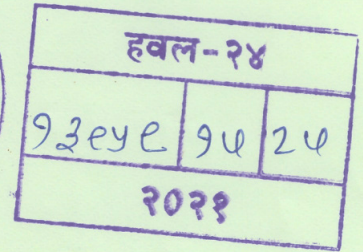
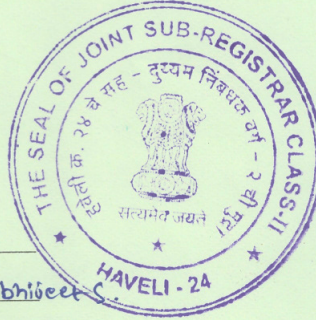
Witnesses:

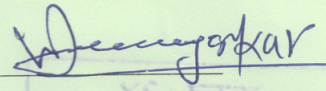
1) Signature: 

Name: Mr. Nalawade Abhishek

Address: Flat No 103 C Wing

Sonigera Rangem Road, Pune



2) Signature: 

Name: V.V. Dogaonkar

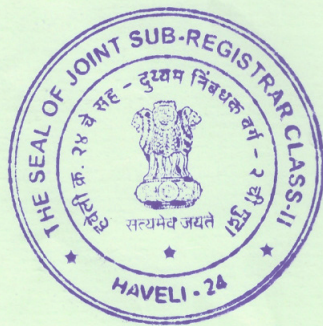
Address: P.C.N.T. 27/280

Nigdi Pune-44





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पुणे - भूविभाग (कामस्थिति फूट)
(भाडेपट्टा मॉडेली भूकीची फूट)

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्रदेश विकास प्राधिकरण नकाशा व ताबेपावती क्र-०६/२०२०.

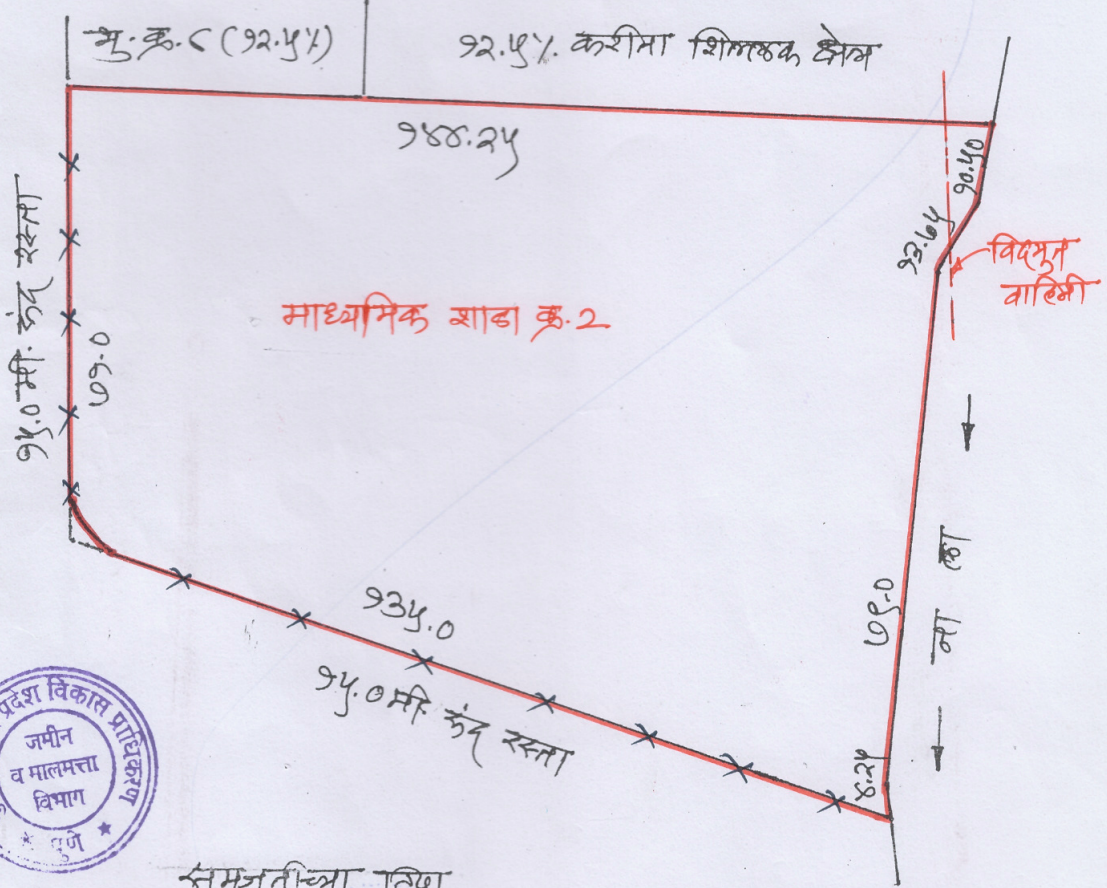
पेठ क्रमांक
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प्लॉट क्रमांक
माध्यमिक शाळा
क्र. २.

क्षेत्र चौ.मीटर
१२०५३.५०

प्लॉट धारकाचे नाव

डॉ. ज्योती तुंग शिक्षण सेवा.



समजूतीच्या तह्या

- १. यापुढील मुखंडाची हद्द असे
- २. यापुढील प्राधिकरणाने मुखंडाचे क्षेत्र तह्यातून निवडले असे
- ३. यापुढील मुखंडावर जाग्यारी विद्युत वाहिनी असे

मुख्य स्थानाकार



"उत्तर"

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कै. सव्हेर
११/२/२०२०

कै. सव्हेर
११/२/२०२०

प्रमाण १ : १०००

आज दिनांक २०/१/२०२० रोजी वरील आकृतीतील नमुद केलेल्या प्लॉटच्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून ताबा दिला.

प्रतिनिधि

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

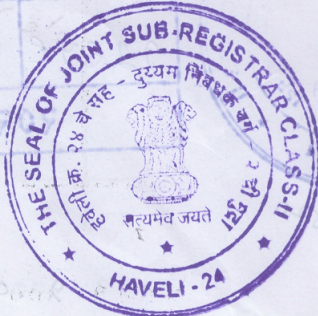
प्लॉट धारक

தமிழக அரசின் கீழ் உள்ள

विषय: अर्थशास्त्र

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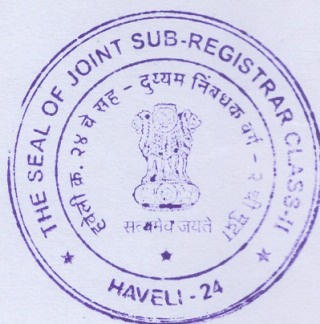
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ॐ नमो भगवते वासुदेवाय ॥

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AAATA7091B
नाम /NAME	AUDYOGIK TANTRA SHIKSHAN SANSTH(ATSS)
निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION	01-01-1964
<p>PR Sharma आपकर आयुक्त (कम्प्यूटर सेंटर) Commissioner of Income-tax(Computer Operations)</p>	

no Jam bhoken



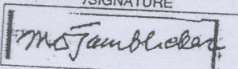
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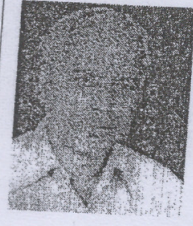
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AASPJ2517P


नाम /NAME
MANOHAR DHONDDEO JAMBHEKAR

पिता का नाम /FATHER'S NAME
DHONDDEO GANESH JAMBHEKAR

जन्म तिथि /DATE OF BIRTH
13-11-1931

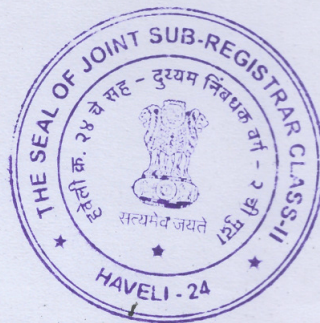
हस्ताक्षर /SIGNATURE






आयकर आयुक्त-I, पुणे
Commissioner of Income-tax I, Pune

mojambhekar



हवेल-२४		
93eye	22	20
२०२१		

भारत सरकार
GOVERNMENT OF INDIA

मनोहर धोंडदेव जांभेकर
Manohar Dhonddeo Jambhekar
जन्म वर्ष / Year of Birth : 1931
पुरुष / Male

3958 3385 3324

आधार — सामान्य माणसाचा अधिकार

manojambhekar



हवेली-२४		
93	eye	23 20
२०२१		

आधार
भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पंचा आदीश्री, न्यू पवना नगर हाउसिंग सोसाइटी, जैन विद्यालया जवळ, चिंचवडगाव, पुणे शहर, पुणे, चिंचवडगाव, महाराष्ट्र, 411033

Address: Adeeshree, New Pawana Nagar Housing Society, Near Jain Vidyalaya, Chinchwadgaon, Pune City, Pune, Chinchwadgaon, Maharashtra, 411033

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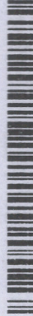
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता

S/O श्रीरामनलावडे, फ्लॅट नं-१०३,
विन्डिंग नं-२ सी-बिंग सोनिगारा आंगण,
आकुर्ली रेल्वे स्टेशन, इन्डोकॉन मंदिर,
पी.सी.एम.सी वाटर टंक, स.नं १७९/२,
रावेत, पुणे,
महाराष्ट्र-412101

Address:

S/O Shrinam Nalawade, Flat No-103,
Building No-2 C-wing Sonigara
Aangan, Akurdi railway Station, Iskon
Temple, PCMC Water Tank, S.No
1792, Ravet, Pune,
Maharashtra-412101



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हवल-२४		
93e4e	28	20
२०२१		



भारत सरकार
GOVERNMENT OF INDIA



Abhijeet Nalawade

अभिजीत नलावडे

जन्म तिथि/DOB:

15-10-1981

पुरुष / MALE



7213 6967 9615

आधार - सामान्य माणसाचा अधिकार



सत्यमेव जयते
भारत सरकार



भारतीय विशिष्ट ओळख प्राधिकार

भारत सरकार

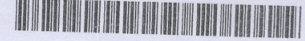
Unique Identification Authority of
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70168

To,
विध्याधर वासुदेव देवगावकर
Vidhyadhar Vasudeo Deogaonkar
Plot No.280
27,Nigdi pradhikaran
Pune City
P.c.n.t. Pune City Pune
Maharashtra 411044
9373588595

18/02/2013

Ref: 252 / 05D / 260857 / 260889 / P



SH343782682DF



आपला आधार क्रमांक / Your Aadhaar N

5015 8229 5225

आधार — सामान्य माणसाचा अधिका

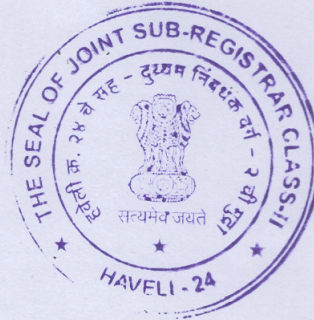


भारत सरकार

GOVERNMENT OF INDIA



विध्याधर वासुदेव देवगावकर
Vidhyadhar Vasudeo Deogaonkar
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



हवल-२४		
93eye	24	20
२०२१		

5015 8229 5225

आधार सामान्य माणसाचा अधिका

[Signature]

525/13959

सोमवार, 20 सप्टेंबर 2021 12:36 म.नं.

दस्त गोषवारा भाग-1

हवल24

28/20

दस्त क्रमांक: 13959/2021

दस्त क्रमांक: हवल24 /13959/2021

वाजार मूल्य: रु. 00/-

मोबदला: रु. 20,13,00,404/-

भरलेले मुद्रांक शुल्क: रु. 1,00,65,100/-

दु. नि. सह. दु. नि. हवल24 यांचे कार्यालयात

पावती: 14997

पावती दिनांक: 20/09/2021

अ. क्रं. 13959 वर दि. 20-09-2021

सादरकरणाचे नाव: औद्योगिक तंत्र शिक्षण संस्था तर्फे चेअरमन श्री. मनोहर धोंडदेव जांभेकर

रोजी 12:35 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकुण: 30540.00

दस्त हजर करणाऱ्याची सही:

JSR Haveli 24

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २४, पुणे.

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

शिक्षा क्रं. 1 20 / 09 / 2021 12 : 35 : 03 PM चे वेळ: (सादरीकरण)

शिक्षा क्रं. 2 20 / 09 / 2021 12 : 35 : 53 PM चे वेळ: (फी हस्तगत जयते)

JSR Haveli 24

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २४, पुणे.

प्रतिज्ञापत्र

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

लिहून देणार:

१)

२)

लिहून घेणार:

१)

२)



दस्त गोपवारा भाग-2

हवल24

दस्त क्रमांक:13959/2021

20/09/2021 12:38:37 PM

दस्त क्रमांक :हवल24/13959/2021

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:औद्योगिक तंत्र शिक्षण संस्था तर्फे चेअरमन श्री. मनोहर धोंडदेव जाम्भेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: सी-2. एम.आय.डी.सी., रोड नं: चिंचवड स्टेशन, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAATA7091B	भाडेकरू वय :-90 स्वाक्षरी:-		
2	नाव:पुणे महानगर प्रदेश विकास प्राधिकरण तर्फे महानगर आयुक्त तथा मालक मुख्य कार्यकारी अधिकारी डॉ. सुहास दिवसे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: - आकडी, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAALP1603L	वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकीत भाडेपट्टा चा दस्त एवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ:20 / 09 / 2021 12 : 37 : 04 PM

ओळख:-

मदर इमम दुर्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड.वैभव वाडेकर -- वय:29 पत्ता:Bhosari Pune पिन कोड:411039		

शिक्रा क्र.4 ची वेळ:20 / 09 / 2021 12 : 38 : 18 PM

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २४, पुणे.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Audyogik Tantra Shikshan Sanstha tarfe Chairman Manohar D Jambhekar	eChallan	69103332021082712777	MH005515245202122E	10065100.00	SD	0003041172202122	20/09/2021
2	Audyogik Tantra Shikshan Sanstha tarfe Chairman Manohar D Jambhekar	eChallan		MH005515245202122E	30000	RF	0003041172202122	20/09/2021
3		DHC		1509202111912	540	RF	1509202111912D	20/09/2021

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या दस्तऐवजात एकूण २० पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
नंबरी नोंदवला.
93448

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २४
दिनांक 20/09/2021