

523/14999

पावती

Original/Duplicate

Wednesday, September 19, 2018

नोंदणी क्र.: 39म

7:16 PM

Regn.: 39M

पावती क्र.: 15956 दिनांक: 19/09/2018

गावाचे नाव: बारजे

दस्तऐवजाचा अनुक्रमांक: हवल22-14999-2018

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: संजय बाबुराव बराडे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ अंदाजे
7:17 PM ह्या वेळेस मिळेल.

Jt. Sub Registrar Haveli 22

बाजार मूल्य: रु. 100081000/-

मोबदला रु. 0.00/-

भरलेले मुद्रांक शुल्क: रु. 4504000/-

सह. दुय्यम नियंत्रक वर्ग-२

हवेली क्र. २२, पुणे

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

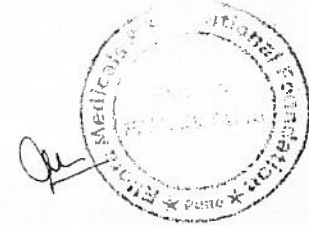
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006128485201819E दिनांक: 19/09/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 900/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1409201809264 दिनांक: 19/09/2018

बँकेचे नाव व पत्ता:





19/09/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 22

दस्त क्रमांक : 14999/2018

नोदणी :

Regn:63m

गावाचे नाव : वारजे

- (1) विलेखाचा प्रकार लीजडीड
- (2) मोबदला 0.0
- (3) वाजारभाव(भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 100081000
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)
- (5) क्षेत्रफळ 1) 4500 चौ.मीटर



(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

- 1): नाव:-एलोरा मेडीकल अँड एज्युकेशनल फाउंडेशन तर्फे विश्वम्भ म्हणून प्रतिभा मिलींद लडगे वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ई-2,पतंग प्लाझा,फेज नं:-5, भारती विद्यापीठ, कावज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411046 पॅन नं:-AFCPL4337A
- 2): नाव:-एलोरा मेडीकल अँड एज्युकेशनल फाउंडेशन तर्फे विश्वम्भ म्हणून प्रतिक मिलींद लडगे वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ई-2,पतंग प्लाझा,फेज नं:-5, भारती विद्यापीठ, कावज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411046 पॅन नं:-AHSPL9937C
- 3): नाव:-एलोरा मेडीकल अँड एज्युकेशनल फाउंडेशन तर्फे विश्वम्भ म्हणून प्रणव मिलींद लडगे वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ई-2,पतंग प्लाझा,फेज नं:-5, भारती विद्यापीठ, कावज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411046 पॅन नं:-AMIPL3129K

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

- 1): नाव:-संजय बाबुराव बराटे वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-AGXPB7712P
- 2): नाव:-राजेंद्र बाबुराव बराटे वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-BOKPB0367L
- 3): नाव:-गीतेश राजेंद्र बराटे वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-ARFPB5313D
- 4): नाव:-गौरव राजेंद्र बराटे वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-BOLPB3926G
- 5): नाव:-जानेश्वर मारुती बराटे वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-AHRPB5778Q
- 6): नाव:-निवृत्ती मारुती बराटे वय:-42; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:-ARWPB5600Q



7): नाव:-श्रीमती शारदा मारुती बराटे वय:-62; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: जिजाई गार्डन, वारजे, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411058 पॅन नं:- BOKPB0479K

(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2018
(10)दस्त नोंदणी केल्याचा दिनांक	19/09/2018
(11)अनुक्रमांक, खंड व पृष्ठ	14999/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4504000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

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

मी नक्कल वाचल्याची
मी रुजुवात घेतली

अस्सलवर हुक्म नकल

श्री. संजय पंराटे

डॉ.ग दिली समक्ष

दिनांक - १९/०९/२०१८

मह. दु. नि (वर्ग-२) हवेली-२२



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1409201809264	Date 14/09/2018
Received from ELLORA MEDICALS AND EDUCATION FOUNDATION, Mobile number 0000000000, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Haveli 22 of the District Pune.	
Payment Details	
Bank Name BARB	Date 14/09/2018
Bank CIN 1000415201809140/4/1	REF No. 95950044
This is computer generated receipt, hence no signature is required.	

हवेली-२२		
१४०९२०	१	४९
२०९८		



हवल-२२		
98ee	2	89
2096		

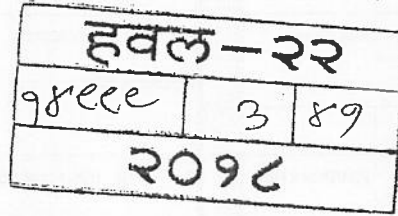


GRN	MH006128485201819E	BARCODE	Date		14/09/2018-14:53:20	Form ID	36
Department				Inspector General Of Registration			
Stamp Duty				Payer Details			
Type of Payment				Registration Fee			
Office Name				HVL22_HAVELI 22 JOINT SUB REGISTRAR			
Location				PUNE			
Year				2018-2019 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				4504000.00			
0030063301 Registration Fee				30000.00			
Flat/Block No.				Survey No. 15/5/1 and 15/5/2			
Premises/Building				Warje			
Road/Street				Pune			
Area/Locality				Pune			
Town/City/District				Pune			
PIN				4 1 1 0 5 8			
Remarks (If Any)				PAN2=AGXPB7712P~SecondPartyName=Sanjay Baburao Barate-			
Amount In				Forty Five Lakh Thirty Four Thousand Rupees Only			
Words				Forty Five Lakh Thirty Four Thousand Rupees Only			
Total				45,34,000.00			
Payment Details				CORPORATION BANK			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				Ref. No.			
03502302018091400131				RS1409201863438			
Bank Date				RBI Date			
14/09/2018-14:53:06				Not Verified with RBI			
Name of Bank				Bank-Branch			
CORPORATION BANK				CORPORATION BANK			
Name of Branch				Scroll No. , Date			
Not Verified with Scroll				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.
 हादर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी हादर चालन लागू नाही.
 Mobile No. : 8007742035

Sanjay

20
8:30



Deed of Lease

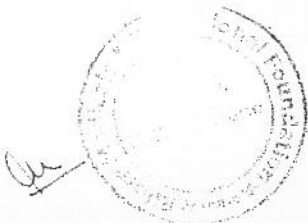
This Deed of Lease is made and executed at Pune on 18th day of September, 2018

1. **Mr. Sanjay Baburao Barate**
Age- 49, Occupation-Business
Pan No- AGXPB7712P
2. **Mr. Rajendra Baburao Barate**
Age- 54, Occupation-Agriculturist,
Pan No-BOKPB0367L
3. **Mr. Gitesh Rajendra Barate**
Age- 31, Occupation-Business
Pan No-ARFPB5313D
4. **Mr. Gaurav Rajendra Barate**
Age- 29, Occupation-Business
Pan No- BOLPB3926G
5. **Mr. Dnyaneshwar Maruti Barate**
Age- 44, Occupation-Business
Pan No- AHRPB5778Q
6. **Mr. Nivrutti Maruti Barate**
Age- 42, Occupation-Business
Pan No-ARWPB5600Q
7. **Smt. Sharada Maruti Barate**
Age- 62, Occupation-Housewife
Pan No-BOKPB0479K
All R/at- Jijai Garden, Warje, Pune:411058

Hereinafter called or referred to as "**The Lessor**" where the context may require or permit(which expression shall mean and include their respective heirs, executors, administrators and assigns)

..... Party of the **FIRST PART**

S.B. Barate



हवल-२२		
१४०००	४	४९
२०९८		



ELLORA MEDICALS AND EDUCATIONAL FOUNDATION,

A Trust registered under the Mumbai Public Trust Act, 1950 and having its office at E-2, Patang Plaza, Phase- 5, Behind Bharati Vidyapeeth, Opposite PICT College, Katraj, Pune-411 046, **PAN NO. AAATE3117A**

THROUGH ITS TRUSTEES -

1. Mrs. Pratibha Milind Ladge

Age- 48, Occupation-Service

Pan No- AFCPL4337A

2. Mr. Pratik Milind Ladge

Age- 29, Occupation- Business

Pan No- AHSPL9937C

3. Mr. Pranav Milind Ladge

Age- 24, Occupation- Business

Pan No- AMIPL3129K

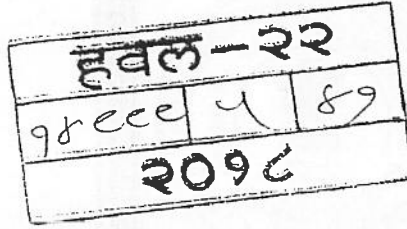
All R/at- E-2, Patang Plaza, Phase No.5, Bharati Vidhyapeeth, Katraj, Ta.-Haveli, Dis.-Pune.

Hereinafter called or referred to as "**The Lessee**" where the context may require or permit(which expression shall mean and include their respective heirs, executors, administrators and assigns)

.....**Party of the SECOND PART.**

WHEREAS THE LESSOR are absolutely seized and possessed of or otherwise well sufficiently entitled to all that piece and parcel of the portion admeasuring approximately 00 h 45 R out of the lands bearing Survey Nos. 15/5/1 and 15/5/2 situated at village Warje, Pune and within local limits of Pune Municipal Corporation and the within the jurisdiction of Sub Registrar, Haveli No. 1 to 20 together with all the appurtenances, easementary rights and other rights and interests including undivided share and permissive user rights (which is more particularly described in the Schedules herein under written hereafter and for the sake of brevity collectively referred to as the 'Said Property' and which forms the subject matter of these presents). The Said Property is the ancestral property of the Lessor.





AND WHEREAS the said property along with requisite power;

AND WHEREAS the lessor had with intention to use it for commercial benefits preferably by way of leasing the same to education institutes, colleges, schools etc.;

AND WHEREAS the lessee is a reputed foundation running educational institute in the name and style of 'Aaryans World school' with the main intention of achieving social welfare through educating students using innovative methods. It has been successfully running pre-schools and schools with CBSE pattern all over Maharashtra;

Approached the Lessee and urged it to open branch in the aforesaid owing to the society inclined policy structure of the Lessee started looking for an Premises in Warje area.

AND WHEREAS, the parties thus met each other and found out that they can fulfill each others, common interests in said property;

AND WHEREAS in furtherance of the aforementioned, certain discussions and deliberation ensued between the parties and the parties mutually arrived at an agreement which they were desirous of reducing into writing being there presents. In consideration of the mutual covenants and obligations contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

NOW THIS DEED OF LEASSE WITESSETH AS FOLLOWS:

1. In consideration of rent hereunder reserved and of the covenants and condition hereinafter contained and on the part of the Lessee to be paid, and on part of parties to be observed and performed, the Lessor doth hereby demise unto the Lessee All THAT said property having area aggregating to approx.45,000 sq. ft. All to be used for school purpose, together with the exclusive use of occupation & enjoyment

S. B. Bant 3



हवल-२२		
१४८८८	६	४९
२०९८		



and also along with the right common amenities such as entrances, open spaces, compound, pump and pump room, compound wall etc. (the said property include without limitation the aforesaid common amenities) TOGETHER WITH the exclusive right and interest for the Lessee and its visitors, customers, beneficiaries, contract holders, agents, employees, contractors, students, staff, servants etc., to use the entrance, landings, open spaces, children's play/recreation area/s and facilities, entrance in/to said property and also access from the compound of the said property, for the purpose of ingress thereto and egress there from TO HAVE AND HOLD the said property together with the exclusive right to use the lift, open and side margin areas as mentioned hereinabove for a term of 30 years commencing from the date hereof and the terms and conditions herein contained yielding and playing therefore unto the Lessor during the said term, rent in the manner hereinafter provided.

2. The LESSORS have granted the said property on lease to the LESSEE for the period of 30 years with effect from **01.10.2018 to 30.09.2049**.

3. The LESSORS have already handed over the vacant and peaceful possession of the said property to the LESSEE on **01.10.2018** and the LESSEE has accepted the same.

4. REPRESENTATIONS AND WARRANTIES;

4.1 The Lessor has full power and authority to enter into this Deed as this is ancestral property of Lessor and to take an action and execute any documents required by the terms hereof, and that this Deed, entered into and the same has been duly and validly executed and delivered by the Lessor, and assuming due authorization, execution and delivered by the Lessee, is a legal, valid and binding obligation of the Lessor enforceable in accordance with the terms hereof; and that



हवल-२२		
१४००००	००	४९
२०९८		



the executants of this Deed and to perform its obligations in accordance with the terms herein.

4.2 The Lessor has duly paid all the taxes, charges, duties, cases, fines, penalties, and other outgoings payable till date to the government and/or any other authorities and municipalities respect of the said property and that at present there are no arrears of such rates, taxes, revenues outstanding and if any remaining, the Lessee shall be entitled to pay the same and deduct such amount from future rent payable herein. The future taxes shall be paid by Lessee from the date of the possession of the said property for the entire period of present Lease.

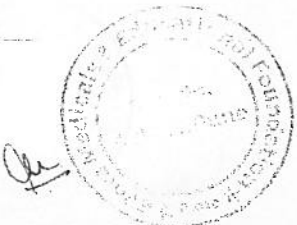
4.3 No attachments or warrants have been served on the Lessor in respect of sales Tax, Income Tax, Government revenues and any other Taxes or charges in respect of the said property.

4.4 No notices, including any notice acquisition, requisition, adverse notice or set back by the Government or by the Municipal Corporation of city of Pune or any other local, or public body or authority in respect of the said property/ said property or construction/buildings standing thereon or any part thereof have been issued to, served upon or receive by the Lessor or their agent or any other person on the Lessors behalf.

4.5 The said property and the use of the said property for the purpose of running school and allied activities of the Lessee, is permitted under the applicable laws after securing all necessary compliances under any and all applicable laws and rules.

4.6 There have been no events or transactions, or facts or information which have come to, or upon reasonable diligence, should have come to the attention of the Lessor and Which have not been disclosed

S.B. Bunt



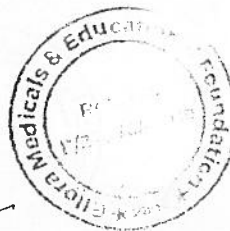
हवल-२२		
१४८८८	८	४९
२०९८		



herein having a direct impact on the transactions contemplated hereunder.

4.7 The Lessor is the absolute owner and is in possession of the said property and has not hereinbefore entered into and/or shall not hereafter enter into any deed or arrangement to sell, transfer, assign, create a lien on or otherwise dispose of the said property to any third party, and that the said premises is not subject to any charge, hypothecation or mortgage, and that the said premises is not subject matter of any legal proceeding pending before any Court, Tribunal or Quasi- Judicial Body or authorities and that the Lessor has a clear and marketable title to the said premises free from encumbrances and claims or reasonable doubts. The Lessor indemnifies the Lessee from and against all suits, actions and proceedings and all costs, charges, expenses, losses, damages, liabilities, fines and penalties that may be incurred or suffered by the Lessee on account of any defect in title of the lessor to the said property or by virtue of any person claiming thereof or under the lessor.

4.8 The Lessor has not done or executed or omitted to do or execute any act, matter, Deed or thing and shall not do or omit to do or allow or cause to do or omit to be done or execute any act, matter deed or thing whereby or by reason whereof the Lessors right, title, interest and benefit in respect of the said property is prejudiced or adversely affected or extinguished in any manner whatsoever and by while the present Deed or any renewals/extensions in respect thereof in respect of the said property granted hereunder shall become void on voidable or treated manner or cancelled or revoked or determined or otherwise will affect in any way directly indirectly or proximately the fullest use



हवेली-२२		
१८०००	००	४९
२०९८		



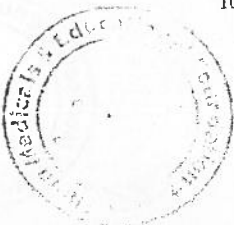
and benefit by and vesting of possession ~~more~~ perfectly in the hands of the Lessee herein of the said property.

4.9 The Lessor expressly warrants and represents that neither him nor anyone claiming under or through him or owners adjacent lands/ properties will do, allow, cause to do or omit to be done any, gesture or demeanor which has the ultimate, even if directed, effect, of disturbing or disrupting or diminishing the value of use and peaceful and exclusive enjoyment and possession by the Lessee of the said property for the purpose envisaged in the Lease or for any other purpose which may be agreed upon mutually by the parties at any time in future during the terms of the lease and includes without limitation certain days in a calendar year wherein the Lessee may conduct or hold events in the nature of cultural, social, ethnic, religious, patriotic, awareness, educational, etc. which may include activities like all kind of lighting, singing, dance, playing with colors, commando training camps, other camps, other training camps meetings, exhibitions, workshops, seminars, conference, symposia, shows, gatherings including alumni gatherings, or performances and including doles, trashes, all types of musical instruments, musical system, band (during hours as permitted by law), public meals and mass, vehicle parking will be effected in and around the said property. (Provided that any such activity program, meeting etc. shall not cause any annoyance or disturbance to the public).

5. RENT TO BE PAID FOR SAID PREISES:

5.1 In consideration of the Lease hereby granted of the said property to the lessee together with the exclusive right to use the lift, open and side margin areas and common amenities as mentioned hereinabove for the purpose required by the Lessee, including but not limited to, its

S. B. Bunte



हवल-२२		
१४९९	१०	८९
२०१८		



activity of running or allowing to run a temporary convenience Stationary, book, artifact, handicraft/s and uniform stall/s, or any other activity, the Lessee hereby agrees to pay during the said term the **monthly rent of Rs.4,90,800/- (Rupees Four Lacs Ninety Thousand Eight Hundred only)** for the initial 12 months the said term, i.e. **from 01.10.2018 to 31.09.2019** and thereafter at the end of every year of this Deed, the rent for the said property shall be increases by 8% of the then existing amount payable by the Lessee as monthly rent payable to the Lessor. The rent amount shall be paid by the Licensee. The rent is exclusive of the Tax Deduction at Source (hereinafter to be referred to as "TDS" amount shall be paid by the Lessee separately and the Lessor is not liable to pay TDS amount. The Lessee has paid an amount of **Rs. 50,00,000/-** to the Lessor as an **interest free deposit**.

5.2 If the Lessee fails to pay the rent amount within stipulated period, the Lessee is liable to 18% interest to the Lessor on such due payment for default period consecutively for the period of 3 months.

5.3 If the Lessee fails to pay the rent amount for continuous Six months, the Lessor has right to terminate the present Deed giving 30 days notice in writing to the Lessee. In that case, the Lessor is entitled to deduct the rent amount along with interest from the amount of security deposit.

5.4 The Parties hereto agree that, at the end of every years of this deed, the rent for the said property shall be increased by 8% of the then existing amount payable by the Lessee as monthly rent Accordingly, unless by mutual written Deed along with the corresponding periods for which such amounts will be payable are laid down as under:



हवेल-२२		
१४०००	११	४१
२०१८		



Sr.No.	Year	Payment of rent
1	2018 - 19	490800
2	2019 - 20	530064
3	2020 - 21	572469
4	2021 - 22	618267
5	2022 - 23	667728
6	2023 - 24	721146
7	2024 - 25	778838
8	2025 - 26	841145
9	2026 - 27	908437
10	2027 - 28	981111
11	2028 - 29	1059600
12	2029 - 30	1144368
13	2030 - 31	1235918
14	2031 - 32	1334791
15	2032 - 33	1441575
16	2033 - 34	1556901
17	2034 - 35	1681453
18	2035 - 36	1815969
19	2036 - 37	1961246
20	2037 - 38	2118146
21	2038 - 39	2287598
22	2039 - 40	2470606
23	2040 - 41	2668254
24	2041 - 42	2881714
25	2042 - 43	3112252
26	2043 - 44	3361232
27	2044 - 45	3630130
28	2045 - 46	3920541
29	2046 - 47	4234184
30	2047 - 48	4572919
31	2048 - 49	4938752

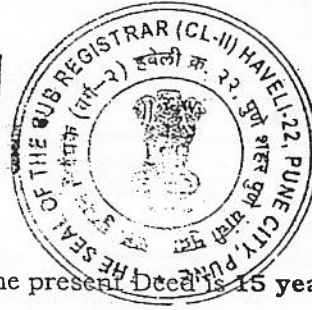
6. TERM OF LEASE DEED AND TERMINATION:

6.1 On the expiration of the lease period or earlier determination under the provisions hereof, the said property shall vest in the Lessor. The Lessee shall handover the possession of the said property within 30 days after expiration of the lease period of earlier termination of the present deed and at the same time the Lessor shall repay the interest free security Deposit amount to the Lessee.



S. B. Burekhe, 9

हवल-२२		
१४८८८	१२	४९
२०९८		



6.2 The lock in period of the present Deed is 15 years from the date of the commencement of the lease period and neither party is entitled to terminate the present Deed before expiration of lock in period.

6.3 Either party is entitled to terminate the present Lease Deed by giving the other party a prior notice of 6 months in writing, subject to the Lock in period as mentioned hereinabove.

7. RIGHTS AND DUTIES OF THE LESSOR:

The Lessor doth hereby covenant, represent and warrant with and to the Lessee as under:

7.1 The Map/layout/copy of the said premises clearly demarcating the boundaries of annexed hereto as Annexure

7.2 The Lessor hereby agrees that the Lessor is liable to indemnify and hereby indemnifies, agree to keep indemnified and compensated the Lessee for any losses arising out of any breach of any of the representations, warranties and covenants contained herein, and further agrees that in case of any disputes or claims or other interferences whatsoever by any third party including but not limited to friends, family, relatives or any one claiming through, for or under or in trust for Lessor, in respect of the said Property, the Lessor shall be liable to indemnify and keep indemnified the Lessee for any losses arising out of such disputes or claims.

7.3 The Lessor hereby agrees and acknowledges that, the Lessee intends to primarily conduct the school related activity in the said property and for that purpose will require to develop certain facilities etc. furniture, fitting, fixtures according to Lessee's standards, specifications and requirements at its own cost.

7.4 Upon termination of this Deed whether by way of expiry of the term provided herein or earlier determination thereof, the Parties



हवल-२२		
१५६६	१३	४९
२०१८		



hereby agree that the Lessor shall be entitled to any structural improvements made to the said Property by the Lessee. The Lessee agrees that it will not restrict, impede, deter or any way prevent the Lessee from removing the articles from the said premises upon termination or expire of the term of this Deed provided herein.

7.5 The Lessor has provided uninterrupted electric supply, sanitary system, common electrical fittings, common drains, gutters and external pipes in good order and condition. The Lessee shall bear electricity bill and maintenance charges for the same.

7.6 The Lessor agrees that the Lessee shall have unfettered and exclusive rights and possession of the said property and to utilize any portion of the said property for parking. The Lessor shall have exclusive rights, access and possession of the terrace of the said property.

7.9 The Lessor agrees that they will not object, raise any question, obstruct, interfere with, delay or cause to be delayed and extended all cooperation to the Lessee for opening, establishment, operation, management and administration or any place in the nature of canteen or Cafeteria, with the chief purpose of making available basic grocery, bakery, snacks and all kinds of food items and cuisines and drinking solutions and beverages for school purpose subject to law of land.

7.10 The Lessor agrees unconditionally that he will not use/ cause/ allow/ refrain from objection to using any amenities, facilities, fittings, fixtures, set up by the Lessee in and over the said property including without limitation the recreational, games, toys, facilities material kept, maintained set up or discarded by the Lessee. In case of noncompliance/ violation of this clause or a part thereof the Lessor agrees that the Lessor shall be liable to indemnify and keep

S. B. Bank 1



हवल-२२		
१४८८	१४	४९
२०९८		



indemnified and compensated the Lessee for any losses arising out of such act or omission the prohibition of which is the chief purpose of the present clause.

8. RIGHTS AND DUTIES OF THE LESSEE:

The Lessee for itself, successors, administrators and assigns and to the intent the obligations herein contained shall continue throughout the term hereby created, covenants with the Lessor as follows:

8.1 The Lessee shall pay all Municipal Taxes and electricity charges incurred in respect of the said property during the tenure of this Deed directly to the appropriate Authorities.

8.2 The Lessee shall pay Service tax, GST if any, as applicable in respect of the said property.

8.3 To keep the said property in tenantable repairs.

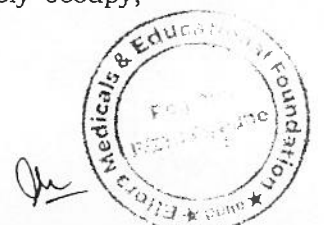
8.4 The Lessee shall be entitled to carry out any repairs renovation additions on the said property at present existing including flooring, installing genets, toilet blocks, partitions, fans, air conditioners, pipe lines, furniture, fixtures, fittings, communications, telephone, fax, internet lines, cables and as may be required by the Lessee for its activities.

8.5 Not to use the said property nor permit the use of the said property for any illegal purpose such as gambling, betting etc.

8.6 Not to conduct any program activity etc., which is illegal: or cause nuisance to the neighbors.

8.7 The Lessee hereto hereby agrees that during the subsistence of this Deed the Lessee shall maintain the said property on its expenses.

8.8 Subject to the Terms and conditions, laid down in this Deed, the Parties hereto hereby agrees that the Lessee shall have the full authority without hindrance from the Lessor to exclusively occupy,



हवल-२२		
१४८८८	१६	८९
२०१८		



8.14 In case of non compliance/violation of any clause or a part thereof the Lessee agrees that the Lessee shall be liable to indemnify and keep indemnified and compensated the Lessor for any losses arising out of such act or omission the prohibition of which is the chief purpose of the present clause.

8.15 The Lessee specifically agrees that, the names of Lessee would not try to add/mutate on 7/12 extract in future after the registration of this Lease Deed. In case of added/mutated the names of the Lessee on 7/12 extract, Lessee further agrees that the Lessee shall be liable to remove the same from 7/12 extract before handing over possession of the said property.

8.16 The Lessee also agrees that, the Lessee will not try to take MSEDCL Meter in their names. It is also agreed between parties that, if additional MSEDCL Meter required for the smooth use of the said premises, the Lessor will provide the same in the name of Lessor. The names of Lessor on MSEDCL Light Bill would not be change, it will remain same as it is.

9. Security Deposit:

The Lessee has deposited on or before execution hereof with the Lessor a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) as and by way of interest free Security Deposit for the said property. The said deposit Shall be refunded to the Lessee by the Lessor at the time of handing over the possession of the said Property on the expiry of this deed as provided hereunder, or on earlier termination, after deducting the dues of any nature whatsoever.

10. AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BETWEEN THE PARTIES AS FOLLOWS:



हवल-२२		
१४६६६	१५	४९
२०९८		



10.1 The Lessee shall from time to time be entitled to furnish the entire said property as per its own need and requirement with change in flooring, painting of the walls (both interior and exterior) and air conditioning and display its own boards and signs and the Lessor or any person or persons lawfully or equitably claiming by, from, under or in trust for the Lessor shall not object to the same.

10.2 The Lessee shall obtain all licenses required for running the school related activities in the said property and the Lessor hereby grants and is deemed to have consented to granting its "No objection" to the same during the tenure of this Deed. No separate agreement or letter is required to be signed by the Parties hereto in respect of such no Objection of the Lessor. However, meantime during the subsistence of the term hereby created, the Lessee requires a No Objection Certificate in writing from the Lessor, the Lessor shall give the same within 10 days of such demand in writing from the Lessee, without any demand for payment whatsoever, in writing and signed by the Lessor as undersigned, or in rather absence, by other Representatives of the Lessor who may be authorized for this purpose.

10.3 It is agreed by and between the Parties hereto that the lessee shall be entitled to carry on its activities from the said property in such trade names as the Lessee may deem fit and shall also be entitled to display such sign boards inside and outside the said property. The Lessor hereby irrevocably agrees, undertakes and covenants with the Lessee that the trade name of the Lessee "Aaryans World School" belongs exclusively to the Lessee and the ownership and/or rights in respect of all the licenses, permissions and the trademarks, goodwill, trade names, copyrights and any other intellectual property rights of the Lessee in respect of the said trade

S. B. Bhat 15

हवल-२२		
१४८८८	१८	८९
२०९८		



name "Aaryans World School" or any future variation thereof addition therein shall always belong and remain with the Lessee and the lessor shall not be entitled to use any such intellectual property rights of the Lessee for any purpose and in any manner whatsoever.

10.4 In the event any claim is made by any employee of the Lessee against the Lessor, the Lessee alone shall be responsible for the same and Lessee hereby agrees to indemnify the lessor from any loss whatsoever that may be caused from such claims.

11. NOTICE:

11.1 Any notice to be given by any party in relation to this deed shall be in writing and shall deemed duly delivered if delivered personally or sent by prepaid Registered Post or Courier at the respective address of that party set forth opposite its name below:

To the Lessor at:

Mr. Sanjay Baburao Barate

Telephone Nos.: 9921228000

Address: Jijai Garden, Warje, Pune: 411058

To the Lessee at:

Mr. Pranav Milind Ladge

Address: E-2 Patang Plaza, Phase- 5, Behind

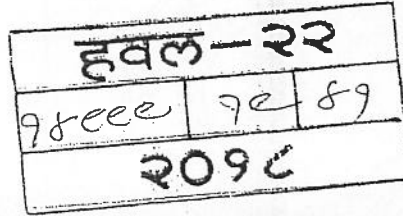
Bharati Vidyapeeth, Opposite PICT College, Katraj,

Pune-411 046

Telephone Nos.: 8551851851

11.2 Any change or alteration in the above addresses of either party shall be communicated to the other party within 15 days of such change or alteration. In case of failure of any Party to communicate such change or alteration to the other Party, then any communication





sent by such other Party to the last known address of the Party whose address has changed or been altered shall be binding on both Parties.

11.3 Any notice delivered personally shall be deemed served when delivered with acknowledgment and any notice served by prepaid registered post shall be deemed served when received.

12. SEVERABILITY:

In the event that any term condition or provision of this Deed is held to be a violation of any applicable Law, statute or regulation the same shall be deemed to be deleted from this Deed and shall be of no force and effect and this deed shall remain in full force and effect as if such term, condition or provision had not originally been contained in this Deed. Notwithstanding the above, in the event of any such deletion, the parties shall negotiate in good faith in order to agree the terms of a mutually acceptable and provision in place if the provision do deleted.

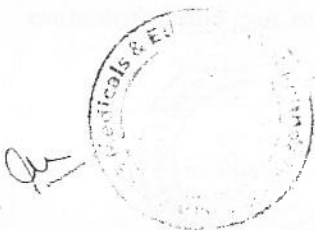
13. EXPENSES:

The expenses by way of stamp duty payable on this Deed and the registration charges in respect thereof will be paid by the Lessee only and each Party will bear and pay their advocates fees and other expenses incurred by them.

IN WITNESS WHEREOF the Lessor and Lessee have hereunto set and subscribed their respective hands on the date and year first mentioned hereinabove.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

All that piece or parcel of land admeasuring approximately 00H 45 R out of the lands bearing survey Nos. 15/5/land 15/5/2 situated at Village Warje, Pune and within local limits Of Pune Municipal



S. B. Bunte 17

हवल-२२		
१४९९९	२०	८९
२०९८		



Corporation and the within the jurisdiction of Sub Registrar, Haveli
No. 1 to 26, bounded as under

Towards the East: By Survey No. 8

Towards the West: By Survey no. 15/5/3

Towards the South: By Survey no. 15/6 (parts)

Towards the North: By survey no. 15/4B

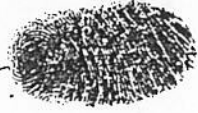
THE SECOND SCHEDULE HEREIN ABOVE REFERRED TO:

More particular described in the First schedule hereinabove referred to
all to be used for school purpose, together with exclusive right to use

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE
SIGNED AND EXECUTED PRESENT DEED OF LEASE IN
PRESENCE OF THE WITNESSES MENTIONED HEREIN BELOW
ON THE DAY AND DATE HEREINABOVE MENTIONED.**



S.B. Barate



1. Mr. Sanjay Baburao Barate



R.B. Barate



2. Mr. Rajendra Baburao Barate



G.R. Barate



3. Mr. Gitesh Rajendra Barate

WITNESS:

1. Sign-

Sachin J. Pawar

Name- Sachin. J. Pawar

Address- Balaji Nagar, Dhankwadi Pune - 43



हवल-२२
78eee 29 89
2096



G.R. BARATE.

4. Mr. Gaurav Rajendra Barate



D. Barate



5. Mr. Dnyaneshwar Maruti Barate



N. Barate

6. Mr. Nivrutti Maruti Barate



शारदा मारुती बरारे



7. Smt. Sharada Maruti Barate

2. Sign-

[Signature]

LESSOR/S

Name- Shri Ravindra V. Barate.

Address- Sat- Krupa Shah Colony Lane No. 3A
Near Cummins College Karve Nagar
Pune 411052



हवल-२२		
१४६६	२२	४९
२०९८		



ELLORA MEDICALS AND EDUCATIONAL FOUNDATION

through its duly authorized signatories



Pratibha Ladge



1. Mrs. Pratibha Milind Ladge



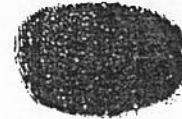
Pratik



2. Mr. Pratik Milind Ladge



Pranav



3. Mr. Pranav Milind Ladge
Lessee

3. Sign- *Ajinkya*

Name- Ajinkya Subhash Heile

Address- Sr. 5/1, Geetganga Society.
Ward. Pune. -58

मी मसुदा तयार केला
अॅडव्होकेट *Ganesh Raykar*
तही *Raykar*
फोन नं. ९८८१४०१०४०



हवल-२२		
१४०००	२३	४९
२०९८		



Receipt

Received of and from the within named Lessee, A sum of
Rs.50,00,000/- (Rupees Fifty Lakhs Only) as and by way of security
 deposit. Paid by the Lessee to the Lessor simultaneously.

With the execution of this Deed as with mentioned.

S. B. Barate

1. Mr. Sanjay Baburao Barate

R. B. Barate

2. Mr. Rajendra Baburao Barate

G. R. Barate

3. Mr. Gitesh Rajendra Barate

G. R. BARATE

4. Mr. Gaurav Rajendra Barate

WE SAY RECEIVED

WITNESS:

1. Sign-

Sachin J. Pawar

Name- Sachin J. Pawar.

Address- Balaji Nagar, Dhankuadi, Pune-43

हवल-२२		
१४६६	२४	४९
२०९८		



M. Barate

5. Mr. Dnyaneshwar Maruti Barate

M. Barate

6. Mr. Nivrutti Maruti Barate

शारदा मास्ती बरोडे

7. Smt. Sharada Maruti Barate

(LESSOR)

2. Sign-

[Signature]

Name- Shri Ravindra V. Bagade.

Address- Sat-Krupa Shau Colony Lane no-3A
Near Cummins Collage Karve Nagar Pune
411052



[Signature]

गाव नमुना सात (अधिकार अभिलेख पत्रक)

प. गा. २४ ग.

R. V. 24 m.

३५७

महाराष्ट्र जमीन मालक अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५ आणि ७

वारजे तालुका हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	खाते क्रमांक
१५-५१९			२२७ ५८० ५९६४ ५२३५	कुळाचे नाव
मालक/अधिकार नाव			१) माझती बाबु बरोटे २) सानेखवर माझती बरोटे ३) निवृत्ती माझती बरोटे अ. नं. २ व ३ चे अ. गा. क. वडील माझती बाबु बरोटे ५९६४	इतर अधिकार
लागवडीयोग्य क्षेत्र	हेक्टर	आर		२७४ २७८ २४५ ५२५५
एकूण	०-२३			
लागवडीयोग्य नसलेले-				
वर्ग (अ)				
वर्ग (ब)				
एकूण	०-२३			
कपात	रुपये	पैसे		
१-५२				
मालका विविध आकाराणी				सीमा आणि भूमापन चिन्हे



गाव नमुना बारा (पिकांची नोंदवहा)

महाराष्ट्र जमीन मालक अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]


पिकांसाठी लागवडीयोग्य क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	जल विचारात साधन	जमीन कपातचे नाव	संप
मिठा पिकांसाठी लागवडीयोग्य क्षेत्र					जिर्ण पिकांसाठी लागवडीयोग्य क्षेत्र								
क्र.	पिकाचे नाव	क्षेत्र (हेक्टर)	पिकाचे नाव	क्षेत्र (हेक्टर)	क्र.	पिकाचे नाव	क्षेत्र (हेक्टर)	पिकाचे नाव	क्षेत्र (हेक्टर)				
१	हे. आ.	हे. आ.	हे. आ.	हे. आ.	१	हे. आ.	हे. आ.	हे. आ.	हे. आ.				
२					२								
३					३								
४					४								
५					५								
६					६								
७					७								
८					८								
९					९								
१०					१०								
११					११								
१२					१२								
१३					१३								
१४					१४								
१५					१५								

हवेल-२२
१४८८८ २५ ४९
२०९८



गाव नमुना सात (अधिकार अभिलेख पत्रक)

महाराष्ट्र जमीन मालकी अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ४, ५ आणि ७
 गाव वारजे तालुका हवेली

नशापत्र क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवट्यादाराचे नाव	खाते क्रमांक	
१५	५१२		१) राजेंद्र बाबू वराटे २) गिलेस राजेंद्र वराटे ३) गौरव राजेंद्र वराटे अ. नं. २ व ३ चे अ. प. क. वडील राजेंद्र बाबू वराटे (५९६४)	कुळाचे नाव	
जमाईचे नाव					
समवर्तीयोग क्षेत्र	हेक्टर	आर			इतर अधिकार
	०	२२			
जमूण	०	२२			
नोदवहा (समवर्तीयोग नसलेले)					
जमी (म)					
जमी (म)					
सकल	०	२२			
रकमे	रुपये	पैसे			
१०	१	४५			सीमा आणि भूमापन विन्ने

गाव नमुना बारा (पिकांची नोंदवहा)

महाराष्ट्र जमीन मालकी अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

क्र.	मालक	मिठा पिकासाठी क्षेत्र						दिर्घ पिकासाठी क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		सकल क्षेत्र	जमीन मालकाचे नाव	शेरा	
		पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र			पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र				
					पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र									
१	हे. आ.	हे. आ.			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.					
२																
३																
४																
५																
६																
७																
८																
९																
१०																
११																
१२																
१३																
१४																
१५																

हवल-२२		
१४०००	२००	४९
२०९८		

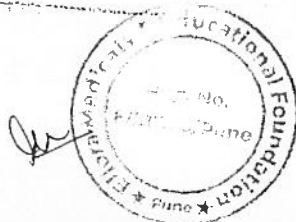


हवल-२२		
१४८८०	२८	४९
२०९८		



गाव नमुना नक्सा नाल

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.		
२०९४	२०९८							४३						३३	
३०/११/२०१८ परीक्षा कक्षा १२															
नक्सा लक्ष्य नक्सा १३ २०१८															
[Signature]															
[Signature]															



47

हवल-२२		
१४६६६	३०	४१
२०९८		



हवल-२२		
१४०००	३९	४५
२०९८		



Ellora Medicals & Educational Foundation

Reg. No.: F - 21036 / Pune

E2, Patang Plaza, Phase 5, Bharati Vidyapeeth, Opp. PICT College, Kalraj, Pune - 411046.

Ref. No.

Date: 20/08/2018

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ELLORA MEDICALS AND EDUCATIONAL FOUNDATION HELD AT THE REGISTERED OFFICE OF THE TRUST ON 8/08/2018 AT 2:00 pm.

"RESOLVED THAT" the Consent of the Board be and is hereby accorded for the execution and signing of the Lease Deed to be entered into by Trust for leasing the land owned by the owners, situated at Survey No. 15 Hissa No. 5/1 and Hissa no. 5/2, Village Bhilarewadi, Taluka Haveli District Pune.

"RESOLVED FURTHER THAT the names of the trustees mentioned hereunder be and are hereby severally/jointly authorized to negotiate, finalize and execute the above mentioned Lease Deed and documents concerned thereto on behalf of the Trust and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said Lease Deed.

"RESOLVED FURTHER THAT the aforesaid power entrusted to the said officials shall be valid and effective unless revoked earlier by the Board or shall be exercisable by them so long as they are in the Trust as Trustees."

Name:

Signature:

1. Mrs. Pratibha Milind Ladge
2. Mr. Pratik Milind Ladge
3. Mr. Pranav Milind Ladge

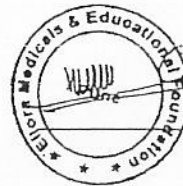
[Handwritten signatures of Mrs. Pratibha Milind Ladge, Mr. Pratik Milind Ladge, and Mr. Pranav Milind Ladge]

Certified True Copy,

For ELLORA MEDICALS AND EDUCATIONAL FOUNDATION

MANAGING DIRECTOR

Mr. Milind Tejpal Ladge



हवल-२२		
१४९९९	३२	४९
२०१८		



झोन दाखला

पुणे महानगरपालिका
वांधकाम विकास विभाग, झोन. क्र. ३
वीर सावरकर भवन
जा. क्र. ३/२०९५
दिनांक : १४/०९/२०१८

श्री./ सौ. :- श्री. मोहन हनुमंत मते
पत्ता :- खडकवासला, पुणे.
विषय :- पुणे मनपाच्या मान्य विकास आराखड्यानुसार झोन दाखला मिळण्याबाबत.
संदर्भ :- आपला आ. क्र. झो/३६०८ दि. १२/९/२०१८ चा अर्ज.
चलन नं. :- सीई/बीपी/१७१७१/१८ दि. १२/९/२०१८

पुणे मनपाच्या मान्य विकास आराखड्यामधील नकाशानुसार आरक्षण वगैरेचा तपशील खालीलप्रमाणे आहे.
सर्वे नं./घरांक नं. चा तपशील खालीलप्रमाणे आहे.

गावाचे नाव :- वारजे सर्वे नं.:- १५

विभाग :- निवासी

वरील मिळकतीचा पुणे मनपाच्या मान्य विकास आराखड्यामधील खालील रस्त्यात जात आहे.

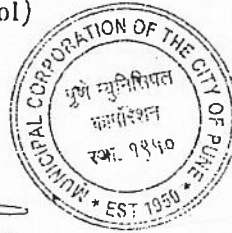
रस्ता :- दोन १२ मी.
एक ३० मी.

वरील मिळकत किंवा मिळकतीचा पुणे मनपाच्या मान्य विकास आराखड्यामधील खालील आरक्षणासाठी आरक्षित केला आहे.

अ) PS-26 (Primary School)

ब) नाला

क) लागून कॅनॉल

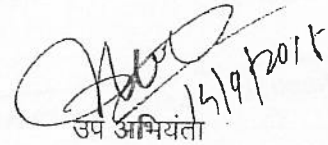



कनिष्ठ अभियंता

बांधकाम विकास विभाग

झो. क्र. ३

पुणे महानगरपालिका


उप अभियंता

बांधकाम विकास विभाग

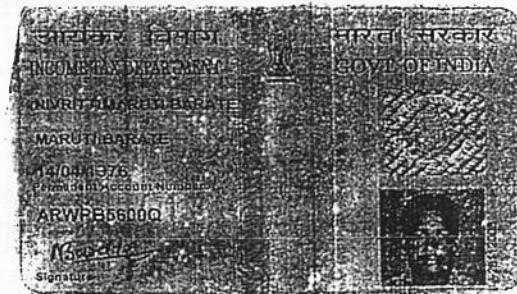
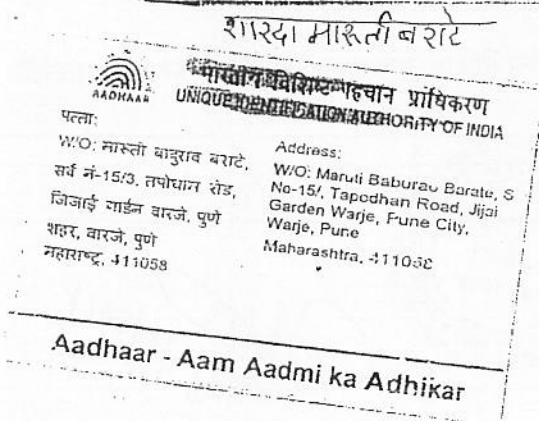
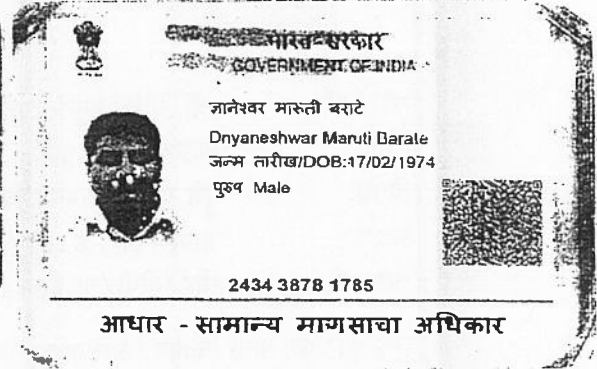
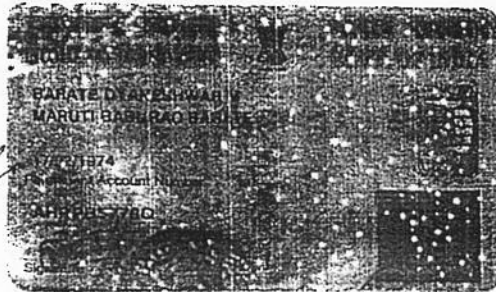
झो. क्र. ३

पुणे महानगरपालिका

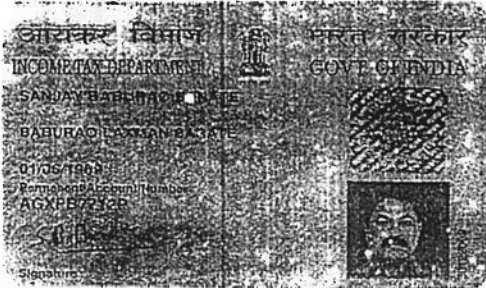
टिप :- संपूर्ण स.नं. ऐवजी पोट हिश्याप्रमाणे दाखला हवा असल्यास या कार्यालयाकडून जागेवर आरखणी करून घेणे आवश्यक आहे. त्यामधील पोट हिश्याची शासनाच्या भूमापन कार्यालयाकडून जागेवर मोजणी करून त्याप्रमाणे तयार केलेल्या नकाशाच्या चार प्रती व प्रत्येक हिश्यास शुल्क रु.५००/- प्रमाणे



हवल-२२		
१४०००	३३	४९
२०९८		



हवल-२२
१४६६६ ३४ ४९
२०९८



भारत सरकार
GOVERNMENT OF INDIA

संजय बाबुराव बराटे
Sanjay Baburao Barate
जन्म तारीख/ DOB: 01/06/1969
पुरुष / MALE

S.B. Barate

2992 2657 4251

आधार-सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

राजेंद्र बाबुराव बराटे
Rajendra Baburao Barate
जन्म तारीख/ DOB: 01/06/1963
पुरुष / MALE

R.B. Barate

3845 7653 7966

आधार-सामान्य माणसाचा अधिकार



भारत सरकार
Government of India

गितेश राजेंद्र बराटे
Gitesh Rajendra Barate
जन्म तारीख/ DOB: 19/08/1986
पुरुष / Male

G.R. Barate

4430 8454 6279

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

गौरव राजेंद्र बराटे
Gaurav Rajendra Barate
जन्म तारीख/ DOB: 11/03/1988
पुरुष / MALE

G.R. BARATE

7156 9432 3269

आधार-सामान्य माणसाचा अधिकार





भारत सरकार
Government of India
Pratibha Milind Ladge
Year of Birth : 1970
Female



5415 9519 1334

- आम आदमी का अधिकार

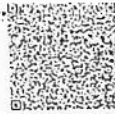
आयकर विभाग
INCOME TAX DEPARTMENT
PRATIBHA MILIND LADGE
DASHRATH MALSARJI PATIL

भारत सरकार
GOVT. OF INDIA

22/06/1970
SCPL4337A



भारत सरकार
Government of India
Pratik Milind Ladge
Year of Birth : 1989
Male



3673 1171 6304

- आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
PRATIK MILIND LADGE
MILIND TEJPAL LADGE

भारत सरकार
GOVT. OF INDIA

21/10/1989
Permanent Account Number
AHSPL9937C

Signature



भारत सरकार
Government of India
Pranav Milind Ladge
Year of Birth : 1994
Male



3327 1316 1967

- आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
PRANAV MILIND LADGE
MILIND TEJPAL LADGE

भारत सरकार
GOVT. OF INDIA

26/06/1994
Permanent Account Number
AMIPL3129K

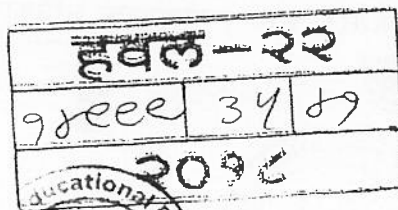


आयकर विभाग
INCOME TAX DEPARTMENT
ELLORA MEDICALS AND
EDUCATIONAL FOUNDATION

भारत सरकार
GOVT. OF INDIA

05/02/2005
Permanent Account Number

AAATE3117A





हवल-२२		
greek	३६	४९
२०९८		

CHALLAN
MTR Form Number



GRN	MH006128485201819E	BARCODE	Date- 14/09/2018-14:53:20		Form ID	36
Department Inspector General Of Registration			Payer Details			
Stamp Duty			TAX ID (If Any)			
Type of Payment Registration Fee			PAN No.(If Applicable)		AAATE3117A	
Office Name HVL22_HAVELI 22 JOINT SUB REGISTRAR			Full Name		ELLORA MEDICALS AND EDUCATIONAL FOUNDATION	
Location PUNE						
Year 2018-2019 One Time			Flat/Block No.		Survey No. 15/5/1 and 15/5/2	
Account Head Details		Amount In Rs.	Premises/Building			
0030046401	Stamp Duty	4504000.00	Road/Street		Warje	
0030083301	Registration Fee	30000.00	Area/Locality		Pune	
			Town/City/District			
			PIN		4 1 1 0 5 8	
			Remarks (If Any)			
			PAN2=AGXPB7712P~SecondPartyName=Sanjay Baburao Barate-			
			Amount In			
			Forty Five Lakh Thirty Four Thousand Rupees Only			
			Words			
Total		45,34,000.00				
Payment Details CORPORATION BANK			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	03502302018091400131	RS1409201863438
Cheque/DD No.			Bank Date	RBI Date	14/09/2018-02:53:06	15/09/2018
Name of Bank			Bank-Branch		CORPORATION BANK	
Name of Branch			Scroll No. , Date		35134 , 15/09/2018	

Department ID :

NOTE:- This challan

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

Validity unknown

be registered in Sub Registrar office only. Not valid for unregistered document.

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

नॉट रजिस्टर्ड डॉक्यूमेंट

Challan Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Defaced

Def

मूल्यांकन पत्रक (शहरी क्षेत्र-खेती जमीन)	
Valuation ID : 201809114649	11 September 2018,06:20:37 PM
मूल्यांकनाचे वर्ष : 2018	
जिल्हा	पुणे
तालुका	तालुका हवेली विभागाचे नाव : (वि.क्र.43) बारजे (पुणे महानगरपालिका)
उपमूल्य विभाग	43/600-एन.डी.ए.रस्त्यावरील मातमता हिंगणे बु. हर ते श्यावहर्शन हायवे रस्त्यावर
क्षेत्राचे नाव	Pune Municipal Corporation
मिळकतीचा कार्यांक	सर्व्हे नंबर#15
वार्षिक मूल्य दर तबत्यानुसार जमिनीचा दर	
खेती जमीन	निवासी सदनिका
24410	59450
कार्यालय	दुकाने
69650	99450
औद्योगिक	मोजमापनाचे एकक
0	चौ. मीटर
मिळकतीचे क्षेत्र: 2200 चौ. मीटर Bulk Land	
<p>500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100% मूल्य दर =24410/-</p> <p>500चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500*24410</p> <p>=12205000/-</p> <p>1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90% मूल्य दर =21969/-</p> <p>1500चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1500*21969</p> <p>=32953500/-</p> <p>2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80% मूल्य दर =19528/-</p> <p>2000चौ. मीटर क्षेत्रासाठी मूल्यांकन = 2000*19528</p> <p>=39056000/-</p> <p>जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य + मिळकतीचे क्षेत्र 3 मूल्य</p> <p>=12205000 + 32953500 + 39056000</p> <p>= Rs.49064100/-</p>	

Home

Print

हवेल-२२

१४६६६ ३७ ४९

२०९८



51

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID : 201809114648	11 September 2018 06:20:17 PM				
मूल्यांकनाचे वर्ष 2018					
जिल्हा :	पुणे				
तालुका :	हवेली विभागाचे नाव : (वि क्र.45) वारजे (पुणे महानगरपालिका)				
उपमूल्य विभाग :	43/600-एन.डी.ए रस्त्यावरील मालमत्ता हिंगणे बु हद ते झयवर्शन हायवे रस्त्यावर				
क्षेत्राचे नांव :	Pune Municipal Corporation				
मिळकतीचा क्रमांक :	सर्व्हे नंबर#15				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
24410	59450	69650	99450	0	चौ. मीटर
मिळकतीचे क्षेत्र : 2300 चौ. मीटर		Bulk Land			
<p>1. 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =24410/-</p> <p>500चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500*24410</p> <p>=12205000/-</p> <p>2. 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =21969/-</p> <p>1500चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1500*21969</p> <p>=32953500/-</p> <p>3. 300चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =19528/-</p> <p>300चौ. मीटर क्षेत्रासाठी मूल्यांकन = 300*19528</p> <p>=5858400/-</p> <p>जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य + मिळकतीचे क्षेत्र 3 मूल्य</p> <p>= 12205000 + 32953500 + 5858400</p> <p>= Rs.51016900/-</p>					

Home

Print

हवल-२२

१४८८८ ३८ ४९

२०९८



523/14999

बुधवार, 19 सप्टेंबर 2018 7:16 म.नं.

दस्त गोपवारा भाग-1

हवल 22

3489

दस्त क्रमांक: 14999/2018

दस्त क्रमांक: हवल 22 /14999/2018

बाजार मूल्य: रु. 10,00,81,000/-

मोबदला: रु. 00/-

भरलेले गुद्रांक शुल्क: रु.45,04,000/-

दु. नि. सह. दु. नि. हवल 22 यांचे कार्यालयात

पावती: 15956

पावती दिनांक: 19/09/2018

अ. क्र. 14999 वर दि. 19-09-2018

सादरकरणाचे नाव: संजय बाबुराव बराटे

रोजी 6:55 म.नं. वा. हजर केला.

मोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

S.B. Barate

दस्त हजर करणाऱ्याची सही:

एकुण: 30900.00

Jt. Sub Registrar Haveli 22

Jt. Sub Registrar Haveli 22

दस्ताचा प्रकार: लीजडीड

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

शिक्का क्र. 1 19/09/2018 06:55:57 PM ची वेळ: (सादरीकरण)

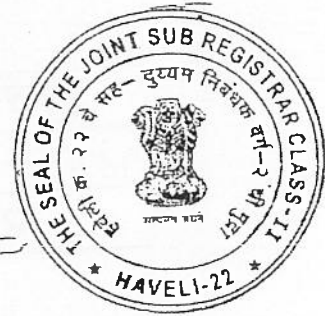
शिक्का क्र. 2 19/09/2018 06:57:12 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

तद्वर दस्तऐवज हा मोदणी कायदा १९८८ अन्तर्गत असलेल्या तरतुदीनुसारच मोदणीत दाखल केलेला आहे. 'दस्तावीत संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार/अंमलदार यांच्यात वादलेल्या कामदपद्याची मान्यता तपावली आहे. 'दस्तावीत संपूर्ण' किंवा कायदेशीर बाबीसाठी उक्त निष्पादक व कवतीधारक यांच्या अंतर्गत राहिलेल्या 'दस्तऐवजासोबत कोणत्या कामदपद्या, फुलपत्रा किंवा त्याह वगळी शक्यादी वनासत आढळून आल्या याची संपूर्ण जबाबदारी आपणकर्त्याची राहिल.

लिहून देणारा

लिहून देणारा



Pillay

S.B. Barate

शारदा भारती बराटे

R.B. Barate

S.B. Barate

S.R. BARATE



19/09/2018 7 23:32 PM

दस्त गोपवारा भाग-2

हवल22 80189

दस्त क्रमांक:14999/2018

दस्त क्रमांक:हवल22/14999/2018

दस्ताचा प्रकार:-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एलोरा मेडीकल्स अँड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणुन प्रतिभा मिलींद लडगे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-ई-2,पतंग प्लाझा,फेज नं-5, भारती विद्यापीठ, कावज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:AFCPL4337A	भाडेकरू वय :-48 स्वाक्षरी:- <i>Pulladga</i>		
2	नाव:एलोरा मेडीकल्स अँड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणुन प्रतिक मिलींद लडगे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-ई-2,पतंग प्लाझा,फेज नं-5, भारती विद्यापीठ, कावज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:AHSPL9937C	भाडेकरू वय :-29 स्वाक्षरी:- <i>Am</i>		
3	नाव:एलोरा मेडीकल्स अँड एज्युकेशनल फाउंडेशन तर्फे विश्वस्थ म्हणुन प्रणव मिलींद लडगे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-ई-2,पतंग प्लाझा,फेज नं-5, भारती विद्यापीठ, कावज, ता.हवेली, जि. पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:AMIPL3129K	भाडेकरू वय :-24 स्वाक्षरी:- <i>Am</i>		
4	नाव:संजय बाबुराव बराटे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:AGXPB7712P	मालक वय :-49 स्वाक्षरी:- <i>S.B. Barte</i>		
5	नाव:राजेंद्र बाबुराव बराटे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:BOKPB0367L	मालक वय :-54 स्वाक्षरी:- <i>R.R. Barte</i>		
6	नाव:गीतेश राजेंद्र बराटे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:ARFPB5313D	मालक वय :-31 स्वाक्षरी:- <i>G.R. Barte</i>		
7	नाव:गौरव राजेंद्र बराटे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:BOLPB3926G	मालक वय :-29 स्वाक्षरी:- <i>G.R. Barte</i>		
8	नाव:ज्ञानेश्वर मारुती बराटे पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: जिजाई गार्डन, वारजे, पुणे, रोड नं:-, महाराष्ट्र, पुणे. पॅन नंबर:AHRPB5778Q	मालक वय :-44 स्वाक्षरी:- <i>Am</i>		



9 नाव:निवृत्ती मारुती बराटे
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक
नं: जिजाई गार्डन, वारजे, पुणे, रोड नं: -, महाराष्ट्र, पुणे.
पॅन नंबर:ARWPB5600Q

मालक
वय :-42

स्वाक्षरी:-
Bavate



10 नाव:श्रीमती शारदा मारुती बराटे
पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक
नं: -, रोड नं: जिजाई गार्डन, वारजे, पुणे, महाराष्ट्र, पुणे.
पॅन नंबर:BOKPB0479K

मालक
वय :-62

स्वाक्षरी:-

शारदा मारुती बराटे



वरील दस्तऐवज करून देणार तथाकथित लीजडीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिवका क्र.3 ची वेळ:19 / 09 / 2018 07 : 02 : 41 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा. यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु
क्र. पक्षकाराचे नाव व पत्ता

1 नाव:अॅड. गणेश गोविंद रायकर
वय:34
पत्ता:अफिस नं. 6, दुसरा मजला, यशवंत विहार, गारमाळ,
धायरी, पुणे, मोबा 9881401040
पिन कोड:411041

Ravkar
न्यायरी

छायाचित्र

अंगठ्याचा ठसा



शिवका क्र.4 ची वेळ:19 / 09 / 2018 07 : 03 : 05 PM

Jt.Sub Registrar Haveli 22

EPayment Details.

sr. Epayment Number
1 1409201809264
2 MH006128485201819E

प्रमाणित करणेत येते की, या दस्तऐवजस्त
एकूण 89 पृष्ठे आहेत
पहिल्या नंतरचे पुरस्तकामध्ये 98eee
ह्या नंदरी नोंदविले आहे.

सह. दुय्यम निबंधक (वग-२) हवेली क्र २२

Defacement Number
1409201809264D
0003388795201819

14999 /2018

Know Your Rights as Registrants

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

For feedback, please write to us at feedback@jointsubregistrar.com

