

30 years. leave deed

Emef vs. ml/pm1/8

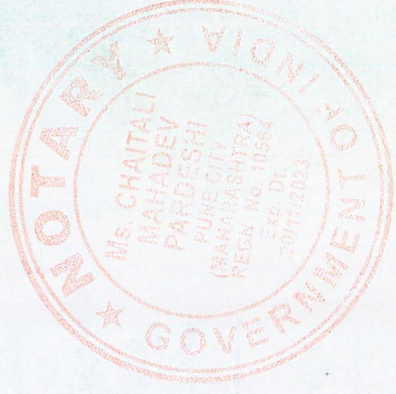
30 yrs Agreement bet CMF & ML/PL

LEASE DEED

ORIGINAL

✓
800
400

2032





Wednesday, June 24, 2009
3:44:23 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2989

दिनांक 24/06/2009

गावाचे नाव भिलारेवाडी

दस्तऐवजाचा अनुक्रमांक हवल9 - 02932 - 2009

नस्ता ऐवजाचा प्रकार

भाडेपट्टा

सादर करणाऱ्याचे नाव: मिलिंद तेजपाल लडगे

नोंदणी फी	-	18750.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	-	240.00
खजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (12)	-	
एकूण	रु.	18990.00

आपणास हा दस्त अंदाजे 3:59PM ह्या वेळेस मिळेल

Per me

दुय्यम निबंधक
हवेली 9 (कात्रज)

बाजार मूल्य: 1875000 रु. मोबदला: 1000रु.

भरलेले मुद्रांक शुल्क: 75000 रु.

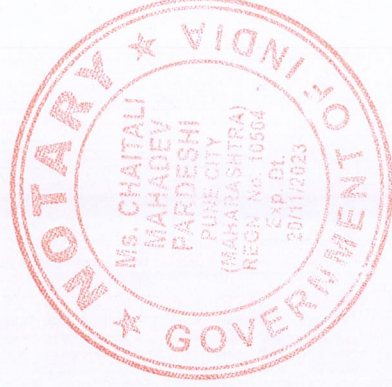
देयकाचा प्रकार :डीडी/धनाकर्षद्वारे;

देयकचे नाव व पत्ता: पंजाब नॅशनल बँक शाखा पुणे;

डीडी/धनाकर्ष क्रमांक: 556167; रक्कम: 18750 रु.; दिनांक: 23/06/2009

TRUE COPY

CHAITALI MAHADEV PARDESHI
NOTARY GOVT. OF INDIA
(PUNE CITY (MAHARASHTRA)
REGD. No. 10564





हवेली-९		
२९३२	९	९२
२००९		

(Customer Copy)

Ramrajya Sahakari Bank Ltd.,

Tapkir Height, Last Bus-stop, Dhankwadi,

Pune 411 043. Phone No. 24375201

Govt. of Mah. General Stamp Office Licence No.

D-5/STP(V)C.R. 1085/01/09/814-17/09 of 26-03-2009

Date 22/06/09

Franking Value Rs. 75000/-

(Stamp Duty)

Service Charge Rs. 10/-

(Ind. Tax)

Total Rs. 75010/-

Name of stamp duty paying party

Dr. Medica & Education

Foundation, F12, Patang

Plaza, Kharadi, Pune - 46

Cash/DD/Post/Remitt No., if any

Drawn on Bank

Branch

Cheq. No.

Franking No.

Transit

Cashier/Officer



TRUE COPY
CHAITALI MAHADEV PARADESHI
NOTARY PUBLIC, GOVERNMENT OF INDIA
PUNE CITY (MAHARASHTRA)
REGD. NO. 10564

LEASE DEED

This Deed of Lease is made on 22nd day of June 2009.

Ramrajya Sahakari Bank
Ltd., Tapkir Height, Last Bus
Stop, Dhankwadi - 411043.

D-5/STP(V)/C.R.1085/01/
09/814 - 17/09

भारत 01524

147018

SPECIAL
ADHESIVE
JUN 22 2009

२२० २२० २२० २२० २२० २२० २२० २२० २२० २२०

16:58

R.00750001-PB6825

STAMP DUTY MAHARASHTRA

For Ramrajya Sahakari Bank Ltd., Pune

नांव/NOME.....
पत्ता/ADDRESS.....
हस्ते/BY.....
पावती क्र./RECEIPT NO.....



Authorised Signatory

हवल - ९
२९३२ २ ९२
२००९

Mr. Milind Tejpal Ladge

Age : 46 yrs, Occ : Business

Mrs. Pratibha Milind Ladge

Age : 40 yrs, Occ : Housewife

Both R/at : E-2, Patang Plaza, Phase-5, Opp.PICT College,
Behind Bharati Vidyapeeth, Katraj, Pune-46.

Hereafter referred to as 'LESSORS' (which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, successors, administrators, authorized representatives, assignees etc.)

AND

Ellora Medicals And Educational Foundation

A registered Public Trust, under the Public Trust Act, 1950 having registration no. F 21036/ Pune having address at-E-2, Patang Plaza, Phase-5, Opp. PICT College, Behind Bharati Vidyapeeth, Katraj, Pune - 411046

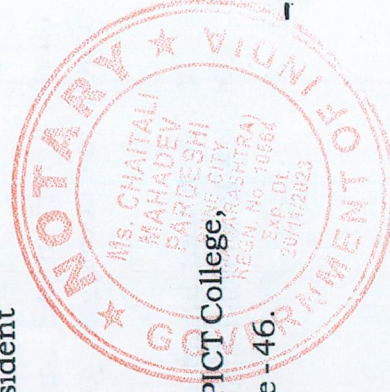
Through its President

Mr. Milind Tejpal Ladge

Age : 46 yrs, Occ : Business

R/at : E-2, Patang Plaza, Phase-5, Opp. PICT College,

Behind Bharati Vidyapeeth, Katraj, Pune - 46.





हवेली - ९		
२९३२	३	२२
२००९		

Hereafter referred to as 'LESSEES' (which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, successors, administrators, authorized representatives, assignees etc.)

WHEREAS, the Lessors have purchased the land mentioned in the schedule from Ragunath Jagannath Kashid, Hanumant Jagannath Kashid, Pandit Jagannath Kashid, Prakash Jagannath Kashid, Subhash Jagannath Kashid, Dilip Gomaji Lashid, Vilas Gomaji Kashid, Anjana Bhagwant Kashid, Shakuntala Machhindra Pawar, Sindhu Mahadeo Chavan, Sangeeta Pradeep Shinde, the original owners of the property by seeking registered sale deed which was registered at the office of the sub registrar, Haveli 9, Pune vide Sr.No. Haveli 9-07329-2007 on 23-08-2007. Presently the Lessors are in possession of the scheduled land as exclusive owners. No third person has any right in or over the scheduled land in any matter whatsoever.

WHEREAS, the Lessors have social background and have interest in the welfare of society, more particularly in extending education in rural area.

AND WHEREAS the Lessee is a registered Public Trust having registration No.Mah/643/2005/Pune and F-21036 Pune.

AND WHEREAS the lessee is engaged in the work of providing medical aid and medical services and also extending education at Pre-primary level, primary level, secondary school level and so on.

AND WHEREAS the lessee is also engaged in providing aid to orphans and poor children, granting scholarships, providing books and stationery to poor students.

AND WHEREAS the Lessors have found that the lessee is the best institute to run educational institute on the scheduled land.

AND WHEREAS the Lessors have found that it would be necessary to grant the lease for sufficiently long period like 30 years.

AND WHEREAS the Lessee have found that it will be in the interest of society at large to charge nominal rent of Rs.1000/- per annum.



AND WHEREAS the lessors have constructed building for pre-primary level, primary level, secondary school level educational institute by using own funds and has further agreed that it would not demand cost of building to the Lessee.

AND WHEREAS the Lessee Trust has agreed that it would use the scheduled land for the purpose of extending education and would make change in the purpose of use of land only by consent of the Lessors.

AND WHEREAS the Lessee Trust has agreed that it will not cause any damage to the scheduled land or waste any portion thereof.

AND WHEREAS the Lessee Trust has agreed that it will obtain necessary permission from the concerned government authorities for the above said purpose at its own costs.

AND WHEREAS the parties have accepted the terms and conditions voluntarily, without any reservations, any external influence and / or inducement, this lease deed is being executed between the parties to the Lease Deed on the following terms and conditions:

- a) That the Lessors have delivered possession of the property described in the Schedule A to the lessees under this lease deed today.
- b) The Rent of the scheduled land is fixed at Rs. 1000/- p.a.
- c) The period of Lease would be 30 years from the date of this lease deed i.e. up to 21st June 2039.
- d) The period of one year for the purpose of rent would be from **22nd June 2009 to 21st June 2010** of the next year. The lessee have paid the rent for the period **22nd June 2009 to 21st June 2010** vide cheque No. **174912** drawn on **22/06/2009 (Punjab National Bank)** for Rs. 1000/- (Rs. One Thousand only).
- e) The Lessees shall further pay annual rent on or before 20th June of each year. If they fail, the Lessors may give one month's notice for recovery of rent and if the Lessees still fail, the Lessors would be at liberty to recover the same through court at the cost of Lessees.



हवेली - ९		
२९३२	४७२	
२००९		



हवेली - १		
२०३२	५	१२
२००९		

f) In case there is a dispute between the parties regarding terms and conditions of the lease or any other dispute regarding the lease or leasehold property, the parties agree to refer the same to the arbitrator preferably of the choice of the Lessor. In case the Lessee do not agree to the said arbitrator their shall be one arbitrator of the choice of Lessee and one arbitrator of the choice of Lessor and one arbitrator elected / selected by both arbitrators and the said panel shall decide the dispute by arbitration award.

g) The Lessors will be at liberty to make layouts and plots on the property described in the schedule and further make construction of building for pre-primary school, primary schools, hostels, canteens, staff quarters etc.

h) The Lessees will pay the local taxes and electricity charges including increase therein as a mark of goodwill to the Lessors.

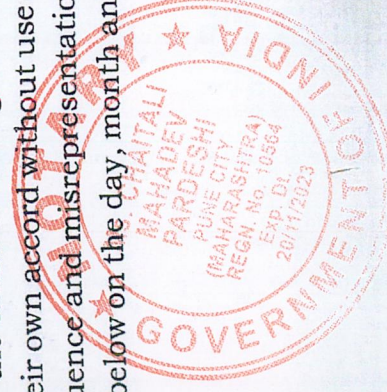
i) The lease will be renewable at the option of Lessees, their heirs, successors, administrators, authorized representatives, assignees on the same conditions, convenants and the rent. However, the Lessors will have right to negotiate the rent at the time of renewal.

j) In case the Lessors desire to sell the property in the schedule, they would sell the same to the Lessees at mutually agreed consideration or may sell the said property to any third person as per their own choice without asking Lessees.

k) The lessees will have right to surrender the lease at their option with notice of six months to the Lessors. But they will have to pay the rent of the current year of the notice to the Lessors.

l) The Lessors undertake to meet any objections or claim of the Lessees under the lease by any person including any holder of the title of the property described in the schedule and/ or any government authority or bank or financial institute at their costs. They undertake to indemnify the Lessees suitably in case the Lessees suffer any loss due to objections or claims from anybody, government authority, bank etc.

m) The parties have read over the terms of this agreement and accepted the same voluntarily, of their own accord without use of any external force, coercion, undue influence and misrepresentation and have therefore put their signatures below on the day, month and year mentioned hereinbefore.



SCHEDULE OF THE LAND / PROPERTY

Area of 85 R out of 02 Hectar and 08 R+ construction thereon (old S.No. 106) New including all the piece and parcel of the property bearing S.No.12, Hissa No. 15 admeasuring at Mauje Bhilarewadi, Taluka Haveli, Dist. Pune which is bounded as follows :

Towards East	:	Land of Shantaram Kashid
Towards west	:	Land of Bande Patil
Towards South	:	Balance Land of Milind Ladge
Towards North	:	S.No. 31

IN WITNESS WHEREOF WE HAVE SET OUR RESPECTIVE HAND AND COMMON SEAL AND SIGNED THIS LEASE DEED AT PUNE ON THE DAY AND DATE FIRST HEREIN ABOVE MENTIONED.

Divesha

1) Mrs. Ashlesha Divekar
A-2/204, Sunder Sabawas,
Suncity Road, Anandnagar
Pune- 51

Milind

Mr. Milind Tejpal Ladge

Bharathi

2) Mrs. Bharathi Korabu
B-4, Anant Smriti,
S. No. 127/1A, Katraj,
Pune- 46

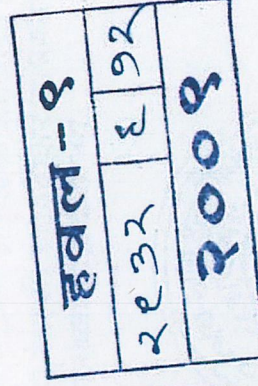
Milind

Mrs. Pratibha Milind Ladge

Lessors

Ellora Medicals and Educational Foundation

Lessee

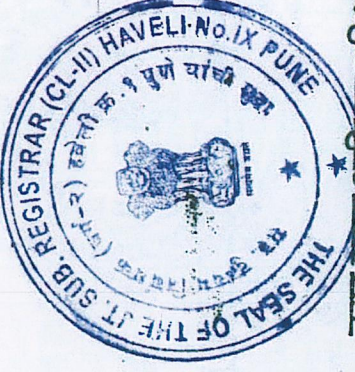


Through its President

Milind

Mr. Milind Tejpal Ladge





हवल-९		
२९३२	११२२	
२००९		

नगर रचना समिती मूल्य निर्धारण विभाग
जा.क्र. ससंनर-पुणे / अंतिम प्रा.यो.पुणे/झोन दाखला/ ११४८५

प्रति,

श्री. दिनास गोमाडी काशिरा
रा. झिपरेवाडी, पुणे.

२८३, नारायण पेठ,
पुणे ४११०३०
दिनांक: १४/८/०७

विषय : मौजे - कात्रडा तालुका - हवेली
येथील स.नं./म.नं. - ५७१/१६६

या जमिनीच्या झोन दाखल्याबाबत.

संदर्भ : आपला दिनांक १४/८/०७ चो अर्ज.

महोदय,

शासनाच्या नगर विकास विभागाकडील दि. २५/११/१९९७ ची अधिसूचना क्र. टिपीएस/ १८९५/२२७/प्र.क्र.२६/९५/नवि-१३ द्वारे पुणे जिल्ह्याची प्रादेशिक योजना मंजूर केली आहे. सदरची मंजूर प्रादेशिक योजना दि. १०/२/९८ च्या संपादन अंमलात आलेली असून या योजनेस अंतिम पुणे प्रादेशिक योजना असे संबोधण्यात येत आहे. सदर प्रादेशिक योजनेमधील प्रस्तावित जमीन चापर आराखड्यानुसार

मौजे - कात्रडा

तालुका - हवेली.

जिल्हा - पुणे

स.नं./मद.नं. - झुजा १०६.

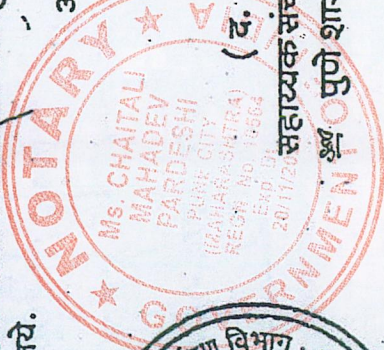
ही जागा - हिल राँफ व हिल स्लोप

या विभागात येते व ती - ९० मी.

या प्रस्तावित रस्ता रूंदीने बाधीत होते.

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

आपला,



(द. दा. कळे)

सहाय्यक संचालक नगर रचना
पुणे शाखा, पुणे करीता.

Form no. : 7 [See Rule 16 (2)] **MAHARASHTRA STATE**
Driving Licence No. : MH12/03/451563

Date of Issue : 09-DEC-1998

Name & Address

MILIND LADGE

P.NO.47, 2ND FLOOR

TAWARE COLONY

PUNE

Pin : 411009

Son/Wife/Daughter of

TEJPAL

is licensed to drive, throughout India, vehicle of the following description
M.C.Y. LMV(NT)



Validity for Non-Transport Vehicle

From 25-01-1993 To 02-09-2013

Validity for Transport Vehicle

From To

Signature of the licence holder



THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL NO. MH12/00202729

Valid Till : 31-05-2017 (NT)

Authorisation to drive following class

of vehicles throughout India

DL NO. 22-05-2008

CDV

MCWG

LMV

19-01-1998

DOB : 01-06-1967

BG :

Name PRATIBHA LADGE

S/D/W of MILIND

Add 12 BUNGLOW OPP PICT PATANG PLAZA

PHASE-6 BEHIND BHARATI VIDYAPEETH

DHANKWADI PUNE

PIN : 411043

Signature & ID of

Issuing Authority: MH12 2008142



THE UNION OF INDIA

MAHARASHTRA STATE

REGISTRAR (CL-III) HAVELI No. IX PUNE

DO : 11-02-1993

DL NO. 22-05-2008

CDV

MCWG

LMV

19-01-1998

DOB : 01-06-1967

BG :

Name PRATIBHA LADGE

S/D/W of MILIND

Add 12 BUNGLOW OPP PICT PATANG PLAZA

PHASE-6 BEHIND BHARATI VIDYAPEETH

DHANKWADI PUNE

PIN : 411043

Signature & ID of

Issuing Authority: MH12 2008142



हवल-९
२९३२ २०१२
२००९

Form no. : 7 [See Rule 16 (2)] **MAHARASHTRA STATE**
Driving Licence No. : MH12/05/626772

Date of Issue : 23-MAR-2005

Name & Address

PRASAD KULKARNI

8/3, KALYANI HSG. SOC.

OPP. BHAFKAR PETROL PUMP

PUNE

Pin : 411037

Son/Wife/Daughter of

VASUDEO

is licensed to drive, throughout India, vehicle of the

M.C.Y. LMV(NT)

Validity for Non-Transport Vehicle

From 11-09-1990 To 10-09-2010

Validity for Transport Vehicle

From To

Signature of the licence holder



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

Driving Licence No. : MH12/05/680313

Date of Issue : 16-SEP-2005

Name & Address

MARSHAL DAFTARDAR

54 VIK BAJI PRABHU SOC.

SAHAKAR NAGAR

PUNE

Son/Wife/Daughter of



is licensed to drive throughout India, vehicle of the following description

M.C.Y. LMV(NT)

Validity for Non-Transport Vehicle

From 13-09-2005 To 07-09-2015

Validity for Transport Vehicle

From To

Signature of the licence holder

Signature of the licence holder R. S. Datta





दस्त गोषवारा भाग - 2

हवल9
दस्त क्रमांक (2932/2009)
१२५१२

दस्त क्र. [हवल9-2932-2009] चा गोषवारा
बाजार मुल्य : 1875000 मोबदला 1000 भरलेले मुद्रांक शुल्क : 75000

दस्त हजर केल्याचा दिनांक : 24/06/2009 03:40 PM
नियामनाचा दिनांक : 22/06/2009
दस्त हजर करणा-याची सही :

पावती क्र.: 2989 दिनांक: 24/06/2009
पावतीचे वर्णन
नाव: मिलिंद तेजपाल लडगे
18750 : नोंदणी फी
240 : नकल (अ. 11(1)), पृष्ठांकाची नकल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी
18990: एकूण

दस्ताचा प्रकार : (36) भाडेपट्टा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 24/06/2009 03:40 PM
शिकका क्र. 2 ची वेळ : (फी) 24/06/2009 03:44 PM
शिकका क्र. 3 ची वेळ : (कबुली) 24/06/2009 03:45 PM
शिकका क्र. 4 ची वेळ : (ओळख) 24/06/2009 03:45 PM

दस्त नोंद केल्याचा दिनांक : 24/06/2009 03:45 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) प्रसाद वासुदेव कुलकर्णी घर/फ्लॅट नं. -

गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/वसाहत : मार्केटगार्ड
शहर/गाव : पुणे

तालुका :
पिन :
2) हर्षल शरद दपतरदार , घर/फ्लॅट नं. -

गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/वसाहत : सहकार नगर
शहर/गाव : पुणे
तालुका :
पिन : -

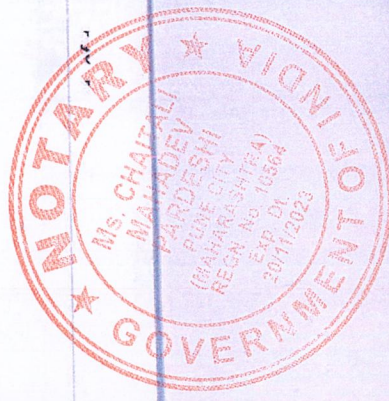
प्रमाणित करण्यात येते की,
यादस्तास एकूण.....१२...पृष्ठे आहेत.

सह दुय्यम विवेक (वर्ग-२) हवेली क्र. १
पहिले नंबरचे पुस्तकात
.....2932...नंबरी नोंदला

सह दुय्यम निबंधक हवेली क्र. १
दिनांक: २४/६/२००९



TRUE COPY
CHAITALI MAHADEV PARDESHI
NOTARY GOVT. OF INDIA
PUNE CITY (MAHARASHTRA)
REGD. No. 10564





24/06/2009

दुय्यम निबंधकः
हवेली 9 (कात्रज)

दस्त गोषवारा भाग-1

हवेली 9
दस्त क्र 2932/2009
१११२

दस्त क्रमांक : 2932/2009

दस्ताचा प्रकार : भाडेपट्टा

नु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: मिलिंद तेजपाल लडगे
पत्ता: घर/फ्लॅट नं.:
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत: कात्रज
शहर/गाव: पुणे
तालुका:
पिन:
पैन नंबर:-

लिहून घेणार
वय 46
सही

2 नाव: प्रतिमा मिलिंद लडगे
पत्ता: घर/फ्लॅट नं.: सदर
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन:
पैन नंबर:-

लिहून घेणार
वय 40
सही

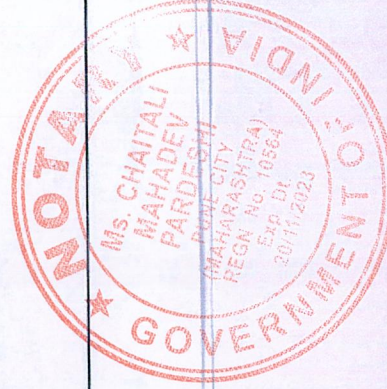
3 नाव: एलोरा मेडिकल अँड एजुकेशनल फाऊंडेशन
तर्फे भागीदार मिलिंद तेजपाल लडगे
पत्ता: घर/फ्लॅट नं.:
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत: कात्रज
शहर/गाव: पुणे
तालुका:
पिन:
पैन नंबर:-

लिहून घेणार
वय 46
सही



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CHAITALI MAHADEV PARDESHI
NOTARY GOVT. OF INDIA
PUNE CITY (MAHARASHTRA)
REGD. No. 10564



दस्तावेज करून देणार तथाकथीत [भाडेपट्टा] दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 1



दस्तक्रमांक व वर्ष: 2932/2009

Wednesday, June 24, 2009

3:46:24 PM

दुय्यम निबंधक: हवेली 9 (कात्रज)

नॉंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : भिलारेवाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,000.00
वा.भा. रु. 1,875,000.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
(1) वर्णन: गांव मौजे भिलारेवाडी येथील स नं 12/15 (जुना 106) यासी क्षेत्र 2हे 8 आर पैकी 85 आर (30 वर्षे भाडेपट्टा)

- (3) क्षेत्रफळ
(1)

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा
(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) एलोरा मेडिकल अँड एजुकेशनल फाऊंडेशन तर्फे भागीदार मिलिद तेजपाल लडगे -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: कात्रज, शहर/गाव: पुणे; तालुका: -; पिन: -; पैन नम्बर: -

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) मिलिद तेजपाल लडगे; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: कात्रज, शहर/गाव: पुणे; तालुका: -; पिन: -; पैन नम्बर: -
(2) प्रतिमा मिलिद लडगे; घर/फ्लॅट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

- (7) दिनांक करून दिल्याचा 22/06/2009

- (8) नॉंदणीचा 24/06/2009

- (9) अनुक्रमांक, खंड व पृष्ठ 2932 /2009

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 75000.00

- (11) बाजारभावाप्रमाणे नॉंदणी रु 18750.00

- (12) शेरा



भा नम्रल वाचली
मी रुजुवात घेतली

दस्तासाबतची नम्रल

श्री. मिलिद लडगे

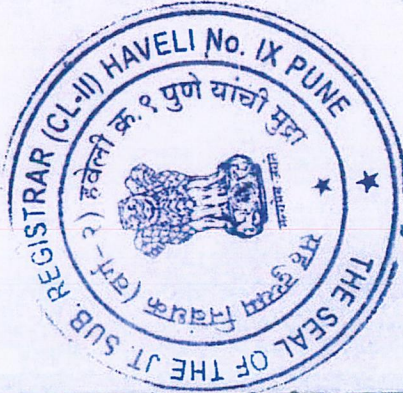
याना दिली

असमलवार हुकुम नम्रल

दिनांक - 22/6/2009

मह द. नि. (वर्ग-२) हवेली-०

मह द. नि. (वर्ग-२) हवेली-०



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Page 1 of 1
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PUNE REGD. No. 2011/2023

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