

2/21461

पावती

Original/Duplicate

Tuesday, November 29, 2022

11:13 AM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 22065 दिनांक: 29/11/2022

गावाचे नाव: लोणीकाळभोर

दस्तऐवजाचा अनुक्रमांक: हवल2-21461-2022

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: स्काय व्हिजन एज्युकेशन फाँडेशन तर्फे चेअरमन प्रशांत दत्तात्रय काळभोर -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

एकूण:

रु. 30580.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:30 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-2

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २, पुणे.

बाजार मूल्य: रु. 56922000/-

मोबदला रु. 100000/-

भरलेले मुद्रांक शुल्क : रु. 2561500/-

1) देयकाचा प्रकार: DHC रकम: रु. 580/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2911202200325 दिनांक: 29/11/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011337539202223E दिनांक: 29/11/2022

बँकेचे नाव व पत्ता:

मुळ दस्तऐवज मिळाला.



29/11/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 2

दस्त क्रमांक : 21461/2022

नोदणी :

Regn:63m

गावाचे नाव : लोणीकाळभोर

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	100000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	56922000
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: , गाव मोजे लोणीकाळभोर येथील मिळकत गट नं 2340/5 यांसी क्षेत्र 04 हे 49 आर अधिक पोटखरावा क्षेत्र 00 हे 52 आर असे एकूण क्षेत्र 05 हे 01 आर यापैकी लिहून देणार नं 1 यांचे मालकीचे क्षेत्र 00 हे 36 आर अधिक पोटखरावा क्षेत्र 00 हे 04 आर असे एकूण क्षेत्र 00 हे 40 आर यापैकी प्रस्तुत दस्ताने देत असलेले क्षेत्र 00 हे 30 आर व लिहून देणार नं 2 यांचे मालकीचे क्षेत्र 00 हे 36 आर अधिक पोटखरावा क्षेत्र 00 हे 04 आर असे एकूण क्षेत्र 00 हे 40 आर यापैकी प्रस्तुत दस्ताने देत असलेले क्षेत्र 00 हे 30 आर असे एकूण प्रस्तुत दस्ताने देत क्षेत्र 00 हे 60 आर हि मिळकत. ((GAT NUMBER : 2340/5 ;))
(5) क्षेत्रफळ	1) 0.6000 हेक्टर . आर
(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:-स्काय व्हिजन एज्युकेशन फौंडेशन तर्फे चेअरमन प्रशांत दत्तात्रय काळभोर - वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोणीकाळभोर ता हवेली जि पुणे , महाराष्ट्र, PUNE. पिन कोड:-412201 पॅन नं:-ABJCS5439A 2): नाव:-स्काय व्हिजन एज्युकेशन फौंडेशन तर्फे डायरेक्टर रुपानी गुरुदेव काळभोर - वय:-37; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोणीकाळभोर ता हवेली जि पुणे , महाराष्ट्र, PUNE. पिन कोड:-412201 पॅन नं:-ABJCS5439A 3): नाव:-स्काय व्हिजन एज्युकेशन फौंडेशन तर्फे डायरेक्टर लीना चंद्रशेखर वाघ - वय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: संभाजीनगर कदमवाकवस्ती ता हवेली जि पुणे , महाराष्ट्र, PUNE. पिन कोड:-412201 पॅन नं:-ABJCS5439A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत दत्तात्रय काळभोर वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोणीकाळभोर ता हवेली जि पुणे , महाराष्ट्र, पुणे. पिन कोड:-412201 पॅन नं:-AMEPK8653K 2): नाव:-गुरुदेव दत्तात्रय काळभोर वय:-44; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: लोणीकाळभोर ता हवेली जि पुणे , महाराष्ट्र, पुणे. पिन कोड:-412201 पॅन नं:-AMMPK1469R
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	29/11/2022
(11) अनुक्रमांक, खंड व पृष्ठ	21461/2022
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	2561500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेता	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मी नक्कल वाचली
मी सजुताय घेतली

अस्सलवर हुकुम नक्कल

दस्तासोबतची नक्कल

श्री.....

यांना दिली.

दिनांक 28/11/2022

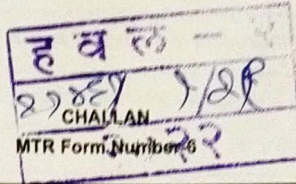
सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.-२, पुणे.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Defac
1	SKY VISION EDUCATION FOUNDATION SECTION 8 COMPANY	eChallan	02003942022112900139	MH011337539202223E	2561500.00	SD	0005601401202223	29/1
2		DHC		2911202200325	580	RF	2911202200325D	29/1
3	SKY VISION EDUCATION FOUNDATION SECTION 8 COMPANY	eChallan		MH011337539202223E	30000	RF	0005601401202223	29/1

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





SRN	MH011337539202223E	BARCODE			Date	29/11/2022-08:22:55		Form ID	36			
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				PAN No.(If Applicable)	ABJCS5439A						
Location	PUNE				Full Name	SKY VISION EDUCATION FOUNDATION SECTION 8 COMPANY						
Year	2022-2023 One Time				Flat/Block No.	GAT NO 2340/5						
Account Head Details			Amount In Rs.		Premises/Building							
0030046401 Stamp Duty			2581500.00		Road/Street	LONIKALBHOR						
0030063301 Registration Fee			30000.00		Area/Locality	PUNE						
					Town/City/District							
					PIN		4	1	2	2	0	1
					Remarks (If Any)	PAN2=AMEPK8653K~SecondPartyName=MR PRASHANT DATTATRYA KALBHOR~						
					Amount In Words	Twenty Five Lakh Ninety One Thousand Five Hundred Rupees Only						
					Total	25,91,500.00						
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN	Ref. No.	02003942022112900139			1312738918		
Cheque/DD No.					Bank Date	RBI Date	29/11/2022-08:24:53			Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF BARODA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID :

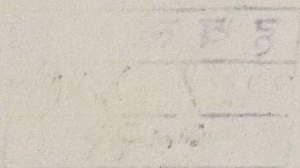
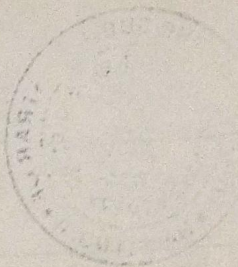
Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

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

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-2-21461	0005601401202223	29/11/2022-11:13:00	IGR009	30000.00
2	(IS)-2-21461	0005601401202223	29/11/2022-11:13:00	IGR009	2561500.00
Total Defacement Amount					25,91,500.00



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2911202200325

Date 29/11/2022

Received from SKY VISION EDUCATION FOUNDATION SECTION 8 COMPANY, Mobile number 0000000000, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.

Payment Details

Bank Name SBIN

Date 29/11/2022

Bank CIN 10004152022112900301

REF No. 233348238209

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

मल्याकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)

25 November 2022, 01:51:42 PM

Valuation ID : 202211254167

हवल 2

मल्याकनाचे वर्ष 2022

जिल्हा पुणे

तालुका हवेली

गावाचे नाव लोणी काळभोर

क्षेत्राचे नांव Influence Area

मूल्य विभाग उपमूल्य विभाग 11/11.2

सर्वे नंबर गट नंबर 2340

हवल - 2
29889/ 2/22
2022



मिळकतीचा प्रकार खुली

मिळकतीचे क्षेत्र 3000 चौ. मीटर Bulk Land

वार्षिक मूल्य दर
तक्त्यानुसार Rs.10740/-
जमिनीचा दर

Zone Change Primary Notification: No

जमीन विनशेती झाली Rs.10740/-

नाही जमिनीचा दर
वापरायचा दाखला वाणिज्य

Applicable Rules : 16 ब

1. 500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 10740/-

500 चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 10740

= 5370000/-

2. 1500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर = 9666/-

1500 चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 9666

= 14499000/-

3. 1000 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर = 8592/-

1000 चौ. मीटर क्षेत्रासाठी मूल्य = 1000 * 8592

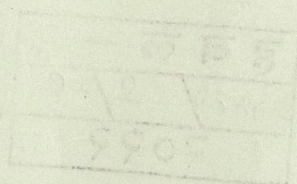
= 8592000/-

जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य

= 5370000 + 14499000 + 8592000

= Rs.28461000/-

= दोन करोड चौ-चाऐशी लाख एकसष्ठ हजार -/-





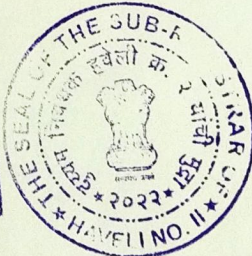
CHALLAN
MTR Form Number-6

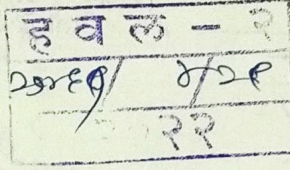


CHALLAN ID	MH01133753920223E	BARCODE	[Barcode]		Date	29/11/2022-08:22:55		Form ID	36		
Department	Inspector General Of Registration				Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Registration Fee					PAN No.(If Applicable)	ABJCS5439A					
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				Full Name	SKY VISION EDUCATION FOUNDATION					
Location	PUNE					SECTION 8 COMPANY					
Year	2022-2023 One Time				Flat/Block No.	GAT NO 2340/5					
Account Head Details		Amount In Rs.		Premises/Building							
030046401 Stamp Duty		2561500.00		Road/Street	LONIKALBHOR						
030063301 Registration Fee		30000.00		Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	2	2	0	1
				Remarks (If Any)	PAN2=AMEPK8653K-SecondPartyName=MR PRASHANT DATTATRYA						
					KALBHOR-						
				Amount In	Twenty Five Lakh Ninety One Thousand Five Hundred						
Total			25,91,500.00	Words	Rupees Only						
Payment Details				FOR USE IN RECEIVING BANK							
BANK OF BARODA											
Cheque-DD Details				Bank CIN	Ref. No.	02003942022112900139		1312738918			
Cheque/DD No.				Bank Date	RBI Date	29/11/2022-08:24:53		Not Verified with RBI			
Name of Bank				Bank-Branch		BANK OF BARODA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

ह व ल
२०२२
२०२२





LEASE DEED

THIS AGREEMENT OF LEASE DEED MADE AT PUNE ON THIS 29th DAY OF NOVEMBER, IN THE YEAR 2022.

BETWEEN

- 1) **MR. PRASHANT DATTATRYA KALBHOR**

Age 46Years, Occupation: Business,

PAN NO. AMEPK8653K

- 2) **MR. GURUDEV DATTATRAYA KALBHOR**

Age 44 Years, Occupation: Business,

PAN NO. AMMPK1469R

Both R/at: Lonikalbhor, Taluka Haveli

District-Pune 412302

Hereinafter called the "**Lessor**", (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, administrators, executors and assignees, etc)

..... The Party of the First Part.

AND

**DIRECTORS OF SKY VISION EDUCATION FOUNDATION
SECTION 8 COMPANY (PAN No. : ABJCS5439A)**

- 1) **MR. PRASHANT DATTATRYA KALBHOR**

Age 46Years, Occupation: Business,

PAN NO. AMEPK8653K

- 2) **MRS. RUPALI GURUDEV KALBHOR**

Age 37 Years, Occupation: Business,

PAN NO. BGTPK2941L

Both R/at: Lonikalbhor, Taluka Haveli

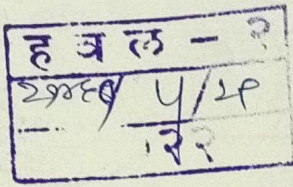
- 3) **MRS. LEENA CHANDRASHEKHAR WAGH**

Age 41 Years, Occupation: Business,

PAN NO. ACDPW2516L

Both R/at: Sairang 14, Sambhaji Nagar,

Kadamwakwasti, Taluka-Haveli, District-pune 412201



Hereinafter called the "**Lessee**", (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Partners, Proprietors, executors, heirs, administrators and assigns etc.)

**..... The Party of the Second Part.
WHEREAS:**

I **Ownership & Description of the Premises:** AND WHEREAS lessor is seized or possessed or otherwise well and sufficiently entitled to the land hereditaments and premises situated at Pune in the registration of Pune Village **lonikalbhor** gat no **2340/5** situate within the Registration District Pune Registration sub-District Taluka Haveli within the limits of Zilla Parishad, Pune and panchayat samiti LONIKALBHOR

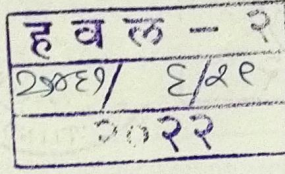
1. MR. PRASHANT DATTATRYA KALBHOR owner of the 00 H. 36 R withpot kharaba 00 h 04 R total area admeasuring 00 H 40 R having assessment 00 Rs. 94 Paise land out of area 05.H 1 R and situated at village **LONIKALBHOR** Tal. Haveli District PUNE. Within the local limits of Grampanchayat Lonikalbhor **30 R** and more particularly described in schedule hereto and

1. MR. GURUDEV DATTATRAYA KALBHOR owner of the 00 H. 36 R with pot kharaba 00 h 04 R total area admeasuring 00 H 40 R having assessment 00 Rs. 94 Paise land out of area 05.H 1 R and situated at village **LONIKALBHOR** Tal. Haveli District PUNE. Within the local limits of Grampanchayat Lonikalbhor **30 R** and more particularly described in schedule hereto

II. **Request for Use of the Premises :** AND WHEREAS the lessor has agreed to grant the lease has agreed to take on lease the said land described in the Schedule ii Attached hereto area of **00 H 60 R** Forming part of the more particularly described in the schedule annexed at the end and on the plan hereto annexed for the purpose of School. The Licensee being in need of SCHOOL for a period, approached the Licensor with a request to permit the Licensee to use the said premises for a **period of 35 years** on Leave and License basis **commencing from 01st November, 2022 to 1st September, 2057. (Both dates inclusive)**

(Signature)
(Signature)
(Signature)

(Signature)



III. **Lock In Period & Termination** : It is hereby agreed by and between the parties that the lock in period for this Leave & License Agreement will be of **35 Years**. Neither party shall be entitled to terminate these presents on or before expiry of the said **lock in period of 10 years**

In case either party terminates this agreement before expiry of "Lock in Period" then it shall be liable to pay the Lessee Fee amount for remaining period of "Lock in Period" from the date thereof, to the other party. This is the essence of the clause of "Lock in Period"

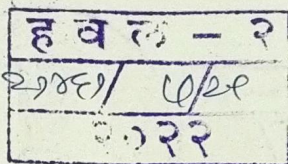
After completion of lock-in period of **10 years**, any of both parties can terminate this Lease Agreement by giving prior notice of 3 month to the other. After expiry of **35 years** this Lease Agreement will automatically expired.

If during the tenure of this Agreement or any renewal thereof, the **Lessee** commits any breach of the terms of these presents as also in case the Lessee fails, to pay the monthly License Fee payable by the License and the same having remained in arrears for two consecutive months, thereafter the LESSORS shall give a notice in writing to the Lessee to remedy the breach within 3 month and upon failure of the Lessee to remedy the same the LESSORS shall be at liberty at its option to terminate this Agreement and the Lessee shall immediately vacate the said Premises and hand over possession to the LESSORS.

IV. The Lessee has represented to the Lessor that:-

a) **No Tenancy**: The use and occupation of the said premises allowed to be made as hereinafter stated will not amount to a tenancy and will not create any tenancy or other similar rights;

b) **No Creation of Tenancy Rights** : At no point of time will the Lessee or any one on behalf of the Lessee contend that this Agreement or the occupation of the said premises amounts to or creates any



tenancy or other similar rights or that any of them has derived any title to the said premises or any part thereof;

c) **Lessor shall alone remain in Legal Possession** : Even after the commencement of the use Education purpose of the said premises by the Lessee, the Lessor alone shall remain in legal possession of the said premises and the Lessee, shall at no time whether during the subsistence of the Lessee or thereafter claim to be in possession of the said premises or any part thereof;

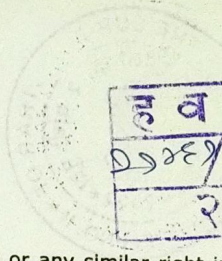
d) **No Protection as a Tenant** : Neither the Lessee nor any one on his behalf, shall claim protection of the **Maharashtra Rent Control Act, 1999** or any modification or re-enactment thereof or any law giving any protection to a tenant or a Lessee and that notwithstanding any change in law the rights and liabilities of the parties set out herein will remain unaffected;

e) **Strictly in compliance with M.R.C. Act, 1999** : The Lessee has represented to the Lessor that the use and occupation of the said premises as hereinafter stated shall be strictly in compliance with and as contemplated particularly under **Section 24 of the Maharashtra Rent Control Act, 1999.(Act 18 of 2000)**.

V. **Lessor Allows Lessee to Use & Occupy** : Relying upon the representations made by the Lessee set out in recital above and believing the same to be true, the Lessor has agreed to allow the Lessee to use and occupy the said premises strictly on the terms and conditions set out hereinafter;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. **Grant of License only**: The Lessee confirms the representations made by it as hereinbefore recited and accepts that the said representations form the basis of this Agreement and the Lessee from the Lessor to use and occupy the said premises. The parties hereby declare, record and confirm that nothing herein contained nor the permission for lease herein referred to nor the use and occupation of the said premises will create any rights in the

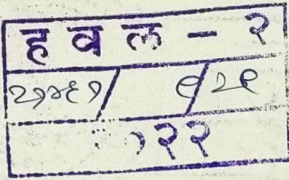


nature of tenancy or any similar right in favour of the Lessee, its agents or servants or any one or more of them and that neither the Lessee nor any one on its behalf nor any of the persons aforesaid will at any time contend that any tenancy rights or any similar rights have come into existence in favour of the Lessee or any of the persons aforesaid or any one or more of them.

2. **Premises Only on Lease Basis** : In consideration of the license fee herein reserved and contained and relying on the representations made by the Lessee and believing the same to be true, the Lessor does hereby allow the Licensee leave and license to use and occupy the said premises for the purpose of **SCHOOL (Education Foundation)** purely on lease deed basis and the Lessee shall upon expiry of the license or earlier termination thereof remove himself / herself / themselves and his / her / their belongings from the said premises forthwith, and hand over quiet, vacant and peaceful possession of the said premises to the Lessor.

3. **License Fee**: The Lessee shall pay to the Licensor a sum of **Rs. 3 Rupees Per Square foot** net per month before the **tenth (10th) day of every calendar month by cheque / draft / cash and thereafter 10% increase for every subsequent years**. The Lessee shall pay the License Fee to the Lessor without any deductions whatsoever. Further it is agreed by the Lessee that, G.S.T. will be applicable and the same shall be paid by the Lessee. If delay is occurred or caused by the Licensee in paying monthly lessee fee on due date, it will be treated as breach of contract and accordingly the Lessor is entitled to deduct 18% interest amount on delayed payment for that particular delayed period from the deposit amount while arriving at final accounting in addition to asking for vacating the premises.

4. **Deposit Amount** : The Lessee is required to pay to the Lessor an amount of **Rs. 1,00,000/- (Rupees One Lack Only)** as interest free refundable deposit (I.F.R.D) have been paid vide **RTGS/Cheque No. 238903, dated 29/11/2022 drawn on Union Bank Limited, Branch - Lonikalbhor Pune** The I.F.R.D. will be refunded by the Lessor on vacation of premises and clearing all dues under this Agreement and on producing proof of such payments.



5. **Termination of the Agreement by Giving 90 days Notice** : That, if the Lessee fails to pay the said amount of license fee for any month to the Lessor, by the date provided hereinabove, or otherwise to observe and perform the terms and conditions of the agreement or to discontinue their service with the Lessee, then the Lessor shall have full right to enter the premises and to terminate this agreement by giving **Ninty (90) days notice**, and on the expiry of the notice period, the Lessee shall remove his belonging and other paraphernalia lying therein and shall stop use of the said premises.

6. **Returning of Deposit**: This security deposit shall be retained by the Lessor during the subsistence of this Agreement. The security deposit shall be returned by the Lessor to the Lessee subject to eduction of any outstanding dues payable by the Lessee to the Lessor under this Agreement, on the expiry of this Agreement after the Lessee vacating the said premises and removing their articles and things from the said premises and ceasing to use the said premises.

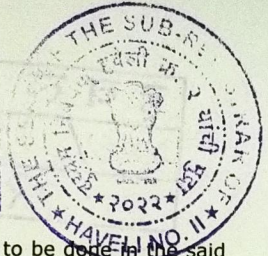
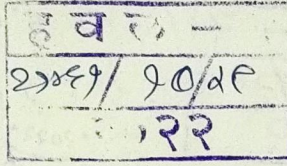
7. **Recovery of Damages**: In case of any loss, damage to the said premises, appropriate charges for the loss or damage and also all pending bills payable for any facilities/services taken by the Lessee from any vendor / Any other Agency etc. will be deducted out of the Security Deposit held by the Lessor and only the balance amount shall be returnable.

8. **Use of Premises in Good and Proper Way**: The Lessee shall use the said premises in good and proper way and ensure that the same is not spoiled or damaged in any manner and upon termination of this Agreement shall leave the same in as good condition as it was on the date of commencement of the Licensee's use and make compensation for any damage done from the said premises.

9. **Observance of Rules and Regulations**: The Lessee shall observe all the rules and regulations of the competent authority in respect of their business in so far as they pertain to the use of the said premises and as may be in force from time to time.

10. **No Nuisance or Annoyance**: The Lessee shall use and occupy the said premises purely for the purpose of Education turst as allowed, and will

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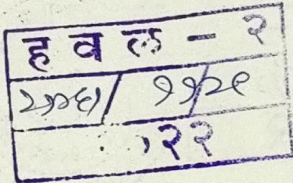
take due care and caution not to do or cause anything to be done in the said premises which is likely to be a nuisance or annoyance to the others or which can cause any damage to the said premises or any part thereof or which may prejudice the rights of the Lessor as the owner of the said premises. The Lessee shall observe and perform all the rules, conditions, covenants and the stipulations and all the rules and regulations and bye laws relating to the use of the premises as lay down by the Competent Authority from time to time. So They have right to appoint teacher, staff or any school related post. Between school time, if any student injured, the **Lessee** are responsible for that incidence. **Lessor** not responsible for any student injury or any school decision, acitivity, incidence, any court matter, police case ect.

11. **All Outgoings:** All existing and future charges payable to the Competent Authority i.e. zillha parishad/municipal taxes shall be borne and paid by the Lessee on behalf of Lessor and the taxes and charges payable in respect of the business also shall be borne and paid by licensee only.

12. **Electricity Charges:** The Lessee shall pay the charges for electricity, tax, gst, consumed and water charges as applicable, in the licensed premises, according to the bills of the concerned authorities.

13. **Other Charges:** The Lessee shall pay the charges for any which the Lessee may have obtained, in the said premises at actual according to the concerned authorities bills.

14. **After Expiry of Term, Licensee Treated as Trespasser:** Upon the termination or earlier termination of this license and in the event of the Lessee not removing themselves/himself and/or his articles, belongings and effects from the said premises or any part thereof, it is agreed that the Lessor shall have a right to remove from the said premises and/or to prevent from entering in or upon the said premises the Lessee and all his articles, effects and belongings. In such an event the Lessee entering upon the said premises will amount to trespass and the Lessor shall have the right to take all legal and reasonable steps to prevent the Lessee and the persons aforesaid from committing such trespass upon the said premises and the Lessor shall not be liable for any loss, damage or injury caused to any person or property therein while enforcing his rights under this agreement. The Lessee agrees and



undertakes not to enter upon the said premises or commit trespass after termination of the license.

15. **Compensation:** In the event the Lessee fails to vacate the said premises on the expiry or earlier termination, then the Licensee shall be liable to pay the Lessor thrice the amount of license fee per month as damages/compensation for every month of default without prejudice to the Lessor's rights to get the Lessee evicted from the said premises.

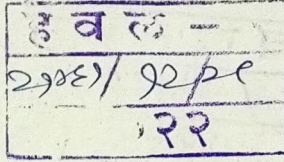
16. **Right to Inspect the Premises:** With a view to check the said premises, the Licensor shall be entitled to visit and inspect, the said premises or any part thereof through any of its authorized representatives after giving the Lessee intimation and the Licensee shall not hinder or obstruct any such visitor from visiting the said premises or any part thereof.

17. **Breach of Terms and Conditions and Termination:** In the event of the Lessee committing breach of any of the terms and conditions of this Agreement or in the event of there being any objection from the Competent Authority, the Lessor is entitled to terminate this Agreement by giving the Lessee **Three months' notice** in writing. In the event of the breach or objection complained of in such notice not being substantially remedied by the Lessee within the said period of one month, this License shall automatically stand terminated, without prejudice to the other rights and remedies of the Lessor. The Lessee shall be entitled to terminate this agreement at any time by giving the Lessor **Three months' notice** in writing and this agreement shall come to an end on the expiry of the **Three month's notice** period.

18. **Three Month's Notice:** For termination / vacating the premises earlier than the agreed period by any party, in ordinary conditions, circumstances, **Three months' notice** for either of the parties is essence of this Agreement.

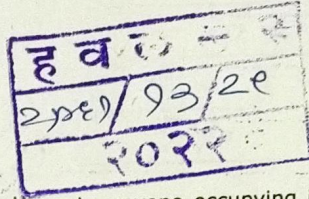
19. **Undertaking from the Licensor:** The Lessor agrees and undertakes that upon the Licensee observing and performing the stipulations and covenants herein contained to be observed and performed by it, the Lessee shall during the period of this agreement use and occupy the said premises

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without interference from the Lessor or any person or persons claiming under or through them.

20. **Serving of Notice to Each Other:** Any notice intended to be given to the parties hereto by each other shall be deemed to be properly and validly given if it is delivered to or sent by Registered Post or hand delivery, duly acknowledged to the respective address of the Licensor hereinabove mentioned or at his / her / their current address at that time and to the Lessee at the said premises.
21. **Obligations of the Lessee** : It is clearly agreed and understood that it will be the responsibility of the Lessee to ensure that the Lessee ceases to use and occupy and vacate the said premises upon the termination and/or earlier termination of the License and in the event of the Lessee failing and/or neglecting and/or refusing to do so all the consequences will be on the Lessee 's account and the Lessor shall be entitled to proceed on the footing that the Lessee has failed to carry out its obligations under this Agreement.
22. **No Hazardous Goods:** The Lessee shall not store or bring upon the licensed premises any hazardous articles or articles of a combustible, inflammable or dangerous nature in the said premises.
23. **Not for Illegal / Immoral Use** : That it is expressly agreed that the Lessee shall use the said premises only for its own personal business / commercial use and not for any other purpose and / or not for storing any unauthorized stock or material and / or for any illegal purpose/s. The Lessee shall not do anything which is not permissible or is prohibited by the Competent Authority or any order of the Central / State / Local Authorities. The Licensee shall not store any smuggled items, banned articles, drugs, narcotics, RDX and shall not do any business of illegal and unlawful nature from the Licensed premises. The Lessee shall not allow any people of immoral reputation or allow any immoral business in the premises.
24. **At Own Risk and Costs:** The Lessee shall keep articles in the said premises at its own risk and costs and the Lessor shall not be responsible for any theft or loss of goods and articles in any manner whatsoever nor for any



bodily injury or harm to anyone occupying in the said premises / using the said premises for any reason whatsoever.

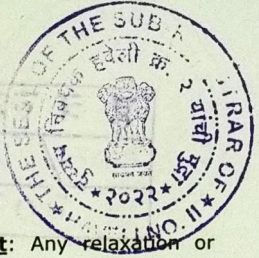
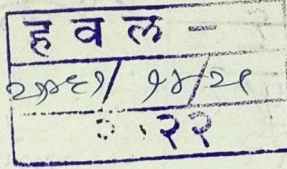
25. **Indemnifying the Lessor** : The Lessee hereby covenants with the Lessor that it will at all times hereafter well and sufficiently indemnify and keep indemnified the Lessor and save it harmless against any action, proceedings, claims or demand that may be filed, taken, instituted or made against it in the event of the Lessee breaching any of the provisions of any Act or statutory regulations or in consequence of any act or omission or default of the Licensee against all charges, damages and expenses which the Lessor may have to pay, incur or sustain by any such action, reason, proceeding, claim or demand or otherwise in relation thereto.

That the Lessee shall be careful, diligent, regular and punctual in payment of their business dues / professional dues, salaries, debts, taxes, penalties etc. of their creditors, servants, employees, Govt. or Semi-Govt. authorities and for the same the Lessor shall be in no way liable or responsible. However, in the event if any claim is raised, made or preferred by any third party against the Lessor in respect of the business dues or any other dues of the Lessee, then the Lessee agrees and undertakes to indemnify the Lessor and keep him indemnified for ever against the same. .

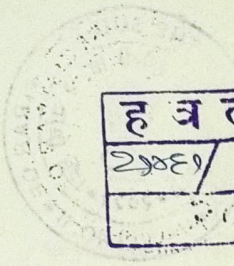
26. **No Effect of Future Amendments in Related Laws** : If as a result of any legislation in future the Licensee is likely to be entitled to continue the use or occupation of the said premises against the will or desire of the Licensor or if any of the rights, powers or privileges of the Lessor becomes incapable of legal recognition or enforcement in their entirety, this document shall be deemed never to have been entered into and/or shall stand cancelled.

27. **No Rights Except Limited Permissive Rights** : Nothing herein contained shall be construed as treating any right, interest, easement, tenancy or sub-tenancy in favour of the Lessee in, over and upon the licensed premises or as transferring any interest therein in favour of the Lessee other than the permissive right of use hereby granted.

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28. **No Variation is Treated in the Agreement:** Any relaxation or indulgence granted or shown to the Lessee by the Lessor shall not in any way add, alter, amend or vary this Agreement or part thereof.
29. **Absolute Right of the Lessor:** Being absolute owner, the Lessor is having every right to sell or deal with the premises in any way he desire/s. In that case, the Lessor shall issue **Three months' notice** to the Licensee to vacate the said premises and accordingly the Lessee will vacate the premises peacefully without taking any objection.
30. **Jurisdiction:** This Agreement is executed in Pune, the said premises in Pune and this Agreement is subject to the jurisdiction of courts in Pune only.
31. **Bearing of Legal costs:** Each party shall bear and pay their respective Advocates & Solicitors costs equally in this respect, if any.
32. **Stamp and Registration Charges:** The stamp duty and registration charges shall be borne and paid by the Licensee only as mutually agreed.
33. **Original Copy of The Agreement:** The original copy of this Agreement shall remain with the Lessor and the duplicate thereof with the Lessee.
34. **Police Verification :** That the Lessee undertake/s to submit his / their introductory documents to the Lessor / Competent Authority for their record, and to the police authorities for verification purpose, if necessary.
35. **Co operation for the Registration of the Agreement:** The Lessee undertakes to co-operate with the Lessor and get this Agreement registered before the Sub-Registrar of Assurances in accordance with section 55 of The Maharashtra Rent Control Act 1999.



ह व ल	2022
2022/ 24/2	2022
2022	2022



SCHEDULE

DESCRIPTION OF THE PREMISES :

All those piece and parcel of land an area admeasuring 04 H. 49 R i.e. 3 Acres with pot kharaba 00 H 52 R out of total area admeasuring .05 H. 01 R of **GAT NO 2340/5** lying, being and situated at village Lonikalbhor., Tal. Haveli, Dist - Pune and within the jurisdiction of Sub Register, Haveli No. - 1 to 28, Pune

1. **MR. PRASHANT DATTATRYA KALBHOR** owner of the 00 H. 36 R withpot kharaba 00 h 04 R total area admeasuring 00 H 40 R having assessment 00 Rs. 94 Paise land out of area 05.H 1 R and situated at village **LONIKALBHOR** Tal. Haveli District PUNE.Within the local limits of Grampanchayat Lonikalbhor **30 R** and more particularly described in schedule hereto and
1. **MR. GURUDEV DATTATRAYA KALBHOR** owner of the 00 H. 36 R with pot kharaba 00 h 04 R total area admeasuring 00 H 40 R having assessment 00 Rs. 94 Paise land out of area 05.H 1 R and situated at village **LONIKALBHOR** Tal. Haveli District PUNE.Within the local limits of Grampanchayat Lonikalbhor **30 R** and more particularly described in schedule heretoin the Jurisdiction of Sub Registrar Haveli bounded of both owner as follows:

ON OR TOWARDS THE

- EAST** : Nala
- WEST** : Remaining Property of same Gat No 2340
- SOUTH** : Property of Devanand Jaysingh Kalbhor Gat No 2339
- NORTH** : 40, Fourty Feet Road for from same Gat No 2340

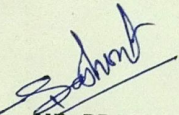
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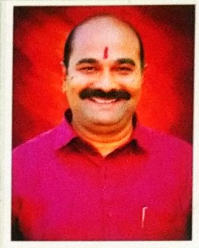
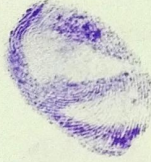
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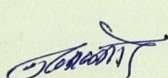


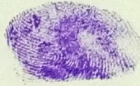
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED and DELIVERED
by the within named

1) 
MR. PRASHANT DATTATRYA KALBHOR

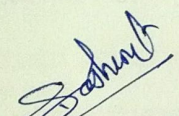


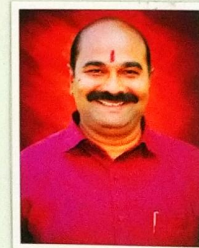
2) 
MR. GURUDEV DATTATRAYA KALBHOR

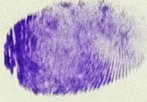
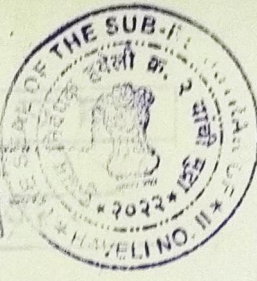
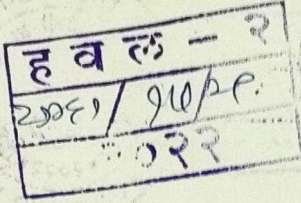


(LESSOR)

**DIRECTORS OF SKY VISION EDUCATION FOUNDATION
SECTION 8 COMPANY**

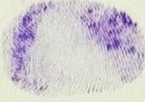
1) 
MR. PRASHANT DATTATRYA KALBHOR





Signature

2) MRS. RUPALI GURUDEV KALBHOR



Signature

3) MRS. LEENA CHANDRASHEKHAR WAGH



(LESSEE)

WITNESSES:-

1. Signature *[Signature]*
Name: *Sushant S. S. S. S.*
Address: *H. P. S. M. Pune - 28*

2. Signature *[Signature]*
Name: *[Signature]*
Address: *Raviraj . P. Kalbhor*

At post . Loni Kalbhor Tal: Haveli , Dist: Pune - 412201



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

गाव :- लोणी काळभोर (५५६३१५)

तालुका :- हवेली

जिल्हा :- पुणे



ULPN : 10847609719

गट क्रमांक व उपविभाग

२३४०/५

10847609719

धारणा पद्धती		भोगवटादार वर्ग - १						शेताचे स्थानीक नाव :	
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुल, खंड व इतर अधिकार		
क्षेत्र, एकक हे.आर.घो.मी	३२००	प्रशांत दत्तात्रय काळभोर ✓	०.३६.००	०.९४	०.०४००	(१२८४९)	कुळाचे नाव व खंड		
लागवड योग्य क्षेत्र	३२०१	गुरुदेव दत्तात्रय काळभोर ✓	०.३६.००	०.९४	०.०४००	(१२८४९)	इतर अधिकार		
रायत ४.४९.००	१०३७६	पुरुषोत्तम गेणुजी काळभोर	१.१९.२५	३.११	०.१३००	(१२८४९)	बोजा		
गायत -	१०४९०	विशाल प्रतापराव काळभोर				(१२८४९)	प्रमाणे दत्तात्रय गेणुजी काळभोर, प्रशांत दत्तात्रय		
हुण		वैशाली प्रतापराव काळभोर				(१२८४९)	काळभोर यांनी साधना सहकारी बँक लि शाखा		
१.यो. क्षेत्र ४.४९.००		वैशाली राजन वीर				(१२८४९)	लोणी काळभोर ता हवेली जि पुणे यांच्या कडून र		
		स्नेहा विलास तुपे				(१२८४९)	रु ७५०००००/- कर्ज घेऊन गहाणखत करून दिले.		
पोटखराब क्षेत्र		रंजना प्रतापराव काळभोर				(१२८४९)	प्रमाणे दत्तात्रय गेणुजी काळभोर, प्रशांत दत्तात्रय		
(लागवड अयोग्य)		दिपाली प्रतापराव काळभोर				(१२८४९)	काळभोर यांनी साधना सहकारी बँक लि शाखा		
१ (अ) ०.५२.००		सामाईक क्षेत्र	१.१९.२५	३.११	०.१३००	(१२८४९)	लोणी काळभोर ता हवेली जि पुणे यांच्या कडून र		
१ (ब) -							रु १५००००००/- कर्ज घेऊन गहाणखत करून		
हुण							दिले. (१२७६८) (१२८४९)		
ख.क्षेत्र ०.५२.००	११७५३	केशव गेणुजी काळभोर	०.९९.२५	३.११	०.१३००	(१२८४९)	बोजा - राष्ट्रीयकृत बँक गहाण		
हुण क्षेत्र ५.०९.००	११७९५	दत्तात्रय गेणुजी काळभोर	०.४७.२५	१.२३	०.०५००	(१२८४९)	बँक ऑफ महाराष्ट्र लोणी काळभोर पिक कर्ज रु		
५.ब) -							४०००/- २५/२/८५ दत्तात्रय हि (३५१) (१२८४९)		
कारणी ०.००							बँक ऑफ महाराष्ट्र लोणी काळभोर र रु		
							५०००००/- दत्तात्रय गेणुजी काळभोर (६०६२) (१२८४९)		
मी किंवा विशेष							बोजा - सहकारी सोसायटी इकरार		
कारणी							चे वि का स सो न म रु १२०००/- २/११/६७ (१) (१२८४९)		
							सदर रु ३०००/- २५/२/८५ पुरुषोत्तमचे हि (३५२) (१२८४९)		
							सदर रु रु २६४२००/- २५/३/९८ (३२६५) (१२८४९)		
							लोणी काळभोर वि का स सो इकरार रु १०००००/-		
							प्रशांत (६६१६) (१२८४९)		
							लोणी काळभोर तारण रु ५०००००/- गुरुदेव		
							काळभोर हि (७७५७) (१२८४९)		
							प्रताप ग्रामिण बिगरसोती सह पत पर्या रु		
							४५००००/- रंजना काळभोर (९२४८) (१२८४९)		



हा गाव नमुना क्रमांक ७ दिनांक ३०/०४/२०२२-०२-१० ३८ PM रोजी डिजिटल स्वाक्षरीत कोल आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंचालित असल्यामुळे ७/१२ अभिलेखावर वर कोलत्याही सही शिक्क्याची आवश्यकता नाही.

युजना : सदर ७/१२ डिजिटल स्वाक्षरी झाल्यानंतर घेण्यात आलेल्या प्रलंबित फेरफार क्र. १३२९९ ची सद्यस्थिती <http://mahabhumi.gov.in/aapichawck> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड दि. : १६/११/२०२२ : १२:४३:४९ PM. वैधता पडताळणीसाठी <https://digitalasatvara.mahabhumi.gov.in/dsa/> या संकेत स्थळावर जाऊन 1507100001356658 हा क्रमांक

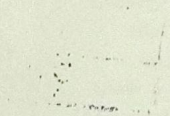
वापरात.

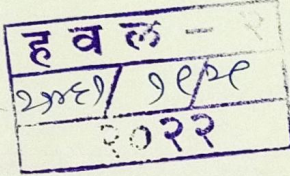
पृष्ठ क्र. १/४



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1. The first part of the paper is a list of the names of the authors of the papers in the volume. The names are arranged in alphabetical order of the last name. The names are followed by the title of the paper and the page number. The names are followed by the title of the paper and the page number.





ई महा भूमि

लोणी काळभोर वि का सेवा सह सोसा लि र रु
४०००००/- कोशव गेजूजी काळभोर यांचे हि
(१०४४५) (१२८४९)
इतर
(२४२) (१२८४९)
सोसायटी इकरार
लोणी काळभोर वि का सेवा सह सोसा लि र रु
१०००००/- ३१/०८/२०१२ दत्तात्रय काळभोर यांचे हि
(१५४९) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
१०००००/- ३१/०८/२०१२ गुरुदेव काळभोर यांचे हि
(१५४२) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
१०००००/- ३१/०८/२०१२ प्रशांत काळभोर यांचे हि
(१५४३) (१२८४९)
विशालजीराव मोसले सह बँक लि पुणे १००००००/-
कोशव गेजूजी व गुरुदेव काळभोर यांचे हि
(१५४३) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
१०००००/- ३०/०८/२०१२ वैशाली विर यांचे हि
(१०१४०) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
२०००००/- ३०/०८/२०१२ स्नेहा तुपे यांचे हि
(१०१४१) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
२०००००/- ३०/०८/२०१२ रंजना काळभोर यांचे हि
(१०१४३) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
२०००००/- ३०/०८/२०१२ रुपाली काळभोर यांचे हि
(१०१४५) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
२०००००/- ३०/०८/२०१२ दिपाली काळभोर यांचे हि
(१०१४७) (१२८४९)
लोणी काळभोर वि का सेवा सह सोसा लि र रु
२०००००/- ३०/०८/२०१२ विशाल काळभोर यांचे हि
(१०१४७) (१२८४९)
बँक योजना - राष्ट्रीयकृत बँक
बँक ऑफ महाराष्ट्र लोणी काळभोर र रु ५०००/-
दि २६/०८/२०१३ दत्तात्रय, प्रशांत, गुरुदेव काळभोर
यांचे हि (१००१५) (१२८४९)
(योजना - सहकारी बँक) १३२५९

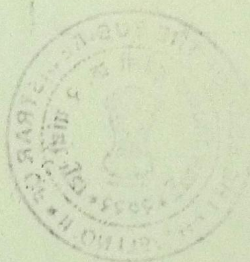


<p>[मागवा ग्रहकारी बँक लि भाखा लोणी काळभोर यांचे कार्य र रु १००,०००/- केशव गेणुजी काळभोर व गोरोडा केशव काळभोर यांचे हि. (१२०१०) (१३२५९) बोजा प्रमाणे केशव गेणुजी काळभोर यांनी उत्कर्ष स्मॉल फायनान्स बँक लि. ताफे अधिकृत अधिकारी - श्री. प्रीतम पंढरीनाथ थोरात यांच्या कडून रक्कम रुपये १००००००.०० कर्ज घेवून गहाणखत करून दिले. (१३३३७) इकरार काळभोरवनाथ वि का सेवा सह संस्था मर्या यांचा इकरार र रु ३५००००/- प्रशांत काळभोर यांच्या हिरयावर (१३५८२)</p>
<p>प्रलंबित फेरफार : नाही.</p>
<p>शेवटचा फेरफार क्रमांक : १३५८२ व दिनांक : ३०/०४/२०२२</p>
<p>सीमा आणि गुमापन चिन्हे</p>

ई महाभूमि

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गाव नमुना बारा (पिकांची नोंदवही)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- लोणी काळभोर (५५६३१५)

तालुका :- हवेली

जिल्हा :- पुणे

गट क्रमांक व उपविभाग

२३४०/५

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२०	खरीप		निर्मळ	कडवळ	०.६६००					
			निर्मळ	सुरु ऊस	२.६०००					
			निर्मळ	सिताफळ	०.२०००					
			निर्मळ	इतर भाजीपाला पिके	१.५५००					
२०२१	खरीप	-१	मिश्र	कडवळ	०.६६००		विहिर			
			मिश्र	सुरु ऊस	२.६०००		विहिर			
			मिश्र	सिताफळ	०.२०००		विहिर			
			मिश्र	इतर भाजीपाला पिके	१.५५००		विहिर			

टीप :- " सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

महाराजा सयाजीराव गायकवाड उद्योग भवन,

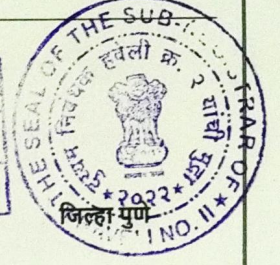
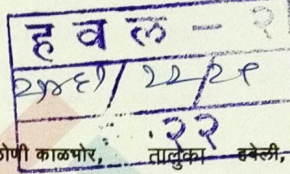
सर्वे नंबर १५२-१५३, औध, पुणे - ४११०६७

ई - मेल आयडी : zonecertificatepmrda@gmail.com

जावक क्रमांक पीएमआरडीए / झोन प्रमाणपत्र क्रमांक ZC-0005-HA-22-R-20861 दिनांक 24/11/2022

प्रती,

गुरुदेव दत्तात्रय काळभोर
Pune



विषय : स नं. / ग नं. OLD 327, मौजे लोणी काळभोर, तालुका हवेली, जिल्हा पुणे

संदर्भ : आपला दिनांक 24/11/2022 रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे लोणी काळभोर, तालुका हवेली, जिल्हा पुणे

येथील स नं. / ग नं. OLD 327 हि जागा शेती व नाविकास या विभागात समाविष्ट असून 24.00 मी. या प्रस्तावित रस्त्याने बाधित आहे.

पु.म.प्र.वि.प्रा. च्या प्रसिध्द झालेल्या प्रारूप विकास योजना नुसार Gat No. 2340 - Residential Zone + 15 M. + 2 4 M. Road मध्ये समाविष्ट आहे.



Digitally Signed By : Shweta Arun Patil
Date : 24-11-2022 13:04:32
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

टिप : सदर दाखला डिजीटल स्वाक्षरीचा असून तीन महिन्यांसाठी वैध आहे.

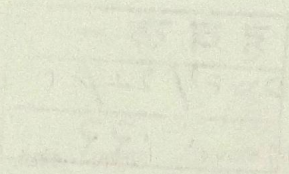
THE UNIVERSITY OF CHICAGO

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1000 S. EAST ASIAN LIBRARY

CHICAGO, ILL. 60607-7073

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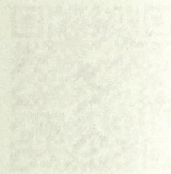
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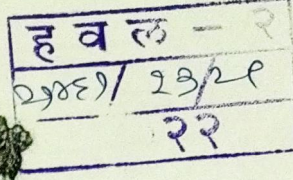
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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that SKYVISION EDUCATION FOUNDATION is incorporated on this Tenth day of October Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U80900PN2022NPL215347.

The Permanent Account Number (PAN) of the company is ABJCS5439A *

The Tax Deduction and Collection Account Number (TAN) of the company is PNES82643B *

Given under my hand at Manesar this Tenth day of October Two thousand twenty-two .

THE REGISTRAR OF COMPANIES, MANESAR

Digital Signature Certificate
Mr Jaya Prakash Gautam

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

SKYVISION EDUCATION FOUNDATION

The Tigerish School, Bajar Mala Road,, Loni Kalbhor, Pune, Pune,
Maharashtra, India, 412201



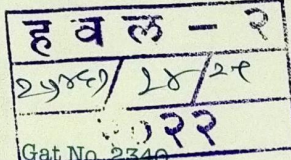
* as issued by the Income Tax Department



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SkyVision
Education
Foundation



Gat No. 2340,
Bajar Mala Road, Loni Kalbhor,
Pune 412201.
Maharashtra, INDIA.



21 November 2022

RESOLUTION OF THE BOARD OF DIRECTORS

CERTIFIED TRUE COPIES OF THE RESOLUTION OF THE BOARD OF DIRECTORS (the "Board") OF [Skyvision Education Foundation] (the "Company") HELD ON [21/11/2022] AT [Office of Skyvision Education Foundation Bajar mala Road, Loni – Kalbhor, Tal – Haveli, Dist – Pune 412201.]

The Chairman informed the Board that the Company is in the process to make a 'Lease deed Agreement of 60R Land for 35 years'

After some discussions, the following resolutions were passed unanimously:

RESOLVED THAT:

1. The Company make an 'Lease did of 60R Land for 35 years' for new school building and play area.
2. Board member agreed and decided to take premises situated at Gat No. 2340/5, Loni Kalbhor, Tal – Haveli, Dist – Pune. On lease for 35 years as per standard lease agreement terms.
3. Objective and purpose of this lease is to build new school building on above said premises location.
4. So the board member decided to make an 'Registered lease agreement of 60R land for 35 years' with land owner Mr. Gurudev Dattatray Kalbhor and Mr. Prashant Dattatray Kalbhor.
5. Copies of the foregoing resolutions, certified to be true by the Chairman/Managing Director/Company Secretary, be furnished to respective offices and officers and they be requested to act thereon.

SKYVISION EDUCATION FOUNDATION

Mr. Prashant Dattatray Kalbhor

SKYVISION EDUCATION FOUNDATION

Mrs. Rupali Gurudev Kabhor

Director

SKYVISION EDUCATION FOUNDATION

Mrs. Leena Chandrashekhar Wagh.

Director

Dated 29/11/2022



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABJCS5439A

नाम / Name SKYVISION EDUCATION FOUNDATION

गठन की तारीख
Date of Incorporation / Formation 10/10/2022



- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कदमता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहांस्ड न्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABJCS5439A

नाम / Name
SKYVISION EDUCATION FOUNDATION

गठन की तारीख
Date of Incorporation / Formation
10/10/2022

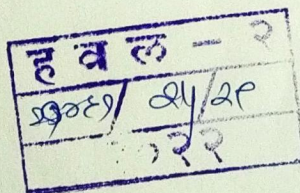
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें:
आयकर पैन सेवा इकाई, नया दिल्ली
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलाव चोव्क,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

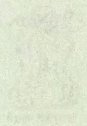
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)



GOVT OF INDIA



TAX DEPARTMENT

Permanent Account Number (PAN) card

EDUCATION FOUNDATION

1010000000

1010000000

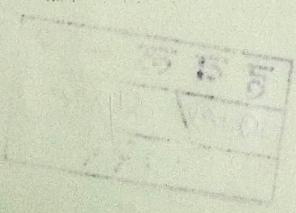
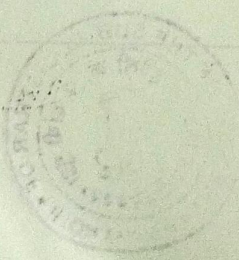


THE INDIAN INCOME TAX ACT, 1961 (Section 139(1))
I, the undersigned, being the holder of the Permanent Account Number (PAN) card, do hereby declare that the information furnished by me in the PAN card is true and correct to the best of my knowledge and belief.
I further declare that I am not aware of any person who has furnished false information in the PAN card.
I hereby undertake to provide the necessary information to the Income Tax Department in accordance with the provisions of the Income Tax Act, 1961.
I hereby declare that I am not aware of any person who has furnished false information in the PAN card.
I hereby undertake to provide the necessary information to the Income Tax Department in accordance with the provisions of the Income Tax Act, 1961.

DECLARATION OF THE SIGNATURE OF THE SIGNATORY

DECLARATION OF THE SIGNATURE OF THE SIGNATORY

DECLARATION OF THE SIGNATURE OF THE SIGNATORY



भारत सरकार
GOVERNMENT OF INDIA

रूपाली गुरुदेव काळभोर
Rupali Gurudev Kalbhori
जन्म तारीख/ DOB: 09/03/1985
महिला / FEMALE

8178 4452 509

आधार-सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

गुरुदेव दत्तात्रय काळभोर
Gurudev Dattatray Kalbhori
जन्म तारीख/ DOB: 22/05/1978
पुरुष / MALE

8096 7212 9979

आधार-सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

प्रभात दत्तात्रय काळभोर
Prashant Dattatray Kalbhori
जन्म तारीख/ DOB: 15/12/1976
पुरुष / Male

9579 3208 9308

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रूपाली गुरुदेव काळभोर
Rupali Gurudev Kalbhori
जन्म तारीख/ DOB: 09/03/1985
महिला / FEMALE

BGTPTK2841L

भारत सरकार
GOVERNMENT OF INDIA

लिना चंद्रशेखर वाघ
Leena Chandrashekhar Wagh
जन्म तारीख/ DOB: 21/11/1980
महिला/ FEMALE

2058 4137 8037

माझी आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

कालभोर प्रशांत D
DATTATRAY GENULI KALBHOR
जन्म तारीख/ DOB: 15/12/1976

Permanent Account Number
AMEPK8653K

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रूपाली गुरुदेव काळभोर
RUPALI GURUDEV KALBHOR
जन्म तारीख/ DOB: 09/03/1985

Permanent Account Number
BGTPTK2841L

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

लेना चानोराशेखर वाघ
LEENA CHANORASHEKHAR WAGH
जन्म तारीख/ DOB: 21/11/1980

Permanent Account Number Card
ACDPW2516L

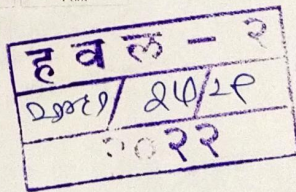
ह व ल - २
२०८८/२८/२८
००२२

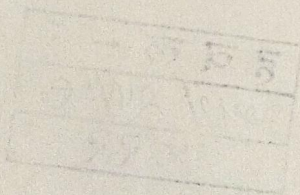


मूल्यांकन पत्रक (प्रभाव क्षेत्र-खुली जमीन)	
Valuation ID : 202211254191	25 November 2022, 01:53:11 PM हवल2
मूल्यांकनाचे वर्ष :	2022
जिल्हा :	पुणे
तालुका :	हवेली
गावाचे नाव :	लोणी काळभोर
क्षेत्राचे नाव :	Influence Area
मूल्य विभाग उपमूल्य विभाग :	11/11.2
सर्वे नंबर गट नंबर :	2340
मिळकतीचा प्रकार :	खुली
मिळकतीचे क्षेत्र :	3000 चौ मीटर Bulk Land
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर :	Rs. 10740 /-
Zone Change Primary Notification :	No
जमीन विनशेती झाली नाही जमिनीचा दर :	Rs. 10740 /-
वापराचा दाखला वाणिज्य प्रथम विक्री	
Applicable Rules :	.16 ब
1. 500 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = 10740/-	
500 चौ मीटर क्षेत्रासाठी मूल्य = 500 * 10740	
= 5370000/-	
2. 1500 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर = 9666/-	
1500 चौ मीटर क्षेत्रासाठी मूल्य = 1500 * 9666	
= 14499000/-	
3. 1000 चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर = 8592/-	
1000 चौ मीटर क्षेत्रासाठी मूल्य = 1000 * 8592	
= 8592000/-	
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य + मिळकतीचे क्षेत्र (3) मूल्य	
= 5370000 + 14499000 + 8592000	
= Rs. 28461000/-	
= 1 दोन करोड चौ-याऐंशी लाख एकसष्ठ हजार /-	

Home

Print





/21461

गळवार, 29 नोव्हेंबर 2022 11:13 म.पू.

दस्त गोषवारा भाग-1

हवल2

दस्त क्रमांक: 21461/2022

दस्त क्रमांक: हवल2 /21461/2022

बाजार मूल्य: रु. 5,69,22,000/-

मोवदला: रु. 1,00,000/-

भरलेले मुद्रांक शुल्क: रु.25,61,500/-

दु. नि. सह. दु. नि. हवल2 यांचे कार्यालयात

अ. क्र. 21461 वर दि.29-11-2022

रोजी 11:09 म.पू. वा. हजर केला.

पावती:22065

पावती दिनांक: 29/11/2022

सादरकरणाऱ्याचे नाव: स्काय व्हिजन एज्युकेशन फौंडेशन तर्फे चेअरमन
प्रशांत दत्तात्रय काळभोर -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 580.00

पृष्ठांची संख्या: 29

दस्त हवल2 करणाऱ्याची सही:

एकुण: 30580.00

सह दुय्यम निबंधक/हवेली-2

सह दुय्यम निबंधक, हवेली-2

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥
विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995
अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिक्का क्र. 1 29 / 11 / 2022 11 : 09 : 31 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 11 / 2022 11 : 10 : 18 AM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कार्यालया १९०८ अंतर्गत ~~खालील~~
नरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तऐवज संदर्भ मजकूर
निष्पादक व्यक्ती, साक्षीदार घ सोबत जोडलेल्या कागदपत्रांची आणि
दस्तावी सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक
व कबुलीधारक हे संपूर्णपणे जबाबदार राहतीललिहून घेऊन
२९/११/२०२२लिहून घेऊन
२९/११/२०२२हवल - २
29/11/2022
२०२२

SECRET

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DATE 11-11-88 BY 1045

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DATE 11-11-88 BY 1045

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DATE 11-11-88 BY 1045

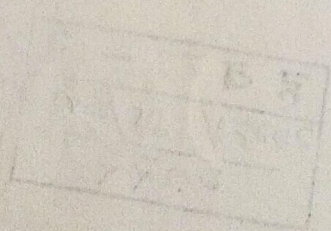
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DATE 11-11-88 BY 1045

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9/11/2022 11 39:58 AM

दस्त गोपवारा भाग-2

हवल2

दस्त क्रमांक:21461/2022

दस्त क्रमांक:हवल2/21461/2022

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत दत्तात्रय काळभोर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: लोणीकाळभोर ता हवेली जि पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AMEPK8653K	मालक वय :-46 स्वाक्षरी:		
2	नाव:गुरुदेव दत्तात्रय काळभोर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: लोणीकाळभोर ता हवेली जि पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AMMPK1469R	मालक वय :-44 स्वाक्षरी:		
3	नाव:स्काय व्हिजन एज्युकेशन फौंडेशन तर्फे चेअरमन प्रशांत दत्तात्रय काळभोर - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: लोणीकाळभोर ता हवेली जि पुणे, महाराष्ट्र, PUNE. पॅन नंबर:ABJCS5439A	भाडेकरू वय :-46 स्वाक्षरी:		
4	नाव:स्काय व्हिजन एज्युकेशन फौंडेशन तर्फे डायरेक्टर रुपाली गुरुदेव काळभोर - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: लोणीकाळभोर ता हवेली जि पुणे, महाराष्ट्र, PUNE. पॅन नंबर:ABJCS5439A	भाडेकरू वय :-37 स्वाक्षरी:		
5	नाव:स्काय व्हिजन एज्युकेशन फौंडेशन तर्फे डायरेक्टर लीना चंद्रशेखर वाघ - पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: संभाजीनगर कदमवाकवस्ती ता हवेली जि पुणे, महाराष्ट्र, PUNE. पॅन नंबर:ABJCS5439A	भाडेकरू वय :-41 स्वाक्षरी:		

रील दस्तऐवज करून देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शेका क्र.3 ची वेळ:29 / 11 / 2022 11 : 36 : 48 AM

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजात २२ पाने आहेत.

ओळख:-

दर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

सह. दुय्यम निबंधक
हवेली/क्र. २

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

1 नाव:अॅड आकांक्षा दांडगे -
वय:25
पत्ता:पुणे लोणीकाळभोर
पिन कोड:412201

स्वाक्षरी



शेका क्र.4 ची वेळ:29 / 11 / 2022 11 : 37 : 16 AM

पडिले नंबरचे पुस्तकाचे
२२४६१ नं.मरी नोंदला

ह. दुय्यम निबंधक, हवेली-2

Payment Details.

sr.	Purchaser	Type	Verification no./Vendor	GRN/Licence	क्र-२ Amount	Used Deface Number	Deface Date
1	SKY VISION EDUCATION FOUNDATION SECTION 8 COMPANY	eChallan	02003942022112900139	MH011337539202223E	2561500.00	SD 0005601401202223	29/11/2022
2		DHC		2911202200325	580	RF 2911202200325D	29/11/2022
3	SKY VISION EDUCATION FOUNDATION SECTION 8 COMPANY	eChallan		MH011337539202223E	30000	RF 0005601401202223	29/11/2022

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

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