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अपर डी. महाडिक

मो. नं. 9822402367

दस्त ऐवज प्रकार: खरेदीखत, साठेखत, गहाणखत, करारनामा,

बारणीपत्र, लिव्ह ॲन्ड लायसेन्स, कुलमुखत्यार व इतर

दस्त नंबर :- ८४८५ हवेली क्र. 03

गांव मौजे :- इरकी कान्च द

लिह्न घेणार :- जी सहादेव पुडाएमि डाचन

लिहन देणार: भी अजिंक्य सहादेन छायन

दिनांक: - 21/06/109/

Tuesday, July 24, 2018 1:50 PM

पावती

Original/Duplicate नोंदणी कं. : 39म Regn.:39M

पावती कं.: 10833 दिनांक: 24/07/2018

गावाचे नाव: उरळी कांचन दस्तऐवजाचा अनुक्रमांक: हवल3-9485-2018 दस्तऐवजाचा प्रकार : भाडेपट्टा नादर करणाऱ्याचे नाव: श्री महादेव तुकाराम कांचन - -

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्या: 20

₹. 30000.00 ₹. 400.00

एकूण:

₹. 30400.00

आपणास मृळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 1:48 PM ह्या वेळेस मिळेल.

सह दुय्यम निवंधक, हवेली-3

बाजार मुल्य: रु.48769000 /-मोबदला रु.0/-भरलेले मुद्रांध शुल्क : रु. 2438500/- सह दुय्यम निबंधक (दर्ग-२) हवेली-३, पुणे.

1) देगकाचा प्रकार: eChallan रक्कम: रु.30000/-डीडी/धनादेश/पे **ऑर्ड**र क्रमांक: MH004283426201819E डिनांक: 24/07/2018 बँकेचे नाव व पताः

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-डीडी/धनादेश/पे ऑर्डर क्रमांक: 2407201803210 दिनांक 24/07/2018 बँकेचे नाव व पत्ताः







सूची क्र.2

दुय्यम निवंधक : सह दु.नि. हवेली 3 दस्त क्रमांक: 9485/2018

Rs.20

नोदंणी:

20 ज.

बीस रुपये

Regn:63m

गावाचे नाव: उरळी कांचन

(1)विलेखाचा प्रकार

भाडेपट्टा

(2)मोबदला

24/07/2018

(3) वाजारभाव(भाडेपटटयाच्या वावतितपटटाकार आकारणी देतो की पटटेदार ते तमुद करावे)

48769000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक

1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: गाव मौजे उरूळी कांचन येथील गट नं 1462/1/1 यासी क्षेत्र 05 है 32 आर + पोख 00है 08 आर असे एकुण क्षेत्र 05 है 40 आर यासी आकार 28 रुं 21 पैसे यापैकी देत असलेले क्षेत्र 00 हे 80 आर ही मिळकत((GAT NUMBER : 1462/1/1;))

(5) क्षेत्रफळ

1) 0.80 हेक्टर . आर

- (6) आकारणी किंवा जुडी देण्यात असेल
- (7) दस्तऐवज करुन देणा-या/लिहून ठवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा

आदेश असल्यास,प्रतिवादिचे नाव व

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश

असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करुन दिल्याचा दिनांक

(10)दस्त नोंदणी केल्याचा दिनांक

(11)अनुक्रमांक,खंड व पृष्ठ

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

(13)वाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

1): नाव:-अजिंक्य चॅरिटेबल फाऊंडेशन उरूळी कृचिन पुणे तर्फे डायरेक्टर श्री अजिंक्य महादेव कांचन - - वय:-30; पत्ता:--, -, -, रा उरूकी कांचन ता हवेली जि पुणे , बॉरी आईण्डी , MAHARASHTRA, PUNE, Non-Government, पिन कोड:-412202 पॅन नं:-BISPK4387D

1): नाद:-श्री महादेव तुकाराम कांचत - - वय:-63; पत्ता:--, -, -, रा उरूळी कांचन ता हवेली जि पुणे , वॉरी आईण्डी , MAHARASHTRA, FUNE, Non-Government. पिन कोड:-412202 पॅन नं:-AWXPK5330Q

24/07/2018

24/07/2018

9485/2018 2438500

30000 SUN

28/00196 MHM 22/00/90

मधदेव िक्वाराम काचण

सह. ह्याम निवंबक (वर्ग-२) हवेली क्रं.-३

मल्यांकनासाठी विचारात घेतलेला

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

मुल्यांकनाची आयश्यकतः नार्द्री कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील

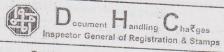
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbal Metropolitan Region Development Authority or any other Urban area not



CHALLAN MTR Form Number-6



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		Tan Ivanio							
Location PUNE							- 6		
Year 2018-2019 One Time		Flat/Block No.		GAT NO 1462/1/1					
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		Town/City/District		Management					
		PIN				4 1	2	2 0	2
		Remarks (If A	ny)						
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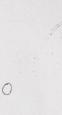
Receipt of Document Handling Charges

PRN 2407201803210 Date 24/07/2018

Received from KANCHAN M T, Mobile number 9657260303, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered in the Sub Registrar office Joint S.R. Haveli 3 of the District Pune.

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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

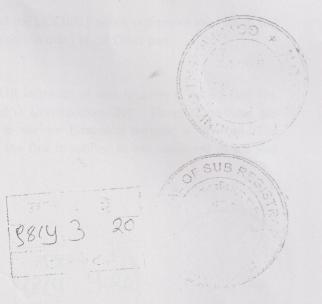
PRN 2407201803210 Date 24/07/2018

Federed from KANCHAN M.T., Mobile number 9657260303, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 3. of the District Pune.

Payment Details

Bank Name	CORP	Date	24/07/2018
Bank CIN	10004152018072402698	REF No.	002201807 2 40764413 49

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



LEASE AGREEMENT

THIS AGREEMENT made and enterd into at Urulikanchan Maharashtra on This Day 24./07/2018

BETWEEN

Mr. Mahadev Tukaram Kanchan

Age- 63 Yrs. Occ – Agri & Business. Res – Urulikanchan, Tal – Haveli, Dist – Pune

hereinafter referred to the LESSOR [Which expression shall unless the context otherwise require, include their heirs, executors, adminstrarors and assigns] of The One Part.

AND

Ajinkya Charitable Foundation

Urulikanchan Pune

Through it's Director

Ajinkya Mahadev Kanchan

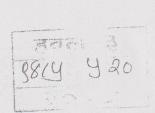
Age 30 Yrs. Occ – Agri & Business. Res – Mahadev Nivas Ashram Road Parivartan Socity Urulikanchan. Tal – Haveli, Dist – Pune.

Hereinafter called the LESSEE [which expression shall mean and include its successors in title] of the Other part.

WEREAS

ith RBI

The LESSOR is owner of area of 1=96 r. out of Gat. No. 1462/1/1 situated at Urulikanchan. Tal – Haveli, Dist-Pune. the Ares permitted to use for Education purpose is 0H=80R. The Lesser /party of the first is antitled to and possessed of the said





land area which is more particularly described admeasure bounders.

East - Gat No. 1462/2. West -Gat No. 1462/2 riming land

South - 36 miter Government Road, North- Gat No. 1461/1

The LESSEE is desirous of taking on lease basis for the purpose of Education purpose and the LESSOR has agreed and the said premises on Lease basis to the LESSEE for the period and on terms and conditions are hereinafter appearing.

NOW IT IS HEREBY AGREED BY AND BETWEEN TE PARTIES HERETO AS FOLLOWS.

1. TERM OF LEASE in consideration of yearly rent of 2,00,000/- (Rupees two lakh only) the LESSOR do here by lease out of the entire said property. (here in after call the leased property) to the lease.

2. RENT AND ESCALATION

Term of 35 years commencing from 24day of July 2018 at a yearly rent of Rs. 2,00,000/- with an escalation of 10% every years and proportionately for any part of a year. No advance being paid by the LESEE to LESSOR

3. SECURITY DEPOSIT

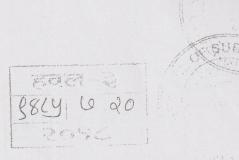
The LESSEE deposited as sum of Rs. 50,000/- with the LESSOR toward the deposit for the due performance of this Agreement. The said deposit shall be forthwith refunded by the LESS or to the LESSEE on expiry or earlier termination of this Agreement without any interest.



4. NO OBJECTION FROM CONCERNED AUTHORITIES

That the leased premises is leased for carrying out the educational purpose for installation of school, collage, & other educational society of the Sports activity as the lesser may decides form time to time & for the use of the lesses for a period of 35 years.

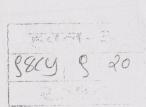
- 5. That the property / land under the consideration shall be for the purpose of carrying out educational activities.
- 6. That if default is made in the payment of the rent for any three years, then it shall be lawful for the lessor to terinate the lease by giving a notice in writing by the lessor but if the arrears of rent are paid within a period of 45 days from the date of recelpt of notice by the Lessee, then the Lessor shall not be entitled to terminate the lessees.
- 7. Agreement for lease" is being given to the LESSEE for implementation of the project. The project implementation period mentioned above shall be adhered to scrupulously, however in the event of dealy beyond the control of the LESSEE basing on genuine reasons with recorded proof of documents submitted by the LESSEE, the same will be examined for extension of time and for such period and subject to such terms and conditions as fixed by the Corporation. If within the period mentioned above form the date of final allotment and taking possession of the plot/land the project is not implemented or the period of extension is not granted by the LESSOR the allotment made, shall stand automatically cancelled and the Corporation shall have a right to resume possession of the subject plot/land.
- 8. The lease of the plot-shall at no point create any ownership rights in favour of the LESSEE and the ownership of the land shall remain with the LESSOR.



- 9. That the Lessee shall permit the Lessor or their duly authorized agent to enter the premises at all convenient times for periodical inspection of the same.
- 10. That the lessee shall use the premises only for carrying out the educational acetivity there on as the lessee may decided from time to time & not for any other purpose. Then in case of breach of this Condition the tenancy shall be deemed to have terminated with all the consequences here in be fore mentioned.
- 11. Amounts paid towards process fee, penalties and surcharges shall not be refunded.
- 12. Dues in respect of water charges will be deducted for the actual consumption as against the minimum rate as per Water supply.
- 13. In case power supply was obtained by the LESSEE, no dues certificate and a certificate of dismantiling the servise meter issued by the APTRANSCO should be submitted by the LESSEE.
- 14. The LESSEE shall also clear the property taxes to the IALAs conserned / local bodies and certificate to this effect should be furnished.
- 15. However, in the event of cancellation / resumption of the property allotted, the paymentsmade by the LESSEE shall remain forfeited towards use and occupation of the premises. However the LESSOR may at its option to consider refund of the amounts paid by the LESSEE towards the cost of the property subject to the above deduction.
- 16. No interest will be paid to the LESSEE in this respect and penalties and surcharges etc. not refundable. If there are any buildings on the land other than shed/land, the LESSOR may at its option either refund the cost as assessed by it after the assessed cost is collected from the incoming party or otherwise direct the LESSEE to remove the buildings at their cost within such time as may be allowed by the LESSOR.

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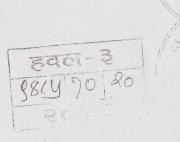
- 17. No amounts will be refundable at the end of the period of lease and the ownership of the land/ plot shall vest with the LESSOE. On termination / surrender / expiry of the lese period, whichever is earlier and the LESSEE shall have no right or claim on the same.
- 18. To keep the buildings and all additions there to and boundary walls thereof and the drains, soil and other pipes and sanitary and water apparatus thereof in good condition.
- 19. Not to make or permit any alteration or additions to the approved bulding including digging any open wells/sinking a bore well or excavating sub-soil for any other purpose without obtaining the previous consent in writing of the LESSOR or cause any injury to the wall and fittings thereof.
- 20. Not to permit any lease by auction upon the premises of suffer the premises to be used in such a way as to cause nuisance or annoyance orinconvenience to the occupiers of the said area.
- 21. To permit the LESSOR or their agents or officers with or without workmen at all reasonable time to enter upon the premises to view the conditions thereof upon notice given by the LESSOR to effect repairs in accordance with such notice at the cost of the LESSEE.
- 22. Not to transfer or change the ownership/constitution of the business relating to the unit without obtaining specific permission in writing of the LESSOR.
- 23. To allow the LESSOR to recover the amounts in any way recoverable by it form the LESSEE as per law in force at the time without prejudice to the rights of the financing agency.
- 23. That the LESSOR is competent to enforce the compliance with all the rules, regulation and the provisions of any other Act in force in respect of the working of the buildings shed established and the foundation shall be responsible for complying at their costs with all instructions issued from time to time in this regard.





- 24. That the LESSEE or their persons engaged by them will have reasonable access to all common service and common facilities provided in the School area and he/they shall make good any loss due to misuse or damage caused to the properties of the LESSOR and such common service and facilities by persons engaged directly or indirectly in running the unit as may be decided by the LESSOR.
- 25. That the ownership of the property shall vest with the LESSOR at all times.
- 26. Lease Deed will be issued by the LESSOR in favour of the LESSEE on payment of all the dues to the LESSOR with interest including penalties, maintenance charges, water charges, property taxes as stipulated from time to time by the LESSOR and after commencement of regular commercial production.
- 17. That if the LESSEE commits breach of any of the covenants herein contained, the allotment stands cancelled and this agreement shall stand determined without any notice thereupon the LESSEE will be treated as an encroacher and a trespasser who will have no right whatsoever in the schedule property under these present and it shall be lawful for the LESSOR to re-enter upon the said land and resume possession thereof and also of the buildings standing thereon, the transfer made in favor of the LESSEE under these presents shall become null and void and all right of the LESSEE in the schedule property under this agreement and any building thereon shall at once cease and determined and register all or any such documents as may be required/ essential for perfecting the cancellation.

18. The LESSOR which is a local authority in respect of the Notified Charitable Foundation Areas has been collecting property tax, advertisement tax, granting building permits, permissions for installation of plan and better maintenance of the notified charitable foundation areas by the LESSOR.



19. That the LESSEE shall abide by any other conditions as may be imposed in course of time by the LESSOR provided always and it is expressly agreed.

IN WITNESS WHEREOF the said Lessor and the said lessee have put their respective signatures hereunder the day, month and year first above written.

SCHEDULE OF PROPERTY

The said property is located at Gut No. 1462/1/1, At. Urulikanchan Tal- Haveli Dist- Pune admeasuring total area 1H= 96R out of 0H=80R.

In witness whereof the parties here to have set their respective hands to the day and year first herein above mentioned.



LESSOR .

Mr. Mahadev Tukaram Kanchan



LESSEE

Ajinkya Charitable Foundation

Urulikanchan Pune

Through it's Director

Ajinkya Mahadev Kanchan

WITNESSES

0)214110

Ishri Jagdale Appaso.M.

Alp. vrelikancham Tas-Haveli

Dist - pune.

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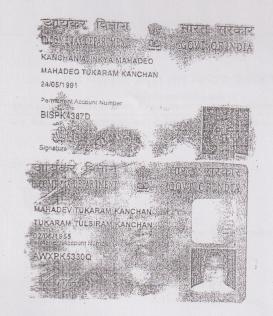


05-Jul-18

अहवाल दिनांक : 05/07/2018

गाव नमुना सात अधिकार अभिलेख पत्रक र महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंटवहसा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

क्रमान व मुधार	णा पदती भोगवटद	तराचे नांव		
व्यक्तिम्ब विकास				
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काचन

पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे

Email:ceopmrda@gmail.com
च्यान्य समाजीराव गायकवाड उद्योग भवन, तिसरा व चौथा मजला, औष पोलिस चौकी शेजारी, औष,पुणे - ४११ ००७
च्याच्या आरडीए/मौजे.उरुळी कांचन.ता.हवेली /जि.पुणे/गट नं.स.नं.१४६२ पा.क्र.२८९१२ दि.2४/७/२०१८.

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विषय:- मोजे :- उरुळी कांचन ता.हवेली. जि.पुणे येथील सब्हें नंबर/गट नंबर - १४६२ जीमनोच्या झोन दाखल्यायावत.

संदर्भ :-आपला दिनांक :-२३/०७/२०१८ रोजीचा अर्ज

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Zone Certificate

Page 2247



दस्त गोषवारा भाग-1

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असारक प्रकार, माहेरहा

मुद्धका कृष्यः होत्ता केरकपाही नगरपालिका किया नगर पंचायन किया न्यालगत अनलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किया मुंबई व्यक्तिका प्रदेश क्रिकाम प्राथिकण्याच्या हदीन असलेल्या कोणत्याही हात्रीण क्षेत्रात, किया मुंबई मुद्रांक (भालमत्तेच्या प्रत्यक्ष वाजार कुष्यक्षिक्षामक्ष्यो विरुद्ध 1995 अन्वये प्रकाशित झालेल्या वार्षिक वियरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

विकास अपने का 2018 01 : 20 : 51 PM ची वेळ: (सादरीकरण)

विकास 2.24 अर : 2018 01 : 28 : 06 PM ची वेळ: (फी)

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