

ANNEXURE-B
CERTIFICATE OF LAND

File No.

Certified that the land measuring 9000 Square Meters is owned by the Mr.Mahendra Indraman Singh by way of Sale Deed.

It is further certified that owner of the land has leased the said land to Hardevsingh Baba Education Society fully described in the scheduled mentioned here in after with the following details for a period of 30 years from 01/07/2024 TO 30/06/2055.

Sl	Particulars	Details
1.	Plot No.(s)/Survey No(s)/Khasra No.(s)/Khata No.(s)/Khatauni No.(s)	GAT NO 2/2
2.	Name of street/village,Sub Division, District & State	WAKI KHURD, Taluka- KHED, District -Pune, State- Maharashtra. Pin- 410501.

It is certified that the said entire land comprise of single contiguous plot of land. It is further certified that PRIYADARSHANI SCHOOL located at Survey No. -2/2 WAKI KHURD Tal-Khed Dist-Pune. 410501 Run by Hardevsingh Baba Education Society is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERED TO

All that piece and parcel of land measuring 9000 square meters Survey No. 2/2 WAKI KHURD Tal-Khed Dist-Pune. 412105,State. Maharashtra and bounded as follows.

North : By Property of Baban Gopinath Vahile
East : By Property of Kashiba Nana Tope
West : By Gaothan
South : By Property Gat Numbner 3





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CERTIFICATE OF **Annexure B**

File No: _____

DATED: २५/०८/२०२४

Certified that a total land measuring 9000 Sq. Meters owned by **MR. MAHENDRA INDRAMAN SINGH** by the way of sale deed duly registered on 21/09/2007 at Serial No. 8191/2007 in the office of Sub Registrar Khed, Taluka KHed, District Pune

It is further certified that the owner of the land 9000 Sq.Meters has leased the said land to Hardevsingh Baba Education Society fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 01-07-2024 to 30-06-2055

SL	Particulars	Details
1	Plot No.(s) /Survey No.(s)/Khasra No.(s)/Kh' No.(s)/Khatauni No.(s)	GAT NO 2/2
2	Name of street/Village, Sub-division, District, and state	WAKI KHURD, Taluka KHED, District Pune, State Maharashtra. Pin- 410501

It is certified that the entire land comprises a single contiguous plot of land. It is further certified that Priyadarshani School located at Sr.no -2/2, WAKI KHURD, Pune run by Haredevsingh Baba Education Society is situated on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land bearing admeasuring 00 Hector 90 ARE of i.e. 9000 square meters, GAT NUMBER 2/2, Asses as 00 Rupees 94 Paise, situated at Village WAKI KHURD, Taluka KHED, District Pune within the limits of ZILLA PARISHAD PUNE AND GRAM PANCHYAT WAKI KHURD and within the Registration District Pune, Sub- Registrar KHED, and the said LAND is bounded as under:-

- On or towards East: By Property of KASHIBA NANA TOPE
On or towards South: By Property GAT NUMBNER 3
On or towards West: By GAOTHAN
On or towards North: By Property of BABAN GOPINATH VAHILE

DM/ADM/SDM/TEHSILDA1UNAIBTEHSILDAR/REGISTRAR/SUB-REGISTRAR/EQUIVALENTLAND


HARDEVSINGH BABA EDUCATION

(Stamp and Signature of land authority) (Name of Officer)
(PUNE, Maharashtra)

AUTHORITY

The filled up certificate should be either in Hindi Or English .If it is issued in vernacular language, translated notarized version in English be uploaded along with original.



Receipt (pavti)

452/9857

Monday, July 15, 2024

3:57 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11465

दिनांक: 15/07/2024

गावाचे नाव: वाकी खुर्द

दस्तऐवजाचा अनुक्रमांक: कडप२-9857-2024

दस्तऐवजाचा प्रकार : लीजडीड

सादर करणाऱ्याचे नाव: महेंद्र इंद्रमन सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकूण:

रु. 30400.00



Joint S.R.Khed-2 (Chakan)

सह दुय्यम निबंधक

खेड क्र.२(पुणे)

वाजार मुल्य: रु.20572000 /-

मोवदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 925800/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005234828202425E दिनांक: 15/07/2024

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724155412774 दिनांक: 15/07/2024

वॅकेचे नाव व पत्ता:



15/07/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. खेड-२

दस्त क्रमांक : 9857/2024

नोदणी :

Regn:63m

गावाचे नाव : वाकी खुर्द

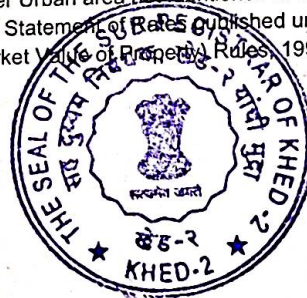
(1) विलेखाचा प्रकार	लीजडीड
(2) मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकागणी देतो की पट्टेदार ते नमुद करावे)	20572000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे वाकी खु ता खेड जि पुणे येथील जमीन गट नं 2/2 यांसी एकूण क्षेत्र 00 हे 90 आर यांसी आकार 01 रु 19 पैने येणेप्रमाणे मिळकत सदर दस्ताचा विषय आहे((GAT NUMBER : 2/2 ;))
(5) क्षेत्रफळ	1) 0.9000 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:-भाडेकरू- हरदेवसिंह बाबा एज्युकेशन सोसायटी तर्फे प्रेसिडेंट ट्रस्टी महेंद्र इंद्रमण सिंग वय:-55; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वाकी खुर्द ता खेड जि पुणे, महाराष्ट्र, पुणे. पिन कोड:-410501 पॅन नं:-AAATH7868R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-महेंद्र इंद्रमन सिंह वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं 142 सेक्टर नं 2 इंद्रायणी नगर भोसरी पुणे, महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-CMOPS0817H
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9857/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	925800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरग	

सह दुय्यम निबंधक
खेड क्र. २ (पुणे)

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.





CHALLAN
MTR Form Number-6



GRN	MH005234828202425E	BARCODE			Date	15/07/2024-15:43:43		Form ID	36	
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID / TAN (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)		CMOPS0817H			
Office Name KED2_KHED 2 SUB REGISTRAR					Full Name		MAHENDRA INDRAMAN SINH			
Location PUNE					Flat/Block No.		GAT NO 2/2			
Year 2024-2025 One Time					Premises/Building					
Account Head Details				Amount In Rs.		Road/Street		WAKI KHURD		
0030046401 Stamp Duty				925800.00		Area/Locality		KHED		
0030063301 Registration Fee				30000.00		Town/City/District				
						PIN		4 1 0 5 0 1		
						Remarks (If Any)				
						PAN2=AAATH7868R-SecondPartyName=HARDEVSINH BABA				
						EDUCATION SOCIATY-				
						Amount In Nine Lakh Fifty Five Thousand Eight Hundred Rupees				
						Words Only				
Total				9,55,800.00						
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332024071516704 2879012502	
Cheque/DD No.					Bank Date		RBI Date		15/07/2024-15:44:58 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

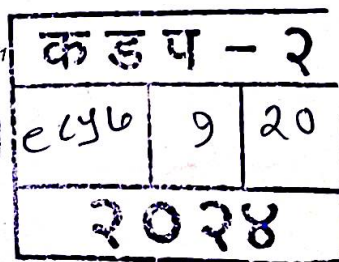
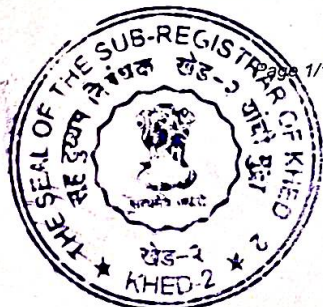
Mobile No. :

8975005049

सदर चटान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चटान लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-452-9857	0002832043202425	15/07/2024-15:51:32	IGR044	30000.00
2	(iS)-452-9857	0002832043202425	15/07/2024-15:51:32	IGR044	925800.00
Total Defacement Amount					9,55,800.00



Print Date 15-07-2024 03:59:27



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0724155412774

Receipt Date 15/07/2024

Received from Self, Mobile number 8975005049, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 9857 dated 15/07/2024 at the Sub Registrar office Joint S.R. Khed 2 of the District Pune Gramin.

DEFACED

₹ 400

DEFACED

Payment Details

Bank Name IBKL

Payment Date 15/07/2024

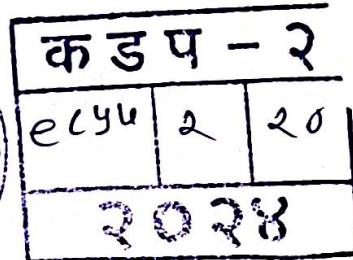
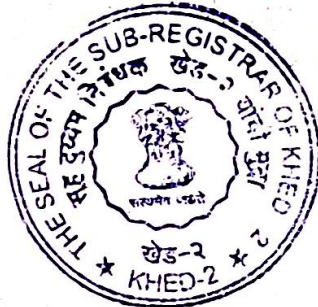
Bank CIN 10004152024071512048

REF No. 2915247504

Deface No 0724155412774D

Deface Date 15/07/2024

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



Valuation ID : 202407152263

मूल्यांकनाचे वर्ष : 2024
 जिल्हा : पुणे
 तालुका : खेड
 गावाचे नाव : मौजे : वाकी खुर्द
 क्षेत्राचे नांव : Influence Area
 मूल्य विभाग/उपमूल्य विभाग : 11/11.2
 सर्वे नंबर/ गट नंबर. 2

मिळकतीचा प्रकार : खुली
 मिळकतीचे क्षेत्र : 9000 चौ. मीटर Bulk Land
 वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर Rs.2960 /-
 Zone Change Primary Notification: No
 जमीन बिनशेती झाली नाही:जमिनीचा दर: Rs.2960 /-
 वापरायचा दाखला :वाणिज्य
 प्रथम विक्री

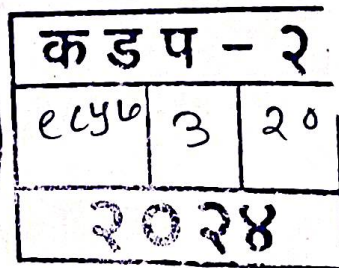
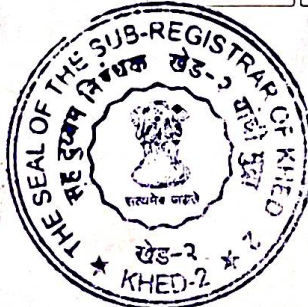
Applicable Rules : ,16 ब

- 500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =2960/-
 500चौ. मीटर क्षेत्रासाठी मूल्य = 500 * 2960
 =1480000/-
- 1500चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 90 % मूल्य दर =2664/-
 1500चौ. मीटर क्षेत्रासाठी मूल्य = 1500 * 2664
 =3996000/-
- 2000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 80 % मूल्य दर =2368 /-
 2000चौ. मीटर क्षेत्रासाठी मूल्य = 2000 * 2368
 =4736000/-
- 5000चौ. मीटरक्षेत्रासाठी वार्षिक मूल्य दरावर 70 % मूल्य दर =2072/-
 5000चौ. मीटर क्षेत्रासाठी मूल्य = 5000 * 2072
 =10360000/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य+ मिळकतीचे क्षेत्र (3) मूल्य+ मिळकतीचे क्षेत्र (4) मूल्य
 =1480000 + 3996000 + 4736000 + 10360000
 = Rs.20572000/-
 = ₹ दोन करोड पाच लाख बाहत्तर हजार /-

Home

Print



LEASE DEEDS

THIS LEASE DEED is made at Pune on this 15th day of JULY 2024.

BY & BETWEEN

1. MR. MAHENDRA INDRAMAN SINGH

Age 55 YEARS, OCCUPATION AGRICULTURIST AND BUSSINESS

ADHAR NO. 3724 3902 9715

PAN NO. CMOPS0817H

R/AT – SECTOR NO 02, PLOT NO 142,

INDRAYANI NAGAR, BHOSARI PRADHIKARAN, PUNE 411026

Hereinafter called “The Lessor”. (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the One Part;

AND

HARDEVSINGH BABA EDUCATION SOCIETY

A TRUST Registered under Bombay Public trust act 1950 having its office Address: At post Waki Khurd, Chakan, Taluka Khed, District Pune

PAN No.AABN2119B)

Through its President Trustee

MR. MAHENDRA INDRAMAN SINGH

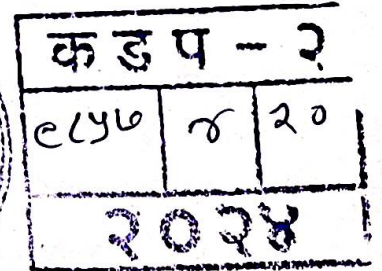
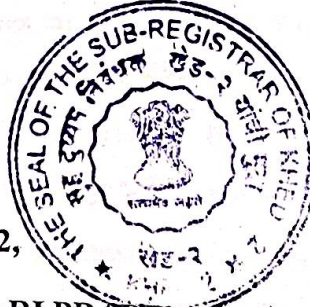
Age 55 YEARS, OCCUPATION AGRUCULTURIST AND BUSSINESS

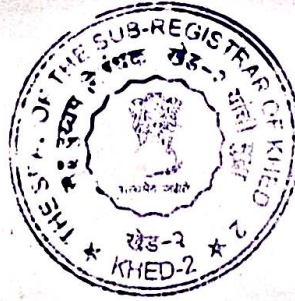
ADHAR NO. 3724 3902 9715

PAN NO. CMOPS0817H

SECTOR NO 02, PLOT NO 142,

INDRAYANI NAGAR, BHOSARI PRADHIKARAN, PUNE 411026





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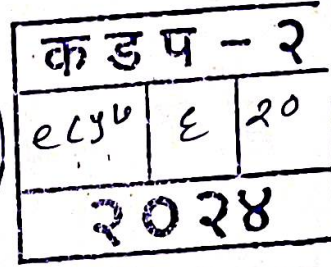
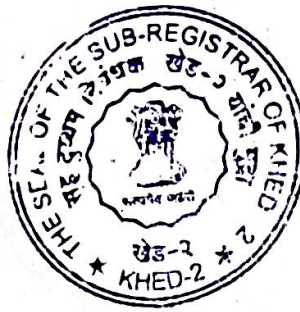
Hereinafter called "The Lessee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, and administrators) of the Other Part;

WHEREAS:—

- (a) The Lessor own and possessed of and otherwise well and sufficiently entitled to the land admeasuring 00 Hector 90 ARE of GAT NUMBER 2/2, Asses as 00 Rupees 94 paise, situated at Village WAKI KHURD, Taluka KHED, District Pune within the limits of ZILLA PARISHAD PUNE AND GRAM PANCHYAT WAKI KHURD and within the Registration District Pune, Sub- Registrar KHED and more particularly described in the **Schedule of Property** hereunder written.
- (b) The Lessor has agreed to demise to the Lessee the said land together with the right to construct building and structures thereon for the period and at the rent and upon the terms and conditions recorded herein.
- (c) At the request of the Lessee, the Lessor has agreed to execute these presents in favor of the Lessee.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:—

1. In consideration of the rent the Lessee covenants hereinafter reserved and contained the Lessor does hereby demise Unto the Lessee All that piece of land admeasuring 00 Hector 90 ARE of GAT NUMBER 2/2, Asses as 00 Rupees 94 Paise, situated at Village WAKI KHURD, Taluka KHED, District Pune within the limits of ZILLA PARISHAD PUNE AND GRAM PANCHYAT WAKI KHURD and within the Registration District Pune, Sub- Registrar KHED and more particularly described in the **Schedule of Property** hereunder written together with the right to



construct structures, building/s, industrial shed etc. thereon. TO **HOLD UNTO** the Lessee the premises hereby demised (hereafter for brevity's sake referred to as "the demised premises") from the **01-07-2024 to 30-06-2055** for the term of **30 years** yielding and paying the Monthly rent as mentioned herein under-

Year	Date	Monthly Rent Rupees
1	1-07-2024 to 30-06-2025	Rupees 1,50,000/-
2	1-07-2025 to 30-06-2026	Rupees 1,50,000/-
3	1-07-2026 to 30-06-2027	Rupees 1,50,000/-
4	1-07-2027 to 30-06-2028	Rupees 1,50,000/-
5	1-07-2028 to 30-06-2029	Rupees 1,50,000/-
6	1-07-2029 to 30-06-2030	Rupees 1,50,000/-
7	1-07-2030 to 30-06-2031	Rupees 1,50,000/-
8	1-07-2031 to 30-06-2032	Rupees 1,50,000/-
9	1-07-2032 to 30-06-2033	Rupees 1,50,000/-
10	1-07-2033 to 30-06-2034	Rupees 1,50,000/-
11	1-07-2034 to 30-06-2035	Rupees 1,50,000/-
12	1-07-2035 to 30-06-2036	Rupees 1,50,000/-
13	1-07-2036 to 30-06-2037	Rupees 1,50,000/-
14	1-07-2037 to 30-06-2038	Rupees 1,50,000/-
15	1-07-2038 to 30-06-2039	Rupees 1,50,000/-
16	1-07-2039 to 30-06-2040	Rupees 1,50,000/-
17	1-07-2040 to 30-06-2041	Rupees 1,50,000/-



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18	1-07-2041 to 30-06-2042	Rupees 1,50,000/-
19	1-07-2042 to 30-06-2043	Rupees 1,50,000/-
20	1-07-2044 to 30-06-2045	Rupees 1,50,000/-
21	1-07-2045 to 30-06-2046	Rupees 1,50,000/-
22	1-07-2046 to 30-06-2047	Rupees 1,50,000/-
23	1-07-2047 to 30-06-2048	Rupees 1,50,000/-
24	1-07-2048 to 30-06-2049	Rupees 1,50,000/-
25	1-07-2049 to 30-06-2050	Rupees 1,50,000/-
26	1-07-2050 to 30-06-2051	Rupees 1,50,000/-
27	1-07-2051 to 30-06-2052	Rupees 1,50,000/-
28	1-07-2052 to 30-06-2053	Rupees 1,50,000/-
29	1-07-2053 to 30-06-2054	Rupees 1,50,000/-
30	1-07-2054 to 30-06-2055	Rupees 1,50,000/-

Rent shall be payable by the Lessee to the Lessors on or before 10th day of every month.

2. THE LESSEE undertakes to pay the said monthly lease rent within 10 (ten) days after the close of the month for which the lease amount is due punctually and regularly without any default, during the entire lease period of 30 years. THE LESSEE shall pay liable to pay interest at the rate of 10% per annum for any belated payment of monthly lease rent for the period of delay involved.



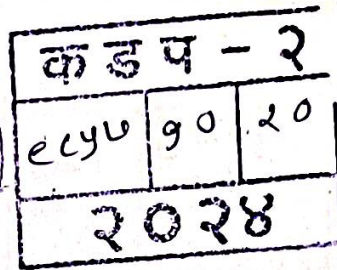
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3. Extension / Renewal of the lease of the demised premises for further period if any to be made shall be made on terms and conditions as mutually decided between the parties.
4. THE LESSEE undertakes to pay Rupees 6,00,000/- (Rupees SIX lakhs only) as security deposit which shall be refunded or adjusted finally at the time of expiry of the period of lease or at the time of the LESSEE vacating the demised premises. The lessee has paid the amount of Rupees 6,00,000/- (Rupees SIX lakhs only) as security deposit vide RTGS number **FROM** HDFC BANK, -----, BHOSARI PUNE date 15 /07/2024 baring number 000223 in the name of **MR. MAHENDRA INRAMAN SINGH, AND RUPEES**
5. The demised premises shall be used by the LESSEE for the School, College Purpose and if the lessee wish to add any other business activity to the existing School, College activity, or change the current business activity in the said demised premises the lessees can do so and shall inform in writing the same to the LESSOR.
6. The said land shall be used only by the LESSEE and shall not be sublet to or used by any other user at any cost.
7. The said land shall be maintained by the LESSEE in reasonable good conditions and free from defects and the LESSEE shall not allow the land to get damaged due to improper use or any other reasons.
8. THE LESSEE undertakes to make good the losses, if any, caused to the demised property during the tenure of the lease period as may be determined by the LESSOR and LESSEE.



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9. THE LESSEE shall erect or re-erect on any part of the land the School buildings or structure as per the private plan or by the approved plan by the town planning authority , PMRDA or other government authority or local authority. Further the LESSEE shall leave the un-removable and permanent structures any erected with the approval of the LESSOR at the time of expiry of the lease or earlier termination of lease thereof and at the time of LESSEE vacates the demised premises and the LESSEE shall be entitled for any compensation whatsoever for such additional structures and shall claim any compensation as decided between the parties, in lieu thereof, from the LESSOR. The Lessor shall hand over the said demised land with fence/compound to the lessee.
10. In case of default in payment of monthly lease rent at any time by the LESSEE, the LESSOR shall take action to collect the due by legal means ,and also take any other action as deemed fit under the laws in force.
11. THE LESSEE shall keep the LESSOR indemnified against all claims for damages that may be caused to any adjoining building or premises as a consequence of erection of buildings and installation in the demised premises by the LESSEE.
12. THE LESSEE shall not at any time permit or cause any nuisance in or upon the said demised premises and in particular shall not use or permit the said demised premises to be used for any purpose which may be obnoxious, injurious or offensive.
13. THE LESSOR shall have access into the demised premises to inspect and check the satisfactory maintenance and upkeep of the said demised premises with the permission of the Lessee during the working hours.



14. THE LESSEE shall from time to time at all times pay and discharge all the existing and future rates and taxes, charges, claims, assessment and outgoings of every description which are now or may at any time hereafter be imposed charged or assessed upon the land hereby demised including the buildings erected or to be erected thereon or upon the owner or occupier in respect thereof.

15. THE LESSEE shall make their own arrangements for their requirements of electricity and water supply and shall bear all expenses for use of power supply into the demised premises.

16. THE LESSEE shall not directly transfer, assign, sell, sublet, encumber, pledge or part with the interests of the LESSOR in the demised premises in any manner whatsoever.

17. THE LESSEE shall not sink any well, bore well or tube well within the demised premises without the prior specific written approval and consent from the LESSOR, and the lessor shall not hold such consent without any valid reason.

18 THE LESSEE shall implement and conform to the various terms and conditions contained in this DEED in relation to the demised premises in letter and spirit at all times.

19. The land shall be resumed if in the opinion of the lessor any of the conditions of the lease has been contravened. If any question arises whether there was a contravention of any of the conditions of the lease or not it shall be referred to the court and their decision shall be final.

20. The place of jurisdiction to decide upon any disputes or differences between the LESSEE and the LESSOR hereto shall be the Pune District Court.



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21. THE LESSEE shall carry out necessary repairs to the damages if any caused to the demised premises at his own cost.

22. The stamp duty, registration fees and charges, conveyance and other incidental expenses in connection with the execution of this DEED OF LEASE or DEED OF RELINQUISHMENT shall be borne by the parties as mutually decided between them.

THE SCHEDULE OF PROPERTY:

All that piece and parcel of land bearing admeasuring 00 Hector 90 ARE of GAT NUMBER 2/2, Asses as 00 Rupees 94 Paise, situated at Village WAKI KHURD, Taluka KHED, District Pune within the limits of ZILLA PARISHAD PUNE AND GRAM PANCHYAT WAKI KHURD and within the Registration District PUNE, Sub- Registrar KHED, and the said LAND is bounded as under:-

On or towards East: By Property of KASHIBA NANA TOPE




On or towards South: By Property GAT NUMBNER 3

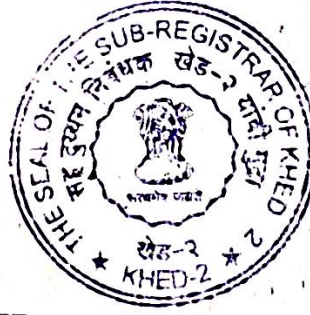
On or towards West: By GAOTHAN

On or towards North: By Property of BABAN GOPINATH VAHILE

SIGNED & DELIVERED

By the within named LESSOR

NAME	Signature	Left Thumb	Photo
MR. MAHENDRA INDRAMAN SINGH			






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SIGNED & DELIVERED

By the within named LESSEE

HARDEVSINGH BABA EDUCATION SOCIETY

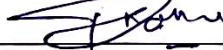
Through its **PRESIDENT TRUSTEE**

NAME	Signature	Left Thumb	Photo
MR. MAHENDRA INDRAMAN SINGH			

1. SIGN: 

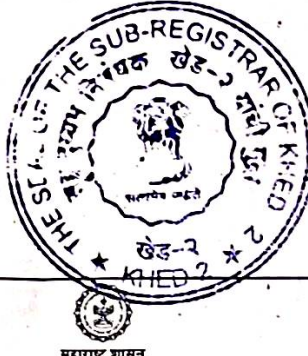
NAME: Mangesh S Daundkar

ADDRESS: shelpimpalgar tal-ched Dist pune

2. SIGN: 

NAME: Avishakar Vilas Potale

ADDRESS: chakan pune



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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- वाळी खुर्द (५५५८३७)

तालुका :- खेड

जिल्हा :- पुणे



PU-D : 30483819364

भुमापन क्रमांक व उपविभाग २/२

30483819364

भुधारणा पद्धती भोगवटादार वर्ग - १

शेतांचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.घौ.मी.	१००	महेन्द्र इंद्रमन सिंह	०.९०.००	१.९९		(२१४९)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत	०.९०.००						-
बागायत	-						-(१६)
एकुण							-(३०३)
ला.यो. क्षेत्र	०.९०.००						-(७८९)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ)	-						प्रलंबित फेरफार : नाही.
वर्ग (क)	-						
एकुण							रोवटचा फेरफार क्रमांक : २१४९ व दिनांक : ०३/०४/२०२३
पो.ख.क्षेत्र	०.००.००						
एकुण क्षेत्र	०.९०.००						
(अ+ब)							
आकारणी	१.९९						
जुडी किंवा विशेष आकारणी							
जुने फेरफार क्र. : (१) (१६) (७८) (२१९) (२५७) (३०३) (३०८) (७८९) (९९९) (१४२०) (२१४९)							सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०३/०४/२०२३-०३:५८:५२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १५/०४/२०२४ : ११:००:५२ AM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsk/> या संकेत स्थळावर जाऊन 2504100001442821 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed

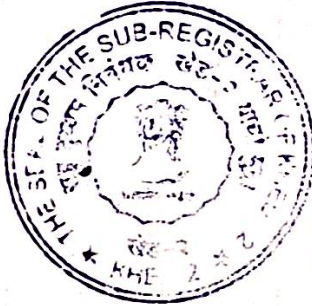


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गाव नमुना बारा (पिकांची नोंदवही) [महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]										
गाव :- वाकी खुर्द (५५५८३७)			तालुका :- खेड					जिल्हा :- पुणे		
भूमापन क्रमांक व उपविभाग			२/२							
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	(११)
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०२२-२३	खरीप	१००*				०.०		गवत पड	०.१०००	

टीप : ** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



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नोंदणीचे प्रमाणपत्र

मादारे प्रमाणपत्र देण्यात येते की, साली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई
सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये
..... येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने
नोंदण्यात आलेली आहे.

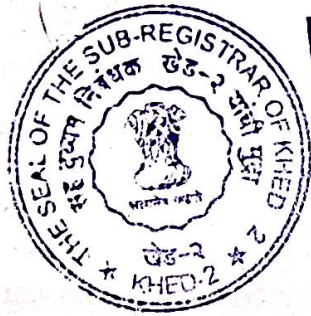
सार्वजनिक विश्वस्तव्यवस्थेचे नाव... हरेदेवसिंह व्याख्या शिक्षण संस्था
स.नं. ४५/१ ब्रह्ममणी नगर अक्षरी पुणे ३६
सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक ६५७४६५ पुणे
... श्री. महेंद्र ब्रह्ममणी सिंह ... यांचे प्रमाणपत्र दिले.

आज दिनांक १५-१-१९७१ रोजी माझ्या सहीनिधी दिले.

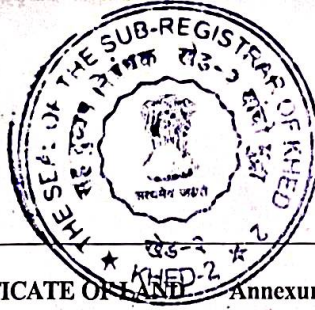
निरका



सहोपनिधायक यशदास शास्त्री
पदनाम पुणे दिनांक ३०



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CERTIFICATE OF LAND - Annexure B

File No: _____

DATED: १५/०७/२०२४

Certified that a total land measuring 9000 Sq. Meters owned by **MR. MAHENDRA INDRAMAN SINGH** by the way of sale deed duly registered on 21/09/2007 at Serial No. 8191/2007 in the office of Sub Registrar Khed, Taluka KHed, District Pune

It is further certified that the owner of the land 9000 Sq.Meters has leased the said land to Hardevsingh Baba Education Society fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 01-07-2024 to 30-06-2055

SL	Particulars	Details
1	Plot No.(s) /Survey No.(s)/Khasra No (s)/Kh' No.(s)/Khatauni No.(s)	GAT NO 2/2
2	Name of street/Village, Sub-division, District, and state	WAKI KHURD, Taluka KHED, District Pune, State Maharashtra. Pin- 410501

It is certified that the entire land comprises a single contiguous plot of land. It is further certified that Priyadarshani School located at Sr.no -2/2, WAKI KHURD, Pune run by Haredevsingh Baba Education Society is situated on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land bearing admeasuring 00 Hector 90 ARE of i.e. 9000 square meters, GAT NUMBER 2/2, Asses as 00 Rupees 94 Paise, situated at Village WAKI KHURD, Taluka KHED, District Pune within the limits of ZILLA PARISHAD PUNE AND GRAM PANCHIYAT WAKI KHURD and within the Registration District Pune, Sub- Registrar KHED, and the said LAND is bounded as under:-

On or towards East: By Property of KASHIBA NANA TOPE

On or towards South: By Property GAT NUMBNER 3

On or towards West: By GAOTHAN

On or towards North: By Property of BABAN GOPINATH VAHILE

DM/ADM/SDM/TEHSILDA1UNAIBTEHSILDAR/REGISTRAR/SUB-REGISTRAR/EQUIVALENT LAND


HARDEVSINGH BABA EDUCATION

(Stamp and Signature of land authority) (Name of Officer)

(PUNE, Maharashtra)

AUTHORITY

The filled up certificate should be either in Hindi Or English .If it is issued in vernacular language, translated notarized version in English be uploaded along with original.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HARDEVSINGH BABA EDUCATION SOCIETY

02/06/2000

Permanent Account Number
AAATH7868R

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
प्लॉट नं-142, सेक्टर नं-2 इंदरयणीनगर, इंदरयणीनगर भोसरी
प्राधिकरण, दत्त मंदिर जवळ, पुणे शहर, पुणे,
महाराष्ट्र - 411026

Address:
Plot No- 142, Sector No- 2 Indrayaninagar,
Indrayaninagar Bhosari Pradhikaran, Near Datt
Mandir, Pune City, Pune,
Maharashtra - 411026

Download Date: 26/11/2019

Generation Date: 10/03/2013

3724 3902 9715

1847 help@uidai.gov.in www.uidai.gov.in P.O. Box No 1847, Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

महेन्द्र इंदरमण सिंह
Mahendra Indraman Singh
जन्म तारीख/DOB: 18/12/1969
पुरुष/ MALE
Mobile No: 9011007952

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माझे आधार, माझी ओळख



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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थापी लेखा संख्या कार्ड
Permanent Account Number Card
CMOPS0817H

नाम / Name
MAHENDRA INDRAMAN SINGH

पिता का नाम / Father's Name
INDRAMAN SAHADEV SINGH

जन्म की तारीख / Date of Birth
18/12/1969

हस्ताक्षर / Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थापी लेखा संख्या कार्ड
Permanent Account Number Card
CDKPG2515H

नाम / Name
GANDEKAR CHAITANYA RAMDAS

पिता का नाम / Father's Name
RAMDAS GANDEKAR

जन्म की तारीख / Date of Birth
13/09/1998

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

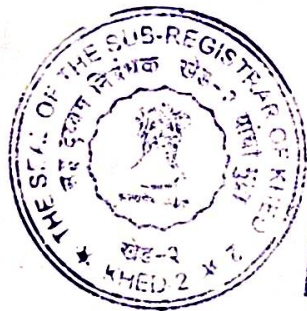
स्थापी लेखा संख्या कार्ड
Permanent Account Number Card
FUTPD8046M

नाम / Name
SHEKHAR SUNIL DHAMADHERE

पिता का नाम / Father's Name
SUNIL SADHU DHAMADHERE

जन्म की तारीख / Date of Birth
20/05/1998

हस्ताक्षर / Signature



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452/9857

सोमवार, 15 जुलै 2024 3:57 म.नं.

दस्त गोषवारा भाग-1

कडपर

दस्त क्रमांक: 9857/2024

दस्त क्रमांक: कडपर /9857/2024

वाजार मूल्य: रु. 2,05,72,000/-

मोवदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.9,25,800/-

दु. नि. सह. दु. नि. कडपर यांचे कार्यालयात

अ. क्र. 9857 वर दि.15-07-2024

गेजी 3:50 म.नं. वा. हजर केला.

पावती:11465

पावती दिनांक: 15/07/2024

सादरकरणाचे नाव: महेंद्र इंद्रमन सिंह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 30400.00

दस्त हजर करणाऱ्याची सही:

सह मुख्य निबंधक (Chakan)

खेड क्र. 2 (पुणे)

दस्ताचा प्रकार: लीजडीड

सह मुख्य निबंधक (Chakan)

खेड क्र. 2 (पुणे)

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

शिक्का क्र. 1 15 / 07 / 2024 03 : 50 : 51 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 15 / 07 / 2024 03 : 51 : 43 PM ची वेळ: (फी)

- प्रातज्ञापत्र -

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अतगत असलेल्या तरतुदी नुसार नोंदणीस दाखल केलेला आहे दस्तातील संपूर्ण मजकुर निष्पादक व्यक्ती साक्षीदार व्यक्ती, ओळखदेणा-या व्यक्ती व त्यांचे दस्ता सोबत जोडलेले ओळखपत्र व दस्ता सोबत जोडलेली कागदपत्रांची सत्यता व खरेपणा, वेद्यता, कायदेशीर बाबीं दस्त निष्पादक व कबुली देणार यांनी तपासली व खात्री केली आहे. भविष्यात या दाखल काही कायदेशीर बाब निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी आम्ही स्विकारली आहे

चणार

दणार





15/07/2024 3 59:18 PM

दस्त गोपवारा भाग-2

कडपर

दस्त क्रमांक:9857/2024

दस्त क्रमांक :कडपर/9857/2024

दस्ताचा प्रकार :-लीजडीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:महेंद्र इंद्रमन सिंह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: प्लॉट नं 142 सेक्टर नं 2 इंद्रायणी नगर भोसरी पुणे, महाराष्ट्र, पुणे. पॅन नंबर:CMOPS0817H	मालक वय :-55 स्वाक्षरी:-		
2	नाव:भाडेकरू- हरदेवसिंह बाबा एज्युकेशन सोसायटी तर्फे प्रेसिडेंट ट्रस्टी महेंद्र इंद्रमन सिंह पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बाकी खुर्द ता खेड जि पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAATH7868R	भाडेकरू वय :-55 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकीत लीजडीड चा दस्त ऐवज करून दिव्याचे कबुल करतात.
शिका क्र.3 ची वेळ:15 / 07 / 2024 03 : 58 : 29 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:शेखर एस हमदेरे - - वय:24 पत्ता:शेलपिपळगाव ता खेड जि पुणे पिन कोड:410501		
2	नाव:चैतन्य आर गाडेकर - - वय:24 पत्ता:भोमे ता खेड जि पुणे पिन कोड:410501		

शिका क्र.4 ची वेळ:15 / 07 / 2024 03 : 59 : 12 PM

Joint S.R.Khed-2 (Chakan)
सह दुय्यम निबंधक
खेड क्र.२(पुणे)

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दिनांक: १५/७/२०२४