

## **ANNEXURE : 04**

- i) Land Certificate
- ii) Registered Lease Deed

## CERTIFICATE OF LAND

Date: 27/10/2021

File No. 8905

Certified that the land measuring 3261 Sq. meters is owned by the **PREETAM MEDICAL FOUNDATION AND RESEARCH CENTER** running **GLOBAL TALENT INTERNATIONAL SCHOOL** at A/P : Chikhli Pradhikaran Tah. Haveli. Dist Pune Sector No 13, Plot No 1 Tal. Haveli Dist Pune fully described in the schedule mentioned hereinafter with the following details:

Sr. No.	Particulars	Details
1	Plot No.	01
2	Name of street/village, sub-Division, District and State	A/P : Chikhli Pradhikaran Tah. Haveli, Dist Pune Sector No 13, Plot No 1 Tal. Haveli Dist Pune
3	In terms of (give details of the document/deed i.e. Sale Deed/Conveyance Deed/Gift Deed/Lease Deed (with period in terms of no. of years)/Sub lease (with period in terms of no. of years) Allotment Letter etc.	vide Lease deed in favor of Trust from 25/09/2012 to 24/09/2111
4	Registration details:	
	- Duly registered on	25/09/2012
	- Executed by	JOINT SUB-REGISTER
	- Serial No.	8905/2012
	- Book no.	HVL 01
	- Volume no. etc	HVL 01-30

It is certified that the said entire land comprise of a single plot of land. It is further certified that **GLOBAL TALENT INTERNATIONAL SCHOOL** at A/P : Chikhli Pradhikaran Tah. Haveli, Dist Pune Sector No 13, Plot No 1 Tal. Haveli Dist Pune is located on the above mentioned plot of land.

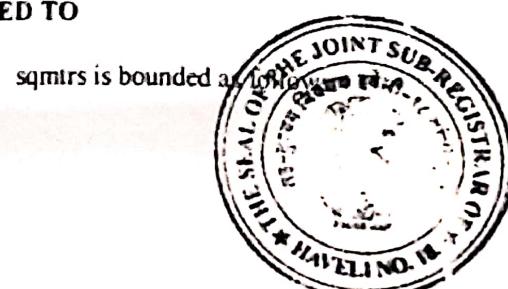
THE SCHEDULED OF LAND ABOVE  
REFERRED TO

All that piece and parcel of land measuring 3261 sqmtrs is bounded as follows:

North : Proposed open space  
East : Plot no 123  
West : Plot no 144/c  
South : 12.0 M Wide Road

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB-REGISTRAR/ EQUIVALENT LAND AUTHORITY

Digitally signed by L  
Date: 2022.05.27 14:08:05 +05'30"  
Location:



प्रसह-तुष्यम् (निर्वाचक Signature) (Name of  
हवेली नं. १४ (वर्ग २) पुणे  
Officer) (Name of District)

10

1904

# PIMPRI CHINCHWAD NEW TOWN

## DEVELOPMENT AUTHORITY

$$2L + 2 = 30.$$

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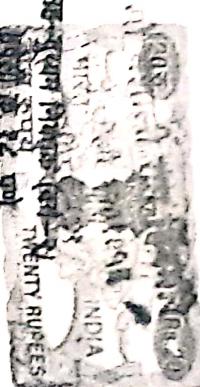
EXECUTED ON: \_\_\_\_\_ / \_\_\_\_\_ / 2012  
REGD NO.: \_\_\_\_\_  
SUB REGISTRAR, HAVELI NO.:

SECTOR NO. :	13
PILOT NO. :	01, Primary School.

मुमुक्षु  
26/09/2012

मुमुक्षु क्र.2  
पुस्तक नमांक 8905/2012  
नोट्स  
Regn 63m

पापां नाथ चिह्निली



(1) विनेशाचा पाकार भारतपा  
(2) मोबदला र. 13736963  
(3) बाजारभाव भारतपत्राच्या र. 13736963  
बाबतितपत्राकार आकाराणी देतो की पट्टेदार ते नमुद करावे  
(4) भू-मापन, पोटहिन्सा व परकमांक (अमल्याम)  
पातिकेचे नाव: पिपरी-चिचवड म.न.पा. इतर वर्णन: इतर भाहिती, गाव भाजे चिचवड येथील सेक्टर न 13, जोड न 1 माहित प्राप्तमात्र मुळ करीता कोज 3261 रु. भी किलोत

(5) बोर्डफल

3261 चौ.मीटर

(6) आकाराणी किंवा जुडी देण्यात असेल नेव्हा.

(7) दम्नांप्रेवज करत देणा-याविहन उवणा-या पक्काराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पता

(8) दम्नांप्रेवज करत देणा-या पक्काराचे व निवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पता

1). नाव-प्रीती लिंगवड नववार विकास प्राधिकरण तर्फे पुस्तक कारिगरी अधिकारी डॉ. गोपेश रहुसे - वर्ष-4/1, पता-ज्योटीने - भाजा ने - इमारतीचे नाव: - भाऊक ने निवारी, रोड ने - पुणे, ... चिन कोड-411039 पत्त ने - AAATP7745D

(9) दम्नांप्रेवज करत दिल्याचा दिनांक 24/09/2012  
(10) दम्न नोंदणी केल्याचा दिनांक 25/09/2012 भी लंजवत देतली वसातोवत नव्हाल शी/जी लंजवत नव्हाल  
(11) अनुक्रमांक, बंड व पृष्ठ 8905/2012 प्रस्तावक हुक्म नव्हाल दिनांक 26/9/12  
(12) बाजारभावापासून भुजांक शुल्क 687000  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000  
(14) शेतकी रुपये नोंदणी शुल्क नोंदणी क्र. १८ (वर्ण-१) पाच

मुम्यांकनामांकी विचारात घेतलेला नाप्रीत -

मुम्यांक भुजांक बाजारभावाना निवडतेला अनुच्छेद

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



हॅवल - १८	१०	११	३०
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FRANKING DOCUMENT  
Postage Free Copy  
Dharmavir Santhe Pimpri Co-op Bank Ltd.,  
251, Sharma Bldg, Pimpri Chinchwad,  
Pune - 411 004 Ph. 27119500

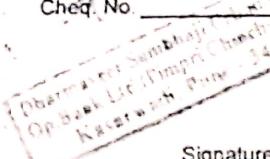
DELIVERED

Govt. of Mah. General Stamp Office Licence No.  
D-S/STP/IV/C R. 1055/01/05/1500 TO 1503 OF 14/11/2005

Date 11/9/12  
Franking Value Rs. 6,87,000/-  
(Stamp Duty)  
Service charge Rs. —  
(Incl. Tax)  
Total Rs 6,87,000/-

Name of stamp duty paying party :  
Pritham medical Fourwheeler  
& Recovery centre

Cash/DD/PO/Respond No. if any P.T.O.S.  
Drawn on Bank \_\_\_\_\_  
Branch \_\_\_\_\_  
Cheq. No. \_\_\_\_\_



Signature of franking officer

THIS LEASE DEED is made at Pune On this 14<sup>th</sup> day of  
September 2012.

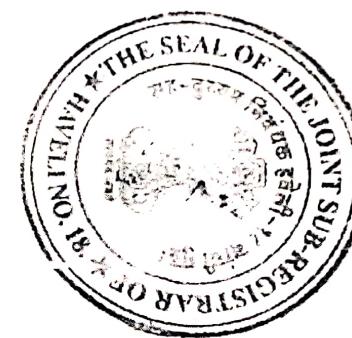
BETWEEN

PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY  
Through it's Chief Executive Officer, Pimpri Chinchwad New Town Development  
Authority, Nigadi, Pune - 411 044.

Hereinafter called as "THE LESSOR" ( Which expression unless it be repugnant to the  
context shall mean and deemed to include the office bearers of Lessor and their  
permitted assigns ) OF THE ONE PART ....



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1940-1941. BORN 1910. PREVIOUSLY  
LIVED IN NEW YORK CITY. WORKING  
AS A WRITER. DUELL, SEABURY  
AND TURNER. PREVIOUS ADDRESS  
NEW YORK CITY. PRESENT ADDRESS  
111 E. 57th ST. NEW YORK CITY.

13350-4 540 11-7017  
R.06870000/-005475

三

Pratham Medical Foundation & Research Centre  
Through its Chairman

For Dharmaveer Sambhaji Urban  
Co-Operative Bank Ltd. Pimpri-Chinchwad

Age      Adult      Occupation      Medical Practitioner  
Address      Preetam Hospital Building  
Pune-Nasik Road

Hereinafter called as the "THE LESSEE'S" ~~Witness~~ Signatory to this Agreement to  
Lease and their legal heirs) OF THE SECOND FLOOR -

200

Pimpri Chinchwad New Town Development Authority  
Regulations 1973.  
Pimpri Chinchwad New Town Development Authority

3) Development Control Regulation by Pimpri Chinchwad New Town Development Authority's नियन्त्रण विभाग यांत्रेत सामग्री No. 293, held on 31/5/2011  
4) Advertisement for Educational Plot dated 6 & 7 July 2011 in बाल्यतांत्रिक  
Newspaper Pudhari, Lokmat, Samna, Prabhat, DNA  
5) Allotment Letter bearing No. DA/Dept 1/Edu 10. Dated 02/09/2011. संह-उत्तरायण नियन्त्रण विभाग (राज-११)  
6) Informative Booklet for the plots given along with the application form बुलेटीन प्र० १८. एवं

WHEREAS the Pimpri Chinchwad New Town Development Authority is a Statutory Body established under the provision of Section 113 (2) of Maharashtra Regional & Town Planning Act, 1966 for the purpose of establishing New Town around Pimpri Chinchwad Industrial Complex. The Pimpri Chinchwad New Town Development Authority's is entitled to acquire develop and dispose off land within its jurisdiction on 99 years lease.

AND WHEREAS, the Licensor Authority prepared a Development Plan for the area under its jurisdiction comprising of 42 Sectors. Each Sector has been further divided into residential, commercial, educational and other amenity area etc.

13. Tal Haveli, Dist – Pune admeasuring about 3261.0 Sq.mrs. is owned by the Licensor which is more particularly described in the schedule written hereinunder and delineated by red colour boundary in the map/plan annexed herewith and the same is hereinafter referred to as the said plot for the sake of convenience.

AND WHEREAS, as per The Pimpri Chinchwad New Town Development and Land (Development of Land) Regulations, 1973, the Licensee is empowered to

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प्रतिरक्षणाती गवेश ततो-वृत्ति. तत्र श्री. (गोवा-  
ज्ञानाराजा) L. C. S. T. D. G. A. C.

## Pre-Exam Medical

CONTRADA

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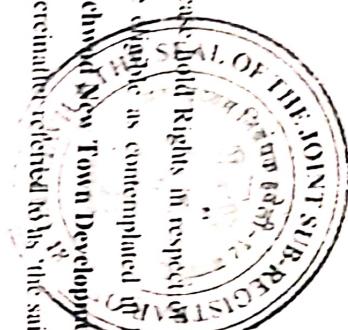
मुद्राक भूमिकाती रखतान्त्र अमेरि  
Gang Daily And Mysore/ kannada

શાન્દુરા આઠકાચારી તુર્ણ રામાયણી એ લિંગાધૂરા—  
શાન્દુરા આઠકાચારી તુર્ણ રામાયણી એ લિંગાધૂરા—

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convey/transfer/assign the Lease Hold rights in respect of the said plot in favour of the Body/s or Person/s, who are eligible as contemplated in Regulation No.9 of the mentioned The Pimpri Chinchwad New Town Development Authority's, (Disposal Of Lands ) Regulations, 1973, hereinafter referred to as 'the said Regulations'.



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Regulation No.9 of the Disposal Of Lands ) Authority's, Pimpri Chinchwad New Town Development Authority's, (Disposal Of Lands ) Regulations, 1973,	3032

AND WHEREAS, thereof the Licensor has published a Tender Notice in the daily issue of Dainik Samta & other above mentioned newspapers, dated 6 & 7 July 2011, inviting Tenders from the public at large, as contemplated under Regulation No.9, of the said Regulations.

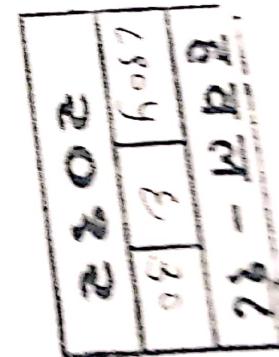
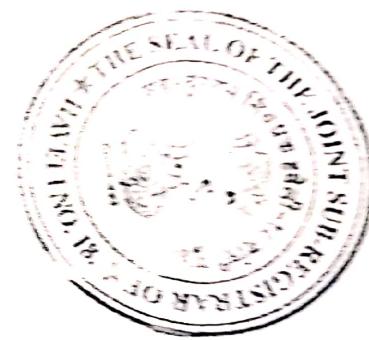
AND WHEREAS, in response to the above mentioned publication of Tender Notice, dated 6 & 7 July 2011, the Licensees have preferred an Application, dated 17/8/2011, with the Licensor for the allotment of the said plot in their favour and offered highest rate amongst the bidders for this plot i.e. amount of Rs. 1,37,36,963/-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred and Sixty Three only) to the Licensor.

AND WHEREAS the Licensor has accepted the said offer and sanctioned the above mentioned Tender Application of the Licensees vide its letter dated 2/9/2011, and directed the Licensees to deposit the amount of premium of of Rs. 1,37,36,963/-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred and Sixty Three only) to the Licensor.

AND WHEREAS, the Licensees have accordingly deposited the said entire amount of premium of Rs. 1,37,36,963/-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred and Sixty Three only) with the Licensor, and the receipt of which is hereby acknowledged by the Licensor.

AND WHEREAS, thus after receiving the aforesaid amount of premium of Rs. 1,37,36,963 /-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred and Sixty Three only) from the Licensees, the Licensor has agreed to enter into the present Lease Deed in favour of the Licensees in respect of the said plot more particularly described in the schedule written hereunder and more particularly delineated on the plan by red colour boundary line, Annexed hereto, for the purpose of constructing building/s consisting of School. As per the building plan to be sanctioned by the Licensor, subject to such terms and conditions mentioned in the present Lease Deed.





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THE PARTIES HERETO AS

**NOW IT IS AGREED IN AND BETWEEN THE PARTIES HERETO AS FOLLOWS :**

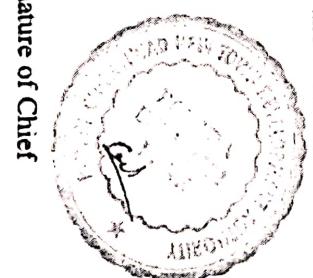
**1) INTERPRETATION**

In these presents the term Development Authority mean, the Pimpri Chinchwad New Town Development Authority or any Office authorized by it by a general or special resolution.

**2) DESCRIPTION OF LAND :**

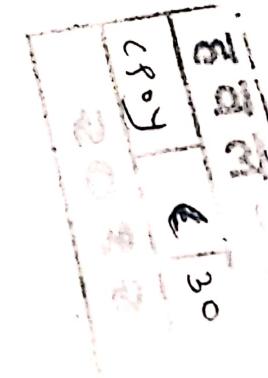
In consideration of sum of **Rs. 1,37,36,963/-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred and Sixty Three only)** paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of Lessee hereinafter contained the Lessor both hereby demise unto the Lessee. All that piece of land known as **Primary School(Marathi Medium) Plot No. 1**, in the scheme of the Lessor for development of Sector No. 13 of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D.& P.H.Deptt. under their Letter No. RPP/1176/2779/UD-5, dated 19/11/76, within the Village limits of **Chkhali**, Tal: Haveli, Dist.: Pune contained by admeasuring **3261.0 Sq.mtrs.** or thereabouts and within the jurisdiction of Sub-Registrar, Haveli Dist : Pune and bounded as follows that is to say :

ON OR TOWARDS THE NORTH BY : - Proposed Open Space  
ON OR TOWARDS THE SOUTH BY : - 120 Mtr Wide Road  
ON OR TOWARDS THE EAST BY : - Plot No. 123  
ON OR TOWARDS THE WEST BY : - Plot No. 144/C



and delineated on the plan annexed hereto, duly authenticated under the signature of Chief

Planner and shown thereon by a Red Colour Boundary Line together with all rights, easements and appurtenances thereto belonging except and reserving to the Lessor all mines and mineral in and under the said land or any part thereof. To hold the land herein before expressed to be hereby demand (hereinafter referred to as the "Demised Land") unto the Lessee for the term of **Ninety nine years** counted from the date of execution of **Lease Deed** subject nevertheless to the provisions of the Maharashtra Land Revenue Code 1966 and the Rules thereunder PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Lessor or as otherwise required the yearly rent, of **Rupees One hundred from 1<sup>st</sup> April to 31<sup>st</sup> March** or any part thereof the said Rent to be paid in advance without any deductions whatsoever on or before the 30<sup>th</sup> day of April in each and every year.



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3) **CONVENTIONS BY THE LESSOR:**

The Lessor with intent to bind all persons into whomsoever hands the demised land may come binds by the following Conventions with the Lessor as follows :

A) **TO PAY RENT:**

During the said term hereby created to pay unto the Lessor the said rent at the time on the day and in the manner herein before appointed for payment thereof clear of all deductions.

B) **TO PAY RATES AND TAXES:**

To pay all existing and future taxes, cesses rates, assessments, land revenue charges and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised land and anything for the time being thereon.

At present the Land Revenue in respect of the demised land is about **Rupee One hundred only.**

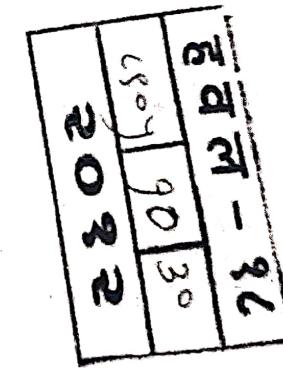
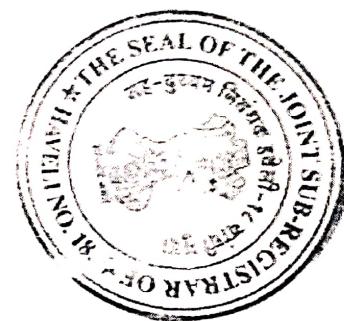
C) **NOT TO EXCAVATE:**

Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

D) **TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORKS:**

To submit to the Lessor within a period of three months from the date hereof plans and such other particulars of the building structure or work proposed to be built on the demised land in the manner prescribed under the Development Control Regulations.

E) To commence within a period of One year from the date of approved of Building Plan by the Lessor or within One Year from the date on which water supply is made available to the demised land whichever is later and within a period of three year from the said date and his own expenses and in a substantial and workman like manner and with new and sound materials and in compliance with the said Development Control Regulations and all Municipal Rules and By-laws and Regulations applicable hereto and in strict accordance with the approved plans, elevations detailed specifications to the satisfaction of Development Authority build and completely finish fit for occupation a building to be used as **School** building with all requisite drains and other proper convenience thereto provided that where the Lessor sound sufficient reasons extend in any particular cause the above stipulated time, limit for completion of the construction of a



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building as per regulations made in that behalf, the Lessee shall complete the construction of building within such extended period.

**E) TO BUILT ONLY AS PER PLANS SANCTIONED BY THE DEVELOPMENT AUTHORITY.**

Not at any time during the period of this demise erect any building erection or structure on any portion of the said land without prior sanction of the Development Authority and except in accordance with the plans approved by the Development Authority.

**G) TO BUILD ACCORDING TO DEVELOPMENT CONTROL REGULATIONS OR MUNICIPAL REGULATIONS IN FORCE FROM TIME TO TIME;**

Both in the completion of any such building or erection or addition and at all time during the continuance of this demise to observe and to conform to the said Development Control Regulation and do all bye-laws, rules and regulations of the Pimpri Chinchwad New Township Development Authority or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating to any way to the demised land and any building thereon.

**H) SANITATION:**

To observe and conform to the Development Control Regulations and bye-laws of the Development Authority or the local authority concerned or any other statutory regulations in any way relating to Public Health and sanitation in force for the time being and to provide sufficient ~~faucet~~ accommodation and other sanitary arrangements to conform with such Regulations Rule or bye-laws in order to keep the demised land and surrounding clean and in good conditions to the satisfaction of the Development Authority.

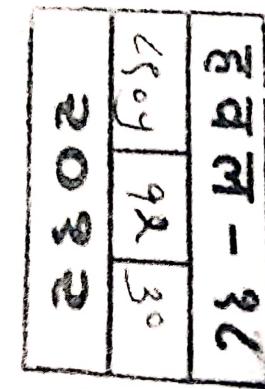
**I) ALTERATION:**  
That no alteration or addition shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised land or architectural features thereof except with the previous approval in writing of the Development Authority and subject to such condition as Development Authority may lay down.

**J) NOT TO AFFIX OR DISPLAY SIGN-BOARDS ADVERTISEMENT ETC.**

Not at any time during the continuance of the said term to affix or display or permit to affix or display on or from the demised land any sign-boards, sky-sign, neon sign or



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advertisement with or without illuminations or otherwise unless the consent in writing of the Development Authority has been previously obtained.

**K) TO ENTER AND INSPECT**

To permit the Development Authority's Officers, Surveyors, Workmen or others, employed by it from time to time and at all reasonable times of the day during the term hereby granted after week's previous notice to enter into or upon the demised land and to inspect the state thereof and if upon such inspections it shall appear that any action is necessary to keep the demised land in satisfactory condition the Lessor may call upon the Lessee to take such action and upon his failure to do so within a reasonable time the Lessor may take such action at the expenses in all respect of Lessee.

**L) TO PERMIT ENTRY FOR CARRYING OUT WORKS REGARDING**

**WATER SUPPLY, ELECTRICITY SUPPLY, DRAINAGE ETC.**

The Lessee shall permit Lessor or any person nominated by it or any Servant or Contractor of the Lessor, the Maharashtra Industrial Development Corporation and Maharashtra State Electricity Board, to enter into and upon the demised premises with such workmen as may be necessary for the purpose of laying any water pipe line or a sewer line, or an electric line and any work concerned therewith.

**M) NUISANCE**

Not to do or permit anything to be done the demised land which may be a nuisance annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

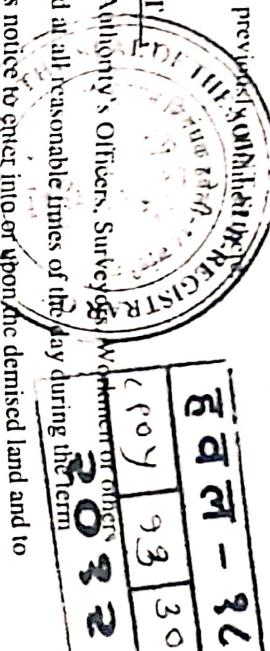
**N)**

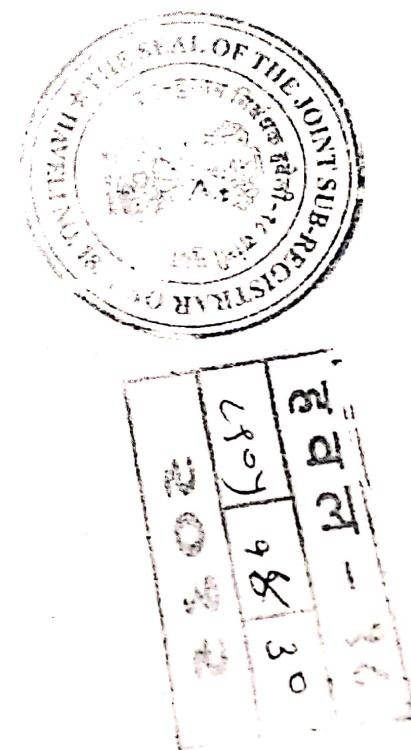
**USE** :  
To use the demised land for the purpose of EDUCATION (Primary School

Marathi Medium) only and for no other purpose.

**O) INDEMNITY**

To Indemnity and keep indemnity the Lessor against any and all claims for damage which may be caused to any adjoining building or other premises by such buildings or in consequences of the erection of the aforesaid work and also against all payment whatsoever which during the progress of the work may become payable or be demanded by the Pimpri Chinchwad New Township Municipal Corporation or any local authorities in respect of the said works or of anything done under the authority herein contained.





P) PAYMENT OF SERVICE CHARGES

To make the Development Authority an yearly payment at the rate of Rs. Nil. as his contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy, etc. for the demised premises regardless to the extend of benefit derived by the Lessee from such amenities have been transferred to the Pimpri Chinchwad New Township Municipal Council. The payment shall be paid on the First day of April in each year or within 20 days therefrom.

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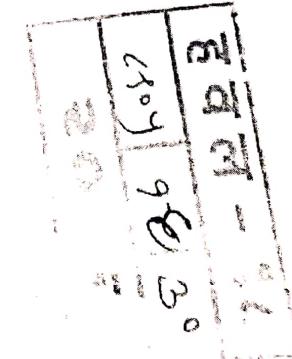
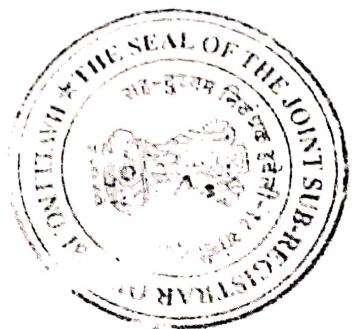
Q) DELIVERY OF POSSESSION AFTER EXPIRATION:

At the expiration or sooner determination of the said term, quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty, if he shall have performed and observed the covenants and conditions herein contained prior to the expiration of the term, to remove and appropriate to Lessee all buildings, erections and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed, provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

R) NOT TO ASSIGN:

Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority consent may be granted by the Development Authority, if the Lessee agrees either.

- i) To pay to the Development Authority one-half of the increase in the value of the leasehold interest or land or building derived by the Lessee, such increase being equal to an amount by which the price of the land derived by him exceeds or has exceeded premium or the value paid by him or his assignor and the value of a building or erection or structure thereon. The decision of the Development Authority as to the value shall be final and binding.
- ii) To surrender to the Development Authority his interest under the Lease at a price decided by Authority as follows:



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In such case premium paid by the Lessee shall be paid by the Central Government, State Government, Nationalised Banks, Life Insurance Corporation of India, Maharashtra State Financial Corporation, the Housing Development Finance Corporation or any other Financial Institute approved by the Development Authority Lessee is not entitled to mortgage his leasehold rights unless the written consent of the Authority is obtained. The Authority may give such consent.

iii) **MORTGAGE**:

The Lessee is not entitled to mortgage his leasehold rights other than to the Central Government, State Government, Nationalised Banks, Life Insurance Corporation of India, Maharashtra State Financial Corporation, the Housing Development Finance Corporation or any other Financial Institute approved by the Development Authority Lessee is not entitled to mortgage his leasehold rights unless the written consent of the Authority is obtained. The Authority may give such consent.

If the Lessee agrees that :

a) **RIGHT TO PURCHASE LEASEHOLD INTEREST**:

In case of default in repayment of the loan to the Mortgagor, it shall be deemed that Lessee has surrendered his plot to the authority and this lease-deed stands cancelled in such event the authority may take over mortgagor's right and discharge the mortgagee from their liability provided that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount.

**RIGHTS OF THE MORTGAGEE**:

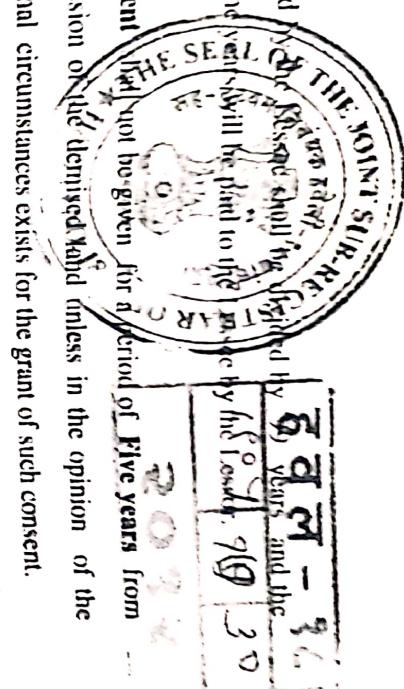
The Mortgagee is not entitled to enforce their rights under the Mortgage Deed unless, authority exercises the right to take over mortgagor's (Lessee's) interest, right within the period of one month's after receiving notice from the mortgagee.

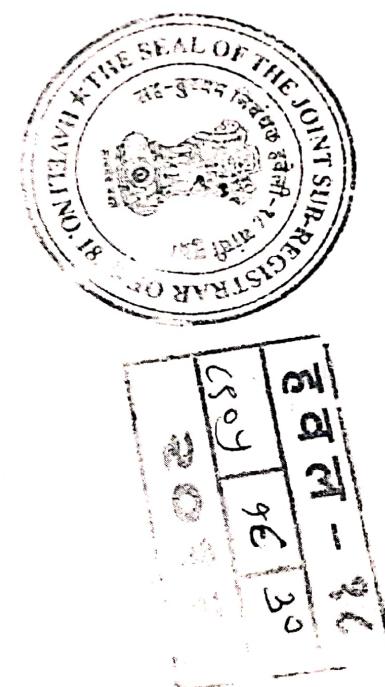
b) If authority exercises the right to take over mortgagor's interest their mortgagor (Lessee) has not objection for re-allotment of the said plot and or any construction thereon/flat to any person by the authority.

c) In the event of re-allotment the Lessee (mortgagor) has no right to share or ask for the payment of the increase in value of the plot or any construction thereon/flat derived by the authority.

S) **BAR ON SUB DIVISION OF LAND**:

Not to sub-divide the land demised to the Lessee.





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T) CHANGE IN STATUS OF THE LESSEE :

No changes in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognized without the previous written of the Development Authority.

U) NOTICE IN CASE OF DEATH :

In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

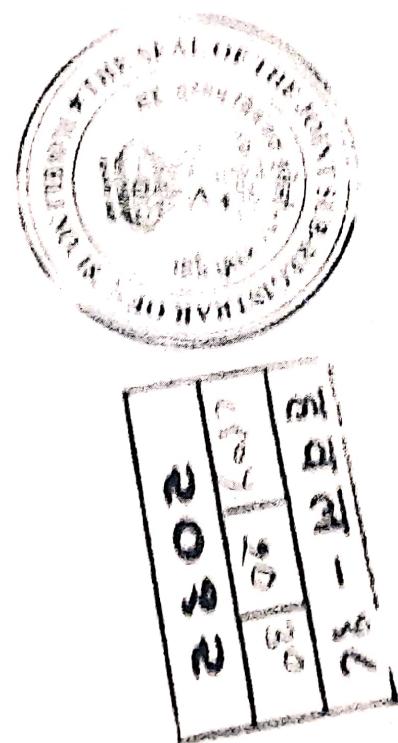
4) RECOVERY OF RENT AS LAND REVENUE :

If and whenever any part of the premium or rent hereby reserved or any other charges payable by the Lessee shall be in arrears, the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966.

5) RE-ENTRY :

If the said rent hereby reserved shall be in arrears for a period of Thirty days whether the same shall have been legally demanded or not or if an whenever there shall have been a breach of any, of the covenants by the Lessee herein, contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made provided always that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of which intention to enter and of the specific breach or breaches of covenants in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such break or breaches within three months after the giving or leaving of such notice.







महाराष्ट्र - १९७६

6) **SUMMARY EVICTION OF PERSONS UNAUTHORISIDLY OCCUPYING THE DEMISID LAND ON DETERMINATION OF THE LEASE.** If on the determination of the lease any person is found to be unauthorisedly occupying or wrongfully in possession of the demised land it shall be lawful for the Lessor or secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code 1960.

7) **NOTICE & DEMANDS** :

Any demands for payment or notice requiring to be made or given to the Lessee shall be sufficiently made or given by the Lessor through the post by Registered Letter addressed to the Lessee at the demised land and any demand or notice sent by post shall be deemed to have delivered in the course of Post.

8) **MARGINAL NOTES** ;

The marginal notes do not form part of the lease and shall not be referred to for construction or interpretation thereof.

9) For the purpose of stamp duty market value of the said land described in the schedule 1 hereunder written in ascertained to Rs. 1,37,36,963/-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred and Sixty Three only) and the lessee/s have agreed to pay the stamp duty thereon as required by the Bombay Stamp Act.

**SCHEDULE -1**

All that piece of land known on Primary School (Marathi Medium) Plot No. 1, in the scheme of Lessor for development of Sector No. 13 of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D. & P.H. Deptt, under their letter No. RPP/1176/2779/UD-5, dated 19/11/76, within the village limits of Chikhali Tal. Haveli, Dist. Pune containing by admeasuring 32610 Sqmetres or thereabouts and within the jurisdiction of Sub-Registrar, Haveli, Dist - Pune and bounded as follows that is to say :

ON OR TOWARDS THE NORTH BY : Proposed Open Space  
ON OR TOWARDS THE SOUTH BY : 12.0 Mtr Wide Road  
ON OR TOWARDS THE EAST BY : Plot No. 123  
ON OR TOWARDS THE WEST BY : Plot No. 144/C  
ON OR TOWARDS THE WEST BY :



IN WITNESS WHEREOF the Lessor and Lessee have hereunto set subscribed their hand and seal the day and year first above written. Signed, Sealed and Delivered for and on behalf of the Pimpri Chinchwad New Town Development Authority by the hand of.

DR. YOGESH MHASE :

Chief Executive Officer  
Pimpri Chinchwad New Town  
Development Authority.  
( LESSOR )  
(Pan Card No. AAALP0279Q)



For PRITAM MEDICAL FOUNDATION &  
RESEARCH CENTRE  
( AUTHORIZED SIGNATORY )



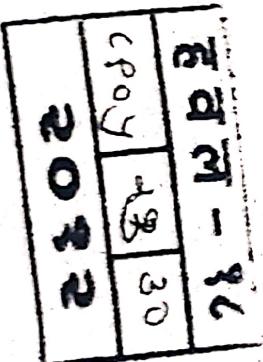
Witnesses :

Preetam Medical Foundation & Research Centre: \_\_\_\_\_

Through its Chairman  
Dr. Lalitkumar Dhoka

1) Signature : Sagar Patil  
Name : D. Sagar Patil  
Address : Shivaji Nagar  
Bhosari, Pune 39

2) Signature : Sagar Patil  
Name : D. Sagar Patil  
Address : Shivaji Nagar  
Bhosari, Pune 39





पंचल	-	३८
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पंचल  
२६/३/२०२२

अमृत दिवां  
पंचल



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ਪਿੰਪਰੀ - ਚਿੰਚਵੜ ਨਵਜਗਾਰ ਵਿਕਾਸ ਪਾਇਆ

प्लॉट्टा नक्काशा य गावेपावती रु. ० १००२  
प्लॉट्ट फार्मांग रु. १००२

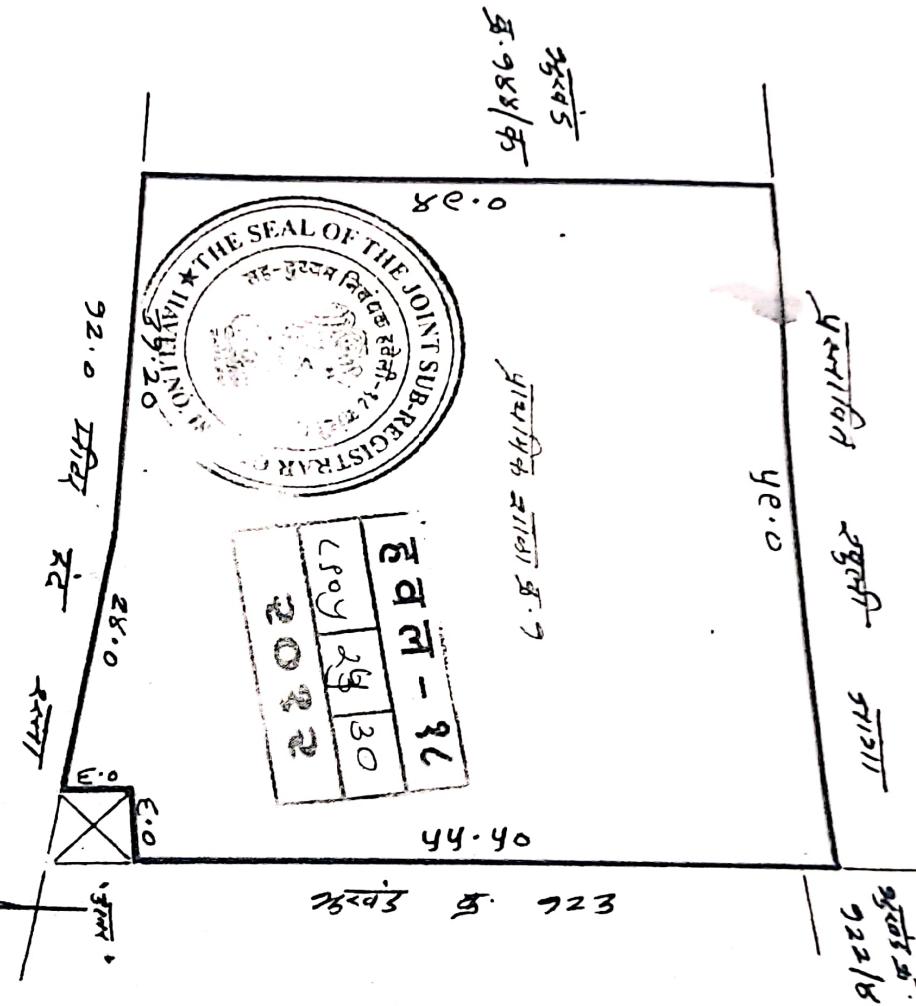
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— 1942 32 194232 1942 —

जुलाई १९७१ दिनांक  
प्राप्ति करने वाले का नाम  
जुलाई १९७१ दिनांक  
प्राप्ति करने वाले का नाम

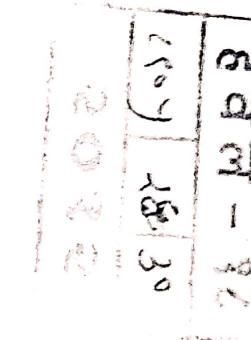
400 : *Latin*

अब दिनांक  
ताता दिला  
गोंडी बरील आकृतील नगद केसल्या ज्ञानाचा घुऱ्यांसाठा यांना ज्ञानम प्रसव तपासून तपासून  
ताता मिळाले.

प्रतिनिधि - शिवाय नवनार विकास प्राप्तिकांग

प्रतिनिधि

प्रारंभ



# Pimpri Chinchwad New Town Development Authority

Sector No. 24, Nigdi, Pune-44 Phorm No. 020 - 27652934 / 27652935, Fax. 27353670

DIALS/

No.DA/Sect-V/1183

Date

Date : 24 SEP 2012



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To:-

Chairman  
Preetam Medical Foundation & Research Centre  
Pune-Nasik Road  
Bhosari, Pune - 39

Sub:- Lease Deed for Primary School Plot no. 1 in Sector 13  
Sir.

Since, you have paid a sum of Rs. 1,37,36,963/-, being the premium for the Primary School plot no. 1 in Sector 13. PCNTDA is pleased to permit to register the lease deed Subject to the following terms and conditions :

1. You shall execute the Lease deed and shall get it registered with the Sub-Registrar of on or before one month from this letter.
2. A true certified copy of the said Lease deed shall be deposited with the PCNTDA within the period seven days from the date of its execution.

Thanking you,

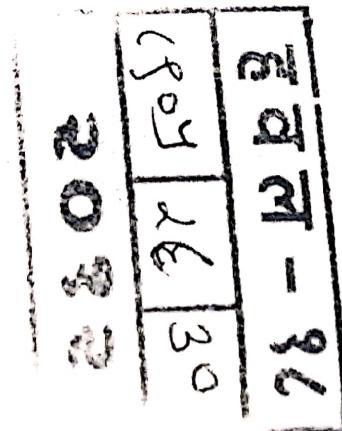
Yours faithfully,

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Copy	१६	३०
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Chief Executive Officer  
PCNTDA





१०९/२५ मर्टेंबर 2012 4:01 म.नं.

दस्त गोपवारा भाग-१

नंगपात १८ २२।३०

दस्त क्रमांक: 8905/2012

दस्त क्रमांक: हवल १८ /८९०५/२०१२

बाजार मुल्य: रु. 1,३७,३६,९६३/- मोबाइल: रु. 1,३७,३६,९६३/-

भरतेले मुद्रांक शुल्क: रु. ६,८७,०००/-

द.नि. मह. द.नि. हवल १८ यांचे कार्यालयात

अ. के. ८९०५ वर दि. २५-०९-२०१२

रोजी ४:०० म.न. बा. हजर केला.

पावती: ९१०९ पावती दिनांक: २५/०९/२०१२  
मादरकरणारांचे नाव: प्रीतम मेहिकल फांडेशन अॅन्ड रिसर्च  
सेन्टर तरों चेंबरमन लिमिटेड बंदीचंद शोका

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 600.00

पुष्टांची संख्या: ३०

दस्त हजर करण्याची सही:

एकूण: ३०६००.००

सह उत्थम निवालक, हवेली-१८

दस्तावा प्रकार: भाडेपट्टा

सह उत्थम निवालक, हवेली-१८

मुद्रांक शुल्क: (एक) कोणत्याही भावानपरपालिकेच्या हृदीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हृदीत किंवा  
उप-बंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात  
शिक्का के. १ २५ / ०९ / २०१२ ०४ : ०० : ३५ PM नी बोळ: (मादरीकरण)  
शिक्का के. २ २५ / ०९ / २०१२ ०४ : ०१ : ४८ PM ची बोळ: (मी)



25/09/2012 4:03:25 PM

दस्त गोपवारा भाग-2

ମୁଦ୍ରାମ୍ୟ ୧୮ ୩୦୧୩୦ .

इस्त फ्रांसिक : हवल 18/8905/2012  
इस्ताबा पकार :-भाडेपट्टा

दत्तात्रेय प्रकार :- भाडेपट्टा

अनु ष्ठ  
पश्चिमार्द्दे नाम ए प्रसादः

१८५

परीक्षा इस्तमार्ग करने देवा त तथाक्षीत भारतेपट्टा चा दस्त देवा ज करने दित्याचे काढून करतात. शिक्षा क.3 दी बोऱ्ह:25 / 09 / 2012 04 : 02 : 38 PM

नन्दर इन्हम इन्हम निवेदित यांचा ओळा  
अनु पद्धताराचे नाव व पता  
नाव ADV प्रताप दी कडुस  
बधा.29  
पता:राम हीरा रेसिडेंसी  
सिन कोड:411039

सिक्का क्र.4 ची वेळ:25 / 09 / 2012 04 : 03 : 06 PM

लिष्ट अ.5 ची वेळ: 25/09/2012 04:03:23 PM नोंदवणी उत्तरां 1 मध्ये

અનુષ્ઠાન નામાં, હવેના-18

सदर दस्तावेजात एस्प ३०

सह. युवान लिप्ता  
कवेति श. १८ युवा शहर

8905/2012



पारिश नवरात्रि प्रतिज्ञा  
१५०८/१२०९२  
परी नोट्स