

## **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

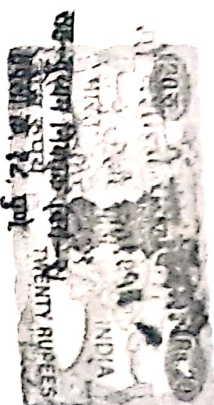
Digitally signed by [Signature]  
Date: 2022.05.27 08:05:30  
Reason: [Signature]  
Location: [Signature]

प्रसह-व्ययम (निबंधक) (Signature) (Name of  
हवेली क्र. १८ (वर्ग २) पुणे  
Officer) (Name of District)





भाषाचे नाव चिखली



(1) विलेखाचा प्रकार	भाडेपट्टा	
(2) मोबदला	रु. 13736963	
(3) बाजारभावा/भाडेपट्टाच्या बाबतिसपटाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	रु. 13736963	
(4) भू-मापन, पोटहिन्सा व परक्रमांक (असल्यास)	पातिकाचे नाव: पिपरी-चिचवड म. न. पा. इतर वर्णन : इतर माहिती: इतर माहिती: गाव मीचे चिखली येथील सेक्टर न 13, प्लॉट नं 1 माहिस प्राथमरी स्कुल करीता क्षेत्र 3261 चौ. मी. सिळकत	
(5) क्षेत्रफळ	3261 चौ. मीटर	
(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:- पीतम मोहिकल फाउंडेशन अँड रीसर्च सेन्टर तर्फे बेअरसन वसितकुमार देवीचंद धोका वय:- 41; पत्ता:- प्लॉट नं. : , भाळा नं. : , इमारतीचे नाव: : , ब्लॉक नं. : , रोड नं. : पुणे नाशिक रोड... पिन कोड:- 411039 पॅन नं:- AAATP745D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- पिपरी चिचवड नवनगर विकास प्राधिकरण तर्फे मुख्य कार्यकारी अधिकारी डॉ. योगेश म्हत्से - वय:- 41; पत्ता:- प्लॉट नं. : , भाळा नं. : , इमारतीचे नाव: : , ब्लॉक नं. : सिन कोड:- 411044 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/09/2012	मी नवकल घावली 1 दिनांक 24/09/2012 दस्तावेज नवकल मी कर्जवात घेतली 2
(10) दस्त नोंदणी केल्याचा दिनांक	25/09/2012	
(11) अनुक्रमांक, खंड व पृष्ठ	8905/2012	असतवर हुकुम नवकल
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	687000	माह-दु. नि. हवेनी
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	दिनांक 26/9/12
(14) शेरग		माह-दु. नि. हवेनी

मुल्यांकनासाठी विचारात घेतलेला नपथीन :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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







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FRANKING DOCUMENT  
DELIVERED

Dharmavir Sahakar Co-op Bank Ltd.,  
201, Sharma Building, Kaveri Nagar, Kaveri Road, Kaveri,  
Pune - 411 034 Ph. 27119500

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

Date 11/9/12  
Franking Value Rs. ₹ 6,82,000/-  
(Stamp Duty)  
Service charge Rs. ₹ —  
(Incl. Tax)  
Total Rs. 6,82,000/-  
Name of stamp duty paying party :

Pritam Medical Foundation  
S. Ramesh carfel

Cash/DDP/O/Respond No. if any ATC.  
Drawn on Bank —  
Branch —  
Cheq. No. —

Dharmavir Sahakar Co-op Bank Ltd.  
Op. bank Ltd. (Pimpri Chinchwad)  
Kaveri Nagar, Pune - 411 034.

Signature of franking officer

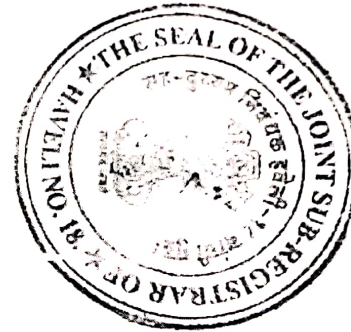
LEASE DEED

THIS LEASE DEED is made at Pune On this 24<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 Licensor and their  
permitted assigns ) OF THE ONE PART ....



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RECEIVED  
Pimpri Chinchwad Development Authority  
13/09/2011  
R. 06870000/PB54/15  
INDIA

SEP 11 2011  
R. 06870000/PB54/15  
INDIA



**Preetam Medical Foundation & Research Centre**  
Through its (Chairman  
Dr. Lalitkumar Dhoka  
Age Adult Occupation Medical Practitioner  
Address Preetam Hospital Building  
Pune-Nasik Road  
Bhosari, Pune - 39

**for Dharmaveer Sambhaji Urban  
Co-Operative Bank Ltd Pimpri-Chinchwad**  
*[Signature]*  
Authorized Signatory

Hereinafter called as the "THE LESSEES" Attesture Signatory to this Agreement to  
Lease and then legal heirs) OF THE SECOND PARTIES

READ :

- 1) Pimpri Chinchwad New Town Development Authority's Regulations 1973.
- 2) Pimpri Chinchwad New Town Development Authority's Development Control Regulations 1973.
- 3) Pimpri Chinchwad New Town Development Authority's Meeting minutes dated 31/5/2011 in B. 10/11/2011.
- 4) Advertisement for Educational Plot dated 6 & 7 July 2011 in B. 10/11/2011.
- 5) Newspaper Pudar, Lokmat, Samna, Prabhat, DNA
- 6) Allotment Letter bearing No. DA/Dept I/Edu 10, Dated 02/09/2011 and the application form for the plots given along with the application form.



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 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.

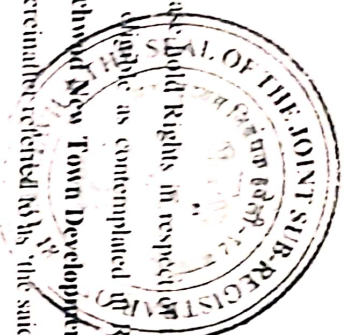
AND WHEREAS, the property bearing **Primary School Plot No. 1, Sector No.**  
**13, Tal. Haveli, Dist - Pune** admeasuring about 3261.0 Sq.mtrs. is owned by the Licensor  
which is more particularly described in the schedule written hereunder and delineated by  
red colour boundary in the map/plan annexed 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  
Authority, (Disposal of Lands) Regulations, 1973, the Licensor is empowered to





convey/transfer/assign the Leasehold Rights in respect of the Body/s or Person/s, who are eligible as contemplated in Regulation No. 17 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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and plot in favour of	by
Regulation No. 17 of the above	Authority's (Disposal of

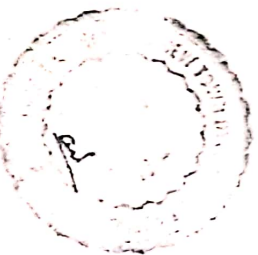
AND WHEREAS, thereof the Licensor has published a Tender Notice in the daily issue of Dainik Sanna & other above mentioned newspapers, dated 6 & 7 July 2011, inviting Tenders from the public at large, as contemplated under Regulation No.9, of the said Regulations.

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.

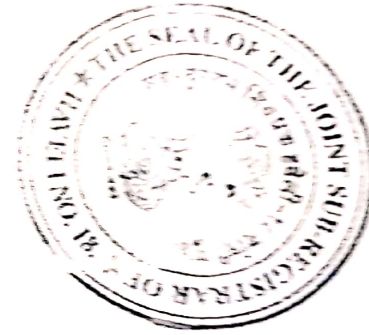
AND WHEREAS the Licensor has accepted the said offer and sanctioned the above mentioned Tender Application of the Licensees vide its letter dated 2/9/2011, and directed the Licensees to deposit the amount of premium of Rs. 1,37,36,963 /-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred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

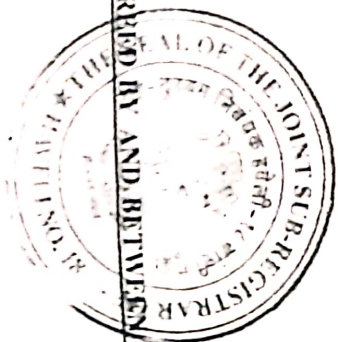
AND WHEREAS, thus after receiving the aforesaid amount of premium of Rs. 1,37,36,963 /-, (Rs. One Crores Thirty Seven Lakhs Thirty Six Thousand Nine Hundred and Sixty Three only) from the Licensees, the Licensor has agreed to enter into the present Lease Deed in favour of the Licensees in respect of 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 BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

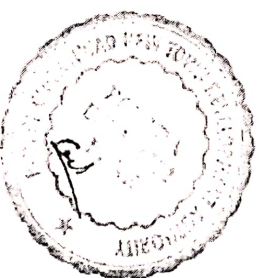
1) INTERPRETATION

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 : - 12.0 Mtr Wide Road  
ON OR TOWARDS THE EAST BY : - Plot No. 123  
ON OR TOWARDS THE WEST BY : - Plot No. 144/C

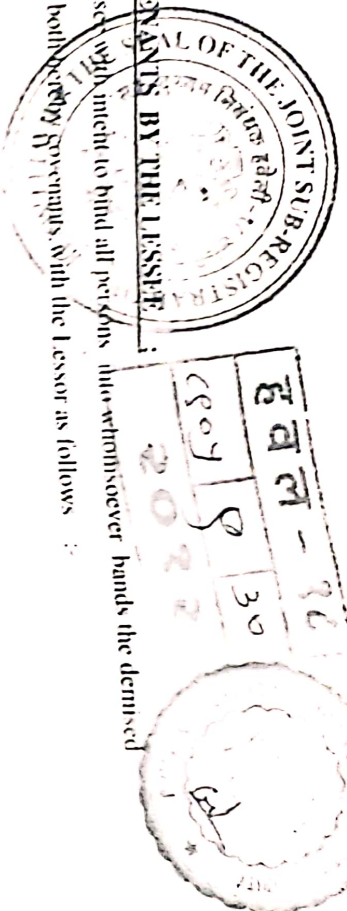


and delineated on the plan annexed hereto, duly authenticated under the signature of Chief Planner and shown thereon by a Red Colour Boundary Line together with all rights, easements and appurtenances thereto belonging except and reserving to the Lessor all mines and mineral in and under the said land 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 **Rupess 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.



3) CONVENANTS BY THE LESSEE :

The Lessee who much to bind all persons who whomsoever hands the demised land may come both hereby Government, 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 found 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.

**F) TO BUILD 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 :**

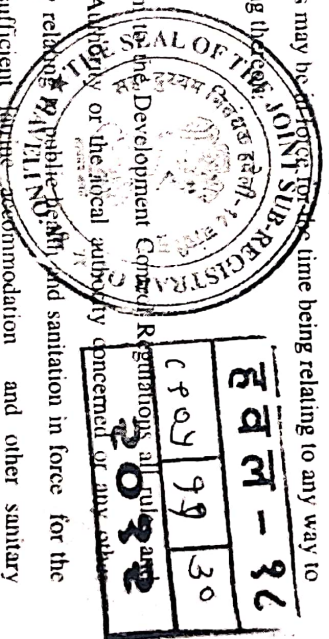
To observe and conform to the Development Control Regulations or the local authority bye-laws of the Development Authority or the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient water, 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:**

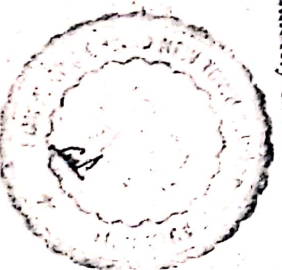
Not to do or permit anything to be done the demised land which may be a nuisance annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

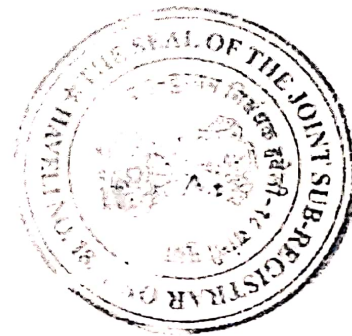
**N) USE:**

To use the demised land for the purpose of **EDUCATION (Primary School Marathi Medium)** only and for no other purpose.

**O) INDEMNITY:**

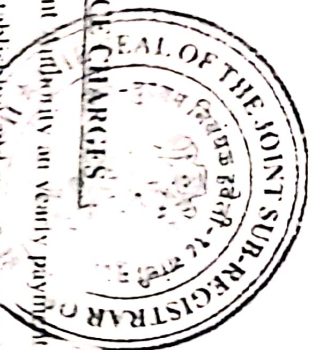
To Indemnify and keep indemnity the Lessor against any and all claims for damage which may be caused to any adjoining building or other premises by such buildings or in consequences of the erection of the aforesaid work and also against all payment whatsoever which during the progress of the work may 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.





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**P) PAYMENT OF SERVICE CHARGES.**

To make the Development Authority an yearly payment of its contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy, etc for the demised premises regardless to the extent 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.

**Q) DELIVERY OF POSSESSION AFTER EXPIRATION :**

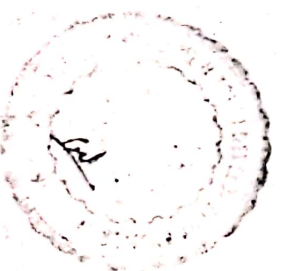
At the expiration or sooner determination of the said term, quietly to deliver up to the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty, if he shall have performed and observed the covenants and conditions herein 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 to the Development Authority equivalent to the rest of the year.

Provided that such consent shall not be given for a period of Five years from the date of handing over possession of the demised land unless in the opinion of the Development Authority exceptional circumstances exists for the grant of 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 Mortgages, 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 incase in value of the plot or any construction thereon/flat derived by the authority.

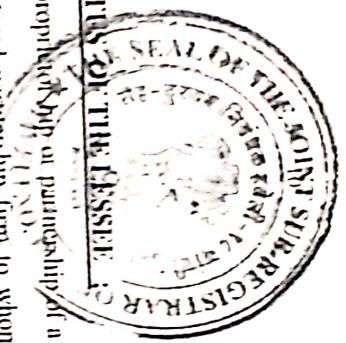
s) **BAR ON SUB DIVISION OF LAND :**

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





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7) 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 with out the previous written of the Development Authority.

U) NOTICE IN CASE OF DEATH :

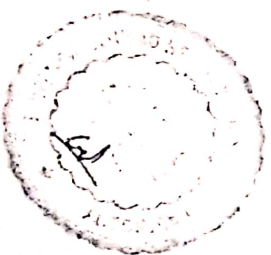
In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

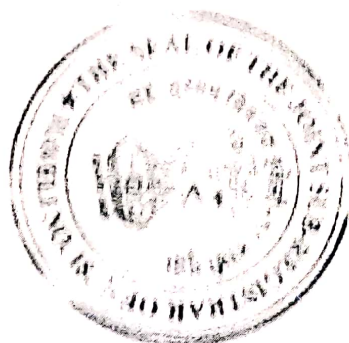
4) RECOVERY OF RENT AS LAND REVENUE :

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: 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.

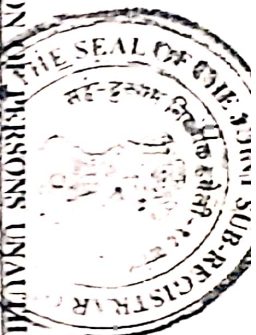




2022	10/10/2022	10/10/2022
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हवेल - १८  
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6) SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE LEASE :

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 I 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 **3261.0** Sq.meters 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



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  
( LESSEE )

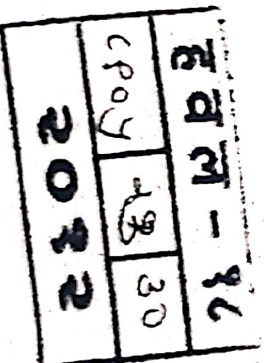


Preetam Medical Foundation & Research Centre:  
Through its Chairman  
Dr. Lalitkumar Dhoka

Witnesses :

1) Signature : [Signature]  
Name : Deepak Suresh  
Address : Roha Setai Tane

2) Signature : [Signature]  
Name : Sagar Patil  
Address : Sagar Nagar  
Bhosri Pune 39





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अगस्त दिनांक  
समाप्त दिनांक



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पर्वत धाकाचे नांव

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जुवा सनाकार  
*(Handwritten signature)*  
डेड सर्वेअर

ਪੇਡ ਸਾਫ਼ੇਅਰ

**DATA 2: 400**

आज दिनांक  
ता. दि.

गोर्दी क्कील अङ्कुरीतील नमूद केसेल्या एन्टव्हा धगुःसिमांची मागे भागेक प्राचय लणसून  
राबा मिळाला.

ताना विद्याना.

प्रतिनिधि

**दिपरी - विद्यवाट नयनार विकास प्राधिकरण**

**पॉट पाक**





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২০১২		

# Pimpri Chinchwad New Town Development Authority

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

DA/LS/

Date

No.DA/Sect-4/1183

Date : 24 SEP 2012

To:-

Chairman

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

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

Sir.

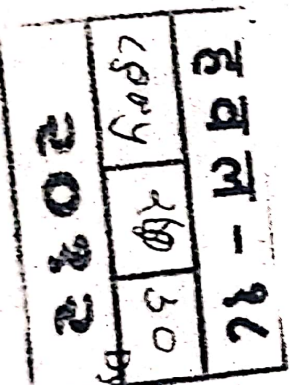
Since, you have paid a sum of Rs. 1,37,36,963 /-, being the premium for the Primary School plot no. 1 in Sector 13. PCNTDA is pleased to permit to register the lease deed Subject to the following terms and conditions :

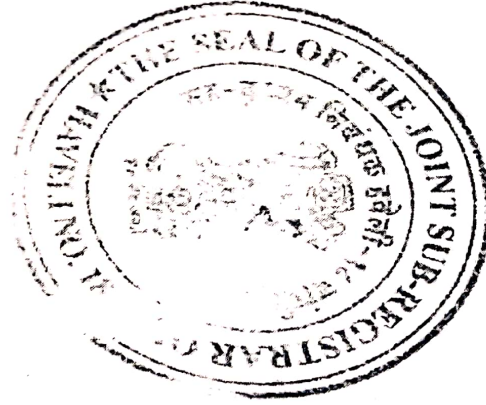
1. You shall execute the Lease deed and shall get it registered with the Sub-Registrar of on or before one month from this letter.
2. A true certified copy of the said Lease deed shall be deposited with the PCNTDA within the period seven days from the date of its execution.

Thanking you,

Yours faithfully,

By Chief Executive officer  
PCNTDA





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२०३२		

दिनांक: 25 मईबर 2012 4:01 म.नं.

दम्न गोपबारा भाग-1

हवल18 25/09/2012  
दम्न क्रमांक: 8905/2012

दम्न क्रमांक: हवल18 /8905/2012

वाजार मुल्य: रु. 1,37,36,963/- मोबदला: रु. 1,37,36,963/-

भरलेले मुद्रांक शुल्क: रु. 6,87,000/-

ड. नि. सह. ड. नि. हवल18 यांचे कार्यालय

अ. क्र. 8905 बर दि. 25-09-2012

रोजी 4:00 म.नं. वा. हजर केला.

पावती: 9109 पावती दिनांक: 25/09/2012  
मादरकरणाचे नाव: प्रीतम मेडिकल फाऊंडेशन अन्ड गीमर्स  
सेन्टर तर्फे वेबरमन ललितकुमार देवीचंद शोका

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

दम्न हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-18

सह दुय्यम निबंधक, हवेली-18

दस्तावा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही फटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 25 / 09 / 2012 04 : 00 : 35 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 25 / 09 / 2012 04 : 01 : 48 PM ची वेळ: (फी)





18/08/2012

25/09/2012 4 03:25 PM

दस्ता गोपधारा भाग-2

क्रमांक 8 20/20

दस्ता क्रमांक: 8905/2012

दस्ता क्रमांक: हुबल 18/8905/2012  
दस्ताचा प्रकार :- भाडेपट्टा

अनु क्र पक्षकाराचे नाव व पत्ता

पात्रकाराचा प्रकार

प्रायागिन्

अंगठ्याचा ठसा

- 1 नाव: भीतम धेरिकान फाउंडेशन अन्व रीतब मेल्कर तर्फे  
बेअरमन ललितकुमार देवीचव धोका  
पत्ता: प्लॉट नं. - भाळा नं. - इसारतीचे नाव: - , बर्माक  
नं. - रोड नं पुणे नशिक रोड...  
पिन नंबर: AAA1P774SD

भाडेकरू  
वय : 41  
स्वाधारी:-

वरील दस्तऐवज करून देणार तयाकपीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिळा क्र. 3 ची बॅक: 25 / 09 / 2012 04 : 02 : 38 PM

ओळख:-

नदर इनम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यांनां व्य.तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव: ADV प्रताप बी कडुस  
वय: 29  
पत्ता: राम हीरा रेसिडेन्सी  
पिन कोड: 411039

स्वाधारी



शिकका क्र. 4 ची बॅक: 25 / 09 / 2012 04 : 03 : 06 PM

शिळा क्र. 5 ची बॅक: 25 / 09 / 2012 04 : 03 : 23 PM नोंदणी पुस्तक 1 मध्ये

नदर दुय्यम निबंधक, हुबली-18

असे प्रमाणित करण्यात येते की,  
सदर दस्तऐवजाला एकूण 30 पाने लागू

8905 / 2012

सा. दुय्यम निबंधक  
हुबली क्र. 18/पुणे शहर



पहिले नदराचे पुस्तकास  
1804 नोंदणी नोंदला  
सा. दुय्यम निबंधक  
हुबली - 25/10/2012 09 22