



08/05/2023

सूची क्र.2

दुर्योग निवंधक : मह. दू.नि. हवेली 6

दस्त क्रमांक : 8151/2023

नोंदणी :

Regn:63m

गावाचे नाव : सुस

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	15000000
(3) बाजारभाव (भाडेपट्ट्याच्या वाबतिपट्टाकार आकारणी देतो की पटेदार ते नमुद करावे)	48177500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: गाव मौजे सुस येथील म नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 1 + म नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2 (सातबाराप्रमाणे म. नं. 123/1 ते 6/प्लॉट नं. 2 अमेनिटी स्पेस) या मिळकरीवर बांधलेले वांधकाम यासी क्षेत्र 4103.70 चौ मी बिल्टअप अशी मिळकत. (Survey Number : 123/1 ते 6/प्लॉट नं. 2/अमेनिटी/स्पेस ;)) 2) 4103.70 चौ.मीटर
(5) क्षेत्रफल	
(6) आकारणी किंवा जुडी देप्यात असेच तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- कार्यकिर्ती एज्युकेशनल ट्रस्ट तर्फे अधिकृत अधिकारी लक्ष्मी इंदरसिंग विस्त वयः-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 25अ, फोर्ट रोड, फोर्ट विळींग, माहीम वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पैन नं:-AAFTK1831N 2) नाव:- तीर्थ स्पेसेस युनिट 1 एल एल पी तर्फे भागीदार अभि विजय रौंदळ यांच्या तर्फे क. ज. कु. मु. म्हणुन नौरभ सौमनाथ पवार वयः-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सी 708 व नी 708 अ, सर्व्हे नं. 103, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411045 पैन नं:-AAQFT0668R 3) नाव:- तीर्थ स्पेसेस युनिट 1 एल एल पी तर्फे भागीदार अभि विजय रौंदळ यांच्या तर्फे क. ज. कु. मु. म्हणुन नौरभ सौमनाथ पवार वयः-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सी 708 व नी 708 अ, सर्व्हे नं. 103, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411045 पैन नं:-AAQFT0668R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	08/05/2023
(11) अनुक्रमांक, खंड व पुस्तक	8151/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	2410000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

मी नवकल वाचली
मी सजुवात घेतली

असलवर हुक्म नवकल

दस्तासोबतची सूची ॥ प्रत
श्री शिवाजी ठारी
यांना दिली साठ्य
दिनांक रोपारख

दुर्योग निवंधक
हवेली क्र.६, पुणे.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TEERTH SPACES UNIT 1 LLP	eChallan	69103332023050710259	MH001683947202324E	2410000.00	SD	0000897418202324	08/05/2023
2		DHC		0705202300748	1900	RF	0705202300748D	08/05/2023
3	TEERTH SPACES UNIT 1 LLP	eChallan		MH001683947202324E	30000	RF	0000897418202324	08/05/2023

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



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)					
Valuation ID	202305081816	08 May 2023, 11:37:54 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	पुणे				
तालुका	तालुका मुळशी विभागाचे नाव (वि क्र 67) सुस नव्याने समाविष्ट (पुणे महानगरपालिका)				
उपमूल्य विभाग	67/3-गावठाणाला लागुन असलेल्या उर्वरीत विकसित मिळकती				
क्षेत्राचे नाव :	Fune Municipal Corporation				
सर्व नंबर: गट नंबर	23				
वार्षिक मूल्य दर तंक्यानुसार जमिनीचा दर					
खुली जमीन	निवासी संदर्भाता	कायलिय	दुकाने	औद्योगिक	मोजमापनाचे एकक
\$840/-	\$580/-	6290/-	6764/-	0/-	पौ मीटर
मिळकतीचे क्षेत्र	5183 चौ मीटर	Layout Plot			
Applicable Rules	16 क				
1. 5183चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर = \$840/-					
5183चौ मीटर क्षेत्रासाठी मूल्य = $5183 * 8840$ = 45817720/-					
जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य - मिळकतीचे क्षेत्र (2) मूल्य = 45817720 + 0 = Rs.45817720/- = ₹ चार करोड अष्टावशत लाख सतता उजार सात शे वीस/-					

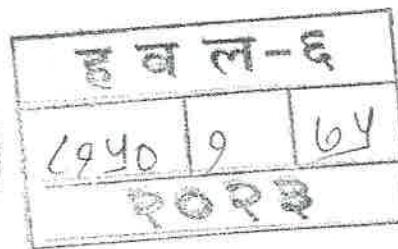
30 वर्खीचे भ्रातीपैटी

Home

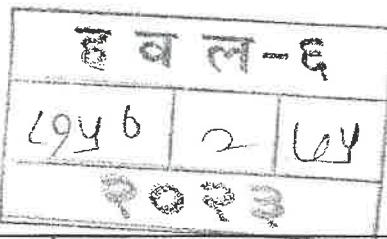
Print

45817720 * 90/- = 41235948/-

5/-



(ए. ए. गायकवाड)
सह दुव्यप निवंधक हये
लोणीकाळभोर परं



GRN	MH001552468202324E	BARCODE			Date	03/05/2023-15:40:28	Form ID	36			
Department Inspector General Of Registration				Payer Details							
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
				PAN No.(If Applicable)		AAQFT0668R					
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		TEERTH SPACES UNIT 1 LLP					
Location PUNE											
Year 2023-2024 One Time				Flat/Block No.		SURVEY NO 123/1 TO 6/LOT NO 2/AMENITY					
				Premises/Building		SPACE					
Account Head Details			Amount In Rs.	Road/Street		SUS					
0030046401 Stamp Duty			2062000.00								
0030063301 Registration Fee			30000.00	Area/Locality		PUNE					
				Town/City/District							
				PIN		4	1	1	0	2	1
				Remarks (If Any)							
				PAN2=AAFTK1831N~SecondPartyName=KARYAKRITI EDUCATIONAL TRUST~							
				Amount In		Twenty Lakh Ninety Two Thousand Rupees Only					
Total			20,92,000.00	Words							
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332023050313259	726214693				
Cheque/DD No.				Bank Date	RBI Date	03/05/2023-15:42:08	Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		100 , 04/05/2023					

Department ID : 935201
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 महाराष्ट्र सरकार कीकर दुर्योग निवारक कार्यालयात रोकेण्ठी करावारात दस्तावेजी लागू आहे. रोकेण्ठी नं कार्यालयात दस्तावेजी ठेवा नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-6-8150	0000897332202324	08/05/2023-12:36:00	IGR013	20,92,000.00

Page 1/2

Print Date 08-05-2023 12:38:14

(ए. ए. गायकवाड)
 सह दुर्योग निवारक हायली-८
 लोणीकाळभोर पुणे

GRN : MH001552468202324E Amount : 20,92,000.00 Bank : IDBI BANK Date : 03/05/2023-15:40:28

2	(IS)-6-8150	0000897332202324	08/05/2023-12:36:00	IGR013	2062000 00
Total Defacement Amount					20,92,000.00





Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0705202300740

Receipt Date 08/05/2023

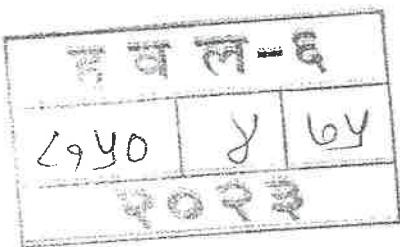
Received from TEERTH SPACES UNIT 1 LLP, Mobile number 9552604727, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 8150 dated 08/05/2023 at the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.



Payment Details

Bank Name IBKC	Payment Date 07/05/2023
Bank CIN 10004152023050700697	REF No. 745174517
Deface No 0705202300740D	Deface Date 08/05/2023

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



रम. र. गायकवाड
सह दुव्याम मिल्यंधक हवेली-१
लोणीकाळभोर पूर्णे



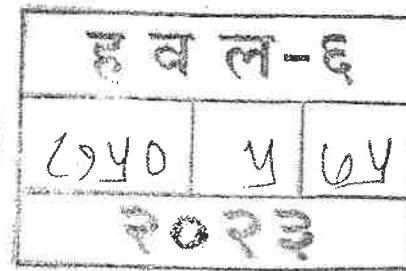


CHALLAN
MTR Form Number-6

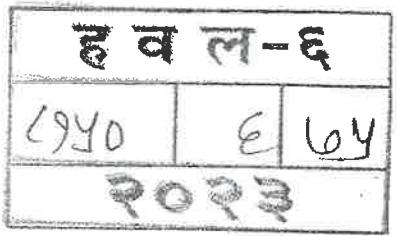


GRN	MH001552468202324E	BARCODE			Date	03/05/2023-15:40:28	Form ID	36				
Department			Payer Details									
Stamp Duty			TAX ID / TAN (If Any)									
Type of Payment			Registration Fee		PAN No.(If Applicable) AAQFT0668R							
Office Name			HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		TEERTH SPACES UNIT 1 LLP					
Location			PUNE									
Year			2023-2024 One Time		Flat/Block No.	SURVEY NO 123/1 TO 6/PLOT NO 2/AMENITY						
					Premises/Building	SPACE						
Account Head Details			Amount In Rs.									
0030046401 Stamp Duty			2062000.00	Road/Street		SUS						
0030063301 Registration Fee			30000.00	Area/Locality		PUNE						
				Town/City/District								
				PIN			4	1	1	0	2	1
				Remarks (If Any)								
				PAN2-AAFTK1831N~SecondPartyName=KARYAKRITI EDUCATIONAL								
				TRUST~								
				Amount In	Twenty Lakh Ninety Two Thousand Rupees Only							
Total			20,92,000.00	Words								
Payment Details			FOR USE IN RECEIVING BANK									
Cheque-DD Details			Bank CIN	Ref. No.	69103332023050313259	726214693						
Cheque/DD No:			Bank Date	RBI Date	03/05/2023-15:42:08	Not Verified with RBI						
Name of Bank			Bank-Branch		IDBI BANK							
Name of Branch			Scroll No. , Date		Not Verified with Scroll							

Department ID: 9552604727
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चालन केवल दुर्योग निवारण आणि नोंदवणी करावयाच्या दस्तावेजाची लागू आहे. लोकांनी न करावयाच्या दस्तावेजांची संलग्न नाही.



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0705202300740
Date 07/05/2023	
Received from TEERTH SPACES UNIT 1 LLP, Mobile number 9552604727, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered(ISARITA) In the Sub Registrar office Joint S.R. Haveli 6 of the District Pune.	
Payment Details	
Bank Name	IBKC
Date 07/05/2023	
Bank CIN	10004152023050700697
REF No. 745174517	
This is computer generated receipt, hence no signature is required.	





This Lease Deed ("Lease Deed/Agreement") is executed at Pune on this the 8th of May 2023 (the "Effective Date").

BY AND BETWEEN

TEERTH SPACES UNIT 1 LLP, having PAN: AAQFT0668R, a limited liability partnership with LLPIN: AAR-9144 and having address at Unit No. C 708 and C 708A, St. No. 103, Pune, Maharashtra- 411045 represented by its Partners Mr. Vijay Tukaram Raundal and Mr. Abhi Vijay Raundal (hereinafter referred to as the "Lessor, which expression shall wherever the context permits be deemed to include their heirs, legal representatives, executors, agents, administrators, and permitted assigns) of the **FIRST PART**;

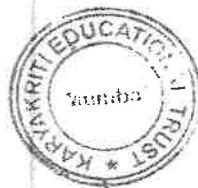
AND

KARYAKRITI EDUCATIONAL TRUST, a Trust registered under the provisions of the Mumbai Public Trust Act, 1950 with registration No. E-0038079 and having its registered office at 25A, Fort Road, 2nd Floor, Fort View Building, Mahim (West), Mumbai- 400016 (hereinafter referred to as "Lessee", which expression shall include its affiliates, successors and permitted assigns) of the **SECOND PART**.

The Lessor and the Lessee shall hereinafter be individually referred to as a "Party" and collectively as "Parties".

RECITALS:

- A. The Lessor is the sole and absolute owner and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the property ("Land"), more particularly described in the **Schedule I**. The said Land comprises of and currently being identified in the revenue records as an area of 5182 square meters out of Survey No.123/1+2+3/1+3/2+4/2+6/2 Plot no.1 (as per 7/12 extract Survey No.123/1to6/Plot no.1) and Survey No.123/1+2+3/1+3/2+4/2+6/2 Plot no.2 (as per 7/12 extract Survey No.123/1 to 6/Plot no.2/amenity space) admeasuring 5182.54 square meters aggregating to an area of 55779 square feet) carved out from and out of the layout plan of amalgamation and sub-division plan sanctioned by the Collector of Pune vide its order bearing No. PMA/NA/SR/358/12 dated May 03, 2014, with respect to the Property bearing survey nos.123/1, 123/2, 123/3/1, 123/3/2 part, 123/4/2 part, 123/6/2 situate, lying and being at village Sus, Taluka Mulshi, District Pune, in respect of the Lessor which is situated at Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021 ("Leased Premises") admeasuring about 1.28 acres (approximately 5,182.54 sq.mt. or 55785.68sq. ft.) or thereabout.
- B. The Lessee has approached the Lessor to give on Lease the Land to the Lessee for running an educational institution, in the name of Orchids The International School which the Lessor has accepted ("Educational Institution").
- C. The Lessor has agreed to give on Lease, and the Lessee has accepted to take on Lease the Leased Premises, relying on mutual representations to each other and on the terms and conditions set forth herein.

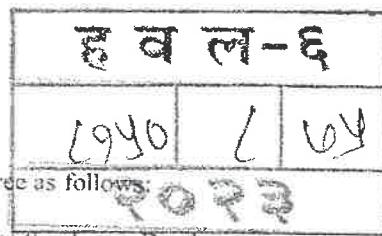
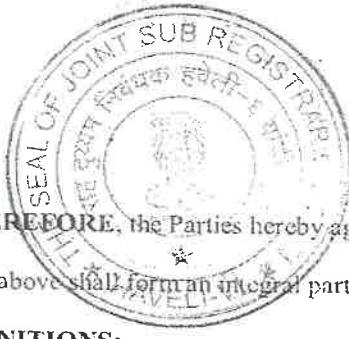


S.

Ref



2023



NOW, THEREFORE, the Parties hereby agree as follows:

The recitals above shall form an integral part of this Lease Deed.

1. DEFINITIONS:

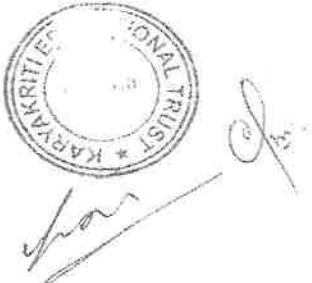
In this Lease Deed, the following terms, to the extent not inconsistent with the context thereof, shall have the meaning assigned to them herein below:

- 1.1. **"Academic Year"** shall mean in relation to each calendar year the period from 1st June of any calendar year to 31st May of the immediately succeeding calendar year.
- 1.2. **"Educational Institution"** means "Orchids The International School", which shall be located on the Land.
- 1.3. **"Financial Year"** shall mean, the period from 1st April of any calendar year to 31st March of the immediately succeeding calendar year.
- 1.4. **"Lease Commencement Date"** shall mean 1st April 2023.
- 1.5. **"Leased Premises"** shall have the meaning as prescribed to such term in Recital C.
- 1.6. **"Term"** shall have the meaning given to such term in Clause 7.1.
- 1.7. **"Lock-in Period"** shall have the meaning given to such term in Clause 7.2.
- 1.8. **"Rent Commencement Date"** shall mean the date from which the Lessee is accountable for payment of the Rent, which has no relevance to the Rent Commencement Date, and the Rent Commencement Date for this Lease Deed shall be 1st June 2023.
- 1.9. **"Rental Year"** shall mean 1st June of any calendar year to 31st May of the immediately succeeding calendar year.
- 1.10. **"Land"** shall have the meaning as prescribed to such term in Recital A.

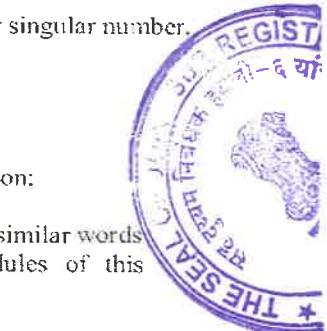
2. INTERPRETATION

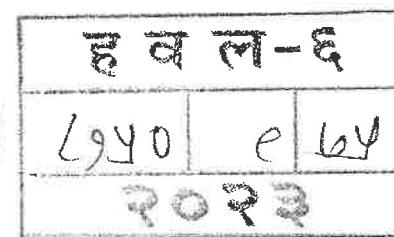
Unless the context of this Lease Deed otherwise requires:

- 2.1. Words using the singular or plural number also include the plural or singular number, respectively;
- 2.2. Words of any gender are deemed to include the other gender;
- 2.3. Reference to the word "include" shall be construed without limitation;
- 2.4. The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Clauses or Schedules of this Agreement, as the case may be;



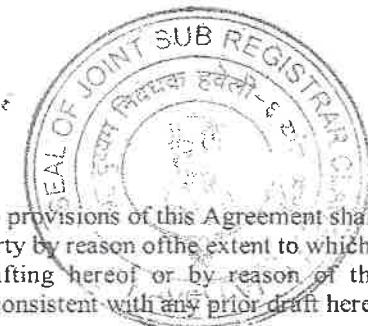
TR





- 2.5. The term "Clause" refers to the specified Clause of this Agreement;
- 2.6. Reference to any legislation or Law or any provision thereof shall include references to any such legislation or Law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision;
- 2.7. The Schedules hereto shall constitute an integral part of this Agreement;
- 2.8. The index bold typeface, headings and titles herein are used for the convenience of reference only and shall not affect the construction of this Agreement;
- 2.9. Any word or phrase defined in the body of this Agreement as opposed to being defined in Clause 1 above shall have the meaning assigned to it in such definition throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context;
- 2.10. If any provision in a Clause 1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement;
- 2.11. When any number of days is prescribed, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day does not fall on a Business Day, in which case the last day shall be the next succeeding day that is a Business Day;
- 2.12. Time is of the essence in the performance of the Parties' respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence;
- 2.13. Notwithstanding anything to the contrary, any time limits specified in any provision of this Agreement, within which any Party is required to perform any obligations or complete any activity, shall be extended by such period as may be required to comply with any requirement of Law; provided that, the Party that is required to comply with such law shall upon informing the other Party of such extension, act in good faith and take all necessary steps to ensure compliance with such law within the minimum possible time;
- 2.14. Any notice, waiver or amendment shall be effective when made in writing;
- 2.15. Reference to intimation, consent or approval shall mean prior written consent/approval;
- 2.16. Any reference to mutual agreement shall mean any mutual agreement in writing by the concerned parties;
- 2.17. Reference to writing shall include printing, typing, lithography, transmission by facsimile or in electronic form (including e-mail);
- 2.18. If there is any conflict or inconsistency between a term in the body of this Agreement and any term in any schedule or any other document referred to or otherwise incorporated in this Agreement, the term in the body of the Agreement shall take precedence; and





2.19. No provisions of this Agreement shall be interpreted in favour of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof.

3. GRANT OF LEASE

3.1. Subject to the terms, conditions, and covenants contained herein and to be observed and performed by the Parties, the Lessor hereby grants to the Lessee and the Lessee hereby accepts from the Lessor, the License of the Leased Premises.

3.2. The Parties have agreed that upon signing this Lease Deed, the Lessor shall hand over the Land to the Lessee to carry out various activities pertaining to the Educational Institution.

3.3. The said Land shall be handed over to the Lessee on or before 30th May 2023 as described in detail in **Schedule I**, free from all encumbrances.

3.4. In the event the Lessor fails to handover the Land to the Lessee as agreed upon in **Schedule I**, then the Lessor shall be liable to pay to the Lessee damages for the delay which shall be the Rent per day for every day of delay in handing over the Land along with interest at the rate of 12%(twelve percent) per annum.

4. SCOPE OF THE WORK OF THE LESSOR

4.1. The Lessor shall hand over to the Lessee the said Land admeasuring 5,182 sq. mt. on or before 30th May 2023.

4.2. The Lessor has obtained electricity with a load of 165 KVA and water connection from local government authorities. In case there arises a requirement for enhancement of such electricity and water connection, the Lessor hereby agrees to procure the same at its own costs and expenses.

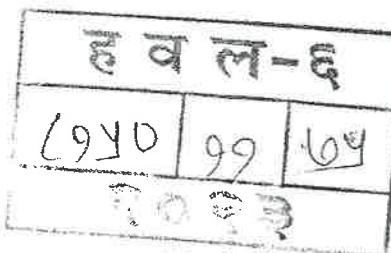
4.3. The Lessor accepts and acknowledges that time is the essence of this Lease Deed. The Lessor shall hand over the Land to the Lessee on or before 30th May 2023. The Lessee is desirous of operating the Educational Institution, on the Leased Premises and the Rent Commencement Date is critical and has been determined based on the Academic Year of the Educational Institution. Any delay in handing over the Leased Premises will disrupt the functioning of the Educational Institution and the Lessee will be unable to use the said Leased Premises for the entire Academic Year. Therefore, in the event of delay in handing over the Leased Premises to the Lessee, on or before the agreed-upon date, the Lessee shall, at its sole discretion, occupy that part of the Leased Premises which has been rendered usable in accordance with the agreed terms as provided in this Agreement, while the Lessor can complete the pending work without causing any disruption to the day to day affairs of the Lessee/Educational Institution within a period of 30 (thirty) days from such date of the Lessee entering the Leased Premises.

5. APPROVALS FROM AUTHORITIES



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- 5.1. The Lessor shall provide the Lessee with all requisite land documents, local authority approvals and other information related to the Leased Premises as and when required, for the purpose of obtaining Board Affiliations or any other statutory requirement to establish and run the Educational Institution.
- 5.2. The Lessee shall obtain permission to run and manage the Educational Institution from the State as well as the Central Education Department and/or Central Board of Secondary Education (CBSE) and/or such other recognized boards of education as the case may be to establish and run the Educational Institution.

6. USE OF THE LEASED PREMISES

The Lessee shall use the Leased Premises for the purpose of operating the Educational Institution and for all other purposes incidental or ancillary thereto. During the subsistence of this Lease Deed, the Lessee shall, subject to the terms of this Lease Deed, have all rights available to a Lessee under applicable laws and shall have complete, uninterrupted and peaceful possession over the Leased Premises and uninterrupted access to the Leased Premises, without any hindrance from any person/s in any manner whatsoever.

7. TERM

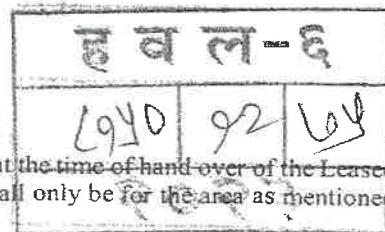
- 7.1. Term: The Parties agree that the License contemplated under this Lease Deed shall commence on and from the Rent Commencement Date and subsist for a period of 30 (thirty) years ("Term") from 1st April 2023 and ending not earlier than 31st May 2053, subject to completion of the Academic Year of the Educational Institution. Notwithstanding anything contained herein, the Rent to be paid by the Lessee to the Lessor under this Lease Deed shall be subject to an escalation of 10% (ten percent) at the end of every third Academic Year, on the last paid Rent under this Lease Deed.
- 7.2. Lock-in Period: There shall be a Lock-in Period of 15 (fifteen) years from the Rent Commencement Date ("Lock-in Period") commencing from the Rent Commencement Date, i.e., 1st April 2023 and ending not earlier than 31st May 2038. Neither Party shall be entitled to terminate the Lease Deed during the Lock-in Period and thereafter, except on terms more fully contained in this Agreement.
- 7.3. Post the Lock-in Period, either Party shall be entitled to terminate this Lease Deed by giving a notice of 6 (six) months, subject to the completion of the Academic Year.
- 7.4. In the event, of any untimely termination of this Lease Deed, either on part of the Lessor and/or the Lessee, prior to the completion of the Lock-in Period, the Party intending to terminate the Lease Deed shall pay Liquidated Damages of 100% (one hundred percent) of the total Rent payable for the remaining years of the Lock-in Period, subject to the terms and conditions contained herein.

8. RENT AND SECURITY DEPOSIT

- 8.1. Starting from the Rent Commencement Date, the Lessee shall pay the Lessor Rent as set out in Schedule II hereunder (the "Rent").



8.2. It is hereby agreed between the Parties that at the time of hand over of the Leased Premises, the Rent payable by the Lessee shall only be for the area as mentioned in **Schedule II** of the Lease Deed.



8.3. The Rent payable shall be subject to escalation and an increase of 10% (Ten percent) at the end of every third Academic Year, over the then-existing Rent as detailed in **Schedule II** hereunder.

8.4. All the Rent payments, calculated as per the terms provided in **Schedule II**, shall be paid on a monthly basis on or within the 10th (tenth) day of every month, in advance. In the event the Lessee fails to pay Rent for a consecutive period of 2 (two) months as per the terms herein, the Lessee shall be required to pay interest on such delayed payment of the Rent at the rate of 12% (twelve percent) per annum from the date of such default till the date of payment.

8.5. The payment of Rent payable for the period starting on the Rent Commencement Date until the end of that particular month shall be pro-rated.

8.6. The Rent shall be credited to the bank account of the Lessor provided herein in Clause 10.4. If the Lessor intends to change the bank account for any reason in advance, he will intimate the same to the Lessee by giving written notice to the Lessee to accommodate the Lessee to pay Rents without any due fault.

9. SECURITY DEPOSIT

9.1. The Lessee agrees to pay an interest-free deposit of INR 1,00,00,000 (Indian One Crore only) ("Security Deposit") to the Lessor. The said amount of Security Deposit is already paid by the Lessee, vide demand draft no. 762 dated 21st February 2023 drawn on Axis Bank, Marol Andheri, Maharashtra branch.

9.2. The Security Deposit shall be refundable upon early termination or end of the License Term of this Agreement.

9.3. The Parties agree that there shall be no additional Security Deposit given by the Lessee to the Lessor in the event the Term of this Lease Deed is renewed as mentioned in Clause 7.1 hereinabove.

10. TAXES

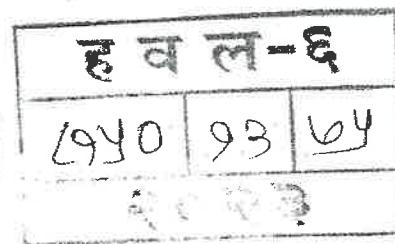
10.1. The Rent shall be subject to Tax Deduction at Source (TDS), as applicable from time to time. The Lessee shall be required to issue applicable TDS certificates in the manner as prescribed under the Income Tax Act, 1961 and the Rules framed thereunder in name of the Lessor so as to enable them to apply for a tax credit for the same.

10.2. The Lessee shall be liable to pay GST or any other similar levy (if any) on the Rent as applicable from time to time over and above the Rent specified above. This GST will be paid by the Lessor after collecting amount towards GST from the Lessee, to the concerned authorities and proof of the same shall be provided to the Lessee.

10.3. The Lessor shall bear and pay all the past, present and future taxes whether

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existing or enhanced, the taxes, rates and cesses payable to the corporation/municipal/panchayat body of the State of Maharashtra and/or any other government authority with regard to the Leased Premises and shall hold the Lessee harmless and shall indemnify the Lessee with respect to any default by the Lessor in this regard. The Property taxes along with such other taxes as may be applicable towards the Leased Premises shall continue to be paid by the Lessor, without any delay, in any manner whatsoever.

10.4. Mode of Payment - All payments required to be made by the Lessee under this Lease Deed shall be carried out by way of bank transfer using RTGS only into the designated bank account of the Lessor.

Details of the designated bank account of the Lessor have been set out below:

Name:	Teerth Spaces Unit 1 LLP
Bank:	Axis Bank Limited
Branch:	Senapati Bapat Marg, Pune
Account No:	922020008098851
IFSC Code:	UTIB0000315

11. CHARGES AND EXPENSES

11.1. Charges- Starting from the Rent Commencement Date, the Lessee shall pay electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed at the Leased Premises, on a consumption basis, at actuals directly to the relevant authorities. For this purpose, the Lessor has provided a meter for ascertaining the actual consumption of power or water by the Lessee. The Lessee shall make such deposits on its behalf directly and the Lessor shall co-operate and assist with all appropriate documentation that may be required for direct payment of such deposits by the Lessee.

11.2. The Lessor shall bear all the charges related to procuring electricity connection including payment of the electricity deposit, charges incurred for liaisoning with the electricity department and all expenses that might occur in providing electricity connection to the Lessor. The Lessee shall ensure timely payment of all electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed and provide a copy of payment proof to Lessor every month.

11.3. No other charges - The charges fixed hereinabove along with the Rent payable entitles the Lessee to use and enjoy all the common facilities, amenities and benefits provided for in this Lease Deed for the Leased Premises. The Lessee shall not unless explicitly set out in this Lease Deed, be required to pay any other or further charges or amounts, in respect of the Leased Premises, to the Lessor or to any other person under any circumstances

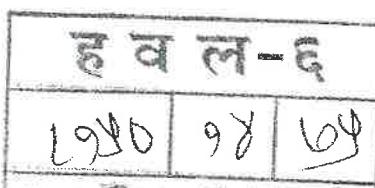
12. REFUND

12.1. The Security Deposit shall be refunded by the Lessor free of interest, upon receiving vacant possession of the Leased Premises upon expiry of the Lease Deed or early termination of the Lease Deed by either Party as per Clause 19.

12.2. The Lessor shall be entitled to adjust from the Security Deposit after providing a

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written intimation to the Lessee, (i) any outstanding Rent that remains unpaid as of the date of refund; and (ii) any amount that is agreed mutually by the Parties in writing as being a remedy for any alleged damage caused to the Leased Premises by the Lessee which is not in the nature of normal wear and tear occurring during operation of its activities or due to any natural calamity. The monies that remain after the payment of the aforementioned amounts shall be refunded to the Lessee, forthwith, immediately upon expiry and/or early termination of this Lease Deed. To quantify the damages, payable, if any, by the Lessee under this Clause, the Parties shall mutually appoint an independent registered property valuer to determine the damages caused to the Leased Premises and the Parties shall bear the costs towards the same proportionately. The Lessee will pay all electricity charges, water charges, telecommunication costs, and expenses relating to such other utilities that are consumed at the Leased Premises before vacating the leased premise or this charges will be adjusted in the Security Deposit to be returned to the Lessee.

12.3. In the event, the Lessor fails to refund the Security Deposit to the Lessee upon expiry of the Lease Deed or early termination and if the Lessee has to handover vacant and peaceful charge of the Leased Premises, the Lessee shall also be entitled to interest at the rate of 12% (twelve percent) per annum in case of such delay in the repayment of the Security Deposit. Interest shall be payable from the date on which the Security Deposit are due till the date on which the Security Deposit is repaid after deducting the cost of consumption of utilities/damages, if any.

13. LESSOR'S REPRESENTATIONS AND WARRANTIES

13.1. Title: The Lessor is the absolute owner of the Leased Premises. There is no restriction, obligation or liability, under law or any prevailing contract, which prevents the Lessor from (a) executing this Lease Deed; (b) providing the Leased Premises on Lease to the Lessee for the purposes of running and managing the Educational Institution; (c) putting the Lessee in possession and occupation of Leased Premises; (d) permitting the Lessee to use and enjoy the common facilities thereat; or (e) which prevents the Lessee from occupying, using and enjoying the Leased Premises as per the terms of this Lease Deed.

13.2. In the event that the Lessee identifies any deficiencies or irregularities in the title of the Leased Premises post the Rent Commencement Date, the Lessor shall be required to correct such deficiencies or irregularities within a period of 30 (thirty) days, without any additional charge being levied to the Lessee, in any manner whatsoever. The Lessee shall at no point in time be dispossessed of its rights under the Leased Premises at any point in time during the subsistence of this Lease Deed.

13.3. The Lessor affirms that in the event, there arises any notice/ litigation/ dispute/ enquiry, with respect to the title of the property in which the Educational Institution is situated, the Lessor shall fully indemnify the Lessee with respect to any such notice/litigation/dispute/enquiry. In this regard, the Lessor shall also ensure that a stay order (as the case may be) within a period of 7 (seven) days from such notice/litigation/dispute/enquiry arising, from the appropriate authority/ forum is obtained with respect to such notice/litigation/dispute/enquiry in order to ensure that the operation of the Educational Institution is not impeded. The Lessor further undertakes to make good the defect so raised in such a notice/ litigation/ dispute/ enquiry, in an appropriate manner, by making the necessary

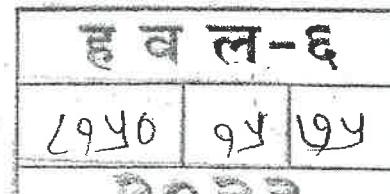
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and required applications with the relevant Governmental Authority and the Lessor shall further ensure that such a defect is cured in a speedy and efficient manner by obtaining the required sanctions and approvals and consents from the relevant Governmental Authority, without any hindrance to the operations of the Educational Institution, in any manner whatsoever. The Lessor undertakes to perform all such acts as mentioned hereinabove at its own costs and consequences. The Lessee shall not be liable to make any payments in any manner whatsoever. In the event that the Lessee identifies any deficiencies or irregularities in the title of the property in which the Educational Institution is situated post the Effective Date, the Lessor shall be required to correct such deficiencies or irregularities within a period of 30 (thirty) days, from its own funds.

13.4. Notwithstanding anything contained under this clause, the Lessor shall ensure that functioning of the Educational Institution is not hampered/obstructed with at any given point during the Term of this Lease Deed.

13.5. Compliance with Applicable Laws: Subject to approval from the competent authorities as per Clause 5:

a. The Lessor further represents as of the date of entry into the Lease Deed (and such representation to be repeated as of the License Rent Commencement Date), that there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable building byelaws.

13.6. No Dues:

Property Taxes, municipal taxes, electricity charges and all other outgoings in respect of the Leased Premises up to the date of execution of the Lease Deed have been properly remitted and there are no dues as of the Effective Date.

13.7. No Mortgage or Encumbrance:

a. The Lessor affirms and represents that except to the extent stated in this Clause, the Leased Premises has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the Leased Premises. There are no other encumbrances, charges, mortgages, liens and/or other interests or Agreements, whether to sell, lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the Leased Premises.

b. In the event the Lessor intends to take a loan for any purpose whatsoever by mortgaging the Leased Premises, and/or by creating any encumbrance on the Leased Premises in any manner whatsoever, the Lessor shall inform the Lessee regarding the same in writing within 15 (fifteen) days from the date of availing the loan.

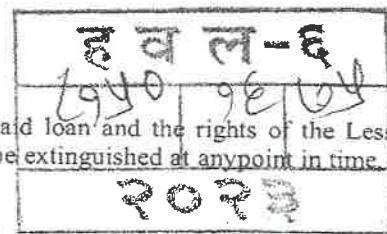
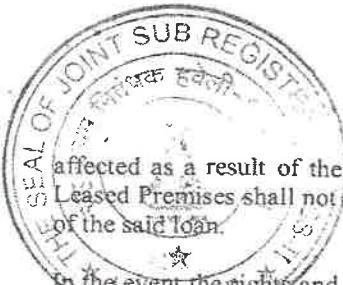
c. In the event of any default on part of the Lessor in payment of the loan instalment and repayment of the loan itself, the Lessee shall have the right but not the obligation to pay such an instalment directly to the lender and the Lessee shall be entitled to make appropriate deductions to the Rent payable to the Lessor.

d. The interest of the Lessee, in the Leased Premises shall in no way be



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affected as a result of the said loan and the rights of the Lessee on the Leased Premises shall not be extinguished at any point in time, as a result of the said loan.

c. In the event the rights and interests of the Lessee on the Leased Premises is in question and/or is affected in any manner whatsoever, the Lessor undertakes to indemnify the Lessee and undertakes to make good such default/irregularity and shall immediately restore all the rights and privileges that the Lessee enjoyed in the Leased Premises prior to such an extinguishment of right.

13.8. No Prior Interest:

Subject to Clause 13.5 above:

- The Lessor has not entered into any other agreement or created any other interest over the Leased Premises that in any manner whatsoever affect the terms of this Lease Deed or the rights of the Lessee hereunder; and
- In particular no person has any such right, title or interest that in any manner whatsoever may affect the License or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.

13.9. No Litigation:

There is no existing, threatened or pending litigation in respect of the Leased Premises that in any manner whatsoever affect the purpose of this License or the occupation, use and enjoyment of the Leased Premises by the Lessee on the terms of this Lease Deed.

13.10. The Lessor represents and warrants that the Land is an amenity plot, and the said Land can be used for running and operating an Educational Institution.

14. LESSEE'S REPRESENTATIONS AND WARRANTIES

- Compliance with laws: The Lessee hereby represents and warrants to the Lessor that the use of the Leased Premises by the Lessee for carrying on the operations is in accordance with the applicable law, rules, and regulations.
- The Lessee hereby represents and warrants that the Lessee has the right and authority to enter into this Lease Deed.
- The Lessee hereby represents and warrants that the Lessee shall obtain all the necessary approvals and permissions under the applicable laws for running the activities of the Educational Institution.

15. LESSOR'S OBLIGATIONS

All of the below shall become applicable from the License Rent Commencement Date.

- Water Supply: The Lessor shall provide the Lessee with unrestricted and reasonable access to the water connection in the Leased Premises.
- Payment of taxes: During the Term of the Lease Deed, the Lessor shall pay all



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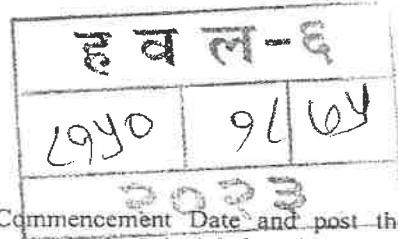


property tax, charges or assessments, rates and taxes and outgoings imposed or payable in respect of the Leased Premises and its Lease thereof. Other than the charges specifically set out herein, the Lessee shall not be liable to pay any other charges.

- 15.3. **Co-operation:** The Lessor shall co-operate with the Lessee by executing all necessary documents and doing such acts, Agreements and things to procure any specific governmental or statutory approvals, permissions or consents that may be required for the purpose of the Lessee's operations in the Leased Premises.
- 15.4. **Access:** The Lessee's access to the Leased Premises, including all points of ingress and egress shall not, at any time from the Effective Date and during the Term, be blocked or impeded by the Lessor, their employees, officers, agents, associates or visitors. The Lessor security personnel or other employees/officers shall not impede any of the Lessee's officers, employees, agents, associates, visitors or representatives from entering the Leased Premises.
- 15.5. **No disturbance:** Without prejudice to Clause 6, the Lessor shall ensure that Lessor or any person directly or indirectly related to it shall not, under any circumstances, disturb the Lessee's possession and enjoyment of the Leased Premises.
- 15.6. The Lessor shall provide and make available for the Lessee, an electricity connection. The Lessor shall bear all the expenses including payment of the deposit and make all the applications before the concerned departments at its sole cost. In case there arises a requirement for enhancement of such electricity and water connection, the Lessor hereby agrees to procure the same at its own costs and expenses.

16. LESSEE'S OBLIGATIONS AND COVENANTS

- 16.1. **General Maintenance:** The Lessee shall always keep the Leased Premises in good condition. In the event of any damage caused to the Leased Premises by Lessee, then both Lessor and Lessee may mutually appoint a specialist to ascertain the cause of the damage to the Leased Premises. If the damage is caused by the Lessee, then the Lessee shall at its own cost restore the damages caused to the Leased Premises at its own cost and expenses and Lessee shall pay Rent to the Lessor even during the time of such restoration.
- 16.2. **Inspection by the Lessor:** The Lessor or his representatives may periodically inspect the Leased Premises at reasonable times, as may be required. The Lessor shall give 24 (twenty four) hours of notice in writing to the Lessee of its intention to inspect the Leased Premises and such inspection shall as far as possible be carried out without affecting the Lessee's operations.
- 16.3. **Use for Operations:** The Lessee shall use the Leased Premises only for the purposes stated in Clause 6 of this Lease Deed. Further, the Lessee shall be solely responsible for obtaining all necessary approvals, registrations, and permissions for establishing and operating an Educational Institution on the Leased Premises.
- 16.4. **Obligations under the Lease Deed:** The Leased Premises shall be used/occupied only by the Lessee and all obligations under this Agreement shall always be that of the Lessee.



16.5. **Payment of charges:** Post the Rent Commencement Date and post the satisfactory handover of the Leased Premises as per the Schedule I, to the Lessee, the Lessee shall pay the electricity and water charges in respect of the Leased Premises, as per consumption, as per the bills raised by the concerned statutory authority in accordance with the meter reading as per the separate meter installed for the Leased Premises.

16.6. **Compliance with laws:** The Lessee shall not do or permit to be done in the Leased Premises any act contrary to any applicable law, rule or regulation for the time being in force or which will in any manner disfigure the Leased Premises or diminish its value or damage its interiors/exteriors.

16.7. The Lessee shall not sub-let or assign or part with possession or transfer in any other manner with or without goodwill, the Lease hold rights of the said Leased Premises or any benefit under this Agreement or create any interest of any nature whatsoever in favour of any third party without intimation to and consent of the Lessor.

16.8. The Lessee shall not, at any time, claim in any manner whatsoever, any estate or interest of any nature whatsoever in the Leased Premises or any part thereof shall not, under any circumstances whatsoever transfer or assign, in any manner whatsoever, wholly or partly, whether directly or indirectly any benefit of this Lease Deed to any person whomsoever.

16.9. The Lessee shall not effect, or execute or cause to be affected or executed any alter alteration, addition or any similar work, on the structural/ permanent structural part of the Building, in the Leased premises without express prior approval of the Lessor in writing and in accordance of the rules of the panchayat/municipal/corporation. In terms of other temporary changes of the Building, the Lessee shall not take prior written consent for any alter alteration, addition or any similar work or otherwise.

16.10. The Lessee assures that for all activities related to the Educational Institution, the Lessee alone shall be responsible and Lessor shall not be held liable for any reason. The Lessee also assures proper use and maintenance of the premise to keep its value, structure and hygiene intact.

17. LESSEE'S RIGHTS

17.1. **Peaceful Possession:** The Lessee shall, subject to complying with its obligations under the Lease Deed be entitled to quiet and peaceful possession and enjoyment on a 24/7 basis of the Leased Premises and all easements, rights and advantages appurtenant thereto, including the common areas such as entrances, passage ways, and parking area forming part of the Leased Premises, during the period of the Term, shall be free from any interference, objections, evictions, claims, interruptions and demands whatsoever, by the Lessor or any government authority or any person claiming through, under or in trust for the Lessor. However, the Lessor shall not be responsible for any interruption in possession of the temporary structures inserted by the Lessee in the Leased Premises.

17.2. **Lessor's failure to comply with its obligations:** If the Lessor fails to comply with its obligations under this Agreement, the Lessee may after due notice in writing to the Lessor, pay, discharge and carry out the same and the Lessee shall be entitled to set off the same from the Rent payable to the Lessor under these

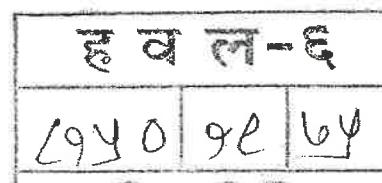
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present(s) or recover the same otherwise. To determine such failure(s) by the Lessor under this Lease Deed, the Parties shall mutually appoint an independent registered valuer to determine the failure(s) by the Lessor. The Parties shall bear the costs towards the same proportionately.

17.3. **Damage to Leased Premises:** In the event of any damage to the Leased Premises due to any reason including but not limited to war, accident, acts of terrorism, acts of war, storm, tempest, flood, earthquake or any inevitable accident or any other irresistible force or an act of God causing damage to the Leased Premises or part thereof to an extent that the Lessee cannot be reasonably expected to use or occupy the Leased Premises or part thereof, the Lessor shall attempt to restore the Leased Premises within a period as mutually decided between the Parties from the occurrence of such damage, at its own expense and during which time the Rent payments shall remain suspended till such time the Leased Premises is restored to the Lessor in the same condition in which it was granted earlier, provided such damage is not caused due to the acts of the Lessee or its agents. Provided that if the Leased Premises is not or cannot be so restored the Lessee may terminate the Agreement by giving a 30 (thirty) days' notice in writing to the Lessor and thereupon the Agreement shall stand terminated without prejudice to any claim by either Party against the other in respect of any breach that has occurred prior to such termination. Provided that the Lessee shall also be entitled, at its choice, to continued use and enjoyment of such portion of the Leased Premises that are not affected during the period when the Leased Premises is being repaired. It is clarified that the Lessee shall not be entitled to pay any Liquidated Damages if the Lease Deed is terminated under this Clause either during the Lock-In Period or otherwise. In the event of the Lessee continues to use and enjoy a portion of the Licensed Premises only, the Rent payable by the Lessee shall stand abated proportionately till such time that the entire Leased Premises is restored to the Lessee for use and enjoyment in terms hereof.

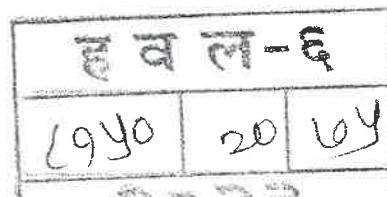
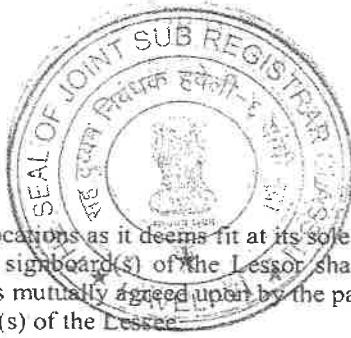
17.4. **Return of possession and Security Deposit:** Subject to the terms and conditions of this Agreement, it is expressly agreed to between the Parties that the Lessee shall be required to formally hand over vacant possession of the Leased Premises to the Lessor on termination of the Lease Deed. The Lessor shall hand over the Security Deposit unless the same is adjusted against Rents or other payments due and payable by the Lessee subject to prior written intimation to the Lessee.

17.5. **Vacation of Leased Premises:** Upon the termination or the earlier termination of Lease Deed and at the time of vacating the Leased Premises, the Lessee shall be entitled to remove and take away, at its option, all or any of its machinery, equipment, fittings, fixtures, etc., as may have been installed or attached or bought in the Leased Premises by the Lessee from time to time, without causing any damage to the Leased Premises, normal wear and tear excepted.

17.6. **Communication Equipment:** The Lessee shall be at liberty to install necessary communication equipment in the Leased Premises at its cost for conducting its operations during the tenure of the Agreement in accordance with applicable laws.

17.7. **Signboards:** The Lessor shall have the right to display their name(s) as the developer(s) or owner(s) of the property on a signboard, provided that such display does not disrupt or affect the operation and management of the School/Educational Institution. The Lessee upon notification to the Lessor, shall be entitled to put up and display signboards of appropriate dimensions and at the





appropriate locations as it deems fit at its sole discretion and in accordance with the law. The signboard(s) of the Lessor shall be displayed in a location and manner that is mutually agreed upon by the parties, and shall not be placed near the signboard(s) of the Lessee.

18. LESSOR'S RIGHTS

- 18.1. The Lessor shall be entitled to enter the said Leased Premises for the purpose of inspecting the Leased Premises and any part thereof, however, the Lessor shall give 24 (Twenty Four) hours of notice in writing to the Lessee of its intention to inspect the Leased Premises and such inspection shall as far as possible be carried out without affecting the Lessee's operation of the Educational Institution.
- 18.2. The Lessor shall be entitled to create a mortgage, charge, or otherwise offer as security, the said Leased Premises for the purpose of borrowing any loan or obtaining any facility from a financial institution or finance company after obtaining prior written consent from the Lessee, provided that no such mortgage, charge or other security shall adversely affect the rights of the Lessee under this Agreement in any manner whatsoever and any such mortgage, charge or other security shall always be subject to the rights of the Lessee under this Agreement. Similarly, the Lessor shall also be entitled to sell, transfer and dispose of the said Leased Premises to any prospective purchaser by giving prior written consent to the Lessee provided that the Lessee's rights are not prejudiced or effected and the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Lease Deed and the Lessor shall also handover a copy of the said conveyance/sale Agreement to the Lessee for its record purpose.

19. TERMINATION

- 19.1. None of the Parties herein shall be entitled to terminate the Agreement during the Lock-in Period.
- 19.2. Unless terminated in accordance with the terms of this Lease Deed, the shall be valid and effective for the entire term of this Lease Deed and shall automatically stand terminated upon expiry of this Lease Deed, unless otherwise extended by the Parties mutually at an earlier date. In the event of the Lessee is willing to renew the Term, the Lessee shall communicate the same in writing to the Lessor at least 6 (six) months prior to the expiry of the Term. On receipt of such written communication, the Lessor shall consider it and communicate its decision in writing to the Lessee.
- 19.3. In any event this Lease Deed shall be terminated due to efflux of time, and/or in the event the Rent payable is not paid by the Lessee to the Lessor consecutively for a period of 3 (three) months post the completion of the Lock-in Period.

20. FORCE MAJEURE

No Party shall be liable to the others if, and to the extent, that the performance or delay in performance of any of its obligations under this Agreement is prevented, restricted, delayed or interfered with due to circumstances beyond the reasonable control of such Party, viz. fire, flood, explosion, act of God; war, hostilities, invasion, acts of foreign enemies, extensive military mobilization; civil war, riot, rebellion and revolution, military or usurped power, insurrection,

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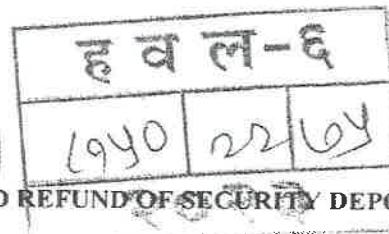


acts of terrorism, act of any government authority whether lawful or unlawful, compliance with any law or governmental order, Government rule/order directing closure of educational institutions and/or temporary suspension of operations of educational institutions, change and/or introduction of fee regulation laws; plague, epidemic, pandemic, natural disaster, extreme natural event, extreme weather event, nuclear, chemical or biological contamination; or any other act which beyond the control of either of the Parties which prevents either of the Parties from performing their obligations under this Agreement ("Force Majeure Event"). The Party claiming an event of force majeure shall promptly notify the other Parties in writing, provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Parties informed of any further developments. The Party so affected shall use its best efforts to remove the cause of non-performance, and the Parties shall resume performance hereunder with the utmost dispatch when such cause is removed. If a Party is unable wholly or in part to perform on time as required any obligation under this Agreement by reason of the occurrence of a Force Majeure Event (as defined above), that obligation including transfer of the Rent shall be suspended, without liability, till such time the party's ability to perform is affected by the Force Majeure Event. Any such suspended obligation shall remain suspended for so long as the Force Majeure Event preventing the performance continues, and upon cessation of such condition, the affected party shall promptly resume performance hereunder. If the force majeure continues for a continuous period exceeding 60 (sixty) Business Days, post which the Parties will ascertain the collections of Tuition Fee during the Force Majeure Event by the Lessee, if any. After ascertaining such collections of Tuition Fee, the Lessor shall be entitled to 10% (ten) of collections of Tuition Fee by the Lessee for the period in which the Rent was suspended or the Rent amount, whichever is less, where "Tuition Fee" shall include all fees collected/received from the student of the Educational Institution related to academics viz. library, lab, sports and shall exclude fees collected towards academic fee reimbursements (such as exam fees, olympiads), uniform, books, transport, canteen/catering, excursions, school trips, fees collected on an ad-hoc basis as a one-time fee for any specific purpose and all other fee components where any non-academic activities are involved and where an external vendor/agency is involved.

21. MATERIAL DEFAULT

If any of the events described below occur during the Lock-in Period or thereafter (but not later than the scheduled termination date of the Lease Deed):

- 21.1. In the event of any material default by the Lessor with reference to the representations made herein (whether during the Lock-in Period or thereafter, but not later than the scheduled termination date of this Lease Deed), the Lessee shall be entitled to issue a notice to the Lessor setting out the default and requiring the Lessor to rectify such default or provide a suitable explanation therefore within 45 (forty-five) days of receipt of such notice ("Cure Period"), failing which the Lessee shall be entitled to rectify the default which is capable of rectification and the amounts spent on rectification shall be deducted from the Rents payable by the Lessee to the Lessor.
- 21.2. In the event of any material default by the Lessee with reference to the representations made herein, the Lessor shall be entitled to issue a written notice to the Lessee setting out the material default and requiring the Lessee to rectify such material default or provide a suitable explanation therefore within 45 (forty-five) days.



22. HANDOVER OF POSSESSION AND REFUND OF SECURITY DEPOSIT

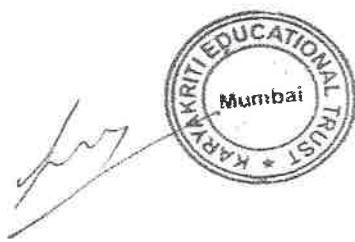
- 22.1. On scheduled termination of the Agreement or upon early termination of the Lease Deed after the Lock-in Period, the Lessor shall refund the Security Deposit to the Lessee immediately upon the Lessee vacating the Leased Premises and handing over the same to the Lessor.
- 22.2. Subject to this Agreement in the event, the Lessor fails to refund the Security Deposit to the Lessee immediately upon expiry of the Lease Deed and if the Lessee is ready and willing to handover vacant and peaceful charge of the Leased Premises, then the Lessee shall be entitled to interest at the rate of 12% (twelve percent) per annum on the interest-free refundable Security Deposit amount from the date on which the refund becomes due till the actual date of refund subject to all utility bills, repairs and consumables if any, are paid for, in full, by the Lessee.

23. INDEMNITY

- 23.1. The Lessor recognizes and acknowledges that the Lessee has agreed to take the Leased Premises on Lease only on the strength of the representations made in this Lease Deed and the Lessor agrees to indemnify and hold harmless the Lessee from any and all losses, claims and expenses that they may suffer on account of any representations in this Lease Deed, including those relating to that of compliance with applicable municipal regulations and bye-laws, being found to be or becoming false, inaccurate, or incorrect or invalid or inadequate or insufficient, due to non-compliance of the applicable rules, regulations and laws.
- 23.2. Similarly, the Lessee agrees to indemnify and hold harmless the Lessor from any and all losses, claims and expenses that they may suffer on account of any representation in this Agreement, including those relating to obtaining permission to run and manage the Educational Institution from both State and Central Government, being found to be or becoming false, inaccurate, or incorrect or invalid or inadequate or insufficient, due to non-compliance of the applicable rules, regulations and laws.
- 23.3. The Lessor agrees to keep the Lessee saved, harmless and indemnified from any past claims/liability/issues subsisting before the execution of this Agreement including but not limited to claims/liabilities/issues under litigation, arbitration, inquiry committee instituted against the Land. It is further clarified that such past claims/liability/issues subsisting before the execution of this Agreement shall be the sole responsibility of the Lessor and the Lessee shall not be responsible to handle any such issues.

24. NOTICES

- 24.1. Any notice or other information/document required or authorized by this Agreement to be given shall be given in writing, in English and by:
 - a. delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given);
 - b. sending it by a nationally recognized courier or by registered post;



- c. sending it by facsimile transmission, e-mail or comparable means of communication; or
- d. to the relevant Parties at the addresses referred to in Article 23.4 below.

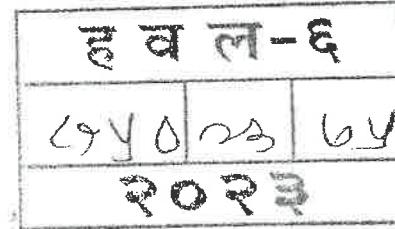
24.2. Any notice or information given by post/courier in the manner provided under this Clause which is not returned to the sender as undelivered shall be deemed to have been given on the second day after the envelope containing it was so posted. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

24.3. Any notice or information sent by facsimile transmission, e-mail or comparable means of communication shall be deemed to have been duly sent on the date of transmission, provided that a confirming copy of it is sent to the relevant Parties at the addresses within 24 hours after transmission.

24.4. The address and other details of the Parties for the purpose of communication, unless otherwise notified in writing to the other Parties shall be:

If to the Lessor:

Attention: Teerth Spaces Unit 1101
 Address: Office No. C-103 Teerth
 Technospace
 Sr. No. 103, Baner, Pune, Maharashtra-
 411045



If to the Lessee:

Attention: Laxmi Indersingh Bist

Address: 25A, Fort Road, 2nd Floor, Fort View Building, Mahim (West), Mumbai-400016

25. ARBITRATION AND GOVERNING LAW

25.1. The Parties agree that in case of any dispute arising between the Parties in respect of this Lease Deed, the Parties shall try to resolve the dispute in a peaceful and amicable manner. In the event the Parties are unable to resolve their dispute in an amicable manner, the Parties shall refer the matter to Arbitration under the Arbitration and Conciliation Act, 1996 (as amended from time to time) and/or any other prevailing law for the time being in force. The Arbitration proceeding shall be conducted by an Arbitral Tribunal comprising One (1) Arbitrator to be appointed by both Parties. The seat of the Arbitration shall be Pune and the language of Arbitration shall be English. The decision of the Arbitrator shall be binding on the Lessor and the Lessee. The expenses relating to arbitration proceedings shall be shared equally between the Parties.



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25.2. The laws of India shall be applicable to the Parties to all disputes arising out of this Lease Deed. Subject to the provision with regard to dispute resolution above, courts in Pune, Maharashtra shall have exclusive jurisdiction with respect to all matters arising out of this Lease Deed.

26. MISCELLANEOUS

26.1. The Lessee shall not be obliged to obtain the consent of the Lessor for any change in its constitution and/or any amendment or variation to its Charter Documents provided that subsequent to such change or alteration, the terms and conditions of the Lease Deed shall not be altered in any manner whatsoever. "Charter Documents" means documents relating to the Lessee's formation, incorporation or association (as the case may be) including for the avoidance of doubt, its bye-laws.

26.2. The Lessor shall also be entitled to sell, transfer and dispose of the said Leased Premises to any prospective purchaser by giving prior written consent to the Lessee of 30 (thirty) days and provided that the Lessee's rights are not prejudiced or effected and the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Lease Deed and the Lessor shall also handover a copy of the said conveyance/sale Agreement to the Lessee for its record purpose.

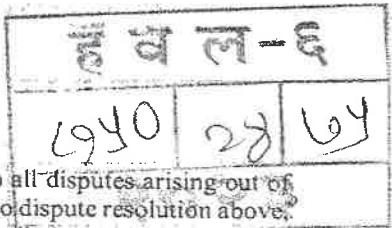
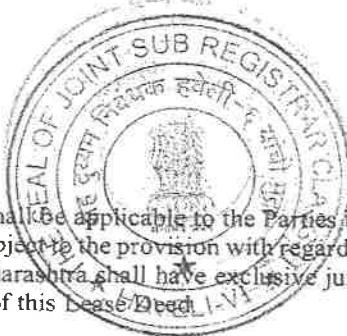
26.3. No forbearance, indulgence, relaxation or inaction by any Party at any time to require performance of any of the provisions of this Lease Deed shall in any way affect, diminish or prejudice the right of that Party to require performance of that provision. Any waiver or acquiescence by any Party of any breach of any of the provisions of this Lease Deed shall not be construed as a waiver or acquiescence of any right under or arising out of this Lease Deed or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Lease Deed.

26.4. The Parties agree that the covenants, obligations and restrictions in this Lease Deed are reasonable in all circumstances. If any provision of this Lease Deed is held to be illegal, invalid, or unenforceable under any present or future law, (i) such provision shall be fully severable; (ii) this Lease Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Lease Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there shall be added a legally valid and enforceable provision as similar in terms and effect to such illegal, invalid or unenforceable provision as may be possible.

26.5. No modification or amendment to this Lease Deed and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by the Parties.

26.6. This Lease Deed (including all the schedules and annexures hereto) constitutes the entire understanding and agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral between the Parties.

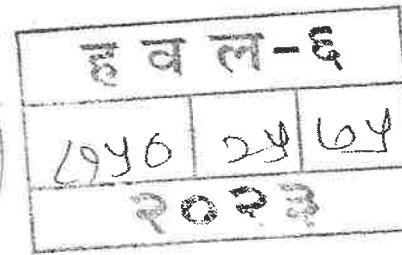
26.7. That the cost of stamp duty and registration charges and other incidental expenses in connection with the execution and registration of this Lease Deed shall be borne



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26.8. This Lease Deed and all rights and duties hereunder shall inure to the benefit of, and be binding upon, the Lessor and the Lessee and their respective personal representatives, administrators, executors, successors and assigns.

26.9. The Parties agree that the Lessee shall pay to the Lessor an amount to the tune of INR 5,00,000/- (Rupees Five Lakh Only) as Ground maintenance charges upon the execution of this Agreement.

27. EQUITABLE REMEDIES

27.1. The Parties acknowledge that in the event of a breach of the provisions of this Agreement, damages alone may not be a sufficient remedy and, therefore, each Party shall be entitled to seek all equitable remedies, including injunctive relief and specific performance of this Agreement.

27.2. No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at Law, in equity, by statute or otherwise, and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at Law, in equity, by statute or otherwise. The election of anyone or more of such remedies by any of the Parties shall not constitute a waiver by such Party of the right to pursue any other available remedy.

28. ASSIGNMENT

Neither Party shall assign, subcontract or otherwise transfer any of its rights or obligations under this Agreement, without the prior written consent of the other Party. Any assignment, transfer for subcontracting in violation of this provision shall be deemed to be invalid.

29. NO THIRD PARTIES BENEFICIARIES

This Agreement is not intended to create any rights in any person or entity who is not a party to this agreement, and no such rights are created hereunder.

30. ENTIRE AGREEMENT

This Agreement along with executive summary as per **Schedule III**, constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and commitments, whether oral or in writing, between the Parties with respect to the subject matter hereof.

31. AMENDMENTS

No changes, alterations or modifications to this Agreement shall be binding on either Party unless set down in writing and signed by the authorized representatives of both the Parties.

32. WAIVERS

No failure by a Party to take any action with respect to a breach of this Agreement

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or default by any other Party/ies shall constitute a waiver of the former Party's right to enforce any provision of this Agreement or to take action with respect to such breach or default or any subsequent breach or default. A waiver by any Party of any breach or failure to comply with any provision of this Agreement by a Party shall not be construed as, or constitute a continuing waiver of such provision, or a waiver of any other breach or failure to comply with any other provision of this Agreement.

33. RELATIONSHIP OF PARTIES

This Agreement will not establish a partnership, agency or joint venture between the Lessor and the Lessee.

34. SEVERABILITY

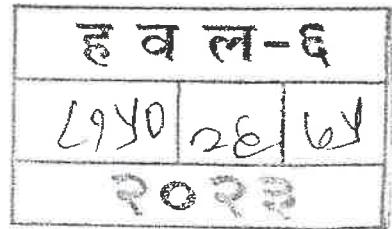
If any provision of this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision that is valid and enforceable and most nearly gives effect to the original intent of the invalid/unenforceable provision, it being intended that all of the rights and privileges of the parties hereto shall be enforceable to the fullest extent permitted by Law.

35. COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

(Signature Page to Follow)

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HAND TO THIS WRITING THE DAY MONTH AND YEAR FIRST SET OUT HEREIN ABOVE



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For Lessor:Signature: 

Name: Vijay Tukaram

Raundal

Title: Designated Partner

Date:

Signature: 

Name: Abhi Vijay Raundal

Title: Designated Partner

Date:

**For Lessee:**Signature: 

Name: Laxmi Indersingh Bist

Title: Trustee

Date:

**In the witness of:**Signature: 

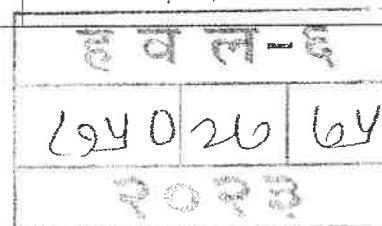
Name: Ashish Yadav

Date: 8/05/23, Bawali, Mumbai

**In the witness of:**Signature: 

Name: Shubham Shinde

Date: 8/5/23, Wagholi, Pune

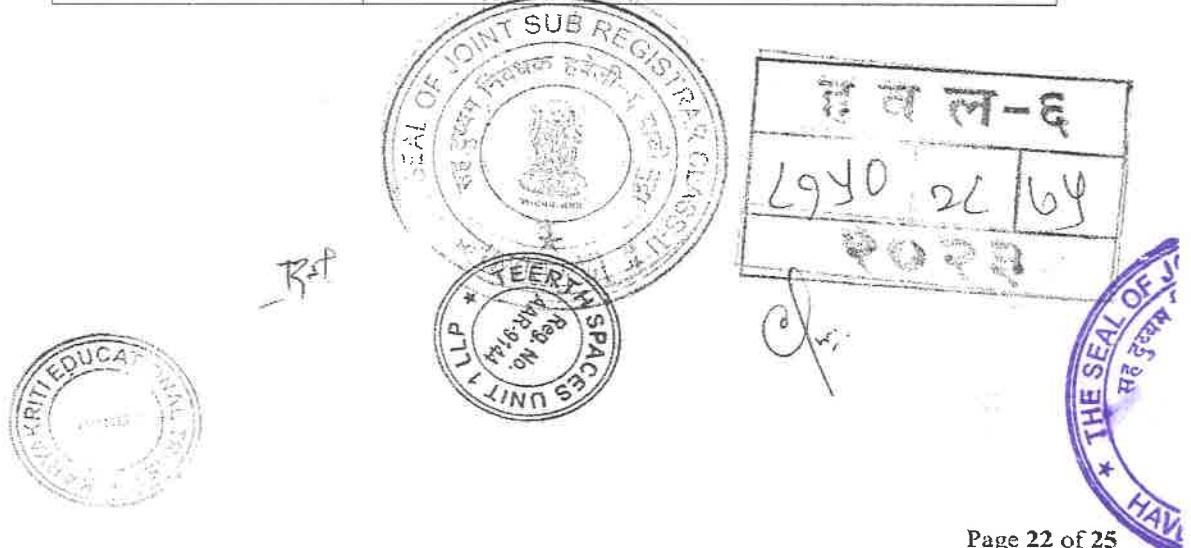


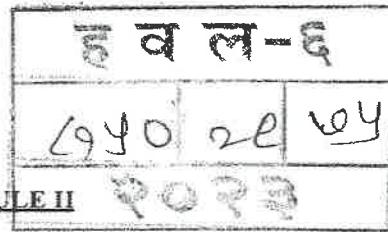
SCHEDULE I

LEASED PREMISES OWNED BY LESSOR

LAND

Total Area of Land	1.28 acres (approximately 5,182.66 sq.mt. or 55785.68sq. ft.)
Survey No.	Survey No.123/1+2+3/1+3/2+4/2+6/2 Plot no.1 + Survey No.123/1+2+3/1+3/2+4/2+6/2 Plot no.2 (as per 7/12 extract Survey No.123/1 to 6/Plot no.2/amenity space
Situated at	123, Vidya Valley School Road, Near Teerth Aarohi, Parkhe Vaste, Sus, Pune, Maharashtra - 411021
Development permission and commencement certificate	PMU/Mau.Sau/Sr No 123/1 & other/pr. Ka. 2031 dated 4 th November, 2015
Boundaries	<p>East by : Remaining area of Survey number 123/6</p> <p>West by: Survey number 123/4, 12 meters internal road and remaining part of plot no 1, Survey number 123/1+2+3/1+4/2+6/2</p> <p>North by: Remaining area of Survey number 123/6 & Survey number 123/5</p> <p>South by: 30 Meter wide road proposed R.P. Road & Survey number 121</p>



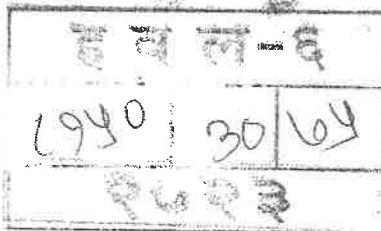


RENT

The Rent payable by the Lessee for the Leased Premises in the following manner:

Year	Time Period	Area (Sq..mt)	Monthly Rent	Annual Rent	Annual GST@ 18%	Rent/Annum including GST
1	June 2023-May 2024	4,103.70	1,000,000	12,000,000	2,160,000	14,160,000
2	June 2024-May 2025	4,103.70	1,000,000	12,000,000	2,160,000	14,160,000
3	June 2025-May 2026	4,103.70	1,000,000	12,000,000	2,160,000	14,160,000
4	June 2026-May 2027	4,103.70	1,100,000	13,200,000	2,376,000	15,576,000
5	June 2027-May 2028	4,103.70	1,100,000	13,200,000	2,376,000	15,576,000
6	June 2028-May 2029	4,103.70	1,100,000	13,200,000	2,376,000	15,576,000
7	June 2029-May 2030	4,103.70	1,210,000	14,520,000	2,613,600	17,133,600
8	June 2030-May 2031	4,103.70	1,210,000	14,520,000	2,613,600	17,133,600
9	June 2031-May 2032	4,103.70	1,210,000	14,520,000	2,613,600	17,133,600
10	June 2032-May 2033	4,103.70	1,331,000	15,972,000	2,874,960	18,846,960
11	June 2033-May 2034	4,103.70	1,331,000	15,972,000	2,874,960	18,846,960
12	June 2034-May 2035	4,103.70	1,331,000	15,972,000	2,874,960	18,846,960
13	June 2035-May 2036	4,103.70	1,464,100	17,569,200	3,162,456	20,731,656
14	June 2036-May 2037	4,103.70	1,464,100	17,569,200	3,162,456	20,731,656
15	June 2037-May 2038	4,103.70	1,464,100	17,569,200	3,162,456	20,731,656
16	June 2038-May 2039	4,103.70	1,610,510	19,326,120	3,478,702	22,804,822
17	June 2039-May 2040	4,103.70	1,610,510	19,326,120	3,478,702	22,804,822
18	June 2040-May 2041	4,103.70	1,610,510	19,326,120	3,478,702	22,804,822
19	June 2041-May 2042	4,103.70	1,771,561	21,258,732	3,826,572	25,085,304
20	June 2042-May 2043	4,103.70	1,771,561	21,258,732	3,826,572	25,085,304
21	June 2043-May 2044	4,103.70	1,771,561	21,258,732	3,826,572	25,085,304
22	June 2044-May 2045	4,103.70	1,948,717	23,384,605	4,209,229	27,593,834
23	June 2045-May 2046	4,103.70	1,948,717	23,384,605	4,209,229	27,593,834
24	June 2046-May 2047	4,103.70	1,948,717	23,384,605	4,209,229	27,593,834
25	June 2047-May 2048	4,103.70	2,143,589	25,723,066	4,630,152	30,353,218
26	June 2048-May 2049	4,103.70	2,143,589	25,723,066	4,630,152	30,353,218
27	June 2049-May 2050	4,103.70	2,143,589	25,723,066	4,630,152	30,353,218
28	June 2050-May 2051	4,103.70	2,357,948	28,295,372	5,093,167	33,388,539
29	June 2051-May 2052	4,103.70	2,357,948	28,295,372	5,093,167	33,388,539
30	June 2052-May 2053	4,103.70	2,357,948	28,295,372	5,093,167	33,388,539

The Parties agree that the amounts mentioned herein are exclusive of GST and other applicable taxes.

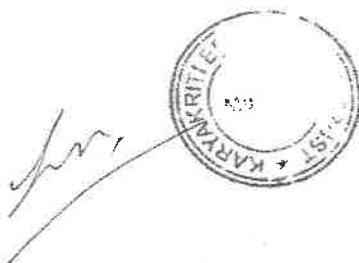


SCHEDULE III

EXECUTIVE SUMMARY OF LEASE DEED

<u>Category</u>	<u>Particulars</u>	
Location	Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021	
School/College	Orchids The International School, Sus Road	
Board	CBSE	
Area	1.28 acres (approximately 5,182.66sq.mt. or 55779 sq. ft.)	
Parties	<u>Lessor</u> Teerth Spaces Unit 1 LLP	<u>Lessee</u> Karyakriti Educational Trust
Type	Acquisition or Renovation	
Term	30 years, from 1 st April, 2023 to 31 st May, 2038	
Lock-In	15 years, from 1 st April 2023 to 31 st May, 2038	
Handover Date(s)	30 th May 2023	
Timelines/Milestones	30 th May 2023	
Rent	Lessee shall pay yearly Rentals of INR 1,20,00,000/- Excluding GST to the Lessor, with escalation every third Academic Year at rate of 10%.	
Security Deposit	Lessee shall pay security deposit of INR 100,00,000/- to the Lessor, which shall be refundable upon expiry or early termination.	
Ground Maintenance Charges	INR 5,00,000/-	
Rent Commencement Date	1 st June, 2023	
Stamp Duty and Registration Costs	100% by Lessee	

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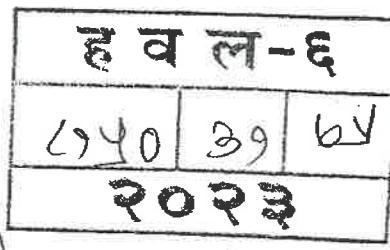


72-5

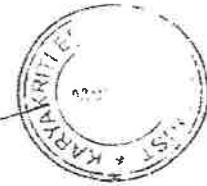


Cleaning and Housekeeping
Agreement

Not Applicable



Page 25 of 25



125

Ch.



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवण्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३,७,६ आणि ८]

गाव :- सुस (556123)

तालुका :- मुळशी

जिल्हा :- पुणे

ULPIN : 10106421359 भूमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट/नं. 1

10106421359

अधारणा पट्टी : भोगवटादार वर्ग - 1

शेतचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र. नंबर	भोगवटादाराचे नाव	क्षेत्र आकार पो.ख. फे.फा.	कुल, खंड व इतर अधिकार
मात्रांमध्ये एकक आर.चॉ.मी.	11527	तिथे डेव्हलपमेंट लक्ट विजय रोडल	(7154)	कृत्त्वाचे नाव व खंड
मात्रांमध्ये एकक आर.चॉ.मी.	144.16.28	सचिनित इव्हमास्ट्रकचर लि.त्फी	(7154)	इतर अधिकार
विनं शेती आकारणी	3553.20	अॅनेंट राजेशवर क रुद्र	(7154)	बोजा - राष्ट्रीयकृत बँक ग्राहण
		भोगवटादार क्षेत्र	134.73.63 3321.00	दिनांक 21/08/2015 रोजी बँक ऑफ महाराष्ट्र रक. 1000000080/- कर्ता (9019)
	11528	महाराष्ट्र शासन महसूल विभाग	(8280)	बोजा - राष्ट्रीयकृत बँक ग्राहण
		रोड व रोड वायडिंग	(8280)	वा तिथे डेव्हलपमेंट तक्ष विजय रोडल याच्या नावे
		सामाईक क्षेत्र	5.19.64 128.00	रक. 1000000080/- कर्ता (9019)
	14329	संसाधन एवं विकास विभाग	(11215)	प्रलंबित फेरफार : नाही.
		प्रदेश व विनं विभाग विभाग	(11215)	शेवटचा फेरफार क्रमांक 11215 व दिनांक :
		सामाईक क्षेत्र	0.00.00 0	08/12/2022
	14330	आजि विजय रोडल	(11215)	
		तीर्थ स्पेसेस युनिट एल एल पी तर्क	(11215)	
		भागदार		
		विजय तुकाराम रोडल	(11215)	
		सामाईक क्षेत्र	4.23.01 164.26	
खाते क्र. नंबर	(7154) (8280) (8585) (9046) (10354)			सीमा आणि भूमापन चिन्हे :

टीप :- या ७/१२ वरील गाव नमुना - १२ मध्यील यिकांचे एकूण क्षेत्र हे संकृतदर्शनी गाव नमुना - ७ च्या एकूण क्षेत्राच्या मेळात नाही. याचाबत संबंधितानी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

गाव नमुना बारा (यिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवण्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९]

गाव :- सुस (556123) तालुका :- मुळशी जिल्हा :- पुणे

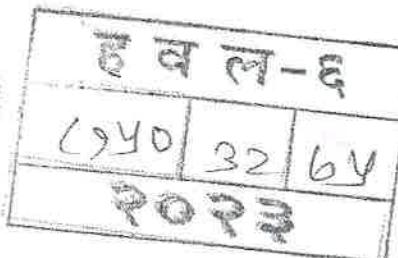
भूमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट/नं. 1

पिकांचाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिचित	अजल सिचित	जल सिचनाचे साधन	स्वरूप	क्षेत्र
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
				हे.आर. चॉ.मी.	हे.आर. चॉ.मी.	हे.आर. चॉ.मी.		हे.आर. चॉ.मी.	प्लॉटपड 14416.2800

टीप : * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

"या प्राप्तीलित प्रतीकाती पैसे म्हणून १७/- उपये मिळाले."
दिनांक :- 10/04/2023
सांकेतिक प्राप्तीक :- 272500060310610000420231214

(नाव :- अशोक शिंदे अमोद, तालुका :- सुसता :- मुळशी जि. :- पुणे)

श्री. ए. वे. आमोदे
लालाची सजार-सुस
ना मुळशी, जि. पुणे



महाराष्ट्र शासन

गाव नमना सात (अधिकार अभिलेख पत्रक)
महाराष्ट्र जमीन नहान अधिकार अभिलेख आणि नोंदवण्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम ३,४,६ आणि ६।

गाव :- सुस (556123)

तालका :- मळशी जिल्हा :- पुणे
ULPIN 30838234723 अमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट नं. 2/अमेनिटी/स्पैस 30838234723

भू-धारणा पद्धती : शोगवटादार वर्ग - १

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र. शोगवटादाराचे नाव	क्षेत्र आकार पो.ख. कॅ.फा.	कुल, खंड व इतर अधिकार
क्षेत्राचे एकल आर.चौ.मी (४५६३०)	गोपन प्रवासी दृष्ट नामक	(११२१५)	काळाचे नाव व खंड
अनुरिक विन शेती ५१.८२.५४	प्रवासी समिक्षकामार वर्गाविषय सामाईक क्षेत्र	०.००.०० ०	इतर अधिकार
आकारणी ०.००	१४३० अभिविषय संदर्भ तीर्थ स्पैसेस युनिट एल एल पी लर्क आगवटादार विजय तुकाराम टीव्हु सामाईक क्षेत्र	(११२१५) (११२१५) (११२१५) ५१.८२.५४ ०.००	प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ११२१५ व दिनांक : ०८/१२/२०२२
जने फेरफार क्र. (७१५४) (८५८५) (९०४६) (९७१२) (१०३५४) (११८१)			सीधा आणि अमापन चिन्ह

टीप - या ७/१२ वर्गील गाव नमना - १२ भू-धारणा सिकांचे एकूण क्षेत्र हे सकृतदर्शनी गाव नमुना - ७ दर्या एकूण क्षेत्राच्या मेळात नाही. याद्वात संविधितानी पिकांच्या क्षेत्राची दुरुस्ती करून घ्यावी.

गाव नमना दारा (पिकांची नोंदवही)

| महाराष्ट्र जमीन नहान अधिकार अभिलेख आणि नोंदवण्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९८१ यातील नियम २९।

गाव :- सुस (556123) तालका :- मळशी जिल्हा :- पुणे

अमापन क्रमांक व उपविभाग : 123/1 ते 6/प्लॉट नं. 2/अमेनिटी/स्पैस

पिकाखालीत क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिचित	अजल सिचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
				हे.आर.चौ.मी	हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
2019-20	खाता							प्लॉटपड	५१८२.५४००	

टीप : * सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे

"या भागाणित प्रतीकांची फी म्हणून १४/- रुपये चिलावें."

दिनांक : 10/04/2023

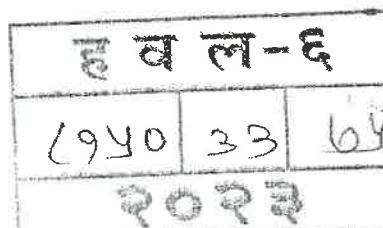
सांकेतिक क्रमांक : 272500060310610000420231216

(नाव :- अर्थात क्रमांक अनंद)
तलाची साडा :- सुसता :- मळशी जि :- पुणे

श्री. ए. विं. आमोदे

लालाटी राजासुस

सा. सुलशी, जि. पुणे





ह ब ल - ६		
९४४८	६३	९८४



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

महाराजा सयाजीराव गायकवाड उद्योग भवन
सर्वे नंबर १५३-१५३, औंध, पुणे - ४११०६७
ई - मेल आयडी : zonecertificatepmrda@gmail.com

आवक क्रमांक पीएमआरडीए / झोन प्रमाणपत्र क्रमांक ZC-0000-MU-22-0-0947 तिथि : 16/06/2022

प्रती

Lalit Ramesh Oswal
Pune

विषय : स.न. / ग.न. १२३, मौजे सत. तालुका त्रुक्की, जिल्हा पुणे

संदर्भ : आपला दिनांक 16/06/2022 रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे सत, तालुका त्रुक्की, जिल्हा पुणे

येथील स.न. / ग.न. १२३ हि जाग रहिवास या विनाशात समाविष्ट करावा ३०.०० नी, या प्रस्तावित इतका ०.३० ने राखित आहे.

प.स.प.वि.प्रा. च्या प्रसिद्ध झालेल्या प्रारूप विकास योजना नुसार Residential Zone + Ext. (PS+SS) + SPA Boundary for 23 Villages मध्ये समाविष्ट आहे.



Digitally Signed by : Ravetra Arun Patil
Date : 16-06-2022 13:31:58
Reason : Zonal Certificate

महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण कारिता



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



ह ब ल - ६		
९४०	३४	६४
२०२३		

02/11/2022

सूची क्र.2

मुख्यमंत्री: महाराष्ट्र, द्रवदी 16

रजिस्ट्रेशन: 15408/2022

नोटरी:

Regn:63m

गावाचे नाव: सुस

(1) विनेताचा प्रकार
(2) नोंदवाचा
(3) वाजारभाव(भाडपट्टाच्या)
वावनिनपट्टाचार आकाराची दंती की पट्टेदार मंसुर करावे)

(4) भू-मायन, पोटिंग्ना व प्राक्तमाक(असम्मास)
(5) अक्षरफल

(6) आकाराची किंवा नुही देशात असेल नेव्हा,

(7) इन्होंने वज्र करत याचा-वा/निवृत्त ठेवणा-वा पक्षकानाचे नाव किंवा दिवाराची स्थायात्रायाचा दृक्मनामा किंवा आंदेश प्रस्तवाम, प्रतिवादिचे नाव व गावा

(8) इन्होंने वज्र करत याचा-वा पक्षकानाचे व किंवा दिवाराची स्थायात्रायाचा दृक्मनामा किंवा आंदेश प्रस्तवाम, प्रतिवादिचे नाव व गावा

अविभाज्य हिस्याची पुर्ण विवरी

169000000

255431279

1) पाविकेचे नाव: पुर्ण म.न.पा. इतर माहिती: वि.क्र.67/3 जर्मीन दर- 8840/- निवारी: दर- 55800/- माव नीजे सुम येचील म 123/1+2+3/1+3/2+4/2+6/2 ल्यांट नंवर 1 (म 123/1 ने 6 ल्यांट न 1) वा नीजे 4.23.01 आर ची मी आणि म 123/1+2+3/1+3/2+4/2+6/2 ल्यांट नंवर 2 अमेनिटी र्हेम (123/1 ने 6 ल्यांट न 2 अमेनिटी र्हेम) यांगी धेव 51.82.54 आर ची मी धर्म प्रक्रिया क्षेत्र 56.05.55 आर ची मी + व नावरीन वाडण्यात आवेने गळू 4057.73 ची मी विस्त्रभय क्षेत्र + पार्किंग 1037.7 धेव ची मी, भर्ये (Survey Number 123/1 ने 6/ल्यांट न 1/2/अमेनिटी/र्हेम))

1) 56.0555 आर.ची.मी.टर

(6) आकाराची किंवा नुही देशात असेल नेव्हा,

(7) इन्होंने वज्र करत याचा-वा/निवृत्त ठेवणा-वा पक्षकानाचे नाव किंवा दिवाराची स्थायात्रायाचा दृक्मनामा किंवा आंदेश प्रस्तवाम, प्रतिवादिचे नाव व गावा

(8) इन्होंने वज्र करत याचा-वा पक्षकानाचे व किंवा दिवाराची स्थायात्रायाचा दृक्मनामा किंवा आंदेश प्रस्तवाम, प्रतिवादिचे नाव व गावा

(9) इन्होंने वज्र करत याचा-वा पक्षकानाचे विवरां

(10) इन्होंने नोंदवी की स्थान विवरां

(11) अनुक्रमात, व्हॅट व पूर्ण

(12) वाजारभावाप्रमाणे मुद्राक विवर

(13) वाजारभावाप्रमाणे गोवर्डन

(14) गंगा



1): नाव:-भीरा एज्युकेशन ट्रस्ट तपके च्या तर्फे प्रधिकृत स्वाक्षरीकर्ता फरारान मोहम्मदीन कुरेशी नाव विजय तुमाराम रीदल वर्के दस्त नोंदवीकरिता देवेंद्र लक्ष्मिकुमार शहा शहा वय:-57; पता:-प्लॉट नं: .., माला नं: .., इमारतीचे नाव .., व्हॅट नं: .., गोड नं: ५७, सफी मालमिश्रोन, पर्वत नंवर १६-१७, पूळ जे गोड, मार्हीष वेस्ट, मुंबई, महाराष्ट्र युवराज, पिन कोड:-400018 वेन नं:-

1): नाव:-तीर्थ एसेस यूनिट एल एल यी तर्फे भारीदार विजय तुमाराम रीदल च्या नाव इन्होंने वज्र करत याचा-वा पक्षकानाचे नाव, वय:-57; पता:-प्लॉट नं: .., माला नं: .., इमारतीचे नाव: .., व्हॅट नं: .., गोड नं: .., सहागाड, PUNE, पिन कोड:-411045 वेन नं:-AAQFT0668R

2): नाव:-नीर्ध अपेसम पुनिट एल एल यी तर्फे भारीदार अभिवित विवर नीवके च्या तर्फे दस्तावेज प्रवेशागमार्दी के दृष्ट्यात देवेंद्र लक्ष्मिकुमार शहा .. वय:-57; पता:-प्लॉट नं: .., माला नं: .., इमारतीचे नाव: .., व्हॅट नं: .., गोड नं: .., सहागाड, PUNE, पिन कोड:-411045 वेन नं:-AAQFT0668R

अजे क्र... 2011012022
सदर नक्कल अर्जदार. ५०५४१
प्राप्त त्वार्ये तारीख 02/11/2022
अर्जावरुन २०२२
प्रत दिली लारीड ०२/11/2022

हवल-६
१९५० ३५ ६४
२०२२

प्रत्येक विवराक हवेली क्र. -१६, (दृष्ट्यात)

जुन शेक्कल 51.8254 आर.ची.मी.टर गेवजी नवीन 56.0555 Aar Square Meter

जुन शेक्कल 51.8254 आर.ची.मी.टर गेवजी नवीन 56.0555 Aar Square Meter #==== भ.मायन, प्रेस्टेसमा

व अरक्तमाळ(असम्मास) Survey Number 123/1 ने 6/ल्यांट नं 2/अमेनिटी/पैस महानगरपालिका पुर्ण म 123/1

Other Description, इतर माहिती: वि.क्र.67/3 जर्मीन दर- 8840/- निवारी दर- 55800/- गाव नीजे नम एप्ट्स-

मंवर 123/1+2+3/1+3/2+4/2+6/2 ल्यांट नंवर 2(अमेनिटी र्हेम)नवीन मजूर ने आउत प्रभाग नंवर 5605.56

ची मी(जुवा मजूर ले आउत व महानगून नोंदी प्रमाण 123/1+2+3/1+3/2+4/2+6/2 ल्यांट नंवर 1 या नीजी 4.23.01 ची मी)प्र

मंवरीन वांद्यायात आवेने गळू 4057.73 ची मी विस्त्रभय क्षेत्र + पार्किंग 1037.7 धेव ची मी, नावरीन Survey,

Number 123/1 ने 6/ल्यांट नं 2/अमेनिटी/पैस महानगरपालिका पुर्ण म 123/1

माहिती: वि.क्र.67/3 जर्मीन दर- 8840/- निवारी दर- 55800/- गाव नीजे सुम एप्ट्स म 123/1

123/1+2+3/1+3/2+4/2+6/2 ल्यांट नंवर 1 (म 123/1 ने 6 ल्यांट न 1) या नीजी 4.23.01 आर ची मी अप्ट्स-

म 123/1+2+3/1+3/2+4/2+6/2 ल्यांट नंवर 2 अमेनिटी र्हेम (123/1 ने 6/ल्यांट न 2 अमेनिटी र्हेम)याची

धेव 51.82.54 आर ची मी अप्ट्स प्रक्रिया क्षेत्र 56.05.55 आर ची मी + व नावरीन वांद्यायात आवेने गळू

4057.73 ची मी विस्त्रभय क्षेत्र + पार्किंग 1037.7 धेव ची.मी. असे =====

मुख्यांकनासाठी विचारात घेतलेला नपर्यात:-

मुख्यांकनासाठी निवडणेना अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

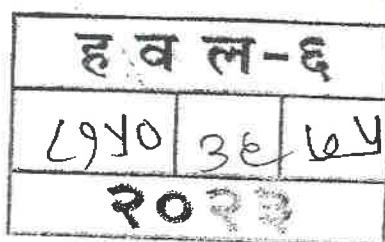
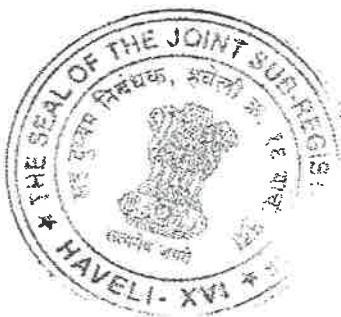
Changed Remarks



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MEERA EDUCATION TRUST THR PHARAJHAN KURESHI	eChallan	02300042022090582218	MH007339013202223E	17881000.00	SD	0003686824202223	07/09/2022
2		DHC		0609202203073	1300	RF	0609202203073D	07/09/2022
3		DHC		0509202209651	2000	RF	0509202209651D	07/09/2022
4	MEERA EDUCATION TRUST THR PHARAJHAN KURESHI	eChallan		MH007339013202223E	30000	RF	0003686824202223	07/09/2022

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



KARYAKRITI EDUCATIONAL TRUST

Under the provisions of the Bombay Society Registration and Public Trust Act 1950

25A, Fort Road, Fort View Building, Mahim West, Mumbai-400016

CERTIFIED TRUE COPY OF THE MINUTES OF THE MEETING OF TRUSTEES OF KARYAKRITI EDUCATIONAL TRUST HELD AT 20TH DAY OF FEBRUARY, 2023 AT 12 PM AT THE REGISTERED OFFICE OF THE TRUST SITUATED AT 25A, FORT ROAD, 2ND FLOOR, FORT VIEW BUILDING, MAHIM (WEST), MUMBAI- 400016.

Authorisation to Mrs. Laxmi Indersingh Bist, to sign and register the proposed Lease Deed

It was informed to the trustees that the Trust shall enter into a lease deed with Teerth Spaces Unit 1 LLP (Proposed "Lessor"), to take on lease the property situated at Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021 for the purpose of running and operating a school in the name and style "Orchids The International School", SUS Road, Pune. It was also stated that the Trust shall operate an educational institution under the name of "Orchids, The International School".

The Trust shall authorize Mrs. Laxmi Indersingh Bist, to sign and execute the Lease Deed with the Lessor on behalf of the Trust.

The trustees passed the following resolution unanimously:

RESOLVED THAT consent of the trustees be and is hereby accorded to the Trust to enter into a lease deed with Teerth Spaces Unit 1 LLP, to take on lease the property situated at Survey No. 123, Vidya Valley School Road, Near Teerth Arohi, Parkhe Vaste, SUS, Pune, Maharashtra- 411021 for the purpose of running and operating a school in the name and style "Orchids The International School", SUS Road, Pune.

FURTHER RESOLVED THAT approval is also hereby accorded to operate an educational institution under the name of "Orchids, The International School".

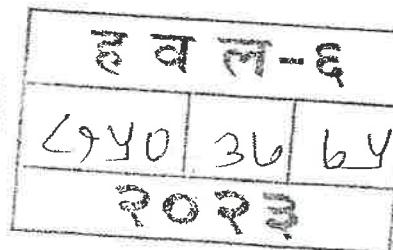
FURTHER RESOLVED THAT Mrs. Laxmi Indersingh Bist, be and are hereby authorized to sign and execute the proposed Lease Deed with the proposed Lessor on behalf of the Trust."

CERTIFIED TRUE COPY

For Karyakriti Educational Trust

Shriya Mallash Yadav

Trustee



Index-2(सूची - २)

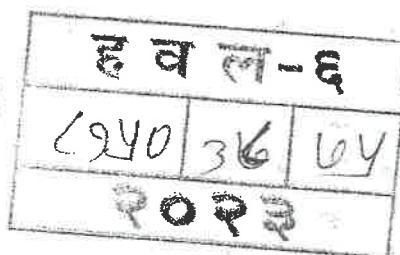
1

मूल्यांकन विवर (यात्री भूमि स्थानीय जागीर)		Valuation ID : 20230326S007	26 March 2023 10:26:14 PM		
मूल्यांकन वर्ष	2022				
जिन्हा	पूरी				
मूल्यांकन	लाभुक्त युक्ति विभागीय जागीर				
मूल्यांकन विभाग	लाभुक्त युक्ति विभागीय जागीर				
दस्तावेज़ (1)	Pune Municipal Corporation				
प्राप्ति कर्तारांग भवन	रात्ती नंदेश्वर (2)				
वार्ताक भूत्य २५ अक्टूबर २०२२ वर्तमानीय दार					
दरहस्ती जर्मीन	निवासी सदानिका	कार्यालय	दुकाने	औद्योगिक	गोपनीयमाचे पृष्ठक
8840	55800	62290	57640	0	को. मीटर
प्रियकर्तारीय शेत्र	5183 वर्ग मीटर	Layout 146			
Area of plot (Shetra)	5183 वर्ग मीटर	Layout 146			
Area of plot (Shetra)	5183 वर्ग मीटर	Layout 146			
5183 वर्ग मीटर देवासाठी लाभुक्त दूर्घट दरवार 400 वर्ग मीटर दर - ४५८००/-					
5 (५३ वर्ग मीटर देवासाठी मूल्य - 5183 * 8840					
	= 45817720/-				
जागीराचे एकांगीत अंतिम दूर्घट - प्रियकर्तारीय शेत्र (1) भूत्य + प्रियकर्तारीय शेत्र (2) दरवार					
	= 45817720 = 0				
	= ४५८१७७२०/-				
	= ३ दार करोड अड्डावत्र हात्य सतरा हजार सोहऱ रुपये रुपये				
	9,12,3600/-				

number 30 99 from (2154.81 - 226.00)

$$= 412,35958/-$$

57 - 20, 61, 82551



- घोषणापत्र -

मी ओरभ खेमनाथ पवार याव्दारे

घोषित करतो की, दुय्यम निबंधक 6 यांचे कार्यालियात

Lease Reed शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे,

..... फिजियु दुकाराम रोडक

यांनी दिनांक 20/04/2023 रोजी नोंदणी

क्र. 7666 / 2023 , अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी सदर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला

आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र

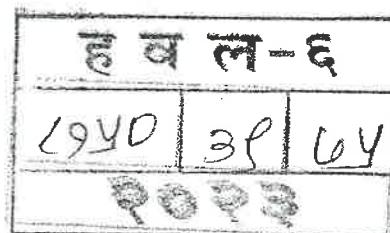
लिहून देणार व्यक्तिपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेध असून

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सदरचे कथन चुकीचे आढळून आल्यास

नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहील यांची मला जाणीव

आहे,



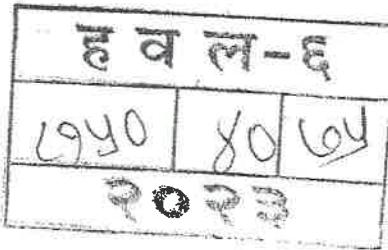
(कुलमुखत्यारपत्र धारकाचे नाव)

दिनांक : ००/०४/२०२१

ठिकाण - पुणे

ओरभ खेमनाथ पवार

०-०-०-०-०



मी सौरभ शेंमनाथ पवार यावदारे

घोषित करतो की, दुय्यम निबंधक ०६ यांचे कार्यालयात

Lease Deed शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे,

अभिविजय रौते

यांनी दिनांक 20/04/2023 रोजी नोंदणी

क्र. ७६६५ / २०२३, अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी सदर दस्त नोंदणीस सादर केला आहे, निष्पादित करून कबुलीजबाब दिला

आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र

लिहून देणार व्यक्तीपेकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पूर्णपणे निर्वेद असून

उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे, सदरचे कथन चुकीचे आढळून आल्यास

नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहील यांची मला जाणीव

आहे,

दिनांक : ०८/०५/२०२३

(कुलमुखत्यारपत्र धारकाचे नाव)

ठिकाण - पुणे

सौरभ शेंमनाथ पवार

०-०-०-०-०

333/7665

पावती

Original/Duplicate

Thursday, April 20, 2023
4:27 PM

नोंदणी क्र. 39M
Regn. 39M

पावती क्र.: 8123 दिनांक: 20/04/2023

गावाचे नाव: बाणेर

दस्तऐवजाचा अनुक्रमांक: हवल 15-7665-2023

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ ऑटर्नी

सादर करणाऱ्याचे नाव: अभिविजय रांदळ तर्फे दस्त कबुलीकरिता कु मु म्हणून प्रशांत सुरेश मुनोत

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 200.00

पृष्ठांची संख्या: 10

एकूण: रु. 300.00

सह. दुर्घम निबंधक (दर्गा-२)
हवेली क्र. १५, पुणे शहर, पुणे

बाजार मुल्य: रु. 0.0/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुर्घम निबंधक (दर्गा-२)

हवेली क्र. १५, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु. 200/-

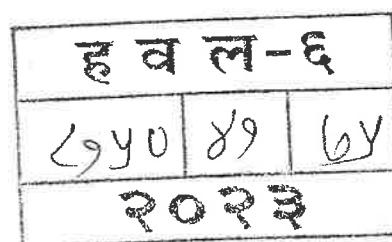
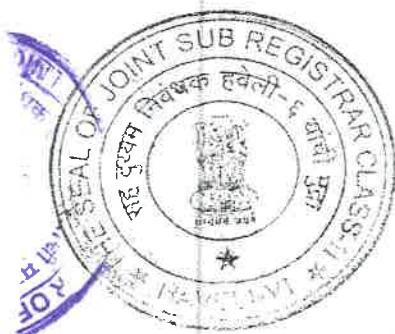
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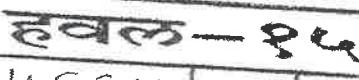
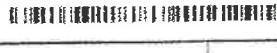
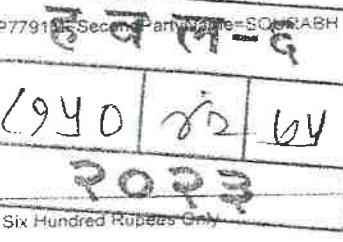
वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000909751202324E दिनांक: 20/04/2023

वैकेचे नाव व पत्ता:



 U E E Y 9 TO 2023		 CHALLAN NO. 15/2023-24 MTR Form Numbers * THE CITY OF PUNE * HAVELI-15			
GRN	MH000909751202324E	BARCODE			
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty Registration Fee			TAX ID / TAN (If Any) PAN No.(If Applicable) BBFPR4406J		
Office Name HVL15_HAVELI 15 JOINT SUB REGISTRAR			Full Name ABHI VIJAY RAUNDAL		
Location PUNE					
Year 2023-2024 One Time			Flat/Block No. 402, MANHATTAN		
Account Head Details		Amount In Rs.	Premises/Building		
0030046401 Stamp Duty		500.00	Road/Street BANER		
0030063301 Registration Fee		100.00	Area/Locality PUNE		
			Town/City/District		
			PIN 4 1 1 0 4		
			Remarks (If Any) RANZ-BUXPP77915, Secondary Name=SOMRABH PAWAR		
			 1940 ४५ ८२ ६४ 2023		
			Amount In Six Hundred Rupees Only Words		
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Cheque/DD No.			Bank Date	RBI Date	20/04/2023-13:16:39 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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
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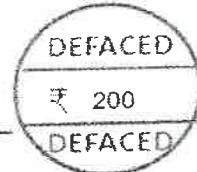
Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 2004202307744

Receipt Date 20/04/2023

Received from ABHI VIJAY RAUNDAL, Mobile number 9067404142, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 7665 dated 20/04/2023 at the Sub Registrar office Joint S.R. Haveli 15 of the District Pune.



Payment Details

Bank Name SBIN

Payment Date 20/04/2023

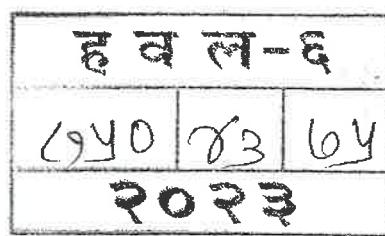
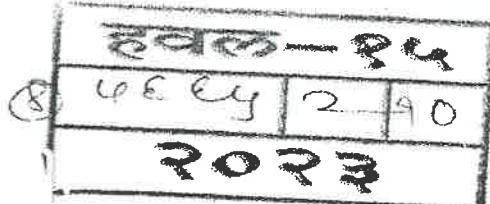
Bank CIN 10004152023042006739

REF No. 311026793394

Deface No 2004202307744D

Deface Date 20/04/2023

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



हवल - ४		
१	३	४०
२०२३		



THE SPECIAL POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS 3rd DAY OF APRIL 2023.

To ALL to whom these Presents shall Come

I, **Mr. Abhi Vijay Raundal, PAN No. BBFPR4406J** Age: 30 years, Occupation Business & Agriculturist R/at 402, Manhattan, Baner Road, Baner, Pune 411045 in my personal capacity and as proprietor of Teerth Realties, Joint Member of Teerth Developers and Teerth Realties, Teerth Developers and Suyojit Infrastructure Ltd(JV), and Partner of Teerth Spaces Unit 1 LLP, Teerth Spaces Unit 2 LLP, Celir LLP and Param Landmark LLP., Also, which firm or company newly came into existence in the future desirous of appointing some fit and proper person to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.

Send Greeting:

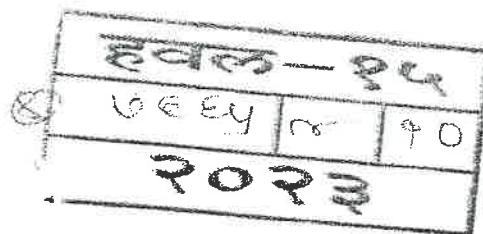
WHEREAS:



ह व ल - ६		
१९४०	४४	६४
२०२३		

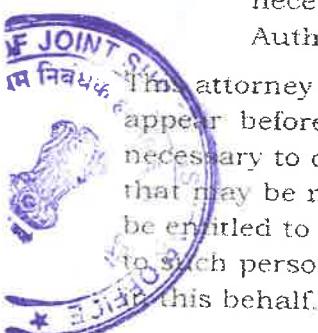
1. I am carrying out real estate business and due to my preoccupation, it is impossible for me to attend the sub- Registrar/ Registrar and various competent authority's offices to complete registration process and formalities with regards to the various documents executed by me.
2. I am therefore desirous of appointing trustworthy and Competent person to act as my lawfully, duly constituted Attorney duly vested with requisite rights, powers, Authorities, liberties, privileges and competence to act as my lawfully, duly constituted Attorney to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.

NOW KNOW ALL MEN BY THESE PRESENTS, that I Mr. Abhi Vijay Raundal do hereby nominate, constitute and appoint; **Mr. Sourabh Somnath Pawar, PAN No. BUXPP7791M**, Age: 33 years Residing at Flat No.16, B- Building, Omkar Park Phase -3, S.no.33/3, Rajmudra Hall Dhankawadi, Pune City, Maharashtra -411043 (hereinafter referred to as the "Attorney"), as my true



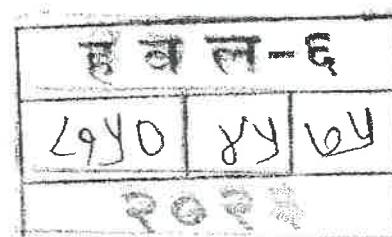
and lawful Attorney for and on my behalf to do and execute all or any of the following acts, deeds, matters and things and to exercise all or any of the following powers and authorities, that is to say:

- I. To present and lodge in the office of Sub- Registrar of Assurances various Agreements Deeds including but not limited to Agreement to Sell, Sale Deed, Correction Deed, Confirmation Deed, Cancellation Deed, Apartment Deed, Supplementary Agreements, Deed of Declaration, Leave and License Agreement, Lease Agreements, Declarations, indemnity, Contracts, MOU, Conveyance Deed, Mortgage Deed, Power of attorney's, partition Deed and any other Deed
- II. which I have executed for registration in any name and or on behalf of any firm, company, Also, which firm or company newly came into existence in the future etc and to admit the execution thereof by appearing before Sub-Registrar of Assurances/registering authorities and to sign various registration the presence of said registration authority and do give thumb impression on the required Agreement, and to pay the registration fees and to receive the registration receipts and to do all, acts deeds and things complete the registration formalities and to receive the original Agreement, index -2, Extracts, Certified copies and A form of intimation by registering authorities to various officers and to do all ancillary work and acts, deeds or things necessary so as to register the Deed/s with the concerned Registration Authorities.



This attorney is authorised to admit the execution by me of the said Deed and appear before the said Sub-Registrar, at all times and places as may be necessary to cause the said Deed to be duly registered and to do all other acts that may be necessary to effectuate the said purpose. The said attorney shall be entitled to receive the Deed after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary to this behalf.

I hereby confirm and agree that all acts and deeds done by my said attorney in this regard shall be deemed to have been done by me personally and I hereby undertake to confirm, own and ratify all and every act whatsoever that my said Attorney shall lawfully do or may cause to be done in my name, on my account and behalf and for my benefit by virtue of this Authority conferred on him by this Power of Attorney.



I have executed this power of attorney before the Registering authority on this
20th Day of April, 2023.

MR. ABHI VIJAY RAUNDAL

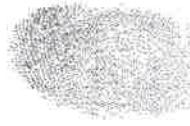


EXECUTANT

I Accept

MR. SOURABH SOMNATH PAWAR

ATTORNEY

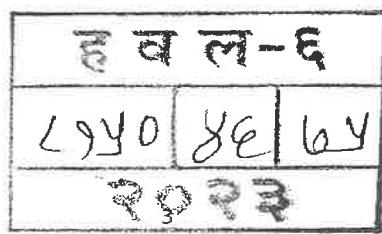


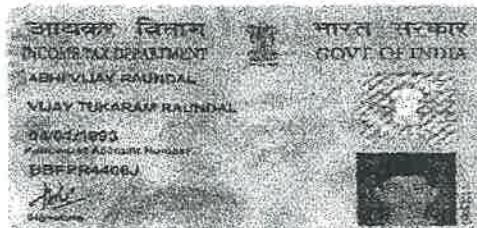
Witnesses:

1. Name: Sarvash Shah
Address: 272, Shukrimar Peth
Pune 411002

2. Name: Sanjay Ramthu Orhal
Address: Bhosari, Pune - 411026

THE SEAL



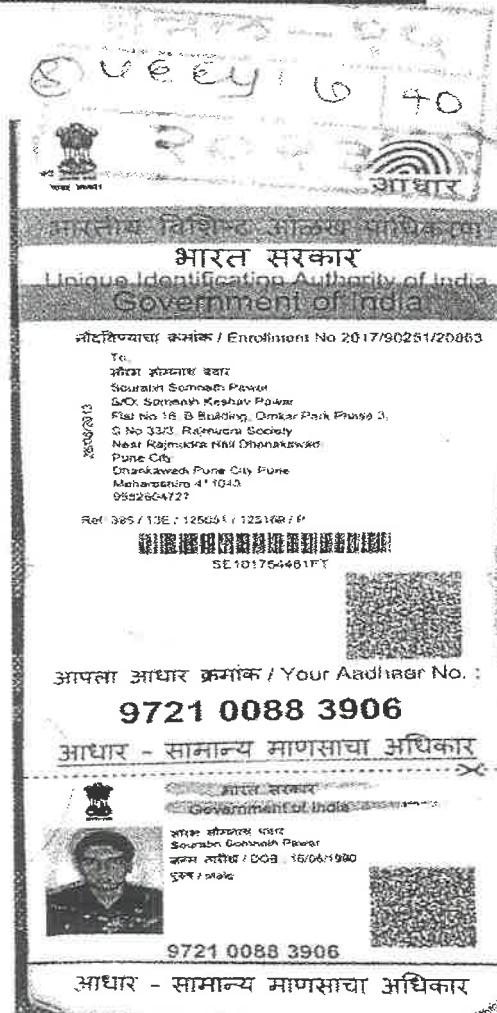
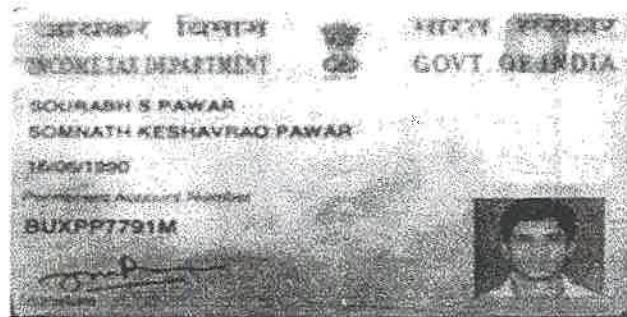


हवल - १५
वैद्य एस०
२०२३



The image shows the front and back sides of an Aadhaar Card. The front side features the Indian Government logo, the text 'आधार' (Aadhaar), and 'भारत सरकार' (Government of India). It includes an enrollment number (0000/00487/02566), a QR code, and a photograph of the cardholder. The back side features the 'Aadhaar' logo, the text 'Government of India', and a detailed list of information including the address (Vijay Bhawan, 5th Floor, 402, Mahatma Gandhi Marg, Dhanbad, Jharkhand - 815001), phone number (9511711911), and gender (Male). It also includes a QR code and a 'm-Aadhaar App' logo.





Scanned with CamScanner



घोषणापत्र	
हवेली	८६४५
१०	८६४५

मी. श्री. प्रशांत सुरेश मुनोते ०२३



राहणार:- लोहगांव, पुणे.

याद्वारे घोषित करतो, दुय्यम निबंधक हवेली नं. 15 यांचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मला अभि विजय रौंदळ यांनी दिनांक :- 14/02/2022 रोजी हवेली क्रमांक 15 मध्ये दस्त नं. 2393/2022 अन्वये दिलेल्या कुलमुखत्यारपत्राच्या आधारे, मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दाबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनीयम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक :- २३/०४/२०२३

PM

सही / कुलमुखत्यारधारक

श्री. प्रशांत सुरेश मुनोत



हवेली	
८६४०	८६४५
८६४५	८६४५

२०२३

333/7665

गुरुवार, 20 अप्रिल 2023 4:27 म.त.

दस्त नोंपवारा भाग-1

दस्त 15

दस्त क्रमांक: 7665/2023

दस्त क्रमांक: दस्त 15 /7665/2023

बाजार मुल्य: ₹. 00/-

मोबाइल: ₹. 00/-

भरतीय मुद्रांक शुल्क: ₹.500/-

द. नि. मह. दु. नि. दस्त 15 यांचे कार्यालयात

अ. क्र. 7665 चा दि. 20-04-2023

गोंडी 4:19 म.न. या, हजार केला.

पावरी: 8123

पावरी दिनांक: 20/04/2023

मानवकर्मागंत नाव: अभि विजय रॉयल तर्फे दस्त कडुकीकरिता कु मुहूर्त प्रशांत सुरेश मुनोज

नोंदवणी की

₹. 100.00

दस्त ज्ञाताळणी की

₹. 200.00

पूर्णांची भंडवा: 10

ग्राहण: 300.00

दस्त हजार करातान्याची नदी:

महा दृश्यम निवारण, दस्त 15

महा दृश्यम निवारण, दस्त 15

दस्तावच प्रकार: नोंदवणी पौधार औफ अंटर्नी

मुद्रांक अंक: (48 डॉ) जेव्हा स्थामुळे का व्हर्कलिला एकापेक्षा अधिक भंव्यवहारांत किंवा सामाजा काम चालविण्याचा प्राधिकार मिळत असेहा

शिक्का क. 1 20 / 04 / 2023 04 : 19 : 23 PM ची वेळ: (मादीकरण)

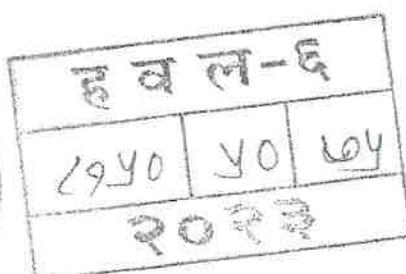
शिक्का क. 2 20 / 04 / 2023 04 : 20 : 05 PM ची वेळ: (फी)

प्रतिक्रिया पत्र

* सदर दस्तावज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण मजकूर, निष्पादक व्यापारी, साक्षीदार/ओळखदार ठ सोबत जोडलेल्या कागदप्रांती सत्यता तपासली आहे. * दस्ताची सत्यता, वेधता कायदेशीर वावीसाठी दस्त निष्पादक व कडुकीदारक हे स्वतः जवाबदार राहील. * दस्तावेजासोबत जोडलेली कागदप्राप्ती, कुलमुदलावर धारक व्यापारी इत्यादी बनावट अडलून आल्यास याची संपूर्ण जवाबदारी निष्पादकाची राहील.

लिहून देणारे :

लिहून देणारे :





20/04/2023 4:29:54 PM

दस्त क्रमांक: दस्त 15/7665/2023
दस्तावच प्रकार: संपादन पांचर और अंटर्नी

अनु.क. पक्षकाशाचे नाव व पता

1 नाव: अभिविजय गोडक तर्फे दस्त कानूनीकरिता कु मु महणून प्राप्तांने
संपादन पांचर
पता: व्हाई नं: .. माला नं: .. इमारतीचे नाव: .., अंडॉक नं: .., गोड नं: .. स्वाक्षरी:-
लोकगाव, पुणे, महाराष्ट्र, पुणे.
पत्ता नंबर: BBFPR4406J

पक्षकाशाचा प्रकार

कुलसुखत्यार टेगा?
वय: 47

दस्तावचित्र



अग्रसंगता दृश्य

2 नाव: मीरथ मीमनाथ पवार
पता: व्हाई नं: .., माला नं: .., इमारतीचे नाव: .., अंडॉक नं: .., गोड नं: .. होल्डर
फर्म नं: १६, की विनिधिग, ओकार पार्क फेज ३, राजभूमी मीमायरी, वय: 33
चुनकवडी, पुणे, महाराष्ट्र, पुणे.
पत्ता नंबर: BUXPP7791M

पत्ता अंडॉक अंटर्नी

कुलसुखत्यार टेगा?
वय: 33

स्वाक्षरी:-

दीर्घ दस्तावज करने वायाचे नावाकरीने संपादन पांचर और अंटर्नी चा दस्त पेवज करून दिल्याचे करवत करानात.
शिक्का क्र.3 ची वेळ: 20/04/2023 04:21:34 PM

ओळख:-

महाराष्ट्र दृश्यम निवडक पांच्या ओळखाचे असून दस्तावज करून देणा-याना व्यक्तीया: ओळखतात, त न्यांची ओळख पटविलाने

अनु.क. पक्षकाशाचे नाव व पता

1 नाव: वर्षीन एस ली कुमार
वय: 57
पता: कोल्हापुर, पुणे,
पत्ता नंबर: 411048

दस्तावचित्र

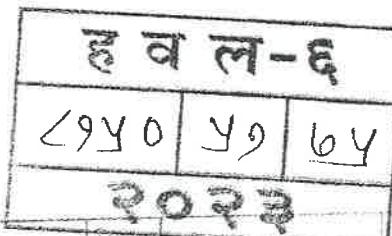
अग्रसंगता दृश्य

SVK



शिक्का क्र.4 ची वेळ: 20/04/2023 04:22:08 PM

महाराष्ट्र दृश्यम निवडक पांच्या



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ABHI VIJAY RAUNDAL	eChallan	69103332023042014764	MH000909751202324E	500.00	SD	0000481610202324	20/04/2023
2		DHC		2004202307744	200	RF	2004202307744D	20/04/2023
3	ABHI VIJAY RAUNDAL	eChallan		MH000909751202324E	100	RF	0000481610202324	20/04/2023

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

7665/2023

Know Your Rights as Registrants
प्रतिक्रिया करावात येत की या दस्तावजात या दस्तावजात की प्रतिक्रिया करावात की या दस्तावजात की प्रतिक्रिया करावात की1. Verify Scanned Document for correct Page through Page Number (4 pages on a side) printout after scanning
2. Get print immediately after registration
3. If you face any problem, please write to us at feedback.isea@cgmail.com

प्रकृष्ट ५० पृष्ठ आहेत.

प्रतिक्रिया करावात की या दस्तावजात की प्रतिक्रिया करावात की

(एम.ए.देशमुख)
सह.दृश्यम निवडक १०७-२१
हवेली क्र. १५, पुणे शहर, पुणे
दिनांक २५/०४/२०२३

333/7666

Thursday, April 20, 2023
4:31 PM

पावती

Original/Duplicate

नोंदणी क्र. : 39म

Regn.: 39M

पावती क्र.: 8124 दिनांक: 20/04/2023

गावाचे नाव: वाणेर

दस्तऐवजाचा अनुक्रमांक: हवल 15-7666-2023

दस्तऐवजाचा प्रकार: स्पेशल पॉवर ऑफ बैटरी

सादर करणाऱ्याचे नाव: विजय तुकाराम रांदक तर्फे दस्त कबुलीकरिता कु मु म्हणून प्रशांत सुरेश मुनोत

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

एकूण:

रु. 300.00

सह. दुर्यम निवंधक, हवल 15

बाजार मुल्य: रु. 0.0/-

मोबाइल रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 500/-

सह. दुर्यम निवंधक (वर्ग-2)

हवेली फ्र. १५, पुणे शहर, पुणे

1) देशकाचा प्रकार: DHC रक्कम: रु. 200/-

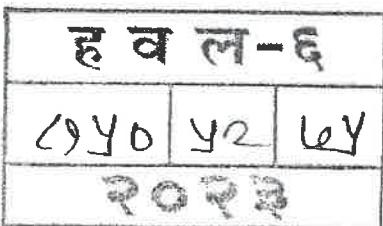
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2004202307815 दिनांक: 20/04/2023

वैकिंचे नाव व पत्ता:

2) देशकाचा प्रकार: eChallan रक्कम: रु. 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000908643202324E दिनांक: 20/04/2023

वैकिंचे नाव व पत्ता:



GRN	MH000908643202324E	BARCODE	Date	20/04/2023 13:07:30	Form ID	48(f)	
Payer Details							
Department	Inspector General Of Registration	Stamp Duty	TAX ID / TAN (If Any)				
Type of Payment	Registration Fee	PAN No.(If Applicable)	AAQPR0124G				
Office Name	HVL15_HAVELI 15 JOINT SUB REGISTRAR	Full Name	VIJAY TUKARAM RAUNDAL				
Location	PUNE	Flat/Block No.	402, MANHATTAN				
Year	2023-2024 One Time	Premises/Building					
Account Head Details		Amount in Rs.	Road/Street	BANER			
0030046401	Stamp Duty	500.00	Area/Locality	PUNE			
0030063301	Registration Fee	100.00	Town/City/District				
			PIN	4 1 1 0 4 0			
			Remarks (If Any)				
			PAN2=BUXPP7791M~SecondPartyName=SOURABH SOMNATH PAWAR~				
			Amount In	Six Hundred Rupees Only			
			Words				
FOR USE IN RECEIVING BANK							
Payment Details	IDBI BANK	Bank CIN	Ref. No.	69103332023042014646	2804210438		
Cheque/DD Details		Bank Date	RBI Date	20/04/2023 13:11:11	Not Verified with RBI		
Cheque/DD No		Bank-Branch	IDBI BANK				
Name of Bank		Scroll No. / Date	Not Verified with Scroll				
Name of Branch		Mobile No	9867404142				
<p>Document ID: B-REG-15-333-7666 This chailan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.</p> <p>Chailan Details: HAVELI 15 JOINT SUB REGISTRAR OFFICE, PUNE, MAHARASHTRA, INDIA. Date: 20/04/2023. Time: 13:07:30. User: IGR022. Defacement Date: 20/04/2023 16:31:36. User: IGR022. Total Defacement Amount: 600.00.</p>							
Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount		
1	15-333-7666	0000461855202324	20/04/2023 16:31:36	IGR022	100.00		
		0000481855202324	20/04/2023 16:31:36	IGR022	500.00		
Total Defacement Amount: 600.00							

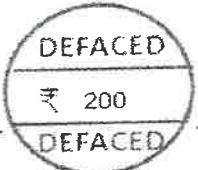


Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	2004202307815	Receipt Date	20/04/2023
-----	---------------	--------------	------------

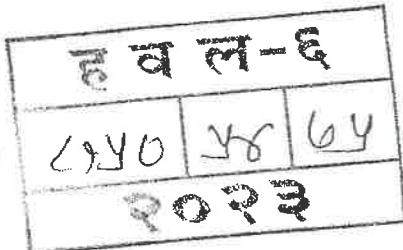
Received from VIJAY TUKARAM RAUNDAL, Mobile number 9067404142, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 7666 dated 20/04/2023 at the Sub Registrar office Joint S.R. Haveli 15 of the District Pune.

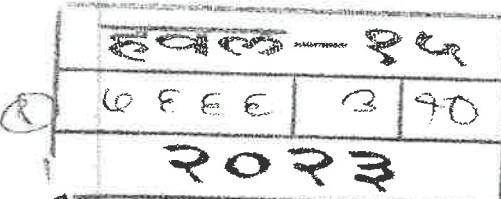


Payment Details

Bank Name	SBIN	Payment Date	20/04/2023
Bank CIN	10004152023042006796	REF No.	311026862043
Deface No	2004202307815D	Deface Date	20/04/2023

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





SPECIAL POWER OF ATTORNEY

THE SPECIAL POWER OF ATTORNEY IS MADE AND EXECUTED ON THIS
20th DAY OF APRIL 2023.

[Signature]

[Signature]

To ALL to whom these Presents shall Come

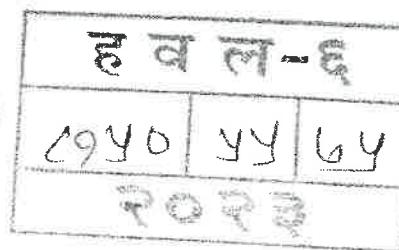
I, Mr. Vijay Tukaram Raundal, PAN No. AAQPR0124G Age: 55 years, Occupation Business & Agriculturist R/at 402, Manhattan, Baner Road, Baner, Pune 411045 in my personal capacity and as proprietor of Teerth Developers, Joint Venture of Teerth Developers and Teerth Realties, Teerth Developers and Suyojit Infrastructure Ltd(JV), and Partner of Teerth Spaces Unit 1 LLP, Teerth Spaces Unit 2 LLP, Celir LLP and Param Landmark LLP and Director of Raundal Farming Pvt Ltd., Also, which firm or company newly came into existence in the future desirous of appointing some fit and proper person to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.



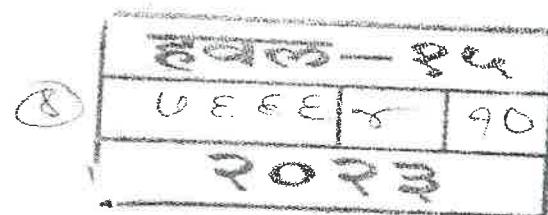
Send Greeting:



WHEREAS:



- I am carrying out real estate business and due to my preoccupation, it is impossible for me to attend the sub- Registrar/ Registrar and various competent authority's offices to complete registration process and formalities with regards to the various documents executed by me.
- I am therefore desirous of appointing trustworthy and Competent person to act as my lawfully, duly constituted Attorney duly vested with requisite rights, powers, Authorities, liberties, privileges and competence to act as my lawfully, duly constituted Attorney to complete the registration formalities by admitting the execution of the various deeds and documents executed by me.

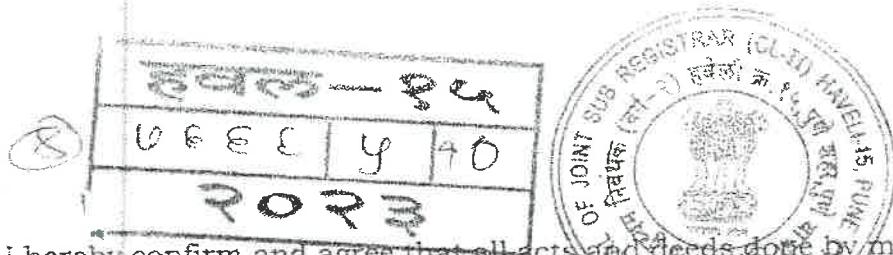


NOW KNOW ALL MEN BY THESE PRESENTS, that I Mr. Vijay Tukaram Raundal do hereby nominate, constitute and appoint;

Mr. Sourabh Somnath Pawar, PAN No. BUXPP7791M, Age: 33 years Residing at Flat No.16, B- Building, Omkar Park Phase -3, S.no.33/3, Rajmudra Hall Dhankawadi, Pune City, Maharashtra -411043 (hereinafter referred to as the "Attorney"), as my true and lawful attorney for and on my behalf to do and execute all or any of the following acts, deeds, matters and things and to exercise all or any of the following powers and authorities ~~that is to say~~

- I. To present and lodge in the office of Sub- Registrar of Assurances various Agreements Deeds including but not limited to Agreement to Sell, Sale Deed, Correction Deed, Confirmation Deed, Cancellation Deed, Apartment Deed, ~~Supplementary~~ Agreements, Deed of Declaration, Leave and License Agreement, Lease Agreements, Declarations, indemnity, Contracts, MOU, Conveyance Deed, Mortgage Deed, Power of attorney's, partition Deed and any other Deed
- II. which I have executed for registration in any name and or on behalf of any firm, company, Also, which firm or company newly came into existence in the future etc and to admit the execution thereof by appearing before Sub-Registrar of Assurances/registering authorities and to sign various registration the presence of said registration authority and do give thumb impression on the required Agreement, and to pay the registration fees and to receive the registration receipts and to do all, acts deeds and things complete the registration formalities and to receive the original Agreement, index -2, Extracts, Certified copies and A form of intimation by registering authorities to various officers and to do all ancillary work and acts, deeds or things necessary so as to register the Deed/s with the concerned Registration Authorities.

This attorney is authorised to admit the execution by me of the said Deed and appear before the said Sub-Registrar, at all times and places as may be necessary to cause the said Deed to be duly registered and to do all other acts that may be necessary to effectuate the said purpose. The said attorney shall be entitled to receive the Deed after registration and to give a receipt therefore to such person or give such authority in relation thereto as may be necessary in this behalf.



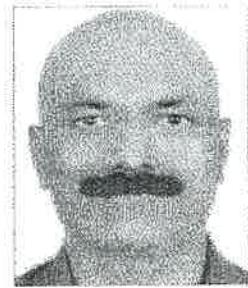
I hereby confirm and agree that all acts and deeds done by my said attorney in this regard shall be deemed to have been done by me personally and I hereby undertake to confirm, own and ratify all and every act whatsoever that my said Attorney shall lawfully do or may cause to be done in my name, on my account and behalf and for my benefit by virtue of this Authority conferred on him by this Power of Attorney.

I have executed this power of attorney before the Registering authority on this 20th Day of April, 2023.



MR. VIJAY TUKARAM RAUNDAL

EXECUTANT



I Accept

MR. SOURABH SOMNATH PAWAR

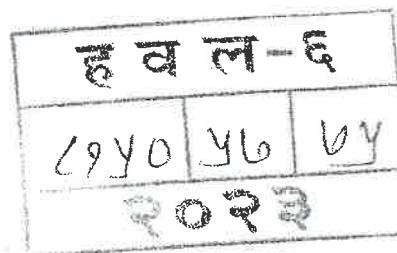
ATTORNEY



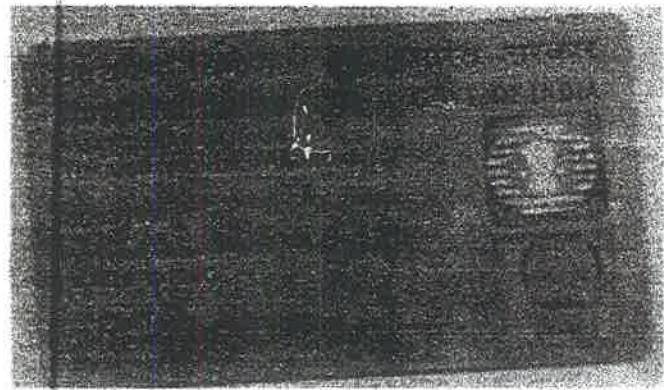
Witnesses:

1. Name: Ganesh Shah
Address: 772, Shukrawar Path
Pune - 411052

2. Name: Gan Jay Rambhau Owhat
Address: Rhosan Pune - 411026



3



RSP



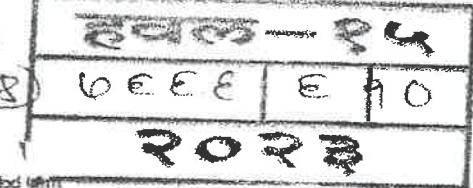
भारत सरकार
Unique Identification Authority of India

नामांकन क्रम / Enrollment No.: 124923189/00235

to
विजय तुकाराम राउंडे
Vijay Tukaram Raundee
402 manteshwar
near mawali petrol pump, palad, latur
Pune City
M.L.A.
Pune City, Pune
Maharashtra 411045
9822067000

37461016

MA740610698FT



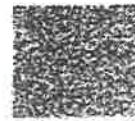
आपका आधार क्रमांक / Your Aadhaar No. :

3025 4417 2966

मेरा आधार, मेरी पहचान



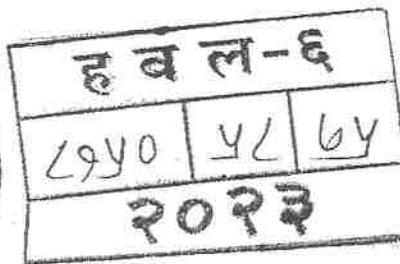
विजय तुकाराम राउंडे
Vijay Tukaram Raundee
जन्म तिथि / DOB : 05/03/1966
पुल / Male

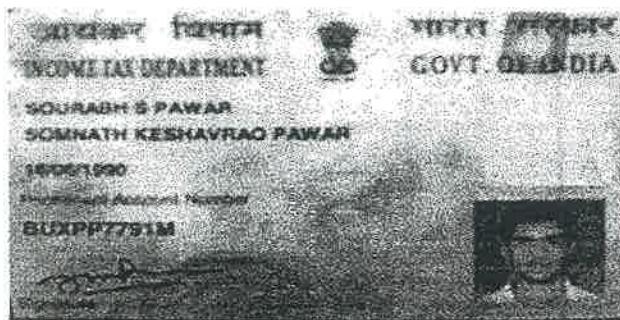


JR

3025 4417 2966

मेरा आधार, मेरी पहचान





हवाला - ६

०६६६	७९०
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2023

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन प्रमाणिक / Enrollment No 2017/90251/20863

To,
सौरभ शंकर पावर
Sourabh Somnath Pawar
S/O: Somnath Keshav Pawar
Flat No 16, B Building, Omkar Park Phase 3,
S No 330, Rajendra Society
Near Rupnagar Heli Dherakewadi
Pune City
Chankavade Pune City Pune
Maharashtra 411043
9852604727

Ref: 366 / 136 / 126051 / 125100 / P

SE101764461PT

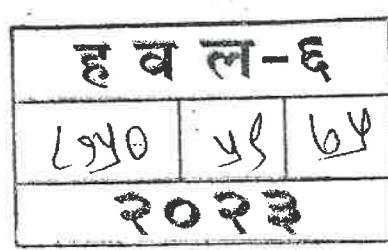
आपला आधार क्रमांक / Your Aadhaar No. :
9721 0088 3906

आधार - सामान्य माणसाचा अधिकार

सौरभ शंकर पावर
Sourabh Somnath Pawar
जन्म तिथी / DOB : 16/06/1990
पुरुष / Male

9721 0088 3906

आधार - सामान्य माणसाचा अधिकार



घोषणापत्र

हवल - ६	
७६६६	८०
मी. श्री. प्रशांत सुरेश मुनोत	२०२३
राहणार:- लोहगाव, पुणे.	



याद्वारे घोषित करतो, दुष्यम निबंधक हवेली नं. 15 याचे कार्यालयात कुलमुखत्यारपत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मला विजय तुकाराम रौंद्र किंवा यांनी दिनांक :- 14/02/2022 रोजी हवेली क्रमांक 15 मध्ये दस्त नं. 2390/2022 अन्वये दिलेल्या कुलमुखत्यार पत्राच्या आधारे, मी, सदर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दाबाबत ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनीयम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- २०/०४/२०२३


सही / कुलमुखत्यारधारक

श्री. प्रशांत सुरेश मुनोत



हवल - ६	
८०	६४
२०२३	

333/7666

गुरुवार, 20 अप्रिल 2023 4:31 म.न.

दस्त सोपवारा भाग-1

दस्त 15 रु. 150

दस्त क्रमांक: 7666/2023

दस्त क्रमांक: दस्त 15/7666/2023

बाजार मुल्य: रु. 00/-

मोबाइल: रु. 00/-

प्रगतेन मुद्रांक शुल्क: रु. 500/-

द. नि. वह. द. नि. दस्त 15 यांचे कार्यालयान

अ. क्र. 7666 वर दि. 20-04-2023

गेजी 4:23 म.न. वा. हजार कैला.

पावनी: 8124

पावनी दिनांक: 20/04/2023

मादरकरणागांवे नाव: विजय तुकाराम रौंद्र तर्फे दस्त कबूलीकरिता कृ मु
म्हणून प्रशांत सुरेश मुनोंद

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची मंडळा: 10

मुक्ता: 300.00

दस्त हजार करण्याच्या नावी मही.

महा दृश्यम निवडक, निवडक 15

महा दृश्यम निवडक, निवडक 15

दस्ताचा प्रकार: संपादन पावर ऑफ ब्रॅटर्नी

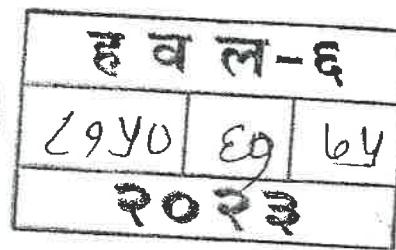
मुद्रांक शुल्क: (48-२) जेव्हा न्यायामुळे को व्यापारीला एकापेक्षा अधिक नंव्यवहारात किंवा सरम्हा काम चालविण्याचा प्राधिकार मिळत असेहा तेजी

शिक्का के. 1 20 / 04 / 2023 04 : 23 : 42 PM ची वेळ: (सादरीकरण)

शिक्का के. 2 20 / 04 / 2023 04 : 24 : 22 PM ची वेळ: (फी)

प्रतिक्रिया पत्र

*सदर दस्तारेवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार / ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, देखता कायदेशीर दावीसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जवाबदार राहील. *दस्तारेवजासोबत जोडलेली कागदपत्रे, कुलभुद्ध्यार धारक व्यक्ती इत्यादी बनावट अढळून आल्यास याची संपूर्ण जवाबदारी निष्पादकाची राहील.





20/04/2023 4:32:54 PM

दम्न क्रमांक हवल 15/7666/2023
दम्नाचा प्रकार: संपर्क पांवर आंफ बैंटरी

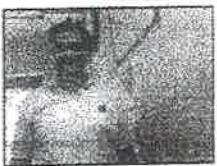
अनु. क्र. पक्षकाराचे नाव व पना

1. नाव: विजय तुकाराम रोदल तर्फे दम्न कवुरीकरिता कु मु म्हणून
प्रशान्त दूरी गमावी
पना: ज्योति नं: .. माला नं: .. इमारतीचे नाव: .. अवांक नं: .. रोड नं: स्वाक्षरी:-
लोहगाड, पुणे, महाराष्ट्र, पुणे.
पंत नंबर: AAQPR0124G

पक्षकाराचे प्रकार

कुलमुन्हत्यार देणार
वय: 47

द्वायाचित्र



अग्रक्रान्त दम्न



2. नाव: मारुभ मोमनाथ पांवर

पना: ज्योति नं: .. माला नं: .. इमारतीचे नाव: .. अवांक नं: .. रोड नं: होम्डर
फ्लॅट नं: १६, वी विलिंग, अंकोर पार्क कॅम ३, राजमुद्रा सोमायरी, वय: 33
धनकवडी, पुणे, महाराष्ट्र, पुणे.
पंत नंबर: BUXPP7791M

पांवर आंफ बैंटरी

स्वाक्षरी:-

वरील दम्नांवज करून देणार नथाक्यात संशल पांवर आंफ बैंटरी चा दम्न संवाज करून विस्तारे कवुल करतान.
शिक्का क्र. 3 ची वेळ: 20/04/2023 04:25:18 PM

ओळख -

महाराष्ट्र दुर्घट निवापक यांच्या ओळखीचे असून दम्नांवज करून देणा-यानां व्यतीक्षण: ओळखानन, व त्यांची ओळख पटविनान

अनु. क्र. पक्षकाराचे नाव व पना

1. नाव: विकास गांग बही कुभार
वय: 57
पत्ता: कोटवाड, पुणे.
पिन कोड: 411048

द्वायाचित्र

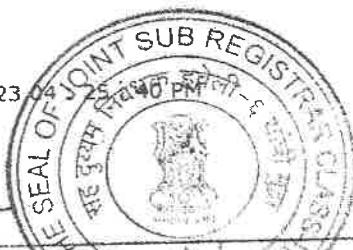
अग्रक्रान्त दम्न

स्वाक्षरी



शिक्का क्र. 4 ची वेळ: 20/04/2023 04:25:46 PM

महाराष्ट्र दुर्घट निवापक यांची ओळख



ह व ल - ६

1940 62 64
2023

Date

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	SD	Deface Number	Deface Date
1	VIJAY TUKARAM RAUNDAL	eChallan	69103332023042014646	MH000908643202324E	500.00	SD	0000481855202324	20/04/2023
2		DHC		2004202307815	200	RF	2004202307815D	20/04/2023
3	VIJAY TUKARAM RAUNDAL	eChallan		MH000908643202324E	100	RF	0000481855202324	20/04/2023

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

7666 2023

Know Your Rights as Registrants

- Verify Scanned Document for correctness through thumbnail (4 pages on अभियानकांतोतील दस्तऐवजात)
- Get print immediately after registration

पाक्षी पाक्षी पाक्षी

For feedback, please write to us at feedback.dms@mhraj.gov.in



सह. दुर्घट निवापक (वर्ग-२)

हवली क्र. १५, पुणे शहर, पुणे

(एम.र.देशमुख)

सह. दुर्घट निवापक (वर्ग-२)

हवली क्र. १५, पुणे शहर, पुणे

दिनांक २०/०४/२०२३

पाक्षी पाक्षी पाक्षी

आयकर विभाग

INCOME TAX DEPARTMENT

मात्रा रक्षण
GOVT. OF INDIA



आयकर खातांकाउन काउ

Permanent Account Number Card

AAFTK1831N

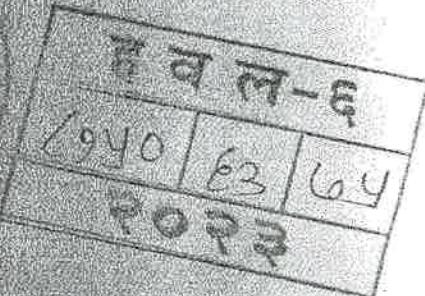
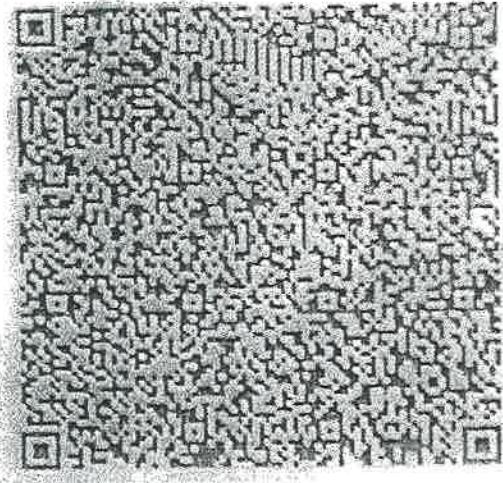
TTN / Name

KARYAKRITI EDUCATIONAL TRUST

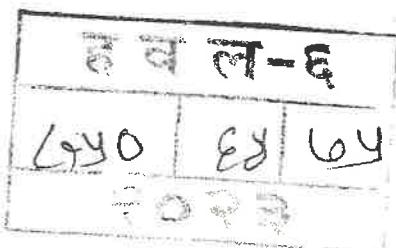
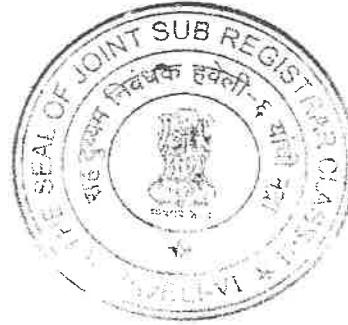
तिथि ग्रन्ति की तिथि

Date of Incorporation/Formation

23/01/2023



23/01/2023



नोंदणीचे प्रमाणपत्र

यादवारे प्रमाणपत्र देखावल येते की, खाली उल्लिखित विश्वस्तव्यवाक्यात्मा ही आज, मुंबई सार्वजनिक विश्वस्तव्यवाक्यात्मा अधिनियम, १९५० (संन १९५० दा सुनद्दा अधिनियम नं. २१) या अन्याय वृत्तानुसार विभाग नावाजनिक विश्वस्तव्यवाक्यात्मा नोंदणी कायाचिल्यास योग्य रीतीने नोंदवावात, आलेली आहे.

सार्वजनिक विश्वस्तव्यवाक्यात्मेचे नाव कायाचिल्याती पञ्चकोशानन्द इस्ट

सार्वजनिक विश्वस्तव्यवाक्यात्मेच्या नोंदणी पुस्तकालय नं. E-0038078(GBR)

असोंग ईदरातीह विष्ट, यांस प्रमाणपत्र दिले.

आज दिनांक 23 January 2023 रोजी माझ्या सहीमिशी दिले



Certificate of Registration

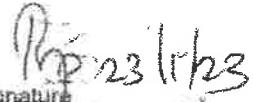
It is hereby certified that the Public Trust described below has this day been duly registered under the Mumbai Public Trust Act, 1950 (BOM-XXIX of 1950) at the Public Trust Registration office Greater Mumbai Region.

Name of the Public Trust **KARYAKRITI EDUCATIONAL TRUST**

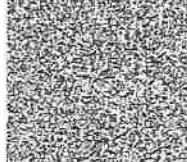
Number in the Register of Public Trusts **E-0038078(GBR)**

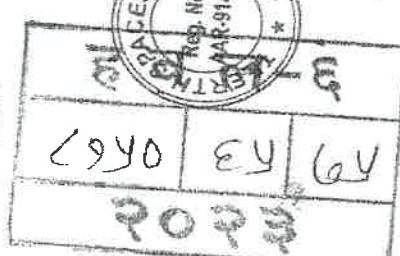
Certificate issued to **LAXMI INDERSINGH BIST**

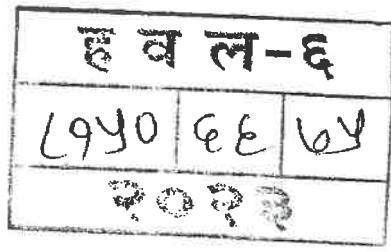
Given under my hand this 23 Day of January 2023.


Signature
Asstt. Charity Commissioner
Greater Mumbai Region, Mumbai



 	
Government of India मानव संविशेष अधिकार प्राप्तिकरण Unique Identification Authority of India	
नोंदी क्रमांक/ Enrolment No.: 0000/00487/02666	
<p>To अनि रांदल Abhi Raundal Vijay Raundal Flat no 402, Manhattan, Sr.No.270, near mauli petrol pump, Baner, Pune Pune City Pune Maharashtra - 411045 9511711911</p> <p>Signature valid</p> 	<p>मानव संविशेष अधिकार प्राप्तिकरण Unique Identification Authority of India</p> <p>INFORMATION</p> <ul style="list-style-type: none"> * Aadhaar is a proof of identity, not of citizenship. * Verify identity using Secure QR Code/ Offline XML/ Online Authentication. * This is electronically generated letter. <p>जापला आधार क्रमांक / Your Aadhaar No. : 2404 6907 6754 VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p> <p>आदर्श सरकार Government of India</p> <p>अनि रांदल Abhi Raundal जन्म तारीख/DOB: 04/01/1993 पुल्ल/ MALE</p> <p>2404 6907 6754 VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p> <p>Issue Date 01/01/2012</p>
 	
<p>मानव संविशेष अधिकार प्राप्तिकरण Unique Identification Authority of India</p> <p>जापला आधार क्रमांक / Your Aadhaar No. : 2404 6907 6754 VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p> <p>आदर्श सरकार Government of India</p> <p>अनि रांदल Abhi Raundal जन्म तारीख/DOB: 04/01/1993 पुल्ल/ MALE</p> <p>2404 6907 6754 VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p> <p>जापला आधार क्रमांक / Your Aadhaar No. : 2404 6907 6754 VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p> <p>आदर्श सरकार Government of India</p> <p>अनि रांदल Abhi Raundal जन्म तारीख/DOB: 04/01/1993 पुल्ल/ MALE</p> <p>2404 6907 6754 VID : 9188 5452 7048 4000 माझे आधार, माझी ओळख</p> <p>Issue Date 01/01/2012</p>	





John

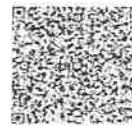




भारत सरकार
Unique Identification Authority of India
Government of India

नमायन क्रम / Enrollment No. 1249/23189/00235

To
विजय तुकाराम रायडल
Vijay Tukaram Raikar
402 manhattan
near mauli petrol pump, palled farm
Pune City
N.W.
Pune City Pump
Maharashtra 411040
9822067000
37488 05
MA740610698FT



आपका आधार क्रमांक / Your Aadhaar No.

3025 4417 2966

मेरा आधार, मेरी पहचान



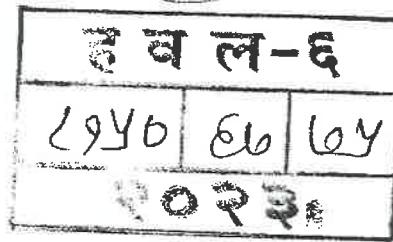
भारत सरकार
Government of India

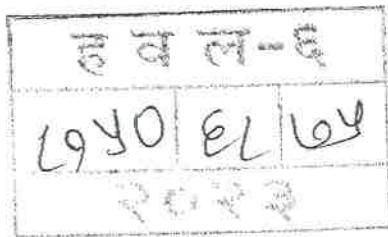
विजय तुकाराम रायडल
Vijay Tukaram Raikar
जन्म तिथि / DOB : 05/03/1963
पुरुष / Male

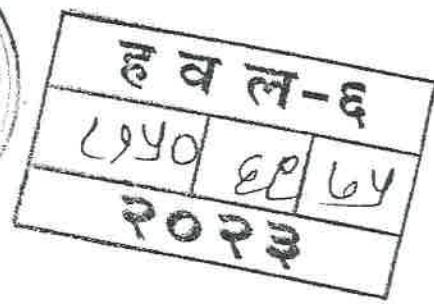


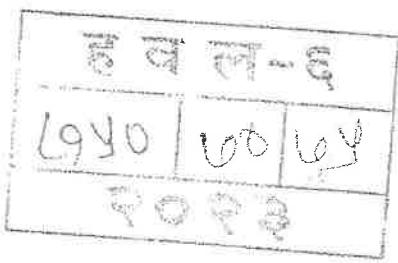
3025 4417 2966

मेरा आधार, मेरी पहचान









आयकर विभाग
INCOME TAX DEPARTMENT

LAXMI INDERSINGH BIST

RAJENDER SINGH KHIMSINGH DANGWAL

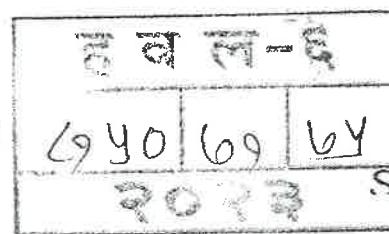


23/07/1974

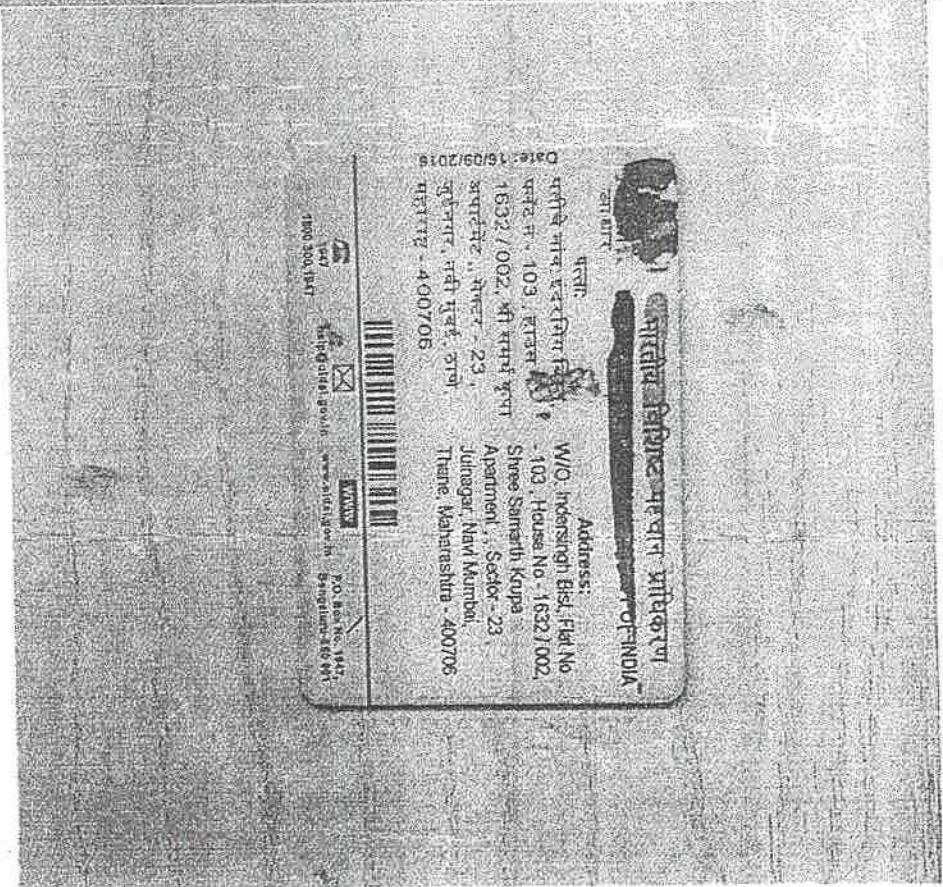
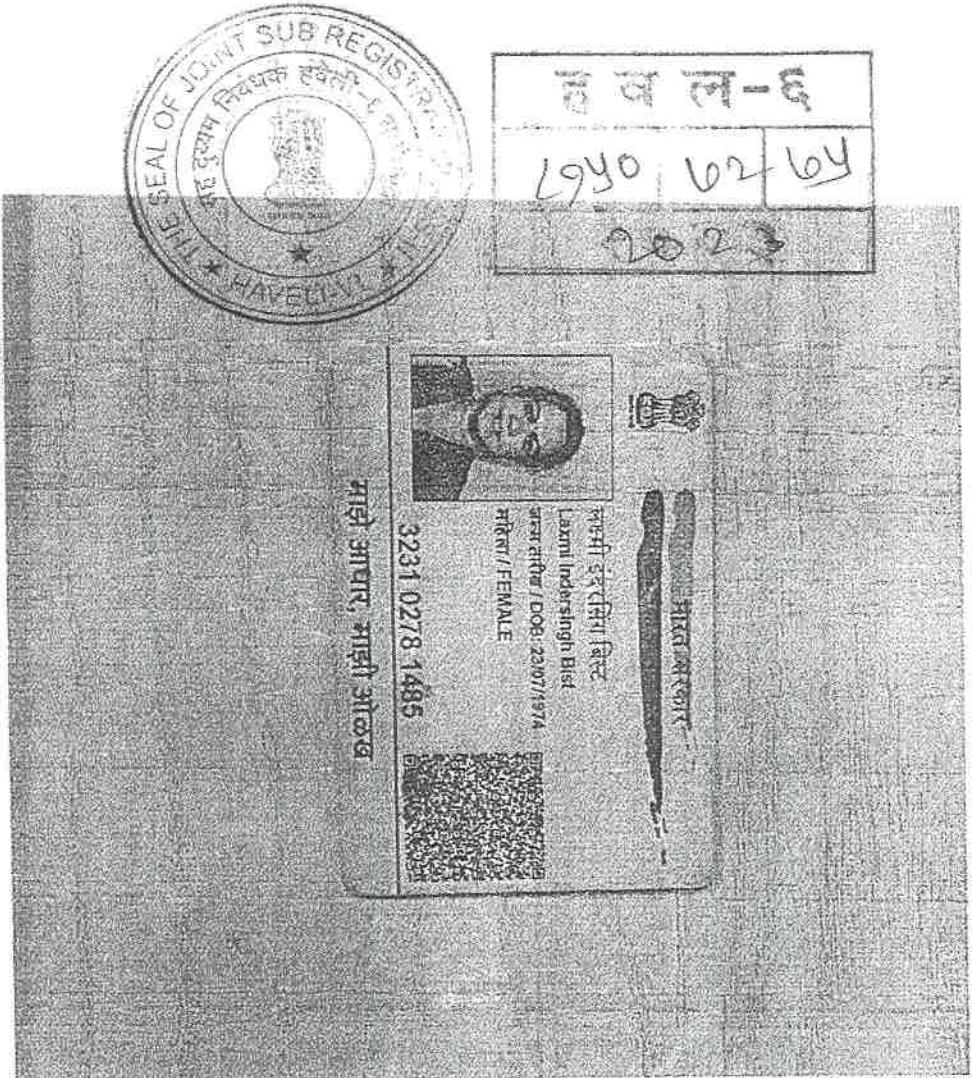
Permanent Account Number

ARPPB7095Q

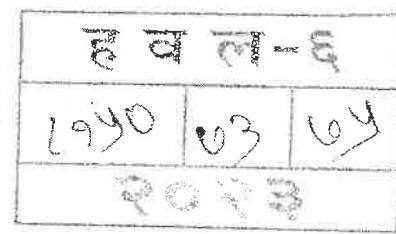
Signature



Scanned by TanScanner



A circular blue ink stamp. The text "THE SEAL OF JC" is at the top, "PARLIAMENT OF INDIA" is in the center, and "H. V. L." is at the bottom.



6/8150

मोपवार, 08 मे 2023 12:36 म.नं.

दस्त गोपवारा भाग-1

हवल6

दस्त क्रमांक: 8150/2023

दस्त क्रमांक: हवल6 /8150/2023

बाजार मुल्य: रु. 4,12,35,948/-

मोबदला: रु. 1,50,00,000/-

अगलेले मुद्रांक शुल्क: रु. 20,62,000/-

द. नि. मह. द. नि. हवल6 याचे कार्यालयात

पावती: 9082

पावती दिनांक: 08/05/2023

अ. क्र. 8150 वर दि. 08-05-2023

मानवकरणार्गाचे नाव: विजय तुकाराम रोंदक

शेजी 12:31 म.नं. वा. हजार केला.

नोंदणी की

रु. 30000.00

दस्त हाताळणी की

रु. 1500.00

पृष्ठांची बंध्या: 75

एकुण: 31500.00

दस्त हजार करणार्गाची मही:

मह दृष्यम निवारक, हवली-6

(एम. ए. गायकवाड)

सह दृष्यम निवारक, हवली-6

(एम. ए. गायकवाड, बांडपांडी)

लोणीकाळभार पण

मुद्रांक शुल्क: (एक) कोणत्याही महानगर पालिकेच्या हाहीत किंवा स्थालेगत असलेल्या कोणत्याही कटक क्षेत्राच्या हाहीत किंवा उप-बऱ्ठ (दान) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 08 / 05 / 2023 12 : 31 : 01 PM ची वेळ: (सांदरीकरण)

शिक्का क्र. 2 08 / 05 / 2023 12 : 34 : 55 PM ची वेळ: (फी)

मह दृष्यम निवारक, हवली-6

(एम. ए. गायकवाड)

सह दृष्यम निवारक हवली-6

लोणीकाळभार पण

मध्ये नमूद न

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी काददा १९०८ अंतर्गत असलेल्या तरतुदीमुसार अंदूणीस दारक्रत केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जाडलेल्या कानूनप्रवांची आणि दस्ताची सल्लिहा, वैथता कायदेशीर बाबंसाटी तसेच लोटे आढळलेल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये, खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील

लिहून देण्हर



दस्त सोपबाग भाग-2

हवल 6

दस्त क्रमांक: 8150/2023

08/05/2023 12:39:51 PM

दस्त क्रमांक: हवल 6/8150/2023

दस्तावा ग्राहक: -भाडेपडा

अनु. क्र. पाकागांव नाव व पत्ता

नाव: कार्यक्रिंग एज्युकेशनल ट्रस्ट तरफे अधिकृत अधिकारी नवधी
दंडरमंडळ विन्हू
पत्ता: फ्लॉट नं.: -, माला नं.: -, इमारतीचे नाव: -, अवॉक नं.: -, गोड नं.: -
25अ, फोर्ट गोड, कोर्ट विन्हू विन्हूंग, याहीम वेन्ट, मंडवई, महाराष्ट्र,
मुम्बई.
पत्ता नंवर: AAFTK1831N

2 नाव: नीर्वी म्हेमेय युनिट पाल एन फी तरफे भागीदार, विजय तुकाराम
गोदाळ, अभि विजय गोदाळ च्या तरफे दस्तगेवज प्रवेशमार्ग कृ.म.
मौर्य मोमनाथ पवार
पत्ता: फ्लॉट नं.: -, माला नं.: -, इमारतीचे नाव: -, अवॉक नं.: -, गोड नं.: -
धनकवडी, पुणे, महाराष्ट्र, पुणे.
पत्ता नंवर:

पक्षकागांव प्रकाश

द्यायाचित्र

अगऱ्याचा उमा

भाडेपडा

वय: -49

स्वाक्षरी: -

लिहन घेणार

वय: -33

स्वाक्षरी: -

स्वाक्षरी



वर्गील दस्तगेवज करने देणार नथाकरीत भाडेपडा चा दस्तगेवज करने दिल्याचे कवुल करतान.

शिक्का क्र.3 ची तारीख: 08 / 05 / 2023 12 : 37 : 51 PM

ओळखा:-

मदर इमम दुर्घटना निवारक याच्या ओळखाचे असून दस्तगेवज करून देणा-याना व्यक्तिशः ओळखतात, व त्याची ओळख पटवितात

अनु. क्र. पाकागांव नाव व पत्ता

1 नाव: वकीन शिवारी इलाली
वय: 28
पत्ता: धायरी पुणे 411041
पिन कोड: 411041

द्यायाचित्र

अगऱ्याचा उमा



शिक्का क्र. 4 ची तारीख: 08 / 05 / 2023 12 : 38 : 46 PM

सह दुर्घटना निवारक हवली-६

स्र. Purchaser	पापे Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
TEERTH SPACES UNIT 1 LLP	eChallan	69103332023050313259	MH001552468202324E	2062000.00	SD	0000897332202324	08/05/2023
	DHC		0705202300740	1500	RF	0705202300740D	08/05/2023
TEERTH SPACES UNIT 1 LLP	eChallan		MH001552468202324E	30000	RF	0000897332202324	08/05/2023

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

8150 / 2023

Know Your Rights as Registrants

1. Verify scanned document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

प्रमाणित करायात घेते की,

For feedback, please write to us at feedback.isarita@gmail.com

या दस्तावधारे एकुण

पहाले नंबरचे पुस्तक

१९५० नंबरी नोंदला



व्यापार आहेत

(एम. ए. गायकवाड)

सह दुर्घटना निवारक हवली-६

(एम. ए. गायकवाड)

सह दुर्घटना निवारक हवली-६

दिनांक: ८/५/२०२३

https://10.10.246.3



संगणक प्रमाणित नवकल

कुमारी पांडे ९ ते ८/५/२०२३

संगणक पांडती क्र.

दिनांक: ८/५/२०२३

मी नवकल वाचती
मी रुजुवात घेतली

अस्तलवर हुक्म नवकल

दस्तावेजाची सुची मा श्री

श्री अंदिवाजा दोषी

यांना दिली आणि

दिनांक ८/५/२०२३

दुर्घटना निवारक हवली क्र. ६ पुणे.





08/05/2023

सूची क्र.2

दुर्यम निबंधक : सह दु.नि. हवेली 6

दस्त क्रमांक : 8150/2023

नोंदणी :

Regn:63m

गावाचे नाव : सुस

(1) विनेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	15000000
(3) बाजारभाव(भाडेपट्टाच्या वाबतितपटाकारा आकारणी देतो की पटटेदार ते नमुद करावे)	41235948
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्याम)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे सुस येथील स नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 1 + स नं 123/1+2+3/1+3/2+4/2+6/2 प्लॉट नंबर 2(मातवाराप्रमाणे स. नं. 123/1 ने 6/प्लॉट नं. 2 अमेनिटी स्पेस) यांसी क्षेत्र 51.8254 आर चौ मी अशी मिळकत. (Survey Number : 123/1 ने 6/प्लॉट नं./2/अमेनिटी/स्पेस ;) 2) 51.8254 आर.चौ.मीटर
(5) खेत्रफल	
(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-कार्यकिर्ती एज्युकेशनल ट्रस्ट तर्फे अधिकृत अधिकारी लक्ष्मी इंद्रसिंग विस्ट वयः-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: 25अ, फोर्ट रोड, फोर्ट विल्डिंग, माहीम वेस्ट, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400016 पैन नं:-AAFTK1831N
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-तीर्थ स्पेसेस युनिट एल एल पी तर्फे भागीदार, विजय तुकाराम गोंदळ, अभि विजय गोंदळ च्या तर्फे दस्तऐवज प्रवेशासाठी कु.मु. सौरभ सोमनाथ पवार वयः-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: थनकवडी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411043 पैन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	08/05/2023
(10) दस्त नोंदणी केल्याचा दिनांक	08/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8150/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2062000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



मी. नकल वाचती
मी. रुजुवात घेतली

अस्सलबर हुक्म नद्दकत

दस्तासुवतची सुची || प्रत
श्री. अ. १५११५११५१११
यांता दिली २०२३
दिनांक २०२३-०५-०८

दुर्यम निबंधक
हवेली क्र.६, पुणे.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	TEERTH SPACES UNIT 1 LLP	eChallan	69103332023050313259	MH001552468202324E	2062000.00	SD	0000897332202324	08/05/2023
2		DHC		0705202300740	1500	RF	0705202300740D	08/05/2023
3	TEERTH SPACES UNIT 1 LLP	eChallan		MH001552468202324E	30000	RF	0000897332202324	08/05/2023

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

