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पावती

Original/Duplicate

Friday, July 14, 2023

नोंदणी क्र.: 39म

11:57 AM

Regn.: 39M

पावती क्र.: 15078 दिनांक: 14/07/2023

मावाचे नाव: तायबडे

दस्तऐवजाचा अनुक्रमांक: हवल9-13532-2023

दस्तऐवजाचा प्रकार: भाडेपट्टा

मादर करणान्याचे नाव: अशोकमिंग हरधुमल जमतानी ज्या तर्फे दस्तऐवज प्रवेशामाठी कु.मु. मोहितदर अशोकमिंग जमतानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

12:16 PM ह्या वेळेस मिळेल.

मह दुय्यम निबंधक, हवेली-9

वाजार मूल्य: रु. 59369490/-

मोबदला रु. 6668000/-

भरलेले मुद्रांक शुल्क: रु. 2671700/-

सह. दुय्यम नि. (वर्ग-२)  
हवेली क्र. ९ पुणे.

1) देयकाचा प्रकार: DHC रकम: रु. 200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1307202308349 दिनांक: 14/07/2023

बँकिचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 700/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1007202310204 दिनांक: 14/07/2023

बँकिचे नाव व पत्ता:

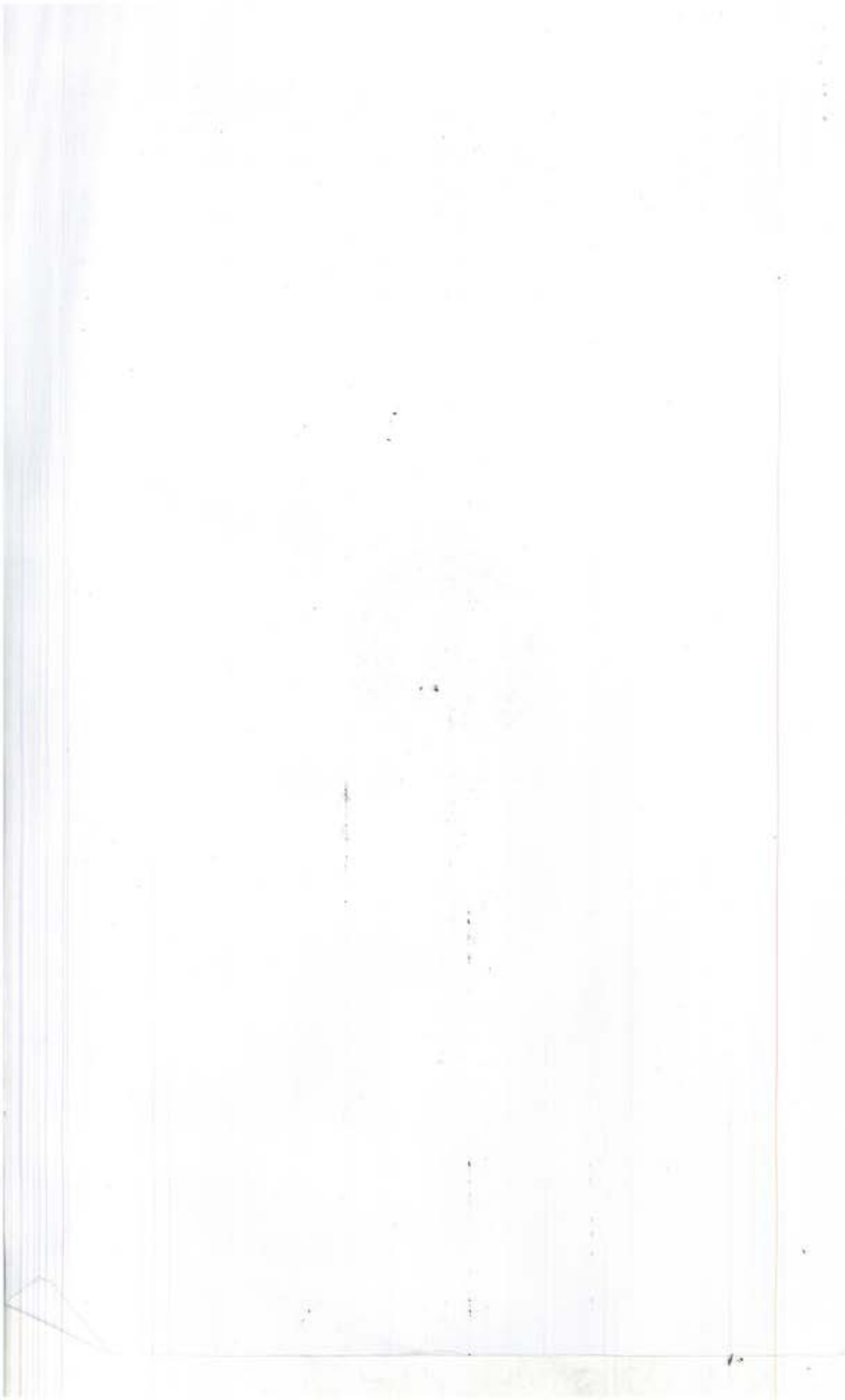
3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004892085202324E दिनांक: 14/07/2023

बँकिचे नाव व पत्ता:

मुळ दस्त स्कन करून ठेविलेला





## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	COLOURS EDUCATION SOCIETY	eChallan	02300042023070822411	MH004892085202324E	2671700.00	SD	0002673516202324	14/07/2023
2		DHC		1307202308349	200	RF	1307202308349D	14/07/2023
3		DHC		1007202310204	700	RF	1007202310204D	14/07/2023
4	COLOURS EDUCATION SOCIETY	eChallan		MH004892085202324E	30000	RF	0002673516202324	14/07/2023

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









हवेल - ९		
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**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	1007202310204	Receipt Date	14/07/2023
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Received from COLOURS EDUCATION SOCIETY TARFE PRESIDENT HEMA PREM GEHANI, Mobile number 9823077611, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 13532 dated 14/07/2023 at the Sub Registrar office Joint S R Haveli 9 of the District Pune.

DEFACED

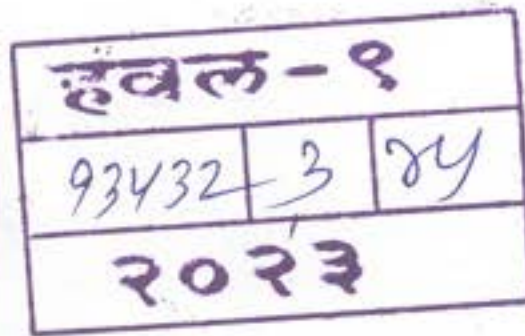
₹ 700

DEFACED

**Payment Details**

Bank Name	MAHB	Payment Date	10/07/2023
Bank CIN	10004152023071009542	REF No.	011644019
Deface No	1007202310204D	Deface Date	14/07/2023

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



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	1307202308349	Receipt Date	14/07/2023
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Received from OMPRAKASH HARCHUMAL JHAMTANI, Mobile number 9822356610, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 13532 dated 14/07/2023 at the Sub Registrar office Joint S.R. Haveli 9 of the District Pune

DEFACED

₹ 200

DEFACED

### Payment Details

Bank Name	MAHB	Payment Date	13/07/2023
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Bank CIN	10004152023071307722	REF No.	010641590
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Deface No	1307202308349D	Deface Date	14/07/2023
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This is computer generated receipt, hence no signature is required.





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2023		
CHALLAN		
MTR Form Number-6		



GRN	MH004892085202324E	BARCODE			Date	08/07/2023-13:30:52		Form ID	36		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		AABTC5129M				
Office Name HVL1_HAVELI NO1 SUB REGISTRAR					Full Name		COLOURS EDUCATION SOCIETY				
Location PUNE					Flat/Block No.		SURVEY No. 85 - HISSA No. 6B				
Year 2023-2024 One Time					Premises/Building						
Account Head Details				Amount In Rs.	Road/Street		TATHAWADE				
0030046401 Stamp Duty				2671700.00	Area/Locality		PUNE				
0030063301 Registration Fee				30000.00	Town/City/District						
					PIN		4 1 1 0 3 3				
					Remarks (If Any)						
					PAN2=AAZPJ4118K-SecondPartyName=OMPRAKASH HARCHUMAL						
					JHAMTANI-						
					Amount In	Twenty Seven Lakh One Thousand Seven Hundred Rupee					
Total				27,01,700.00	Words	s Only					
Payment Details BANK OF MAHARASHTRA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	02300042023070822411		231890927142		
Cheque/DD No.					Bank Date	RBI Date	08/07/2023-13:33:30		Not Verified with RBI		
Name of Bank					Bank-Branch		BANK OF MAHARASHTRA				
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.  
 सदर चलन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.  
 Mobile No. : 9172077961



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**LEASE AGREEMENT**  
**OF IMMOVEABLE PROPERTY**  
**FOR 33 YEARS**

THIS LEASE AGREEMENT MADE AND EXECUTED ON THIS 14<sup>th</sup> DAY OF JULY  
IN THE YEAR TWO THOUSAND TWENTY THREE

*Pranali*

*Kamna Gehani*

BETWEEN

**1. MR. ASHOKSINGH HARCHUMAL JHAMTANI**

PAN No. AFAPJ9940D, Aadhar No. 7884 0550 5687,

Age: 67 Years, Occupation: Business,

Through his Power of Attorney Holder:-

**MR. MOHINDER ASHOKSINGH JHAMTANI**

PAN No. ADFPJ4615G, Aadhar No. 4198 6842 7129

Age: 32 years, Occupation: Business,

R/at: Plot No.23, "Pratham Housing Society",

Wakad, Pune - 411057.

Email I'd. [monty.jhamtani@gmail.com](mailto:monty.jhamtani@gmail.com), M. No.9890837321

*Pranali*

*Pranali*

**President**  
*Herna Gehani*  
COLOURS EDUCATIONAL SOCIETY, PUNE

**Treasurer**  
*Pranali*

**Secretary**  
*Pranali*

*Kamna Gehani*



**2. MR. OMPRAKASH HARCHUMAL JHAMTANI**

PAN No. AAZPJ4118K, Aadhar No.8367 3279 0806

Age: 54 Years, Occupation: Business,

R/at: Jayesh Niwas, Plot No.132B, Pimpri, Pune - 411017.

Email I'd. [omjhamtani@gmail.com](mailto:omjhamtani@gmail.com), M. No.9822356610

Hereinafter jointly referred to as "**the LESSORS**" (Which expression shall unless repugnant to the context mean and includes they themselves, their legal heirs, executors, administrators, assigns, etc.)

\_\_\_\_ PARTY OF THE FIRST PART;

*Omprakash*  
AL

AND

**COLOURS EDUCATION SOCIETY (PAN NO. AABTC5129M)**

A Education Society & Charitable Trust duly registered under Bombay Charitable Trust Act with Assistant Charity Commissioner, Pune Region, Pune.

**Through its President, Treasurer, Secretary & Vice President:-**

**1. MRS. HEMA PREM GEHANI**

President: Colours Education Society

PAN NO. ATZPG9564D, Aadhar No.5395 4757 2257

Age about: 46 Years. Occupation: Business,

Email I'd. [hema.gehani@yahoo.co.in](mailto:hema.gehani@yahoo.co.in), M. No.9823077611

**2. MR. PREM GEHANI**

S/o. MR. GORDHAN GEHANI

Treasurer: Colours Education Society

PAN NO. AHBPG0477D, Aadhar No.7744 3512 6644

Age about: 51 Years, Occupation: Business,

Email I'd. [prem.gehani@coloursinnovationacademy.org](mailto:prem.gehani@coloursinnovationacademy.org),

M. No.9172077961

*Hema Gehani*

President  
*Hema Gehani*

COLOURS EDUCATIONAL SOCIETY, PUNE



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Secretary <i>Pharad</i> 2023		

Kanva  
Gehani

3. MISS. BHARATI GEHANI

D/o. MR. PREM GEHANI

Secretary: Colours Education Society

PAN NO.CVGP6916C, Aadhar No.7791 1787 3947,

Age about: 23 Years, Occupation: Business,

4. MISS. KARUNA GEHANI

D/o. MR. PREM GEHANI

Vice-President: Colours Education Society

PAN NO.DSGPG2999F, Aadhar No.5279 8863 0564,

Age about: 19 Years, Occupation: Business,

All above R/at: Plot No. 104, "Pratham Housing Society",  
Near Pink City, Wakad, Pune - 411057.



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Hereinafter referred to as the LESSEES (which expression shall unless repugnant to the context shall mean and include the said Company/Educational Society & Charitable Trust, its existing Directors, successors, executors, administrators, and assigns etc.)

----- PARTY OF THE SECOND PART;

**WHEREAS** the party of the first part herein are the joint owners of all that piece and parcel of open land bearing Survey No.85, Hissa No.6B admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathawade within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation, together with existing fencing and together with all easementary rights and right to use the approach roads/internal road. The property is more particularly described and bounded as under;

3

President  
*Hema Gehani*  
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer  
*Prem Gehani*  
COLOURS EDUCATIONAL SOCIETY, PUNE

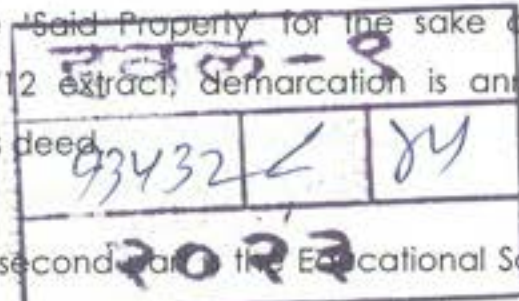
Secretary  
*Bharati Gehani*  
COLOURS EDUCATIONAL SOCIETY, PUNE

Karuna  
Gehani



On or towards East : 24 meter D.P. Road  
 On or towards South : Part of land bearing Survey No.85/6/C  
 On or towards West : Pune Banglore National Highway  
 Service Road and Indira College  
 On or towards North : Part of land bearing Survey No.85/6/A

(Hereinafter referred to as the 'Said Property' for the sake of the convenience). The copy of 7/12 extract, demarcation is annexed herewith and forming part of this deed.



**AND WHEREAS** the party of the second part the Educational Society and Charitable Trust, duly registered with Charity Commissioner, Pune Region. The Copy of registration certificate of Society and Charitable Trust, issued by Charity Commissioner, Pune is annexed herewith and forming part of this deed.

**AND WHEREAS** said Trust is an Educational Trust and they want to start an Educational institution.

**AND WHEREAS** due to above said reason the said Trust was in need of open land around the said vicinity for starting an Educational institution. Therefore, the party of second part approached and requested the party of the first part to **allot party of the second part out of said larger land an area admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet on lease basis** with permission to carry on the educational, art, sports and other related activities.

**AND WHEREAS** the party of the first considering this aspect has agreed to transfer the right of use to the party of the second part in respect of an area admeasuring **4047.00 Sq. Meters i.e. 43562 Sq. Feet** out of the said property for the period of 33 years strictly on the leasehold basis.

*[Handwritten signatures]*

4

**President**  
*Hema Gehari*  
 COLOURS EDUCATIONAL SOCIETY, PUNE

**Treasurer**  
*[Handwritten signature]*

**Secretary**  
*Bharati Gehari*

*Kannda Gehari*

The party of the second part for such use and occupation of the property has agreed to pay Rent @ Rs.25/- per sq. feet per month subject to such agreed increase in rent periodically as mentioned in this deed. (Hereinafter referred to as 'Lease Property' for the sake of convenience and said portion is marked in RED color in the plan annexed hereto and forming part of this deed)

AND WHEREAS it has now been decided between the parties to reduce down agreed terms & conditions into writing which will govern their relations inter se.



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NOW THIS INDENTURE OF LEASE WITNESETH AS UNDER:-

1. In pursuance of the said agreement for lease, the party of the first part agrees to demise to the part of the second part an area admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet out of Survey No.85, Hissa No.6B, totally admeasuring about 00 H 80.44R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathawade within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation and more particularly described in the schedule herein above written TO HOLD the demised premises for the period of 33 Years on lease basis unto the lessee commencing from the day of possession and upon the condition for the observance and performance of the covenants on the part of the lessees hereinafter contained. (Hereinafter referred to as 'Lease Property' for the sake of convenience and more specifically described in the Schedule hereunder written and said portion admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet allotted on lease basis is marked in RED color in the plan annexed hereto and forming part of this deed)

*[Signature]*

*[Signature]*

5

President  
*Hema Gehani*

Treasurer  
*[Signature]*

Secretary  
*Bhuvata Chavhan*

COLOURS EDUCATIONAL SOCIETY, PUNE

Karun  
Ochand



2. That party of the second part/lessee shall pay rent per month @25/- per sq. feet i.e. **Rs.10,89,050/- (Rupees Ten Lakh Eighty nine Thousand Fifty Only)** for such use and occupation of the lease property. Said lease rent shall increase @15% after expiry of every term of 03 years. However, with mutual understanding of parties the period of 33 years lease and payment of lease rent shall start with effect from 01-06-2024 and expire on 31-05-2057. The initial period starting from signing of this agreement till 31-05-2024 shall be rent free/fit out period. The Details of monthly rent payable are shown in the Table mentioned below.

Sr. No.	License Term		Monthly Rent (per month)
	From	To	
1.	01-06-2024	31-05-2027	Rs. 10,89,050.00
2.	01-06-2027	31-05-2030	Rs. 12,52,408.00
3.	01-06-2030	31-05-2033	Rs. 14,40,270.00
4.	01-06-2033	31-05-2036	Rs. 16,56,310.00
5.	01-06-2036	31-05-2039	Rs. 19,04,756.00
6.	01-06-2039	31-05-2042	Rs. 21,90,470.00
7.	01-06-2042	31-05-2045	Rs. 25,19,040.00
8.	01-06-2045	31-05-2048	Rs. 28,96,896.00
9.	01-06-2048	31-05-2051	Rs. 33,31,430.00
10.	01-06-2051	31-05-2054	Rs. 38,31,145.00
11.	01-06-2054	31-05-2057	Rs. 44,05,816.00

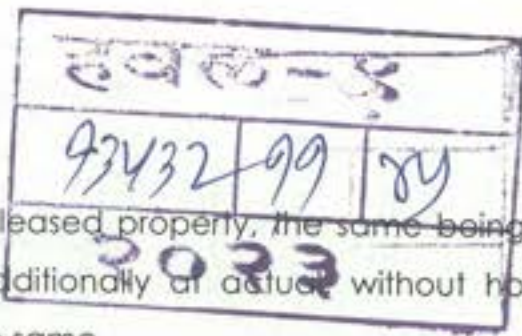
In case of any difference in actual area given by Lessors to the Lessee, the rent will be given by Lessee on actual land area basis to the Lessors. The lessee shall issue two cheques towards lease rent of equal amount in favour of Mr. Ashoksingh Harchumal Jhamtani and Mr. Omprakash Harchumal Jhamtani.

3. The Parties agree that the 'Rent' does not include any amounts payable towards electricity charges, water charges, utility charges.

*[Signature]*  
*[Signature]*  
**President**  
**Hema Gehani.**  
**COLOURS EDUCATIONAL SOCIETY, PUNE**

**REGIS. NO. 9343290**  
**SECRETARY**  
**Bhaskar Gehani**

**Karuna Gehani**



property tax etc. of the leased property, the same being payable solely by the lessee, additionally at actual without holding the Lessors responsible for the same.

4. Such 'Monthly Rent' shall be payable subject to deduction of Tax at Source (TDS) by lessee. The Lessee shall regularly deposit the TAX so deducted with Income Tax Department and further provide necessary certificate to that effect to Lessors. However, if the Lessee deducts TDS Amount but failed & neglected to deposit with Income Tax Department then the penalty and interest if any imposed by Income Tax Department then same shall be borne and paid by Lessee.
5. The Lessee in addition to fixed Rent shall be liable to pay **GST OR ANY OTHER TAX LEVIED BY GOVERNMENT OF INDIA OR LOCAL BODY PRESENTLY OR IN FUTURE DURING THE LEASE PERIOD OR as may be applicable under the prevailing Income Tax laws or such other Laws** on such 'Monthly Rent', Taxes are NOT included in monthly rent. All such tax obligations shall be payable in addition to the Rent paid under this Lease deed it is further agreed that if anytime during the term of this lease, the present method of taxation is changed by GOVERNMENT OF INDIA OR LOCAL BODY partly/wholly or otherwise upon rents then the lessee shall pay all such taxes, assessments, levies, imposition or charges.
6. The 'Rent' shall be payable in advance on or before the 7<sup>th</sup> day of each month without delay and default as agreed. The payment of Monthly Rent in time is essential condition of this Lease Deed. However, as mentioned hereinabove, the first monthly rent will start with effect from 01-06-2024.

7

**President**  
**Hema Gehani.**

COLOURS EDUCATIONAL SOCIETY, PUNE

**Treasurer**  
**Pramod Gehani**

**Secretary**  
**Bharati Gehani**

**Karuna Gehani.**



7. The Rent and/or any other amounts payable hereunder shall remain unpaid by the Lessee after the same has become due or in event of any cheque/BCS towards the said Rent is/are for whatever reason dishonored for two consecutive months and/or if any terms and condition mentioned herein are not performed and/or observed, then it shall be lawful on part of the LESSORS or any person authorized by the LESSORS to give the Lessee a written notice for rectifying the breach committed and if such breach is not remedied by the Lessee within 15 (Fifteen) days from date of such notice then the LESSORS shall be entitled to get the monthly compounded interest @12% p.a. for such total delayed period of payment. However, The Lessors shall be under an obligation to give such written notice only on first default and if the same is repeated frequently, then the LESSORS shall not be under obligation to give any such notice but at their discretion will be entitled to terminate said Lease Deed by giving advance notice of 03 Months or till completion of academic year of students, which is more. On such termination, the Lessee in addition to payment of arrears of Rent also being liable to immediately remove themselves along with all their belongings, employees, staff, etc. from the said lease property and shall peacefully re-handover the said lease property to the Lessors thereof.

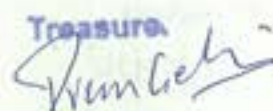
8. The LESSEE shall, during the 'Lease Term/ Period', always maintain with the LESSORS, a deposit for the due observance and performance of the terms and conditions of this 'Lease Deed', therefore during the inception of this 'LEASE DEED', the LESSEE has paid to the LESSORS a lump-sum '**Interest Free Refundable Security Deposit**' amount of **Rs.66,68,000/-** (Rupees Sixty Six Lakhs Sixty Eight Thousand Only) in the following manner;

8

**President**  
**Secretary**  
  
Colours Educational Society

**Secretary**  
**President**  
  
COLOURS EDUCATIONAL SOCIETY, PUNE

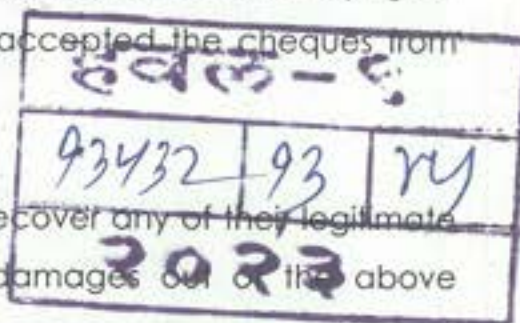
**Treasurer**  


Kanura  
Gehani

- a) Rs.1,00,000/- by online transfer bearing Ref. No. IMPS/316422802900 dated 13/06/2023 to Lessor No.1
- b) Rs.24,00,000/- by online transfer bearing Ref. RTGSICICR42023061300558322 dated 13/06/2023 to Lessor No.1
- c) Rs.1,00,000/- by online transfer bearing Ref. No. IMPS/316422797905 dated 13/06/2023 to Lessor No.2
- d) Rs.24,00,000/- by online transfer bearing Ref. No. RTGSCRICIC0000011 dated 13/06/2023 to Lessor No.2
- e) Rs.8,34,000/- by cheque bearing No.639856 dated 20-01-2024 drawn on Bank Of Maharashtra, Wakad Branch issued in the name of Lessor No.1
- f) Rs.8,34,000/- by cheque bearing No.639855 dated 20-01-2024 drawn on Bank Of Maharashtra, Wakad Branch issued in the name of Lessor No.2

The receipt of security deposit amount in the above said manner is acknowledged by LESSORS subject to realization of the cheques on its presentation. The cheque at Sr. No. {e} and {f} are post dated. The Lessee has assured to Lessors that, both the said cheques will be honored on its presentation and relying on such assurances the Lessors have accepted the cheques from Lessee.

- ❖ The LESSORS reserves their right to recover any of their legitimate dues, outstanding amounts and damages out of the above



*[Signature]*

*[Signature]*

9

President  
*[Signature]*  
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer  
*[Signature]*

Secretary  
*[Signature]*

Karuna Gehani





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mentioned 'Interest Free Refundable Security Deposit' paid in  
view of the terms of this 'LEASE DEED'.

- ❖ The 'Interest Free Refundable Security Deposit' shall be returned to the LESSEE after the LESSEE peacefully vacates and hands over the 'Said Leased Property' to the Lessors, subject to deduction of any dues that may be payable by the LESSEE, as per the terms of this 'DEED'.
9. The party of the second part shall use the said Lease property for the purpose permitted under the laws and rules and regulations i.e. for legal and valid purpose. The lessee shall be responsible to demolish the whole structure of school/educational institution after expiry of lease period and shall handover vacant and peaceful possession of lease property to the Owners/ Lessors.
10. The Lessee shall obtain all the permissions, sanctions, approvals, etc which are just & necessary for running educational activities. The Lessors herein gives necessary consent for the same.
11. The Lessee shall comply with all the rules & regulations of Pimpri Chinchwad Municipal Corporation, Government and Semi-Government Authorities while carrying on any activities on the said lease property.
12. The Lessors covenant with the Lessee that the Lessee pays the lease rent and other statutory dues and claims of the respective authorities timely, the Lessor shall not disturb the peaceful possession of the lessee.
13. The party of second part shall be liable to pay MSEDCL charges, water charges, utility charges, property tax and all other Government dues etc in respect of said lease property and

*[Signature]* *[Signature]*

10

**President**  
*Hema Gehani*  
COLOURS EDUCATIONAL SOCIETY, PUNE

**Treasurer**  
*[Signature]*

**Secretary**  
*[Signature]*

*Kamna Gehani*

everything for the time being thereon. The Lessors shall not be liable to pay any dues.

*Bhambhani*

14. That party of the second part is not entitled to carry on any activities in the said lease property which is offensive in nature, or dangerous nor do there in any thing which may be or become a nuisance to the party of the first part or occupier of neighboring property.

15. The party of second part is not entitled to obtain any loan and/or create any kind of charge on the said lease property.

16. Party of the second part not to assign, underlet or part with the possession of the said lease property or any part thereof without the previous consent in writing of the party of first part. However the lessee for expansion of its educational and other related activities is entitled to let portion of leased property to its alliance or associates or franchise or for other Extracurricular activities including educational courses/exams or competitive programming



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17. That the party of the second part shall not carry on any activity which is illegal unauthorized and not permitted by law etc.

18. That the party of the second part shall insure the said lease property against loss or damage by fire in any respectable insurance office in Pune and produce to the party of the first part the receipts of the premium paid for inspection.

19. That the party of the second part do hereby keep the party of the first part indemnified against any and all claims for damages which may be caused to any adjoining premises in

*Bhambhani*

*Bhambhani*

11

President  
*Hema Gehani*

COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer  
*Vrinda Gehani*

Secretary  
*Bhambhani*

Karuna  
Gehani



consequence of any work/activities carried on by the party of the second part.

20. The party of the second part throughout the said term at its own expenses well and substantially to repair pave, clear and substantial repair and conditions.

21. The party of the second part shall permit the party of first part, their servants, agents, workmen or other persons employed by party of first part, from time to time and at all reasonable hours of the day, during the term hereby granted to enter into and upon the demised premises for inspection & verification.

22. That forthwith the party of the second part at its own expenses to comply with any notice or requirement or demand of the local authorities relating to the matter in respect of which such authority has jurisdiction to serve any such notice or insist on any requirement or demand.

23. Nothing contained in this agreement is intended to be nor shall be construed as creating any right, interest the grant, demise or the assignment in law of the said lease property or any part thereof. The party of second part have no claim in respect of the said lease property, hereby agreed to be demised to the Lessee and same shall remain the property of the owners, as this is simply an arrangement made for the party of the second part to use the said property strictly on the lease basis and surrender the same after expiry of the said lease period.

24. Any delay tolerated or indulgence shown by the Owners/Lessors in enforcing the terms and conditions of this deed or any forbearance or the giving of the time to the party of second part by the Owners

12

President  
Hema Gehani

Treasurer  
Vijay Gehani  
COLOURS EDUCATIONAL SOCIETY, PUNE

Secretary  
Bharati Gehani

Kamna  
Gehani

shall not be construed as the waiver on the part of the Owners of any breach or non compliance of any of the terms and conditions of this deed by the party of second part nor shall the same in any manner prejudice the rights of the Owners.

25. It is clearly agreed and understood between the parties that the said lease Deed is for fixed period of 33 Years.

26. The Lessors and Lessee shall have common excess road to approach said lease property.

27. The stamp duty and registration charges of this deed have been paid by both the parties in equal share. However, if any additional stamp duty is imposed by Government then the Lessee shall be liable to pay the same.

28. Force Majeure

It is specifically agreed and understood between the parties that Force Majeure is not applicable to this lease deed. The Lessee shall always be liable to make payments of rent, additional rent, and other charges required hereunder and shall not hold / suspend or stop the same by reason of strikes, lockouts, unavailability of materials, failure of power, restrictive governmental laws or regulations, riots, insurrections, the act, failure to act, war or other reason beyond its control, etc.

29. DEFAULT

The Lessee has agreed that in case of any default in rent payment or any breach committed by the Lessee of agreed terms & conditions, then the Lessors without terminating this Lease, and after

*[Signature]*

*[Signature]*

13

President  
*Hema Gehani*

Treasurer  
*[Signature]*

Secretary  
*[Signature]*

COLOURS EDUCATIONAL SOCIETY, PUNE

Kanina  
Gehani



giving such notice to Lessee upon the expiration of the lease term or its earlier termination/ determination by efflux of time, Party of first PART /lessors shall enter upon and retain the ownership over the said land along with development on it if any without being deemed guilty of trespass or becoming liable for any loss or damage which may be occasioned thereby.

30. Disputes

a) In case of any dispute between both the parties, the same shall be referred to Sole Arbitrator appointed with mutual consent of both the parties. The Arbitration proceedings shall be conducted as per procedure prescribed in Arbitration and Conciliation Act as may be amended from time to time and all the provisions contained therein. All the proceedings before shall be conducted in English language and place of Arbitration shall be at Pimpri/Wakad, Pune. All the expenses toward the Arbitration proceedings shall be borne and paid by Lessee as actual.

b) The Courts in Pune shall have territorial jurisdiction. All the expenses arising thereof shall be borne and paid by the Lessee including/advocate fee /court fees/and any other legal charges/ fees as actual.

31. General Clauses:

a) At the end of this lease deed period, the Lessors have agreed that the lessees would be offered First Right of Refusal for further lease.

14

President  
Hema Gehari.  
COLOURS EDUCATIONAL SOCIETY, PUNE

Treasurer  
Vijay Gehari

Secretary  
Shanati Gehari

Karuna  
Ochani



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The Lessee has read and understood all the points/pages of this Lease Agreement and have verified by signing on each and every page of this Lease Agreement willingly/voluntarily

**SCHEDULE OF  
LEASE PROPERTY**

All that piece and parcel of **open land admeasuring 4047.00 Sq. Meters i.e. 43562 Sq. Feet** out of larger land bearing **Survey No.85, Hissa No.6B** totally admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. Situated at Revenue **Village Tathawade** within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation, together with right to use the approach roads/internal road and said land being subject matter of lease property is marked in Red Colour in the plan annexed hereto. The property is more particularly described and is bounded as under;

On or towards East : Remaining Land of Owners  
On or towards South : Part of land bearing Survey No.85/6/C  
On or towards West : Pune Bangalore National Highway  
Service Road and Indira College  
On or towards North : Remaining Land of owners  
(Together with right to use existing and approach Road and all the things attached thereto and forming part of this lease property)

IN WITNESSES WHEREOF all the parties hereby declare that they had read and understood all the contents of this LEASE AGREEMENT. They admit to have signed this LEASE AGREEMENT on the day and date mentioned herein above, being in good state of mind & body , without being under any pressure, force, coercion or influence of any kind of intoxication.

15

**President**  
**Flerna Gehani**  
COLOURS EDUCATIONAL SOCIETY, PUNE

**Treasurer**  
**P. J. Gehani**  
COLOURS EDUCATIONAL SOCIETY, PUNE

**Secretary**  
**Bharati Gehani**  
COLOURS EDUCATIONAL SOCIETY, PUNE

**Karuna  
Gehani**



Signed, Sealed & Delivered by  
Within named Party of the First Part;

1. MR. ASHOKSINGH HARCHUMAL JHAMTANI

Through his Power of Attorney Holder:-

MR. MOHINDER ASHOKSINGH JHAMTANI



Signature

Left Thumb  
Impression



3. MR. OMPRAKASH HARCHUMAL JHAMTANI



Signature

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Signed, Sealed & Delivered by  
Within named Party of the Second Part;

COLOURS EDUCATION SOCIETY (AABTC5129M)

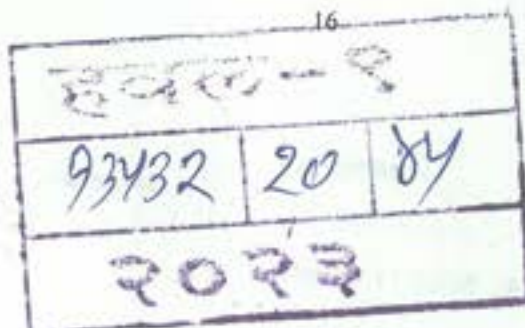
Through its President, Treasurer, Secretary & Vice President:-

1. MRS. HEMA PREM GEHANI



Signature

Left Thumb  
Impression



2. MR. PREM GEHANI



Signature

*Prem Gehani*

Left Thumb  
Impression



3. MISS. BHARATI GEHANI



Signature

*Bharati Gehani*

Left Thumb  
Impression



4. MISS. KARUNA GEHANI



Signature

*Karuna  
Gehani*

Left Thumb  
Impression



In Presence of .....

Witnesses;

1.) Sign:

Name:

Address:

*Ashika*  
ASHIKA m JHANTANI  
WANAD Pune 411057

2.) Sign:

Name:

Address:

*Jhantani*  
JAYESH D JHANTANI  
PUMVKI PUNE 411017



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२०२३		





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७]

गाव :- लाववडे (९४४०८३)

तालुका :- मुजशी

जिल्हा :- पुणे



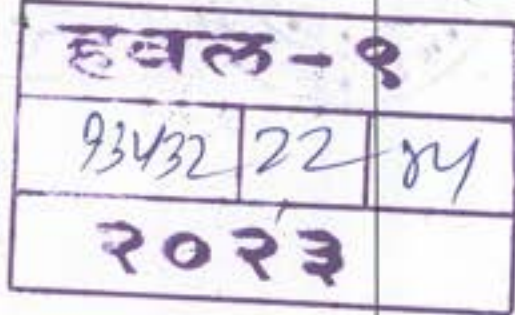
ULPN : 34345605754

भूमापन क्रमांक व उपविभाग

८५/६४

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भूधारणा पद्धती		भोगवट्यादार वर्ग - १		शेताचे स्थानीक नाव :			
क्षेत्र, एकक व आकारमी	खाले क्र.	भोगवट्यादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२५७१	अशोकसिंग हरधुमल जमलानी ओमप्रकाश हरधुमल जमलानी				(५२९८) (५२९८)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		-----सामाईक क्षेत्र-----	०.८०४४	०.८७			इतर अधिकार
विरासत ०.८०.४४							प्रलंबित फेरफार : नाही.
बागायत -							क्षेत्राचा फेरफार क्रमांक : ५२९८ व दिनांक : ११/०१/२०१७
एकुल							
ला.पो. क्षेत्र ०.८०.४४							
ब) पोटखराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							
वर्ग (ब) -							
एकुल							
पो.ख.क्षेत्र ०.००.००							
एकुल क्षेत्र ०.८०.४४ (अ+ब)							
आकारमी ०.८७							
छुडी किंवा विशेष आकारमी							
जुने फेरफार क्र. : (१११७) (१२४२) (१२६३) (१३८१) (१६५२) (३८२१) (५२९८) (५४४६) (६४९८)							सिमा आणि भूमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०५/०९/२०१९, ०४:५१:०६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या वेबसाइटवर उपलब्ध आहे. या वेबसाइटवर जाऊन २०१९/०९/०५ दि. : १३/०९/२०२३ : १४:२३:५८ PM, वेबसाइट पडदावरील URL <https://digitalbars.mahatrust.gov.in/dsb/> या संकेत स्थळावर जाऊन 2596100001076454 हा क्रमांक वाचता.

पृष्ठ क्र. १/२



गाय नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाय :- ता. २४/०८/२३

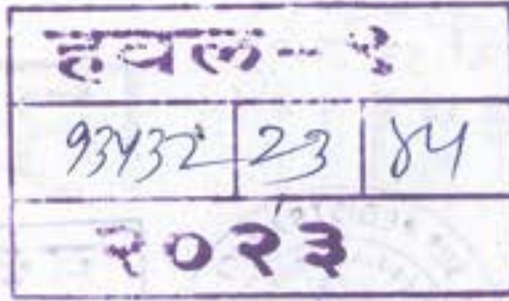
तालुका :- मुळशी

जिल्हा :- पुणे

मुमाचन क्रमांक व उपविभाग ८५/६४

वर्ष	हंगाम	खाते क्रमांक	पिकांसाठी खेताचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२२	संपूर्ण वर्ष	२५७९*						गवत पड	०.८०५४	

टीप :- सादरची नोंद मोबाइल ॲप द्वारे घेण्यात आलेली आहे







## Colours Educational Society

R.No. 2246/2010/Pune Dated: 27/Oct/2010

Colours Innovation Academy, near Indira School Road, Survey 31/8, M  
Marunji, Pune-57. M: 9823077611 Hema.Gehani@yahoo.co.in

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE MANAGING COMMITTEE OF COLOURS EDUCATIONAL SOCIETY ("the Trust") ON WEDNESDAY THE 7<sup>th</sup> DAY OF JUNE, 2023 AT ITS REGISTERED OFFICE AT 4.00 P.M.**

**"RESOLVED THAT THE TRUST** is hereby authorized to sign lease deed for a period 33 years under the name of Colours Educational Society ("the Trust") as per the requirement of The Maharashtra Self-financed Schools (Establishment and Regulation) Act, 2012 and rules and regulations framed there under and/or as per relevant notifications/circulars/press releases/clarification, if any issued thereunder to complete the necessary formalities as may be prescribed by the relevant authority in this regard."

**"FURTHER RESOLVED THAT,** the trust being Colours Educational Society ("the Trust") be hereby authorised to make an application for establishing/opening and/or upgradation of existing school including running and maintaining the school, under The Maharashtra Self-financed Schools (Establishment and Regulation) Act, 2012 and rules and regulations framed there under and/or as per relevant notifications/circulars/press releases/clarification, if any issued thereunder to complete the necessary formalities as may be prescribed by the relevant authority in this regard."

**"FURTHER RESOLVED THAT** the President of the trust, Mrs Hema Gehani, Treasurer Mr Prem Gehani and Secretary of the Trust, Miss Bharati Gehani, is hereby authorized to sign and submit the necessary document, and other documents on behalf of the trust, Colours Educational Society and to do all such acts, sign documents, deeds and things to give effect to all the above-mentioned resolution/s."

### For Colours Educational Society

Sr	Name of Trustee	Aadhar Number	Designation	Sign
1	Hema Gehani	539547572257	President	Hema Gehani
2	Prem G Gehani	774435126644	Treasurer	Prem Gehani
3	Bharati P Gehani	779117873947	Secretary	Bharati Gehani
4	Karuna Gehani	527988630564	Vice President	Karuna Gehani
5	Hiya Chandwani	200901742427	Member	Hiya D Chandwani
6	Manjula N Sachdev	890957029172	Member	Manjula N Sachdev
7	Ritu H Narwani	231034010107	Member	Ritu Narwani
	Rashi Gehani	438648941998	Member	Rashi Gehani
	Dipak Chandwani	405795939205	Member	D.G. Chandwani



Colours Educational Society

R.No. 2246/2010/Pune Dated: 27/Oct/2010

Colours Innovation Academy, near Indira School Road, Survey 31/8, behind courtyard One Project, Marunji, Pune-57.

Nº 047867



## नोंदणी प्रमाणपत्र

संस्था नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २१)

नोंदणी क्रमांक

महा. 2246/2010/पुणे

दि. 27/10/10/पुणे

याद्वारे असे प्रमाणित करण्यात येते की, कलर्स एन्युकेशनल सोसायटी

एच. १०३, रोहन निलय, १ औंटा पुणे - ४

खालील तारखेस संस्था नोंदणी अधिनियम, १८६० (सु. १८६० चा अधिनियम २१) अन्वये योग्यरित्या नोंदणी करण्यात आली. अर्जदार - सौ. हेमा प्रेम गेलानी.

तारीख : 27/10/10

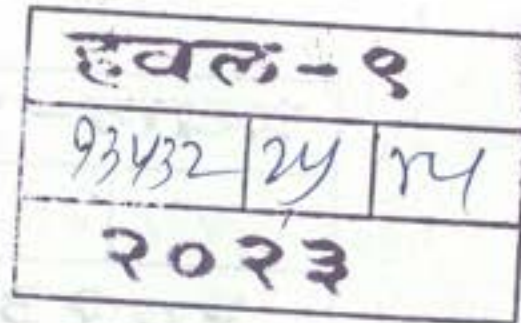
२०

रोजी मादया सहोनिशी दिले.



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संस्थाचे सहायक निबंधक,  
सहायक संस्था निबंधक  
पुणे विभाग, पुणे विभाग.





Inv No. 2613/10.  
Mch No. 2266/10.

[विशेष-ध अ/मु सा वि/२म]



043

### नोंदणी प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम २९) या अन्वये पुणे विभागा पुणे येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य गतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव : कलर्स एड्युकेशन सोसायटी,

एच-१०३, गोरन निलय, बोंब, पुणे-१.

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक F-28061-पुणे.

सौ. जेमा प्रेम मोहजी.

यास प्रमाणपत्र दिले.

आज दिनांक 27/3/11 ११९ रोजी माझ्या सहीनिशी दिले.

शिकका



Asst. Charity Commissioner  
Pune Region, Pune

पदनाम



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# Government of Maharashtra School Education and Sports Department महाराष्ट्र शासनशालेय शिक्षण व क्रीडा विभाग

Society Registration No 2246/2010/PUNE,F-28061-PUNE.

Application for issue of circular(admission) for the Academic Year 2022 - 23 for establishment of New School/Upgradation of Existing School as per Self - Finance for establishment of Maharashtra Self - Propelled Assisted Schools and Regulation Act 2012 and to increase the existing school level.

School Name :	COLOURS INNOVATION ACADEMY	School Type :	New School	School Sub Type :	PRIMARY TO HIGHER SECONDARY 1 TO 12
Affiliation Board :	CBSE	Art (English )			
Address Line 1 :	85/68, TATHAWADE, NEAR INDIRA COLLEGE, TAL - MULASHI, PUNE, 411057	Address Line 2 :		Division :	Pune
District :	Pune	Taluka :	MULASHI	City/Village :	TATHAWADE
Cluster :	MARUNJI	PIN :	411057	Area Type :	Municipal Corporation Area Class A
Registration No :	1406231963	UDISE No :		Minority Type :	
Minority :		Minority Certificate No :			
District Authority Recommended Date	N/A		N/A	State Authority Recommended Date	N/A
	N/A				

## Sanstha's details

Contact Person's Name :	HEMA GEHANI	Email id :	admin@coloursinnovationacademy.org	Mobile No :	9823077611
Sanstha Name :	Colours Educational Society	Phone No :		Sanstha's SARAL Id :	

## Society/Sanstha Registration Act details

Sr. No.	Act Name	Registration No	Registration Date
1	Society Registration Act 1860	2246/2010/PUNE	27/10/2010
2	Public Trust Act 1950	F-28061-PUNE	27/03/2011
3	Memorandum Of Association		

## Sanstha/Trust Member details

Sr. No.	Name Of member	Designation	Gender	Aadhar No	Email id	Mobile No
1	HEMA GEHANI	President/ Coordinator	Female	539547572257		9823077611
2	PREM GEHANI	Member 1	Male	774435126644		9172077951
3	BHARATI GEHANI	Secretary/Joint Coordinator	Female	779117873947		9664240751
4	KARUNA GEHANI	Member 2	Female	527988630564		7756052684
5	HIYA D CHANDWANI	Member 3	Female	200961742427		7218031203
6	MANJULA N SACHDEV	Member 4	Female	890957029172		9519527076
7	RENU H NARWANI	Member 5	Female	231034010107		8652525035

## Audit Report and Bylaws

Sr. No.	Document type	Status
1	Financial Year 2020-2021 Audit Report	
2	Financial Year 2021-2022 Audit Report	
3	Financial Year 2022-2023 Audit Report	
4	Bylaws Copy	
5	Society Registration Act 1860	

<https://mahasfs.org/School/SchoolDetails.aspx?SchoolID=2246&HSHSU=JF&RORZL&HSHSU=H6guWFe10c=JUpjgZqG8>





Sr. No.	Document type	Status
6	Public Trust Act 1950	
7	Memorandum Of Association	
8	Latest copy of SCHEDULE I	
9	Balance Sheet	
10	Authorization Letter	
11	Letter of undertaking No Disputes/Court Case	

## Land details

Sr. No.	Land details	Response
1	Land available for Proposed School out of total land	
2	Total Land in R, Enter land details in R	No 40 R (are)
3	Land is reserved for school purpose	No 40 R (are)
4	PHOTO OF THE PROPOSED SCHOOL LAND AREA	colours educational society No colours educational society

## Fixed Deposit details

Sr. No.	Fixed Deposit No.	Fixed Deposit Start Date	Fixed Deposit Maturity Date	Bank/Post Office Name	Branch Name	Total Fixed Deposit Amount (Rs.)	Status
1	718666	14/06/2023	14/06/2026	BANK OF MAHARASHTRA	WAKAD	1500000.00	1500000.00

## Saving/Current account details

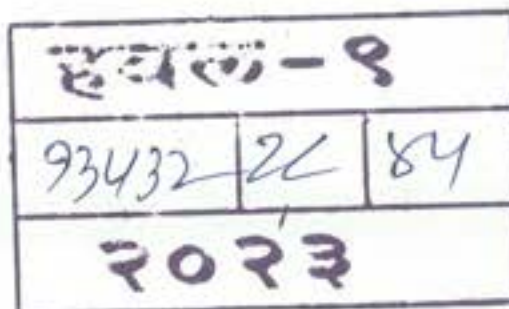
Bank/Post Office Name :	ICICI	Branch :	AUNDH	IFSC Code :	ICIC0000073
Type of A/C :	Current	A/C No :		Amount in Account :	228126.00

## Bank Passbook

Sr. No.	Document	Status
1	Bank latest Passbook Copy	
2	Bank Statement	

## Non Refundable Registration Fee details

Sr. No.	Payment Mode	Reference/CIN No.	GRN
1	Online	10000502023061400170	MH003554236202324P





मौजे तावडे ता. मुळशी जि. पुणे

हा.सं. ११०७/मो.सं. १३९५७५

मौज निवेदनकर्ता - सज्जद श. बशोक सिंग हनुमण अमताजी  
हॉमी मौजे तावडे ता. मुळशी जिल्हा मज. ८५६ पैकी  
२२ व्हारा पुराणे मौजची कल मिळोवामी हेलेवा  
सज्जद श.



सामान्यतः दिवा

- हा पुराणे सगळी हद्द मुळ अस्तित्वा पुराणे उरले
  - हा पुराणे पो. सिंग हनुमण अमताजी पुराणे मज.
  - हा पुराणे अस्तित्वा मौजची मज. उरले
- वस्तुतः हनुमण तावडे कुंभ मज.

हा.सं. ११०७/मो.सं. १३९५७५



दिशे: ३१५०००

मौज निवेदनकर्ता: X.X.X

मौज निवेदन दिनांक: १०/०१/२०१५



हवल-९		
९३५३२	२८	४५
२०२३		

हा.सं. ११०७/मो.सं. १३९५७५

मौज निवेदन दिनांक: १०/०१/२०१५

११०७



14



24.00 M WIDE D.P. ROAD

हवेल-९		
93432	39	84
२०२३		





बैंक ऑफ महाराष्ट्र  
Bank of Maharashtra

XAN

Wakad, PUNE - 411057  
IFSC MAHB0001773

Valid for 3 months from the date of issue

20012024  
DDMMYY

Pay अदा करें Ashok SINGH H JHAMTANI

Or Bearer

Rupees रुपये Eight Lakh thirty four thousands -

₹ 8,34,000/-

चालू खाते में  
Current A/c No. 60448844891

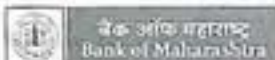
or COLOURS EDUCATIONAL SOCIETY

Hema Gehani  
Authorised Signatory

Please sign above

639855 0000140001

11



बैंक ऑफ महाराष्ट्र  
Bank of Maharashtra

XAN

Wakad, PUNE - 411057  
IFSC MAHB0001773

Valid for 3 months from the date of issue

20012024  
DDMMYY

Pay अदा करें OMPRAKASH H JHAMTANI

Or Bearer

Rupees रुपये Eight Lakh thirty four thousands -

₹ 8,34,000/-

चालू खाते में  
Current A/c No. 60448844891

or COLOURS EDUCATIONAL SOCIETY

Hema Gehani  
Authorised Signatory

Please sign above

639855 0000140001

11



आयकर विभाग  
INCOME TAX DEPARTMENT  
COLOURS EDUCATIONAL SOC

भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT  
HEMA PREM GEHANI  
GOPIBHAI KANAYALAL CHANDWANI

भारत सरकार  
GOVT. OF INDIA

हेमा प्रेम गेहानी  
DOB: 03/03/1977  
Female



5395 4757 2257

मेरा आधार, मेरी पहचान

870829011  
Permanent Account Number

AABTC6129M

03/03/1977  
Permanent Account Number

ATZPG9584D

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



प्रमोद गेहानी

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



प्रमोद गेहानी  
Permanent Account Number Card  
ANBPG0477D

पिता का नाम / Father's Name  
GORDHAN GOVINDHAN DAS GEHANI

जन्म की तिथि /  
Date of Birth  
17/10/1971

Signature



13122021



प्रमोद गेहानी  
DOB: 17/10/1971  
पुरुष / MALE

7744 3512 6644



प्रमोद गेहानी  
Permanent Account Number Card  
CVGPG6916C

पिता का नाम / Father's Name  
PREM GEHANI

जन्म की तिथि /  
Date of Birth  
23/06/1999

Signature



13012019

माझे आधार, माझी ओळख

भारत सरकार  
Government of India



कारुणा गेहानी  
DOB: 23/06/1999  
FEMALE

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



कारुणा गेहानी  
Permanent Account Number Card  
DSOPG2999F

पिता का नाम / Father's Name  
PREM GEHANI

जन्म की तिथि /  
Date of Birth  
17/10/1971



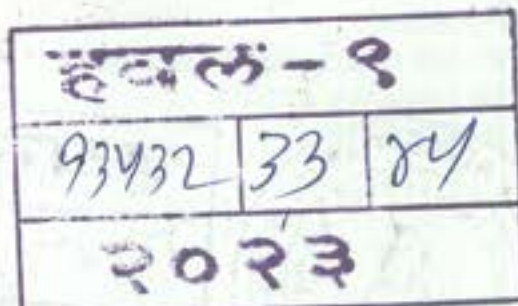
कारुणा गेहानी  
DOB: 17/10/2003  
Female

5279 8863 0584

मेरा आधार, मेरी पहचान

7791 1787 3947

VID: 8113 8892 9118 2568





स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAZPJ4118K



नाम / NAME

OMPRAKASH HARCHUMAL  
JHAMTANI

पिता का नाम / FATHER'S NAME

HARCHUMAL JHAMTANI

जन्म तिथि / DATE OF BIRTH

25-03-1969

हस्ताक्षर / SIGNATURE

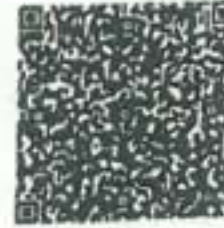
आयकर आयुक्त-I, पुणे  
Commissioner of Income-tax I, Pune



ओमप्रकाश हरचुमल जमतानी  
Omprakash Harchumal Jhamtani

जन्म वर्ष / Year of Birth : 1969

पुरुष / Male



8367 3279.0806

आधार - सामान्य माणसाचा अधिकार

भारत सरकार

Unique Identification Authority of India  
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1177/70114/01980

To,

ओमप्रकाश हरचुमल जमतानी

Omprakash Harchumal Jhamtani

Jayesh Niwas Plot No 132/B

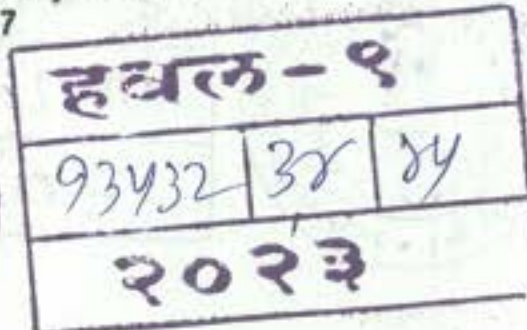
Near Monika Apartment No 5 Pimpri

Pune City

Pimpri Colony Pune City Pune

Maharashtra 411017

18/03/2013



भारतीय गैर न्यायिक

भारत INDIA

500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

11 JUL 2023

BZ 191052

Reg. No. 20643 Date 11 JUL 2023

Amount 500/-

Nature of document POWER OF ATTORNEY

Who has it to be Registered? Yes/No

Proprietor's Name Ashoksingh H. Jhamtani

Address Wakad, Pune 411057

Name of the Mohinder A. Jhamtani

Address Jayesh Jhamtani

Address Pimpri, Pune 411017

Address through signature

Signature

Notary Seal No. 2201067

Notary Seal No. 2201067

Notary Seal No. 2201067

30 JUN 2023

SPECIAL POWER OF ATTORNEY

(TO CONCLUDE TRANSACTION OF LEASE DEEDS)



TO ALL TO WHOM THESE PRESENTS SHALL COME,

MR. ASHOKSINGH HARCHUMAL JHAMTANI

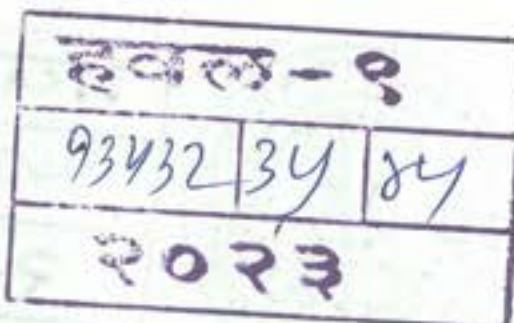
PAN No. AFAPJ9940D, Aadhar No. 7884 0550 5687,

Age: 67 Years, Occupation: Business,

R/at: Plot No.23, "Pratham Housing Society",

Wakad, Pune - 411057.

SEND GREETINGS:







**WHEREAS** I say that, I along with my younger brother Mr. Omprakash Harchumal Jhamtani is the owner of all that piece and parcel of open land bearing Survey No.85, Hissa No.6B admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathawade within the registration division and District Pune, Taluka Mulshi within the limits of Pimpri Chinchwad Municipal Corporation, together with existing fencing and together with all easementary rights and right to use the approach roads/internal road, etc.

**AND WHEREAS** I along with my younger brother has agreed to allot an area admeasuring about 2023 sq. meters and 4047 sq. meters out of above said property to **COLOURS EDUCATION SOCIETY** vide two separate lease deeds for the period of 33 Years, for its education purpose. We have already finalized all the terms & conditions with said Lessee and so also have accepted part of security deposit amount.

**AND WHEREAS** now I am Hospitalized and hence it is not possible for me to come comply with the legal formalities of execution and registration of lease deed in favour of said **COLOURS EDUCATION SOCIETY**. I say that, said Lessee urgently needs registered Lease Deed for further process his education related permissions, approvals, etc. Therefore, considering this aspect, and for the sake of convenience I have decided to execute this Special Power of Attorney, in favour of my son Mr. Mohinder Ashoksingh Jhamtani, to act as my Attorney for completing said transaction of lease in favour of **COLOURS EDUCATION SOCIETY**, on my behalf and to perform all legal acts mentioned below which are just and necessary.

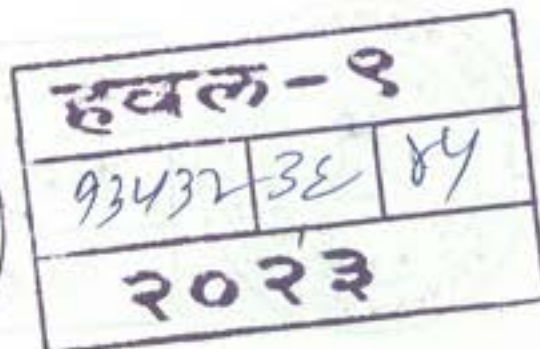
**NOW** I do hereby appoint, nominate and constitute my son:

**MR. MOHINDER ASHOKSINGH JHAMTANI**

PAN NO.ADFPJ4615G, AADHAR NO.4198 6842 7129

Age 42 years, Occupation: Business,

Residing at: Plot No.23, "Pratham Housing Society", Wakad, Pune - 411057.

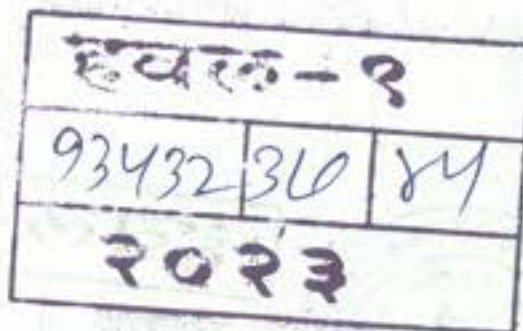




Email Id. [monty.jhamtani@gmail.com](mailto:monty.jhamtani@gmail.com). M. No. 9890837321

to be my true and lawful attorney in my name and on my behalf to complete said LEASE transaction and to do and execute all or any of the following acts, deeds, things, and matters, as fully and effectually, as I myself could have done, if personally present, that is to say:

- (1) To sign, execute and register Lease Agreement/ Deed for and on my behalf along with my younger brother Mr. Omprakash Harchumal Jhamtani, in favour of said **COLOURS EDUCATION SOCIETY** with respect to said 2 Plots admeasuring **2023 sq. meters and 4047 sq. meters** out of larger land bearing Survey No.85, Hissa No.68 admeasuring about 00 H 80.44 R assessed at Rs. 00/87 Ps. situated at Revenue Village Tathowade within the registration division and District Pune, Taluka Mulshi and further comply with all the legal formalities which are just & necessary for execution and registration of the same.
- (2) To appear before registrar of assurance and/or any other Competent Authority and to admit execution of alleged document for & on my behalf in favour of said Lessee with respect to the said plots only.
- (3) To appear before the Government & Semi Government Authorities, sign necessary application, bond, affidavit, give statement and/or or to do all such acts as may be necessary.
- (4) **GENERALLY TO DO AND PERFORM** all acts, deeds, matters, and things necessary and convenient only for the purposes aforesaid and for giving full effect to the Authorities herein before contained as fully and effectually as I could in person do.
- (5) To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and







effectual to all intents and purposes according to laws and customs of India.

- (6) I the executants, do hereby agree to ratify all the acts, deeds, documents, done by my attorney in discharge of all above said legal and valid enforceable acts.
- (7) I have given this Special Power of attorney to conclude said Transaction of Lease Deed/s as specifically mentioned. Also, this Power of Attorney is executed without any consideration. Hence, present power of attorney has paid requisite stamp duty of Rs.500/- under the provisions of Bombay Stamp Act.

IN WITNESS WHEREOF I have set my signature on this Power of attorney on 11<sup>th</sup> day of July, 2023.

Signed, Sealed & Delivered

By within named EXECUTANT

MR. ASHOKSINGH HARCHUMAL JHAMTANI



Signature

Left Thumb

Impression



Signed & Accepted

By within named ATTORNEY HOLDER

MR. MOHINDER ASHOKSINGH JHAMTANI



Signature

Left Thumb

Impression

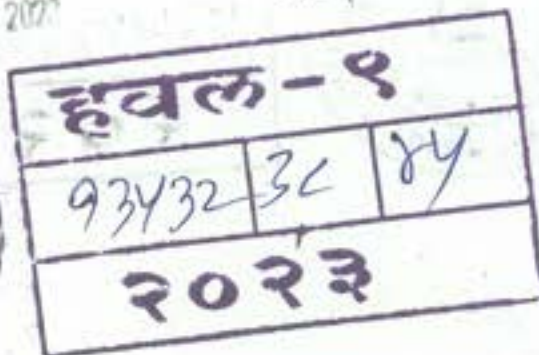


BEFORE ME

GOVIND N. PATIL  
ADVOCATE & NOTARY  
GOVT. OF INDIA  
Appt. Enquiry, District Office  
Karnatak, Shri. Ramesh Kumar

Noted & Registered  
at Serial Number  
356/2023

11 JUL 2023





भारत सरकार  
GOVERNMENT OF INDIA



नाम: अशोक सिंह  
विवरण: प्रमाणित  
जन्म वर्ष: 27/12/1953  
पता: Wakad



7884 0550 5687



भारत सरकार  
GOVERNMENT OF INDIA



नाम: गोविंद न.  
विवरण: प्रमाणित  
जन्म वर्ष: 27/12/1953  
पता: Wakad



4198 6842 7129

आ.प्र. - सामान्य प्रमाणित अधिकार

आ.प्र. - सामान्य प्रमाणित अधिकार



भारतीय विनिश्चिit आयोग प्रधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O Harchumal Jhantani, 23, Pratham Housing Society, Police Line Road, Wakad, Hinjawadi, Pune, InfoTech Park (Hinjawadi), Maharashtra, 411057



भारतीय विनिश्चिit आयोग प्रधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O Harchumal Jhantani, 23, Pratham Housing Society, Police Line Road, Wakad, Hinjawadi, Pune, InfoTech Park (Hinjawadi), Maharashtra, 411057



1847  
1986 198 1947



info@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1847  
Bengaluru-560 011



1847  
1986 198 1947



info@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1847  
Bengaluru-560 011

*Handwritten signature*

भारत सरकार  
GOVT OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ASHOKSINGH H. Jhantani

H G JHANTANI

27/12/1953

AFAPJ9940D



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ADFPJ4615G

नाम: अशोक सिंह  
GOVINDER ASHOKSINGH JHANTANI



पता: अशोक सिंह  
HARCHUMAL JHANTANI ASHOKSINGH

जन्म तिथि: 27/12/1953

*Handwritten signature*



हवल - ९  
93432 30 84  
2023





हचल-२		
93432	80	84
२०२३		

## घोषणापत्र

मी. --- मोहिनंदर भक्षोकसिंग जमताणी ---

याद्वारे घोषित करतो कि, दुय्यम निबंधक ~~खेली क. ए.~~  
यांचे कार्यालयात ~~भाडेघरा~~ या शीर्षकाचा  
दस्त नोंदणीसाठी सादर करण्यात आला आहे.

श्री. --- भक्षोकसिंग हरचुमल जमताणी --- व इ. यांनी  
दि. ~~१५/०७/२३~~ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या  
आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. सदर. /  
निष्पांपीत करून कबुलीजबाब दिला आहे. सदर कुलामुखत्यारपत्र  
लिहून देणार यांनी कुलामुखत्यारपत्र रद्द केलेले नाही किंवा  
कुलामुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणामुळे कुलामुखत्यारपत्र रद्दबातल  
ठरलेले नाही. सदरचे कुलामुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त  
कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून  
आल्यास, नोंदणी अधिनियम १९०८ चे ८२ अन्वये शिक्षेस मी पात्र  
राहीन याची मला जाणीव आहे.

दिनांक १३/०७/२३

कुलामुखत्यारपत्राचे नांव

व सही

(मोहिनंदर भक्षोकसिंग जमताणी)



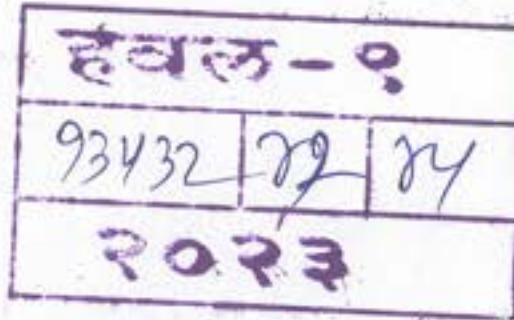
100-3		
93432	89	84
१०२३		



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन )					
Valuation ID : 202307138210			13 July 2023,05:55:21 PM हवल		
मूल्यांकनाचे वर्ष :	2023				
जिल्हा :	पुणे				
तालुका :	तालुका : मुळशी विभागाचे नवऱे ( वि.क्र.28) लायवडे (पिंपरी चिंचवड महानगरपालिका)				
उपमूल्य विभाग :	28.1-पुणे मुंबई नविन राष्ट्रीय महामार्गावरील क्षेत्र				
क्षेत्राचे नांव :	Pune Municipal Corporation				
मिळकतीचा क्रमांक :	सर्व्हे नंबर#85				
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
14670	73690	79390	87630	0	चौ मीटर
मिळकतीचे क्षेत्र			4047 चौ मीटर	Layout Plot	
Applicable Rules :			,16 क		
1. 4047चौ मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =14670/-					
4047चौ मीटर क्षेत्रासाठी मूल्य = 4047 * 14670					
=59369490/-					
जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य					
=59369490 + 0					
= Rs.59369490/-					
= ० पाच करोड ब्याण्णव लाख एकोनसत्तर हजार चार शे.ग्यवड :-					

Home

Print



9/13532

शुक्रवार, 14 जुलै 2023 11:58 म.पू.

दस्त गोपवारा भाग-1

हवल9

दस्त क्रमांक: 13532/2023

83184

दस्त क्रमांक: हवल9 /13532/2023

वाजारा मूल्य: रु. 5,93,69,490/-

मोबदला: रु. 66,68,000/-

भरलेले मुद्रांक शुल्क: रु.26,71,700/-

हु. नि. सह. दु. नि. हवल9 बांधे कार्यालयान

अ. क्र. 13532 वर दि.14-07-2023

रोजी 11:55 म.पू. वा. हजर केला.

पावती:15078

पावती दिनांक: 14/07/2023

मादरकरणाराचे नाव: अशोकसिंग हरचुमल जमतानी च्या तर्फे दस्तऐवज प्रवेशामाठी कु.मु. मोहिनंदर अशोकसिंग जमतानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकुण: 30900.00

मह दुय्यम निबंधक, हवेली-9

मह दुय्यम निबंधक, हवेली-9

सह.दुय्यम नि.(वर्ग-२)

हवेली क्र. ९ पुणे.

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

शिक्का क्र. 1 14 / 07 / 2023 11 : 55 : 41 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 14 / 07 / 2023 11 : 56 : 50 AM ची वेळ: (फी)

सह.दुय्यम नि.(वर्ग-२)

हवेली क्र. ९ पुणे.

## प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तावेजातील संपूर्ण मजकूर, निष्ठाळी, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे \* दस्तावेजातील सत्यता, वैधता कायदेशीर यादीसाठी दस्त निष्ठाळक व वस्तुस्थितीधारक हे स्वतः जबाबदार राहतील. \* दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी वनावट आढळून आल्यास यादी संपूर्ण जबाबदारी निष्ठाळकाची राहिल.

Shun Gery

लिहून देणारे :

Shun Gery

लिहून घेणारे :

Shwanti Gehani

Karna Gehani

Hema Gehani







14/07/2023 12:03:53 PM

दम्न गोपबारा भाग-2

हवेली-9

दम्न क्रमांक:13532/2023

दम्न क्रमांक :हवेली9/13532/2023

दम्नाचा प्रकार :-भाडेपट्टा

अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	दम्ना प्रमाणित
1	नाव:कलम रजयुकेलनल सोमायटी तर्फे प्रेमीदेवत हेमा प्रेम गेहाणी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं.104, प्रथम हाऊसिंग सोमायटी, पिक मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिन नंबर:AABTC5129M	भाडेकरू वय :-46 स्वाधरी:- <i>Hema Gehani</i>		
2	नाव:कलम रजयुकेलनल सोमायटी तर्फे ट्रेडर प्रेम गेहाणी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं.104, प्रथम हाऊसिंग सोमायटी, पिक मिटी जवळ, वाकड, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AABTC5129M	भाडेकरू वय :-51 स्वाधरी:- <i>Prem Gehani</i>		
3	नाव:कलम रजयुकेलनल सोमायटी तर्फे सेक्रेटरी भारती गेहाणी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं.104, प्रथम हाऊसिंग सोमायटी, पिक मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिन नंबर:AABTC5129M	भाडेकरू वय :-23 स्वाधरी:- <i>Barati Gehani</i>		
4	नाव:कलम रजयुकेलनल सोमायटी तर्फे बाईम प्रेमीदेवत कलम गेहाणी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं.104, प्रथम हाऊसिंग सोमायटी, पिक मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिन नंबर:AABTC5129M	भाडेकरू वय :-19 स्वाधरी:- <i>Kalim Gehani</i>		
5	नाव:अशोकमिग हरचुमन जमतानी च्या तर्फे दम्नगैबज प्रवेशामाटी कु.मु. मोडिनदर अशोकमिग जमतानी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- प्लॉट नं.104, प्रथम हाऊसिंग सोमायटी, पिक मिटी जवळ, वाकड, महाराष्ट्र, पुणे. पिन नंबर:ADFPJ4615G	लिहून घेणार वय :-42 स्वाधरी:- <i>Harmann</i>		
6	नाव:श्रीमप्रकाश हरचुमन जमतानी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- जयग निवाम, प्लॉट नं.132वी, पिंपरी, पुणे, महाराष्ट्र, पुणे. पिन नंबर:AAZPJ4118K	मालक वय :-54 स्वाधरी:- <i>Prakash</i>		

घरील दम्नगैबज करून देणार तथाकथीत भाडेपट्टा चा दम्न गैबज करून दिल्याचे कबुल करताना,  
शिका क्र.3 ची वेळ:14 / 07 / 2023 12 : 01 : 05 PM

ओळख:-

सदर दम्न दुय्यम निबंधक यांच्या ओळखीचे असून दम्नगैबज करून देणा-यांना ज्ञेयीत: ओळखताना, व त्यांची ओळख पटविताना

अनु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	दम्ना प्रमाणित
1	नाव:अॅडवोकेट. शेखर हेडा - वय:32 पत्ता:पिंपरी, पुणे पिन कोड:411017	 स्वाधरी	

शिका क्र.4 ची वेळ:14 / 07 / 2023 12 : 02 : 24 PM

सह दुय्यम निबंधक, हवेली-9

सह.दुय्यम नि.(वर्ग-२)  
हवेली क्र. ९ पुणे.



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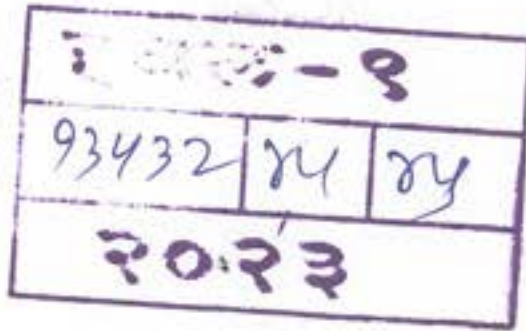
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पहिले नंबरचे पुस्तकाने  
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सह. दुय्यम निबंधक(वर्ग-२)  
हवेली क्र.९

एच. एन. चव्हाण  
सह. दुय्यम निबंधक(वर्ग-२) हवेली क्र.९

दिनांक १४.११.२०२३

