



महाराष्ट्र शासन

## गाव नमूना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवण्या (तयार करणे व संस्थितीत ठेवणे) नियम १९७९ यातील नियम ३.५.६ आणि ७ ]

गाव :- पिंपरी वाघेरे (९४४९९०)

तालुका :- हवेली

### जिल्हा :- पणे



PU-ID : 18899450758

## भुमापन क्रमांक व उपविभाग

੧੫੦/੧੫੩/੧/੧੫੨/੧੫/੫

18899450758

भुद्धारणा पद्धती भोगवटादार वर्ग -१			शेताचे स्थानीक नाव :				
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुल, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	३६९	चिफ ऑफीसर पुणे हौसींग अॅन्ड येरीया डेव्हलपमेंट बोर्ड पुणे	८.६०.८६	११.५९	(५२४९)		कुलाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत	८.६०.८६						इतर
बायायत	-						क्षेत्र ३९२२-४६ (७३४२)
एकुण							दशरथ कल्लपा भोसले (७३४२)
ला.यो. क्षेत्र	८.६०.८६						सुभद्रा एज्युकेशनल सोसातर्फ प्रा (७३४२)
ब) पोटखराब क्षेत्र							भाडे पट्टचाने
(लागवड अयोग्य)							चिफ ऑफीसर पुणे हौसींग अॅन्ड येरीया
वर्ग (अ)	-						डेव्हलपमेंट बोर्ड पुणे यांनी संकल्प सहकारी
वर्ग (ब)	-						गृहरचना संस्था मर्यादित यांना र.रु. २६९६६८०/-
एकुण							घेऊन क्षेत्र ०.१८१३ दिनांक ०१/०४/२००९ पासून
पो.ख.क्षेत्र	०.००.००						कालावधी वर्ष ३० महिने ० साठी भाड्याने दिले. (१४२२)
एकुण क्षेत्र	८.६०.८६						भाडे पट्टचाने
(अ+ब)							चिफ ऑफीसर पुणे हौसींग अॅन्ड येरीया
आकारणी	११.५९						डेव्हलपमेंट बोर्ड पुणे यांनी ऑकार सहकारी
जुडी किंवा विशेष							गृहरचना संस्था मर्यादित यांना र.रु. २६९६६८०/-
आकारणी							घेऊन क्षेत्र ०.१९४३ दिनांक ०१/०४/२००९ पासून
							कालावधी वर्ष ३० महिने ० साठी भाड्याने दिले. (१४६१)
							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : १४६१ व दिनांक :
							२३/०२/२०२३

सदर सर्व्हे हा नगर भूमापन हद्दीत आहे.



हा गाव नमूना क्रमांक ७ दिनांक २३/०२/२०२३:०३:१८:०२ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रभागित असल्यामुळे ७/१२ अभिलेखावर वर कोणताही समीक्षकागाई आवश्यकता नाही

पृष्ठ क्र. १/२

10/02/2021 10:28:09 2021/10/02@21:10 PM, ई-प्राप्ति प्राप्तवाचार्यामी <https://digitaleethra.mahabharati.gov.in/etra/> पर प्राप्त किया गया। इसका नाम 2507100001413124 है।

तात्त्वात्



गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१ ]

गाव :- पिंपरी वाघेरे ( १४४११० )

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग १५०/१५३/१/१५२/१३/५

पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
				हे.आर.चौ.मी	हे.आर.चौ.मी				हे.आर.चौ.मी	
२०१७-१८	खरीप				०.०			पड	८६०८५.६०००	
२०१९-२०	खरीप				०.०			पड	८६०८५.६०००	

टीप : \*\* सदरची नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे



# पुणे गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

**PUNE HOUSING AND  
AREA DEVELOPMENT BOARD  
(A MHADA UNIT)**

गृहनिर्माण भवन, आगरकरनगर, पुणे - ४११ ००१

दूरध्वनी : 26128856, 26121830, 26126381, 26128868, 26128082 फॅक्स : 26123614



जा.क्र.पुमं/मुअ/स्थानिवि/मोरवाडी/ 1022/१२

दि. १/६/१२

प्रति,

अध्यक्ष,  
सुभद्रा एज्युकेशनल सोसायटी  
एम.एच.व्ही कॉलनी, येरवडा  
पुणे - ४११००६

**विषय : स.नं. १५०, १५२, १५३ (भाग)मोरवाडी, म्हाडा कॉलनी संत ज्ञानेश्वर नगर वसाहतीमधील शाळेलगतची खुली जागा सुशोभिकरण क्रिडांगण व देखभालीसाठी एस.एन.बी.पी. शाळेस मर्यादित कालावधीसाठी देणे बाबत.**

संदर्भ : आपला अर्ज दि. २२ मे २०१२

महोदय,

विषयांकीत बाबत आपल्या संदर्भ पत्रानुसार मागणी केल्यानुसार स.नं. १५०, १५२, १५३ (भाग)मोरवाडी, म्हाडा कॉलनी संत ज्ञानेश्वर नगर वसाहतीमधील शाळेलगतची खुली जागा सुशोभिकरण क्रिडांगण व देखभालीसाठी एस.एन.बी.पी. शाळेस तीन वर्षाच्या (दि. १.६.२०१२ ते ३१.५.२०१५) कालावधीसाठी देणे बाबत या कार्यालयाकडून आपणास म्हाडा ठराव क्र. ५८७९ दि. २०.२. २००३ मधील तरतूदीनुसार व खालील अटी व शर्तीनुसार परवानगी देण्यात येत आहे.

१. मिळकतीचे वर्णन तुकडी पोटी तुकडी ता.हवेली जि. पुणे तसेच पिंपरी चिंचवड महानगर पालिकेच्या क्षेत्रातील स. नं. १५०, १५२, १५३ भाग मोरवाडी वसाहतीतील खुली जागा क्षेत्र ३३६९.३३ चौ.मी. अंदाजे यांची चतु:सीमा खालील प्रमाणे.

उत्तरेस	: सार्वजनिक रस्ता १२ मीटर रुंद
दक्षिणेस	: खाजगी जमिन
पश्चिमेस	: एच १ इमारत
पुर्वेस	: सुविधा भुखंड ( एस.एन.बी.पी.)

२. वर कलम १ मध्ये वर्णन केलेली जागा सुभद्रा एज्युकेशन सोसायटी यांना देखभाल, क्रिडांगण व सुशोभिकरण तात्पुर्वी परवानगी देण्यात येत असुन सदरची तात्पुरती परवानगी देण्यात येत असुन सदरची तात्पुरती परवानगी तीन वर्षाच्या कालावधीकरीत आहे. ३ वर्षा नंतर ३० वर्षा पर्यंत सदर परवानगीचे नूतनीकरण करण्यात येईल.

३ सदर भुखंडावर सुभद्रा एज्युकेशनल सोसायटी यांनी फक्त सुशोभिकरण, क्रिडांगण व देखभाल करावी. सदर भुखंडावर सुभद्रा एज्युकेशन सोसायटी यांस कुठल्याही प्रकारचे बांधकाम करता येणार नाही. वरील भुखंडावर कोणत्याही प्रकारचा गैरवापर झाल्यास सदरहु खुली जागेसाठी सुशोभिकरणासाठी दिलेली परवानगी तात्काळ रहा

करण्याचा अधिकारी पुणे गृहनिर्माण व क्षेत्रविकास मंडळास राहील व याबाबत कोणतयाही न्यायालयात जात येणार नाही. सदर भुखंडावर सुभद्रा एज्युकेशन सोसायटीला कोणताही वैयक्तिक हक्क देण्यात आलेला नाही.

४. सदर जागेवर बांधकाम अथवा अतिक्रमण झालेले नाही. तसेच जागेचा गैरवापर झालेला नाही असे प्रमाणपत्र दर तीन महिन्यांनी मंडळाच्या संबंधित कार्यकारी अभियंत्याकडून प्राप्त करून तसे सुभद्रा एज्युकेशन सोसायटीस मुख्य अधिकारी पुणे मंडळ यांचेकडे सादर करावे लागेल.
५. सुशोभिकरणाच्या योजना आराखडयात मंडळाची पुर्वपरवानगी प्राप्त करणे सुभद्रा एज्युकेशन सोसायटीस बंधनकारक राहील.
६. सदर भुखंड सर्वसाधारण जनतेच्या वापरासाठी उपलब्ध राहील व त्यास सुभद्रा एज्युकेशना सोसायटी कोणत्याही प्रकारे आडकाठी आणणार नाही. तसेच, यावर फलक सुभद्रा एज्युकेशना सोसायटी यांचेतर्फ सदर भुखंडाच्या दर्शनी भागात लावणेत यावेत. शाळेसाठी दिलेल्या जागेच्या बाबतीत शाळेच्या वेळा सोडून शाळेच्या सोईप्रमाणे सकाळी दोन तास संध्याकाळी तीन तास अशी वेळ सर्वसाधारण जनतेसाठी जागा वापरासाठी उपलब्ध करून देण्यात यावी व शाळा सोडून इतर जागांसाठी सकाळी तीन तास व संध्याकाळी तीन तास अशी वेळ देण्यात यावी. या वापराच्या उपलब्धीची माहिती व वेळ सर्व जनेतेस मिळेल याची खबरदारी संस्थेने घ्यावी.
७. सुभद्रा एज्युकेशनल सोसायटीने स्वखर्चाने सुशोभिकरण व देखभाल करणे आवश्यक आहे. त्याचा कोणत्याही प्रकारचा परतावा भविष्यात मंडळाकडून सुभद्रा एज्युकेशनल सोसायटीस मिळणार नाही.
८. सुशोभिकरण, क्रिडांगणासाठी व देखभालीची परवानगी दिल्यामुळे अशा खुल्या जागेवर सुभद्रा एज्युकेशन सोसायटीचा कुठल्याही प्रकारे हक्क दाखविता येणार नाही. या भुखंडाचा ताबा व मालकी अव्याहपणे मंडळाकडे राहील.
९. सुशोभिकरण, क्रिडांगणासाठी व देखभालीसाठी सदर खुली जागा दिली असल्याने सुभद्रा एज्युकेशन सोसायटी हे भुखंड इतरांना हस्तांतरीत करण्याचा अथवा खुल्या जागांमध्ये इतर संस्थाचे हक्क (Third Party) निर्माण करता येणार नाही.
१०. सदर खुल्या जागेवर अतिक्रमण झाल्यास त्याची जबाबदारी सुभद्रा एज्युकेशन सोसायटीची राहील.
११. सदर खुल्या जागेवर सुशोभिकरण व अतिक्रमण झाले नसल्या विषयीचा अहवाल दर तीन महिन्यांनी या कार्यालयास पाठविण्यात यावा.
१२. विकास नियंत्रण नियमानुसार वसाहतीमधील खुल्या जागा हया स्थानिक स्वराज्य संस्थेस हस्तांतरीत करावयाच्या असतात. सदर खुली जागा त्यांनी मागितल्यास ती त्वरीत हस्तांतरीत करावी लागेल. त्यामुळे संस्थेस दिलेली परवागनी रद्द समजण्यात येईल.

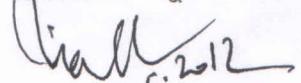
करण्याचा अधिकारी पुणे गृहनिर्माण व क्षेत्रविकास मंडळास राहील व याबाबत कोणतयाही न्यायालयात जात येणार नाही. सदर भुखंडावर सुभद्रा एज्युकेशन सोसायटीला कोणताही वैयक्तिक हक्क देण्यात आलेला नाही.

४. सदर जागेवर बांधकाम अथवा अतिक्रमण झालेले नाही. तसेच जागेचा गैरवापर झालेला नाही असे प्रमाणपत्र दर तीन महिन्यांनी मंडळाच्या संबंधित कार्यकारी अभियंत्याकडून प्राप्त करून तसे सुभद्रा एज्युकेशन सोसायटीस मुख्य अधिकारी पुणे मंडळ यांचेकडे सादर करावे लागेल.
५. सुशोभिकरणाच्या योजना आराखडयात मंडळाची पुर्वपरवानगी प्राप्त करणे सुभद्रा एज्युकेशन सोसायटीस बंधनकारक राहील.
६. सदर भुखंड सर्वसाधारण जनतेच्या वापरासाठी उपलब्ध राहील व त्यास सुभद्रा एज्युकेशना सोसायटी कोणत्याही प्रकारे आडकाठी आणणार नाही. तसेच, यावर फलक सुभद्रा एज्युकेशना सोसायटी यांचेतर्फ सदर भुखंडाच्या दर्शनी भागात लावणेत यावेत. शाळेसाठी दिलेल्या जागेच्या बाबतीत शाळेच्या वेळा सोडून शाळेच्या सोईप्रमाणे सकाळी दोन तास संध्याकाळी तीन तास अशी वेळ सर्वसाधारण जनतेसाठी जागा वापरासाठी उपलब्ध करून देण्यात यावी व शाळा सोडून इतर जागांसाठी सकाळी तीन तास व संध्याकाळी तीन तास अशी वेळ देण्यात यावी. या वापराच्या उपलब्धीची माहिती व वेळ सर्व जनेतेस मिळेल याची खबरदारी संस्थेने घ्यावी.
७. सुभद्रा एज्युकेशनल सोसायटीने स्वखर्चाने सुशोभिकरण व देखभाल करणे आवश्यक आहे. त्याचा कोणत्याही प्रकारचा परतावा भविष्यात मंडळाकडून सुभद्रा एज्युकेशनल सोसायटीस मिळणार नाही.
८. सुशोभिकरण, क्रिडांगणासाठी व देखभालीची परवानगी दिल्यामुळे अशा खुल्या जागेवर सुभद्रा एज्युकेशन सोसायटीचा कुठल्याही प्रकारे हक्क दाखविता येणार नाही. या भुखंडाचा ताबा व मालकी अव्याहपणे मंडळाकडे राहील.
९. सुशोभिकरण, क्रिडांगणासाठी व देखभालीसाठी सदर खुली जागा दिली असल्याने सुभद्रा एज्युकेशन सोसायटी हे भुखंड इतरांना हस्तांतरीत करण्याचा अथवा खुल्या जागांमध्ये इतर संस्थाचे हक्क (Third Party) निर्माण करता येणार नाही.
१०. सदर खुल्या जागेवर अतिक्रमण झाल्यास त्याची जबाबदारी सुभद्रा एज्युकेशन सोसायटीची राहील.
११. सदर खुल्या जागेवर सुशोभिकरण व अतिक्रमण झाले नसल्या विषयीचा अहवाल दर तीन महिन्यांनी या कार्यालयास पाठविण्यात यावा.
१२. विकास नियंत्रण नियमानुसार वसाहतीमधील खुल्या जागा हया स्थानिक स्वराज्य संस्थेस हस्तांतरीत करावयाच्या असतात. सदर खुली जागा त्यांनी मागितल्यास ती त्वरीत हस्तांतरीत करावी लागेल. त्यामुळे संस्थेस दिलेली परवागनी रद्द समजण्यात येईल.

१२. सदर खुल्या जागेवर सुशोभिकरण व अतिक्रमण झाले नसल्या विषयीचा अहवाल दर तीन महिन्यांनी या कार्यालयास पाठविण्यात यावा.

१३. विकास नियंत्रण नियमानुसार वसाहतीमधील खुल्या जागा हया स्थानिक स्वराज्य संस्थेस हस्तांतरीत करावयाच्या असतात. सदर खुली जागा त्यांनी मागितल्यास ती त्वरीत हस्तांतरीत करावी लागेल. त्यामुळे संस्थेस दिलेली परवागनी रद्द समजण्यात येईल.

आपला विश्वासू,



मुख्य अधिकारी,

पुणे गृहनिर्माण व क्षेत्रविकास मंडळ,  
पुणे

मुख्य अधिकारी

पुणे गृहनिर्माण व क्षेत्रविकास मंडळ  
आगरकडू नगर, पुणे - १;

MR 11,65,500 SCANNED  
Time 2:18 To 2:21

Received Adj. Fee Recd. 100/-  
Cheque ..... Vide  
Challan No. ..... Receipt No. 93242309  
Date 17-9-03

Collector of Stamps  
Pune



Office of the  
Collector of Stamps, Pune  
Case No. Ad. 1676103  
Date 7-10-03.

Received from Shri Subhadra Educational  
residing at ..... Pune 6 ..... Housing Societys  
stamp duty of Rs. 1.93240/- ..... Ninety three thousand two hundred  
and forty ..... Vide ..... 100/-  
challan No. 64 ..... Dated 7-10-03 for Rs. 100/-

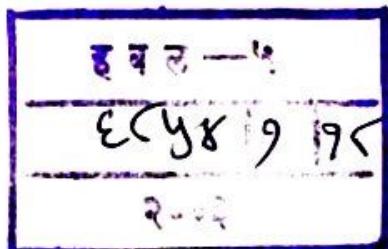
Certified under section 32 of the Bombay  
Stamp Act, 1958, that the full duty of  
Rs. 1.93240/- ..... Ninety three thousand two hundred  
and forty ..... hundred and forty  
with which this instrument is chargeable has been paid  
vide article No 36 25(6) of schedule.

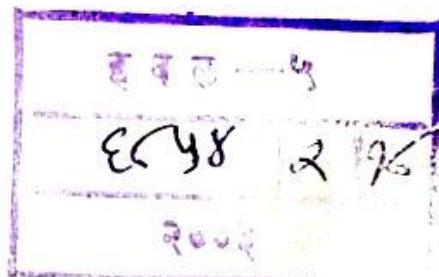
This certificate is subject to provisions of  
Section 58 (A) of Bombay Stamp Act 1958.

Place ..... Pune  
Date 7-10-03

Collector of Stamp  
Pune

THIS INDENTURE OF LEASE MADE at Pune this 10. day of 2003 (Two  
Thousand Three)



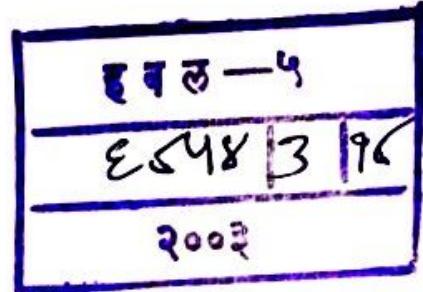


Between

**The MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY** a statutory corporation duly constituted under the Maharashtra Housing and Area Development Act 1976 (Mah. XXVIII of 1977) (hereinafter referred to as "The Said Act") having its office Girha Nirma Bhavan, Kala Nagar, Bandra (East) Mumbai – 400 051 the Lessor (hereinafter referred to as "the Authority" which expression shall unless to context requires otherwise include it's successors and assign) of the one part;

AND

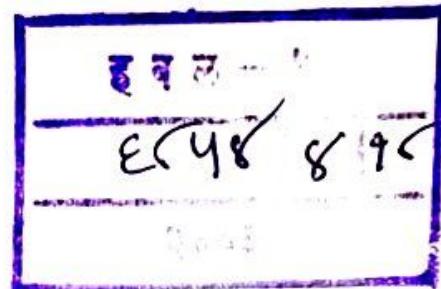
**SUBHADRA'S EDUCATIONAL SOCIETY'S**, registered under society's Registration Act, 1860 bearing no. MAH/11283 – 96 / Pune dated 22.05.96 and a Trust duly registered under the Bombay public Trust Act 1950 (Bom XXI OF 1950) bearing registration no. F12207 (Pune) dated 22.07.1996 and having its registered office at Maharashtra Hsg. Board, Yerawada, Pune – 411 006.



hereinafter referred to as "the Lessee" (which expression shall unless the context requires otherwise include its successors and of the other part;

WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel of ainity plot of land no.e, f, c admeasuring 3922.46 Sq.Mtrs. situated at S.No.150, 152, 153 (part) at Morwadi PIMPRI WAGHRE, PUNE in the registration Sub-District of Pune, District : Pune and more particularly described in the Schedule hereinunder written and shown by red coloured boundary line on the plan hereto appended (hereinafter referred to as "the said land")

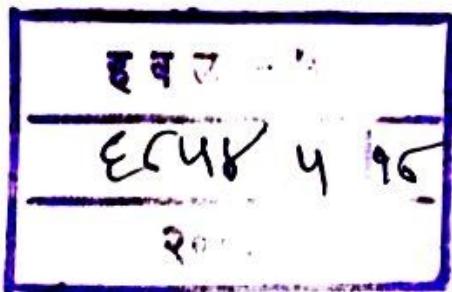
AND WHEREAS lessee requested the Pune Housing and Area Development Board, a regional board of the Authority vide its application dated 14.01.03 for allotment of plot of land plot no.e, f, c admeasuring 3922.46 square metre in the Authority's estate at Morwadi Pimpri Waghre, Pune situated at Pimpri Waghre Survey No.150, 152, 153 (part) at Morwadi Pimpri Waghre Pune for the Educational purpose.



AND WHEREAS in the pursuance of the meeting held on 16.07.02 of sub committee of minister for allotment of Plot under Reg-16 of MHAD (Maharashtra Legislative) regulations 1982 decided by its letter No. Allotment 1102/ case No.194/ allotted the said amity plot no.e, f, c land admeasuring 3922.46 Sq.Mtrs. In 150, 15, 153 (part) at Morwadi Pimpri Waghre Pune. According to the decision of the sub committee of minister. The V.P. / CEO agreed to allot the said plot to the Sh. Madra's Education Society wide its letter No. MH/LND/2003/EM-8/2343/03 dt. 17<sup>th</sup> July 2003. For the purpose of constructing maintaining and locating building for primary school. (hereinafter referred to as the said purpose) on payment of an amount of premium Rs.11,65,000/- (Eleven lakh Sixty Five thousand only) and Rs.1/- (rupee one only) as a lease rent per annum for a period of 30 years with effect from the date of taking over the possession of the said land i.e. 26.07.2003 on the terms and conditions of rent and covenants hereinafter contained :

AND WHEREAS in pursuance of the said decision, the Pune Housing and Area Development Board, a regional Board of the Authority (hereinafter referred to as "the said Board") vide its letter No. PB/CO/PA – II / 1602 / 2003 dt. 23.06.2003 allotment letter to the lessee and requested to make the payment of Rs. 11,65,000/- (Eleven lakh Sixty Five thousand only) being land premium and Rs.30 (Rs.Thirty Only) nominal amount of lease rent at the rate of Rs.1/- (Rs. One only) per annum for the period of the 30 years i.e. 22.07.2003 to 21.07.2033 lease on the terms and the conditions hereinafter appearing and contained.

AND WHEREAS the lessee has agreed to take the said land admeasuring 3922.46 sq.Mtrs. on lease for the said term of 30 years with effect from the date of taking over the possession of said land i.e. the 26.07.2003 by the lessee for said purpose on the terms and conditions rent and covenants hereinafter contained.

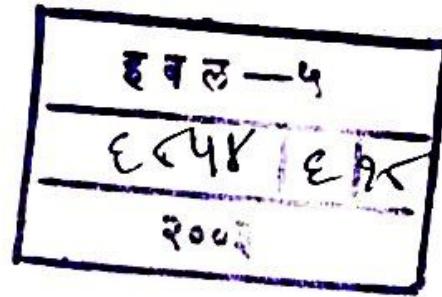


AND WHEREAS it is expedient and necessary to execute this indenture of lease in favour of the lessee in pursuance of the above mentioned decision of the Authority agreed to by the lessee.

AND WHEREAS before the execution of these presents the lessee paid a total sum of Rs.11,65,000/- (Rs.Eleven Lakh Sixty Five Thousand Only) towards premium and Rs.30/- (Rs.Thirty Only) towards capitalised lease rent for the period from 22.07.2003 to 21.07.2033 & Rs.30/- towards Nominal lease rent for 30 days (the receipt of which the Authority doth hereby admit and acknowledge).

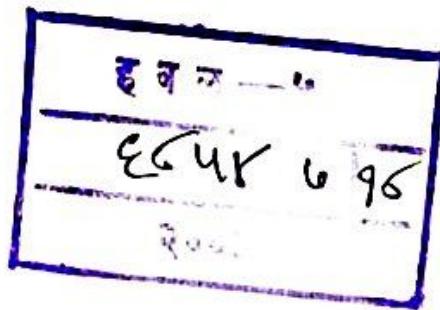
#### NOW THIS INDENTURE OF LEASE WITNESSTH AS FOLLOWS.

1. In consideration of the aforesaid sum of Rs.11,65,000 (Rs. Eleven Lakh Sixty Five Thousand Only) being the premium and Rs.30/- (Rs.Thirty only) being the lease rent for the period from 22.07.2003 to 21.06.2033 paid by the lessee to the Authority before the execution of these presents (the receipt of which of Authority doth hereby admit and acknowledge) and in consideration of rent and covenants hereinafter reserved and contained the Authority doth hereby demise by way of lease unto the lessee the said land being a part of the Authority's estate and shown on the plan appended hereto and thereon bounded in red TO HAVE AND TO HOLD the said land for a term of Thirty years commencing from the date of taking over the possession of the said land i.e. 26.07.2003 (hereinafter referred to as "the commencement date") subject to these terms and conditions hereinafter mentioned.

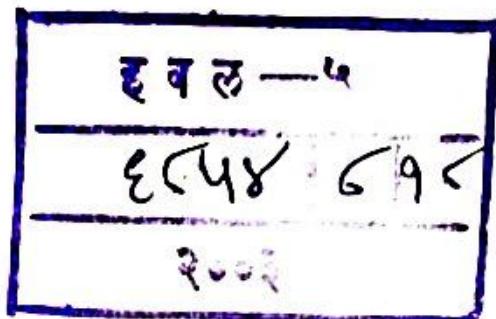
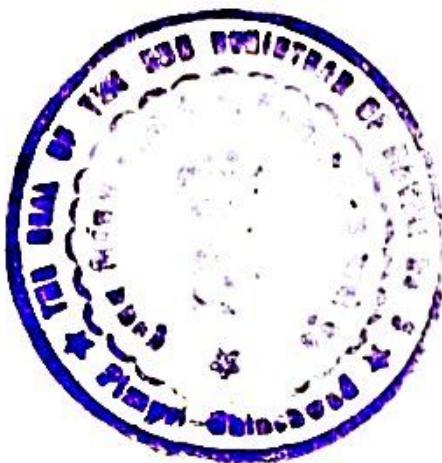


2) The lessee doth hereby covenant with the Authority in the following manner say.

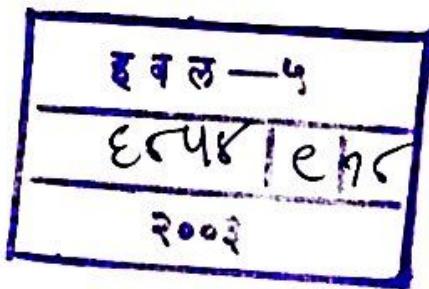
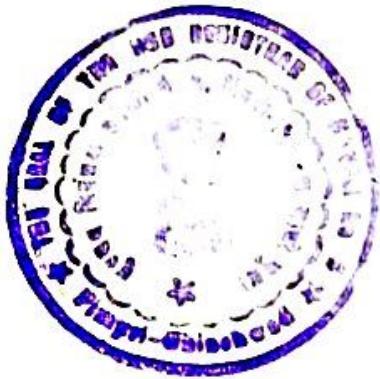
- a) To pay interest on such amount of lease rent or any part thereof or any other dues to be paid by the lessee to the Authority whether formally demanded or not. Such amount shall remain unpaid for thirty days after the date on which the said amount or dues have or have become payable as aforesaid at the rate of 16  $\frac{1}{2}$  percent per annum until the date of the such amount of dues has or have been paid.
- b) To take over the said land in its existing condition and to incur all expenditure if any for the development of the said land at its own cost and to peacefully vacate the said land on the expiry of the term of the lease hereby agreed to be granted or of the extended term or of earlier determination of the lease as the case may be and hand over the possession of the same to the Authority in its then existing condition.
- c) To use the said land only for the bonafide purpose of constructing maintaining and locating a building for Nursery, School and for the purposes necessary and incidental thereto and not to use the said land for any purpose not specifically permitted by the Authority. The question whether any purpose is necessary and incidental to the main bonafide purpose aforesaid or whether any purpose is not specifically permitted by the Authority shall be referred to the Chief Executive Officer of the Authority and the decision of the Chief Executive Officer on the question shall be final.



- d) To abide by all rules and regulation of the Government Municipal Corporation of Morwadi Pimpri Chinchwad on or of the Authority in so far as they relate to the said land and in regard to the construction of the building and maintenance thereof.
- e) To abide by and be bound by the provisions of the said Act and the rules and regulations made by or under the said Act or under any other law for the time being in force so far as they relate to the said land in regard to the construction of the building and maintenance thereof.
- f) Not to begin the work of constructing the building until the plans and specifications for such building shall be approved by the Municipal Corporation of Morwadi Pimpri Chinchwad as well as by the Authority and not to build or erect except in strict conformity with the plans and specifications so approved.
- g) To start the work of constructing the building from the date of taking over the possession of said land to complete the constructions within one year from the date of taking possession the land. Provided that on the application of the lessee in that behalf the Authority may extend the time limit as provided subject to such terms and conditions including a condition requiring a payment of additional premium and / or lease rent as the Authority may in its discretion think fit.
- h) To bear pay and discharge all the present and future rates taxes cesses assessments duties impositions and outgoing payable to the Municipal Corporation of Pimpri Chinchwad or to the Govt. Or to any other local Authority or statutory body in respect of the said land or building erected thereon including all sanitary land water cesses of any kind whatsoever whether payable by the Authority or the lessee and all expenses relating thereto if any and save and keep harmless and indemnified Authority in respect thereof. The taxes / N.A. Assessments will be paid by the lessee directly to the concern Authority.

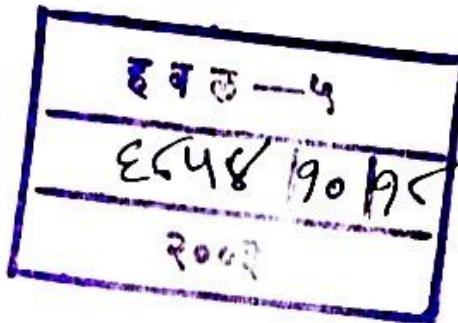
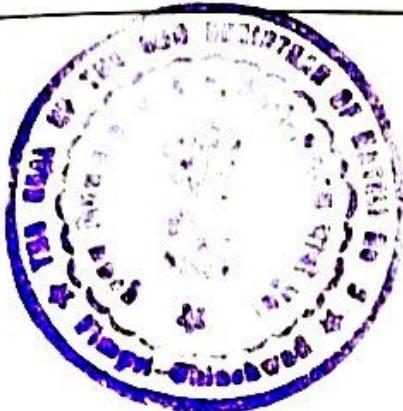


- i) To maintain the said land and the building there on in a good state of repairs and in clean neat perfect sanitary condition to the satisfaction of the Executive Engineer of the Authority or make good from time to time by defect there on pointed out by the said Engineer or the said representative and observe and comply with all directions given by the Municipal Corporation of Morwad Empri Chinchwad or the said Engineer or the said representative and observe and comply with the Municipal rules and regulation and the regulation made by the Authority if any in that behalf.
- j) To permit the Authority and its authorised agents at all reasonable times to enter on the said land and buildings erected thereon for the purpose of collection of rent or any other dues or for any other lawful purpose.
- k) Not to assign sublet, underlet or otherwise transfer in any other manner including parting with the possession of the whole or any part of the said land or its interest thereunder or benefit of this lease to any person or persons or change the user of the said land or any part thereof without the previous written permission of the Authority. The Authority shall be free to refuse such permission or grant its subject to such conditions including a condition regarding the payment of additional premium and / or lease rent as the Authority may in its discretion think fit.

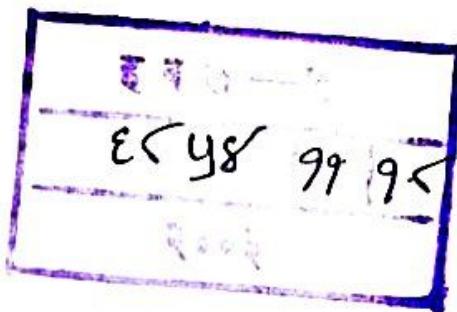
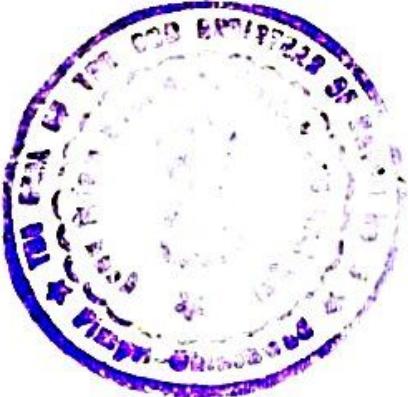


- L) to pay full compensation to the Authority for any loss damage or injury that be caused to the said land or any part thereof by reasons of the excessive user or act of omission or commission on the part of the lessee its servants or other act employment or of the visitors or any others persons coming to or on the said land the building and to indemnify the Authority on all such accounts;
- M) Not to do or suffer any thing to be done on said land which may cause damage nuisance annoyance or inconvenience to the owners of the adjacent premises or to the Authority or to the neighborhood;
- N) To take one representative of MHADA on the managing committee of institution / Trust.
- O) To insure at its own cost against the loss or damage of whatever nature causes by the fire all the structure of structures erected on the demises premises for full value and to continue the risk covered by the insurance throughout the lease period and to produce on request all the policies and receipts to Executive Engineer / Estate Managers of the Authority or any other representative of the Authority and to apply the insurancemoneys for repairing and / or reconstruction the structure affected or destroyed;

3.



3. The Authority hereby covenants with the lessee that the lessee paying the rents hereby reserved and observing and complying with the duties and obligations of the lessee herein contained the lessee shall peacefully hold and enjoy the said land during the said term without any unlawful interruption by the Authority or any reasons claiming through.
4. It is hereby agreed and declared that any monies sums dues and other charges payable by the lessee under these presents shall be deemed to be arrears of rent payable in respect of the said land and shall be recoverable from the lessee in the same manner as Arrears of land revenue as provided in sections 67 and 180 of the said Act as amended from time to time provided always that this clause shall not effect other rights power and remedies of the Authority in this behalf.
5. It is hereby also agreed that if the lease rent hereby reserved or any part thereof or other dues if any to be paid by the lessee shall be in arrears for sixty days after becoming payable whether formally demanded or not if the lessee fails to observe any of the terms conditions or covenants stipulate herein then and in any of the terms conditions or covenants stipulated and in any of the said event it shall be lawful for the Authority at any time thereafter by giving ninety days notice to terminate the lease forthwith and thereupon re-enter upon and take possession of the said land and all building erection fixtures materials plants chattels and effects thereon and to hold and dispose of the same as the property of the Authority as if this lease had not been entered into and without making to the lessee any compensation or allowances for the same.

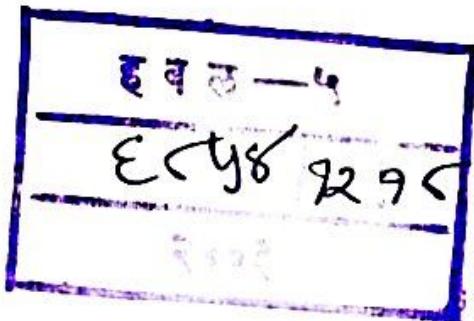


It is hereby further agreed that the rights given by this clause shall be without prejudice to any other right of action of the Authority in respect of any breach of the covenants herein contained by the lessee and it shall be lawful for the Authority to remove the lessee and all other persons in or upon the said land or any part thereof and its effects therefrom without being in any way liable to any suit action indictment or other proceedings for trespass damage or otherwise provided that if the lessee complied with the requirement of the aforesaid the Authority shall not exercise the said right of re-entry.

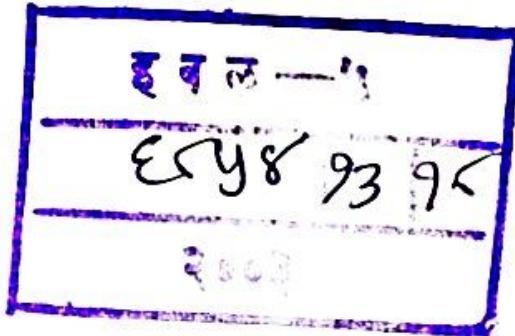
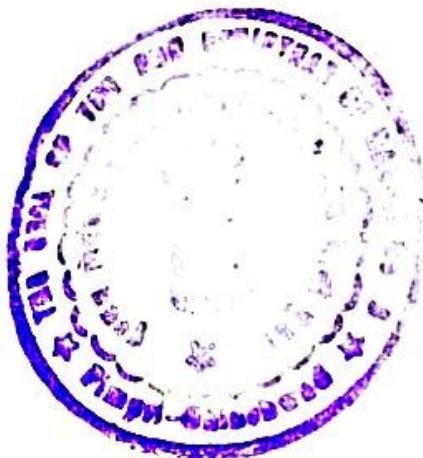
6. The Authority and the lessee further agree that on expiry of the lease period of thirty years the lease may be renewed at the option of the Authority for such period and on such terms and conditions as the Authority may deem fit.

Any notice intimation or demand required to be given or made by the Authority on the lessee under this deed of lease shall be deemed to be duly and properly given or made if given by an officer duly authorized by the Authority in that behalf and shall be deemed to be duly served if addressed to the lessee and delivered or affixed at the said land or at the address of the office of the lessee as stated herein above and any notice to be given to the Authority will be sufficiently served if addressed to the vice president and chief Execution officer of the Authority and delivered at his office.

8. The lessee shall bear and pay all costs charge and expenses and professional charges of and incidental to the correspondence preparation execution and completion of this lease deed in duplicate thereof incurred by the Authority including stamp duty registration charges out of pocket expenses and other outgoing in relation thereto and those occasioned to the Authority by reasons of any breach of the terms conditions and covenants contained in these presents and for enforcing any right of the Authority under these presents.



IN WITNESS WHEREOF the signature of **Shri L. S. MALI** chief officer **Pune Housing & Area Development Board** for and on behalf of the Maharashtra Housing and Area Development Authority has been set hereunder and the seal of the Authority is also affixed and attested by the office of the Authority and the **shri Dasharath Kallappa Bhosale Vice - Chairman, Mrs. Vrushali Dashrath Bhosale and Mrs. Chayya Gangadhar Bhosale Secretary for and on behalf of Subhadra's Educational Society**, and seal of the said Subhadra's Educational Society has been affixed hereunto under the Authority given to them to execute these presents for and on behalf of the Subhadra's Educational Society, as provided in the lessees Sr.No. of meeting 26 Resolution No. 1 of 16<sup>th</sup> Day of September 2003 and the year first hereinabove written.



### SCHEDULE

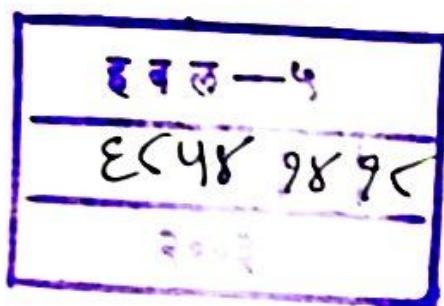
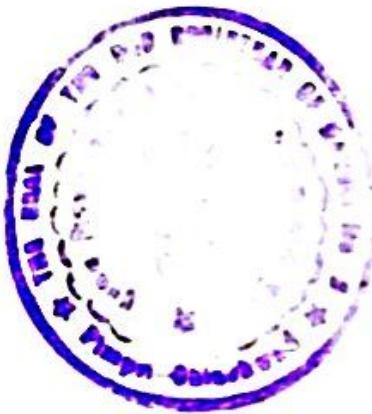
All that piece or parcel of aminity plot of land bearing No.e, f, c admeasuring 3922.46 sq. Mtrs. Or thereabouts bearing S.No.150, 152, 153 (part) situated at Morwadi Pimpri Waghre, Pune in the registration sub-district of Pune District and bounded as follows that is to say.

On or towards the North by : 12.00 MTR. WIDE ROAD

On or towards the South by : PVT. LAND S.No. 153 (PT)

On or towards the West by : OPEN SPACE

On or towards the East by : PHASE III (FUTURE)



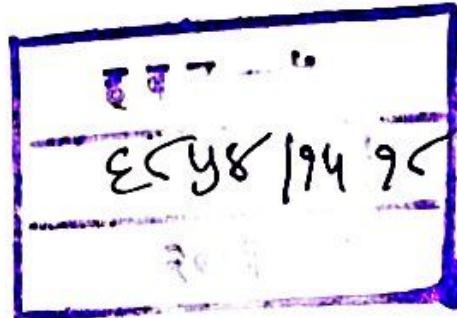
Signed sealed and Delivered  
By Shri . L. S. MALI  
Chief Officer Pune Housing  
and area Development Board  
Pune in the presence of Shri  
Jadhav D. A. Dy. C. D OFFICER  
Pune Housing and area  
Development board Pune.

*W.C.*  
CHIEF OFFICER  
Pune Housing & Area  
Development Board, Pune



The common seal of the  
Maharashtra Housing and Area  
Development Authority affixed  
hereunto in the presence of Shri  
Jadhav D. A. Dy. C. D. Officer of the  
Pune Housing and Area  
Development Board who has signed  
in token hereof in the presence  
of Shri  
Pune Housing and Area Development  
Board Pune.

*L.S.M.*  
Dy. C. D. OFFICER  
Pune Housing & Area  
Development Board Pune.



**SIGNED SEALED AND DEVELOPED**  
BY :

1. Shri Dasharath Kallappa Bhosale  
Chairman
2. Mrs. Vrushali Dasharath Bhosale  
Vice Chairman
3. Mrs. Chayya Gangadhar Bhosale

Secretary of  
The managing committee of said institution  
Who have hereunto set his signatures in the  
Presence of Shri

Thereof. Who has signed in token

The common seal of the Subhadra's Education  
Society is affixed hereunto in the  
Presence of Shri  
Who has signed in the token thereof in the  
Presence of Shri

*PRESENT*  
S.N.B.P. School  
M.H.B., Off Airport Rd., Pune-6

*5/11/1997*

*gopal*

*21-11-1997*  
SECRETARY  
S. N. B. P. School,  
M.H.B., Off Airport Rd., Pune-6,

### PHASE-III (FUTURE).

AN ALBUM OF PICTURES OF THE NATIONAL EDUCATIONAL SOCIETY OF CANADA.

TIME AREA OF THE PCOT - 3922.46459 m<sup>2</sup>

### • SIDE BOUNDARIES OF THE STATE:

## **EAST - PHASE-III: CENTRE3**

WENST - OPEN SPACE

SOUTH - PORT LAND NO. 153 (PTS)

NORTH - 12.00M. wide road.

## LEFT HANDED OVER

## SUBHASH QRA'S EDUCATIONAL SOCIETY S.N.B.P. SCHOOL

~~VERAWAO, PUNE. ON 26/7/03~~

3922.4 G4 Sq M.L.)

13.74  
43.989m  
AMENITY SPACE-C

374

1

卷之三

1.500  
1 - 200.  
NOTE - THIS DRAWING REPLACES ALL PREVIOUS DRAWING.

PUNE HOUSING AND AREA  
DEVELOPMENT BOARD, PUNE

CHIEF OFFICER

111

EZ. ENGIN.

110

ARCHITECT

卷之三

J. ENGL. CPB. -

MR. ARCH. DISTT.

PHADB

卷之三

गोषवारा भाग-१

10/10/2003

2:17:11 pm

दुर्यम निवंधकः  
हवेली ५ (पिंपरी)

दरत्त गोषवारा भाग-१

हवल ५

दस्त क्र 6854/2003

दस्त क्रमांक : 6854/2003

दस्तावा प्रकार : भाडेपट्टा

अनुक्र. पक्षकाराचे नाव व पत्ता

नाव सुमद्दा एज्युकेशनल सोसाय. तफे प्रा. दशरथ  
काल्पना भोसले  
पत्ता घर/फॅलट नं. -  
गल्वी/रस्ता. -  
ईमारतीचे नाव : एम.एच.वी. कोलनी  
ईमारत नं. -  
पेट/वसाहत : येवडा  
शहर/गाव : पुणे  
तालुका : -  
रि

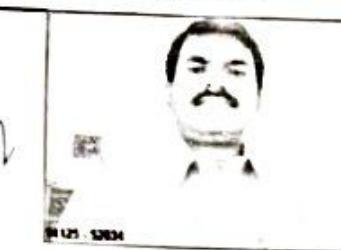
पक्षकाराचा प्रकार

लिहून घेणार

वय ४२

सही

10/10/2003



अंगठ्याचा ठसा

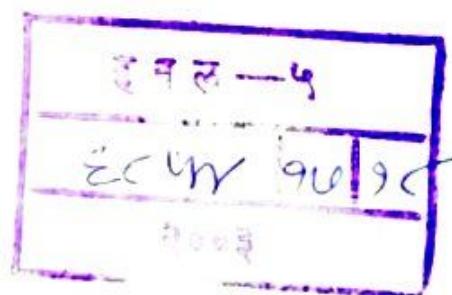
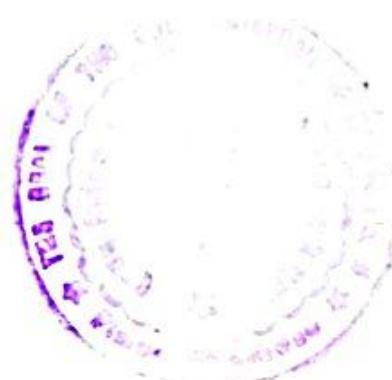


नाव स्हाडा तफे श्री डानश्वर अनंत जाधव  
पत्ता घर/फॅलट नं. -  
गल्वी/रस्ता. -  
ईमारतीचे नाव -  
ईमारत नं.  
पेट/वसाहत : आगरकरनगर  
शहर/गाव : पुणे  
तालुका : हवेली  
पिन 411001

लिहून टेणार

वय ४०

सही



दरत गोपवारा भाग - 2

हवल5

दरत क्रमांक (6854/2003)

दरत क्र. [हवल5-6854-2003] वा गोपवारा  
शाजार मुल्य : 1165000 मोबदला 1165000 भरलेले मुद्रांक शुल्क : 93240

पादती क्र. 6901 दिनांक 10/10/2003

पादतीचे वर्णन

नाव: सुभद्रा एज्युकेशनल सोसाय. तर्फे पा. दशरथ  
कल्लाप्पा भोसले

दरत हजर केल्याचा दिनांक : 10/10/2003 02:12 PM

11660 : नोंदणी फी

निष्पादनाचा दिनांक : 10/10/2003

360 : नवकल (अ. 11(1)), पृष्ठाकनाची नक्का  
(अ. 11(2)),

दरत हजर करणा-याची सही :

रुजवात (अ. 12) व छायावित्रण (अ. 13) ->  
एकत्रित फी

दरताचा प्रकार : 36) भाडेपट्टा

12020: एकूण

दरत अनुष्ठेद प्रकार: भाडेपट्टा

दु. निष्पादनाची सही, हवली 5 रापरी

शिवका क्र. 1 ची येळ (सादरीकरण) 10/10/2003 02:12 PM

शिवका क्र. 2 ची येळ : (फी) 10/10/2003 02:15 PM

शिवका क्र. 3 ची येळ : (कवुली) 10/10/2003 02:16 PM

शिवका क्र. 4 ची येळ : (अंजरा) 10/10/2003 02:16 PM

दरत नोंद केल्याचा दिनांक : 10/10/2003 02:17 PM

ओळख :

दुर्घम निवंधक यांच्या ओळखीचे इसाम आरोग्यवीत वारसात यांनी दरत एवज करावण्याचा  
व्यक्तीश ओळखतात, या त्याची ओळख पाच तापी.

1) श्री. गिलिद उत्तम शिंदे परा/फलेट नं.

गत्ती/रस्ता:

ईमारतीचे नाव: एम.एच.वी. कॉलनी

ईमारत नं.

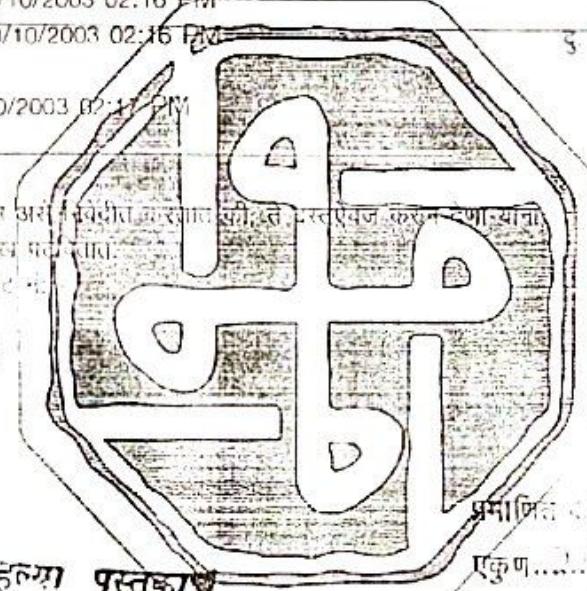
पेठ/वसाहत: येरवडा

शहर/गाव: पुणे

तालुका:

पिन: 411006

दु. निष्पादकाची सही  
हवली 5 (पिपरी)



महाराष्ट्र गोपवारा  
दरत नोंदवणी

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