

8/7249

पावती

Original/Duplicate

Friday, September 30, 2022

नॉदणी क्र. 39म

1:13 PM

Regn. 39M

पावती क्र. 7692 दिनांक 30/09/2022

गावाचे नाव: वाघोली (आम्हाळवाडी)

दस्तऐवजाचा अनुक्रमांक: हवल8-7249-2022

दस्तऐवजाचा प्रकार: कन्व्हेंन्स डीड

मादर करणाऱ्याचे नाव: डी आय टी एज्युकेशन फाऊंडेशन तर्फे अधिकृत स्वाक्षरीकार अनुज - अग्रवाल

नॉदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:26 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-८

सह दुय्यम निबंधक नॉदणी क्र-२
हवेली क्र-६

बाजार मूल्य: ₹. 182104875/-

मोबदला ₹. 315000000/-

भरलेले मुद्रांक शुल्क: ₹. 22050000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3009202201229 दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008348404202223M दिनांक: 30/09/2022

बँकेचे नाव व पत्ता:

M. T. D.

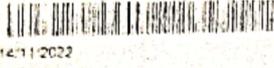
Head Master

Wellington College International Pune

Wagholi, Pune 412 207

1/1





सूची ब. 2

दुग्धम निबंधक मंत्र दुनि हवेली 8
दफ्त क्रमांक : 7249/2022
नोंदणी :
Regn 63m

गावाचे नाव : चाधोली (आव्हालवाडी)

(1) विवेकाचा प्रकार	कन्व्हेंट शीट
(2) मोबदला	31500000
(3) बाजारभाव/पाटेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मसुर करावे	182104875
(4) नू.सापन,पोटहिसा व धरकरांक(कसल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मोजे चाधोली, ता. हवेली, जि. पुणे येथील मिळकत घाली गट नं. 1277+1278+1279+1281 + 1283 प्लॉट नं 2 पैकी ग्रीन बेल्ट घाली क्षेत्र 00 हे 47.82 आर म्हणजेच 4782.11 चौ.मी. ((GAT NUMBER : 1277/1278/1279/1281/1283/प्लॉटनं2 ;)) 2) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मोजे चाधोली, ता. हवेली, जि. पुणे येथील मिळकत घाली गट नं. 1277+1278+1279+1281 + 1283 प्लॉट नं 1 पैकी खमनिटी स्पेस नं 1(लेक्टर ए)घाली क्षेत्र 00 हे 80.89 आर म्हणजेच 8089.47 चौ.मी. ((GAT NUMBER : 1277/1278/1279/1281/1283/प्लॉटनं1 ;)) 3) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव मोजे चाधोली, ता. हवेली, जि. पुणे येथील मिळकत घाली गट नं. 1277+1278+1279+1281 + 1283 प्लॉट नं 3 पैकी 30 मीटर रुंदीचा रस्ता घालीला क्षेत्र 2496 चौ.मी. ((GAT NUMBER : 1277/1278/1279/1281/1283/प्लॉटनं3 ;)) 1) 4782.11 चौ.मी.दर 2) 8089.47 चौ.मी.दर 3) 2496 चौ.मी.दर
(5) क्षेत्र	
(6) आकारणी किंवा सुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): गाव:चाधोली पोस्टांच प्रा. लि. (उर्वेची) व पंचशिल इन्स्ट्रुमेंटर होल्डींग प्रा. लि. (आव्हाली) तर्फे अधिकृत स्वाकरीकार कार्यालय चाधोली तर्फे क.ज.चे. कु.मु. फारुख तुल्योहम्मद खान बव:-45; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: टेक पार्क बंगला, प्लॉट नं: येरवडा, रोड नं: पुणे, महाराष्ट्र, पुणे. पिन कोड:-411026 पत्र नं:-AADCP6098D 2): नाव:-सी.आय.टी.एन्व्हेलपिंग कॉन्व्हेंशन तर्फे अधिकृत स्वाकरीकार अनुबं - मधवाल बव:-42; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: 1 इंदर रोड, प्लॉट नं: बालनवाडा देहरादून, रोड नं: उत्तरांबड, उदाराकःआय, DEHRADUN. पिन कोड:-248001 पत्र नं:-AAGCD3894A
(8) दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	30/09/2022
(9) दस्तऐवज करून दिल्याचा दिनांक	14/11/2022
(10) दस्त नोंदणी केल्याचा दिनांक	7249/2022
(11) अनुक्रमांक, बंड व पृष्ठ	22050000
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	30000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	
(14) तैरा	

सह. दुग्धम निबंधक वर्ग-२
हवेली क्र-८

मुद्रांकनामासाठी विचारात घेतलेला उपपरीच:-
मुद्रांक शुल्क आकारण्याना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



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Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Ucence	Amount	Used At	Deface Number	Deface Date
1	DIT EDUCATION FOUNDATION	eChallan	69103332022092814429	MH008348404202223M	22050000.00	SD	0004231207202223	30/09/2022
2		DHC		3009202201229	1000	RF	3009202201229D	30/09/2022
3	DIT EDUCATION FOUNDATION	eChallan		MH008348404202223M	30000	RF	0004231207202223	30/09/2022

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



Quip



CHALLAN
MTR Form Number-6



GRN	MH008348404202223M	BARCODE			Date	27/09/2022-13.02.20	Form ID	25 1	
Department					Inspector General Of Registration				
Type of Payment					Stamp Duty Registration Fee				
Office Name					HVL8_HAVELI 8 JOINT SUB REGISTRAR				
Location					PUNE				
Year					2022-2023 One Time				
Account Head Details					Amount In Rs.				
0030046401 Stamp Duty					22050000.00				
0030063301 Registration Fee					30000.00				
Remarks (if Any)					PAN2=AADCP6098D-SecondPartyName=PANCHSHIL INFRASTRUCTURE HOLDINGS PVT LTD-				
Amount In					Two Crore Twenty Lakh Eighty Thousand Rupees Only				
Words					2,20,80,000.00				
Payment Details					IDBI BANK				
Cheque/DD Details					FOR USE IN RECEIVING BANK				
Bank CIN					69103332022092814429				
Ref. No.					716927741				
Bank Date					28/09/2022-16:49:18				
RBI Date					Not Verified with RBI				
Name of Bank					IDBI BANK				
Name of Branch					100, 29/09/2022				



Department ID: 9923038275
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 शब्द चालन केन्द्र द्वारा निम्नलिखित कार्यालयों में दर्ज करवाया जा सकता है - शोधनी व करारवाच्या दफ्तरांसाठी सदर चालन लागू राहणं.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-8-7249	0004231207202223	30/09/2022-13 12:51	IGR015	30000.00
2	(IS)-8-7249	0004231207202223	30/09/2022-13 12:51	IGR015	22050000.00
Total Defacement Amount					2,20,80,000.00



Print Date 30-09-2022 01:53:14
 हवल-८
 2022

CHALLAN
MTR Form Number-6



GRN	MH00834B404202223M	BARCODE	[Barcode]		Date	27/09/2022-13 02 20	Form ID	25 1			
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)	AAGCD3894A						
Office Name	HVL8_HAVELI 8 JOINT SUB REGISTRAR			Full Name	DIT EDUCATION FOUNDATION						
Location	PUNE										
Year	2022-2023 One Time			Flat/Block No.	Land 15367.58 sq mtrs						
Account Head Details			Amount in Rs.	Premises/Building							
0030046401	Stamp Duty		22050000.00	Road/Street	Gal No. 1277 1278 1279 1281 1283 Wagholi						
0030063301	Registration Fee		30000.00	Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	2	2	0	7
				Remarks (If Any)	PAN2=AADCP6098D-SecondPartyName=PANCHSHIL INFRASTRUCTURE HOLDINGS PVT LTD-						
				Amount In	Two Crore Twenty Lakh Eighty Thousand Rupees Only						
Total			2,20,80,000.00	Words							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK							
	Cheque-DD Details			Bank CIN	Ref. No.	69103332022092814429	716927741				
Cheque/DD No.				Bank Date	RBI Date	28/09/2022-16:49:18	Not Verified with RBI				
Name of Bank				Bank-Branch	IDBI BANK						
Name of Branch				Scroll No. . Date	Not Verified with Scroll						

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्यम निषाक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Mobile No. : 9923038275



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10/9/22
2022

Print Date 28-09-2022 06:15:21

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 3009202201229	Date 30/09/2022
Received from Pancshil Infra Holdings Pvt Ltd, Mobile number 0000000000, an amount of Rs. 1000/- towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S R. Haveli 8 of the District Pune.	
Payment Details	
Bank Name sbiepay	Date 30/09/2022
Bank CIN 10004152022093001134	REF No. 202227305693516
This is computer generated receipt, hence no signature is required.	



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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made and executed at Pune on this 30th day of September, in the Christian Year Two Thousand and Twenty Two.

BY AND BETWEEN

PANCHSHIL INFRASTRUCTURE HOLDINGS PVT. LTD., PAN: AADCP6098D CIN - U45200PN2005PTC143269 (formerly WAGHOLI PROPERTIES PRIVATE LIMITED), a Company duly registered under the provisions of the Companies Act, 1956, having its corporate office at Tech Park One, Tower E, Off Airport Road, Yerwada, Pune 411006, through its authorized signatory, Mr. Sagar Chordia (authorised through the Board Resolution dated 11th October 2021.), hereinafter referred to as the "VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successor and administrators) OF THE FIRST PART

AND

DIT EDUCATION FOUNDATION, PAN NO. AAGCD3894A, CIN No. UB0904UR2017NPL008191, a Section 8 company incorporated under the provisions of the Companies Act through its authorized signatory Mr. Anuj Aggarwal Age: 42 years, Occupation: Business, having its registered office at: 1, Inder Road, Dalanwala, Dehradun 248001, Uttarakhand, hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and administrators) OF THE OTHER PART

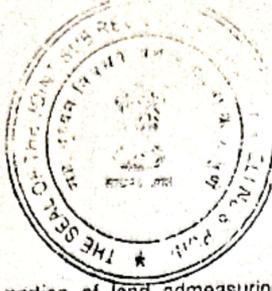
WHEREAS:

A. By virtue of various acts and deeds, the Vendor i.e. PANCHSHIL INFRASTRUCTURE HOLDINGS PVT. LTD., (formerly WAGHOLI PROPERTIES PRIVATE LIMITED) became the owner of the following three plots:

- (i) A portion of land admeasuring 4,05,631.41 sq. mtrs. bearing Gat No. 1277+1278+1279+1281+1283, Plot No. 1, being the area proposed to be converted into residential use and falling under Residential Zone as per the Final Regional Plan of the Pune Municipal Corporation (hereinafter referred to as "the said Plot No. 1");



[Handwritten signatures]



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- (ii) A portion of land admeasuring 14,350.70 sq mtrs bearing Gat No. 1277+1278+1279+1281+1283, Plot No. 2, falling under Green Belt as per the Final Regional Plan of the Pune Municipal Corporation (hereinafter referred to as "the said Plot No. 2").
- (iii) A portion of land admeasuring 29,117.89 sq mtrs., bearing Gat No. 1277+1278+1279+1281+1283, Plot No. 3, falling under the area covered by road widening and other reserved areas (hereinafter referred to as "the said Plot No. 3");

The Plot Nos. 1, 2 and 3 are hereinafter referred to as "the said Larger Lands" and is more particularly described in the FIRST SCHEDULE hereunder written. Copy of the 7/12 Extracts in respect of said Plot No. 1, said Plot No. 2 and said Plot No. 3 is annexed herewith as Annexure 'A', 'B' and 'C' hereto.

- B. The Vendor is in the process of development and construction of residential-cum-commercial project(s) upon the said Larger Lands, in a phase wise manner as the Vendor deems fit and proper and as per the sanctioned layout and building plans approved in respect of the said Larger Lands. The Vendor has obtained permission from the PMRDA/ Pune Municipal Corporation for commencing development of the said Larger Lands, the same have thereafter been revised on various occasions.
- C. The Vendor has carved out a parcel of freehold land aggregately admeasuring 15,367.58 Sq. Mtrs. carved out of the said Larger Lands and comprises of (i) Amenity Space No. 1 (Sector A) admeasuring 8089.47 sq. mtrs., located at the Southern boundary, forming part of the said Plot No. 1 (hereinafter referred to as "Parcel 1"), (ii) Green Belt along the River area admeasuring 4782.11 sq. mtrs., located at the Southern boundary, forming part of the said Plot No. 2 (hereinafter referred to as "Parcel 2") and (iii) a portion of land admeasuring 2496 Sq.Mtrs. forming part of the said Plot No. 3 currently falling under proposed 30 Mtrs. Wide Road (hereinafter referred to as "Parcel 3"), sanctioned as per Commencement Certificate bearing No. DP/BHA/HAV/VIII. Wagholi/Gat No. 1277 and others/Pra. Kra.820/20-21 dated 28 December 2021, the aforesaid contiguous parcel of land is hereinafter referred to as "the said Property" and is more particularly demarcated in Red Colour hatched lines on the plan annexed as Annexure D Colly hereto and is more particularly described in the SECOND SCHEDULE hereunder written. The said Property forms part of the land which earlier bore Gat No. 1277 and 1278.

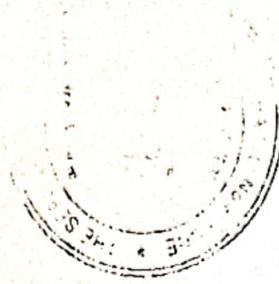


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[Signature]



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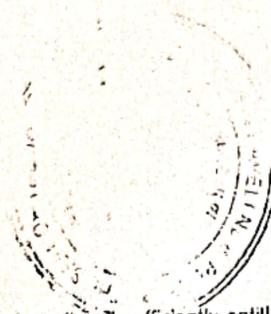
- D. The Purchaser has approached the Vendor to acquire, purchase from Vendor the said Property being a contiguous land parcel so as to enable them to construct and operate a school thereon.
- E. The Vendor has represented that by (1) Debenture Trust cum Mortgage cum Personal Guarantee Deed dated 24 April 2012, (2) Deed of Mortgage cum Charge cum Guarantee dated 17 September 2012 registered with the office of Sub-Registrar of Assurances, Haveli No. 19, at Serial No. 11100/2012 and (3) Deed of Mortgage cum Charge cum Guarantee dated 3 December 2013 registered with the office of Sub-Registrar of Assurances, Haveli No. 8, at Serial No. 9807/2013, IDBI Trusteeship Services Private Limited has created a first ranking pari passu charge on various properties owned by the Vendor *inter alia* on the said Property as and by way of security for repayment of the loan availed by the Vendor, on the terms and conditions more particularly recorded therein.
- F. The Vendor has further represented that as per the sanctioned layout plans and Zone Certificate, the said "Parcel 3" land currently falls under proposed 30 Mtrs. Wide Road and the same was shown as part of 30 Mtrs. wide road on the sanctioned layout plan. However, thereafter the aforesaid reservation has now been removed by the concerned authority and the said "Parcel 3" land is now available to the Vendor for development. The Vendor has undertaken to revise the sanctioned layout plan and get the said "Parcel 3" land out of the proposed 30 Mtrs. Wide Road and make the same available for development.
- G. Pursuant to the discussion between the parties it is agreed that (i) as per the revised sanctioned layout and building plans in respect of the said Larger Lands, the user of the said Property is amenity space, green belt and the said Parcel 3 land and (ii) post conveyance of the said Property, the Vendor should have an absolute and paramount right to revise and modify the sanctioned plan/s in respect of balance portion of the said Lands, so as to add or reduce the area of land and/or the numbers of buildings and/or apartments/flats and the locations of the buildings that are to be constructed by the Vendor on the balance portion of the said Lands, provided that such revisions/changes do not affect the user of the said Property
- H. The Vendor hereby represents, covenants, confirms and declares as follows:
- I. The said Property is a freehold property, was the self-acquired property of the Vendor and has been acquired by the Vendor from their own funds;



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- ii. The Vendor is well and sufficiently entitled to the Said Property and that no other person nor party has/have any right, title, interest, claim or demand to over or upon the same or any part thereof either by way of transfer, charge, trust, lien, mortgage whatsoever and howsoever on the Said Property.
- iii. Save and except the charge of IDBI Trusteeship Services Private Limited stated hereinabove, there are no encumbrance by way of agreement, charge, lien, trust, sale, pledge, mortgage, power of attorney, will, codicil, gift, understanding, leave and license, lease howsoever on their right, title and interest in the Said Property and/ or its appurtenances and that the same are free from all encumbrances whatsoever, and that their said right, title and interest in the Said Property and/or its appurtenances has/have not been attached under any judgment or by or at the instance of taxation authorities or any other authorities to the effect of not to deal with or dispose off the Vendor's said right, title and interest in the Said Property and/or its appurtenances and that the Vendor have full and absolute power to deal with the same. If in case, any will and/or codicil, power of attorney is executed by the Vendor in respect of the Said Property, the same hereby stand revoked, cancelled and terminated absolutely and permanently in respect of the Said Property;
- iv. the Said Property or any part thereof is not a subject matter of any past or pending litigation, and the Vendor have not received any notice, intimation etc. from any Government or Semi Government Authorities for the Said Property, till date. The Vendor have not been restrained by any order passed by any Court or Authority from dealing with, disposing of or parting with possession of the Said Property or any part thereof;
- v. Notwithstanding any act deed matter or thing whatsoever made done committed or omitted or knowingly or willingly suffered to the contrary by the Vendor or by any person/s lawfully or equitably claiming or to claim by, from, through, under or in trust for them, the Vendor have in themselves good right, full power and absolute authority to grant, assign and transfer their ownership rights in the said Property and hand over actual physical, vacant and peaceful possession of the Said Property to the Purchaser on execution of these presents;
- vi. The Vendor is not, in any way prevented or impaired from assigning, granting and transferring the Said Property to the Purchaser.



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- vii. There are no proceedings pending in any court or forum or before any authority concerning or affecting the said Property or any part thereof and no attachment before or after judgment has been levied on the Said Property or any part thereof by any Court or by any other Competent Authority;
- viii. The Vendor or their predecessors in title have not prior hereto entered into any agreement for assignment, lease, license, agreement, tenancy, business arrangement or otherwise, oral and/or in writing, in respect of the Said Property or of any part thereof in favour of any other person/s, individuals and entity and have not entered into any commitment, oral or in writing, with any other person in any matter howsoever affecting the Said Property;
- ix. Save and except as stated hereinabove, the Vendor have not obtained loan by mortgaging the Said Property nor has the Said Property been mortgaged as collateral security with any bank and/or financial institution/s nor has any charge, lien, encumbrance, orally and/or in writing, been created upon the said Property and/or part thereof. The Vendor have not stood surety for anyone else and produced the documents of title relating to the said Property in any court or before any authority to substantiate their solvency;
- x. The Vendor on execution hereof, have no right, title, interest, claim or concern of any nature with the Said Property and the Purchasers have become absolutely entitled to Said Property with full right to use, enjoy, develop, deal with and dispose off the same without any objection / hindrances by the Vendor or any other person claiming under the Vendor. The Vendor have not reserved any right and interest whatsoever nature in the Said Property, the present transaction being an absolute, permanent, forever and unconditional sale, transfer and assignment;
- xi. The Purchaser shall, hereinafter be entitled to use, enjoy, assign, transfer or deal with and dispose off the said Property in any manner whatsoever as they deem fit. However, in any event the said Property shall not be used for any purpose other than for the purpose of operating a school therefrom.
- xii. The Vendor hereby solemnly and sincerely declare that the declarations, statements and representations hereinabove made by them are true and correct to their own knowledge and they are aware of the same and relying on the correctness of the statements made by them hereinabove, the Purchaser have paid the said consideration and acquired the Said Property.



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- I. The Purchaser has inspected the said Property and having satisfied itself has also perused all the necessary documents, deeds and writings and after having been fully informed and satisfied about the same as also about the plans and the user of the said Property. The Vendor has agreed to sell and the Purchaser has agreed to purchase the said Property at the agreed consideration of Rs. 31,50,00,000/- (Rupees Thirty One Crores Fifty Lakhs only) on the terms and subject to the conditions more particularly set out hereunder.
- J. The Vendor has obtained a No- Objection Certificate from IDBI Trusteeship Services Private Limited regarding release of security and grant of no-objection to the sale of the said Property. A copy of the same is annexed hereto as Annexure E hereto. The Vendor has confirmed that the IDBI Trusteeship Services Private Limited has taken consent from the concerned lenders i.e. ICICI and Standard Chartered Bank while issuing above No-Objection Certificate. The Vendor assures and undertakes to the purchaser that the said IDBI Trusteeship Services Private Limited has released the said Property from the mortgage and all charges of whatsoever nature.
- K. The Purchaser is aware that the area of the said Property as mentioned in the sanctioned layout and building plan and the actual physical area of the said Property, may differ, however, in any event the variation in the actual area and the area mentioned in the present deed shall not be more than 2 (two) %.
- L. The parties hereby intent to record their aforesaid understanding and have thus agreed to execute this presents on the terms and conditions stated hereinbelow.

NOW THEREFORE THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. In consideration of the Purchaser having paid the total consideration of Rs. 31,50,00,000 /- (Rupees Thirty One Crores Fifty Lakhs only) paid by the Purchaser to the Vendor as stated hereinbelow, the Vendor hereby sells, assigns, transfers, grants and absolutely conveys, all the piece and parcel of land being a contiguous parcel of land aggregately admeasuring 15,367.58 sq. mtrs., carved out of the said Larger Lands, and comprising of (i) Amenity Space No. 1 (Sector A) admeasuring 8089.47 sq. mtrs., located at the Southern boundary, forming part of the said Plot No. 1 i.e. **Parcel 1 Land**, (ii) Green Belt along the River area admeasuring 4782.11 sq. mtrs., located at the Southern boundary, forming part of



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the said Plot No. 1, 2 Land and (iii) Land admeasuring 2496 Sq. Mtrs. forming part of the said Plot No. 3 i.e. said Parcel 3 Land, currently falling under proposed 30 M. Wide Road as per sanction plan, sanctioned as per Commencement Certificate bearing No. DP/BHA/HAV/Vill. Wagholi/Gat No. 1277 and others/Pra. Kra 820/20-21 dated 28 December 2021 the aforesaid parcel of land is hereinafter referred to as "the said Property" and is more particularly demarcated in Red Colour hatched lines on the plan annexed as Annexure D Colly hereto and is more particularly described in the **SECOND SCHEDULE** hereunder written, **TOGETHER WITH** all and singular the structures, out houses, courtyards, areas, compound, sewers, drains, ditches, fences, trees path, passages, waters, water-courses, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, members, common gullies, edifices water, water courses and appurtenances whatsoever to the said Property or part thereof, hereditaments and premises belonging to or in anywise appertaining to with the same or any part thereof now or at any time, heretofore usually held, used, occupied or enjoyed or reputed or knowing as part or member thereof or the appurtenant thereto and together with all the deeds, writings, vouchers and other evidences of title relating to the Property, hereditaments and premises or of any part thereof **AND ALL THE ESTATE** right, title, interest, share, claim, demand whatsoever at law and in equity of the Vendor into out of or upon the said Property hereditaments and premises or part thereof **TO HAVE AND TO HOLD** all the singular the said Property hereditaments and premises hereby granted, conveyed and assured or intended so to be with their and every of their rights members and appurtenant **UNTO AND TO THE USE** and benefit of the Purchasers, its/ their executors and administrators forever **SUBJECT TO THE PAYMENT** of all the land revenue, rents, taxes, easements, rates, duties, now chargeable upon the same or which may hereafter become payable in respect to thereof to the Collector, the State Government of Maharashtra and any other public body or authority **AND** the Vendor doth hereby for themselves and their successors and assigns covenant with the Purchasers **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully and equitably claiming by from, through, under, or in trust for them done, made, committed, omitted or knowingly or willingly suffered to the contrary.

2. The said total consideration of Rs. 31,50,00,000/- (Rupees Thirty One Crores Fifty Lakhs only) is paid by the Purchaser to the Vendor in the manner as stated hereinbelow:



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[Signature]





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AMOUNT	PARTICULARS
Rs 1,98,00,000/- (Rupees One Crores Ninety Eight Lacs Only)	Being part of total consideration paid by the Purchaser to the Vendor on or before execution hereof, vide (1) RTGS bearing UTR No. AXSK212370024273 on 25 August 2021 for Rs. 99,00,000/- (Rupees Ninety-Nine Lakhs Only) through Axis Bank Dehradun and (2) Demand Draft bearing No. 049314 dated 5 October 2021 drawn on Axis Bank, Dehradun for Rs. 99,00,000/- (Rupees Ninety-Nine Lakhs Only) The payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit and release the Purchaser.
Rs. 2,47,50,000/- (Rupees Two Crore Forty Seven Lakhs Fifty Thousand only)	Being part of the total consideration shall be paid vide Demand Draft bearing No. 050276, dated 27 September 2022, drawn on Axis Bank, Dehradun at the time of execution hereof by the Purchaser to the Vendor.
Rs. 6,93,00,000/- (Rupees Six Crores Ninety Three Lacs only)	Being part of the total consideration shall be paid vide Post Dated Cheque bearing No. 503505, dated 30 September 2022, drawn on Axis Bank, Dehradun at the time of execution hereof by the Purchaser to the Vendor.
Rs. 9,90,00,000/- (Rupees Nine Crores Ninety Lacs only)	Being part of the total consideration shall be paid vide Post Dated Cheque bearing No. 503506, dated 30 September 2023, drawn on Axis Bank, Dehradun at the time of execution hereof by the Purchaser to the Vendor.
Rs. 9,90,00,000 (Rupees Nine Crores Ninety Lacs only)	Being part of the total consideration shall be paid vide Post Dated Cheque bearing No. 503507, dated 30 September 2024, drawn on Axis Bank, Dehradun at the time of execution hereof by the Purchaser to the Vendor.
Rs. 31,50,000/- (Rupees Thirty One Lakhs Fifty Thousand only)	Being TDS @ 1% on the Total Consideration;
Rs. 31,50,00,000/- (Rupees Thirty One Crores Fifty Lakhs only)	TOTAL CONSIDERATION



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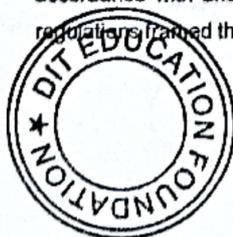
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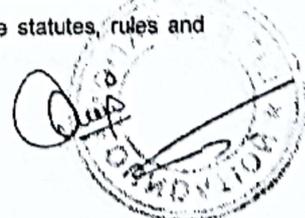


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3. The Purchaser has agreed, declared and confirmed that the sale contemplated herein shall be completed only on the receipt of the entire consideration as stated therein above. The receipt of the entire consideration as mentioned herein above is of essence to this contract and the Purchaser has assured the Vendor that the balance consideration as mentioned herein above will be paid by the Purchaser to the Vendor in the timely manner as stated hereinabove. In case the Purchaser fails to make the payment as stated herein, the Vendor shall be entitled to terminate the present deed and forfeit the money paid by the Vendor to the Purchasers till date and further the Vendor shall be entitled to enter into possession of the said Property.
4. The Vendors have on execution hereof handed over legal and judicial possession of the said Property, which is subject matter of this Deed of Conveyance to the Purchaser, and the Purchaser has accepted the same. The Purchaser all times hereafter shall be entitled to peacefully own, occupy, or possess and enjoy the said Property hereby conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Vendor or their successor in title, or any of them or by any person or persons claiming or to claim, from, under or in trust for them or any of them.
5. The Purchaser is aware that the area of the said Property as mentioned in the sanctioned layout and building plan and the actual physical area of the said Property, may differ, however, in any event the variation in the actual area and the area mentioned in the present deed shall not be more that 2 (two) %.
6. Notwithstanding anything to the contrary contained herein, it is agreed between the parties as under:
 - i) The Vendor should have an absolute, paramount and unfettered right to revise and modify the sanctioned plan/s in respect of the said Larger Lands, so as to add or reduce the area of land and/or the numbers of buildings and/or apartments/flats and the locations of the buildings that are to be constructed by the Vendor on the balance portion of the said Larger Lands, provided that such revisions/changes do not affect the user of the said Property.
 - ii) Further that as per the revised sanctioned layout and building plan the said Property is shown as partly falling under Amenity Space and partly falling under Green Belt, the Purchaser agrees to continue the use of the said Property as an amenity space and green belt, as the case may be in accordance with and due compliance of the applicable statutes, rules and regulations framed there under.



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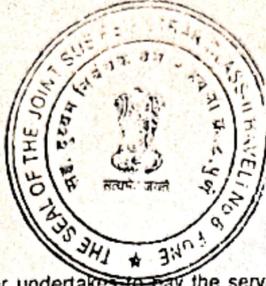
- iii) The parties further agree that as per the specific request of the Purchaser, the Vendor, at its own cost and expenses including development and approval charges without reimbursement, has agreed to get the commencement certificate along with the sanctioned plans as submitted by the Purchaser to the Vendor, approved from the relevant authority in respect of the said Property within 90 days from the execution hereof. Copy of the proposed plans submitted for approval are attached at Annexure D Colly. Post execution hereof, cost and expenses for any further revision or revalidation that the Purchaser shall require in respect of the building plans of the said Larger Lands shall be borne by the Purchaser. Additionally, charges payable for procurement of plinth checking and various NOC's from relevant authorities and such other allied permissions/ approvals required for the completing the development of the project would also be borne by the Purchaser. Currently the buildings Plans have been approved in the name of the Vendor, this being part of the larger development. In the future, as per the requirement of the purchaser, the same would be transferred /obtained under the name of the purchaser. In any case the Completion Certificate would be obtained from the relevant authority in the name of the Purchaser only and the Vendor agree to provide the necessary co-operation and support for the same.
- iv) Also any cost, charges and expenses that are required to be paid for obtaining the final fire NOC, Lift NOC, Drainage NOC, MPCB etc. and any other charges that are required to be paid for obtaining Completion/Occupation Certificate is to be paid by the Purchaser.
7. The Vendor had further represented that as the reservation of road on the said "Parcel 3" land, has now been removed by the concerned authority, the said "Parcel 3" land is now available for development. The Vendor has agreed, declared and confirmed that they shall have the latest sanctioned revised so as to remove the said reservation of road on the said "Parcel 3" land, from the sanctioned plan and make the same available to the Purchaser for development.
8. The Vendor hereby assures to the Purchaser that they have paid all rents, rates, Government taxes and cess, assessment, dues and duties in relation to the said Property which is subject matter of this Deed of Conveyance and if in future any such liability is found payable for the period for which the Vendor was in possession of the said Property, the Vendor shall be liable to pay the same and if the Purchaser pays on behalf of the Vendor, the Vendor shall indemnify and/or compensate the Purchaser or its assignee for the same. Henceforth the Purchaser shall pay all such outgoing in respect of the said Property.



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9. The Purchaser undertakes to pay the service provider and/or Vendor and/or the Successors-in-title of the said Lands the charges relating to electricity and water at actuals arrived at as per the separate installed meter readings. The Purchase further acknowledges that separate charges may be levied by the Corporation for the supply of water and the Purchase undertakes to pay the same without any recourse to the Vendor.
10. The Purchaser agrees, declare and confirms that the Purchaser shall, at its own cost and expenses, set up a Sewage Treatment Plant (STP) on the said Property. It shall be the sole and absolute responsibility of the Purchaser to obtain the necessary permission, sanctions, approvals and consent or revisions thereof, to install and operate the same on the said Property.
11. It is further agreed between the parties that the Purchaser has agreed to keep the said Parcel 3 land open to sky and maintain the same in good condition and operational at all times. Also, the Purchaser should use the said Parcel 3 Land for constructing basement, outdoor sports facilities, for students movement and landscaping
12. All the outgoings levied on the said Property as on the date of execution hereof under any statute/ enactment/ rules/ regulations/any contract, have been satisfactorily discharged and paid by the Vendor.
13. The Vendor hereby assures and confirms that the said Property has adequate and sufficient access thereto vide a 30 meters wide main road running adjacent to the northern portion of the said Property and the same is more particularly illustrated in Green color on the plan annexed hereto as **Annexure D Colly**. Till such time the main 30 meter road is fully developed the Vendor would allow the Purchaser an alternative suitable access for the development and marketing purpose of the school. The Purchaser shall at all times have a right of ingress and egress to the said Property through the 30 Meter Road.
14. **AND THAT** the Purchasers from time to time and at all times hereafter peaceably and quietly enter upon occupy use or possess and enjoy the said Property or part thereof hereby conveyed, transferred and assigned with their appurtenances and receive the rents, issues and profits thereof and every part thereof for his/her/their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Vendor or their heirs or any of them or by any person or persons claiming or to claim, from, under or In trust for him/her/them or

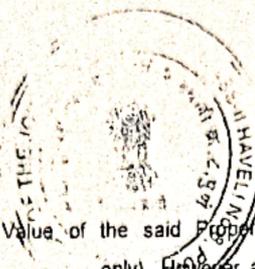


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17. The Market Value of the said Property is Rs. 2,00,737 (Rupees Two Crores Two Crores Twenty Lakhs Fifty Thousand only). However as the Consideration is higher than the Market Value, thus as per the provisions of Article 25 of the Maharashtra Stamp Act, 1956 a Stamp Duty of Rs. 2,20,50,000/- (Rupees Two Crores Two Crores Twenty Lakhs Fifty Thousand only) is paid on the present Deed. All expenses towards stamp duty, registration charges and expenses incidental thereto shall borne and paid by the Purchaser alone.

THE FIRST SCHEDULE
("the said Larger Lands")

All that piece and parcel of land admeasuring 4,49,100 sq. mtrs. bearing Plot No. 1, Plot No.2 and Plot No. 3, forming part of Gat No. 1277+1278+1279+1281+1283, situated at Village Wagholi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and within the registration limits of Sub-Registrar, Haveli

THE SECOND SCHEDULE
("the said Property")

All the piece and parcel of land being a contiguous parcel of land aggregately admeasuring 15,367.58 sq. mtrs. , forming part of the proposed layout and carved out of the said Larger Lands and comprising of (i) Amenity Space No. 1 (Sector A) admeasuring 8089.47 sq. mtrs. i.e. 00 Hectare 80.89 Ares , located at the Southern boundary, forming part of the said Plot No. 1, (ii) Green Belt along the River area admeasuring 4782.11 sq. mtrs. i.e. 00 Hectare 47.82 Ares, located at the Southern boundary, forming part of the said Plot No. 2 and (iii) a portion of land admeasuring 2496 Sq. Mtrs. forming part of the said Plot No. 3 currently falling under proposed 30 Mtrs. Wide Road, sanctioned as per Commencement Certificate bearing No. DP/BHA/HAV/Vill. Wagholi/Gat No. 1277 and others/Pra. Kra.820/20-21 dated 28 December 2021, more particularly demarcated in Blue Colour hatched lines on the plan annexed at Annexure C Colly and bounded as under:

- On or towards the North : By Proposed 30 Mtrs. Wide Road;
- On or towards the South : By River;
- On or towards the East : By Amenity Space No. 5 (Sector G) forming part of Plot No.1 and Green Belt forming part of Plot No. 2 ;
- On or towards the West : By Gat No. 1278 (part)



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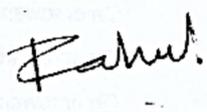
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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day and year first hereinabove written.

VENDOR		
PANCHSHIL INFRASTRUCTURE HOLDINGS PVT. LTD		
through its Authorized Signatory,		
MR. SAGAR CHORDIA		
		
Photo		

PURCHASER		
DIT EDUCATION FOUNDATION		
through its Authorized Signatory		
Mr. Anuj Aggarwal		
		
Photo		

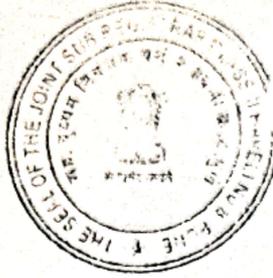
WITNESSES:-

Name	Address	Signature
1) Rahul Vaingya	C-601 Queenstown Chinchwad Pune 411033	
2) Alok Mehta	D-5001, Pacific Hill Apartments, Aussoorie Div. Road, Dehradun 248001	



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2022		

ANNEXURE A

7/12 Extract of the said Plot No. 1

ANNEXURE B

7/12 Extract of the said Plot No. 2

ANNEXURE C Colly

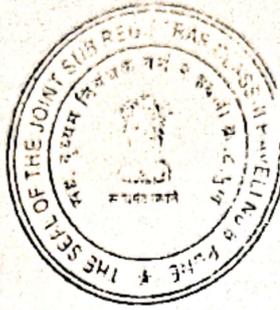
Proposed Layout Plan;

Proposed Building Plan;

ANNEXURE D

IDBI NOC





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ANNEXURE A

7/12 Extract of the said Plot No 1

ANNEXURE B

7/12 Extract of the said Plot No. 2

ANNEXURE C Colly

Proposed Layout Plan;

Proposed Building Plan;

ANNEXURE D

IDBI NOC





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दिनांक : 23/03/2022

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महाराष्ट्र शासन

(शिक्षण विभाग, पुणे)

[महाराष्ट्र शासन शासनात्मक अधिकारी आणि सहायक (सहायक) शिक्षक व सुविद्येय सेवा] नियम, १९९१ मधील नियम ३५, ६ अन्वये]

गाव :- बाघोली (556327)

जिल्हा :- हवेली

जिल्हा :- पुणे

सुधारण क्रमांक व उपविभाग : 1277/1278अ/(279/1281/1283/मॉडल2

पु. शाळा पध्दती :- धर्मबदादास बर्गे - I		शेताचे स्थानिक नाव :	
क्षेत्र, एकक व आकाराची	खाली क्र.	धर्मबदादास राव	शुद्ध, खंड व इतर अधिकार
क्षेत्राचे क्षेत्र	9517	व्यक्तिगत विनामूल्य शाळासाठी शा.नि. संके	(13051)
संपूर्ण क्षेत्र		अनुसूचित जाती/पंचायत	(13051)
शेताचे क्षेत्र	143.50.70	मालकीचे क्षेत्र	
अकारणी	1435.07		
		443.511.70 1435.07	
			पुढील अधिकार
			शा.नि. (13051)
			सर्वोद्वेग क्रमांक : 16434
			संस्थापक संस्था क्रमांक : 16987 व दिनांक : 06/01/2022
			शेताचे स्थानिक नाव :-
			शेताचे क्षेत्र (9506) 11765 ज 16987

गाव पुनर्वासा (शिकोटी येथे)

[महाराष्ट्र शासन शासनात्मक अधिकारी आणि सहायक (सहायक) शिक्षक व सुविद्येय सेवा] नियम, १९९१ मधील नियम २१]

गाव :- बाघोली (556327)

जिल्हा :- हवेली

जिल्हा :- पुणे

सुधारण क्रमांक व उपविभाग : 1277/1278अ/1279/1281/1283/मॉडल2

विनामूल्य शाळा तपशील										शाळावहोताशी उपलब्ध नातवणी बयो-न		बल निचराचे साधन		शेता
वर्ष	इंग्रजी क्रमांक	छात्रा क्रमांक	शिकोटी येथे			शिकोटी (विनामूल्य शाळा) येथे			व्यवस्था	क्षेत्र	शेता	बल	साधन	शेता
			शिकोटी येथे	बल निचरा	अनन्य शिक्षण	शिकोटी येथे	बल निचरा	अनन्य शिक्षण						
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)

सूचना :- सराचे क्षेत्र अक्षरक क्षेत्रांमध्ये आतागीत शाळेने असल्याने या संस्थाभागी शाळा संपुर्ण न. १० थी आणण्याकता पाती

"मा. शाळावहोता आणि शाळावहोता (श.नि. संके) शा.नि. संके
दिनांक :- 18/11/2022
सहायक शिक्षक :- 272500070310040000 720221555

(Signature)
कर्मचारी सहायक शिक्षक बाघोली
ता. हवेली, जि. पुणे.

(Signature)

(Signature)



ठासोली तालुका हवेली जिल्हा पुणे

क्रमांक	संपादन केलेल्या अधिसूचनेचे स्वरूप	परिणाम झालेले पुराव्याचे स्वरूप	बाकची अधिसूचनेची अंदाजित किंमत
२५०६	करफाराचा दिनांक :- ११/११/१३ ग्राहिती मिळालेचा दिनांक :- ११/११/१३ विहीन प्रकार :- ११/११/१३ विनिश्चयी ले. आक्र. नोंद :- मा. पी.पी.सी. नोंद	ठासोली १२५७+१२५८ १२५९+१२६० १२६१-चा	मा. निहाळिमारी पुणे १६३०२१५ अन्विते व्हील क्रोडोरा १/५१६
	कार्यालय पुणे महसूल शाखा सांठेकरिता आदेश क्र. प.म.ह. एन.ए/एस.आर/११२५/१३ पुणे दिनांक १४/११/२०१३ नुसार व मा. सहाय्यक संचालक नगर स्वता पुणे यांचे कक्षित रेखांकन क्र. एन.ए. व्ही.पी.मॅने- ठासोली अ. नं. १२५५ व आक्र. ले. दिनांक	लॉट नं. १ लॉट नं. २ लॉट नं. ३	६१७६/३१६४ ११२०१११ दि. १११११११ मध्ये अपिशातीक अधिकारिता अधिकारिता मेजर
	२५१२०११ नुसार सेट ४४९००.०० ची सेवाती स्वाक्षरी प्रमाणे ले. आक्र.ची नोंद केली आहे.		११७७७७७७ २९/११/१३
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२	मे. ठासोली प्रोपर्टीज तर्फे श्री अदुल चोरडीया	१२५७+ १२५८+ १२५९+ १२६०+ १२६१+ लॉट नं. २	१४३५०-५० चौ.फी. (ग्रीन बिल्ड)
३	मे. ठासोली प्रोपर्टीज तर्फे श्री अदुल चोरडीया	१२५७+ १२५८+ १२५९+ १२६०+ १२६१+ लॉट नं. ३	२६९९०-६० चौ.फी. (व्हाटा करिता लागू व नगर झरकींग सेट)
	वरील प्रमाणे विनिश्चयी ले. आक्र.ची नोंद फारग आदेश व रेखांकन फा. दा. आहे. हस्ता. डॉ. वसंतकुळ ठासोली	रहण वित्त (३)	अमानत ठासोली यासोली ६१ हवेली, जि. पुणे



हवेल-८
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गाव नमुना वारा (अधिकार कनिष्ठ पत्रक)
 (महाराष्ट्र नवीन महद्वल नविकार कनिष्ठ नोंदवना) (वारा करणे व सुविधीत केने) विषय, १९९१ चाडीत विषय १९६६ कनिष्ठ

गाव - बायोली (556327)
 ULPIN 33698494593

तामुका - हवेली
 पूषावन क्रमांक व उपविषय 1277/1278अ/1279/1281/1283/नॉटनी

जिल्हा - पुणे

पु. धारणा नोंदनी पोसकदादारा वरनी

शेज, एकक व जाकेरणा	काजि इ	पोसकदादारा के नाज	शेज	जाऊर	पॉस	द रर
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सुचना : वा संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता वेगार नाही.

गाव नमुना वारा (पिकाधी नोंदवनी)
 (महाराष्ट्र नवीन महद्वल नविकार कनिष्ठ नोंदवना) (वारा करणे व सुविधीत केने) विषय, १९९१ चाडीत विषय १९६६ कनिष्ठ
 गाव - बायोली (556327)
 तामुका - हवेली
 1277/1278अ/1279/1281/1283/नॉटनी

पिकासाठी शेजावा तपनीत

वर्ष	हंगान	जाऊर क्रमांक	पिकाचा प्रकार	पिकाचे भाव	वस सिंचित	अवस सिंचित	वस सिंचना संधन
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सुचना : वा संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरता वेगार नाही.



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 2022

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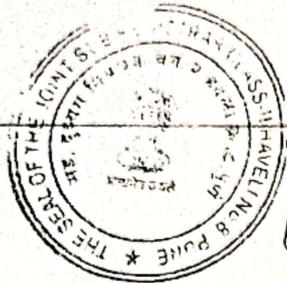
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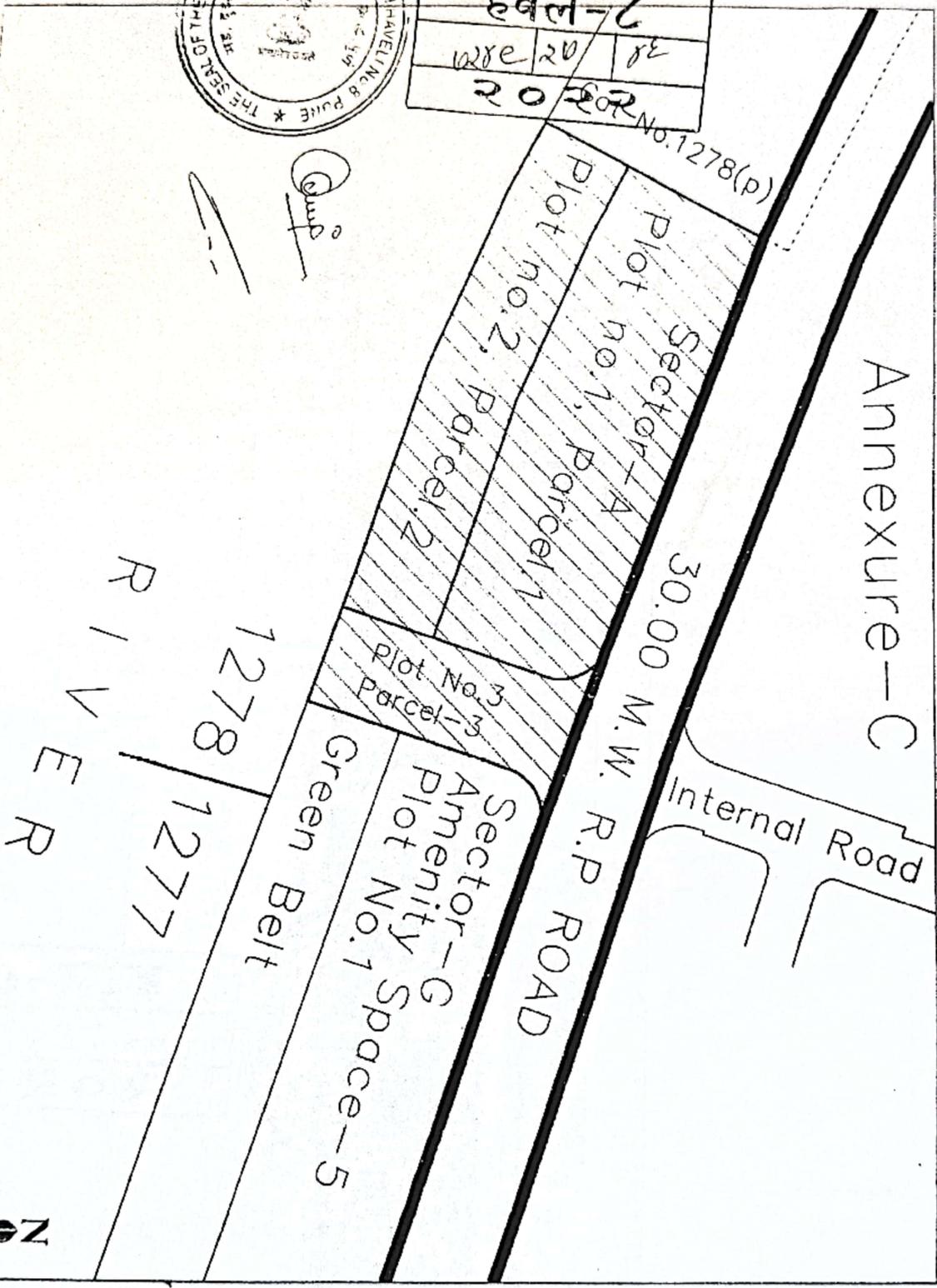
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Ans.

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF DIT EDUCATION FOUNDATION AT ITS MEETING HELD ON FRIDAY SEPTEMBER 17, 2022 AT REGISTERED OFFICE OF THE COMPANY AT 11.00 A.M

FINALISATION FOR LAND ACQUISITION: The Board approved in its previous meeting held on 11.08.2021 and 01.10.2021 for acquisition of Land, being Land No. 1 admeasuring 22467.83 Sq. mtrs. [14159.92 Sq. mtrs + 8307.91 sq. mtrs] and Land No. 2 admeasuring 12871.58 sq. mtrs. [8089.47 sq. mtrs + 4782.11 sq. mtrs] situated at land bearing Gat No. 1277-1278+1279+1281+1283 situated at village Wagholi, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation in the state of Maharashtra.

Sale deed for Land no-1 were duly executed on 12th September 2021 under authorization from Board in its previous meeting dated 01.10.2021.

The terms of the acquisition for an additional Land package admeasuring 2496 sq.mtrs for Land no 2 have been duly negotiated by Mr. Anuj Aggarwal, Director of the company and the acquisition price has been finalized at Rs. 2,50,00,000/- (Two Crore fifty lacs).

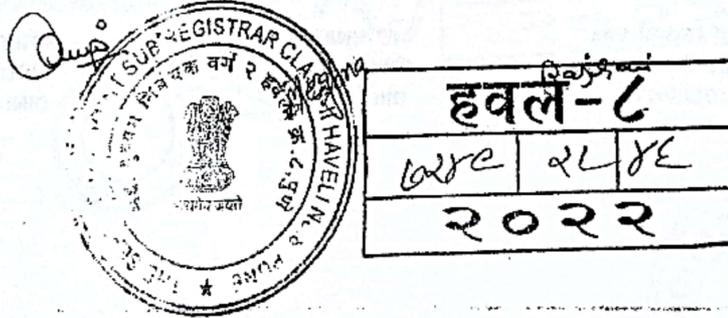
Total revised acquisition value of Land no 2 is 29,00,00,000 + 2,50,00,000 = 31,50,00,000/- (Thirty-One crore fifty lacs only) for a total land area of 15367.58 sq. mtrs [12871.58 sq. mtrs + 2496 sq. mtrs].

Now sale deed for land -2 along with additional land package is proposed to be executed under the terms of MOU entered in with M/s Panchshil Infrastructure Holdings Private Limited.

For Land No. 2 revised stamp duty and other charges are expected to be Rs. 2,20,80,000/- (Two Crores Twenty Lacs Eighty Thousand only).

In this context company has already paid Rs. 1,00,00,000 on 25.08.2021 and Rs. 1,00,00,000/- on 05.10.2021 for Land no- 2 to the seller M/s Panchshil Infrastructure Holdings Private Limited.

Revised Payment schedule for Land No. 1 and Land No. 2 is as follows:



+91 135 271 1900



corp.com@unisonindia.com



1, Inder Road, Dahanwala, Dehradun - 248001, Uttarakhand

Registered under The Companies Act, 2013 | CIN NO.: U80904UR2017NPL008191

Anuj





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Schedule
for
2022

Sl. No.	Particulars	Financial Year	Land No.	Area (sq. mtrs.)		Road Area (sq. mtrs.)	Total Land (sq. mtrs.)	Stamp Duty (Rs.)	Registrar Fee (Rs.)	Total Land (sq. mtrs.)						
				Net Consideration	Gross Total						Net Consideration	Gross Total				
1	Acquisition of land bearing Gat No. 1287+158 sq. mtrs. and 2496 sq. mtrs.	2021-22	2240	3,30,000	15,367.58	15,367.58	49,00,000	3,30,000	49,00,000	15,367.58						
2	On Execution of sale deed, land no. 1 before 31.10.2011	2011-12	22	5,00,000	4,97,880	20,96,97,880	95,00,000	2,17,000	1,01,00,000	21,97,87,880						
3	On Execution of sale deed, land no. 1 on or before 31.10.2011	2012-13	10	6,00,000	10,00,00,000	6,93,00,000	77,00,000	7,80,00,000	2,47,50,000	1,50,000						
4	On 30.09.2013	2013-14	9	6,00,000	6,31,00,000	9,90,00,000	2,90,00,000	-	15,50,00,000	15,50,00,000						
5	On 30.09.2014	2014-15	8	6,00,000	6,05,00,000	9,90,00,000	9,90,00,000	-	15,90,00,000	15,90,00,000						
Total				44,55,00,000	45,00,00,000	45,00,00,000	28,71,00,000	29,00,00,000	29,00,00,000	2,47,50,000	2,50,000	2,50,00,000	76,50,00,000	4,90,55,000	60,000	81,41,10,000

The Board discussed the matter and passed the following resolution:

RESOLVED FURTHER that Mr. Anuj Aggarwal, Director of the company is duly authorized to enter into transaction of acquisition of Land being Land No. 2 admeasuring 15367.58 sq. mtrs. [1287+158 sq. mtrs + 2496 sq. mtrs] situated at land bearing Gat No. 1277+1278+1279+1281+1283 situated at village Wagholi, Taluka Haveli, District Pune within the limits of Pune Municipal Corporation in the state of Maharashtra and is hereby authorized to execute on behalf of the company such documents and papers as may be required for acquisition of the land/premises and to appear before such authorities as may be necessary for giving effect to the said deal and to attend to all matters incidental thereto.

Certified true copy
For DIT EDUCATION FOUNDATION

Anuj
ANUJ AGGARWAL
DIRECTOR
DIN: 01209170

Meghna
MEGHNA AGARWAL
DIRECTOR
DIN: 01223377

Rajrani
RAJRANI AGARWAL
DIRECTOR
DIN: 01213051



Anuj



PANCHSHIL INFRASTRUCTURE
Holdings Private Limited

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF PANCHSHIL INFRASTRUCTURE HOLDINGS PRIVATE LIMITED HELD ON SEPTEMBER 02 2022 AT THE REGISTERED OFFICE OF THE COMPANY AT TECH PARK ONE, TOWER E, NEXT TO DON BOSCO SCHOOL, OFF AIRPORT ROAD, PUNE - 411005.

"RESOLVED THAT the Company do enter into the Deed of Conveyance (hereinafter referred as "deed") with DIT EDUCATION FOUNDATION , having its registered office at 1, Inder Road Dalanwala Dehradun Dehradun Uttarakhand - 24800 (hereinafter referred as "Purchaser") with respect to sale of land viz All the piece and parcel of land being a contiguous parcel of land aggregately admeasuring 15,367.58 sq. mtrs. , forming part of the proposed layout and carved out of the said Larger Lands and comprising of (i) Amenity Space No. 1 (Sector A) admeasuring 8089.47 sq. mtrs. i.e. 00 Hectare 80.89 Ares , located at the South Eastern boundary, forming part of the said Plot No. 1. (ii) Green Belt along the River area admeasuring 4782.11 sq. mtrs. i.e. 00 Hectare 47.82 Ares , located at the South Eastern boundary, forming part of the said Plot No. 2 and (iii) a portion of land admeasuring 2496 Sq Mtrs. forming part of the said Plot No. 3 falling under 30 Mtrs. Wide Road on such consideration as may be agreed upon and on such terms and conditions as more particularly enumerated in a draft deed, a copy of which was placed before the Board and initialed by the Chairman for the purpose of identification, be and is hereby approved.

RESOLVED FURTHER THAT Mr. Atul Chordia or Mr. Sagar Chordia , Directors or Mr. Pradeep Banthia, Authorised signatory of the Company be and is hereby severally authorised to sign and execute sale deed, any other Agreements, Application, Memorandum of Understanding, Certificates, Undertakings, Declarations, Representation, or any other documents as may be required to register and present on behalf of the Company before the Registration Authority or any other statutory authorities required thereof.

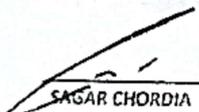
RESOLVED FURTHER THAT Mr. Atul Chordia or Mr. Sagar Chordia , Directors or Mr. Pradeep Banthia, Authorised signatory of the Company be and is hereby severally authorised to do all such acts, deeds, things and matter as may be deemed to be necessary to give effect to this resolution.

RESOLVED FURTHER THAT Mr. Atul Chordia or Mr. Sagar Chordia , Directors or Mr. Pradeep Banthia Authorised signatory of the Company be and is hereby severally authorised to carry out modifications or amendments thereto and affix the Common Seal of the Company, thereon (wherever necessary) in accordance with Article of the Association of this Company.

RESOLVED FURTHER THAT any one Director of the Company be and is hereby severally authorized to furnish a certified true copy of this resolution."

FOR PANCHSHIL INFRASTRUCTURE HOLDINGS PRIVATE LIMITED

at 511


SAGAR CHORDIA
DIRECTOR
DIN: 00054123



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Regd & Admin. Off.

Tech Park One, Tower 'E', S. No. 191/A/2A/1/2, Next to Don Bosco School, Off Airport Road, Yerwada, Pune - 411 006. Tel : +91 20 66473100

CIN: L24200PN2005PTC141107





Ref:- 33322 /ITSL/OPR/2021-22
 30th September 2021

Panchshil Infrastructure Holdings Private Limited ("Borrower")
 Panchshil Reality, Tower E, S N. 191 A/2A/1/2,
 Panchshil Tech Park, Next to Don Bosco School,
 Off Airport Road, Yerwada, Pune - 111 006

Dear Mr. Pawan Rathi

Subject: NOC for release of partial land parcel from the immovable property provide as security vide Mortgage (IOM) dated July 18, 2019
Ref : Facility Agreement dated April 26, 2019 and its amended from time to time

This is with reference to credit facilities provided by Lenders (currently Standard Chartered Bank and ICICI Bank) vide Facility Agreement dated April 26, 2019 and its amended from time to time (Facility Agreement) subsequent various amendment sanctioning the construction and development loan for development of Panchshil Towers (Project 1) and YOO Villas (Project 2) at Wagholi.

As a part of Security for the said credit facilities, Lenders are currently having below security:

Tower Facility	Villa Facility
<ul style="list-style-type: none"> • First pari passu charge over land and building of the 9 Panchshil Towers with a minimum security cover of 1.75x. Security including but not limited to entire Wagholi Land (owned by the borrower), Building of unsold units of the Project 1 along with receivables from sold units of the Project 1 • First pari passu charge over the receivables of the Project 1. All cash flows to be routed through a designated account and current account charged to Lenders • Second charge over land and building, receivables, accounts and cashflows of Project 2 • Personal Guarantee of Atul Chordia ("Promoter") • Cost overrun, completion and cash shortfall undertakings from the Promoter and PIRPL till completion of Projects. 	<ul style="list-style-type: none"> • First pari passu charge over land and building of Project 2 with a minimum security cover of 2.00x. Security including but not limited to entire Wagholi Land (owned by the borrower), Building of unsold units of the project along with receivables from sold units of the project • First pari passu charge over the receivables of the Project 2. All cash flows to be routed through a designated account and current charged to Lenders • Second charge over land and building, receivables, accounts and cashflows of Project 1. • Personal Guarantee of Atul Chordia ("Promoter") • Cost overrun, completion and cash shortfall undertakings from the Promoter and PIRPL till completion of Projects.

Vide Indenture of Mortgage (IOM) dated July 18, 2019 entire land and building / receivable (present & future) thereon is mortgaged to Lenders / Security Trustee to secured above referred credit facilities. Pursuant to your email request / request letter dated July 27, 2021 requesting NOC for release of land admeasuring 76,717.87 sq. mts -

Regd. Office : Asian Building, Ground Floor, 17/18, Kamani Marg, Ballard Estate, Mumbai - 400 001.
 Tel : 022-4080 7000 • Fax : 022-6631 7785 • Email : ts@idbitrustee.com • response@idbitrustee.com
 Website : www.idbitrustee.com



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	Amenity Description	sq mtr		Plot no	
		Plot are	open area		Total area
Space 1	Hospital Building	8,089.47	4,782.11	12,871.58	Plot A
Space 2	Clubhouse 1 (Villa)	17,204.90	-	17,204.90	Plot B
Space 4	Electrical Unit & DG set	9,207.51	6,807.91	16,015.42	Plot K
Space 5	School Building	14,159.92	8,307.91	22,467.83	Plot G
Space 6	Amenity space 6	8,158.14	-	8,158.14	Plot L
	Total	56,819.94	19,897.93	76,717.87	

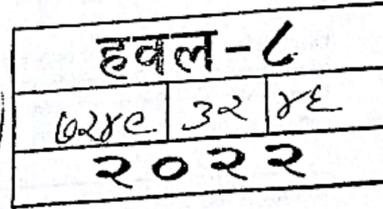
As you propose to sale the same, we hereby convey our No Objection for the same subject to followings:

- All other terms and condition of the said Facility Agreement and Finance document shall remain unchanged
- Such release shall not result in breach of any of the conditions / covenants including but not limited to security cover
- This NOC is subject to similar NOC consent form other lenders / charge holders on the aforesaid security.
- All Capitalised term not defined here shall have same meaning as assigned to them in the Facility Agreement.

Hope above meets your requirements, in case you need any further assistance in this regard feel free to contact us

Thanking you
For IDBI Trusteeship Services Limited


Authorized Signatory



Regd. Office : Aslan Building, Ground Floor, 17, R. Kamani Marg, Ballard Estate, Mumbai - 400 001.
Tel. : 022-4080 7000 • Fax : 022-6631 1776 • Email : itst@idbitrustee.com • response@idbitrustee.com
Website : www.idbitrustee.com







GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that DIT EDUCATION FOUNDATION is incorporated on this Twelfth day of October Two thousand seventeen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is 1180904UR2017NPL008191.

The Permanent Account Number (PAN) of the company is AAGCD3894A

Given under my hand at Manesar this Twelfth day of October Two thousand seventeen.



Digital Signature Certificate
ALOK TANDON

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

DIT EDUCATION FOUNDATION
1, Inder Road, Dalanwala, Dehradun, Dehradun, Uttarakhand, India, 248001

* as issued by the Income Tax Department



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भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक / Enrollment No.: 1435/20142/01697

To
 अनुज अग्रवाल
 Anuj Aggarwal
 S/O: Naveen Aggarwal
 3 Circular Road
 Dalanwala
 Dehradun
 Dehradun G.p
 Chakrata Dehradun
 Uttarakhand 248001
 9837048624

18/03/2015
 107936052



आपका आधार क्रमांक / Your Aadhaar No. :

6889 2556 0831

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India
 अनुज अग्रवाल
 Anuj Aggarwal
 जन्म तिथि / DOB : 24/09/1980
 पुरुष / MALE



6889 2556 0831

मेरा आधार, मेरी पहचान

- सूचना**
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
 - पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारत सरकार
 Government of India
 अनुज अग्रवाल
 Anuj Aggarwal
 पता:
 आरमज, नवीन अग्रवाल, 3, सर्कुलर
 रोड, डालनवाला, देहरादून, देहरादून
 जी.पी., चक्राता, देहरादून, उत्तराखण्ड,
 248001

Address:
 S/O: Naveen Aggarwal, 3, Circular
 Road, Dalanwala, Dehradun,
 Dehradun G.p, Chakrata,
 Dehradun, Uttarakhand, 248001

6889 2556 0831

help@uidai.gov.in

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हवल-८
७२४६ ३६४६
२०२२

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पंजीयन संख्या / PAN
Permanent Account Number Card
AAGCD3994A



पंजीयन तिथि / Date of registration
12/10/2017



हवल-८		
७२४	३७	४६
२०२२		



Ans

भारतीय नोट

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

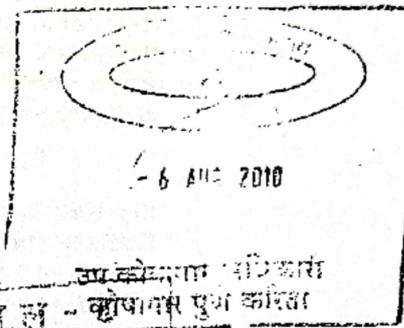
महाराष्ट्र MAHARASHTRA

नंबर 6353 दि. 12/08/2010 रु. 100

नाव सागर ई. चोर्डिया

पत्ता चोर्डिया पुणे-6

हस्ता

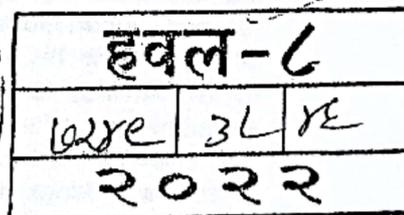


Power of Attorney

This Power of Attorney is made and executed on 20 day of August month of the year 2010 at Pune.

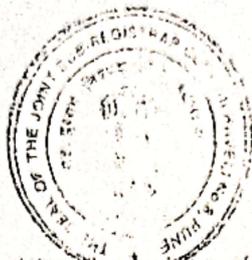
By

Mr. Sagar Ishwardas Chordia, age about 38 years Having address at:- S. No. 191, Tech Park I, Tower "E", Yerwada, Pune 411006, hereinafter referred to as the "EXECUTANT";



Handwritten signature





हवल-८
 १०३ २५
 ४०९०

WHEREAS,

The Executant doing the business of builders promoters and Developers inter alia of development of real estate, building and promotion of ownership services, Information Technology and Information Technology Enabled Services (IT and ITES) units here at Pune and also the Director/Partner/Authorized signatory of various Companies and partners to and propriety firms.



हवल-८
 १०३ ३०४
 ३०३२

However, due to busy engagements, it has become difficult for the Executant to attend various offices of Registrars/ Sub-Registrar/ Jt. Sub-Registrars for submitting the execution/presenting for registration and such other related matters relating to various documents, agreements, conveyances, declarations, receipts, mortgages, leave and licences, notices etcetera and any other deeds, executed by the Executant for and on behalf of himself and as the partners and directors of the firms and companies.

The Executant, hence, decided to appoint his employees Mr. Farooq Noormohammad Khan age about 34 years, having address at S. No. 191, Tech Park I, Tower "E", Yerwada, Pune 411006, as the Attorney: for and in the name, of and on behalf of the Executant, to do all required acts, deeds and things in respect of presenting and/ or admitting the execution of the documents, agreements, conveyances, declarations, receipts mortgages, leave and Licences, notices etcetera and any other deeds, and all the matters relating thereto, before any of the offices of Registrar/ s, Sub. Registrar/s and Jt.Sub. Registrar/s in Pune and anywhere in India, for any disposition of any of the immoveable properties made and executed by the Executant:

The proposed Attorney also consented to act as the Attorney for and on behalf of the Executant:

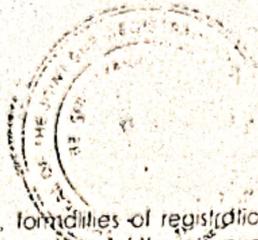
Therefore, the Executant has executed this Power of Attorney;

NOW THIS POWER OF ATTORNEY WITNESSETH:

The Executant hereby appoints, nominates and constitutes Mr. Farooq Noormohammad Khan age about 34 years, having address at S.No 191, Tech Park I, Tower "E", Yerwada, Pune 411006, as the Attorney for and on behalf of and in the name of the Executant, under the provisions of the Registration Act, 1908 in general and under section 33 thereof, in particular, to do all such acts, deeds and things relating to or in respect of or documents, agreements, conveyances, declarations, receipts, mortgages, leave and Licences, notices etcetera and any other deeds, and all the matters relating thereto, before any of the offices of Registrar/s, Sub. Registrar/s and Jt. Sub Registrar/s and any such authorities under the provisions of the Registration Act, 1908 in general and under section 32 thereof, in particular, and the Rules framed thereunder: so



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as to complete the formalities of registration thereof anywhere in India, for any disposition of any of the immovable properties made entered into, agreed to and executed by and on behalf of the Executant, such as to present, to state, to submit, to admit, to declare, to affirm, to verify, to depose, to represent, to sign, and also to do all such acts, deeds and things, ancillary, supplementary and complementary thereto, found essential, necessary and required, as the Executant might personally have done and also in the Municipal Corporation City of Pune, Tahasildar Pune City, SDO Haveli, Collector of Pune, Divisional Commissioner of Pune, & MSEB Office and all Government and Semi Governments Offices.

The Executant hereby ratifies and agrees to ratify, all such presentations, admissions, acts, deeds and things done or which would be done By said Attorney for and on behalf of the Executant and further agrees that all such acts, deeds and things shall always be binding upon the Executant, as if the Executant did the same in person.

In witness whereof, the Executant has executed this POWER OF ATTORNEY on the date and at the Place, herein before first mentioned

[Signature]
Executant

I accept
[Signature]

Attorney Holder



हवल-८		
२४	००	१२
२०२२		

Witness

1) SUGHASH G JOSHI
L/32, Ramrao No 211, Mitkarn Soc.
Korwadla pune - 411006

2) SUCHITRA N
VERWADA - 06

[Signature]

[Signature]

[Signature]



REGISTRATION OF DOCUMENTS ACT, 1908

हवल-८

दुय्यम निबंधक
हवेली ६ (वैरवळा)

दस्ता गोपचारा भाग-१

दस्ता DS S 113 2010

दस्ता क्रमांक 8443/2010

दस्ताचा प्रकार - पुस्त्यावनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	आपल्याची दस्त
1	सहकार पुस्त्यावनामा खाता पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा	लिहून घेणार वय 34 सही		
2	सहकार पुस्त्यावनामा खाता पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा पुस्त्यावनामा	लिहून घेणार वय 38 सही		



हवल-८

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२०२२

दस्तावना तयार करणे तयार करणे [पुस्त्यावनामा] दस्तावना करणे दिव्याने कबूल करणात

1 OF 1

Sup



Valuation ID: 20220130783		Schedule 2022-23-24													
संस्था का नाम	2022														
काल	वृत्त														
प्लॉट नंबर	15367 5 के प्लॉट														
प्लॉट का विवरण	No. 7, 8th Street & 1st Avenue, Sector 14, Phase 1, Panchsheel Park, New Delhi-110017														
प्लॉट का प्रकार	Phase Municipal Corporation														
प्लॉट का क्षेत्र	Area 1277														
<table border="1"> <thead> <tr> <th>खुले क्षेत्र</th> <th>विद्युत परिसर</th> <th>कायालय</th> <th>दुकान</th> <th>औद्योगिक</th> <th>वाणिज्यिक</th> </tr> </thead> <tbody> <tr> <td>11850</td> <td>58020</td> <td>69580</td> <td>88120</td> <td>0</td> <td>0</td> </tr> </tbody> </table>				खुले क्षेत्र	विद्युत परिसर	कायालय	दुकान	औद्योगिक	वाणिज्यिक	11850	58020	69580	88120	0	0
खुले क्षेत्र	विद्युत परिसर	कायालय	दुकान	औद्योगिक	वाणिज्यिक										
11850	58020	69580	88120	0	0										
प्लॉट का प्रकार	15367 5 के प्लॉट	Layout Plot													
Applicable Rules	16 क														
<p>1. 15367 5 के प्लॉट का क्षेत्रफल 1106 % वृत्त का = 11850</p> <p>15367 5 के प्लॉट का क्षेत्रफल = 15367.5 * 11850</p> <p>= 182104875/-</p>															
<p>अंतिम मूल्य = विद्युत (1) वृत्त + विद्युत (2) वृत्त</p> <p>= 182104875 + 0</p> <p>= Rs. 182104875/-</p> <p>ए वी आर का अनुपात 100% तक होना चाहिए</p>															



हवल-6
 10280 88 88
 2022



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87249
दिनांक 30 सप्टेंबर 2022 11:13 म.न.

दस्तावेजाचा क्रमांक 1

दिनांक 30/09/2022

दस्तावेजाचा क्रमांक: हवती-8/7249/2022

बाबतचा मूल्य: ₹. 18,21,04,875/-

मोबदला: ₹. 31,50,00,000/-

भारतचलन मुद्रांक शुल्क: ₹. 2,20,50,000/-

द. नि. मद्र. दु. नि. हवती-8 यांचे कार्यालय
अ. क्र. 7249 वा दि. 30-09-2022
पेजी 1 02 म. न. वा. हजर केला.

पावती 7692

पावती दिनांक: 30/09/2022

माध्यमिकागारचे नाव डी आय टी एम्प्लेगमेंट फाउंडेशन तर्फे अधिकृत
स्वाक्षरीकार अनुम - अग्रवाल

Qusp

गोंदणी फी ₹. 30000.00
दस्तावेजाच्या फी ₹. 1000.00
गुणवती संख्या: 50

दस्तावेजाच्या मधील:

एकूण: 31000.00

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मह. दु.प.म. निबंधक, हवती-8

Qusp

मह. दु.प.म. निबंधक, हवती-8

दस्तावेजाचा प्रकार: कन्व्हेंन्स डीड

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

शिक्का क्र. 1 30/09/2022 01:02:47 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 30/09/2022 01:06:27 PM ची वेळ: (फी)

प्रतीज्ञा पत्र
"सदर दस्तावेजात ही नोंदणी कायदा 1906 अंतर्गत अतिरिक्त रकमेमुळे
नोंदणीस दाखल केलेला आहे. *दस्तावेजात संतुर्ण मजकूर, किंवादक रकमेची
साक्षीदार/ओळखदार व सोबत जोडलेल्या कोणत्याही अतिरिक्त रकमेची
याद *दस्तावेजाची सत्यता, वैधता कायदेशीर बाबीसह दस्त निष्कर्ष व
वस्तुनिष्ठता हे स्वतः जबाबदार राहिलेले *दस्तावेजासोबत अतिरिक्त
वस्तुनिष्ठता, वस्तुनिष्ठतायार घटक व्यक्ती इत्यादी अन्वय आल्यामुळे याची
संपूर्ण जबाबदारी निष्कर्षाची राहिलेले

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लिहून देणारे:

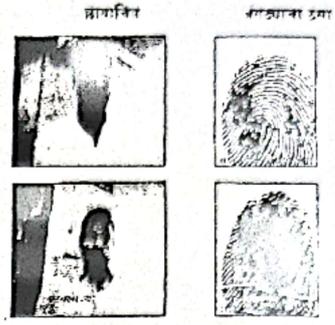


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7249/2022
7249/2022

7249/2022

अनु क्र. पक्षकारांचे नाव व पत्ता पक्षकारांचा प्रकार
 1. काच कापणी प्रा. वि. (पूर्वीची) व पंचशिल इन्फ्रास्ट्रक्चर होल्डींग प्रा. वि. (आताची) वर्फे अधिकृत स्वाक्षरीकार मातर चोरडीया वर्फे क.ज.चे. कु.पु. फारुख नुरमोहम्मद खान वरु -45 स्वाक्षरी.
 पत्ता: पोस्ट नं. - पाळा नं. - इमारतीचे नाव: देव गार्ड वन, अणुचक्र भवन, देवगड रोड नं तुणे. महाराष्ट्र तुणे.
 पॅन नंबर: AADCP6098D
 2. काच डी आय टी एन्व्हेअर फाउंडेशन वर्फे अधिकृत स्वाक्षरीकार अनुज - विठ्ठल पेणार अग्रवाल वरु -42 स्वाक्षरी.
 पत्ता: पोस्ट नं. - पाळा नं. - इमारतीचे नाव: 1 इतर रोड, इतर नं. - दानवडवा इतरगडून. रोड नं: उमगावड, इतरगडू आण्ट, DEHRADUN.
 पॅन नंबर: AAGCD3894A



इतनेच इतरांचेच इतर देणार नपाकाराने कळविले हीच चा दम्य गेवज कडून दिल्याचे कडून कडून
 शिक्का क्र 3 ची वेळ: 30/09/2022 01:10:07 PM

श्रेष्ठ: -
 कडून देणार निपादनाचा इतरांचेच देणार्या वर्फे पक्षकारांची श्रेष्ठ मंयनी-आधारित - आधार पणानीद्वारे पडताळण्यात आनी आने. ग्यावाकत प्राप्त माहिती पुढीलप्रमाणे आने.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	विठ्ठल पेणार काच कापणी प्रा. वि. (पूर्वीची) व पंचशिल इन्फ्रास्ट्रक्चर होल्डींग प्रा. वि. (आताची) वर्फे अधिकृत स्वाक्षरीकार मातर चोरडीया वर्फे क.ज.चे. कु.पु. फारुख नुरमोहम्मद खान	30/09/2022 01:11:26 PM	फारुख नुरमोहम्मद खान M XXXX XXXX 1611
2	विठ्ठल पेणार डी आय टी एन्व्हेअर फाउंडेशन वर्फे अधिकृत स्वाक्षरीकार अनुज - अग्रवाल	30/09/2022 01:13:27 PM	अनुज अग्रवाल M XXXX XXXX 0831

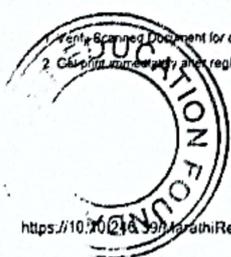
शिक्का क्र.4 ची वेळ: 30/09/2022 01:13:43 PM

सह दुय्यम निबंधक, इतनी-8

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used AI	Deface Number	Deface Date
1	DIT EDUCATION FOUNDATION	eChallan	69103332022092814429	MH008348404202223M	22050000.00	SD	0004231207202223	30/09/2022
2		DHC		3009202201229	1000	RF	3009202201229D	30/09/2022
3	DIT EDUCATION FOUNDATION	eChallan		MH008348404202223M	30000	RF	0004231207202223	30/09/2022

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



7249/2022
 प्रमाणित करण्यात येते की, या वस्तामरुचे एकूण 2 पाने आहेत पहिले नंबराचे पुस्तकाचे बॉयले मंबरी नोंदला.
 सह दुय्यम निबंधक वरु-2 इतनी क्र.6, पुणे
 दिनांक 30/09/2022

अनुज

https://10.70.236.39/Reports/HTMLReports/Summary2.aspx?cross=D0JAHXIKol