

PAVATI

Tuesday, October 18, 2016  
1:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 15053 दिनांक: 18/10/2016

गावाचे नाव: विंचवड

दस्तऐवजाचा अनुक्रमांक: हवल18-12792-2016

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: दर्शन एज्युकेशन फाँडेशन तर्फे व्हाईस प्रेसिडेंट श्री. बिहारी खेतवानी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:00 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-18

बाजार मुल्य: रु.76245811.2/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क: रु. 3431100/-

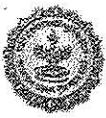
1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005025317201617E दिनांक: 18/10/2016

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 600/-

सह-दुय्यम निबंधक  
हवेली क्र.१८, (वर्ग २), पुणे



CHAYLAN  
MTR Form Number-6



हवल-१८  
२२५२१ १ ५८  
२०१६

DEFACED FOR RS: 3461100.00

GRN MH0050250121075		BARCODE		AMOUNT		Date 07/10/2016		IGR025(HVL18)		Form ID 36	
Department		Inspector		Generator Of Registration		Date 18/10/2016		Payer Details		USER	
Type of Payment		Sr. No.		Deface Number		Stamp Duty		Registration Fee		Amount	
1		0002986227201617		0002986227201617		3431100.00		3431100.00		3431100.00	
2											
(Amt. in words)		Thirty Four Lakh Sixty One Thousand One Hundred Rupees Only									
Office Name		HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		DARSHAN EDUCATION FOUNDATION			
Location		PUNE				Flat/Block No.		CTS NO. 4510/1			
Year		2016-2017 One Time				Premises/Building					
Account Head Details		Amount In Rs.		Road/Street		Area/Locality		CHINCHWAD			
0030046401 Stamp Duty		3431100.00		Town/City/District		PUNE					
0030063301 Registration Fee		30000.00		PIN		4		1		1 0 1 9	
				Remarks (If Any)		PAN2=AAAAP3947Q~SecondPartyName=PRE		MIER CITY SAHAKARI GRUHRACHNA SANST		HA MARYADIT~CA=999	
				Amount In		Words		Thirty Four Lakh Sixty One Thousand One Hundred Rupees Only			
Total		3461100.00									
Payment Details		BANK OF BARODA				FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN		REF No.		02003942016100700540		54579735			
Cheque/DD No		Date		07/10/2016-12:11:35		Bank-Branch		BANK OF BARODA			
Name of Bank		Validity unknown				Scroll No. , Date		1 , 10/10/2016			
Name of Branch		Digitally signed VIRTUAL TREASURY MUMBAI Date: 2016.10.18 13:43:35 IST Reason: Secure Document Location: India									

मूल्यांकन पत्रक (शहरी क्षेत्र-खली जमीन )		18 October 2016, 12:57:11 PM													
Valuation ID : 201610181018															
मूल्यांकनाचे वर्ष : 2016	 <div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>ह व ल - १८</b>  <b>२०१६</b> </div>														
जिल्हा : पुणे															
तालुका : तालुका : हवेली विभागाचे नाव : ( वि.क्र.2) चिंचवड (पिंपरी चिंचवड महानगरपालिका)															
उपमूल्य विभाग : 2/21-मुंबई पुणे राष्ट्रीय महामार्गावरील मालमत्ता (स्टेशन प्लॉट सोडून )															
क्षेत्राचे नांव : Pune Municipal Corporation															
मिळकतीचा क्रमांक : सि.टी.एस. नंबर#4510															
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर															
<table border="1"> <thead> <tr> <th>खुली जमीन</th> <th>निवासी सदनिका</th> <th>कार्यालय</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>मोजमापनाचे एकक</th> </tr> </thead> <tbody> <tr> <td>18720</td> <td>48820</td> <td>71530</td> <td>155700</td> <td>0</td> <td>चौ.मीटर</td> </tr> </tbody> </table>				खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	18720	48820	71530	155700	0	चौ.मीटर
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक										
18720	48820	71530	155700	0	चौ.मीटर										
मिळकतीचे क्षेत्र	4072.96 चौ.मीटर	Layout Plot													
<p>1. 4072.96चौ.मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =18720/-</p> <p>4072.96चौ.मीटर क्षेत्रासाठी मूल्यांकन = 4072.96*18720</p> <p>=76245811.2/-</p>															
<p>जमिनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य</p> <p>=76245811.2 + 0</p> <p>= Rs.76245811.2/-</p>															

Home

Print



19/10/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 18

दस्त क्रमांक : 12792/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) चिंचवड

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	76245811.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: गाव मॉजे चिंचवड येथील सर्वे नं 229,230/1,231,232,236अ,236ब,237/1+2,238,239,सि.स.नं. 4510/1,यांनी एकूण क्षेत्र 103884 चौ.मी पैकी 999 वर्षासाठी भाडेपट्टा ने देत असलेले क्षेत्र 4072.96 चौ.मी (( C.T.S. Number : 4510/1 ; ))
(5) क्षेत्रफळ	1) 4072.96 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-य पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दर्शन एज्युकेशन फाँडेशन तर्फे व्हाईस प्रेसिडेंट श्री. बिहारी खेतवानी -- वय:-71; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: बांद्रा,मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-AAATD0221G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रिमियर सिटी सहकारी गृहरचना संस्था मर्यादीत यांचे तर्फे चेअरमन श्री. घनश्याम गंगाराम अगरवाल यांचे तर्फे क.ज.कु.मु म्हणुन चंद्रकांत एस. चौधरी -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: चिंचवड,पुणे, महाराष्ट्र, पुणे. पिन कोड:-411019 पॅन नं:-AAAAP3947Q 2): नाव:-प्रिमियर सिटी सहकारी गृहरचना संस्था मर्यादीत यांचे तर्फे सेक्रेटरी घनश्याम जंगलदास सुखवानी यांचे तर्फे क.ज.कु.मु म्हणुन चंद्रकांत एस. चौधरी -- वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: चिंचवड,पुणे, महाराष्ट्र, पुणे. पिन कोड:-411019 पॅन नं:-AAAAP3947Q
(9) दस्तऐवज करून दिल्याचा दिनांक	07/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	18/10/2016
(11)अनुक्रमांक,खंड व पृष्ठ	12792/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3431100
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

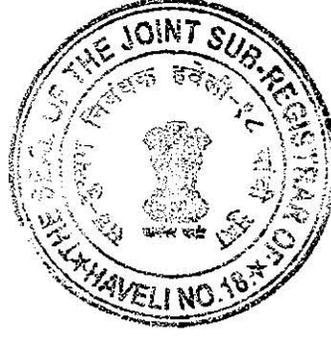
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



सह-दुय्यम निबंधक  
हवेली क्र.१८, (वर्ग २), पुणे



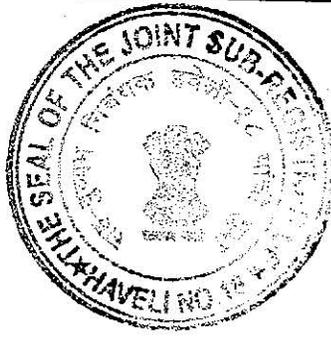
हवेली-१८		
३२७२२	३	२८
२०१६		

// SHREE GAJANAN PRASANNA //

**LEASE DEED**

This LEASE DEED is made and executed at Pune on this 7<sup>th</sup> day of October, 2016.

*[Handwritten signature]*



हवल-१८		
१२७२	४	२८
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**BETWEEN**

Premier City Sahakari Gruharachana Sanstha Maryadit  
Registered Co-Operative Housing Society  
Registered Under Maharashtra Co-Operative Societies Act 1960  
Having Registration No. PNA/PNA-(3)/HSG/(TO)/930/2001-2002  
having its office at S. No. 229 to 242, Chinchwad,  
Pune - 411019

Through its Chairman

Mr. Ghanshyam Gangaram Agarwal  
Age : 62 years, Occupation : Business  
R/at : Plot No. 66, Near Jyoti Ashram,  
Lulla Nagar, Pune 411040

And Secretary

Mr. Ghanshyam Jhangaldas Sukhwani  
Age: 62 years, Occupation: Business  
R/at: 32, Sukhwani Chambers, Pimpri, Pune-411018

Hereinafter referred to as "LESSOR" (which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include the said society, its successors in- title, executors, administrators, and assigns, etc.)

**PARTY OF THE FIRST PART.....**

**AND**

DARSHAN EDUCATION FOUNDATION  
Registered Under Societies Registration Act 1860  
Having Registration No. S-25580/1994  
Having its office at Kirpal Ashram, Sant Kirpal Singh Marg,  
Vijay Nagar, Delhi - 110009.

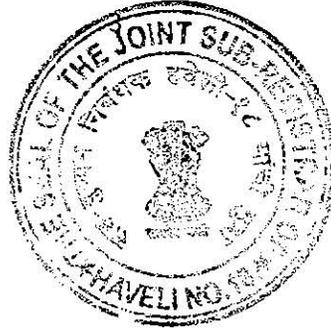
Through its Vice President

Mr. Bihari Khetwani  
Age: ~~67~~<sup>71</sup> years, Occupation: Business  
R/at: 401,402 Pluto Apt., Near HSBC Signal,  
Turner Road, Bandra, Mumbai 50

Hereinafter referred to as "LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include the said society, its successors in- title, executors, administrators, and assigns, etc.)

**PARTY OF THE SECOND PART.....**

*[Handwritten signature]*



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WHEREAS All that piece and parcel land area admeasuring about 2,53,053 sq. mtrs of properties bearing S. No. 229, 230/1, 231, 232, 233/1+2+3, 234/1, 234/2+3, 235/1+2+3+4+5+6, 236A, 236B, 237/1+2, 238, 239, 240/A/2, 240/B, 240/C/2, 240/C/3, 241/A, 241/B, 242/A/2, 255/1/A, 256/1+2/1A, 257/1+3/1B/1, its having corresponding City Survey No.4510 and 4510/1 situated at Village Chinchwad, Tal. Haveli, Dist.-Pune within the local limits of Pimpri Chinchwad Municipal Corporation was initially owned and possessed by The Premier Automobiles Ltd.

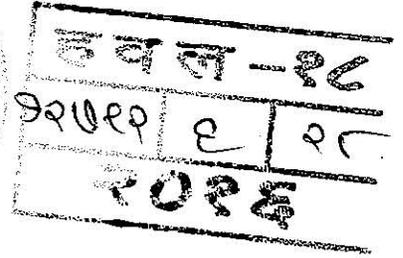
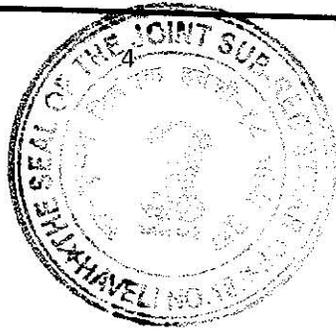
AND WHEREAS The Premier Automobiles Ltd had prepared layout of the said land and it approved and sanctioned from the Pimpri Chinchwad Municipal Corporation, vide No. Chinchwad/168/2001 dated on 16/8/2001, as per the sanctioned development plan applicable to the Pimpri Chinchwad Municipal Corporation area admeasuring 1,03,884 sq. mtrs. is in residential zone out of total area admeasuring about 2,53,053 sq. mtrs.

AND WHEREAS on dated 10/10/2002 The Premier Automobiles Ltd. has sold the area admeasuring **19400 sq. mtrs** out of properties bearing S. No. 236A, 236B, 237/1+2, 238, 239 its having corresponding City Survey No.4510 situated at Village Chinchwad Tal. Haveli, Dist. Pune to and in favour of Premier City Sahakari Gruharachana Sanstha Maryadit i.e. Party of the First Part herein, by Sale Deed which is registered in the Office of the Sub- Registrar, Haveli No. 14 and having Registration No. 6034/2002;

AND WHEREAS on dated 25/4/2003, The Premier Automobiles Ltd. has sold the area admeasuring **63951 sq. mtrs** out of properties bearing S. No. 229, 230/1, 231 and 232 its having corresponding City Survey No.4510 situated at Village Chinchwad Tal. Haveli, Dist. Pune to and in favour of Premier City Sahakari Gruharachana Sanstha Maryadit i.e. Party of the First Part herein, by Sale Deed which is registered in the Office of the Sub-Registrar, Haveli No. 14 and having Registration No. 2690/2003 respectively;

AND WHEREAS on dated 25/4/2003, The Premier Automobiles Ltd. has entrusted the area admeasuring 20533 sq. mtrs. out of properties bearing 230/1, 231 and 232 its having corresponding City Survey No.4510/1 (being part of original City Survey No. 4510) situated at Village Chinchwad Tal. Haveli, Dist. Pune for development to and in favour of party of the First Part i.e. Premier City Sahakari Gruharachana Sanstha Maryadit by Development Agreement having Registration No. 2691/2003 which is registered in the Office of the Sub-Registrar, Haveli No. 14.

AND WHEREAS due to aforesaid Two Sale Deeds and Development Agreement the party of the First Part i.e. Premier City Sahakari Gruharachana Sanstha Maryadit is owner and developer of these properties total area admeasuring 1,03,884 sq. mtrs. (which area is more particularly described in the Schedule - I written herein under and hereafter referred as "THE SAID ENTIRE LAND")



AND WHEREAS some members of the party of the First Part have decided to transfer their share along with membership right in respect of land on lease hold basic area admeasuring 4072.96 sq. mtrs. (which area is more particularly described in the Schedule - II written herein under and hereafter referred as "THE SAID LAND") out of the said entire land which is more particularly described in Schedule-I, by a resolution in General Body Meeting held on 20.01.2011; (Annexure A) and its allotment accordingly.

AND WHEREAS the party of the Second Part i.e. Darshan Education Foundation, a educational society is in search of suitable land in that locality to start a school in the vicinity ;

AND WHEREAS the party of the second part have decided to accept the said land on lease hold basic area admeasuring 4072.96 sq. mtrs. (which area is more particularly described in the Schedule - II written herein under and hereafter referred as "THE SAID LAND") out of the said entire land which is more particularly described in Schedule - I, by a resolution in General Body Meeting held on 20.01.2011; (Annexure B)

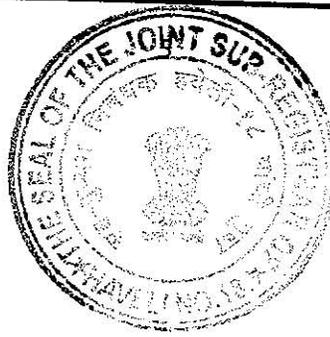
AND WHEREAS the Party of the Second Part upon acquiring information regarding the land approached to the landlord and requested to let out on leasehold basis the land i.e. area admeasuring 4072.96 sq. mtrs. (which area is more particularly described in the Schedule - II written herein under and hereafter referred as "THE SAID LAND") to run its work of education, scientific and charitable or to sub let to its associate concern i.e. Darshan Education Foundation;

AND WHEREAS the Party of the First Part by the Allotment Letter dated 11 May 2011 has already allotted the land i.e. area admeasuring 4072.96 sq. mtrs., the Party of the Second Part to run its work of education, scientific and charitable activities;

AND WHEREAS after discussions and negotiations the parties arrived at and finalized the terms and conditions creating legal contractual obligation respectively and observed and performed by both the parties which are reduced in writing as follows.

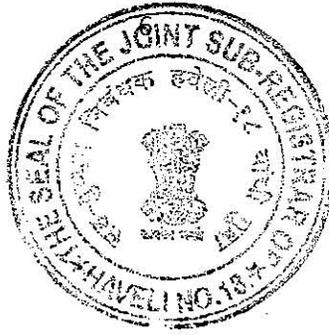
**NOW THIS INDENTUE WITNESSETH AS FOLLOWS:-**

1. The Lessor has demised unto the Lessee and the Lessee has taken over lease of the said land area admeasuring 4072.96 sq. mtrs. situated at Chinchwad and more particularly described in the Schedule II hereunder written for a period of 999 years commencing from the date of the deed of lease to be executed as hereinafter mentioned at the yearly rent of Rs. 1/- To be paid in advance from the commencement of the lease to be paid without any deductions.



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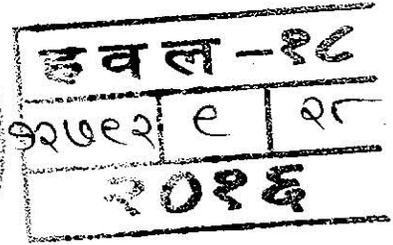
2. The rent shall be exclusive of the taxes, assessments, dues and duties payable [in respect of the Schedule II property out of Schedule I property and the school building for the purpose of imparting education, to the Government or the Municipal Corporation or any other local authority or public body and which taxes, etc. will be payable by the Lessee as and when they becomes due and payable.
3. The Lessor has a marketable title to the said piece of land free from all encumbrances and claims or reasonable doubts.
4. The Lessor has represented that it has a clear, marketable all title to the Schedule II Property and the Lessee has acted on the said representation.
5. The Lessor has handed over given the possession of the said land to the Lessee herein on the date of the allotment that is 11<sup>th</sup> May 2011.
6. All the taxes and other outgoings in respect of the Schedule II property out of Schedule I property up to the date of executing of these present shall be borne and paid by the Lessor and thereafter it shall be borne by the Lessee.
7. The Lessor declares that the Schedule II property out of Schedule I property is not subject to any prior title, reservation or any intended acquisition or requisition and there are no buildings restrictions on the land and is free from any adverse claims of title.
8. The Lessee will be at liberty to construct school building or buildings thereon with all requisite and proper sewers, drains and other conveniences and the school building or buildings for the purpose of education and its activity will be constructed as per plans that will be sanctioned by the municipal corporation and/or other local authority or public body as may be required and they will conform to all rules and regulations in that behalf.
9. If any permission or any no objection certificate is required to be obtained from any authority for granting a lease of the Schedule I property out of Schedule A property as aforesaid the Lessor shall without prejudice to the Lessee's right, obtain the same at the costs of Lessee as a condition precedent to the execution of the deed of lease.
10. The Lessee shall have the sole and exclusive rights to develop the area admeasuring 4072.96 sq. mtrs. the property described in the Schedule II out of Survey No. 229, Survey No. 230/1, Survey No. 231, Survey No. 232, Survey No. 236A, Survey No. 236B, Survey No. 237/1+2, Survey No. 238, and Survey No.239, its corresponding City Survey No. 4510 admeasuring total area about 1,03,884 sq. mtrs. which is more particularly described in the Schedule I written here under and, the Lessee shall be entitled to construct school buildings, therein, by utilizing full and entire FSI and development rights in respect thereof, as well as any additional FSI from time to time. and at any time as may be required by the Lessee. The Lessor doth hereby agree and



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undertake to co-operate with the Lessee and to sign all such papers, deeds, documents, applications, affidavits, statements, etc., to get the said property transferred in the name of the Lessee or his Nominee/s in all the record of rights.

11. The parties hereto do and each of them doth affirm, confirm, and declare that the aforesaid Lease Deed Premium plus rent is and shall always be the full and final consideration payable / to be given by the Lessee to the Lessor in respect of the said land and neither the Lessor nor any one of them shall demand nor the Lessee shall be under any obligation to pay any extra and/or additional Premium to the Lessor, and/or any one of them as and by way of premium under these presents.
12. It is also agreed by and between the parties hereto that the Lessee shall not be liable and responsible to pay the Municipal taxes, if any, and such other taxes and levies including with respect to the said property for the period prior to the execution of these presents.
13. The Lessor do and each of them doth hereby affirm , confirm declare, agree and undertake as follows:
  - a) The Lessor and/or any one of them have/has not created any charge and/or encumbrances on the said land or any part thereof nor have/has heretobefore in any manner encumbered their respective right, title, interest and share in the said property nor have/has in manner encumbered his/their rights. The Lessor and/or any one of them further have/has not agreed to sell/transfer/assign the said land or any part thereof or any to any person whomsoever nor have/has created any third party right, title or interest in to over and upon the said land or any part thereof. The Lessor also do and each of them doth hereby declare and assure the Lessee that save the Lessee no other person is the occupiers, lessees, licensees, etc., in the said land or any part thereof and that there is no encroachment of any person in to upon and over the said land and/or any part thereof.
  - b) The Lessor has the marketability of the title to the said land and also with regard to the said land i.e. lease hold of the Lessee shall be free from all charges and encumbrances of whatsoever nature.
  - c) That the Lessor is fully entitled to enter into these presents with the Lessee and they have full right and absolute authority to sign and execute the same and the appropriate permissions from the concern development authorities if required shall be obtained by the Lessee with the co operation of Lessor.
  - d) The Lessee is allowed to commence, continue, carry on and complete construction for the school building in the said land without any interruption, objection, obstacle, hindrance, claim or demand from any person whatsoever. In the event any persons and / or any authority make any claim and/or raises



any object in that behalf, the Lessor shall remove and clear the same and save harmless, indemnify and keep indemnified the Lessee and the said land of and from the same and every part hereof.

e) The Lessor shall give to the Lessee and/or its nominees and agents their full and entire co-operation as and when required to commence, continue, carry on and complete the construction for the school building for the purpose of education and its activity of the Lessee in the said land as contemplated under these presents. The Lessor shall present themselves himself before various authorities, as and when and if so required, for the said purposes at the costs of the Lessee.

f) That the Lessor shall not do or cause to be done any act detrimental to the interest of the Lessee or its nominees by act of commission or by omission, of whatsoever nature. Any such act, which has committed by either commission or omission, the Lessor shall be responsible and liable and accountable for the damages as well as the loss of profit, inconvenience required to be sustained for any such delinquent acts and shall be liable for all costs and damages.

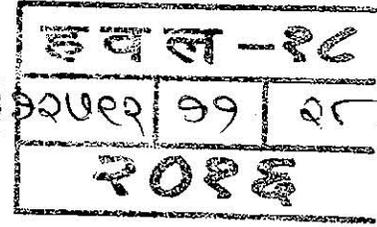
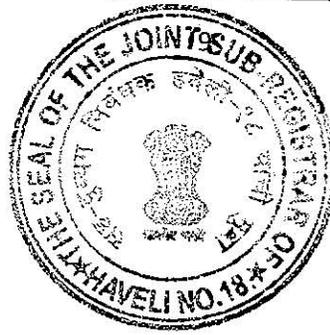
The Lessor hereby expressly declares that the Lessee has become the Lessee of the said land for further period of 999 years from the date of execution of these presents.

14. The Lessee as afore said, shall have the sole and exclusive rights to construct the school building for the purpose of education and its activity on the said land and the Lessee shall be entitled to construct school building for the purpose of education and its activity, therein by utilizing full and entire FSI and development rights in respect thereof, as well as any additional FSI from time to time. In such an event of increase in FSI the Lessor and/or any one of them shall not be entitled to claim, get and receive any additional or more consideration than one agreed hereunder. It is further agreed by and between the parties hereto that the developer shall always be entitled to bring in such additional TDR (TRANSFERABLE DEVELOPMENT RIGHTS) in the scheme for development as it may choose in its sole option, choice, and discretion and at its own costs, without any reference to the Owners and receive the benefits and consideration for such TDR (TRANSFERABLE DEVELOPMENT RIGHTS) to the exclusion of the Lessor and appropriate the same to its own benefit. The Lessee is and shall always be entitled to transfer and/or utilize the FSI in respect of the said property to any other land or property without any reference to the Lessor and/or any one of them.
15. It is agreed that the Lessee may at its own option require the Lessor to execute an Irrevocable Power of Attorney as may be required at the cost and expenses of the Lessee. The Lessee are hereby entrusted, empowered and authorized with all the Powers and authorities to sell, mortgage, lease or otherwise make any transfer of the said land or to borrow money on the



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- security or charge of the said land so far as may be legally permissible. The Lessor shall not be personally liable for repayment of any such borrowing or loan or mortgage by the Lessee, which shall be the sole, absolute, exclusive, and personal liability/responsibility of the Lessee.
16. The Lessor do and each of them doth hereby delivered and handed over the actual physical, vacant and peaceful possession of the said land and the portion in their possession as also to enable the Lessee to commence, carry out and execute the work of construction for school building for the purpose of education and its activity and the Lessee is and shall always be seized and possessed of the said land for the purposes of construction. The Lessee is further entitled personally or through its Employees, Sub-Agents, Contractors, Builders etc., to hold and possess the said land and to commence, continue, carry on and complete the construction activities free from any claim or objection from the Lessor and/or any one of them and/or from any person claiming by, through, under, in trust or on his behalf or on behalf of any of them.
  17. The Lessee at its own costs shall get the said land measured and demarcated from the Government Authorities and get the boundaries thereof fixed and confirmed.
  18. The Lessor do and each of them doth hereby declare that the said land is free from all kinds of charges and encumbrances and the Lessor agree to do all acts, deeds, matters and things and/or supply all the necessary information, deeds, documents, papers and/or answer all requisitions on title etc., to enable the Lessee to obtain the and secure clean and clear marketable title certificate from its Advocate The Lessor shall ensure that the Lessee is permitted to construct school building for the purpose of education and its activity on the said land, to commence, continue, carry on and complete the construction for school building for the purpose of education and its activity in the said land free from all charges and encumbrances and free from all or any claims or objections of whatsoever nature from anybody. The Lessor do and each of them doth hereby agree and undertake to keep harmless, indemnify and keep indemnified the Lessee, the said land and the construction for school building for the purpose of the education and its activity of the Lessee in the said land of from and against any claim, demand, objection, obstruction etc., from any person whatsoever.
  19. The Lessor hereby declares that the said land is not subject matter of any litigation and/or no proceedings pending before any Courts or Authorities or a Tribunal. The Lessor declare that the said land is not subject matter of any acquisition, requisition and/or reservation and that the Lessor and/or any one of them have/has not received any notice from any State or Central Government, Public and/or Local Authorities in that behalf. The Lessor further declare that neither they nor any of them have/has raised any loan and/or



finance on the security, surety, pledge or mortgage of the said land and/or any part thereof and/or their respective right, title, interest and share therein.

20. The Lessee at his own costs is hereby inter-alia authorized and empowered:

I) To amalgamate the said land with any other property with the consent of the development authorities or to amalgamate any part thereof with each other or with the other adjoining properties/ lands and visa-versa and for that purpose to get amalgamations plans, Layouts, building plans etc., sanctioned from the appropriate local authorities and the Development Authority for that purpose to sign and execute all applications, papers, deeds, documents, consents, affidavits, indemnity bonds, etc.

II) To get the building plans sanctioned from the concerned Development Authority / Pimpri Chinchwad Municipal Corporation and/or Collector, Pune as the case may be and/or further so modify /alter /amend/ revise the same or the existing plans from time to time as may be required and to represent the Lessor before any authorities connected with or competent for the passing and/or sanctioning of the plans regarding the construction for school building for the purpose of education and its activity on the said land and for that purpose as its own costs to appoint all requisite professionals such as Architects, Engineers, Surveyors etc.

III) To undertake the construction for school building for the purpose of education and its activity in accordance with the approved building plans by the concerned authorities, from time to time.

a. To undertake, execute and do all such other acts and matters that may be incidental to or otherwise related to the aforesaid.

b. To avail of, utilize and implement all rights and authorities of the Lessee under these presents.

c. To implement the school building either by itself or through any other person or persons as may be thought fit and proper by the Lessee.

In case any signature/consent/deed/ document is required from any member of the Lessor and/or any person claiming through the Lessor, for more perfectly assuring and conveying the title of the said land, the Lessor, agree and undertake to cause the same at the request of the Lessee.

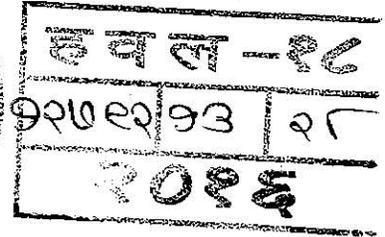
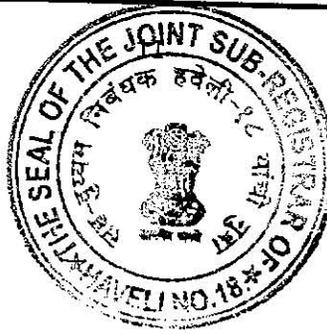
21. The Lessee shall be entitled and empowered to assign or transfer its rights, and benefits and/or obligations under these presents to any other Lessee/nominee or person whatsoever. The Lessee is fully empowered and authorized to appoint sub-developers, or substituted agents or other contractors or developers to carry out the said school building and execute and implement the said school building for the purpose of education and its activity



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22. The Lessee shall be entitled to create any mortgage of school buildings for the purpose of education and its activity to be constructed in the said land or otherwise borrow money on the security of the same from any financial institution by creating charge/ encumbrance/credit facility thereon. In any such case the consent of the Lessor shall not be required and this lease deed is and shall always be an irrevocable consent of the Lessor for the same. However, the Lessor shall not be personally liable and/or responsible for any such pecuniary liability incurred by the Lessee.
23. The Lessor do and each of them both hereby further affirm, confirm and declare that the Lessee are entitled to use TDR (TRANSFERABLE DEVELOPMENT RIGHTS) of any property on the said land and vice-versa and for that purpose a fresh and/or separate consent of the Lessor shall not be necessary. This agreement itself shall be construed as irrevocable consent of the Lessor for utilization of such TDR (TRANSFERABLE DEVELOPMENT RIGHTS) and/or FSI. All the responsibilities of losses, if any incurred by the Lessee in executing the Scheme shall be borne by the Lessee alone.
24. Any error and/or mistake in the description of the said property shall not render this agreement as illegal, inoperative, void, and/or invalid but the same shall hold good, proper, legal, valid, and operative vis-à-vis the property, which is the subject matter of these presents. Any such error or mistake shall be promptly rectified and corrected by the parties hereto.

**IN WITNESS WHEREOF** the parties hereto have set their respective hands on the date and place mentioned herein first.



**THE SCHEDULE ABOVE REFERRED TO :**

**SCHEDULE - I**

**(DESCRIPTION OF THE SAID ENTIRE LAND)**

All that piece and parcel of property bearing Survey No. 236B admeasuring 4700 sq. mtrs, 7152 sq. mtrs. being a part of a Survey No. 236A, 3800 sq. mtrs. being a part of Survey No. 237/1+2, 3132 sq. mtrs. being a part of Survey No. 238, and 536 sq. mtrs. being a part of Survey No. 239, area admeasuring 8720 sq. mtrs. being a part of Survey No. 229, area admeasuring 46973 sq. mtrs. being a part of Survey No. 230/1, area admeasuring 13538 sq. mtrs. being a part of Survey No. 231 and area admeasuring 15253 sq. mtrs. being a part of Survey No. 232, corresponding City Survey No. 4510 admeasuring total area about 1,03,884 sq. mtrs. situated at Village Chinchwad, Tal. Haveli Dist. Pune within the jurisdiction of Sub Registrar Haveli, Dist. Registrar Haveli No. 14 and within the local limits of the Pimpri Chinchwad Municipal Corporation and which area admeasuring 1,03,884 sq. mtrs is bounded as follows:

- On or towards East : By Mumbai - Pune Road and Nala  
On or towards South : By Nala and Survey No. 232 part  
On or towards West : By Survey No. 232 part, 231 part,  
230/1 part and 236A part  
On or towards North : By Survey No. 239 part & B P Road

**SCHEDULE - II**

**(DESCRIPTION OF THE SAID PROPERTY)**

All that piece and parcel of admeasuring area about 4072.96 sq. mtrs. out of the property out of Survey No. 236B admeasuring 4700 sq. mtrs, 7152 sq. mtrs. being a part of a Survey No. 236A, 3800 sq. mtrs. being a part of Survey No. 237/1+2, 3132 sq. mtrs. being a part of Survey No. 238, and 536 sq. mtrs. being a part of Survey No. 239, area admeasuring 8720 sq. mtrs. being a part of Survey No. 229, area admeasuring 46973 sq. mtrs. being a part of Survey No. 230/1, area admeasuring 13538 sq. mtrs. being a part of Survey No. 231 and area admeasuring 15253 sq. mtrs. being a part of Survey No. 232, corresponding City Survey No. 4510/1 admeasuring total area about 1,03,884 sq. mtrs. Situated at Village Chinchwad, Tal. Haveli Dist. Pune within the jurisdiction of Sub Registrar Haveli, Dist. Registrar Haveli No. 14 and within the local limits of the Pimpri Chinchwad Municipal Corporation and which area admeasuring 4072.96 sq. mtrs is bounded as follows:

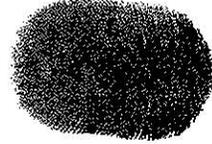
- On or towards East : Empire Estate Club House.  
On or towards South : Compound Wall Adjacent CR Premises.  
On or towards West : 45 meter DP Road  
On or towards North : Adjacent Sector No. 7



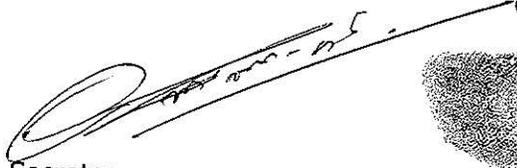
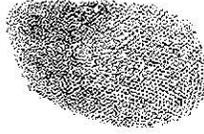
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**SIGNED AND DELIVERED**

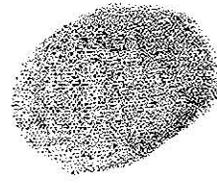
by the within named  
the Lessor, above named, in  
the presence of ....  
Premier City Sahakari Gruharachana  
Sanstha Maryadit

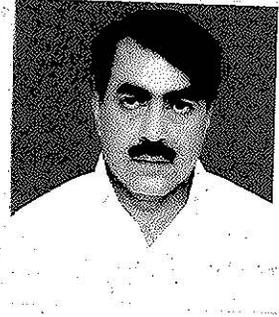
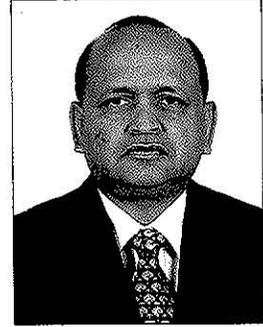
Through its Chairman  
Mr. Ghanshyam Gangaram Agarwal

Secretary  
Mr. Ghanshyam Jhangaldas Sukhwani

**SIGNED AND DELIVERED**  
The Lessee, By the within named  
above named in  
the presence of ....  
DARSHAN EDUCATION FOUNDATION.  
Through its Vice President  
Mr. Bihari Khetwani



PARTY OF THE FIRST PART



PARTY OF THE SECOND PART

Witness

-   
1. Deepak Kundani  
Pimpri Pune-17.
-   
2. Manoj Kambhe  
Kusarwadi



नोंदणी क्र. : पीएनए/पीएनए-( ३ )

गृहपत्राची [टोअ] / १३० / २००१ - २००२

हवेल-१८	
१२०९२	१५
२०१६	

## नोंदणीचे प्रमाणपत्र

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

पिंपरी सिटी सहकारी गृहवचना संस्था मर्यादित

सध्दे नं-२२९ ते २४२, चिंचवड, पुणे-३३

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहीनर्माण संस्था" असून उप-वर्गीकरण "भाडेकरू मालकी हक्क सहकारी गृहवचना संस्था" आहे.



स्थळ : पिंपरी, पुणे-१८.  
दिनांक : १८। ०६। २००१

( डॉ. पी. एल. छेडागळे )  
उपनिबंधक  
सहकारी संस्था, पुणे शहर (३)  
पुणे.

# प्रिमियर सिटी सहकारी गृहचरना संस्था मर्यादित

स.न. २२९ ते २४२, चिंचवड, पुणे - ४११०३३.

नोंदणी क्र. पीएनए / पीएनए-(३) / एचएसजी / (टीओ) / ९३० / २००१-२००२. दि. १८.६.२००१

## साक्षात्कृत प्रत

विषय : संस्थेचे सेक्रेटरी पदाचे ईश्वरचंद किशोरीलाल गोयल यांनी त्यांचे दि. २०/०५/२००४ रोजीच्या पत्राने संस्थेच्या सेक्रेटरी पदाचा राजीनामा दिल्या आहे त्यावर विचार करून विषय घेणे.

ठराव नं.४ :-

श्री ईश्वरचंद किशोरीलाल गोयल यांचे राजीनामा पत्र व्यवस्थापक समितीच्या सर्व सभासदांना वाचून दाखविले असता, सदर गोयल यांनी संस्थेच्या सेक्रेटरी पदाचा त्यांचा राजीनामा स्विकारण्यात यावा असे ठरविण्यात आले. त्यानुसार आजपासून त्यांना संस्थेच्या सेक्रेटरी पदाच्या कामातून मुक्त करण्यात आले आहे, तसेच सेक्रेटरी पदावर काम करण्यासाठी श्री घनशाम जंगलदास सुखवानी यांचे नाव श्री विजयकुमार सत्यनारायण अगरवाल यांनी सुचविल्याने त्यावर विचार होऊन आणि सदर श्री घनशाम जंगलदास सुखवानी यांनी संस्थेच्या सेक्रेटरी पदाचे काम करण्यास संमती दिल्याने ठराव एकमताने मंजूर करून त्यांची सेक्रेटरी म्हणून नेमणूक करण्यात येत आहे व त्यानुसार आजपासून सदर सेक्रेटरी पदाचा कार्यभार त्यांच्याकडे सोपविण्यात आलेला आहे.

सुचक : श्री विजयकुमार सत्यनारायण अगरवाल

अनुमोदक : श्री गुरुमुख जंगलदास सुखवानी

वरील ठरावावर चर्चा होऊन सदर ठराव सर्व व्यवस्थापक समितीच्या सभासदांच्या एकमताने संमत करित आहेत. ठराव मंजूर दिनांक २७/०५/२००४



*(Handwritten Signature)*

चेअरमन

प्रिमियर सिटी सहकारी गृहचरना संस्था मर्यादित  
चिंचवड, पुणे

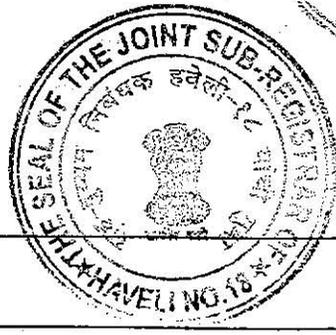
मालमत्ता पत्रक

विभाग/मोजे -- चिंचवड

तालुका/न.भु.मा.का. -- पिंपरी चिंचवड

जिल्हा -- पुणे

मंजूर भुमापन क्रमांक	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शसनाला दिलेल्या आकाराचा किंवा भाड्याचा तपसणीच्या फेर तपासणीची नियत वेळ
४५२०/२			१०३८८४.०० - ६९८८९.०	सी	
			बिनशेती आदेशान्वये न. भू. क्र. ४५२०/१/अ मध्ये वर्ग		
			३३९९५.० - २०००४.८८		
			रस्तारूंदीने		
			१३९९०.१२		



ह व ल - १८		
२२०९२	१७	२८
०१६		

सुविधाधिकार

हक्काचा मुळ धारक

पट्टेदार

इतर भार

इतर शोरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२५/०३/२००३	मा. शहर अभियंता म. न. पा. पिंपरी चिंचवड यांचेकडील क्र. चिंचवड / १६८ / २००२ / दि. १६/०८/२००१ चे मंजूर रेखांकनान्वये विभाजन करून नविन न. भू. क्र. ४५२०/१ क्षेत्र १०३८८४.० चौ. मि. हिस्सा पडलेने नविन मिळकत पत्रिका उघडली H दि. प्रिमियर ऑटोमोबाईल्स लिमिटेड.			फेरफार क्र. १०८ प्रमाणे सही - २५/०३/२००३ न. भू. अ. पिंपरी चिंचवड
/२००४	मा. जिल्हाधिकारी पुणे यांचेकडील बिनशेती आदेश क्र. / NO / PRH / NA / SR / २६४ / ०३ दिनांक १२/११/०३ अन्वये न. भू. क्र. ४५२०/१/अ अशी नवीन मिळकत पत्रिका उघडली व क्षेत्र ६९८८९.० चौ. मी. दाखल केले. सत्ता प्रकार " क "			सही - १५/०४/२००४ न. भू. अ. पि. चि.
२१/०९/२००६	रस्तारूंदीने मा. उपसंचालक नगररचना पिंपरी चिंचवड म. न. पा. यांचेकडील क्र. / नरवि / कावि / १अ / ५३५ / ०४ दि. २१/१२/०४ अन्वये व इकडील रस्तारूंदी मो. र. नं. ३३१/०५ अन्वये २०००४.८८ चौ. मी. रस्तारूंदीने बाधित होणाऱ्या क्षेत्रास पिंपरी चिंचवड म. न. पा. यांचे नांव दाखल केले. H पिंपरी चिंचवड म. न. पा. क्षेत्र २०००४.८८ चौ. मी.			फेरफार क्र. १२७ प्रमाणे सही - २१/०९/२००६ न. भू. अ. पिंपरी चिंचवड

तपासणी करणारा - अज क्रमांक २९१७

अर्जदाराचे नांव खरी रिकल -

अर्ज आला ०१/०७

नयक २२/११/०

आय ७५१००

वट्टण

पिंपरी चिंचवड  
हवेली  
प्रमुख लिपीक  
नगर भू-मापन अधिकारी  
पिंपरी-चिंचवड

मालमत्ता पत्रक

विभाग/मौजे -- चिंचवड

तालुका/न.भू.मा.का. -- पिंपरी चिंचवड

जिल्हा -- पुणे

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याचे वेळ तपासणीची नियत वेळ)
४५१०/१/अ/१			१७४१.७२	क	
सुविधाधिकार	से. नं. ३				
हक्काचा मुळ धारक वर्ष					
पट्टेदार					
इतर भार					
इतर शरे					



डवल-१८  
२२७२२ | १८ | १८  
२०१६



खंड क्रमांक	व्यवहार	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
३१/१२/२००४	पि. चि. म. न. पा. यांचेकडिल मंजूर रेखांकन क्र. / BP / १०७ / ०३ दि. १५/१२/०३ व इ. द. आ. क्र. विभाजन मो. र. नं. ६३/०४ अन्वये ७/१२ प्रमाणे नावे दाखल.	धारक १) प्रिमिअर सिटी सहकारी गृहचरणा संस्था तर्फे चेअरमन श्री. घनश्याम गंगाराम अगरवाल. २) सेक्रेटरी - ईश्वरचंद किशोरीलाल गोयल.	के रफार क्र. १९३ प्रमाणे सही- ३१/१२/२००४ न. भू. अ. पि. चि.

तपासणी करणारा -

खरी नक्कल -

पिंपरी चिंचवड  
पुणे

ज क्रमांक. २१६०  
अर्जदाराचे नाव गोठे  
अर्ज आला दिनांक २२/११/१०  
नक्कल दिली दिनांक १५/१०  
आकारलेली नक्कल फी १५१०  
एकूण :

सत्य प्रत

प्रमुख लिपीक  
नगर भू-मापन अधिकारी  
पिंपरी-चिंचवड

मालमत्ता पत्रक

माण/घांजे -- चिंचवड

तालुका/न.भु.मा.का. -- पिंपरी चिंचवड

जिल्हा -- पुणे

नगर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार शासनाला दिलेल्या आकारणांचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)

४५१०/१/अ/२८

१३३६८.४३

क

विधाधिकार से. नं. ७

मकाचा मुळ धारक वर्ष

इंदा

नगर भार

नगर शेरे



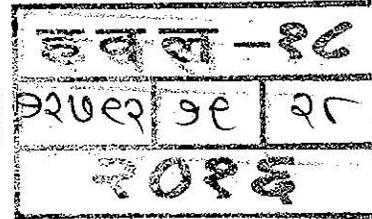
क्रमांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत
३१/१२/२००४	पि. चि. म. न. पा. यांचेकडिल मंजूर रेखांकन क्र. / BP / १०७ / ०३ दि. १५/१२/०३ व इ. द. आ. क्र. विभाजन मो. र. नं. ६३/०४ अन्वये ७/१२ प्रमाणे नावे दाखल.		धारक १) प्रिमिअर सिटी सहकारी गृहचरणा संस्था तर्फे चेअरमन श्री. घनश्याम गंगाराम अगरवाल. २) सेक्रेटरी - ईश्वरचंद किशोरीलाल गोयल.	फेरफार क्र. १९३ प्रमाणे सही - ३१/१२/२००४ न. भू. अ. पि. चि.

तपासणी करणारा -

खरी नक्कल -

पिंपरी चिंचवड

पुणे



अर्ज क्रमांक २१६७  
अर्जदाराचे नाव का. का.  
अर्ज आला दिनांक २२/११/०७  
नक्कल दिली दिनांक १५/०७  
आकारलेली नक्कल फी १५/०७  
एकूण :

कृत्य प्रत

२२/११/०७

प्रमुख लिपीक  
नगर भू-मापन अधिकारी  
पिंपरी-चिंचवड

मालमत्ता पत्रक

विभाग/मौजे -- चिंचवड

तालुका/न.भू.मा.का. -- पिंपरी चिंचवड

जिल्हा -- पुणे

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ)
४५१०/१/अ/२			३२१९.९५	क	

सुविधाधिकार से. नं. ४

हक्काचा मूळ धारक वर्ष

पट्टेदार

इतर भार

इतर शोरे



ह व ल - १८  
२०१२ | २० | २१  
२०१६



क्र.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कन
३१/१२/२००४	पि. चि. म. न. पा. यांचेकडिल मंजूर रेखांकन क्र. / BP / १०७ / ०३ दि. १५/१२/०३ व इ. द. आ. क्र. विभाजन मो. र. नं. ६३/०४ अन्वये ७/१२ प्रमाणे नावे दाखल.		धारक १) प्रिमिअर सिटी सहकारी गृहरचना संस्था तर्फे चेअरमन श्री. घनश्याम गंगाराम अगरवाल. २) सेक्रेटरी - ईश्वरचंद किशोरीलाल गोयल.	फेरफार क्र. १९३ प्रमाणे सही - ३१/१२/२००४ न. भू. अ. पि. चि.

तपासणी करणारा -

खरी नक्कल -

पिंपरी चिंचवड

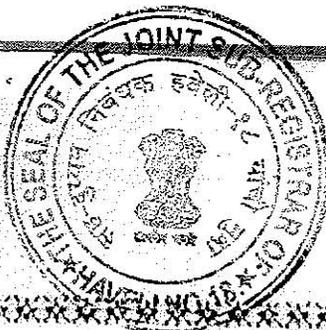
पुणे

अर्ज क्रमांक २२६५  
अर्जदाराचे नाव ०११०५  
अर्ज आला दिनांक २०१११०  
नक्कल दिली दिनांक १५१०  
आकारलेली नक्कल फी १५१०  
एकूण :

सत्य प्रत

(२०१११०)

प्रमुख लिपीक  
नगर भू-मापन अधिकारी  
पिंपरी-चिंचवड



हवल-२८		
२२७२	२९	२८
२०२६		

**CERTIFICATE OF REGISTRATION**  
**SOCIETIES REGISTRATION ACT XXI OF 1860**

No S/K/CR/ of 1994

I hereby certify that "DARSHAN EDUCATION FOUNDATION"

has been registered under the SOCIETIES REGISTRATION ACT OF 1860

GIVEN UNDER MY HAND AT DELHI on this 28th day of September one thousand nine hundred and ninety four.



Registration Fee of Rs. 50/- received.

*A. Jaiswal*  
 Registrar of Societies  
 Delhi Administration  
 Delhi



PLEASE QUOTE THIS NUMBER IN ALL YOUR FUTURE CORRESPONDENCE

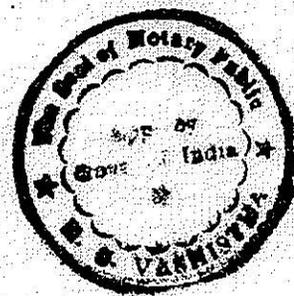
(Certified to be true Copy)

*A. Jaiswal*  
 (Registrar of Societies)  
 Delhi

**ATTESTED PHOTO COPY**

Notary Public, Delhi

29 SEP 2010



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

GHANSHYAM GANGARAM AGARWAL  
GANGARAM UDMIRAM AGARWAL

11/06/1954  
Permanent Account Number

AAPPA6087J

Signature

24012015



हवेली-१८

२२०९२	२२	२८
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२०१६

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

GHANSHYAM JHANGALDAS SUKHWANI  
JHANGALDAS SUKHWANI

15/05/1954  
Permanent Account Number

ACEPS8695R

Signature

28072012

PERMANENT ACCOUNT NUMBER  
AAATD0221G

INCOME  
DARSHAN EDUCATION FOUNDATION

प्राप्ति/स्थापना की तिथि / DATE OF INCORPORATION INFORMATION  
28-02-1934

Signature  
अयकर निदेशक (सिस्टम)  
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग  
INCOME TAX DEPARTMENT

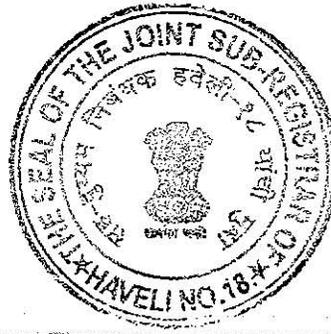
भारत सरकार  
GOVT OF INDIA

CHANDRABANT S CHAUDHARI  
SAKHARAM ONKAR CHAUDHARI

23/09/1972  
Permanent Account Number

AGJPC6284K

Signature



हवेली-१८		
२०१२	२३	२७
२०१६		

## DARSHAN EDUCATION FOUNDATION

Kirpal Ashram, Sant Kirpal Singh Marg, Vijay Nagar, Delhi.110 009 India (47)  
Tele: 91 11 27223333/27222244 Fax No.91 11 27214040/27430808 E-Mail skrm@sos.org.

Extract of the Resolution passed by the Managing Committee of the Darshan Education Foundation at the meeting held on 11th September, 2016 at its registered office at Kirpal Ashram, Sant Kirpal Singh Marg, Vijay Nagar, Delhi-110009.

### RESOLUTION

"RESOLVED THAT Shri Bihari Khetwani, Son of Shri Gurmukh Das Khetwani, Resident of 901-902 Darvesh Royal, Darvesh Darshan Society, Turner Road, Bandra West, Mumbai 400050, Vice-President, Darshan Academy, Branch Pune be hereby authorized to sign and execute the Lease Deed on behalf of Darshan Education Foundation to execute the Lease Deed between The Premier City Sahakari, Gruharachana Sanstha Maryadit Registered Co-operative Housing Society, having its office S. No. 229 -242, Chinchwad, Pune - 400019 and Darshan Education Foundation in respect of the land admeasuring 4072.96 Sq. Mtrs. out of Survey No. 236D being the part of Survey No.236A, being the part of 237/1+2, being the part of Survey No.238, being the part of Survey No. 239, being the part of Survey No.229, being the part of Survey No.230/1, being the part of Survey No.231, being the part of Survey No.232 corresponding city Survey No.4510/1 admeasuring about 1,03,884 Sq Mtrs. situated at Chinchwad, Taluka Haveli, District Pune, Maharashtra, to appear before the concerned Sub-Registrar for the execution of the Lease Deed, to present the Lease Deed for registration, to receive the registered Lease Deed, to present himself before any other attestation authority for the purposes of attestation of the Lease Deed, to sign and execute all such other documents as may be necessary for the execution of the aforesaid Lease Deed in favour of Darshan Education Foundation; to deposit the fees and charges and to obtain due acknowledgement thereof, to apply and obtain refunds of excess moneys if any deposited, and to do all such other things as may be necessary for this purposes and to engage advocates and attorneys to deposit monies and obtain receipts therefore, to appear before the registration and attestation authorities, to obtain statutory and regulatory permissions for which establishment of Darshan Academy, Pune on the aforesaid land, and to do all such other things as may be necessary for the due execution of the Lease Deed."

  
( G.S. Grover )  
General Secretary

# प्रिमियर सिटी सहकारी गृहरचना संस्था मर्यादित

स.न. २२९ ते २४२, चिंचवड, पुणे - ४११०३३.

नोंदणी क्र. पीएनए / पीएनए-(३) / एचएसजी / (टीओ) / ९३० / २००१-२००२ दि. १८.६.२००१

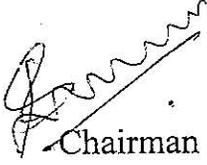


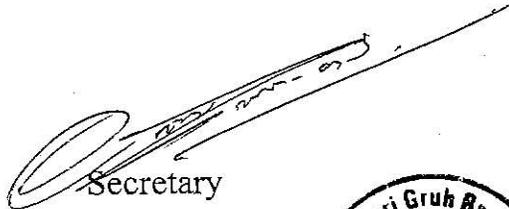
डव ल - २८  
१२०९२ २४ २८  
२०१६

TRUE COPY OF RESOLUTION PASSED IN THE MANAGING  
COMMITTEE MEETING HELD ON 20<sup>th</sup> JANUARY 2011  
AT REGISTERED OFFICE OF THE SOCIETY

Resolved that the amenity plot of the society admeasuring area 4072.96 sq. mtrs. may be allotted to Darshan Education Foundation on lease for a period of 999 years further Shri Ghanshyam Gangaram Agarwal, Chairman and Shri Ghanshyam Jangaldas Sukhwani, Secretary are hereby authorised to sign jointly on all the documents etc.

For Premier City Sahakari Gruhrachna Sanstha Maryadit

  
Chairman

  
Secretary

PLACE : PUNE

DATE : 20.01.2011





हवेली-१८		
१२०९९	१५	१८
२०१६		

-: घोषणापत्र

मी श्री. ~~दीपक चौधरी~~ द्वारे घोषित करतो की, दुय्यम निबंधक हवेली नं. १४/१८ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

~~वधव्याम जी. सुखदेवी~~ व ~~वधव्याम जी. सुखदेवी~~ यांनी दि. ११/०५/२००७ रोजी दस्त क्र. ५/७०५ (नोदणी), हवेली क्र. .... मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पातीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेली नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिले याची मला जाणीव आहे.

कुलमुखत्यारधारकाचे

नाव व सही

दिनांक:- १८/१०/२०१६

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AJNPK1100D**



नाम /NAME  
**BIHARI GURMUKHDAS KHETWANI**

पिता का नाम /FATHER'S NAME  
**GURMUKHDAS BABOOMAL KHETWANI**

जन्म तिथि /DATE OF BIRTH  
**13-06-1945**

हस्ताक्षर /SIGNATURE  


**P.R.Sharma**  
 आयकर आयुक्त (कंप्यूटर सेंटर)  
 Commissioner of Income-tax (Computer Operations)



**हवल-१८**

२२	२६	२८
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**२०१६**



मंगळवार, 18 ऑक्टोबर 2016 1:42 म.नं.

दस्त गोषवारा भाग-1

हवल18

20/25

दस्त क्रमांक: 12792/2016

दस्त क्रमांक: हवल18 /12792/2016

बाजार मुल्य: रु. 7,62,45,811/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.34,31,100/-

दु. नि. सह. दु. नि. हवल18 यांचे कार्यालयात

पावती:15053

पावती दिनांक: 18/10/2016

अ. क्रं. 12792 वर दि.18-10-2016

सादरकरणाचा नाव: दर्शन एज्युकेशन फाउंडेशन तर्फे व्हाईस प्रेसिडेंट श्री. बिहारी खेतवानी - -

रोजी 1:40 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

दस्त हजर करणाऱ्याची सही:

एकुण: 30600.00

सह दुय्यम निबंधक, हवेली-18

सह दुय्यम निबंधक, हवेली-18

दस्ताचा प्रकार: भाडेपट्टा

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

शिक्का क्रं. 1 18 / 10 / 2016 01 : 39 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 18 / 10 / 2016 01 : 40 : 41 PM ची वेळ: (फी)

### प्रतिज्ञा पत्र

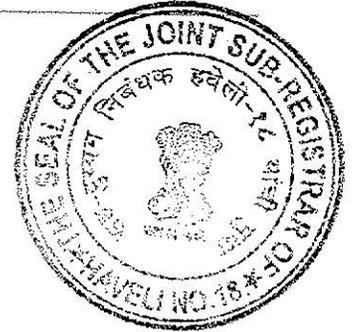
सादर दस्त हा नोंदणी करवदा रु.१०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस बाधिल केलेला आहे. दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेला कागदपत्रांची सत्यता तपासली आहे. वरताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कमुलीधारक हे स्वतः जबाबदार राहतील. दस्तपत्राचा सोबत जोडलेले कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे:

१)

लिहून घणारे

१)





18/10/2016 1 44:20 PM

दस्त गोषवारा भाग-2

हवल18

२८/२८

दस्त क्रमांक:12792/2016

दस्त क्रमांक :हवल18/12792/2016

दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रिमियर सिटी सहकारी गृहरचना संस्था मर्यादीत यांचे तर्फे चेअरमन श्री. घनश्याम गंगाराम अगरवाल यांचे तर्फे क.ज.कु.मु म्हणुन चंद्रकांत एस. चौधरी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चिंचवड,पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAAAP3947Q	मालक वय :-40 स्वाक्षरी:-		
2	नाव:प्रिमियर सिटी सहकारी गृहरचना संस्था मर्यादीत यांचे तर्फे सेक्रेटरी घनश्याम जंगलदास सुखवानी यांचे तर्फे क.ज.कु.मु म्हणुन चंद्रकांत एस. चौधरी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: चिंचवड,पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAAAP3947Q	मालक वय :-40 स्वाक्षरी:-		
3	नाव:दर्शन एज्युकेशन फौंडेशन तर्फे व्हाईस प्रेसिडेंट श्री. बिहारी खेतवानी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बांद्रा,मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAATD0221G	भाडेकरू वय :-71 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:18 / 10 / 2016 01 : 41 : 59 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड सपना संजय सागवेकर वय:36 पत्ता:539/3084, संत तुकाराम नगर, पिंपरी पुणे पिन कोड:411018		

शिक्का क्र.4 ची वेळ:18 / 10 / 2016 01 : 42 : 21 PM

शिक्का क्र.5 ची वेळ:18 / 10 / 2016 01 : 42 : 53 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, हवेली-18

असे प्रमाणित करण्यात येते की,  
सदर दस्तऐवजात एकूण २ पाने आहेत  
सह. दुय्यम निबंधक  
हवेली, क्रं १८ पुणे शहर

EPayment Details.

sr.	Epayment Number
1	MH005025317201617E

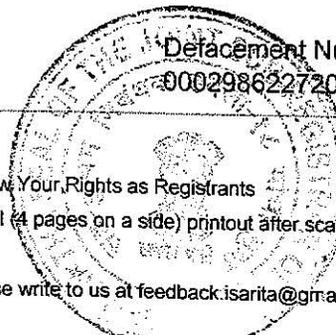
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0002986227201617

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पत्तिले नं.२२७२२ पुस्तकाचे  
वेळी १२७९२/२०१६

सह. दुय्यम निबंधक हवेली क्रं १८ (वर्ग-२) पुणे शहर  
१८/१०/२०१६