

Scan
L.34
30/06/2029

PIMPRI CHINCHWAD NEW TOWN
DEVELOPMENT AUTHORITY

well
2019

LEASE DEED

EXECUTED ON : _____ / _____ / 2021

REGD NO.: _____

SUB REGISTRAR HAVELI NO. :

SECTOR NO. : 04

PLOT NO. : Primary School No.1



Shot on OnePlus
Powered by Dual Camera



पिंपरी चिंचवड नवनगर विकास प्राधिकरण

आकुर्डी, पुणे - ३५, दुरध्वनी क्र. ०२०-२७६५२९३४ / २७६५२९३५, फॅक्स : २७३५३६७०

विप्रा/भू विभाग क्र. १/ ८ ६ ८

दिनांक: 26 MAR 2021

रजिस्टर्ड पोस्टाने आरक्षण पत्र

प्रति,

शेअरमन,

इश्वर एज्युकेशन अँड चॅरीटेबल ट्रस्ट
साई कॉलनी, आदिनाथ नगर, भोसरी, पुणे-३९.

विषय :- पेट क्र. ०४, शैक्षणिक भूखंड क्र. प्राथमिक शाळा क्र. १, क्षेत्रफळ ३०१८.७० चौ.मी.
ची रक्कम त्वरित भरणेबाबत.

संदर्भ :- १. शैक्षणिक भूखंड भाडेतत्वावर वाटप करणेबाबतची जाहिरात दि. १०/०२/२०२१
२. आपला निविदा अर्ज सादर दि. ०१/०३/२०२१
३. प्राधिकरण सभा क्र. ३५० दि. २६/०३/२०२१

महोदय,

प्राधिकरणाच्या संदर्भ क्र. १ मधील निविदा जाहिरातीला प्रतिसाद म्हणून संदर्भ क्र. २ मधील आपण सादर केलेली निविदा पेट क्र.०४, शैक्षणिक भूखंड क्र. प्राथमिक शाळा क्र. १, क्षेत्रफळ ३०१८.७० चौ.मी. साठी रक्कम रु. ११,७७७/- प्रति चौ.मी. ची जास्तोत जास्त दराची आहे. आपण देऊ केलेला उपरोक्त दर सर्वात जास्त असून या दराने या भूखंडाचे एकूण अधिमूल्य रक्कम रु.३,५५,५१,२२९.९० होत आहे. त्यामुळे आपली निविदा मान्य करणेत आली आहे. सदर किंमतीला पेट क्र. ०४, शैक्षणिक भूखंड क्र. प्राथमिक शाळा क्र. १, क्षेत्रफळ ३०१८.७० चौ.मी. चे आरक्षण, या आरक्षण पत्राद्वारे खालील अटी व शर्तीवर आपल्या नांवे प्रस्तावित करण्यात येत आहे.

१. प्रस्तुत भूखंडास सदर भूखंड विक्री माहितीपत्रक दि. १०/०२/२०२१ व प्राधिकरणाचे भूवाटप नियम १९७३, सक्षम प्राधिकरणाची विकास नियंत्रण नियमावली तसेच महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या सर्व तरतुदी लागू राहतील.
२. आपण निविदेसोबत जमा केलेली अनामत रक्कम रु. १०,७६,१६७/- ही आपण सदर भूखंडासाठी देऊ केलेल्या जास्तोत जास्त दराने होणाऱ्या अधिमूल्यापोटी वळती करण्यात येत आहे. सदरची रक्कम e-tender प्रणालीनुसार परत गेल्यास, ही रक्कम पुनःश्च प्राधिकरणाला देणे आवश्यक आहे.
३. उर्वरित रक्कम रु. ३,४४,७५,०६३/- ही आपण या वाटपपत्राच्या दिनांकापासून २ महिन्यांचे कालावधीत म्हणजेच दि.२५/०५/२०२१ रोजी दुपारी ३.०० वाजेपर्यंत प्राधिकरण कार्यालयाकडे भरणा करावी लागेल.
४. शासनाच्या सुधारित धोरणानुसार भूखंडाच्या किंमतीवर भविष्यात लागू होणारे इतर सर्व कर भूखंडधारकाने भरावयाचे आहेत.
५. प्राप्तीकर कायद्याच्या कलम १९४ (i) (A) नुसार प्राधिकरणास देय रकमेवर लागू होणारा प्राप्तीकर कपात करून (TDS) प्राधिकरणाच्या PAN/TAN वर भरणे बंधनकारक आहे.
६. उपरोक्त रक्कम वरील विहित मुदतीत आपण भरणा केली नाही तर सदर रक्कम भरणेसाठी कोणत्याही परिस्थितीत मुदतवाढ दिली जाणार नाही आणि प्रस्तावित केलेले आरक्षण रद्द समजण्यात येऊन आपण निविदेसोबत जमा केलेली संपूर्ण अनामत रक्कम जप्त करणेत येईल.

७. सदर भूखंडाच्या अधिमूल्याच्या संपूर्ण रकमेचा भरणा झाल्यानंतर ९९ वर्षांचा भाडेपट्टा करार १ महिना कालावधीत नोंदणी करून घ्यावयाचा आहे. सदर कायदेशीर करारासाठी येणारा मुद्रांक शुल्क, नोंदणी शुल्क, इतर कर व तदनुषंगिक खर्च निविदाधारकास करावा लागेल.

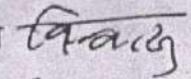
८. प्रस्तुत भूखंडवाटप योजनेमध्ये ९९ वर्षांचा भाडेपट्टा करार या तत्वावर भूखंड वाटप होत आहे. निविदाधारकाने दस्त नोंदणी केल्यानंतर बांधकाम नकाशे प्राधिकरणाकडून मंजूर करून घ्यावयाचे आहेत. तसेच विहित मुदतीत बांधकाम पूर्ण करावयाची जबाबदारी निविदाधारकाची आहे.

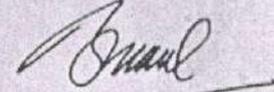
९. भाडेपट्टा केल्यानंतर भूखंड विकसित करित असताना कर्ज उभारणीसाठी निविदाधारकाने ना हरकत दाखल्याची मागणी केल्यास तसा नाहरकत दाखला (No Objection Certificate) प्राधिकरणाकडून देण्यात येईल. सदर ना हरकत दाखला देण्यापूर्वी निविदाधारकाने जागेवरील त्याच्या बांधकाम प्रस्तावास प्राधिकरणाची मंजूरी घेणे आवश्यक आहे. ना हरकत दाखला मागणीबाबत निविदाधारकाने मंजूर नकाशासह प्राधिकरणाकडे अर्ज करावयाचा आहे.

१०. केंद्र शासनाने नव्याने लागू केलेल्या GST कराबाबत भविष्यात निर्माण होणाऱ्या दायित्वास जबाबदार असलेबाबत आपणास रु.५००/- चे मुद्रांक शुल्कावर नोटराईज्ड हमीपत्र सादर करणे आवश्यक आहे.

११. सदरचा भूखंड फक्त व्यापारी प्रयोजनार्थ वापरणेचा आहे. त्याशिवाय इतर प्रयोजनार्थ वापर केल्यास सदर भूखंड काढून घेण्यात येईल, यांची नोंद घ्यावी.

उपरोक्त आरक्षणपत्रानुसार विहित मुदतीत अधिमूल्य भरण्याची जबाबदारी निविदाधारकाची राहिल. अधिमूल्य भरणा वेळेत झाला नाही तर प्रस्तावित आरक्षण पत्र रद्द होईल याची नोंद घ्यावी.

आपला 



(बन्सी गवळी)

मुख्य कार्यकारी अधिकारी

प्रत :

१) लेखा विभाग, माहितीसाठी

२) नियोजन विभाग, माहितीसाठी

525/9788

पावती

Original/Duplicate

Monday, June 28, 2021

नोंदणी क्र. :39म

4:29 PM

Regn.:39M

पावती क्र.: 10506 दिनांक: 28/06/2021

गावाचे नाव: मोशी

दस्तऐवजाचा अनुक्रमांक: हवल24-9788-2021

दस्तऐवजाचा प्रकार: लीजडीड

सादर करणाऱ्याचे नाव: ईश्वर एज्युकेशन अँड चॅरिटेबल ट्रस्ट तर्फे चेअरमन श्री. शिवलिंग नीलकंठ ढवळेश्वर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकूण:

रु. 30540.00

आपणाम मूळ दस्त/थंबनेल प्रिंट, सूची-२ अंदाजे

4:47 PM ह्या वेळेस मिळेल.

साजारा मूल्य: रु.0/-

मोबदला रु.35551230/-

भरलेले मुद्रांक शुल्क : रु. 1777600/-

Abusul
JSR Haveli 24

मह. दुय्यम निबंधक (का-२)
हवेली क्र. २४, पुणे.

1) देयकाचा प्रकार: DHC रकम: रु.540/-

डीडी/घनदेश/पे ऑर्डर क्रमांक: 2806202103103 दिनांक: 28/06/2021

दिकेचे नाव व पत्ता:

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

डीडी/घनदेश/पे ऑर्डर क्रमांक: MH002079966202122E दिनांक: 28/06/2021

दिकेचे नाव व पत्ता:

6/28/2021



28/06/2021

सूची क्र.2

दुय्यम निबंधक : मह दु.नि.हवेली 24

दस्त क्रमांक : 9788/2021

नोंदणी :

Regn:63m

गावाचे नाव : मोशी

(1) विलेखाचा प्रकार	लीजडीड
(2) मोवदला	35551230
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोट्टिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: मौजे मोशी येथील पिंपरी चिंचवड नवनगर विकास प्राधिकरण हद्दीतील पेट क्र. 04, शैक्षणिक भूखंड क्र. प्राथमिक शाळा क्र. 01, यांसी क्षेत्र 3018.70 चौ. मी. ((SECTOR NUMBER : 04 ;))
(5) क्षेत्रफळ	1) 3018.70 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगवेज करून देणा-या/लिहून ठेवणा-या अकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-ईश्वर एज्युकेशन अँड चॅरिटेबल ट्रस्ट तर्फे चेअरमन श्री. शिवलिंग नीलकंठ हवळेकर वय:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेट नं:- आदिनाथ नगर, भोसरी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411039 पॅन नं:-
(8) दस्तगवेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-पिंपरी चिंचवड नवनगर विकास प्राधिकरण, आकुर्डी पुणे तर्फे मुख्य कार्यकारी अधिकारी वन्मी गवळी वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, गेट नं:- आकुर्डी, प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-
(9) दस्तगवेज करून दिल्याचा दिनांक	11/06/2021
(10) दस्तगवेज केल्याचा दिनांक	28/06/2021
(11) अनुक्रमांक, पेट व पुढ	9788/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1777600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-: (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

दस्तारसोबतची मुळ प्रत

श्री/श्रीमती.....

यांना दिली.

दि. 28/06/2021

A. B. B. B.

प.सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २४



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ISHWAR EDUCATION AND CHARITABLE TRUST	eChallan	00040572021061016509	MH002079966202122E	1777600.00	SD	0001336442202122	28/06/2021
2		DHC		2806202103103	540	RF	2806202103103D	28/06/2021
3	ISHWAR EDUCATION AND CHARITABLE TRUST	eChallan		MH002079966202122E	30000	RF	0001336442202122	28/06/2021

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

Handwritten notes and signatures at the bottom left of the page, including a signature and some illegible text.

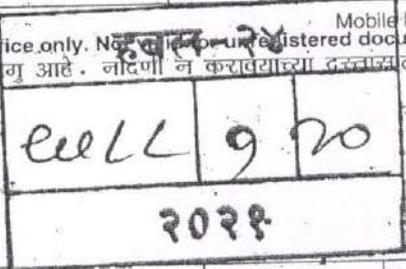




CHALLAN
MTR Form Number-6



MH002079966202122E		BARCODE		Date	10/06/2021-15:15:13	Form ID
Department Inspector General Of Registration				Payer Details		
Stamp Duty		TAX ID / TAN (If Any)				
Registration Fee		PAN No.(If Applicable)		AAATI1010Q		
Party Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		ISHWAR EDUCATION AND CHARITABLE TRUST		
Location PUNE		Flat/Block No.		Plot No Primary School No 1 Admeasuring about		
2021-2022 One Time		Premises/Building		3018.70 Sq. Mtr		
Account Head Details		Amount In Rs.		Road/Street		
046401 Stamp Duty		1777600.00		Sec No 04 Moshi		
063 Registration Fee		30000.00		Area/Locality		
				Haveli Pune		
				Town/City/District		
				PIN		
				4 1 2 1 0 5		
				Remarks (If Any)		
				SecondPartyName=PCNTDA-		
				Amount In		
				Eighteen Lakh Seven Thousand Six Hundred Rupees On		
		18,07,600.00		Words		
				ly		
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	00040572021061016509	IK0BDBKML6	
Cheque/DD No.		Bank Date	RBI Date	10/06/2021-03:15:53	11/06/2021	
Name of Bank		Bank-Branch		STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date		162 , 11/06/2021		
Department ID :		Validity unknown		Mobile No. :		9028751515
NOTE:- This challan is not to be registered in Registrar office only. No stamp is to be registered document.		हवाल-२४		2021		
रु चलान केवल दुर्य		संयमेव जयते		2021		
Digitally signed by VIRTUAL TREASURY MUMBAI 03 Date: 2021.06.28 17:10:01 IST		THE SEAL OF JOINT SUB-REGISTRAR CLASS-II		2021		
Challan Defaced Denial Seal Document Location: India		Defacement No.		Defacement Date		Userld
Defacement No.		Defacement Date		Userld		Defacement Amount
1 (IS)-525-9788		28/06/2021-16:29:51		IGR565		30000.00



GRN : MH002079966202122E Amount : 18,07,600.00

Bank : STATE BANK OF INDIA

Date : 10/06/2021-15:15:13

2	(IS)-525-9788	0001336442202122	28/06/2021-16:29:51	IGR565	1777600.00
Total Defacement Amount					18,07,600.00



हवल-२४		
२६८८	२	२०
२०२१		

Validity unknown

Digitally signed by D.S.
VIRTUAL TREASURY
MUMBAI 03
Date: 2021.08.28
17:10:01 +05'30'
Reason: Se
Document
Location: India



CHALLAN
MTR Form Number-6



SRN	MH002079966202122E	BARCODE			Date	10/06/2021-15:15:13	Form ID					
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				PAN No.(If Applicable)	AAATI1010Q						
Location	PUNE				Full Name	ISHWAR EDUCATION AND CHARITABLE TRUST						
Year	2021-2022 One Time				Flat/Block No.	Plot No Primary School No 1 Admeasuring about						
Account Head Details		Amount In Rs.		Premises/Building	3018.70 Sq. Mtr							
0030046401	Stamp Duty	1777600.00		Road/Street	Sec No 04 Moshi							
030063301	Registration Fee	30000.00		Area/Locality	Haveli Pune							
				Town/City/District								
				PIN			4	1	2	1	0	5
				Remarks (If Any)	SecondPartyName=PCNTDA-							
				Amount In	Eighteen Lakh Seven Thousand Six Hundred Rupees On							
Total				18,07,600.00	Words	ly						
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572021061016509		IK0BDBKML6				
Cheque/DD No.				Bank Date	RBI Date	10/06/2021-03:15:53		11/06/2021				
Name of Bank				Bank-Branch		STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date		162 , 11/06/2021						

Department ID :
NOTE:- This challan is valid document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल नॉटरीय ऑफिस में ही कमावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.
 Mobile No. : 9026751515

Signature Not Verified
 Digitally signed by DS
 VIRTUAL TREASURY
 MUMBAI 03
 Date: 2021.06.28
 11:40:11 IST
 Reason: Secure Document
 Location: India



हवल-२४
 २०२१
 २०२१



हवल-२४.		
eoll	7	20
२०११		



हवल-२४		
e6cc	y	20
२०२१		

LEASE DEED

THIS LEASE DEED is made at Akurdi, Pune - 4110044 On this 11 day of June 2021. 3/1

BETWEEN

PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY
Through it's Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, Akurdi, Pune - 411 044. [Pan No. AAALP0279Q]

Hereinafter called as "THE LESSOR" (Which expression unless it be repugnant to the context shall mean and deemed to include the office bearers of Licensor and their permitted assigns) OF THE ONE PART

AND





हवल-२४		
२६८८	६	२०
२०२१		

Ishwar Education And Charitable Trust
Sai Colony, Adinath Nagar, Bhosari, Pune-411039
(PAN No. AAATI1010Q)

Through its Chairman
Shri. Shivling Neelkanth Dhawaleshwar
(PAN No. ABDDP2111R)
(AADHAAR CARD. 279830723747)

Hereinafter called as the "THE LESSEES" (Meaning Signatory to this Agreement to Lease and their legal heirs) OF THE SECOND PART

READ :

- 1) Pimpri Chinchwad New Town Development Authority's Disposal of Land Regulations 1973.
- 2) Pimpri Chinchwad New Town Development Authority's Development Control Rules, 1973.
- 3) Pimpri Chinchwad New Town Development Authority's Meeting No. 350, held on 26/03/2021.
- 4) Advertisement for Educational Plot dated 10/02/2021 in Daily Newspaper Lokmat, Punyanagari & Pudhari.
- 5) Allotment Letter bearing No. Vipra/Bhuvibhag-1/868, Dated 26/03/2021
- 6) Informative Booklet for the plots given along with the application form

WHEREAS, the Pimpri Chinchwad New Town Development Authority is a Statutory Body established under the provision of Section 113 (2) of Maharashtra Regional & Town Planning Act, 1966 for the purpose of establishing New Town around Pimpri Chinchwad Industrial Complex. The Pimpri Chinchwad New Town Development Authority is entitled to acquire develop and dispose off land within its jurisdiction on 99 years lease.

AND WHEREAS, the Development Authority prepared a Development Plan for the area under its jurisdiction comprising of 42 Sectors. Each Sector has been further divided into residential, commercial, educational and other amenity area.

AND WHEREAS, the property bearing Primary School No. 01, Moshi in Sector No. 04, Tal. Haveli, Dist - Pune - 412105, admeasuring about 3018.70 Sq.mtrs. is owned by the Lessor which is more particularly described in the schedule written herein under and delineated by red colour boundary in the map /plan annexed herewith and the same is hereinafter referred to as the said plot for the sake of convenience.

AND WHEREAS, as per The Pimpri Chinchwad New Town Development Authority, (Disposal of Lands) Regulations, 1973, the Lessor is empowered to convey / transfer / assign the Lease hold Rights in respect of the said plot in favour of any Body/s or Person/s, who are eligible as contemplated in Regulation No. 4 of the above mentioned The Pimpri Chinchwad New Town Development Authority, (Disposal Of Lands) Regulations. 1973, hereinafter referred to as 'the said





हवल-२४		
२०८८	७	२०
२०२१		

AND WHEREAS, the Lessor has published a Tender Notice in the daily issue of Lokmat, Punyanagari & Pudhari, dated 10/02/2021 inviting Tenders from the public at large, as contemplated under Regulation No. 9 of the said Regulations.

AND WHEREAS, in response to the above mentioned publication of Tender Notice, dated 10/02/2021 the Lessee have preferred an Application, dated 01/03/2021 with the Lessor for the allotment of the said plot in their favour and offered highest rate amongst the bidders for this plot i.e. amount of Rs. 3,55,51,230/- (Rs. Three Crore Fifty Five Lakhs Fifty One Thousand Two Hundred Thirty Only.) to the Lessor.

AND WHEREAS the Lessor has accepted the said offer and sanctioned the above mentioned Tender Application of the Lessees vide its letter dated 26/03/2021 and directed the Lessees to deposit the amount of premium of Rs. 3,55,51,230/- (Rs. Three Crore Fifty Five Lakhs Fifty One Thousand Two Hundred Thirty Only.)

AND WHEREAS, the Lessees have accordingly deposited the said entire amount of premium of Rs. Rs. 3,55,51,230/- (Rs. Three Crore Fifty Five Lakhs Fifty One Thousand Two Hundred Thirty Only.) with the Lessor and the receipt of which is hereby acknowledged by the Lessor.

AND WHEREAS, thus after receiving the aforesaid amount of premium of Rs. Rs. 3,55,51,230/- (Rs. Three Crore Fifty Five Lakhs Fifty One Thousand Two Hundred Thirty Only.) from the Lessees, the Lessor has agreed to enter into the present Lease Deed in favour of the Lessees in respect of the said plot more particularly described in the schedule written hereinunder and more particularly delineated on the plan by red colour boundary line, Annexed hereto, for the purpose of constructing building/s consisting of Primary School. As per the building plan to be sanctioned by the Lessor, subject to such terms and conditions mentioned in the present Lease Deed.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1) INTERPRETATION

In these presents the term Development Authority mean, the Pimpri Chinchwad New Town Development Authority or any Officer authorized by it by a general or special resolution.

2) DESCRIPTION OF LAND :

In consideration of sum of Rs. 3,55,51,230/- (Rs. Three Crore Fifty Five Lakhs Fifty One Thousand Two Hundred Thirty Only.) paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of Lessee hereinafter contained the Lessor both hereby demise unto the Lessee. All that piece of land known as Primary School No. 01, Moshi, Sector No. 04, of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D. & P.H.Dept. by their Letter No. RPP/1176/2779/UD-5, dated 19/11/76, within the Village limits of Moshi, Tal: Haveli, Dist.: Pune - 412105, contained by admeasuring 3018.70 Sq.mtrs. or thereabouts and within the jurisdiction of Sub-Registrar, Haveli Dist : Pune and bounded as follows that is to say





eucc	C	20
2022		

ON OR TOWARDS THE NORTH BY : Open Space
ON OR TOWARDS THE SOUTH BY : Plot No.237 to 242 & 244
ON OR TOWARDS THE EAST BY : 10.50 mtr. Wide road
ON OR TOWARDS THE WEST BY : Plot No.264 to 266 & Transformer

and delineated on the plan annexed hereto, duly authenticated under the signature of Chief Planner and shown thereon by a Red Colour Boundary Line together with all rights, easements and appurtenances thereto belonging except and reserving to the Lessor all mines and mineral in and under the said land or any part thereof. To hold the land herein before expressed to be hereby demand (hereinafter referred to as the "Demised Land") unto the Lessee for the term of **Ninety Nine years** counted from the date of execution of Lease Deed subject nevertheless to the provisions of the Maharashtra Land Revenue Code 1966 and the Rules there under PAYING THEREFOR yearly during the said term unto the Lessor at the Office of the Lessor or as otherwise required the yearly rent, of **Rupees One from 1st April to 31st March** or any part thereof the said Rent to be paid in advance without any deductions whatsoever on or before the 30th day of April in each and every year.

3) CONVENANTS BY THE LESSEE :

The Lessee with intent to bind all persons into whomsoever bands the demised land may come both hereby covenants with the Lessor as follows :

A) TO PAY RENT :

During the said term hereby created to pay unto the Lessor the said rent at the time on the day and in the manner herein before appointed for payment thereof clear of all deductions.

B) TO PAY RATES AND TAXES :

To pay all existing and future taxes, ceases rates, assessments, land revenue charges and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised land and anything for the time being thereon.

C) NOT TO EXCAVATE :

Not to make any excavation upon part of said land hereby demised nor remove any stone, sand, gravel, clay or earth there from except for the purpose of forming foundation of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

D) TIME LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORKS :

To submit to the Lessor within a period of three months from the date hereof plans and such other particulars of the building structure or work proposed to be built on the demised land in the manner prescribed under the Development Control Regulations.

E) To commence within a period of One year from the date of approved of Building Plan by the Lessor or within One Year from the date on which water supply is made available to the demised land whichever is later and within a period of three year from the said date and his own expenses and in a substantial and workman like manner and with new and sound materials and in compliance with the said Development Control Regulations and all Municipal Rules and By-laws and Regulations applicable hereto and in strict accordance with the approved plans,





हवल-२४		
६०८८	६	२०
२०२१		

elevations detailed specifications to the satisfaction of the Development Authority build and completely finish fit for occupation a building to be used as Primary School No.1 purpose with all requisite drains and other proper convenience thereto provided that where the Lessor found sufficient reasons extend in any particular cease the above stipulated time, limit for completion of the construction of a building as per regulations made in that behalf, the Lessee shall complete the construction of building within such extended period.

F) TO BUILT ONLY AS PER PLANS SANCTIONED BY THE DEVELOPMENT AUTHORITY :

Not at any time during the period of this demise erect any building erection, or structure on any portion of the said land without prior sanction of the Development Authority and except in accordance with the plans approved by the Development Authority.

G) TO BUILD ACCORDING TO DEVELOPMENT CONTROL REGULATIONS OR MUNICIPAL REGULATIONS IN FORCE FROM TIME TO TIME :

Both in the completion of any such building or erection or addition and at all time during the continuance of this demise to observe and to conform to the said Development Control Regulation and do all bye-laws, rules and regulations of the Pimpri Chinchwad New Township Development Authority or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating to any way to the demised land and any building thereon.

H) SANITATION :

To observe and confirm to the Development Control Regulations all rules and bye-laws of the Development Authority or the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements to conform with such Regulations Rule or bye-laws in order to keep the demised land and surrounding clean and in good conditions to the satisfaction of the Development Authority.

I) ALTERATION :

That no alteration or addition shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised land or architectural features thereof except with the previous approval in writing of the Development Authority and subject to such condition as Development Authority may lay down.

J) NOT TO AFFIX OR DISPLAY SIGN-BOARDS ADVERTISEMENT ETC.

Not at any time during the continuance of the said term to affix or display or permit to affix or display on or from the demised land any sign-boards, sky-sign, neon sign or advertisement with or without illuminations or otherwise unless the consent in writing of the Development Authority has been previously obtained there.





2000 90 20
2028

TO ENTER AND INSPECT :

To permit the Development Authority's Officers, Surveyors, Workmen or others employed by it from time to time and at all reasonable times of the day during the term hereby granted after week's previous notice to enter into or upon the demised land and to inspect the state thereof and if upon such inspections it shall appear that any action is necessary to keep the demised land in satisfactory condition the Lessor may call upon the Lessee to take such action and upon his failure to do so within a reasonable time the Lessor may take such action at the expenses in all respect of Lessee.

L) TO PERMIT ENTRY FOR CARRYING OUT WORKS REGARDING WATER SUPPLY, ELECTRICITY SUPPLY, DRAINAGE ETC. :

The Lessee shall permit Lessor or any person nominated by it or any Servant or Contractor of the Lessor, the Maharashtra Industrial Development Corporation and Maharashtra State Electricity Board, to enter into and upon the demised premises with such workmen as may be necessary for the purpose of laying any water pipe line or a sewer line, or an electric line and any work concerned therewith.

M) NUISANCE :

Not to do or permit anything to be done the demised land which may be a nuisance annoyance or disturbance to the owner, occupiers or residents of other premises in the vicinity.

N) USE :

To use the demised land for the purpose of Primary School only and for no other purpose.

O) INDEMNITY :

To Indemnity and keep indemnity the Lessor against any and all claims for damage which may be caused to any adjoining building or other premises by such buildings or in consequences of the erection of the aforesaid work and also against all payment whatsoever which during the progress of the work may become payable or be demanded by the Pimpri Chinchwad New Township Municipal Corporation or any local authorities in respect of the said works or of anything done under the authority herein contained.

P) PAYMENT OF SERVICE CHARGES :

To make the Development Authority an yearly payment at the rate of Rs. Nil, as his contribution to the cost of establishing and maintaining civic amenities such as roads, water, drainage, conservancy, etc. for the demised premises regardless to the extend of benefit derived by the Lessee from such amenities have been transferred to the Pimpri Chinchwad New Township Municipal Council. The payment shall be paid on the **First day of April** in each year or **within 20 days** therefrom.

Q) DELIVERY OF POSSESSION AFTER EXPIRATION :

At the expiration or sooner determination of the said term, quietly to deliver upto the Lessor the demised land and all erections and buildings then standing or being thereon provided always that the Lessee shall be at liberty, if he shall have





हवल-२४		
२०००	११	२०
२०२१		

performed and observed the covenants and conditions herein contained prior to the expiration of the term, to remove and appropriate to Lessee all buildings, erections and structures and material from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed, provided further that after the possession of the demised land has been delivered to or obtained by the Lessor, such building erection or structure shall stand forfeited to the Lessor.

R) **NOT TO ASSIGN ETC. :**

Not to sell, mortgage, assign, underlet or sub-let or part with the possession of the demised land or any part thereof or any interest therein without the previous written consent of the Development Authority Consent may be granted by the Development Authority, if the Lessee agrees to pay the following per centum of the unearned income i.e. the difference between the purchase price and the current market price, the price at which sale is made, whichever is higher, as transfer fee.

- i) 10 per cent in case of the property where more than 10 per cent construction is completed.
- ii) 30 per cent in case of the property where the construction carried out is less than 10 per cent.
- iii) 50 per cent in case of vacant plot of land.

Provided further that the market value reckoned for this purpose shall not be less than the value shown in the Ready Reckoner.

- a) The decision of the Development Authority as to the value shall be final and binding.
- b) To surrender to the Development Authority his interest under the Lease at a price decided by Authority as follows :

In such case premium paid by the Lessee shall be divided by 99 years and the amount equivalent to the rest of the years will be paid to the Lessee by the Lessor.

Provided that such consent shall not be given for a period of **Five Years** from the date of handing over possession of the demised land unless in the opinion of the Development Authority exceptional circumstances exists for the grant of such consent.

c) **Mortgage :**

The Lessee is not entitled to mortgage his leasehold rights other than to the Central Government, State Government, Nationalized Banks, Life Insurance Corporation Of India, Maharashtra State Financial Corporation, the Housing Development Finance Corporation or any other Financial Institute approved by Development Authority. Lessee's is not entitled to mortgage his leasehold rights unless prior written consent of the Authority is obtained. The Authority may give such consent





हवेल-२४		
२०८८	१२	२०
२०२१		

If the Lessee agrees that :

Right to Purchase Leasehold interest :

- (a) In case of default in repayment of the loan amount to the mortgagee, it shall be deemed that lessee has surrendered his plot to the authority and this lease deed stands cancelled. In such event the authority may take over mortgagor's rights and discharge the mortgagee from their liability provided that the mortgagee shall give one months notice to the authority before enforcing their rights to recover the loan amount.
- b) **Right of the Mortgagee :**
The Mortgagee is not entitled to enforce their rights under the mortgage deed unless authority exercises the right to take over mortgagor's (Lessee's) interest right within the period of one month's after receiving notice from the mortgagee.
- c) If authority exercises the right to take over mortgagor's interest then mortgagor (Lessee) has no right to object for re-allotment of the said plot and or any construction thereon / flat to any person authorised by the authority.
- d) In the event of re-allotment the Lessee (mortgagor) has no right to share or to ask for the payment of the increase in value of the plot and or any construction thereon / flat erived by the authority.
- S) **BAR ON SUB DIVISION OF LAND :**
Not to sub-divide the land demised to the Lessee.
- T) **CHANGE IN STATUS OF THE LESSEE :**
No changes in the proprietorship or partnership of a limited or unlimited company or of registered or unregistered partnership firm to whom the plot is handed shall be recognized without the previous written of the Development Authority.
- U) **NOTICE IN CASE OF DEATH :**
In the event of death of the Lessee, the person to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.
- 4) **RECOVERY OF RENT AS LAND REVENUE :**
If and whenever any part of the premium or rent hereby reserved or any other charges payable by the Lessee shall be in arrears, the same may be recovered from the Lessee as an arrears of land revenue under the provisions of the Maharashtra Land Revenue Code, 1966.
- 5) **RE-ENTRY :**
If the said rent hereby reserved shall be in arrears for a period of Thirty days whether the same shall have been legally demanded or not or if an whenever there





हवेल-२४		
20CC	93	20
२०२१		

shall have been a breach of any, of the covenants by the Lessee herein, contained or if the Lessee be adjudicated insolvent or bankrupt or renounces his character as such by setting a title in the third person or claiming a title in himself the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted shall absolutely cease and determine and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised land, or claimed by the Lessee on account of the building or improvements built or made provided always that except on non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor shall have given to the Lessee or left on some part of the demised land notice in writing of its intention to enter and of the specific breach or breaches of covenants in respect of which the re-entries intended to be made and default shall have been made by the Lessee in remedying such break or breaches within three months after the giving or leaving of such notice.

6) SUMMARY EVICTION OF PERSONS UNAUTHORISEDLY OCCUPYING THE DEMISED LAND ON DETERMINATION OF THE LEASE :

If on the determination of the lease any person is found to be unauthorisedly, occupying or wrongfully in possession of the demised land it shall be lawful for the Lessor or secure summary eviction of such person in accordance with the provisions of the Maharashtra Land Revenue Code 1966.

7) NOTICE & DEMANDS :

Any demands for payment or notice requiring to be made or given to the Lessee shall be sufficiently made or given by the Lessor through the post by Registered Letter addressed to the Lessee at the demised land and any demand or notice sent by post shall be deemed to have delivered in the course of Post.

8) The stamp duty and registration charges payable on and in respect of this deed shall be borne and paid by Lessees as required by the Mumbai Stamp Act and not by the Lessor.

IN WITNESS WHEREOF the Lessor and Lessee have hereunto set subscribed their hand and seal the day and year first above written.

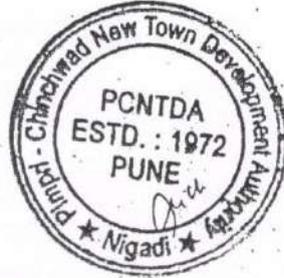
SCHEDULE -1

All that piece of land known as **Sector No.04, Plot No. Primary School No.1**, in the scheme of Lessor for development of **Sector No. 04** of the Pimpri Chinchwad New Town Development Authority approved by State Government U.D. & P.H. Deptt, under their letter No. RPP/1176/2779/UD-5, dated 19/11/76, within the village limits of **Moshi Tal. Haveli, Dist. Pune - 412105**, containing by admeasuring **3018.70 Sq.meters** or there abouts and within the jurisdiction of Sub-Registrar, Haveli, Dist. Pune and bounded as follows that is to say :-

ON OR TOWARDS THE NORTH BY	: Open Space
ON OR TOWARDS THE SOUTH BY	: Plot No.237 to 242 & 244
ON OR TOWARDS THE EAST BY	: 10.50 mtr. Wide road
ON OR TOWARDS THE WEST BY	: Plot No.264 to 266 & Transformer

Signed, Sealed and Delivered for and on behalf of the
Pimpri Chinchwad New Town Development Authority by the hand of:

Shri. Bansi Gawali :



Bansi
Chief Executive Officer 11/6/2021
Pimpri Chinchwad New Town
Development Authority,
(LESSOR)
(Pan Card No. AAALP0279Q)

Ishwar Education And Charitable Trust,
Through its Chairman
Shri. Shivling Neelkanth Dhawaleshwar :

(LESSEE)

Witnesses :

- 1) Signature : *Bhagwan S. Pathan*
Name : *Shahunagar*
Address : *Chinchwad Phe 19,*
- 2) Signature : *Malikar*
Name : *Malikar S. D.*
Address : *D 301, Woodsville,
phase 2, mashi
pune - 412105*



हवल-२४		
eULL	98	20
२०२१		



पपरा - चिंचवड नवनगर विकास प्राधिकरण

७८३

प्लॉटचा नकाशा व ताबेपावती

पेठ क्रमांक

प्लॉट क्रमांक

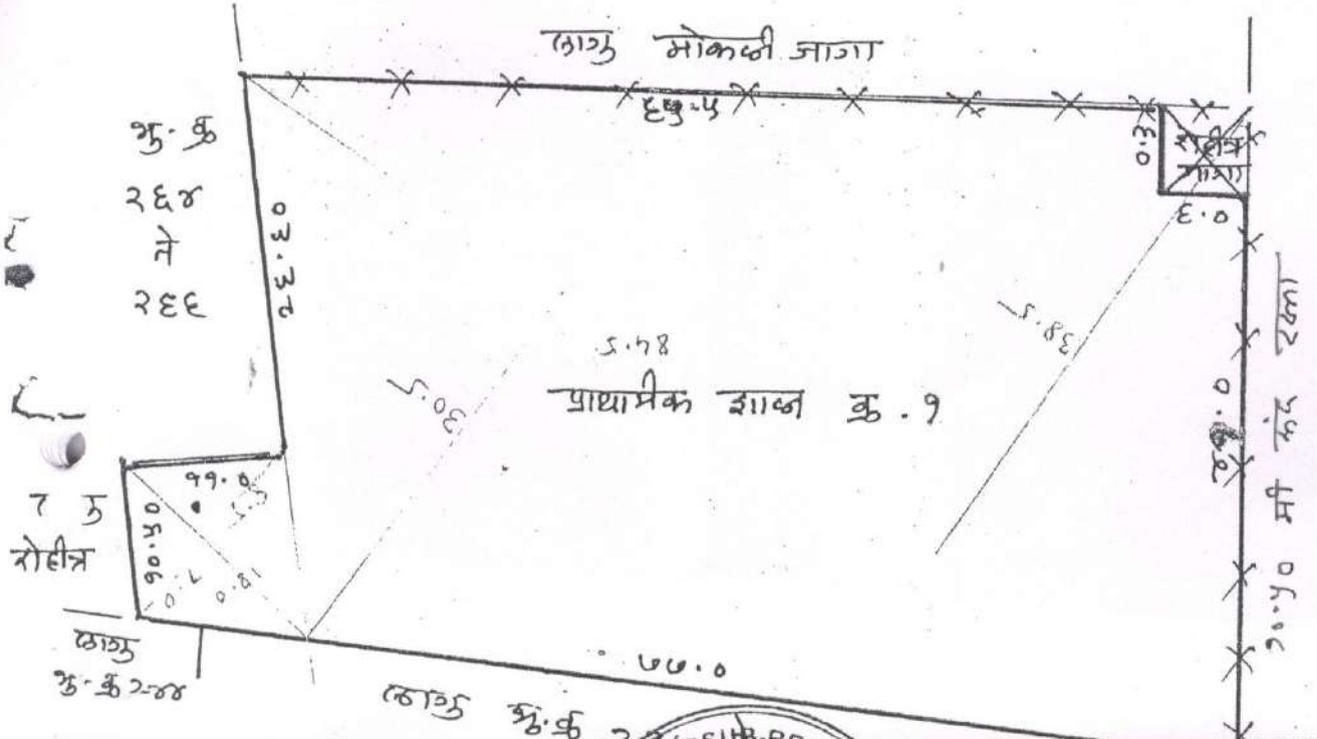
क्षेत्र चौ.मीटर

प्लॉट धारकाचे नाव

४

प्राथमिक शाळा
क-९

३०९८.७०



हवल-२४		
६०८८	१५	२०
३११२०२१		

याप्रमाणे अखंड जमीन...
याप्रमाणे ताटकुपण असे (अलीयांत्रिकी विभागाचे कंत्राट)

कि.प.ए.
०७/११/१५
मुख्य रचनाकार



कॅ. सर्व्हेअर
०७/११/१५

कॅ. सर्व्हेअर
०७/११/१५
(५) हेड सर्व्हेअर

प्रमाण १ : ५००

आज दिनांक
ताबा दिला.

रोजी वरील आकृतीतील नमुद केलेल्या प्लॉटच्या चतुःसिमांची मापे जागेवर प्रत्यक्ष तपासून ताबा मिळाला.

प्रतिनिधि

पिंपरी - चिंचवड नवनगर विकास प्राधिकरण

प्लॉट धारक

INCOME TAX DEPARTMENT
 SHIVLING NEELKANTH
 DHAWALESHWAR
 NEELKANTH DHAWALESHWAR
 01/08/1982
 Permanent Account Number
ABDFD2111R
 Signature 

 GOVT OF INDIA




हवल-२४		
२०००	१६	२०
२०२१		

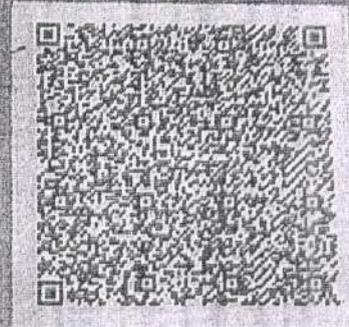
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAAT11010Q



नाम / Name
ISHWAR EDUCATION AND CHARITABLE
TRUST

07032021

निगमन / गठन की तारीख
Date of Incorporation / Formation
05/09/1990



हवल-२४		
२६०८	१७	२०
२०२१		



भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrolment No. 2006/00699/12300

To,
Shivling Naekanth Dhewaleshwar
शिवलिंग नीमकण्ठ धवळेकर

NEAR SANT SAI SCHOOL ADINATH NAGAR GAVHANE
VASTI
Pune City Bhosari i.E.
Pune
Maharashtra 411026

23/10/2011



UC 016009803 IN
PaC No. 41283598-1600980



र-२४	
१८	२०
०२१	

आपला आधार क्रमांक / Your Aadhaar No. :

2798 3072 3747

आधार - सामान्य माणसाचा अधिकार



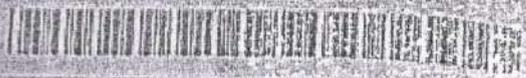
भारत सरकार
GOVERNMENT OF INDIA



शिवलिंग नीमकण्ठ धवळेकर
Shivling Naekanth Dhewaleshwar

जन्म वर्ष / Year of Birth : 1963
पुरुष / Male

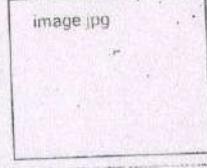
2798 3072 3747



Shot on OnePlus
Powered by Dual Camera

Signature

आधार - सामान्य माणसाचा अधिकार

क्र.सं.	पक्षकाराचा नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा छपा
1	नाम: इश्वर एज्युकेशन अँड चॅरिटेबल ट्रस्ट तर्फे चेअरमन श्री. शिवलिंग मीनकट वयः 59 पत्ता: प्लॉट नं. - , मार्ग नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - आदर्शनाथ नगर, भागरी, पुणे, महाराष्ट्र, पुणे. पिन नंबर: -	मादिक वय :-59 स्वाक्षरी:-	 image.jpg	 image.jpg
2	नाम: भागरी विचित्र नवनगर विकास प्राधिकरण, आकुडी पुणे तर्फे मुख्य जायत्या अधिकारी वन्सी गवळी पत्ता: प्लॉट नं. - , मार्ग नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - आकुडी, प्राधिकरण, पुणे, महाराष्ट्र, पुणे. पिन नंबर: -	मालक वय :-54 स्वाक्षरी:-	 image.jpg	 image.jpg

वरील दस्तावेजांवर करून देणार तसाक्षरीत नोंदवली चा दस्तऐवज करून दिल्याचे कवुले करतात.
 दिनांक 3 ची वेळ: 28 / 06 / 2021 04 : 56 : 45 PM

शेअरमन: शाहीन दुय्यम अन् निबंधन करताना की ते दस्तावेज करून देणा-यांना अर्जात आळखतात, व त्यांची आळख पदविताना

क्र.सं.	पक्षकाराचा नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	अंगठ्याचा छपा
1	नाम: इश्वर आंधार पाटील - वय: 40 पत्ता: विचित्र पुणे पिन नंबर: 411044	स्वाक्षरी	 image.jpg	 image.jpg
2	नाम: इश्वर आंधार भागरी पुणे - वय: 32 पत्ता: - पिन नंबर: 411039	स्वाक्षरी	 image.jpg	 image.jpg

द्वयाचित्र पक्षकाराची कवुली उपलब्ध आहे .

पत्र क्र. 1 पक्षकाराचा नाव व पत्ता: शिवलिंग विचित्र नवनगर विकास प्राधिकरण, आकुडी पुणे तर्फे मुख्य कार्यकारी अधिकारी वन्सी गवळी
 प्लॉट नं. - , मार्ग नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. - आकुडी, प्राधिकरण, पुणे, महाराष्ट्र, पुणे.
 प्रमाणित करण्यात येते की, प्रमाणित करण्यात येत की, या दस्तावेजात एकूण 20 पृष्ठे आहेत पहिले नंबराचे पुस्तकाचे नंबरी नोंदवला.

दिनांक 4 ची वेळ: 28 / 06 / 2021 04 : 58 : 55 PM

दिनांक 5 ची वेळ: 28 / 06 / 2021 04 : 59 : 07 PM नादगा-पुस्तक 1 मध्ये

दुय्यम निबंधक (वर्ग-२)
 हवेली क्र. २४, पुणे.

प्र.स.ह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २४
 दिनांक 26/06/2021

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ISHWAR EDUCATION AND CHARITABLE TRUST	eChallan	00040572021061016509	MH002079966202122E	1777600.00	SD	0001336442202122	28/06/2021
2		DHC		2806202103103	540	RF	2806202103103D	28/06/2021
3	ISHWAR EDUCATION AND CHARITABLE TRUST	eChallan		MH002079966202122E	30000	RF	0001336442202122	28/06/2021

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

1. Verify Scanned Document for correctness through thumbprint (pages on a side) printout after scanning.
 2. Get print immediately after registration.



Feedback, please write to us at feedback@sanila@gmail.com