पावती

Original/Duplicate

Monday,July 21 ,2014
6:58 PM

नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 7850 दिनांक: 21/07/2014

गावाचे नाव: वाघोली (आव्हाळवाडी)
दस्तऐवजाचा अनुक्रमांक: हवल22-6573-2014
दस्तऐवजाचा प्रकार : भाडेपट्टा
सादर करणाऱ्याचे नाव: संस्क्रीती शिक्षा सोसायटी तर्फे ट्रस्टी श्री. अनुज गिरिजा मुंगली

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 860.00
डाटा एन्ट्री	रु. 20.00

पृष्ठांची संख्या: 43

एकूण: रु. 30880.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 7:04 PM ह्या वेळेस मिळेल.

Jt.Sub Registrar Haveli 22

बाजार मुल्य: रु.38522680 /- मोबदला: रु.2125000/-
भरलेले मुद्रांक शुल्क : रु. 1387000/-

सह दुय्यम निबंधक वर्ग-२,
हवेली क्र.२२, पुणे

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001841814201415E दिनांक: 21/07/2014
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 880/-

SANSKRITI SCHOOL ★ WAGHOLI ★

CHALLAN
MTR Form Number-6

Index-2(सूची - २)

21/07/2014

सूची क्र.2

दस्त क्रमांक : सह दु.नि.हवेली 22
नोंदणी : 6573/2014
Regn:63m

गावाचे नाव : 1) वाघोली (आव्हाळवाडी)

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	2125000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	38522680
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे वाघोली येथील गट न. 571 मधील लिहून देणार यांचे मालकीचे मंजुर एन. ए. ले-आउट केलेले एकुण क्षेत्र 19631.55 चौ. मी. पैकी भाडेपट्ट्याने देत असलेले अमिनिटी स्पेस मधील क्षेत्र 8093.64 चौ.मी हि मिळकत. ((GAT NUMBER : 571 ; PARDI NUMBER :))
(5) क्षेत्रफळ	1) 8093.64 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संस्कृती शिक्षा सोसायटी तर्फे ट्रस्टी श्री. अनुजी नेगिजा भुगली वय:-38; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: सा. सि.नं.ली झाऊन, गट नं. 1164, वाघोली, पुणे, , PUNE. पिन कोड:-411040 पॅन नं:- 2): नाव:-श्री. प्रदीप वसंत कामत वय:-66; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: कामत गांधी क्लासिक, 796/ए/3, डेक्कन, पुणे, महाराष्ट्र, PUNE. पिन कोड:- 411004 पॅन नं:- 3): नाव:-श्री. सिद्धार्थ सतीश गांधी वय:-32; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: कामत गांधी क्लासिक, 796/ए/3, डेक्कन, पुणे, , पिन कोड:-411003 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जे के जॉं डेव्हलपर्स तर्फे प्रोप्रा श्री. रामचंद्र ऊर्फ सिंह जाधवराव वय:-56; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: , रोड नं: स.नं. न. 53 , संगमवाडी, खडकी, पुणे, , PUNE. पिन कोड:-411003 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/07/2014
(10)दस्त नोंदणी केल्याचा दिनांक	21/07/2014
(11)अनुक्रमांक,खंड व पृष्ठ	6573/2014
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1387000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक हवेली क्र. २२ यांचेकडे सादर केलेले

20रु. Rs.20
R. V. Ranchhinkoti
Pune-6 Haveli-4/66/2001
TWENTY RUPEES

नक्कल वाचली
व रुजुवात घेतली

दस्तासोबत श्री. जाधवराव दिली
यांना दिली
दिनांक - २१/७/१४

सह. दु.नि. (वर्ग-२) हवेली-२२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना 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) of the Maharashtra Stamp (Determination of True Market Value of Property) Rules 1995.

SEAL OF JOINT SUB-REGISTRAR S.R. HAVELI-22

SANSKRITI SCHOOL WAGHOLI

iSarita v1.3.0

Principal
Sanskriti School, Wagholi
Taluka Haveli, Pune

CHALLAN

MTR Form Number-6

GRN	MH001841660201415E	BARCODE		Date 17/07/2014-17:21:30	Form ID 36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Non-Judicial Customer-Direct Payment	TAX ID (If Any)	
	Sale of Non Judicial Stamps IGR Rest of Maha	PAN No. (If Applicable)	AAFTS6558N
Office Name	HVL22_HAVELI 22 JOINT SUB REGISTRAR	Full Name	SANSKRITI SHIKSHA SOCIETY.
Location	PUNE		
Year	2014-2015 One Time	Flat/Block No.	GAT NO 571
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	1387000.00	Road/Street	
		Area/Locality	WAGHOLI PUNE
		Town/City/District	
		PIN	4 1 2 2 0 7
		Remarks (If Any)	PAN2=~PN=RAMCHANDRA U. JADHAVRAO / JKG DEVELOPERS.~CA=
		Amount In Words	Thirteen Lakh Eighty Seven Thousand Rupees Only
Total	1387000.00		

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	02901792014071700805 26219867
Cheque/DD No.		Date		17/07/2014-17:36:07
Name of Bank		Bank-Branch		UNION BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Mobile No. : 9960814149

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

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SANSKRITI SCHOOL WAGHOLI

CHALLAN

MTR Form Number-6

GRN	MH001841814201415E	BARCODE		Date 17/07/2014-17:25:11	Form ID 36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Registration Fees	TAX ID (If Any)	
	Ordinary Collections IGR	PAN No. (If Appliacable)	AAFTS8558N
Office Name	HVL22_HAVELI 22 JOINT SUB REGISTRAR	Full Name	SANSKRITI SHIKSHA SOCIETY.
Location	PUNE		
Year	2014-2015 One Time	Flat/Block No.	GAT NO.571
Account Head Details	Amount In Rs.	Premises/Building	
0030063301 Amount of Tax	30000.00	Road/Street	8093.64 SQMTR.
		Area/Locality	WAGHOLI PUNE
		Town/City/District	
		PIN	4 1 2 2 0 7
		Remarks (If Any)	PAN2=~PN=RAMCHANDRA U. JADHAVRAO / JKG DEVELOPERS.~CA=
Total	30000.00	Amount In Words	Thirty Thousand Rupees Only

Payment Details	UNION BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	02901792014071700809	26219963
Cheque/DD No		Date		17/07/2014-17:38:23	
Name of Bank		Bank-Branch		UNION BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9960814149

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

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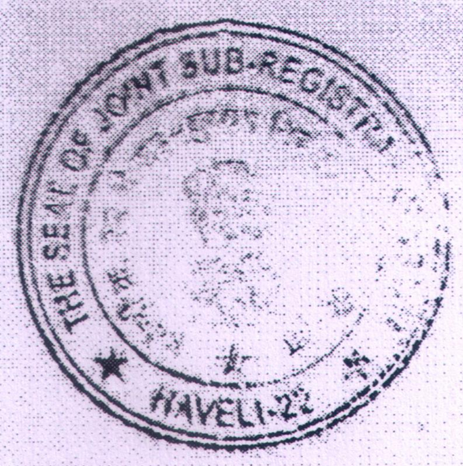
SANSKRITI SCHOOL WAGHOLI



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AGREEMENT FOR LEASE

THIS AGREEMENT FOR LEASE IS MADE AND EXECUTED AT PUNE ON THIS ~~18~~ 21ST DAY OF JULY 2014.

Kawaljit

Randhir

Rutuja

Ruchita Nagar

Principal
Sanskriti School, Wagholi
Taluka Haveli, Pune

SANSKRITI SCHOOL ★ WAGHOLI ★

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-22

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BETWEEN

JKG DEVELOPERS, a proprietary concern, having office at "Amrut-Tara" Survey No. 53, Sangamwadi, Post Khadki, Pune- 411 003, through proprietor SHRI. RAMCHANDRA UDAYSINH JADHAVRAO, Age about 56 years, Occu. Agriculturist and Business.

Hereinafter referred to or called as "THE LESSOR / FIRST PARTY" (which expression unless repugnant to the context or meaning thereof shall mean and include he himself, his heirs, executors, administrators, etc.)

... PARTY OF THE FIRST PART

AND

1. SHRI. PRADEEP VASANT KAMAT,
   Age about 66 years, Occupation: Consultant
2. SHRI. SIDDHARTH SATISH GANDHI,
   Age about 32 years, Occupation: Consultant
   Both having office at Kamat Gandhi Classic, 796/A/3, Dr. Ketkar Marg, Deccan Gymkhana, Pune 411 004

Hereinafter referred to or called as "THE SECOND PARTY" and individually referred to as Second Party no. 1 and Second Party no. 2 respectively (which expression unless repugnant to the context or meaning thereof shall mean and include they themselves their heirs, executors, administrators, etc.)

... PARTY OF THE SECOND PART

AND

SANSKRITI SHIKSHA SOCIETY, PUNE, A society registered under the provisions of Societies Registration Act, 1860 and a deemed trust registered under the Provisions of Bombay Public Trust Act 1950 having its registered office at S.B.

SANSKRITI SCHOOL WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-22

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Silver Leaf, Plot No. 65, Ramnagar Colony, Bavdhan District Pune 411 021 and Trust registration number Maharashtra/1973/2005/Pune, Through its Trustee **Shri. Anuj Girija Mungali,** Age about 30 years, Occupation. Business and residing at Mungali House- Gat number 1164, Village Lavale - Pune.

Hereinafter called or referred to as **'THE LESSEE / THIRD PARTY'** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the Promoter above named, as also it's trustees for the time being, survivors amongst them, their respective legal heirs, successor, executors and administrators and or successors-in-title and or in-business)

... PARTY OF THE THIRD PART

WHEREAS

A. The First Party herein owns and is in possession of all that piece and parcel of land situated at Village Wagholi, Taluka Haveli, District Pune bearing Gat No. 571, totally admeasuring 119000 sqm. Hereinafter is referred to as or called as **"THE SAID LARGER LAND"**. Copy of the 7/12 extract showing the title of the First Party herein is annexed to this deed as **Annexure-A/1.**

B. With an intention to develop the said land by constructing residential / commercial buildings the First Party herein got approved from Hon'ble Collector, Pune plans for the proposed building on layout of plots vide order No. PRH/NASR/808/2011 dated 25.09.2013.

C. The First Party by executing an agreement appointed Shri. Pradeep Vasant Kamat and Mr. Siddharth Satish Gandhi, the second party herein as project consultants. The Lease rent and the deposit thereon is agreed to be shared by and between them as per the terms and conditions of an agreement arrived at by the First and Second Party hence they have been made as Second party to this deed.

D. An area under amenity of the sanctioned layout of the said larger land is admeasuring 19631.55 sq.m.

SANSKRITI SCHOOL WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

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E. The Third Party is a trust and is engaged in an activity of building and managing of educational institutes, which trust already has established an institution on the Western side of Pune. Copy of the registration of Trust is annexed to this deed as Annexure A/2.

F. The Third Party herein was in a search of a land to run a school in the Eastern side of Pune. The Third Party came to know the availability of a land owned by the First Party herein.

G. The First Party is having available with it an amenity space of 19631.55 sqm. under the layout sanctioned as mentioned hereto before in this deed.

H. The total requirement of the Third Party herein is 8093.64 sqm. i.e. about 87120 sft. of open land. Hereinafter is referred to as called as "THE LAND FOR THE SCHOOL".

I. After going through the approved plans, visiting the site location the Third Party herein has offered to take on lease 8093.64 sqm. i.e. about 87120 sft. of land on the WEST side of total amenity space shown in the sanctioned layout and which area is shown by green colour boundary line and denoted by letters a, b, c, d on the plan annexed to this deed as Annexure-A/3. On the terms and conditions which the parties hereto intend to reduce in writing hence this deed.

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

A. LEASE RENT :

The First Party herein shall give on lease the land for the school to the Third Party herein for the initial period of 41 years commencing from 1st August 2014, for the yearly lease of Rs. 85,00,000/- (Rupees Eight Five lacs Only) and its subsequent rent increase as stated herein after in this deed.

SANSKRITI SCHOOL WAGHOLI

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The Third Party shall issue by demand draft/ transfer by RTGS the amount of Lease rent to the First Party and Second Party as per the details mentioned herein below:

First Party shall be paid Rs. 34,00,000/- (Rupees Thirty Four lacs Only) and Second Party No.1 and Second Party no. 2 to be paid Rs. 25,50,000 (Rupees Twenty Five lacs Fifty Thousand Only) each per annum.

The First Party and Second Party shall receive from the Third Party and Third Party shall pay to the First and Second Party a yearly increase of 5% on the total lease payable on the previous year. A chart showing the due lease rent every year is annexed to this deed as **Annexure A/4.**

In case of termination of Lease by First Party on the ground of default, the First Party and the Second Party shall be entitled to get Lease rent for lock-in period of Lease from the Third Party which shall be 7 calendar years from the date of execution of Lease Deed

B. THE SCHEDULE OF PAYMENT OF LEASE RENT :

The Third Party shall give quarterly lease in advance to the First Party and Second Party herein. At the time of registering this agreement the Third Party shall issue post dated cheques for the period of 10 years commencing from the date of execution of lease deed. The details of these cheques are annexed to this deed as **Annexure A/5.**

These cheques shall equal the amount of the Gross Rent (before TDS calculation) and are for the purposes of security, the cheques shall be returned by the First and Second Party to the Third Party upon completing the lease payment commitments for the corresponding calendar year.

Upon completing the initial 10 year period, fresh cheques shall be issued to the First and Second Party for the Gross rent for the ensuing 10 year period by the Third Party.

The Third Party shall have right to deduct TDS, as per the then prevailing rate. However the other current and future taxes under whatsoever head

SANSKRITI SCHOOL WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-22

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applicable from the date of Lease till the expiry of the lease period shall be borne and paid by the Third Party alone.

C. DELAYED PAYMENT :

In case of delay the Third Party herein shall be liable to pay an interest of 18% per annum interest.

D. REFUNDABLE SECURITY DEPOSIT :

The Third Party has paid an interest free security deposit of Rs. 21,25,000/- (Rupees Twenty One lacs Twenty Five Thousand Only) vide cheque no. 493884 dated 26/5/2014 drawn on SBI Bank, Bavdhan Branch to the First Party herein which amount the First Party herein shall refund to the Third Party on termination of lease period.

E. COVENANTS OF THE FIRST PARTY :

a. The said larger land is owned by the First Party herein and he alone has full right to deal with the same and/or to sell or lease out to a party of his choice.

b. The First Party herein got approved from Hon'ble Collector, Pune a layout of plots vide order as stated hereto before in this deed.

c. The First Party has shown a portion of land as an amenity space admeasuring 19631.55sqm. The First Party further has agreed to allot on lease the Western portion of 8093.64 sqm i.e. 87120 sft. out of the amenity space to the Third Party, which portion is more particularly shown on the plan annexed to this deed as **Annexure A/2.**

d. The land for the School is free from any encumbrances.

e. The First Party undertakes to sign all the papers and plans required to be submitted to the Hon'ble Collector, Pune for obtaining an approval for the School building.

f. The said larger land is in residential zone.

SANSKRITI SCHOOL WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

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g. The First Party herein has already obtained permission for non-agricultural use of the said larger land from the Hon'ble Collector, Pune vide order No. PRH/NASR/808/2011 dated 25.09.2013.

h. The FSI at present for the land for the school is one.

i. The First Party shall provide 15 meter wide motorable road as shown on the approved plan from Pune Nagar Road.

F. COVENANTS OF THE THIRD PARTY :

a. The Third Party herein undertake to pay the lease rent as stated hereto in Clause No. 1 of this deed and within the prescribed time limit which is the essence of this contract.

b. The Third Party hereby agrees that the payment of lease rent shall be the first priority out of the payable outgoings of the school to be constructed on the land for the school. The Third Party further agrees that during the initial period, if a revenue to make the payment of lease rent is not collected, shall make it's own arrangements to pay the First Party and Second Party in the schedule time.

c. The Third Party hereby states on solemn affirmation that the Mungali family shall always have majority representation in Sanskriti Shiksha Society

d. By appointing his/her/their own lawyer the Third Party has verified the title of the First Party and is executing this deed after full satisfaction about the First Party's title to the said land.

e. By appointing it's own architect the Third Party herein has verified the total amenity area and the portion of the same which is being leased out by the First Party to the Third Party for the school building and school related activities.

f. The Third Party shall get prepared at his own cost the plans for the proposed building, the Third Party intends to construct as a school building on the said land for the school.

SANSKRITI SCHOOL * WAGHOLI *

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g. The Third Party shall at its own cost and risk get constructed the school building (approximately 90,000 square feet) along with all the internal infrastructure and the boundary walls for the school campus

h. The Third Party shall make a provision and manage internal utilities inside the school campus including the water supply, drainage and electricity as per the school requirement.

i. The Third Party shall not carry out activities other than those required for the school. The Third Party herein shall use the land for the school leased for the purpose of running an educational institute only.

j. The Third Party herein shall not share the electrical and water connection given to the school with any third party.

k. The Third Party herein shall not sub-let the lease hold rights or any part thereof to any other party except the permission granted by virtue of this deed by the First Party to the Third Party to permit to run the school. The Third Party shall not handover to any other party, the possession the school building or any part thereof.

l. The Third Party agrees that they shall permit the First Party to install their board to display their name and address being the owner of the said land

m. Any tax under whatsoever head if applicable to this transaction or which may become applicable in future shall be paid and borne by the Third Party alone.

Parties to this deed shall pay independently their respective income tax as may be applicable.

n. The Third Party undertake bear and pay all the cesses, taxes, charges duties burdens, outgoings and imposition whatever becomes payable from the date of execution of this deed and for the period for lease.

o. The Third Party shall observe all the conditions laid by the Hon'ble Collector, Pune while permitting the non- agricultural use of the said larger land and the various buildings erected thereupon.

p. The Third Party hereby declares and agrees affirmatively that neither they shall create any encumbrance, alienation over land for the school or

SANSKRITI SCHOOL WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

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use the school building for the purpose other than that which is sanctioned as per the approved plan.

q. The Third Party shall observe and maintain from time to time conditions laid by environment clearance/MPCB and maintain the school building/s, surrounding areas water lines sewage lines, Septic tanks, sewage treatment plant, water tanks, internal roads etc.

r. The Third Party shall keep indemnified the First Party against any / all suit/s, claim/s, and demand/s in respect of the Land leased for the School.

s. The Third Party shall observe discipline and prevent nuisance to any neighbours.

t. From the date of execution of this deed the Third Party alone shall be responsible to protect the land for the school till the expiry of Lease period from tress passing by any third person / other party.

u. The Third Party agrees that the First Party shall be at the liberty to utilize the deposit for the payment of unpaid taxes, cesses payable to Government, Semi Government or local bodies in respect of the land for the school. The First Party further shall be reimbursed by the Third Party the amount of such taxes paid by the First Party on behalf of the Third Party. In case such a reimbursement is not done by the Third Party that shall be treated as breach of terms and conditions of this deed by the Third Party.

v. The Third Party shall not park their cars/ buses etc on 15 meter wide road as shown on the approved plan as the said road is provided for the common use of the owners and occupiers of the tenements in the building/s under construction and so also the buildings which may be constructed on the said larger land in future.

w. The Third Party is fully aware that they may have to pay charges under "Gaunakhan" to the Collectorate prior to commencing the excavation. If required so and if the amount is not paid in such case it hereby indemnifies the owners against any claim or a legal action for

the non compliance

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THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

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३०१५		

x. The Third Party shall not carry out any other excavation other than that which is required for having proper foundation for the proposed school building.

y. The Third Party shall not erect or caused to erect any tower for any satellite/ phone etc on the land for the school.

z. The Third Party is fully aware that it shall not be allowed to have finance from any bank keeping any charge/mortgage on the school building/s to be constructed on the land for the school.

aa. Till the time water becomes available from the local authority/Government authority the Third Party shall make it's own arrangements for the provision of water.

bb. The Third Party shall obtain any/all permissions those may be required for obtaining a sanction to construct a school and allied buildings and so also permissions /no objection certificates from Government of Maharashtra. The Third Party further shall at his own cost and risk obtain CBSE approvals for affiliation.

cc. All Municipal charges and other associated charges, if any, for the signage will be payable by the Third Party. Also the Third Party shall obtain, if any, all necessary permissions and comply with statutory requirements for mounting of such signage.

G. EXTENSION OF TERM OF LEASE

After expiry of the initial term, this lease shall be renewed for such term and upon such terms and conditions, that will be decided by an Arbitration Committee comprising of one arbitrator appointed by each First Party and Third Party and the appointed arbitrators electing presiding arbitrator.

H. FIRST PARTY'S RIGHT TO ENTER UPON THE LAND FOR THE SCHOOL :

The First Party hereby reserves the right to enter upon the land for the [illegible] hours of the day.

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I TERMINATION:

In case of default in the payment done by the Third Party by non payment for continuous six months the First Party shall be at the liberty to terminate the lease contract and re-enter upon the land for the school. However in such case the First Party herein shall issue a notice to the Third Party by a registered post on the address of the Third Party given in this deed showing his intention to enforce the Clause of termination. If such a default is not rectified by the Third Party within 30 days from the date of receiving the notice the First Party shall be at the liberty to terminate the lease. The Third Party hereby appoints by virtue of this deed Shri. Parag Jagtap, Age about 37 years, Occupation Business, residing at A-302, Kanchanban Society, Kothrud, Pune - 411038 to be his authorized signatory to represent him by signature to execute and register a cancellation deed to terminate this lease agreement. The aforesaid Power of Attorney given by virtue of this deed is irrevocable and the Third Party in such case shall have a no right to appear before the court or before the police department to file any suit against the First Party for the constituted attorney appointed by him by virtue of this deed.

J. STAMP DUTY AND REGISTRATION CHARGES

Stamp Duty, Registration charges and Misc charges as becomes payable shall be borne and paid by the Third Party alone.

K. JURISDICTION

The Courts at Pune shall have exclusive jurisdiction to try all suits or proceedings, matters or things in connection with this business arrangement.

SCHEDULE-I

DESCRIPTION OF THE SAID LARGER LAND)

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२०१४		

All that property bearing Gat No.571 admeasuring 11 Hectare 90 Ares assessment Rs.57.50, situated at Village Wagholi, within the Registration District Pune, Sub-registration District and Taluka Haveli and within the limits of Grampanchayat Wagholi, Taluka Panchyat Haveli and Zilla Parishad Pune and which is bounded as follows.:-

On or towards east	:	By Pune Nagar Road
On or towards South	:	By Gat No. 612, 613, 614, 615, 616, 617, 620, 621, 622, 623, 625, 627, 629 and 630
On or towards West	:	By Wagholi Gaonthan
On or towards North	:	By Gat No. 569 and 570.

SCHEDULE-II

(DESCRIPTION OF THE SAID LAND FOR SCHOOL)

All that piece and parcel of amenity space admeasuring 8093.64 sqm. eastern portion out of the total amenity space of 19631.55 sqm. as shown on the layout approved by Hon'ble Collector, Pune on 25.09.2013 vide his order bearing No. NABP/Mauje Wagholi/Taluka Haveli/Gat No. 571/SSP/4637 dated 05.07.20111 out of Gat No.571 admeasuring 11 Hectare 90 Ares, situated at Village Wagholi, within the Registration District Pune, Sub-registration District and Taluka Haveli and within the limits of Grampanchayat Wagholi, Taluka Panchyat Haveli and Zilla Parishad Pune and which is delineated in green colour boundary line and denoted by a,b,c,d,a and bounded as follows.:-

On or towards East	: By Pune Nagar Road
On or towards South	: By By Gat No. 629 and 630
On or towards West	: By balance land out of the amenity space.
On or towards North	: By 50 meter wide internal road and then Gat No. 569 and 570.

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

SIGNED, SEALED AND DELIVERED

by within named the LESSOR / FIRST PARTY

JKG DEVELOPERS, a proprietary concern,

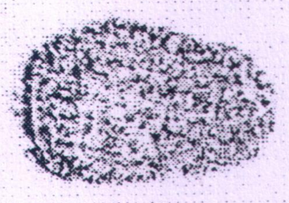
through proprietor

SHRI. RAMCHANDRA U. JADHAVRAO

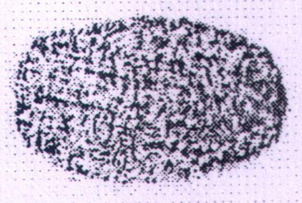
SIGNED, SEALED AND DELIVERED

by within named the SECOND PARTY

MR. PRADEEP V. KAMAT



MR. SIDDHARTH S. GANDHI



SIGNED, SEALED AND DELIVERED

by within named the LESSEE / THIRD PARTY

SANSKRITI SHIKSHA SOCIETY PUNE

Through it's trustee

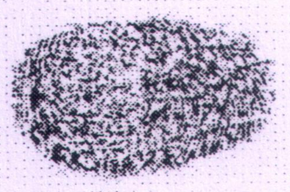
SHRI. ANUJ GIRIJA MUNGALI

IN THE PRESENCE OF:-

1) Signature

Name Girijashankar Mungal

Address Gd No. 1164 Lawale, Mudhi Pune



2) Signature

Name Adv G. Pitghen

Address 203 Ramanand Uma Co-op Hs Pune

SANSKRITI SCHOOL WAGHOLI

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ६, ५, ६ आणि ७ पहा]

गाव वाघोली तालुका हवेली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
५७१		खा

भोगवटादाराचे नाव: (१) कृष्णसिंगराव अमृतराव जाधवराव (९८५६) (३९५२) (१०६७) (९१८५) रामचंद्रराव उपयासिंहराव जाधवराव (६५०६)

खाते क्रमांक ९८ (९१८५) (३९५२) (१०६७)

कुळाचे नाव

इतर अधिकार महाराष्ट्र औद्योगिक विकास महामंडळ क्षेत्र हे जाहीर (६६३१)

समाविष्टीयोग्य क्षेत्र	हेक्टर	आर
000120	९०-	३०
	९-	६२
एकूण	९९-	८२
पोटखराब (समाविष्टीयोग्य नसलेले)-	०-	०८
कर्ज (अ) ..		
कर्ज (ब) ..		
एकूण ..	९९-	९०
महसूल ..	रुपये	पैसे
पूर्वी सिंचन विशेष आकारणी ..	५७-	५०
	५७-	५०

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

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

अ. क्र.	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकाखालील क्षेत्र – पिकाखालील क्षेत्र	मिश्र पिकाखालील क्षेत्र – एक पिक	मिश्र पिकाखालील क्षेत्र – घटक पिके व प्रत्येकाखालील क्षेत्र – पिकाचे नाव	मिश्र पिकाखालील क्षेत्र – घटक पिके व प्रत्येकाखालील क्षेत्र – बागायत सिंचित	मिश्र पिकाखालील क्षेत्र – घटक पिके व प्रत्येकाखालील क्षेत्र – अबागायत सिंचित	मिश्र पिकाखालील क्षेत्र – एकूण	मिश्रेत्र पिकाखालील क्षेत्र – पिकाचे नाव	मिश्रेत्र पिकाखालील क्षेत्र – बागायत सिंचित	मिश्रेत्र पिकाखालील क्षेत्र – अबागायत सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन – स्वरूप	लागवडीसाठी उपलब्ध नसलेली जमीन – क्षेत्र	अशा पिकाखाली क्षेत्र	कायम कसणाऱ्याचे नाव	शेरा
४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८	१९
		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.						
१ ब	-	बागायती	कुळ	ज्वारी	विहीर	चेक	ज्वारी	मका	६.५०						खरीप
		४००	४।१०	०।८०		९१००	९।२०	९।००	९।५२						
७ ब		बागायती	कुळ	ज्वारी	विहीर	चेक	ज्वारी	मका	६.५०						३
		४००	४।१०	०।८०		९१००	९।२०	९।००	९।५२						
१ ब		बागायती	कुळ	ज्वारी	विहीर	चेक	ज्वारी	मका	६.५०						मुदत
				९।१०	०।८०	९१२०									
७ ब		बागायती	कुळ	चेक	विहीर	चेक	ज्वारी	मका	६.५०						३
				९।००.	०।८०	९।२०	९।००.	९।५२							
२ ब		बागायती	कुळ	चेक	विहीर	चेक	ज्वारी	मका	६.५०						३
				९।००.	०।८०	९।२०	९।००.	९।५२							

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-13

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SANSKRITI SCHOOL WAGHOLI

गाव नमुना बारा चालू

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
						हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.			
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क्रमांक 055

नोंदणी प्रमाणपत्र

सार्वजनिक विश्वस्त संस्थांची नोंदणी अधिनियम, १८६०

(१८६० चा अधिनियम २१)

नोंदणी क्रमांक

मध्यवर्ती/ १४८८३ /२००५/पुणे

याद्वारे असे प्रमाणित करण्यात येते की, "संस्कृती शिक्षण सोसायटी"

या विश्वस्त संस्थेची नोंदणी सार्वजनिक विश्वस्त संस्थांची नोंदणी अधिनियम, १८६० (सन १८६० चा अधिनियम २१) अन्वये योग्यरीत्या नोंदणी करण्यात आली आहे.

दिनांक २० रोजी माझ्या सहीनिशी दिले.

संस्थांचे सहायक निबंधक

सह धर्मादाय आयुक्त, पुणे

(1)

040

नोंदणी प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, ज्याची नावे खाली सार्वजनिक विश्वस्त असल्याचे दिसून आले आहे

सार्वजनिक विश्वस्त संस्था अधिनियम, १८५० (सन १८६० चा मुंबई अधिनियम २१) या कायद्यान्वये

दिनांक १५/१/२००६ रोजी नोंदणीकृत करण्यात आली आहे.

नोंदणीकृत करण्याची पद्धत : विलेख (दस्त)

सार्वजनिक विश्वस्त संस्थेचे नाव "संस्कृती शिक्षण सोसायटी."

२ रा फिल्टर प्लॉट, प्लॉट नं ६५, वामन, पुणे-२१

सार्वजनिक विश्वस्त संस्थेच्या नोंदणी पुस्तकातील क्रमांक एफ-२०८७१/पुणे

श्री. शिरीन शंकर मुंशी.

आज दिनांक २५/१/२००६ रोजी माझ्या सहीनिशी दिले.

सह धर्मादाय आयुक्त, पुणे

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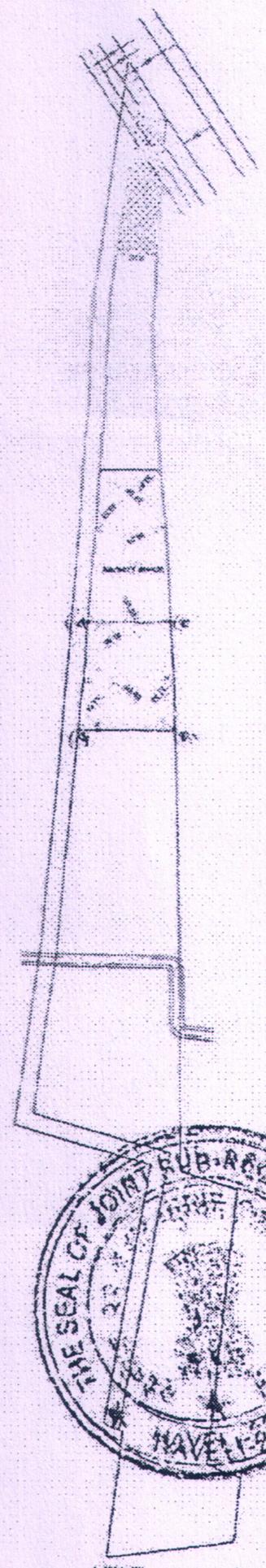
THE SEAL OF JOINT CHARITY COMMISSIONER PUNE DIVISION HAVELI 22

SANSKRITI SCHOOL * WAGHOLI *



THE SEAL OF JOINT SUB-REGISTER
NAVEL-22

हवेल-२१
४५७३ | १८ | ४३
२०१४

SANSKRITI SCHOOL
WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

हवेली-२२
९५६३ | २० | ४३
२०१४

ANNEXURE A/4

Year	Lease rent for the previous year	5% increase	Lease rent for the current year
1st August 14 – 31st March 15	Rs. 56,66,700	-	Rs. 56,66,700
1st April15 – 31st March16	Rs. 85,00,000	Rs. 4,25,000	Rs. 89,25,000
1st April16 – 31st March17	Rs. 89,25,000	Rs. 4,46,250	Rs. 93,71,250
1st April17 – 31st March18	Rs. 93,71,250	Rs. 4,68,600	Rs. 98,39,850
1st April18 – 31st March19	Rs. 98,39,850	Rs. 4,92,000	Rs. 1,03,31,850
1st April19 – 31st March20	Rs. 1,03,31,850	Rs. 5,16,600	Rs. 1,08,48,450
1st April20 – 31st March21	Rs. 1,08,48,450	Rs. 5,42,423	Rs. 1,13,90,873
1st April21 – 31st March22	Rs. 1,13,90,873	Rs. 5,69,544	Rs. 1,19,60,416
1st April22 – 31st March23	Rs. 1,19,60,416	Rs. 5,98,021	Rs. 1,25,58,437
1st April23 – 31st March24	Rs. 1,25,58,437	Rs. 6,27,922	Rs. 1,31,86,359

.....And so on for further years

SANSKRITI SCHOOL ★ WAGHOLI ★

THE SEAL OF JOINT SUB-REGISTRAR
हवेली क्र. २२ चे सह-दुय्यम निबंधक
HAVELI-22

हवल-२२
९५७३ | २१ | ५३
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CHEQUE PAYMENT SCHEDULE

ANNEXURE A/5

Ramchandra U Jadhavrao

Sr No.	Che No.	Amt	Date
1	494097	2,266,680	01/08/2014
2	494098	3,570,000	01/04/2015
3	494099	3,748,500	01/04/2016
4	494100	3,935,940	01/04/2017
5	777376	4,132,740	01/04/2018
6	777377	4,339,380	01/04/2019
7	777378	4,556,349	01/04/2020
8	777379	4,784,166	01/04/2021
9	777380	5,023,375	01/04/2022
10	777381	5,274,544	01/04/2023

Pradeep Vasant Kamat

Sr No.	Che No.	Amt	Date
1	777382	1,700,010	01/08/2014
2	777383	2,677,500	01/04/2015
3	777384	2,811,375	01/04/2016
4	777385	2,951,955	01/04/2017
5	777386	3,099,555	01/04/2018
6	777387	3,254,535	01/04/2019
7	777388	3,417,262	01/04/2020

SANSKRITI SCHOOL
WAGHOLI

8	777389	3,588,125	01/04/2021
9	777390	3,767,531	01/04/2022
10	777392	3,955,908	01/04/2023

Siddharth Satish Gandhi

Sr No.	Che No.	Amt	Date
1	777393	1,700,010	01/08/2014
2	777394	2,677,500	01/04/2015
3	777395	2,811,375	01/04/2016
4	777396	2,951,955	01/04/2017
5	777397	3,099,555	01/04/2018
6	777398	3,254,535	01/04/2019
7	777399	3,417,262	01/04/2020
8	777400	3,588,125	01/04/2021
9	777401	3,767,531	01/04/2022
10	777404	3,955,908	01/04/2023

R. S. Jakhotia

S. S. Gandhi

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SANSKRITI SCHOOL ★ WAGHOLI ★

भारतीय स्टेट बैंक
State Bank Of India

(13280) - SAVEHAN, PUNE
PLOT NO. 33,34 AUNDH COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

01/06/2021

Pay Ramchandra U Jadhavrao

RUPEES Forty Five lakh Fifty Six thousand three hundred forty nine only ₹ 45,56,349/-

30799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Shungli Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Account Payee Cheque Payable at Par at All Branches of SBI

⑈777378⑈ ⑆110020791⑆ 00001 3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) - SAVEHAN, PUNE
PLOT NO. 33,34 AUNDH COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

01/06/2021

Pay Ramchandra U. Jadhavrao

RUPEES Forty Seven lakh Eighty four thousand one hundred sixty six only ₹ 47,84,166/-

30799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Shungli Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Account Payee Cheque Payable at Par at All Branches of SBI

⑈777379⑈ ⑆110020791⑆ 00001 3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) - SAVEHAN, PUNE
PLOT NO. 33,34 AUNDH COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

01/06/2021

Pay Ramchandra U. Jadhavrao

RUPEES Fifty lakh twenty three thousand three hundred seventy five only ₹ 50,23,375/-

30799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Shungli Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Account Payee Cheque Payable at Par at All Branches of SBI

⑈777380⑈ ⑆110020791⑆ 00001 3⑈ 29

OFFICE OF JOINT SUB-REGISTRAR HAVELI

हवेली-२२
४५६३ | २३ | ४३
२०२१

SANSKRITI SCHOOL ★ WAGHOLI ★

STATE BANK OF INDIA

[illegible] BANDRA PUNE
[illegible]
PUNE 411051
IFS Code: SBIN0011280

e/e 4/2023

PAY OR ORDER

Pay Amrendra U. Jadhavrao

Fifty two lakh seventy four thousand five hundred forty four only ₹ 52,74,544/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER Devyani Mungali

Prefix :
0438200697

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

[illegible]

⑈177381⑈ 411002079⑆ 00001 3⑈ 29

THE SEAL OF JOINT SUB-REGISTRAR OF ASSURANCES ★ HAVELI-22 ★

हवेली-२२

६५७३	२४	९३

SANSKRITI SCHOOL ★ WAGHOLI ★

भारतीय स्टेट बैंक
State Bank Of India

(13280) - BAVDHAN, PUNE
PLOT NO. 35/34 ANCHI COLONY NDA RD
PUNE 411 021
IFS Code: SBIN0013280

01/06/2015

Pay Ramchandra U. Jadhavrao

Rupees Twenty five lakh Sixty thousand six hundred eighty only

₹ 22,66,680/-

30799145670

Sanskriti Devyani mungali

VALID FOR Rs. 5,000,000.00 & UNDER

Prefix :
0436200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

A/C PAYEE CHEQUE Payable at Par at All Branches of SBI

"494097" 411002079": 000013" 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) - BAVDHAN, PUNE
PLOT NO. 35/34 ANCHI COLONY NDA RD
PUNE 411 021
IFS Code: SBIN0013280

01/06/2015

Pay Ramchandra U. Jadhavrao

Rupees Thirty five lakh Seventy thousand only

₹ 35,70,000/-

30799145670

Sanskriti Devyani mungali

VALID FOR Rs. 5,000,000.00 & UNDER

Prefix :
0435200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

A/C PAYEE CHEQUE Payable at Par at All Branches of SBI

"494098" 411002079": 000013" 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) - BAVDHAN, PUNE
PLOT NO. 35/34 ANCHI COLONY NDA RD
PUNE 411 021
IFS Code: SBIN0013280

01/06/2015

Pay Ramchandra U. Jadhavrao

Rupees Thirty Seven lakh forty eight thousand five hundred only

₹ 37,48,500/-

30799145670

Sanskriti Devyani mungali

VALID FOR Rs. 5,000,000.00 & UNDER

Prefix :
0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

A/C PAYEE CHEQUE Payable at Par at All Branches of SBI

"494099" 411002079": 000013" 29

THE SEAL OF JOINT SUB-REGISTRAR ★ HAVELI-22

हवेली-२२
४५६३ | २५ | ९३
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SANSKRITI SCHOOL ★ WAGHOLI ★

(1326) - BAVDHAN, PUNE
IFS Code: SBIN0013260

01/04/2017

Ramchandra U. Jadhavrao
Thirty nine lakh thirty five
thousand one hundred forty only ₹ 39,35,140/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER

Prefix :
0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

"494100" 411002079" 000013" 29

भारतीय स्टेट बैंक
State Bank Of India

(1326) BAVDHAN, PUNE
PLOT NO. 20-24 ANISH COLONY, NDA ROAD
PUNE-411021
IFS Code: SBIN0013260

01/04/2017

Ramchandra U. Jadhavrao
Forty one lakh thirty two thousand
seven hundred forty only ₹ 41,32,740/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER

Prefix :
0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MULTICITY CHEQUE Payable at Par at All Branches of SBI

"777376" 411002079" 000013" 29

भारतीय स्टेट बैंक
State Bank Of India

(1326) BAVDHAN, PUNE
PLOT NO. 20-24 ANISH COLONY, NDA ROAD
PUNE-411021
IFS Code: SBIN0013260

01/04/2017

Ramchandra U. Jadhavrao
Forty three lakh thirty nine
thousand three hundred eighty only ₹ 43,39,380/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER

Prefix :
0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MULTICITY CHEQUE Payable at Par at All Branches of SBI

"777377" 411002079" 000013" 29

JOINT SUB-REGISTRAR

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SANSKRITI SCHOOL ★ WAGHOLI ★

भारतीय स्टेट बैंक
State Bank Of India

(13290) - BAVDHAN, PUNE
PLOT NO. 23-24 ANCHOR COUNTY INDIA PVT LTD
PUNE 411021
IFS Code: SBIN0013290

e1/04/2021

Pay Pradeep Vasant Kamat

RUPEES Thirty four lakh Seventeen thousand two hundred sixty two only ₹ 34,17,262/-

A/C 30799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER

Sangeeta Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈???388⑈ 4⑆00207⑆1: 0000⑆3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13290) - BAVDHAN, PUNE
PLOT NO. 23-24 ANCHOR COUNTY INDIA PVT LTD
PUNE 411021
IFS Code: SBIN0013290

e1/04/2021

Pay Pradeep Vasant Kamat

RUPEES Thirty five lakh eighty eight hundred twenty five only ₹ 35,88,125/-

A/C 30799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER

Sangeeta Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈???389⑈ 4⑆00207⑆1: 0000⑆3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13290) - BAVDHAN, PUNE
PLOT NO. 23-24 ANCHOR COUNTY INDIA PVT LTD
PUNE 411021
IFS Code: SBIN0013290

e1/04/2021

Pay Pradeep Vasant Kamat

RUPEES Thirty seven lakh Sixty seven thousand five hundred thirty one only ₹ 37,67,531/-

A/C 30799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER

Sangeeta Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Please sign above

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

⑈???390⑈ 4⑆00207⑆1: 0000⑆3⑈ 29

THE SEAL OF JOINT SUB-REGISTRAR ... PUNE

हवेल-२२

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SANSKRITI SCHOOL ★ WAGHOLI ★

(12289) BAVDHAN PUNE
PLOT NO. 3-4-1 MACHUTA GARUDA ROAD
PUNE 411021
IFS Code: SBIN0012289

Date 01/04/2013

Pay Sanskriti Seth Gandhi

Thirty nine lakh fifty five thousand nine hundred eight only —x— ₹ 39,55,908/-

30799145670

Prefix :
0438200007

VALID FOR Rs. 5,000,000.00 & UNDER

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

"777404" 411002079" 000013" 29

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

हवल-२२

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SANSKRITI SCHOOL WAGHOLI

भारतीय स्टेट बैंक
State Bank Of India

SB/PUNE-SHIVAJINAGAR, PUNE
PLOT NO. 30-34 AKSHAY COMPANY NDA ROAD
PUNE 411021
IFS Code: SBIN0013790

दि. 16/12/2014

Pay Pradeep Vasant Kumeet

RUPEES Thirty nine lakh fifty five thousand one hundred eight only — X — ₹ 39,55,908/-

30799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER

Bungli Lagan Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 777392⑈ ⑆110020791⑆ 00001⑈ 29

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

हवेली-२२		
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SANSKRITI SCHOOL ★ WAGHOLI ★

भारतीय स्टेट बैंक
State Bank Of India

(13230) - KAVEHAN, PUNE
PLOT NO. 53/54 ANCHI COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

दिनांक 01/04/2021

Pay Siddharth Satish Gandhi

Rupees Thirty four lakh Seventeen thousand two hundred Sixty two only ₹ 34,17,262/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER Girija S Mungali Devyani Mungali

Prefix : 0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MULTI-CITY CHEQUE Payable at par at All Branches of SBI

Please sign above

⑈777399⑈ 411002079⑆ 000013⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13230) - KAVEHAN, PUNE
PLOT NO. 53/54 ANCHI COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

दिनांक 01/04/2021

Pay Siddharth Satish Gandhi

Rupees Thirty five lakh eighty eight thousand one hundred twenty five only ₹ 35,88,125/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER Girija Devyani Mungali

Prefix : 0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MULTI-CITY CHEQUE Payable at par at All Branches of SBI

Please sign above

⑈777400⑈ 411002079⑆ 000013⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13230) - KAVEHAN, PUNE
PLOT NO. 53/54 ANCHI COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

दिनांक 01/04/2022

Pay Siddharth Satish Gandhi

Rupees Thirty seven lakh Sixty seven thousand five hundred thirty one only ₹ 37,67,531/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER Girija Devyani Mungali

Prefix : 0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MULTI-CITY CHEQUE Payable at par at All Branches of SBI

Please sign above

⑈777401⑈ 411002079⑆ 000013⑈ 29

THE SEAL OF JOINT SUB REGISTRAR CLASS-II HAVELI

हवल-२२

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SANSKRITI SCHOOL ★ WAGHOLI ★

भारतीय स्टेट बैंक
State Bank Of India

01/05/2014

Pay Pradeep Vasant Karmarkar

OR ORDER

Rupees Seventeen lakh ten only

₹ 17,00,010/-

30799145670

Prefix 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Bhugali Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Account Holder's Signature

Payable at Par at All Branches of SBI

⑈777382⑈ 411002079⑆ 00001⑆3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

01/04/2015

Pay Pradeep Vasant Karmarkar

OR ORDER

Rupees Twenty six lakh Seventy seven thousand five hundred only

₹ 26,77,500/-

30799145670

Prefix 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Bhugali Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Account Holder's Signature

Payable at Par at All Branches of SBI

⑈777383⑈ 411002079⑆ 00001⑆3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

01/04/2016

Pay Pradeep Vasant Karmarkar

OR ORDER

Rupees Twenty eight lakh eleven thousand three hundred Seventy five only

₹ 28,11,375/-

30799145670

Prefix 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Bhugali Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Account Holder's Signature

Payable at Par at All Branches of SBI

⑈777384⑈ 411002079⑆ 00001⑆3⑈ 29

OFFICE OF JOINT SUB-REGISTRAR

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SANSKRITI SCHOOL ★ WAGHOLI ★

(13230) - BAVDHAN, PUNE
PLOT NO. 33-34 ANCHI COLONY NEW ROAD
PUNE 411021
IFS Code: SBIN0013280

01/04/2017

Siddharth Satish Gandhi

Thirty nine lakh fifty one

five hundred fifty five only — ₹ 29,51,955/-

30799145670

Prefix :
0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Mungali Devyani mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Please sign above

⑈777396⑈ 411002079⑆ 000013⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13230) - BAVDHAN, PUNE
PLOT NO. 33-34 ANCHI COLONY NEW ROAD
PUNE 411021
IFS Code: SBIN0013280

01/04/2018

PAY Siddharth Satish Gandhi

Thirty lakh ninety nine thousand five hundred fifty five only — ₹ 30,99,555/-

30799145670

Prefix :
0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Mungali Devyani mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈777397⑈ 411002079⑆ 000013⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13230) - BAVDHAN, PUNE
PLOT NO. 33-34 ANCHI COLONY NEW ROAD
PUNE 411021
IFS Code: SBIN0013280

01/04/2019

Siddharth Satish Gandhi

Thirty four lakh fifty four thousand five hundred thirty five only — ₹ 32,54,535/-

30799145670

Prefix :
0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Mungali Devyani mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MULTI-CITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈777398⑈ 411002079⑆ 000013⑈ 29

THE SEAL OF JOINT SUB REGISTRAR

हवल-२२

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SANSKRITI SCHOOL ★ WAGHOLI ★

भारतीय स्टेट बैंक
State Bank Of India

(13280) BAVDHAN, PUNE
PUNE 411021
IFS Code: SBIN0013280

e/e/2017

Pay Pradeep Vasant Karnat

RUPEES Twenty nine lakh fifty one

Rupees nine hundred fifty five only ₹ 29,51,955/-

36799145670

Prefix : 0438200007

VALID FOR Rs. 5,000,000.00 & UNDER Sanskriti Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

CHEQUE Payable at Par at All Branches of SBI

⑈777385⑈ 411002079⑆ 00001 3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) BAVDHAN, PUNE
PUNE 411021
IFS Code: SBIN0013280

e/e/2018

Pay Pradeep Vasant Karnat

RUPEES Thirty lakh ninety nine thousand ₹ 30,99,555/-

VALID FOR Rs. 5,000,000.00 & UNDER Sanskriti Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Payable at Par at All Branches of SBI

⑈777386⑈ 411002079⑆ 00001 3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) BAVDHAN, PUNE
PUNE 411021
IFS Code: SBIN0013280

e/e/2019

Pay Pradeep Vasant Kumar

RUPEES Thirty two lakh fifty four

thousand five hundred thirty five only ₹ 32,54,535/-

VALID FOR Rs. 5,000,000.00 & UNDER Sanskriti Devyani Mungali

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

Payable at Par at All Branches of SBI

⑈777387⑈ 411002079⑆ 00001 3⑈ 29

THE SEAL OF JOINT SUB-REGISTRAR

हवल-२२

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COPY

SANSKRITI SCHOOL ★ WAGHOLI ★

भारतीय स्टेट बैंक
State Bank Of India

(13280) - NAVDHAN, PUNE
PLOT NO. 33-34 AMOHI COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

दिनांक 01/06/2015

PAY Siddharth Satish Gandhi

को या उसके आदेश पर OR ORDER

RUPEES Seventeen lakh ten only

अदा करें ₹ 17,00,010/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER Siddharth Satish Gandhi

Prefix :
0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MUNICIPALITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 777393 ⑈ 411002079⑆ 00001 3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) - NAVDHAN, PUNE
PLOT NO. 33-34 AMOHI COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

दिनांक 01/06/2015

PAY Siddharth Satish Gandhi

को या उसके आदेश पर OR ORDER

RUPEES Twenty six lakh Seventy seven thousand five hundred only

अदा करें ₹ 26,77,500/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER Siddharth Satish Gandhi

Prefix :
0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MUNICIPALITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 777394 ⑈ 411002079⑆ 00001 3⑈ 29

भारतीय स्टेट बैंक
State Bank Of India

(13280) - NAVDHAN, PUNE
PLOT NO. 33-34 AMOHI COLONY NDA ROAD
PUNE 411021
IFS Code: SBIN0013280

दिनांक 01/06/2016

PAY Siddharth Satish Gandhi

को या उसके आदेश पर OR ORDER

RUPEES Twenty eight lakh eleven thousand three hundred Seventy five only

अदा करें ₹ 28,11,375/-

30799145670

VALID FOR Rs. 5,000,000.00 & UNDER Siddharth Satish Gandhi

Prefix :
0438200007

SANSKRITI SCHOOL PUNE DR GIRIJA S MUNGALI MRS DEVYANI MUNGALI

MUNICIPALITY CHEQUE Payable at Par at All Branches of SBI

Please sign above

⑈ 777395 ⑈ 411002079⑆ 00001 3⑈ 29

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SANSKRITI SCHOOL
WAGHOLI

ANNEXURE VI

CERTIFICATE OF LAND

File No.

Certified that land measuring total 1,19,000 Sq Meters situated in Survey No 571 at Wagholi, Tehsil Haveli, Distt-Pune, State-Maharashtra fully described in the schedule mentioned hereinafter, is owned by Shri Rameshwar Udaysinh Jadhavrao in terms of inheritance. It is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased 8,093.64Sq Metres (87,120 sq ft, Total 2 Plots) from the said land to Sanskriti Shiksha Society, Pune, through it's trustee Shri. Anuj Girija Shanker Bhargava, vide lease deed dated 21 July, 2014 for the period of 41 years duly registered on 21 July, 2014 at serial No 6223 in book No.....1.....Volume No.....on page.....1.....to.....43... in the office Sub Registrar, Haveli No-22, and land is still in possession of the lessee from the date as mentioned in the deed.

It is further certified that "Sanskriti School, Pune,Village-Wagholi, Tehsil-Haveli, Distt-Pune located on the said piece of land as described in the lease deed mentioned hereinbefore.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 8,093.64(area of land in square meters) situated in the survey No. 571 at Village-Wagholi, Tehsil-Haveli, Distt-Pune, State-Maharashtra and bounded as follows :-

North – By Gat No. 569 and 570

East – By Pune Nagar Road

West – By Wagholi Gaonthan

South – By Gat No. 612, 613, 614, 615, 616, 617, 620, 621, 622, 623, 625, 627, 629 and 630.

DISTRICT MAGISTRATE/REGISTERING AUTHORITY WITH DESIGNATION

हवेली-२२

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SANSKRITI SCHOOL ★ WAGHOLI ★

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

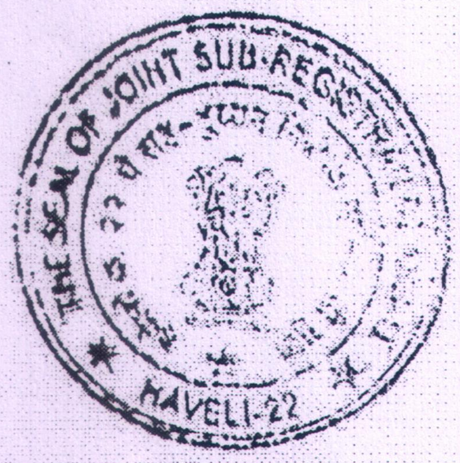
PRADEEP VASANT KAMAT

VASANT BALKRISHNA KAMAT

07031943

Permanent Account Number

ABEPK4032B



हवेली-२२

६५६३	३६	४३

२०१४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMCHANDRA U JADHAVRAO
UDAYSINGH AMRUTRAO JADHAVRAO

24/03/1958

Permanent Account Number
AAXPJ2053K

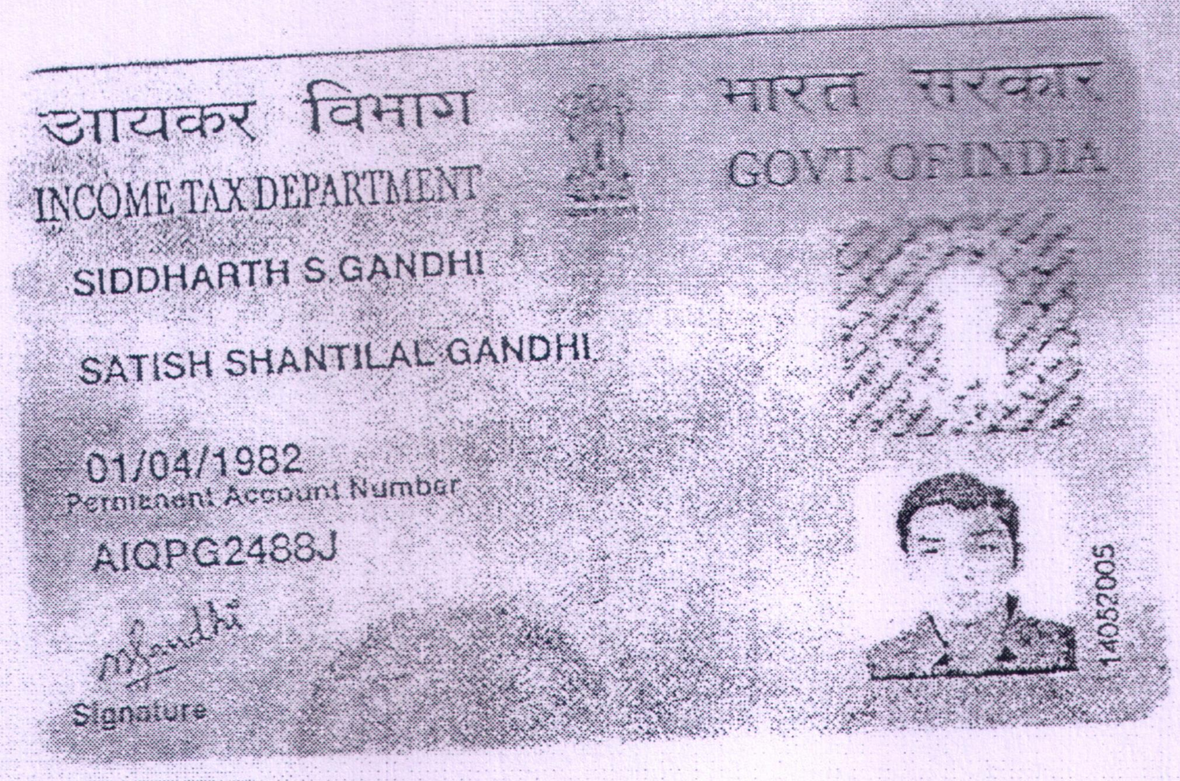
R. U. Jadhavrao

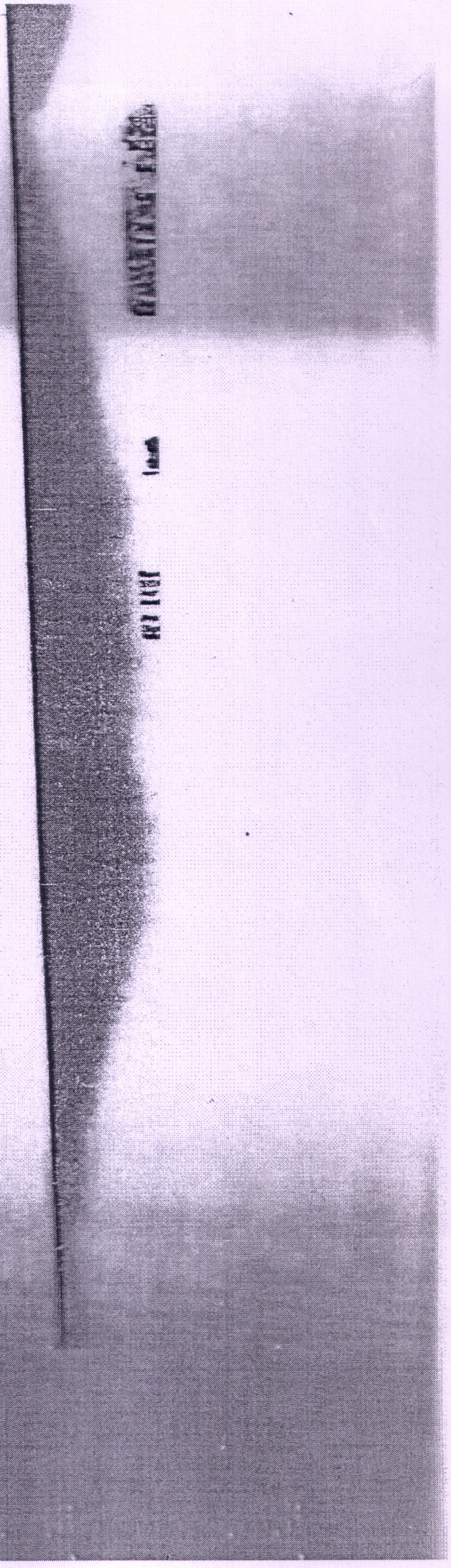
Signature

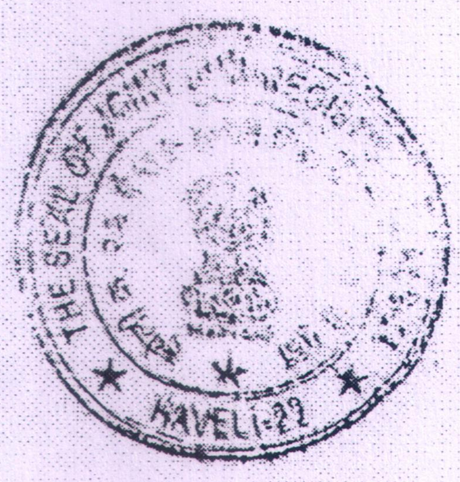
THE SEAL OF JOINT SUB-REGISTRAR HAVELI-22

हवेली-२२
४५७३ | ३७ | ४३
२०१४

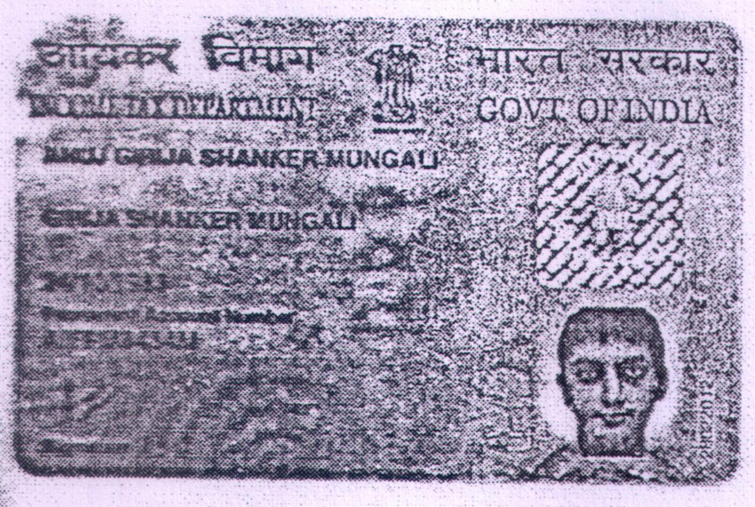
SANSKRITI SCHOOL WAGHOLI

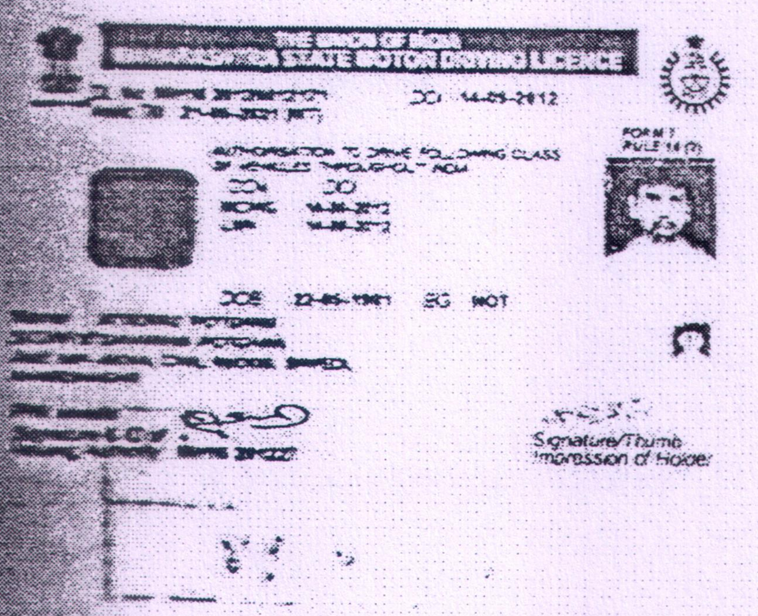


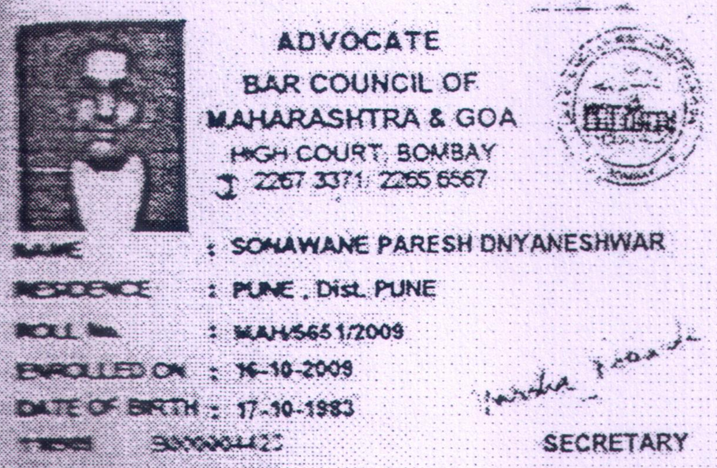




हवल-२२		
६५७३	३८	४३
२०१४		

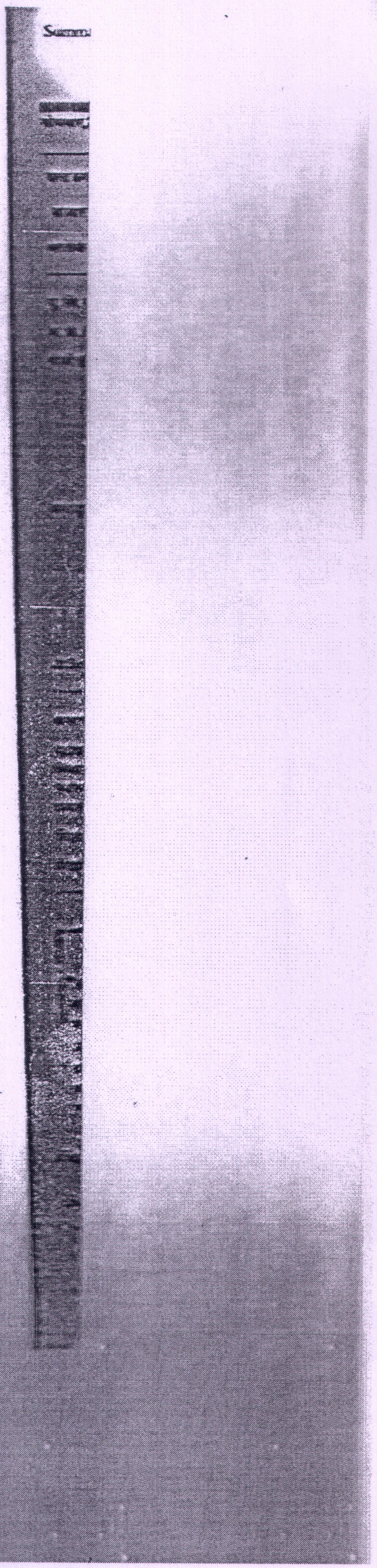

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMOL GIRIJA SHANKER MUNGALI
GIRIJA SHANKER MUNGALI


STATE MOTOR DRIVING LICENCE
FORM 7
RULE 14 (2)
Signature/Thumb
Impression of Holder


ADVOCATE
BAR COUNCIL OF
MAHARASHTRA & GOA
HIGH COURT, BOMBAY
2267 3371, 2265 6567
NAME : SOHAWANE PARESH DNYANESHWAR
RESIDENCE : PUNE , Dist. PUNE
ROLL No. : MAH/5651/2009
ENROLLED ON : 16-10-2009
DATE OF BIRTH : 17-10-1983
SECRETARY

हवल-२२
२५७३
३८
२०१४

SANSKRITI SCHOOL
WAGHOLI



THE SEAL OF JOINT SUB-REGISTRAR
HAVELI-22

हवल-२२
४५७३ | ५० | ४३
२०१४

SANSKRITI SCHOOL
WAGHOLI

Summary1 (GoshwaraBhag-1)

दस्त गोषवारा भाग-1

हवेली22 [illegible]

दस्त क्रमांक: 6573/2014

[illegible] 6573/2014

[illegible] ₹ 21,25,000/-

[illegible] ₹ 13,57,000/-

[illegible] पावती:7850 पावती दिनांक: 21/07/2014

[illegible] सांस्कृतीक शिक्षा सोसायटी तर्फे मुखत्यार [illegible]

[illegible] ₹ 30000.00

[illegible] ₹ 860.00

[illegible] ₹ 20.00

[illegible] 43

एकुण 30880.00

Jt.Sub Registrar Haveli 22

[illegible] 06 43 3:[illegible] PM ची वेळ (सादरीकरण)

[illegible] 06 44 3:[illegible] PM ची वेळ (फी)

प्रतिज्ञा पत्र

[illegible]

[illegible]

[illegible]

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

दस्त गोषवारा भाग-2

हवेली22 ९२१४३

दस्त क्रमांक:6573/2014

7 02:12 PM

6573/2014

	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	भाडेकरू वय :-30 स्वाक्षरी:-		
2	मालक वय :-56 स्वाक्षरी:-		
3	मान्यता देणार वय :-66 स्वाक्षरी		
4	मान्यता देणार वय :-32 स्वाक्षरी:-		

/2014 06 45 50 PM

	छायाचित्र	अंगठ्याचा ठसा

स्वाक्षरी

/2014 06 46 40 PM

HAVELI-22

JOINT SUB-REGISTRAR CLASS-II

SANSKRITI SCHOOL
WAGHOLI