

आमि. प्र. क्र. 477/2020

04.48
scan

562/21



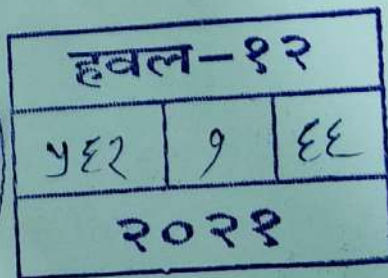
CHALLAN
MTR Form Number-6



GRN	MH010030229202021P	BARCODE					Date	12/01/2021-11:54:36	Form ID	36	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)							
				PAN No.(If Applicable)							
Office Name	HVL12_HAVELI 12 JOINT SUB REGISTRAR			Full Name	ADITYA RAJIV GHULE						
Location	PUNE			Flat/Block No.	S NO 91/2						
Year	2020-2021 One Time			Premises/Building							
Account Head Details			Amount In Rs.	Road/Street	MANJARI BK						
0030046401	Sale of NonJudicial Stamp		100.00	Area/Locality	PUNE						
				Town/City/District							
				PIN		4	1	2	3	0	7
				Remarks (If Any)	SecondPartyName=INSTITUTE OF LEARNING AND EDUCATION-						
				Amount In	One Hundred Rupees Only						
Total			100.00	Words							
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	10000502021011200619	7441681362618				
Cheque/DD No.				Bank Date	RBI Date	12/01/2021-11:55:30	Not Verified with RBI				
Name of Bank				Bank-Branch	STATE BANK OF INDIA						
Name of Branch				Scroll No. , Date	Not Verified with Scroll						

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 000000000



330/562

पावती

Original/Duplicate

Tuesday, January 12, 2021

नोंदणी क्रं. :39म

1:04 PM

Regn.:39M

पावती क्रं.: 587 दिनांक: 12/01/2021

गावाचे नाव: मांजरी बुहुक

दस्तऐवजाचा अनुक्रमांक: हवल12-562-2021

दस्तऐवजाचा प्रकार: भाडेपट्टा

सादर करणाऱ्याचे नाव: इन्स्टिट्यूट ऑफ लर्निंग अँड एजुकेशन तर्फे अधिकृत स्वाक्षरीकरिता राजीव सिंग - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 31500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

1:23 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.58421000 /-

मोबदला रु.10454400/-

भरलेले मुद्रांक शुल्क : रु. 292।200/-

सह दुय्यम निबंधक, हवेली-12

सह दुय्यम निबंधक
(वर्ग-२) हवेली-१२

1) देयकाचा प्रकार: DHC रकम: रु.1500/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1101202107450 दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पि ऑर्डर क्रमांक: MH00980517120202।E दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

1/12/2021



13/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 12

दस्त क्रमांक : 562/2021

नोंदणी :

Regn.63m

गावाचे नाव : मांजरी बुद्रुक

(1) विलेखाचा प्रकार	भाडेपट्टा
(2) मोबदला	10454400
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	58421000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: , इतर माहिती: गांव मोजे मांजरी बु येथील स.नं.91/2 व 91/3 यांसी क्षेत्र 129168 चौ.फु. म्हणजेच 12000 चौ.मी या पैकी क्षेत्र 84168 चौ.फु. म्हणजेच 7819.46 चौ.मी. अभिनिर्णय केस क्र.477/2020 अन्वये मुद्रांक शुल्क वसूल)((Survey Number : 91/3 ;) 2) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मोजे मांजरी बु येथील स.नं.91/2 व 91/3 यांसी क्षेत्र 129168 चौ.फु. म्हणजेच 12000 चौ.मी या पैकी क्षेत्र 84168 चौ.फु. म्हणजेच 7819.46 चौ.मी. अभिनिर्णय केस क्र.477/2020 अन्वये मुद्रांक शुल्क वसूल)((Survey Number : 91/2 ;)
(5) क्षेत्रफळ	1) 0.3401 हेक्टर . आर 2) 0.4420 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- इन्स्टिट्यूट ऑफ लर्निंग अँड एजुकेशन तर्फे अधिकृत स्वाक्षरीकरिता राजीव सिंग -- वय:-40; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ऑफिस नं:-503 सुदाम निवास 16 वा रोड खार वेस्ट मुंबई, रोड नं:-, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AADTT2061R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राजीव शिवाजीराव घुले वय:-65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-ABFPG7104F 2): नाव:- आदित्य राजीव घुले -- वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-AKHPG1973H 3): नाव:- विजया राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले -- वय:-65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-ACUPG5549G 4): नाव:- सई राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले -- वय:-65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-ATTPG3033B
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2021
(11) अनुक्रमांक, खंड व पृष्ठ	562/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2921200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मी नकल वाचली

रुजवात घेतली

अस्सलखर हुकुम नकल

दस्ता सोबतची नकल

श्री. यांना दिली.

दिनांक १३/०१/२०२१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तकारानुसार आवश्यक नाही कारण

सह दुय्यम निबंधक वर्ग-२ हवेली क्र. १२, पुणे

सह दुय्यम निबंधक वर्ग-२ हवेली क्र. १२, पुणे

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), or the Influence Areas as per the Amendment of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.





CHALLAN
MTR Form Number-6



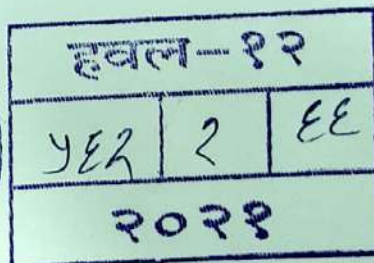
GRN	MH009805171202021E	BARCODE					Date	06/01/2021-13:33:20			Form ID
Department	Inspector General Of Registration					Payer Details					
Type of Payment	Registration Fee Ordinary Collections IGR					TAX ID / TAN (If Any)					
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR					PAN No.(If Applicable)	ABFPG7104F				
Location	PUNE					Full Name	MR RAJIV SHIVAJIRAO GHULE				
Year	2020-2021 One Time					Flat/Block No.	S NO 91				
Account Head Details		Amount In Rs.		Premises/Building							
0030063301		30000.00		Road/Street		MANJARI BK					
				Area/Locality		PUNE					
				Town/City/District							
				PIN		4 1 2 3 0 7					
				Remarks (If Any)		SecondPartyName=INSTITUTE OF LEARNING AND EDUCATION-					
				Amount In		Thirty Thousand Rupees Only					
Total			30,000.00		Words						
Payment Details					FOR USE IN RECEIVING BANK						
BANK OF BARODA					Bank CIN	Ref. No.	02003942021010600487		1226452679		
Cheque-DD Details					Bank Date	RBI Date	06/01/2021-13:34:56		Not Verified with RBI		
Cheque/DD No.					Bank-Branch		BANK OF BARODA				
Name of Bank					Scroll No. , Date		Not Verified with Scroll				
Name of Branch											

Mobile No. : 0000000000

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करायत्या दस्तांसाठी लागू आहे. नोंदणी न करायत्या दस्तांसाठी सदर चलन लागू नाही.



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 1101202107450

Date 11/01/2021

Received from R S GHULE, Mobile number 0000000000, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.

Payment Details

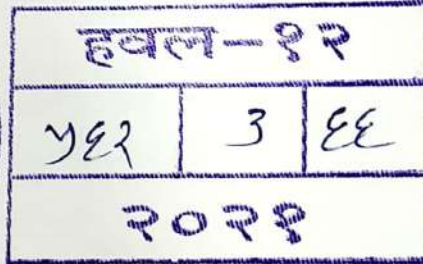
Bank Name BARB

Date 11/01/2021

Bank CIN 10004152021011106710

REF No. 1243906884

This is computer generated receipt, hence no signature is required.





CHALLAN
MTR Form Number-6



GRN MH009339664202021E BARCODE [Barcode] Date 30/12/2020-11:40:56 Form ID

Department Inspector General Of Registration		Payer Details			
Type of Payment Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM		TAX ID / TAN (If Any)			
		PAN No.(If Applicable)			
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN		Full Name		ADITYA RAJIV GHULE	
Location PUNE		Flat/Block No.		SURVEY NO 91/2 AND 91/3	
Year 2020-2021 One Time		Premises/Building		MANJARI BUDRUK PUNE	
Account Head Details		Amount In Rs.		PIN	
0030051701 Amount of Tax		2921100.00		4 1 2 3 0 7	
		Road/Street		AREA 7819.6 SQ MTRS	
		Area/Locality			
		Town/City/District			
		Remarks (If Any)		ADJUDICATION CASE NO 477/2020	
		Amount In		Twenty Nine Lakh Twenty One Thousand One Hundred R	
Total		29,21,100.00		Words upees Only	



Payment Details BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02003942020123000634	1225738128
Cheque/DD No.		Bank Date	RBI Date	30/12/2020-11:40:56	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF BARODA		
Name of Branch		Scroll No. , Date	1 , 31/12/2020		

Department ID : Mobile No. : 830889998
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दृश्य निबंधक कार्यालयत नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1		0004330308202021	31/12/2020-15:01:14	IGR002	2921100.00
Total Defacement Amount					29,21,100.00



हवल-१२
५६२ ४ ६६
२०२१

Print Date 31-12-2020 03:01:17

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम, अन्वये
असलेल्या नियमांन्वये निर्गमित केलेले आहे.
परंतु उक्त दस्त नोंदणीसाठी नोंदणी
अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी
अधिनियम, 1908, च्या अधिनियमातील
तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची
कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी, पुणे शहर

Received Adjudication Fee RS. (...100/-)
Vide e-Challan GRN No – MH007675316202021P
Dated – 01/12/2020.

Collector of Stamps
Pune City



M.V / Consideration Rs.....11,68,42,000/-....

Office of the,

Collector of Stamps, Pune City

Case No. Adj477/2020.....

Date:- 02/12/2020.

Received from Shri.Aditya Rajiv Ghule

Residing at

Stamp duty of Rs (29,21,100/- Twenty Nine Lakh Twenty
One Thousand One Hundred Rupees only)

Vide e-Challan GRN No – MH009339664202021E

Dated :- 30/12/2020.....

Certified Under Section 32 of the Maharashtra Stamp Act

That the full duty of Rs (29,21,100/- Twenty Nine Lakh
Twenty One Thousand One Hundred Rupees only)

With which this instrument chargeable as been paid vide
Article.....36(iii) With 25bof Schedule.

This Certificate is subject to the provisions of section53(A)
Of the Maharashtra Stamp Act.



Place :- Pune

Date :- 3 / 12 / 2020.

Collector of Stamps
Pune City



हवल-१२		
५६२	५	६६
२०२१		

LEASE DEED

This Lease Deed ("**Lease Deed/Agreement**") is executed in Pune on this the 31st day of ~~December~~ 2020 ("**Effective Date**").

BY AND BETWEEN:

1. **Rajiv Shivajirao Ghule** (Aged about 65 years) having PAN No: ABFPG7104F and Aadhar No: 876485206866, S/O Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307
2. **Aditya Rajiv Ghule** (Aged about 33 years) having PAN No: AKHPG1973H and Aadhar No: 994030689939, S/O Rajiv Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307
3. **Vijaya Rajiv Ghule Vijaya Rajiv Ghule** (Aged about 56 years) W/o Rajiv Shivajirao Ghule, Represented by her Power of Attorney **Rajiv Shivajirao Ghule** S/O Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307

Sai Rajiv Ghule ((Aged about 37 years) D/O Rajiv Shivajirao Ghule Represented by her Power of Attorney **Rajiv Shivajirao Ghule** S/O Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307

Hereinafter jointly referred to as "**Lessors**", which expression shall wherever the context permits be deemed to include its successors, heirs, legal representatives, executors, agents, administrators, and permitted assigns) of the **FIRST PART**;

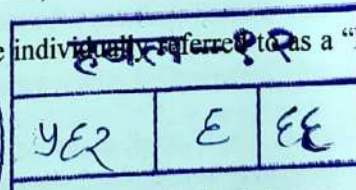
AND

INSTITUTE OF LEARNING AND EDUCATION, a Trust registered under the provisions of the Bombay Trust Act, 1950, having its registered office at 503, Sudhama Niwas, 16th Road, Khar West, Mumbai -400052, represented by its authorized signatory Mr. Rajeev Singh (hereinafter referred to as "**Lessee**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Trustee or the Trustees for the time being of the Trust, the successors of them, assigns and executors, administrators of the Trust) of the **SECOND PART**;

The Lessors and the Lessee shall hereinafter be individually referred to as a "**Party**" and collectively as "**Parties**".

RECITALS:

- A. The Lessors are ~~solely~~ **absolutely seized and possessed** and otherwise well and sufficiently entitled to the property, more particularly described in the **Schedule- I** hereinafter which is situated at Survey No.91/2 area admeasuring 00 Hectare 86 Ares (92569.6 sqft) and 91/3 area admeasuring 00 Hectare 86 Ares (92569.6 sqft) behind Kumar meadows, Manjari Bk, Pune.
- B. The Lessee, with the desire to operate an educational institution under the name of "**Orchids, The International School**" (the "**School**"), has approached the Lessors to grant a lease.
- C. The Parties have entered into a Lease Deed dated _____ registered before the Sub registrar _____ bearing Doc No. _____ ("**First Lease Deed**") in respect of a part of S No 91/2 as per the terms contained therein.



D. The Lessors have now agreed to grant Lease of area admeasuring 47569.6 sqft out of the 92569.6 sqft in Survey No.91/2 and 36597.3 out of 92569.6 sqft in Survey No 91/3 ("Said Land") and have permitted the Lessee to construct the School building for the Lessee's use and operations. Accordingly the Lessors have agreed to give the Said Land on lease to the Lessee and the Lessee shall put up construction on the Said Land to run and manage the School.

E. The Said Land along with the building to be constructed by the Lessee for the School shall be used by the Lessee for the purpose of running and managing the School (hereinafter be referred to as the "Schedule Property").

F. The Lessors have agreed to grant lease and Lessee agreed to take on lease the Schedule Property relying on mutual representations to each other on the terms and conditions set forth herein.

NOW, THEREFORE, the Parties hereby agree as follows:

The recitals above shall form an integral part of this Lease Deed.

1. DEFINITIONS:

1.1. In this Lease Deed, the following terms, to the extent not inconsistent with the context thereof, shall have the meaning assigned to them herein below:

- a. "Academic Year" shall mean the period of one year starting from the first day of commencement of School, which shall be duly informed to the Lessors by the Lessee.
- b. "Business Day" means a day (excluding Saturdays, Sundays and public holidays) on which commercial banks are generally open for business in India.
- c. "Financial Year" shall mean, the period from 1st April of any calendar year to 31st March of the immediately succeeding calendar year.
- d. "Lease Commencement Date" shall mean the date on which the Said Land is handed over to the Lessee.
- e. "Lease Term" shall have the meaning given to such term in Clause 8.1.
- f. "Lock-in Period" shall have the meaning given to such term in Clause 8.2.
- g. "Rental Year" shall mean 1st June of any calendar year to 31st May of the immediately succeeding calendar year.
- h. "Rent Commencement Date" shall mean 1st June 2022 and/or such other date which shall be the commencement of the Academic Year as may be communicated by the Lessee to the Lessor.
- i. "Schedule Property" shall mean the Schedule Property and shall have the meaning as prescribed under Recital C.
- j. "School" means "Orchids The International School", which shall be located at the Schedule Property.

1.2. INTERPRETATION

Unless the context of this Lease Deed otherwise requires:



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- a. Words using the singular or plural number also include the plural or singular number, respectively;
- b. Words of any gender are deemed to include the other gender;
- c. Reference to the word "include" shall be construed without limitation;
- d. The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Clauses or Schedules of this Agreement, as the case may be;
- e. The term "Clause" refers to the specified Clause of this Agreement;
- f. Reference to any legislation or Law or to any provision thereof shall include references to any such legislation or Law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision;
- g. The Schedules hereto shall constitute an integral part of this Agreement;
- h. The index bold typeface, headings and titles herein are used for convenience of reference only and shall not affect the construction of this Agreement;
- i. Any word or phrase defined in the body of this Agreement as opposed to being defined in Clause 1.1 above shall have the meaning assigned to it in such definition throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context;

If any provision in a Clause 1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement;

When any number of days is prescribed, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day falls on a holiday in which case the last day shall be the next succeeding day that is a Business Day;

- l. Time is of the essence in the performance of Parties respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence.
- m. Notwithstanding anything to the contrary, any time limits specified in any provision of this Agreement, within which any Party is required to perform any obligations or complete any activity, shall be extended by such period as may be required to comply with any requirement of Law; provided that, the Party that is required to comply with such law shall upon informing the other Party of such extension, act in good faith and take all necessary steps to ensure compliance with such law within the minimum possible time;
- n. Any notice, waiver or amendment shall be effective when made in writing;
- o. Reference to intimation, consent or approval shall mean prior written consent/approval;
- p. Any reference to mutual agreement shall mean any mutual agreement in writing by the concerned parties.



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- q. Reference to writing shall include printing, typing, lithography, transmission by facsimile or in electronic form (including e-mail);
- r. If there is any conflict or inconsistency between a term in the body of this Agreement and any term in any schedule or any other document referred to or otherwise incorporated in this Agreement, the term in the body of the Agreement shall take precedence;
- s. No provisions of this Agreement shall be interpreted in favor of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof.

2. GRANT OF LEASE

- 2.1. Subject to the terms, conditions, and covenants contained herein and to be observed and performed by the Parties, the Lessors hereby grant to the Lessee and the Lessee hereby accepts from the Lessors, the lease of the Said Land to use the Said Land to construct the School building and operate the School in the Schedule Property ("Lease").
- 2.2. The Lessors shall hand over the Said Land to the Lessee after completion of the Lessors' scope of work as prescribed in Clause 4 herein as per the timelines mentioned therein.
- 2.3. In the event the Lessee identifies any defect in the title of the Said Land post the Lease Commencement Date, and provided that such a defect affects the running and functioning of the School in any manner, then the Lessors shall be required to correct such defects within a period of 30 days without any undue delay in any manner whatsoever, without any additional charge being levied to the Lessee, in any manner whatsoever and the Lessee shall accordingly be indemnified by the Lessors against any such defects that may arise in the Said Land.

3. APPROVALS FROM AUTHORITIES

- 3.1. The Lessors have at their own cost obtained the necessary sanction Plan as may be required from Pune Metropolitan Regional Development Authority (PMRDA) and/or other Government authorities as the case may be, for construction of the School building, in accordance with the plan design and specifications provided by the Lessee. Thereafter, post sanction, the Lessee shall bear all cost, expenses and charges for completion of construction and for obtaining all necessary permissions and further sanctions till completion of construction and also for running the School.
- 3.2. The design, manner of construction of the building structures to be constructed shall be as suitable for a school of standards prescribed by CBSE/ICSE/IGCSE/IB or such other national and/or international boards of education by the Lessee. Lessors are not responsible for any error, mistake or defect in design, the manner of construction of the facilities and amenities required at site. The Lessee shall be at liberty to design and put up the construction of the School in the Schedule Property, as per its discretion so as to comply with the mandatory rules of the concern board.
- 3.3. For avoidance of doubt, this Lease Deed is enforceable as and only when the Lessors hand over the physical possession of the Said Land along with the approved plans from the concerned authorities to put up the construction for purposes stipulated in this Agreement as stated in Clause 4 and post completion of the obligations of the Lessors under Clause 4 of this Lease Deed.



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4. SCOPE OF WORK OF THE LESSOR

4.1. The Lessors has obtained the necessary sanction Plan as may be required from Pune Metropolitan Regional Development Authority (PMRDA) and/or other Government authorities as the case may be, for construction of the School building. However the Lessee shall pay the development charges, premiums or any other legal charges payable for obtaining such sanctions.

4.2. The Lessors hereby agree to do the following work on the Said Land immediately upon execution of this Agreement;

- i The Lessors shall construct at its own cost, proper accessible road of 12 mtrs width to the Schedule Property within 45 days of execution and registration of this Lease deed.
- ii The Lessors shall level the land at the Schedule Property and shall construct a masonry Boundary wall of 8 ft. height within 45 days of such confirmation from the Lessee.
- iii The Lessors shall provide the Lessee with exclusive access to gram panchayat water supply in the Leased Premises and through bore well.
- iv The Lessors shall also provide three phase electricity connection to an extent of 25 KVA with separate meter in name of Lessee. Before plan sanctions from PMRDA are obtained, the Lessors shall arrange and provide electricity connection the extent of 5 KVA and after plan sanctions from PMRDA are obtained, the Lessors shall arrange for an provide the remaining 20KVA. In the event the Lessee requires additional electricity power, the Lessors shall, on the requisition placed by the Lessee, provide the necessary documentation pertaining to the property and shall co-operate on a best efforts basis with the Lessee by way of issuing no-objection certificates and any other required documents to obtain the additional power supply. Any cost payable towards arranging for additional power including the deposit payable for the additional power to Power Distribution Agency, or any other agency/authority regulating power supply shall be borne by the Lessee. However upon early termination or end of tenure of this Lease Deed, the Lessee shall be entitled to receive the refund deposit from power distribution agency.



4.3. In the event the Lessors fail to perform their obligations as provided under Clause 4.2, then the Lessee shall be entitled to get the aforesaid work done at its cost and the cost so incurred by the Lessee shall be recovered from the Rent payable by the Lessee to the Lessors along with interest of 12% per annum.

5. SCOPE OF THE WORK OF THE LESSEE

5.1. The Lessee shall be responsible for construction of the entire School building as per the approved plan in accordance with Clause 3.1. The Lessee shall also obtain the necessary approvals to run a school from the relevant boards such as CBSE/ICSE/IGCSE/IB or such other national and/or international boards of education and/or such other competent Government authorities.

5.2. The Lessors shall cooperate and provide to the Lessee, all requisite land documents and other documents/information related to the Schedule Property as and when



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required, for the purpose of obtaining affiliations from education department or any other statutory requirement for the purpose of establishing and running the School or other educational activities as specified herein. The Lessors shall provide the consent to Lessee if required for the purposes of obtaining the approvals from the local authority.

6. USE OF THE SCHEDULE PROPERTY

- 6.1. The Lessee shall be entitled to use the Schedule Property for the purposes of running a school and/or any other educational institution and all ancillary purposes for effectively running the School or other educational institutions. The Lessee shall not use of the Schedule Property or part thereof for any illegal purposes.
- 6.2. The Lessee shall be entitled to make such expansions, additions or alterations to the School building and the Schedule Property from time to time during the period of lease, after obtaining necessary permissions and approvals from the concerned authorities, at their own cost and expenses, but such expansions, additions or attentions shall not have any adverse effect on the interest of Lessors.

7. OWNERSHIP OF THE CONSTRUCTED PROPERTY WITHIN THE SCHEDULE PROPERTY

- 7.1. The Lessee shall develop and carry out constructions within the Said Land as per the approved plan and can use the open space in and around the building for Playground and other ancillary purposes as the Lessee may deem fit for the purposes stipulated in this Agreement, but not entitled to use the same for any commercial purpose without the consent of Lessor.
- 7.2. On performance of the obligations under this Agreement, all rights enclosed upon such development within the Schedule Property shall belong to the Lessee only till the term of the Lease. The Lessee shall have complete, uninterrupted and peaceful right to enjoy the Schedule Property without any hindrance from any person's in any manner whatsoever for term of lease only.
- 7.3. Subject to clause 10.5, upon determination of the Lease, construction on the Said Land shall exclusively vest in the Lessors, as absolute owner.

8. LEASE TERM

8.1. Lease Term:- The Parties agree that the Lease contemplated under this Lease Deed shall commence on and from the Rent Commencement Date and subsist for a period of 29 Years (Twenty Nine) ("Lease Term") or until determination as the case may be.

8.2. Lock-In Period. There shall be a Lock- In Period of 29 (Twenty Nine) years from the Lease Commencement Date ("Lock-in Period") commencing from the Rent Commencement Date. Neither Party shall be entitled to terminate the Lease Deed during the Lock- In Period except as provided in Clause 10.5 below.

9. LEASE RENTAL AND SECURITY DEPOSIT

9.1. Rent Amount and Security Deposit

9.1.1. Starting from the Rent Commencement Date, the Lessee shall pay to the Lessors, rent as set out in Schedule I hereunder ("Rent"). The Rent shall be exclusive of electricity and water charges which shall be paid separately by the Lessee as per usage.

9.1.2. All the Rent payments, calculated as per the terms provided in **Schedule II**, shall be paid on a monthly basis on or before the 10th (tenth) day of every month, in arrears. In the event the Lessee fails to pay Rent for consecutive period of three months as per the terms herein, the Lessee shall be required to pay interest on such delayed payment of the Rent at the rate of 18% per annum from the date of such default till the date of payment subject to Clause 18.

9.1.3. The Rent shall be credited to the bank account of the Lessors, provided in Clause 9.2.5 below. The Said Land is the ancestral property of the Lessors. It is decided by and among the Lessors that Lessor No. 2 Mr. Aditya Ghule would be entitled to 100% of the rent. It is clarified that payment of Rent as instructed by Lessors to Lessor No. 2 Mr. Aditya Ghule, shall be due discharge of the obligation of the Lessee to pay Rent. As such any dispute between the Lessors with respect to distribution of the Rent shall not affect the rights of the Lessee in the Property and none of the Lessors shall be entitled to terminate the Lease Deed on the ground of insufficiency of Rent paid to the concerned Lessors as per this clause.

9.1.4. If the Lessors intend to change the bank account for any reason in advance, the Lessors shall intimate the same to the Lessee by giving written notice to the Lessee to accommodate the Lessee to pay rents without any default.

9.1.5. The Lessee has paid Security Deposit of Rs. 1,04,54,400 (Rupees One Crore Four Lakhs Fifty Four Thousand Eight Hundred only) to the Lessor under the First Lease Deed. The Lessors hereby agree and confirm that the said Security Deposit paid under the First Lease Deed shall be treated as Security Deposit for the purpose of this Lease Deed also.



Taxes

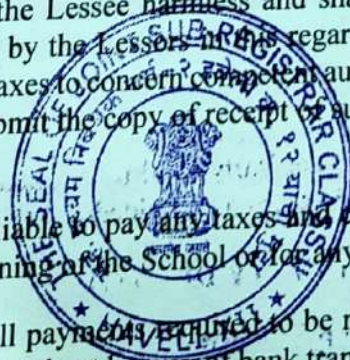
Subject to the applicable law, the GST and/or such other applicable taxes on the payments made to the Lessors or under Clause 9.1 above, imposed by the Government of India on the services given on leasing of a land to be used as a commercial property, shall be borne by the Lessee.

9.2.2. All payments under this Lease Deed shall be subject to deduction of tax at source at applicable rates. The Lessee shall issue necessary certificates evidencing deduction of tax at source to the Lessor.

9.2.3. The Lessors shall bear and pay all the past, present and future taxes whether existing or enhanced, the non-agricultural taxes, rates and cesses payable to the State of Maharashtra and/or any other government authority with regard to the land, and shall hold the Lessee harmless and shall indemnify the Lessee with respect to any default by the Lessors in this regard. The Lessee shall pay on its due date the property taxes to the concerned government authority with respect to building of school and shall submit the copy of receipt of such payment of property taxes, to the Lessor.

9.2.4. The Lessee shall be liable to pay any taxes and charges, if applicable, incurred in establishing and running of the School or for any ancillary purposes only.

9.2.5. Mode of payment - All payments required to be made by the Lessee under this Lease Deed shall be carried out by way of bank transfer using RTGS only into the designated bank account of the Lessor. Details of the designated bank account of the Lessors have been set out below:



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Lessor	Lessor No 2. (100% of the Rent)
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Name:	Aditya Rajiv Ghule
Bank:	HDFC Bank
Branch:	Manjari, Pune
Account No:	59130030003000
IFSC Code:	HDFC0001811

10. TERMINATION:

10.1. The Lease may be terminated by the Lessor, if and only if the Lessee fails and/or neglects to pay the Rent and is in arrears of Rent for consecutive period of 12 (Twelve) months in the first year from when rents are payable i.e. 2021-22 and 6 (six) months from the second year i.e. 2022-23 ("Default Period") subject to Clause 18 of this Lease Deed. The Lessors shall not be permitted to terminate the Lease under any other circumstance

10.2. Subject to Clause 18 of this Lease Deed, in the first year from when rents are payable i.e. 2021-22, the Lessors shall issue notice to the Lessee when Rent has not been paid for a consecutive period of six months and shall call upon the Lessee by issuing the notice to pay the rents and clear the default within a period of six months from date of notice. If the Lessee fails to clear the defaulted Rent within a period of six months from date of notice, then the Lessors shall be entitled to terminate this Lease Deed and shall be entitled for possession land with building, subject to Clause 18 of this Lease Deed. From the second year i.e. 2022-23, subject to Clause 18 of this Lease Deed, the Lessors shall issue notice to the Lessee when Rent has not been paid for a consecutive period of three months and shall call upon the Lessee to pay the rents and clear the default within a period of three months from date of notice. If the Lessee fails to clear the defaulted Rent within a period of three months from date of notice, then the Lessors shall be entitled to terminate this Lease Deed and shall be entitled for possession land with building. Subject to Clause 18 of this Lease Deed, in any event the Lessee shall be liable to pay the interest @ 18% p.a. from the date on which rents were due till actual payment of such defaulted amount of rent and until the payment of entire defaulted rent along with the interest, the breach/default shall not be treated as rectified.

10.3. In the event of termination of this Lease Deed before efflux of time, due to default in rent by the Lessee subject to Clause 18 of this Lease Deed, the building constructed on the Said Land shall exclusively vest in the Lessors as an absolute owner and the Lessee shall not claim any rights of whatsoever nature for the building constructed on the Said Land.

10.4. In the event the Lessors are unable to locate a suitable tenant for the Schedule Premises, post termination of this Lease Deed after the completion of the default period, in accordance with Clause 10.1 above, and if the Lessee is ready and willing and then has the means to pay the defaulted Rent the Lessors may permit the Lessee to continue to use and enjoy and be in possession of the Schedule Premises in the same way as the Lessee did prior to such termination of the Lease Deed in accordance with Clause 10.1 as if this Lease Deed had never been terminated. If Rent is adjusted from the Security Deposit then the Lessee is to make up the difference so as to keep intact entire Security Deposit. Such option will be exercised entirely at the discretion of the Lessors and the Lessee shall not claim it as a right.



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10.5. In the event, of any untimely termination of this Lease Deed, by the Lessor, prior to the completion of the Lock- In Period, save and except for the reason mentioned in Clause 10.1 hereinabove, the Lessors shall pay Liquidated Damages without any demur to the Lessee in following manner :

10.5.1.If terminated between 1 to 10 years: Rs. 15 Crores

10.5.2. If terminated between 10 – 20 years: Rs. 10 Crores

10.5.3.If terminated between 20- 29 years: Rs 7 Crores

10.6. Subject to clause 10.5 above, in the event of termination of the Lease Deed by the Lessee before efflux of time, the construction on the said land shall exclusively vest in the Lessors as the absolute owners and the Lessee shall not claim any rights of whatsoever nature in the construction on the said property.

11. REFUND OF SECURITY DEPOSIT

11.1. Subject to Clause 10.1 above, the Lessors shall refund to the Lessee the Security Deposit after deduction of arrears of Rent, interest accrued on defaulted rent electricity and water charges or any statutory charges if any due and payable by the Lessee. Upon termination subject to clause 10 above, the School building shall vest unto the Lessors without any compensation or further payment, as an absolute owner.

11.2. In the event the Lessors fail and/or neglect to refund the Security Deposit to the Lessee immediately upon termination of the Lease Deed, the Lessee shall be entitled to be in possession of the School building till such time the Security Deposit is repaid to the Lessee.



11.3. In the event, the Lessors fails to refund the Security Deposit to the Lessee upon expiry of the Lease or early termination and if the Lessee is ready and willing to handover vacant and peaceful possession and charge of the Schedule Property, the Lessee shall be entitled to continue to use Schedule Property until the Lessors refund the Security Deposit to the Lessee and no Rent shall be charged to the Lessee by the Lessors during this period. Further, the Lessee shall also be entitled to interest at the rate of 18% (Eighteen Percent) per annum in case of such delay in the repayment of the Security Deposit. Interest shall be payable from the date on which the Security Deposit is due till the date on which the Security Deposit is repaid in full. If the Lessors offer to refund the Security Deposit as per Clause No. 11.1 but the Lessee fails to handover vacant and peaceful possession of the Schedule Property, then the Lessee shall be liable to pay double the Rent, from the date of termination notice till actual and physical handing over of possession.

12. LESSOR'S REPRESENTATIONS AND WARRANTIES

12.1. TITLE - The Lessors are solely entitled to and is absolutely seized and possessed or otherwise well and sufficiently entitled to the Said Land. There is no restriction, obligation or liability, under law or any prevailing contract, which prevents the Lessors from (a) executing this Lease Deed, (b) providing the Said Land on Lease to the Lessee for the purposes of running and managing the School, (c) putting the Lessee in possession and occupation of the Said Land, (d) permitting the Lessee to use and enjoy the common facilities thereat, or (e) which prevents the Lessee from occupying, using and enjoying the Said Land as per the terms of this Lease Deed (f) which prevents the Lessee from putting up construction in the Said Land.



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12.2. COMPLIANCE WITH APPLICABLE LAWS- Subject to approval from the competent authorities as per Clause 3.1 of this Agreement, the Lessors represent that as of the date of entry into the Lease Deed (and such representation to be repeated as of the Lease Commencement Date), that there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable laws.

12.3. NO DUES: Non-agricultural taxes, municipal taxes, electricity and water charges and all other outgoings in respect of the Said Land up to the date of execution of the Lease Deed have been properly remitted and there are no dues as on the Effective date.

12.4. NO MORTGAGE OR ENCUMBRANCE:

12.4.1. The Lessors affirm and represent that the Schedule Property has not been mortgaged to any other person and no other person/s has any right, title or interest of whatsoever nature in the Schedule Property. There are no other encumbrances, charges, mortgages, liens and/or other interests or deeds, whether to sell, lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the Schedule Property.

12.4.2. In the event the Lessors intend to take a loan for any purpose whatsoever by mortgaging the Schedule Property, and/ or by of creating any encumbrance on the Schedule Property in any manner whatsoever, the Lessors shall be liable to comply the below mentioned conditions:

a. The Lessors shall be entitled to avail the loan facility, however the Lessors shall obtain prior written consent from the Lessee prior to taking such a loan;

b. The installment to be paid for such a loan, per month, shall not in any manner exceed the Rent payable by the Lessee to the Lessors for the said period.

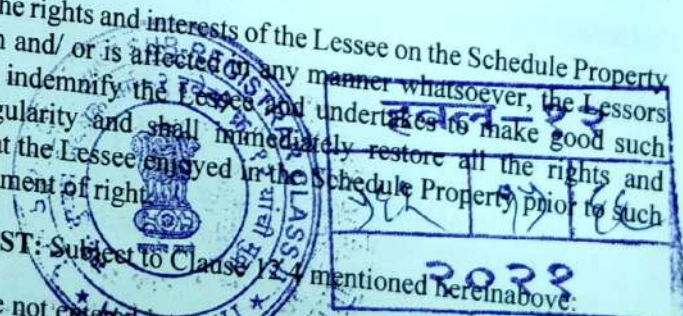
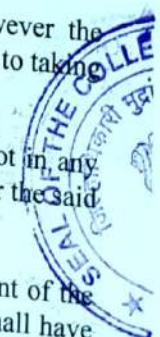
c. In the event of any default on the part of the Lessors in payment of the loan installment and repayment of the loan itself, the Lessee shall have the right but not the obligation to pay such an installment directly to the Lender and the Lessee shall be entitled to make appropriate deductions to the Rent payable to the Lessor.

d. The interest of the Lessee, in the Schedule Property shall in no way be affected as a result of the said loan and the rights of the Lessee on the Schedule Property shall not be extinguished at any point in time, as a result of the said loan.

e. In the event the rights and interests of the Lessee on the Schedule Property is in question and/ or is affected in any manner whatsoever, the Lessors undertake to indemnify the Lessee and undertake to make good such default/ irregularity and shall immediately restore all the rights and privileges that the Lessee enjoyed in the Schedule Property prior to such an extinguishment of right.

12.5. NO PRIOR INTEREST: Subject to Clause 12.4 mentioned hereinabove.

12.5.1. The Lessors have not entered into any other agreement or created any other interest over the Said Land that in any manner whatsoever affects the terms of this Lease Deed or the rights of the Lessee hereunder; and



12.5.2. In particular no person has any such right, title or interest that in any manner whatsoever may affect the lease or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.

12.6. NO LITIGATION: There are no existing, threatened or pending litigation in respect of the Said Land that in any manner whatsoever affects the purpose of this Lease or the occupation, use and enjoyment of the Said Land by the Lessee on the terms of this Lease Deed.

13. LESSEE'S REPRESENTATIONS AND WARRANTIES

13.1. Compliance with laws - The Lessee hereby represents and warrants to the Lessors that the use of the Schedule Property by the Lessee for carrying on the operations is in accordance with the applicable law, rules, and regulations and only for the purpose of running the School.

14. LESSOR'S OBLIGATIONS

All of the below shall become applicable from the Lease Commencement Date.

14.1. Payment of Taxes: During the Term of the Lease, the Lessors shall bear and pay all the past, present and future taxes whether existing or enhanced, the non-agricultural taxes, rates and cesses payable to the State of Maharashtra and/or any other government authority with regard to the land, and shall hold the Lessee harmless and shall indemnify the Lessee with respect to any default by the Lessors in this regard. The Lessee shall pay on its due date the property taxes to concern competent authority with respect to building alone.



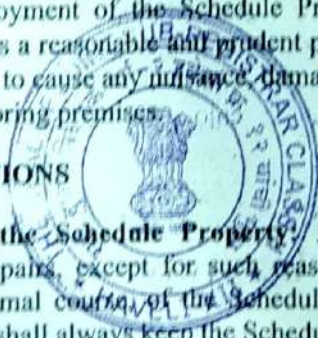
14.2. Co-operation: The Lessors shall co-operate with the Lessee by executing all necessary documents and doing such acts, deeds and things, entirely at the cost and expenses of the lessee, to procure any specific governmental or statutory approvals, permissions or consents that may be required for the purpose of running School in the Schedule Property.

14.3. Access: The Lessee's access to the Schedule Property, including all points of ingress and egress shall not, at any time from the Effective Date and during the Lease Term, be blocked or impeded by the Lessor, their employees, officers, agents, associates or visitors, provided the Lessee performs all the terms and conditions of this Lease Deed. The Lessors security personnel or other employees/officers shall not impede any of the Lessee's officers, employees, agents, associates, visitors or representatives from entering the Schedule Property and the Lessee shall not claim any right, title or interest in the Schedule Property other than the rights conferred upon it under this Agreement.

14.4. No disturbance: The Lessors shall ensure that Lessors or any person directly or indirectly related to it shall not, under any circumstances, disturb the Lessee's possession and enjoyment of the Schedule Property. The Lessee will use the Schedule Property as a reasonable and prudent person would use its own premises in such a way as not to cause any nuisance, damage, disturbance to the occupiers or users of any neighboring premises.

15. LESSEE'S OBLIGATIONS

15.1. Maintenance of the Schedule Property: All internal and external major maintenance and repairs, except for such reasonable wear and tear as may be expected in the normal course of the Schedule Property shall be borne by the Lessee. The Lessee shall always keep the Schedule Property in good repair.



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15.2. Inspection by the Lessor: The Lessors or his representatives may periodically inspect the Schedule Property at reasonable times, as may be required. The Lessors shall give 48 (forty eight) hours of notice in writing to the Lessee of its intention to inspect the Schedule Property and such inspection shall as far as possible be carried out without affecting the Lessee's Operations.

15.3. Use for Operations: The Lessee shall use the Schedule Property only for the purposes stated in Clause 6 of this Lease Deed. Further, the Lessee shall be solely responsible for obtaining all necessary approvals, registrations, and permissions for establishing and operating a School in the Schedule Property. The Lessee shall have the right to construct or install any equipment, building, gadgets and other fittings and fixtures subject to the rules and regulations of PMRDA and/or any other local bodies (present and/or future). The Lessee shall not violate any rules and regulation, direction of any government authority.

15.4. Sub lease: The Schedule Property shall be used/ occupied only by the Lessee. The Lessee shall, be entitled to grant sub-lease(s) or enter into arrangements of the nature of leave and license in respect of the whole or any portion of the Schedule Property after obtaining prior permission from the Lessor, subject to however ensuring proper payment of the Rents to the Lessors in the manner agreed to and stipulated hereinabove. If the Lessee accepts any deposits or advances, they alone shall however be responsible for refund of the same to their sub-lessees / licensees / transferees and the Lessors shall have no responsibility or liabilities in that behalf. In any event the Schedule Property shall always be used for the purpose of running and managing a school and for purposes incidental and ancillary thereto and shall not be used for any other purpose. The Lessee shall comply with the terms and conditions of this lease and shall at all times be responsible for and liable to the Lessors for acts and omissions of such licensee or sub-lessee and the term of such sub-lease shall not exceed the term of this Lease Agreement.

15.5. The Lessee shall not be entitled to mortgage the School building or the schedule Property for the purposes of availing loan without the prior written consent of the Lessor.

15.6. Payment of charges: Post the Lease Commencement Date, the Lessee shall pay the electricity and water charges in respect of the Schedule Property, as per consumption, as per the bills raised by the concerned statutory authority in accordance with the meter reading as per the separate meter installed for the Schedule Property.

15.7. Compliance with laws: The Lessee shall not do or permit to be done in the Schedule Property any act contrary to any applicable law, rule or regulation for the time being in force or which will in any way attract any civil or criminal or tortuous liability.

16. LESSEE'S RIGHTS

16.1. Peaceful Possession: The Lessee shall, subject to complying with its obligations under the Lease Deed be entitled to quiet and peaceful possession and enjoyment on a 24/7 basis of the Schedule Property and all easements, rights and advantages appurtenant thereto, including the common areas such as entrances, passageways, elevators, stairways, and the terrace space and parking area forming part of the Leased Premises, during the period of the Lease, shall be free from any interference, objections, evictions, claims, interruptions and demands whatsoever, by the Lessors or any government authority or any person claiming through, under or in trust for the Lessor.



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16.2. Installation of furniture, fittings: The Lessee shall be entitled at its cost to install furniture, fixtures, false ceilings, wooden and other partitions, fittings, CCTV Cameras, machines or equipment of any size, dimension or capacity, electrical and communication appliances including without limitation electricity generators, air conditioners, as per its requirements, for the School.

16.3. Minor Repairs: The Lessee shall be entitled to carry out minor repairs i.e., additions, alterations and replacements for the day to day functioning of electrical, water supply, sewerage, fittings and fixtures and other amenities in the Schedule Property at its cost.

16.4. Lessors' failure to comply with its obligations: If the Lessors fail to comply with its obligations under this Agreement, the Lessee may after due notice in writing to the Lessor, pay, discharge and carry out the same and the Lessee shall be entitled to set off the same from the Rent payable to the Lessors under these presents or recover the same otherwise.

16.5. Return of possession and Security Deposit: Subject to Clause 11 of this Agreement, it is expressly agreed to between the Parties that the Lessee shall be required to formally hand over possession of the Schedule Property to the Lessors on termination of the Lease. The Lessors shall simultaneously hand over the Security Deposit and unless the same is proportionately or entirely adjusted against lease Rents or other payments due and payable by the Lessee subject to prior written intimation to the Lessee.

16.6. Vacation of Scheduled Premises: Subject to Clause 10.5 upon the expiry or earlier termination of the Lease and at the time of vacating the Leased Premises, the Lessee shall be entitled to remove and take away, at its option, all or any of its machinery, equipment, fittings, fixtures, and all movables etc., as may have been installed or attached or bought in the Schedule Property by the Lessee from time to time, without causing any damage to the Schedule Property, normal wear and tear excepted. The Lessee will handover possession to the Lessors with constructed buildings, trees, gardens, any other fixtures that are of a permanent nature and appurtenant to the land on the Schedule Property. The Lessors shall not be obliged to pay any compensation to the Lessee for such constructions or improvement on the ground subject to clause 10.5 herein.

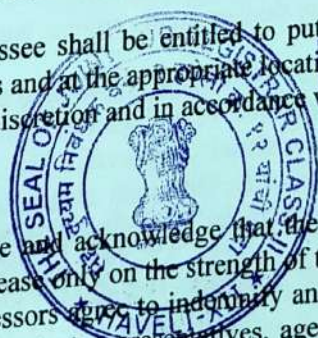
16.7. Communication Equipment: The Lessee shall be at liberty to install necessary communication equipment in the Schedule Property at its cost for conducting its operations during the tenure of the Lease in accordance with applicable laws

16.8. Signboards: The Lessee shall be entitled to put-up and display signboards of appropriate dimensions and at the appropriate locations in the Schedule Property as it deems fit at its sole discretion and in accordance with law.

17. INDEMNITY

17.1. The Lessors recognize and acknowledge that the Lessee has agreed to take the Lease Deed and the Lessors agree to indemnify and hold harmless the Lessee, its employees, officers, directors, representatives, agents, servants and visitors from any and all losses, claims and expenses (including attorney-client expenses) that they may suffer on account of any representations in this Lease Deed.

17.2. The Lessee recognizes and acknowledges that the Lessors have agreed to grant the Lease of the Said Land lease only on the strength of the representations made in this Lease Deed and the Lessee agrees to indemnify and hold harmless the Lessors from



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any and all losses, claims and expenses (including attorney client expenses), that they may suffer on account of any representations in this Lease Deed.

18. FORCE MAJEURE:

18.1. Neither party shall be held liable or responsible to the other party nor be deemed to have defaulted under or breached this Lease Deed for failure or delay in fulfilling or performing any term of this Lease Deed to the extent, and for so long as, such failure or delay is caused by or results from causes beyond the reasonable control of the affected party including but not limited to:

- a) fire, flood, explosion, act of God;
- b) war (whether declared or not), hostilities, invasion, acts of foreign enemies, extensive military mobilization; civil war, riot, rebellion and revolution, military or usurped power, insurrection, acts of terrorism, sabotage or piracy;
- c) act of any government authority whether lawful or unlawful, compliance with any law or governmental order, expropriation, seizure of works, requisition, nationalization, Government rule/order directing closure of schools and/or temporary suspension of operations of schools, change and/or introduction of fee regulation laws;
- d) plague, epidemic, pandemic, natural disaster, extreme natural event, extreme weather event, nuclear, chemical or biological contamination;
- e) general labour disturbance such as boycott, strike and lock-out, go-slow, occupation of factories and premises, shortages of material;
- f) or any other act which beyond the control of either of the parties which prevents either of the Parties from performing their obligations under this Lease Deed.

(Hereinafter called "Force Majeure Event")

18.2. The Party claiming a Force Majeure Event shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments.

18.3. If a Party is unable wholly or in part to perform on time as required any obligation under this Lease Deed by reason of the occurrence of a Force Majeure Event (as defined above in Clause 18.1), that obligation shall be suspended, without liability, till such time the party's ability to perform is affected by the Force Majeure Event. Any such suspended obligation shall remain suspended for so long as the Force Majeure Event preventing the performance continues, and upon cessation of such condition, the affected party shall promptly resume performance hereunder.

18.4. If there is any material adverse change which affects the activities of the Lessee and which results in suspension of obligations under the Lease Deed, due to revocation of any Governmental Approval, any rule/order passed by any government or statutory authority, then such suspension or non-compliance of the obligations shall not amount to an event under which this Lease Deed can be terminated.

19. NO TENANCY RIGHTS

19.1. Nothing contained herein shall be construed as creating any right, interest, easement, tenancy or sub tenancy in favour of the Lessee upon or over Said Land or transferring any interest therein in favour of the Lessee other than the permissive right of use hereby granted. It is further agreed and understood by the Parties that this Lease Deed shall be a mere Lease Deed and there is no intention on the part of either Party to create a tenancy of the Said Land in favour of Lessee and the Lessee

expressly assure, represents and confirms to the Lessors that the Lessee has no intention of claiming and shall not at any time claim any tenancy right in the Said Land. It is agreed that by these presents the Lessee does not acquire any right, title and /or interest in the Said Land in any manner whatsoever and would occupy the Said Land for the purposes mentioned in Clause 6 only.

20. NOTICES

20.1. Any notice or other information/document required or authorized by this Agreement to be given shall be given in writing, in English and by:

1.1.1. delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given);

1.1.2. sending it by a nationally recognized courier or by registered post;

1.1.3. sending it by facsimile transmission, e-mail or comparable means of communication; or

1.1.4. to the relevant Parties at the addresses referred to in this Agreement.

20.2. Any notice or information given by post / courier in the manner provided under this Clause which is not returned to the sender as undelivered shall be deemed to have been given on the second day after the envelope containing it was so posted. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

Any notice or information sent by facsimile transmission, e-mail or comparable means of communication shall be deemed to have been duly sent on the date of transmission, provided that a confirming copy of it is sent to the relevant Parties at the addresses within 24 hours after transmission.

20.3. The address and other details of the Parties for the purpose of communication, unless otherwise notified in writing to the other Parties shall be:

If to the Lessor:

Attention: Mr. Aditya Ghule

Address: Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307

Telephone: 9860577901/9356944112

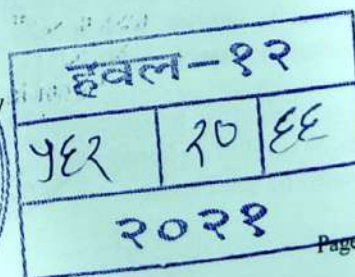
If to the Lessee:

Attention: Mr. Livinus Fernandes

Address: Institute of Learning and Education, 503, Sudhama Niwas, 16th Road, Khar West, Mumbai- 400052

Telephone: +91-9619918344

21. ARBITRATION AND GOVERNING LAW



21.1. The Parties agree that in case of any dispute or difference arising between the Parties in respect of this Lease, the Parties shall try to resolve the dispute in peaceful and amicable manner. In the event the Parties are unable to resolve their dispute in an amicable manner, the Parties shall refer the matter to Arbitration under the Arbitration and Conciliation Act, 1996 and/ or any other prevailing law for the time being in force. The Arbitration proceeding shall be conducted by an Arbitral Tribunal comprising of One (1) Arbitrator to be appointed by both Parties. The seat of the Arbitration shall be Pune, Maharashtra and the language of Arbitration shall be English. The decision of the Arbitrator shall be binding on the Lessors and the Lessee. The expenses relating to arbitration proceedings shall be shared equally between the parties.

21.2. The laws of India shall be applicable to the Parties to all disputes arising out of this Lease Deed. Subject to the provision with regard to dispute resolution above, Courts in Pune, Maharashtra shall have exclusive jurisdiction with respect to all matters arising out of this Lease Deed.

22. MISCELLANEOUS

22.1. The Lessors shall not be responsible or liable in any manner whatsoever for any injury or damage, penalty which may be caused to the Lessee, it's employees, agents and representatives, nor shall the Lessors be responsible or liable in any manner whatsoever for any theft, damage, or destruction, belongings, articles, things of the Lessee, it's employees, agents or representatives that may be kept or lying in the Schedule Property, by fire, leakages or from any other cause(s) whatsoever or for illegal use of the said property.

22.2. The Lessors shall not be entitled to transfer, sell or alienate any portion or all of the Schedule Property in any manner whatsoever without prior written consent of the Lessee. In any event, the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Agreement.

22.3. No forbearance, indulgence, relaxation or inaction by any Party at any time to require performance of any of the provisions of this Lease Deed shall in any way affect, diminish or prejudice the right of that Party to require performance of that provision. Any waiver or acquiescence by any Party of any breach of any of the provisions of this Lease Deed shall not be construed as a waiver or acquiescence of any right under or arising out of this Lease Deed or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Lease Deed.

22.4. The Parties agree that the covenants, obligations and restrictions in this Lease Deed are reasonable in all circumstances. If any provision of this Lease Deed is held to be illegal, invalid, or unenforceable under any present or future law, (i) such provision shall be fully severable; (ii) this Lease Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Lease Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there shall be added a legal valid and enforceable provision as similar in terms and effect to such illegal, invalid or unenforceable provision as may be possible.

22.5. No modification or amendment to this Lease Deed and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by the Parties.

22.6. This Lease Deed (including all the schedules and annexures hereto) constitutes the entire understanding and agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral between the Parties.

22.7. That the cost of stamp duty and registration charges and other incidental expenses in connection with execution and registration of this Lease Deed shall be borne equally by both the Parties.

22.8. This Lease Deed and all rights and duties hereunder shall inure to the benefit of, and be binding upon, the Lessors and the Lessee and their respective personal representatives, administrators, executors, successors and assigns.

23. EQUITABLE REMEDIES

23.1. The Parties acknowledge that in the event of a breach of the provisions of this Agreement, damages alone may not be a sufficient remedy and, therefore, each Party shall be entitled to seek all equitable remedies, including injunctive relief and specific performance of this Agreement.

23.2. No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at Law, in equity, by statute or otherwise, and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at Law, in equity, by statute or otherwise. The election of any one or more of such remedies by any of the Parties shall not constitute a waiver by such Party of the right to pursue any other available remedy.



24. ASSIGNMENT

Neither Party shall not assign, subcontract or otherwise transfer any of its rights or obligations under this Agreement, without the prior written consent of the other Party; any assignment, transfer for subcontracting in violation of this provision shall be deemed to be invalid.

25. NO THIRD PARTIES BENEFICIARIES

This Agreement is not intended to create any rights in any person or entity who is not a party to this agreement, and no such rights are created hereunder.

26. ENTIRE AGREEMENT

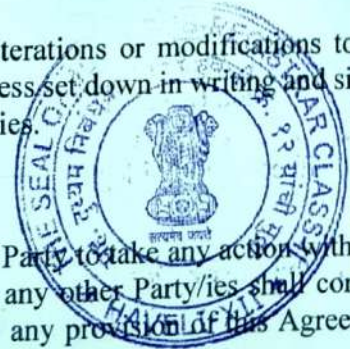
This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and commitments, whether oral or in writing, between the Parties with respect to the subject matter hereof.

27. AMENDMENTS

No changes, alterations or modifications to this Agreement shall be binding on either Party unless set down in writing and signed by the authorized representatives of both the Parties.

28. WAIVERS

No failure by a Party to take any action with respect to a breach of this Agreement or a default by any other Party/ies shall constitute a waiver of the former Party's right to enforce any provision of this Agreement or to take action with respect to



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such breach or default or any subsequent breach or default. Waiver by any Party of any breach or failure to comply with any provision of this Agreement by a Party shall not be construed as, or constitute, a continuing waiver of such provision, or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

29. RELATIONSHIP OF PARTIES

This Agreement will not establish a partnership, agency or joint venture between the Lessors and the Lessee.

30. SEVERABILITY

If any provision of this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision that is valid and enforceable and most nearly gives effect to the original intent of the invalid / unenforceable provision, it being intended that all of the rights and privileges of the parties hereto shall be enforceable to the fullest extent permitted by Law.

31. COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

32. LEASE DEED dated _____

The Parties have entered into a Lease Deed dated 12th JAN 21 registered before sub registrar Haveli No. 12 bearing doc no 559/21 ("First Lease Deed") in respect of part area of S. No 91/2. This Lease Deed shall be coterminous with the First Lease Deed at all times, and any breach of the Lock-in Period of this Lease Deed shall constitute a breach of Lock-in Period of the First Lease Deed also and vice versa.



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29/1/23



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IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HAND TO THIS WRITING THE DAY MONTH AND YEAR FIRST SET OUT HEREINABOVE

For Lessors:

Lessors	Lessor No.1	Lessor No.2	Lessor No. 3	Lessor No.4
Signature:				
Name:	Rajiv S. Ghule	Acharya R. Ghule	Vijaya R. Ghule	Sar. R. Ghule
Title:				
Date:				



For Lessee: Institute of Learning and Education

Signature:

Name: Mr. Rajeev Singh

Title: Authorised Signatory

Date:



In the witness of:

Signature:	Signature:
Name: Sandosh Shinde	Name: P. A. Madhane
Date: Kondhwa BK Ph 8	Date: Kondhwa BK Ph 8



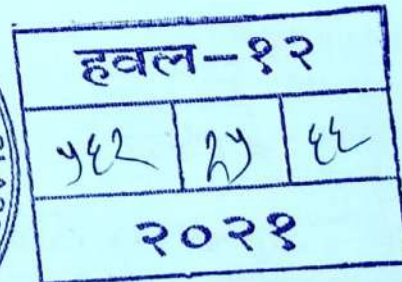
हवल-१२

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SCHEDULE I
LAND OWNED BY LESSOR

Total Area of Land	12000 sq mts or 129168 sqft
Land given on lease by the Lessor to Lessee	7819.46 sq mts or 84168 sqft
Survey No.	Survey No. 91/2 and S. No 91/3
Situated at	Sr no.91/2 and 91/3, behind Kumar meadows, Manjari Bk, Pune. 412 307
Boundaries	North - Adj. S. No. 97 East - S.No. 91 Part West - S.No. 91 Part South - Internal Road

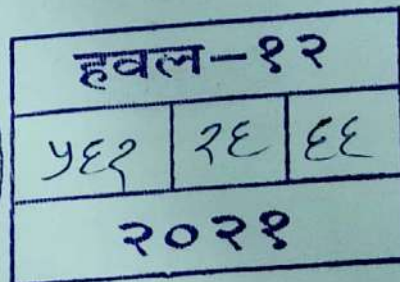
*The area of land will be calculated based on the joint measurement to be undertaken by the Parties at the time of handover.



SCHEDULE II**RENT**

The Rent payable by the Lessee for the Schedule Property shall be paid from the Rent Commencement Date and shall be in the following manner:

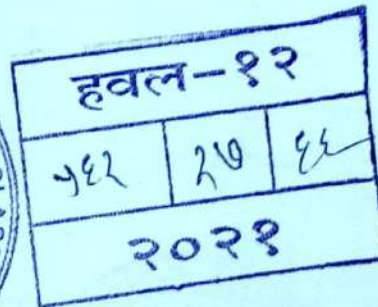
<i>Academic Year</i>	<i>Area of land taken</i>	<i>Rent Per year</i>
1	21042	Rs. 25,25,040
2	42084	Rs. 50,50,080
3	84168	Rs. 1,13,12,179
4	84168	Rs. 1,13,12,179
5	84168	Rs. 1,13,12,179
6	84168	Rs. 1,26,69,641
7	84168	Rs. 1,26,69,641
8	84168	Rs. 1,26,69,641
9	84168	Rs. 1,41,89,998
10	84168	Rs. 1,41,89,998
11	84168	Rs. 1,41,89,998
12	84168	Rs. 1,58,92,797
13	84168	Rs. 1,58,92,797
14	84168	Rs. 1,58,92,797
15	84168	Rs. 1,77,99,933
16	84168	Rs. 1,77,99,933
17	84168	Rs. 1,77,99,933
18	84168	Rs. 1,99,35,925
19	84168	Rs. 1,99,35,925
20	84168	Rs. 1,99,35,925
21	84168	Rs. 2,23,28,236
22	84168	Rs. 2,23,28,236
23	84168	Rs. 2,23,28,236
24	84168	Rs. 2,50,07,624
25	84168	Rs. 2,50,07,624
26	84168	Rs. 2,50,07,624
27	84168	Rs. 2,80,08,539
28	84168	Rs. 2,80,08,539
29	84168	Rs. 2,80,08,539



SCHEDULE III

SCHEDULE OF SECURITY DEPOSIT

Sr.No.	Stages	Deposit Amount
1	Paid on __ August 2020 by way of NEFT Transfer bearing UTR No. _____	522720
2	Upon execution and registration of this Lease Deed	4704480
3	Upon handover of physical possession of land after completing the scope of work as provided in Clause 4.2	5227200
	Total	10454400



अहवाल दिनांक : 07/10/2020



महाराष्ट्र शासन

गाव नमूना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७।

गाव :- मांजरी बु. (250000)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 91/2

भू-धारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.मी. अ) लागवड योग्य क्षेत्र जिरायत 0.86.00 ब) पोट-खराब क्षेत्र (लागवड अयोग्य) घने (अ) घने (ब) एकक पो.ख. 0.00.00 एकक क्षेत्र 0.86.00 अ.व. आकारणी 1.08 जुडी किंवा विशेष आकारणी	16323	राजीव शिवाजीराव पुते	0.86.00	1.08		(33823)	कुळाचे नाव व खड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 33823 व दिनांक 07/10/2020
जने फेरफार क्र. (4005) (4908) (14738) (18624) (19708)							सोमा आणि भूमापन चिन्हे

गाव नमूना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- मांजरी बु. (250000)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 91/2

वर्ष	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा			
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	श्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित					पिकांचे नाव	जल सिंचित	अजल सिंचित
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		हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी	हे.आर. ची.मी		हे.आर. ची.मी		

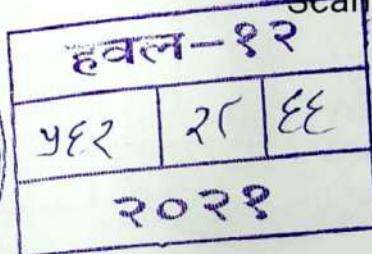
"या प्रमाणित प्रतीसाठी फी म्हणून रु५/- रुपये मिळाने"
दिनांक :- 15/10/2020
सांकेतिक क्रमांक :- 2725000703122500001020201405

(गाव :- मिरिंद हिरानान रोडी)
तलाठी साह्या :- मांजरी बु.ता :- हवेली जि :- पुणे

तलाठी
मांजरी-मांजरी बु.।।
ता.हवेली,जि.पुणे

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15-Oct-20



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अहवाल दिनांक : 07/10/2020



महाराष्ट्र शासन

गाव नमना सात (अधिकार अभिलेख पत्रक)
 | महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 3,4,5 आणि 6 |

गाव :- मांजरी बु. (250000)
 भूमापन क्रमांक व उपविभाग : 91/3
 भू-धारणा पध्दती : भोगवटादार वर्ग - 1

तालुका :- हवेली

जिल्हा :- पुणे

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	शेताचे स्थानिक नाव	कुळ, खंड व इतर अधिकार
होबाचे एकक हे.आर.चौ.मी. अ) लागवड योग्य क्षेत्र जिराफत 0.86.00 भागावत एकूण ला.चौ. 0.86.00	16523	राजिव शिवाजीराव धुले	0.86.00	1.08		(33823)	कुळाचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक 33823 व दिनांक 07/10/2020	
ब) पीट-सराब क्षेत्र (लागवड अयोग्य) बन (अ) बन (ब) एकूण पो.ख. 0.00.00 एकूण क्षेत्र 0.86.00 अ-च) आकारणी 1.08 जडी किंवा विशेष आकारणी								
जमीन फेरफार क्र (4005) (4908) (14738) (18624) (19708)								
							सीमा आणि भूमापन चिन्हे	

गाव नमना बारा (पिकांची नोंदवही)
 | महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 29 |

गाव :- मांजरी बु. (250000)
 अमापन क्रमांक व उपविभाग : 91/3

तालुका :- हवेली

जिल्हा :- पुणे

वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	पिकाखालील क्षेत्राचा तपशील						निर्भेळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचना साधने
			मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
			जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	हे.आर. चौ.मी

"या प्रमाणित प्रतीसाठी फी म्हणून 14/- रुपये मिळाले."
 दिनांक :- 15/10/2020
 सांकेतिक क्रमांक :- 2725000703122500001020201406

(नाव :- मिलिंद हिरालाल सैठे)
 तलाठी साक्षात :- मांजरी बु.ता :- हवेली जि :- पुणे

तलाठी
 मोजे-मांजरी बु.।।
 ता.हवेली, जि.पुणे

<https://mahaferfarpune.enlightcloud.com/DDM/PgHtml712>

15-Oct-20



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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

20/43

महाराजा सयाजीराव गायकवाड उद्योग भवन,
सर्वे नंबर १५२-१५३, औंध, पुणे - ४११०६७
ई - मेल आयडी : zonecertificatepmrda@gmail.com

जावक क्रमांक पीएमआरडीए / झोन प्रमाणपत्र क्रमांक ZC-0000-HA-19-O-11100 दिनांक : 11/11/2020

प्रती,

avinash annasaheb patil
nanavati happy homes, 05, 132/b, university road pune

विषय : स नं. / ग नं. 91, मौजे मांजरी बु., तालुका हवेली, जिल्हा पुणे

संदर्भ : आपला दिनांक 09/11/2020 रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे मांजरी बु., तालुका हवेली, जिल्हा पुणे

येथील स नं. / ग नं. 91 हि जागा शेती व नाविकास या विभागात समाविष्ट आहे .



Digitally Signed By : Shweta Arun Patil
Date : 11-11-2020 12:56:15
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

टिप : सदर दाखला डिजीटल स्वाक्षरीचा असून तीन महिन्यांसाठी वैध आहे.



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GRN	MH004078003201415E	BARCODE					Date	25/11/2014-13:53:57	25.1
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Non-Judicial Customer-Direct Payment			PAN No. (If Applicable)					
	Sale of Non Judicial Stamps IGR Rest of Maha								
Office Name	HVL6_HAVELI 6 JOINT SUB REGISTRAR			Full Name	MR RAJIV SHIVAJIRAO GHULE				
Location	PUNE								
Year	2014-2015 One Time			Fiat/Block No.	00				
Account Head Details		Amount In Rs.	Premises/Building						
0030046401	Sale of NonJudicial Stamp		500.00	Road/Street	00				
			Area/Locality	MANAJRI PUNE					
			Town/City/District						
			PIN	4	1	2	3	0 7	
			PANZ--PN=MRS VIJAYA RAJIV GHULE-CA*						
			Amount In	Five Hundred Rupees Only					
Total			500.00	Words					
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN	REF No.	02003942014112500489	27248625		
				Date	25/11/2014-13:55:37				
Cheque/DD No				Bank-Branch	BANK OF BARODA				
Name of Bank				Scroll No. , Date	Not Verified with Scroll				
Name of Branch									



Mobile No. : Not Available

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6/11714

पावती

Original/Duplicate

Wednesday, November 26, 2014

नोंदणी क्र.: 39म

4:24 PM

Regn.: 39M

पावती क्र.: 13162 दिनांक: 26/11/2014

गावाचे नाव: मांजरी बुद्रुक

दस्तऐवजाचा अनुक्रमांक: हवल6-11714-2014

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: श्री राजीव शिवाजीराव भुले

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 740.00

पृष्ठांची संख्या: 37

एकूण: रु. 840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 4:36 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-6

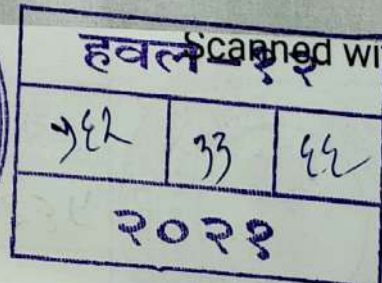
वाजार मुल्य: रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

मोबदला: श्री. दुय्यम निबंधक (वर्ग-२)
हवेली, क्र. ६, पुणे.

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 740/-



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AND WHEREAS We are PARTY OF THE FIRST PART unable to look after the said property due to our busy schedule and also other purpose also .Therefore, PARTY OF THE FIRST PART hereby appoint, nominate and constitute to PARTY OF THE SECOND PART as our true and lawful attorney and in fact in law to be present and to do all acts on behalf of them and in relation to do all or any of the following acts, deed, things & matters in respect of the said property with powers and authorities with powers and authorities herein under contained.

NOW KNOW ALL MEN AND THESE PRESENTS WITNESS THAT :-

We above named, MRS.VIJAYA RAJIV GHULE ,MISS.SAI RAJIV GHULE and MR.ADITYA RAJIV GHULE do hereby appoints, nominate and constitute MR.RAJEEV SHIVAJIRAO GHULE, Age about- 60 years, Occ.- Business& Agriculturist, R/at - Krushn adeep,Manjari Farm,Manjari,Tal.Haveli,Dist.Pune to be our true and lawful attorney (Hereinafter for brevity's sake referred to as "THE SAID ATTORNEY") in fact and at law for me and to represent me to do all or any of the under mentioned acts, deeds, matters and things in relation to the said flat property & assets and to exercise the following powers and authorities that is to say



1)To get the building plans prepared or revised from an architect or engineer or licensed surveyor duly appointed for and on our behalf for the development of the proposed building or otherwise on the said property more particularly described in the Schedule hereunder and to present the same before the Authorities, Collector, etc., for obtaining permissions in connection with the Schedule property and also to agree to such alteration or amendments and / or additions in the proposed building plans as may be agreed between him and authorities of Collector and/or other concerned Authorities,

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हवेली ६
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**POWER OF ATTORNEY
(IRREVOCABLE)**

This **POWER OF ATTORNEY** is made and executed at Pune on 26th Day of November in the year 2014.

BETWEEN

1) **MRS. VIJAYA RAJIV GHULE**

Age - 51 Years, Occu. - Housewife

2) **MISS. SAI RAJIV GHULE**

Age - 31 Years, Occu. - Self employed,

3) **MR. ADITYA RAJIV GHULE**

Age - 28 Years, Occu. - Business & Agriculturist,

All-R/at - Krushnadeep, Manjari Farm,

Manjari, Tal. Haveli, Dist. Pune

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

AND

MR. RAJIV SHIVAJIRAO GHULE

Age - 60 Years, Occu. - Business & Agriculturist,

R/at - Krushnadeep, Manjari Farm,

Manjari, Tal. Haveli, Dist. Pune

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

WHEREAS in relation **MR. RAJIV SHIVAJIRAO GHULE** is the husband of **MRS. VIJAYA RAJIV GHULE** and father of **MISS. SAI RAJIV GHULE** and **MR. ADITYA RAJIV GHULE** **PARTY OF THE FIRST PART** is a owner and occupier the said property which is mention in below schedule. **PARTY OF THE FIRST PART** have absolute, clean and clear title and every right and interest in the said land and also have every right to alienate the same as per her /his /wishes & requirement,



हवेल-१२		
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8) To file, defend, withdraw and compromise suit, proceedings, before any court of law, tribunals, in respect of the schedule property;

9) To withdraw and receive documents from any court or from opposite party, office, authority or any person either in execution of any decree or otherwise and do all acts, as may be necessary in any such case.

10) To develop the property in accordance with the Development Control Rules or as is permissible by law. To sub divide the property or cause the property to be sub divided and alienated in any manner and / or amalgamate their entire property or any part thereof with any adjoining plot.

11) To do all other things requisite or proper for obtaining any other permissions or consent, whatsoever required from any prescribed authority for construction of building on the said property.

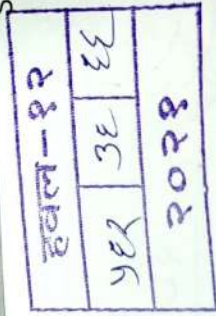
12) To sign and execute all deeds, instruments and any assurances which our said Attorney shall consider necessary to enter into such covenants as may be fully and effectually for conveying the said property fully or in smaller portion as I could myself in favor of any person's and to file to due, discharge receipt for and on my behalf.

13) To appear for and on my behalf before any registering authority for the registration and execution of any documents and to sign and execute the same on our behalf.

14) To make submissions and representations before the local authorities central and / or state government in respect of the said property in order to obtain at requisite permissions, release and sanction of all or any nature or kind relating to the said property.



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2) To appoint Architects, Engineers licensed surveyors, for the purpose of getting building or buildings or otherwise on the said property more particularly described in the schedule herein under and for the said purpose to issue letter of authority, letter of engagement or other authorization in favor of the concerned architect, engineer or licensed surveyor as also to authorize them to represent me before the concerned authority for seeking addition/ amendments to such plans.

3) To make requisite representations before the Competent Authority Pune Urban etc requisite building permissions for the development of the said property and transfer thereof.

4) To make requisite representations before the Collector of Pune for obtaining NA permissions and in that respect to do other things that our Attorney deem necessary.

5) To apply to and obtain quotas of steel, cement or other controlled building materials for the said venture from the prescribed authorities, to receive the quotas sanctioned to transport them to the site of works on exclusive responsibility.

6) To sell, dispose, assign, transfer, and/ or alienate in any manner whatsoever all and singular the said property in and to the sub-plots, undivided portions / constructed portions of units etc. constructed / developed upon the said property, with me as consenting parties. To assign, transfer, sale, etc. to any other party, firm of institution by way of this power of attorney without consent of the first part.

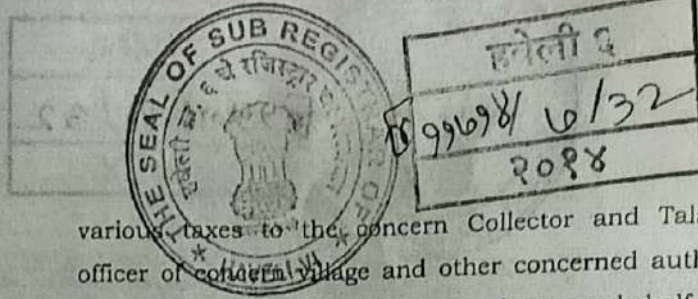
7) To appoint on my behalf such Accountants, Advocates and other professionals as the said attorney shall deem fit and proper for all concern work & to pay their remuneration to them to terminate their service at any time as he deem fit & proper. To appoint authorize person as and when necessary.



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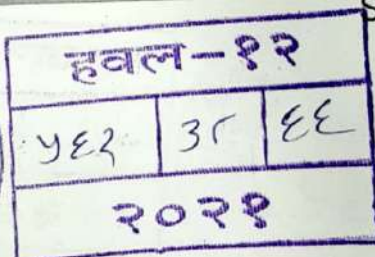


various taxes to the concern Collector and Talathi/village officer of concern village and other concerned authorities. To make representation my name and on my behalf before the concern Municipal Corporation or its Assessor and Collector of Rates and Taxes or any of the subordinate officers or before the Competent authority and concern Tahsildar and Village Talathi in relation to assessment of the said property.

21) To file a application along with all legal required papers, affidavit, indemnity bond, declaration, undertakings and other required acts in the / before the concern authority, where the said/concerned property is situated.

22) To appear in my behalf & to represent my interest before the Income Tax, Wealth Tax, Gift Tax and or other Taxing authorities in respect of my Income Tax, Wealth Tax, Gift Tax etc. as also any tribunal or court of law. And also to sign on my behalf Tax, Wealth Tax, Gift Tax returns and submit the same on my behalf to the respective authorities. To execute, declare and affirm on my behalf all the applications, documents, declarations, as may be necessary for the purposes of all the law of the land in respect of the said property and for all the securities including my all transactions. To file a appeals and references as the my attorney may be advised & as he may deem fit and proper against the any order and decision of the Income Tax, Wealth Tax, Gift Tax authorities in respect of my financial assets and assessment proceedings. And also to compromise the same or settle with the said authorities.

23) To receive from any court or any officer thereof or from any person, firm or body corporate amount due and payable to me on any accounts whatsoever. Including under any deed of mortgage or deed of charge or any other instruments in respect of such investment or otherwise howsoever. To give sign & execute all papers receipts release & discharge for the same. To do all other act, deed & things which may be necessary to be



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हवेली ६
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15) To represent me as owner in the formation of a cooperative society / limited company / condominium of apartment holders as the case may be of the buyers of the units constructed upon the said property and in that respect make all submissions, applications, undertakings and declarations requisite to all and / or Competent Authority ULC in respect thereof.

16) To apply for all permissions and sanctions whatsoever that may be required pertaining to the said property from any concerned authority pertaining to water, drainage, road, NOC for due development of the said property and in that respect to sign all requisite papers, applications, declarations, etc.

17) To apply for and obtain NOC from the concerned authority for revision of area, increase of area, increase of FSI, TDR Certificate, realignment of boundaries, demarcation and survey and in that respect to sign all requisite papers, applications, declarations, amalgamation, road FSI, amenity space, paid FSI etc. To sell, dispose, assign, transfer—TDR & receive consideration for himself.

18) To deal with the MSEB and/ or any other concerned authority for all or any NOC pertaining to the said property to delegate all or any of the powers hereinabove mentioned as my attorney may deem fit.

19) To appoint any other person's as attorney holder as per the necessity as the present attorney holder thinks fit & proper.

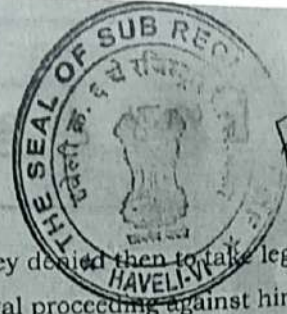
20) To look after & protect the said property from all respects. To pay all the taxes, payments and out goings whatsoever due & payable for or to become due & payable for or for account of my said property to the concern competent authority & to pay



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they decided then to take legal action against him/ them, to file a legal proceeding against him/ them & to complete the same

27) My power of attorney holder have also right to sell, gift the said property to prospective purchaser in as is where is basis or with some or any terms and conditions as he desire, to sign the agreement for sale or the sale deed of the said property & receive the consideration amount from prospective purchaser, to sign, to execute conveyance(s) and other documents and assurances in favors of the Purchaser or his/ her/ their nominee & to do all other acts, deeds, matters and things in relation thereto. To make correction deed any other documents, To appear and to present the any deed for registration before the concern or any Sub Registrar and others for Assurances or any other competent authority and lodged the document of conveyance or assurances for registration and to execute & to admit execution of the said deed (to do presentation, execution & admission in respect of the said property) as my said attorney shall feel necessary. To comply all requirements as regard the said transaction.



28) hereby further grant unto the said attorney full and absolute authority to substitute and appoint in her/ their place and on such terms as the said attorney shall think fit, one or more attorneys to exercise all or any of the powers and authorities hereby confirmed and to be a any such appointments from time to time and substitute & appoint any other any of such attorney/attorneys as the said attorney shall from time to time think fit and proper.

29) For any of above stated purposes to sign on my behalf, to execute document(s) as the attorney may think fit & proper and generally, to do and perform all acts, deeds and things and matters necessary and convenient for all or any purposes aforesaid for giving full effect to the authorities given heretofore

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done for rendered these present valid and effectual to all intends and purpose according to law and custom of law.

24) To borrow any sum of money on such terms and with or without securities as attorney may think fit & proper for any of such purpose. To pledge, hypothecate or charge or concur in pledging hypothecating or charging with the said property to or in favor of any respectable bank or banks, any other financial institution, any personal for such consideration. Subject to such conditions as the attorney may think fit & proper & for that purpose to sign, seal, execute & deliver all necessary instruments and deeds of mortgage, charge, hypothecation, pledge, lien, & other legal documents & to receive the consideration amount from the said institutions.

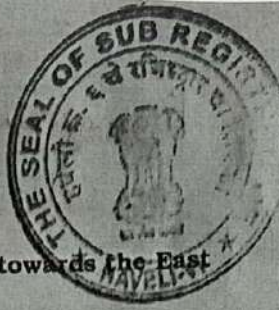
25) To apply & to obtain the required permissions under any acts in connection with the sale of the said property if required with prospective purchaser & to do all act deeds & things in connection therewith. To correspond with the authorities under the any act in regard to all or any matter was pertaining to the said property or any portion pertaining to the said property or portion thereof. And as also make the various representations, to file an appeal, revision, reviews, reference against the any order, direction and or instructions given to and or issued by the authorities under the acts in respect of the said property or any portion or portion thereof.

26) To use and utilize the said property for any legal purpose which my power of attorney think fits and proper and the decision taken by the him is / will binding upon me. My power of attorney holder has also right to lease out the said property with feasible terms & condition to the concerned person(s), to fix the monthly license fee with the licensee or any other person, to execute the agreement(s) with him, to sign the agreement. To terminate the agreement, to acknowledge the same, to get it vacated the same from the concern person, if



हवल-१२
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On or towards the East : By the land of S.No.42 And Odha
On or towards the South : By the land of S.No.43/4
On or towards the West : By the land of S.No.45
On or towards the North : By the land of S.No.43/2

(DESCRIPTION OF THE LAND PROPERTY OF MISS.SAI RAJIV GHULE)

A) All that piece and parcel of landed property bearing Survey No. 77/1G admeasuring 00H.32Ares + Potkharaba land 00H01Are total admeasuring 00H33Ares,assessed at Rs. 1.41 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli , District Pune, and the same bounded as follows:-

On or towards the East : By the land of S.No.77/1
On or towards the South : By the land of S.No.75
On or towards the West : By the land of S.No.77/2
On or towards the North : By the Pune-Solapur Road

B) All that piece and parcel of landed property bearing Survey No. 91/6 ,total admeasuring 00H.86Ares,assessed at Rs. 1.06 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli , District Pune, and the same bounded as follows:-

On or towards the East : By the land of S.No.90
On or towards the South : By the land of S.No.91/7
On or towards the West : By the land of S.No.92
On or towards the North : By the land of S.No.91/5



हवल-१२
५६२ ४२ ६६
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हवेली ६
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२०१४

content as fully effectual as I would in person for necessary compliance/performance of all work & or things.

30) I hereby assured that my power of attorney holder has right to do the work or exercised the above power & authority independently and it is binding upon me & if required I will execute necessary writing for the same.

31) I hereby agree to ratify and confirm whatsoever the said attorney shall done in respect of the said property & securities by virtue of these presents and I hereby declare that the same shall be binding on me, my legal representative, heirs, assignees, executors, P.O.A. Holders etc.

32) My Power of Attorney holders have right to execute the document and other necessary act, deed and things and the document executed by any one of them is binding upon me. My Power of Attorney holders have also right to execute any legal documents with the prospective purchaser in respect of the said property. This Power of Attorney shall remain binding to all my legal heirs, executors and administrators.

SCHEDULE

(DESCRIPTION OF THE LAND PROPERTY OF)MRS.VIJAYA RAJIV GHULE AND MISS.SAI RAJIV GHULE)

All that piece and parcel of landed property bearing Survey No. 43/3 total admeasuring 01H.14.70Ares, assessed at Rs. 2.74 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-



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हवल-१२		
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limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-

- On or towards the East** : By the remaining land of S.No.77/1
- On or towards the South** : By the remaining land of S.No.77/1/B+C
- On or towards the West** : By the remaining land of S.No.77/1/B+C
- On or towards the North** : By the Pune-Solapur Road

B) All that piece and parcel of landed property admeasuring area 1826.91 Sq.Mtrs out of bearing Survey No. 77/1/C+D total admeasuring 00H.24Ares, assessed at Rs. 1.00 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-

- On or towards the East** : By land of S.No.77/1/B+C/D
- On or towards the South** : By Krushi Utpanna Rajar Samiti
- On or towards the West** : By Krushi Utpanna Rajar Samiti
- On or towards the North** : By Pune - Solapur Road



IN WITNESS WHEREOF THIS DEED HAS BEEN EXECUTED AND SIGNED HEREUNDER BY THE PARTIES ON THE AFORESAID DATE AT PUNE.

1)	MRS.VIJAYA RAJIV GHULE			<i>Vijaya Ghule</i>
----	------------------------	--	--	---------------------

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हवल-१२

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C) All that piece and parcel of landed property bearing **Survey No. 91/7**, total admeasuring **00H.85Ares**, assessed at **Rs. 1.06 Paise**, lying, being and situate at revenue village **Manjari Bk.**, Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-

On or towards the East : By the land of S.No.90

On or towards the South : By the land of S.No.89

On or towards the West : By the land of S.No.92/4

On or towards the North : By the land of S.No.91/6

D) All that piece and parcel of landed property bearing **Survey No. 92/3**, admeasuring **00H.86Ares + Potkharaba land 00H02Are** total admeasuring **00H.88Ares**, assessed at **Rs. 1.56 Paise**, lying, being and situate at revenue village **Manjari Bk.**, Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-

On or towards the East : By the land of S.No.92/4

On or towards the South : By the land of S.No.79

On or towards the West : By the land of S.No.92/2

On or towards the North : By the land of S.No.96



(DESCRIPTION OF THE LAND PROPERTY OF MR.ADITYA RAJIV GHULE AND MISS.SAI RAJIV GHULE)

A) All that piece and parcel of landed property bearing **Survey No. 77/1/B+C/1**, admeasuring **00H.39Ares + Potkharaba land 00H01Are** total admeasuring **00H.40Ares**, assessed at **Rs. 1.62 Paise**, lying, being and situate at revenue village **Manjari Bk.**, Tal. Haveli, Dist. Pune and within the revenue



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हवल-१२		
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हवेली ६
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 २०१४

४३/५३

Ghule

आयकर विभाग
 INCOME TAX DEPARTMENT
 GHULE RAJIV SHIVAJIRAO
 SHIVAJIRAO GHULE
 19/01/1954
 Permanent Account Number
 ABPPG7404F

भारत सरकार
 GOVT. OF INDIA




Ghule

आयकर विभाग
 INCOME TAX DEPARTMENT
 VIJAYA RAJIV GHULE
 FATTESING NARSINGHRAO THOPE
 30/04/1969
 Permanent Account Number
 ACUPG5549G

भारत सरकार
 GOVT. OF INDIA





Sai. R. Ghule

आयकर विभाग
 INCOME TAX DEPARTMENT
 SAI GHULE
 RAJEEV SHIVAJI GHULE
 25/05/1983
 Permanent Account Number
 ATTPG3039B

भारत सरकार
 GOVT. OF INDIA

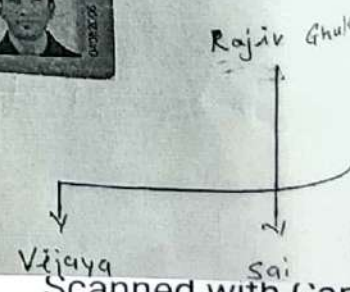



Ghule

आयकर विभाग
 INCOME TAX DEPARTMENT
 ADITYA RAJIV GHULE
 RAJIV SHIVAJIRAO GHULE
 08/08/1986
 Permanent Account Number
 AKHPG1973H

भारत सरकार
 GOVT. OF INDIA





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हवल-१२
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हवेली ६
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 २०१४

2)	MISS.SAI RAJIV GHULE			<i>Sai. R. Ghule</i>
3)	MR.ADITYA RAJIV GHULE			<i>Aditya Ghule</i>
	MR.RAJIV SHIVAJIRAO GHULE			<i>Rajiv Ghule</i>



WITNESSES:

1. Sign : *Kamthe*
 Name : Kamthe Sanjay Lakshman
 Address : Manshi Farm more-wasri
Hawali, Pune.

2. Sign : *Salman*
 Name : Salman Sikandar Tamboli
 Address : Loni Kalbhori.



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83/43

6/11714

बुधवार 26 नोव्हेंबर 2014 4:25 म.नं.

दस्त गोथवारा भाग-1

हवलठ

दस्त क्रमांक: 11714/2014

दस्त क्रमांक: हवलठ 11714/2014

28132

बाजार मुल्य: रु. 01/-

गोथवारा: रु. 00/-

भरलेले मुद्रांक मुल्य: रु.500/-

दु. ति. व्ह. दु. ति. हवलठ बांधे कार्यालय

पावली: 13162

पावली दिनांक: 26/11/2014

म. क्र. 11714 वर ति. 26-11-2014

सादरकरवाराचे नाव: श्री राजीव सिबाजीराव बुधे

वेळी 4:15 म.नं. बा. बुधवार केला.

नोंदणी फी रु. 100.00

दस्त हाताळणी फी रु. 740.00

पृष्ठांची संख्या: 37

एकूण: 840.00

दस्त हवाल कार्यालयची नसली

मह दुपय विवेक, हवेली-6

मह दुपय विवेक, हवेली-6

दस्ताचा प्रकार: कुमबुधवारपत्र



दस्ताचा प्रकार: कुमबुधवारपत्र

11/2014 04 : 15 : 24 PM ची वेळ: (सादरकरण)

11/2014 04 : 16 : 46 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी क्रमांक ११०८ अंतर्गत असलेल्या राजकुमबुधवारपत्र नोंदणीस बाबत केलेला आहे. दस्तऐवज संपुर्ण मजदुर, निव्वयक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता, संपुर्णपणे बांधिल्याची खात्रीत इतर निव्वयक व अनुभवाकार हे संपुर्णपणे जबाबदार राहतील

लिहून देणार

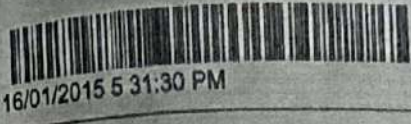
लिहून देणार

Shule

Signature



हवल-१२
५६२ ४८ ६६
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दस्त गोपवारा भाग-2

हवल6
दस्त क्रमांक:11714/2014

दस्त क्रमांक:हवल6/11714/2014
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

3232

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	ध्यायचित्र	अंगठ्याचा ठसा
1	नाम: श्री आदित्य राजीव पुणे पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: -	कुलमुखत्यार देणार वय :-28 स्वाक्षरी:-		

Signature

वरील दस्तऐवज करून देणार तपाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 3 वी वेळ: 16 / 01 / 2015 05 : 23 : 10 PM

ओळख:-
सदर इत्यव दुय्यव निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पत्रकाराचे नाव व पत्ता	ध्यायचित्र	अंगठ्याचा ठसा
1	नाम: चंकील वैभव रामदास धायगुडे पाटील वय: 35 पत्ता: इडपसर पुणे पिन कोड: 411028		

Signature
स्वाक्षरी

खालील पत्रकाराची कबुली उपलब्ध आहे.



पत्रकाराचे नाव व पत्ता
श्री राजीव शिवाजीराव पुणे
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे, रोड नं: -, महाराष्ट्र, पुणे.
कसबा राजीव पुणे
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे, रोड नं: -, महाराष्ट्र, पुणे.
सुनील राजीव पुणे
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे, रोड नं: -, महाराष्ट्र, पुणे.

प्रमाणित करण्यात येते की, महिला नंबराचे पुस्तकाचे
सदर दस्तावेज एकूण 32 पाने 9908 नंबरी नोंदविला.
आहेत

सह दुय्यव निबंधक, हवेली-6

EPayment Details.

डु. नि. हवेली क्र. 6, पुणे

सह-दुय्यव निबंधक हवेली-6
दिनांक: 9/1/2015

क्र. 1	Epayment Number MH0040780032014155	Defacement Number 0002489850201415
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11714 /2015

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.
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दस्त गोपवारा भाग-2

हवल6

दस्त क्रमांक:11714/2014

30/32

दस्त क्रमांक :हवल6/11714/2014
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री राजीव शिवाजीराव धुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-51 स्वाक्षरी:		
2	नाव:श्री विजया राजीव धुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:		
3	नाव:कु सई राजीव धुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-31 स्वाक्षरी:		

बरीन दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

सदर इसम दुप्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:बकील वैद्यब रामदास धायगुडे पाटील वय:35 पत्ता:हडपसर पुणे पिन कोड:411028		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता	अंगठ्याचा ठसा
1	श्री आदित्य राजीव धुले प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मांजरी फार्म ता हवेली जि पुणे , रोड नं: -, महाराष्ट्र, पुणे.	



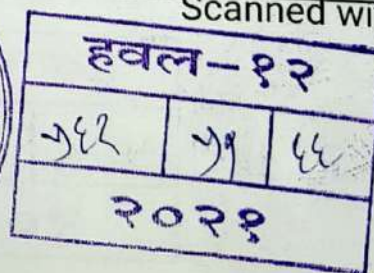
सह दुप्यम निबंधक, हवेली-6

EPayment Details.

Sl. No. 1 Epayment Number

Defacement Number

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सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मुल्यांकन
अहवाल प्रपत्राचा नमूना

84/43

प्रकरण क्र 477 /2020

दिनांक:- 1 / 120

सादर:-

विषय:- मुल्यांकन अहवाल.

मौजे 'मंजरी बु.' स.नं/गट नं 91/2 व 91/3

1. दिनांक:- 2 / 12 / 2020 अर्ज व त्यासोबतचा दस्तऐवज मसुदा कृपया अवलोकनार्थ सादर.

2. अभिनिर्णय प्रकरणी दस्ताऐवजानुसार उपलब्ध माहिती:-

1. लिहून देणार- श्री. राजीव शिवाजीराव धुळे

2. लिहून घेणार- स्ट्रिक्ट्युट ऑफ रजिजि अँड (ज्युकेशन

3. दुय्यम निबंधक कार्यक्षेत्राचे नाव:- 1 ते 27 श्री राजीव शि

4. दस्ताचा प्रकार:- लिजडीड

5. दस्त निष्पादित असल्यास निष्पादनाचा दिनांक:- नाही.

6. मिळकतीचा प्रकार:-

7. दस्त मिळकतीचे वर्णन तपशिल:- पुणे मनपा हद्दीतील गाव

मौजे- हवेली ता. हवेली मौजे मंजरी बु.

8. दस्तातील एकूण क्षेत्रफळ:- 7819.46 चौमी

1. दिनांक:- 1 / 12 / 2020

2. अभिनिर्णय प्रकरणी उपलब्ध माहिती

9. पक्षकारामध्ये ठरविण्यात आलेला दस्तातील मोबदला-

I बांधीव क्षेत्र -

II अनामत रक्कम - 1,04,54,000/- मुदत वर्ष/महिने - 29 वर्षे

III रोख रक्कम -

10. सन 2020-2021 चे बाजारमूल्य दर तक्त्यानुसार - (दि. 12/9/2020 पासून अंमलबजावणी)

मूल्य विभाग क्र 11.4 मूल्य दर जमीन रु 17290/- प्रति चौ.मी.

बांधकाम दर - 26620/- प्रति चौ.मी. सदनिका दर - प्रति चौ.मी.

कार्यालय दर - प्रति चौ.मी. दुकान दर - प्रति चौ.मी.

11. विकास योजना / प्रादेशिक योजना सदयस्थिती शेती/नाविकास

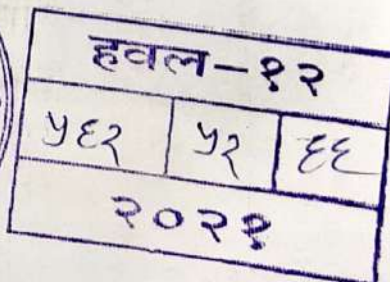
सदर मिळकत विक्र 63.1 (नाविकास विभाज)

उध्ये सभाविवध असून सदर दस्ताचे अवलोकन करात।

सदर जागा विकसनासाठी लिज डिड करणेक येा

वाहे त्यामुळे विक्र 11.4 (बिनशेती सभावियता

असलेल्या जामिनी) चे दर प्रस्तावित करणेक येत अहे



12. बाजारमूल्य दर तक्त्यातील दरानुसार व अमलबजावणी सूचना क्र. 16(ब) च्या अनुषंगाने येणारे मूल्यांकन -
भोगवटा-प्रमाणपत्र (मनपा-पुणे)-दि.

i) स.न 91/3 — 3401.24 चौमी
ii) स.न 91/2 — 4420.96 चौमी
7822.20 चौमी

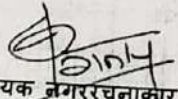
i) स.न 91/3 - 3401.24 चौमी
(500+1350+1121) × 17290
= 5,13,68,590 ✓

ii) स.न 91/2 - 4420.96 चौमी
= (500+1350+1936.768) × 17290
= 6,54,73,218 ✓

① + ② = 11,68,41,808 ✓


समजा रु. 11,68,42,000 ✓

वर नमूद केलेनुसार बाजारमूल्य म्हणून (रु. 11,68,42,000) ग्राह्य धरणे योग्य वाटते. निर्णय व आदेशार्थ सादर.


सहाय्यक नगररचनाकार




सह जिल्हा निबंधक वर्ग-2


सह जिल्हा निबंधक वर्ग-1
तथा मुद्रांक जिल्हाधिकारी पुणे शहर, पुणे.
व आदेशार्थ सादर.



हवल-१२		
५६२	५३	६६
२०२१		

अंतिम आदेश

सह जिल्हा निबंधक (वर्ग-1) मुद्रांक जिल्हाधिकारी, पुणे(शहर) यांचे कार्यालय
5, फायनान्स रोड, शासकिय छायाचित्र नोंदणी कार्यालय इमारत, पुणे-411001.
(020-26050637)

जा.क्र./पुणे शहर/अभि.प्र.क्र.477/20/9762/2020

दिनांक 31/12/2020

विषय :- अभिनिर्णय प्र.क.477/2020.

संदर्भ :- श्री. आदित्य राजीव घुले, कृष्णदीप बंगलो, पुणे-सोलापुर रोड, मांजरी बु., पुणे-412307
यांचा या कार्यालयास दि.02/12/2020 रोजीचा अभिनिर्णय अर्ज.

आदेश

ज्याअर्थी श्री. आदित्य राजीव घुले, कृष्णदीप बंगलो, पुणे-सोलापुर रोड, मांजरी बु., पुणे-412307. यांनी संदर्भित अर्जांन्वये या कार्यालयात दि. 02/12/2020 रोजी लिजडीड या शिर्षकाचा दस्तऐवज अभिनिर्णयासाठी सादर केलेला आहे. अभिनिर्णय फी रु.100/- ई-चलनाव्दारे जी.आर.एन. क्र. MH007675316202021P दि. 01/12/2020 रोजी शासन जमा करण्यात आलेली आहे.

ज्याअर्थी सदरचा सादर केलेला लिजडीड दस्तऐवज हा निष्पादित केलेला नाही. सादर केलेल्या दस्तऐवजामध्ये **लेसॉर/फर्स्ट पार्ट** - श्री. राजीव शिवाजीराव घुले व इतर **लेसी/सेकंड पार्ट** - इन्स्टिट्यूट ऑफ लर्निंग अँड एज्युकेशन तर्फे अधिकृत स्वाक्षरीकार श्री. राजीव सिंह यांचेमध्ये निष्पादित होणार आहे.

दस्तातील मिळकत वर्णन.- पुणे जिल्हा परिषद हद्दीतील गांव मौजे मांजरी बुद्रुक, कुमार मिडोजच्या बाजूला येथील मिळकत यांसी सर्व्हे नं.91/2, सर्व्हे नं.91/3 यांसी एकुण क्षेत्र 12000 चौ.मी. म्हणजेच 129168 चौ.फुट पैकी 7819.46 चौ.मी. म्हणजेच 84168 चौ.फुट हि जमीन मिळकत हा दस्ताचा विषय आहे.

भाडेपट्टा कालावधी - 29 वर्ष.**डिपॉझिट फ्री रिफंडेबल सिक््युरिटी डिपॉझिट - रु. 1,04,54,400/-**

अभिनिर्णय प्रकरणासोबत सादर केलेली कागदपत्रे - 1) अभिनिर्णय अर्ज 2) प्रतिज्ञापत्र 3) अभिनिर्णय अनिलॉईन अर्ज टोकन 4) अभिनिर्णय फि चलन प्रत 5) दस्तऐवजाचा मसुदा 6) सातबारा उतारा 7) पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण यांचेकडील झोनदाखला 8) कुलमुखत्यारपत्र दस्ताची प्रत व इत्यादी कागदपत्रे प्रकरणासोबत जोडलेली आहे.

मुल्यांकन - या कार्यालयातील सहाय्यक नगररचनाकार यांनी सदर मिळकतीचे रक्कम रु. 11,68,42,000/- इतके मुल्यांकन निश्चीत केलेले आहे.

मुद्रांक शुल्क.- प्रस्तुत लिज डीडच्या दस्तऐवजात मुल्यांकन रक्कम रु. 11,68,42,000/- इतके निश्चित करण्यात आले असून सदरचा लिज डीड 29 वर्ष असून यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 36 (iii) सह 25 व नुसार एकूण मुल्यांकांच्या 50% रक्कम रु. 5,84,21,000/- यावर 5% प्रमाणे रु. 29,21,100/- इतके मुद्रांक शुल्क भरणे आवश्यक आहे.

वरील विवेचनावरून मी श्री. अनिल आरखे मुद्रांक जिल्हाधिकारी पुणे शहर महाराष्ट्र मुद्रांक अधिनियमान्वये कलम 53 अ च्या अधिन सहन खालील आदेश देत आहे.



आदेश - १२		
५६२	५४	६६
कलम 53 अ च्या अधिन सहन आदेशापारीत		
२०२१		

- उक्त दस्तऐवजास महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53 अ च्या अधिन सहन आदेशापारीत करण्यात येत आहे.
- महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 28 मध्ये नमुद केल्या प्रमाणे मुद्रांक शुल्क /मुल्यांकन आकरणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्यांचा परिणाम होईल असे प्रतिफल सर्व तथ्य व परिस्थिती याबाबी संलेखात पुर्णपणे खरे पणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्रा व्दारे खात्री करून दिलेली आहे. कलम 28 चे तरतुदी संबंधी अर्जदार यांनी अनुपाल न केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करण्याचे अधिन राहून आदेश देत आहेत.

3. प्रस्तुत लिज डीडच्या दस्तऐवजात मुल्यांकन रक्कम रु. 11,68,42,000/- इतके निश्चित करण्यात आले असून सदरचा लिज डीड 29 वर्षे असून यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 36 (iii) सह 25 व नुसार एकूण मुल्यांकनांच्या 50% रक्कम रु. 5,84,21,000/- यावर 5% प्रमाणे रु. 29,21,100/- इतके मुद्रांक शुल्क शासन जमा झालेनंतर सदर अधिनियमातील कलम 32 (2) खाली प्रमाणित करण्यात येईल.

4. मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. का.5 / अभिनिर्णय / प्र. क्र. 27/12/ 804/12 दि. 23/08/2012 च्या आदेशान्वये हे प्रमाणपत्र " महाराष्ट्र मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे.

5. प्रस्तुत प्रकरण मुद्रांक शुल्क संबंधित आहे उर्वरीत कायदेशीर अथवा वेकायदेशीर बाबीशी संबंध येत नाही.



(अनिल पारखे)
सह जिल्हा निबंधक वर्ग-1 तथा
मुद्रांक जिल्हाधिकारी, पुणे शहर.

प्रत :- 1. श्री. आदित्य राजीव घुले, कृष्णादीप बंगलो, पुणे-सोलापुर रोड, मांजरी बु., पुणे-412307.
2. दुय्यम निबंधक हवेली क्रं.1 ते 27 पुणे.

2/- आपणास कळविणेत येते की, आपण उक्त आदेशातील मिळकतीचे वर्णन व आपणाकडे नोंदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकतीचे वर्णन बरोबर असल्याची खात्री करून नोंदणी अधिनियम 1908 च्या अधिनियमातील तरतूदी नुसार दस्त नोंदणीची कार्यवाही करावी.



हवेल-१२		
५६३	५६	६६
२०२३		

THE INSTITUTE OF LEARNING AND EDUCATION TRUST

503, Sudhama Niwas, 16th Road, Khar West, Mumbai – 400052 Tel No:- 022-26051276

MINUTES OF THE MEETING OF TRUSTEES OF THE INSTITUTE OF LEARNING AND EDUCATION HELD ON MONDAY 16TH OF NOVEMBER, 2020 AT 11.30 AM AT THE REGISTERED OFFICE OF THE TRUST AT 503, SUDHAMA NIWAS, 16TH ROAD, KHAR WEST MUMBAI-400052.

AUTHORISATION TO MR. RAJEEV SINGH TO SIGN LEASE DEED FOR THE PROPERTY SITUATED IN PUNE.

The Chairman apprised the Trustees that the Trust shall entered into a Lease Deed with Mr. Rajiv Shivajirao Ghule, Mr. Aditya Rajiv Ghule, Mr. Vijaya Rajiv Ghule and Mr. Sai Rajiv Ghule (Collectively referred to as "Lessors") to take on lease the property bearing Survey No.91/2, 91/3 behind Kumar meadows, Manjari Bk, Pune 412307 ("Property") for the purpose of developing and constructing a school building on the said property for running a CBSE school under the name of Orchids, The International School.

The Chairman placed draft of the Lease Deed before the Trustees and stated that the Trust shall authorize Mr. Rajeev Singh (Authorised Signatory) to sign and execute Lease Deed with the Lessor on behalf of the Trust and also sign such other necessary letters, documents, deeds and agreements, etc as may be require, in this regard.

He further stated that Mr. Rajeev Singh shall appear before the sub- registrar or such other appropriate statutory authority, in Pune for registration of the said Lease Deed and to make, sign, execute, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

After due deliberations the trustees passed the following resolution unanimously in this regard:

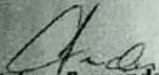
RESOLVED THAT consent of the trustees be and is hereby accorded to the Trust to enter into a Lease Deed with Mr. Rajiv Shivajirao Ghule, Mr. Aditya Rajiv Ghule, Mr. Vijaya Rajiv Ghule and Mr. Sai Rajiv Ghule ("Lessors") to take on lease the property bearing Survey No.91/2, 91/3 behind Kumar meadows, Manjari Bk, Pune 412307 ("Property") for the purpose of developing and constructing a school building on the said property for running a CBSE school under the name of Orchids, The International School.

FURTHER RESOLVED THAT draft of the Lease Deed be and is hereby approved by the trustees and Mr. Rajeev Singh be and is hereby authorized to sign and execute Lease Deed with the Lessor on behalf of the Trust and such other necessary letters, documents, deeds and agreements, etc as may be require, in this regard.

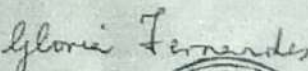
FURTHER RESOLVED THAT Mr. Rajeev Singh be and is hereby authorized to appear before the sub- registrar or such other appropriate statutory authority, in Pune for registration of the said Lease Deed and to make, sign, execute, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

CERTIFIED TRUE COPY

For Institute of Learning and Education


Livinus Fernandes
Trustee




Gloria Fernandes
Trustee



हवल-१२		
५६३	५७	६६
२०२१		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADTT2061R



नाम / Name
THE INSTITUTE OF LEARNING
AND EDUCATION

निगमन / गठन की तारीख
Date of Incorporation / Formation
13/11/2017

13/11/2017

Handwritten signature



हवल-१२		
५६२	५८	६६
२०२१		



भारत सरकार
Government of India



विजया राजीव घुले
Vijaya Rajiv Ghule
जन्म वर्ष / Year of Birth : 1963
स्त्री / Female



6633 9589 7744

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता : कृष्णादीप बंगला, पुणे सोलापूर
रोड, सागर इन् हॉटेल समोर, मांजरी बु,
शेवालवाडी, मांजरी फार्म, पुणे, हवेली,
महाराष्ट्र, 412307

Address: Krishnadeep Bunglow, Pune
Solapur road, Opp Sagar Inn Hotel, Manjri
Bk, Shewalwadi, Manjari Farm, Pune,
Haveli, Maharashtra, 412307

6633 9589 7744

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIJAYA RAJIV GHULE

FATTESING NARSINGHRAO THOPTÉ

30/04/1963
Permanent Account Number
ACUPG5549G



Ghule
Signature

28012010



हवेली-१२		
५६२	६०	६६
२०२१		

Ghule

भारत सरकार
GOVERNMENT OF INDIA



अदित्य राजीव घुले
Aditya Rajiv Ghule
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male




9940 3068 9939


आधार – सामान्य माणसाचा अधिकार


भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पत्ता कृष्णदीप, पुणे सोलापूर रोड, सागर
इन् हॉटेल समोर, मांजरी बु., शेवालवाडी,
मांजरी फार्म, पुणे, हवेली, महाराष्ट्र,
412307

Address: Krishnadeep, Pune
Solapur Road, opp Sagar Inn
Hotel, Manjri Bk, Shewalwadi,
Manjari Farm, Pune, Haveli,
Maharashtra, 412307


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1800 180 1947


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P.O. Box No. 1947,
Bengaluru-560 091

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ADITYA RAJIV GHULE
RAJIV SHIVAJIRAO GHULE

08/06/1986
Permanent Account Number
AKHPG1973H


Signature



Rajiv Ghule



हवल-१२		
५६२	६१	६६
२०२१		



भारत सरकार
GOVERNMENT OF INDIA



सई राजीव घुले
Sai Rajeev Ghule

जन्म वर्ष / Year of Birth : 1983
स्त्री / Female



7401 8917 5253

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता कृष्णदीप बंगला, पुणे सोलापूर रोड,
सागर इन् हॉटेल समोर, मांजरी बु,
शेवालवाडी, मांजरी फार्म, पुणे, हवेली,
महाराष्ट्र, 412307

Address: Krishnadeep Bunglow,
Pune Solapur road, Opp Sagar
Inn Hotel, Manjri Bk, Shewalwadi,
Manjari Farm, Pune, Haveli,
Maharashtra, 412307



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAI GHULE



RAJEEV SHIVAJI GHULE

25/05/1983

Permanent Account Number

ATTPG3033B

Sai . R. Ghule

Signature



18032010

Sai . R. Ghule



हवेल-१२		
५६२	६२	६६
२०२१		



भारत सरकार
GOVERNMENT OF INDIA



राजीव शिवाजीराव घुले
Rajiv Shivajirao Ghule

जन्म वर्ष / Year of Birth : 1954
पुरुष / Male



8764 8520 6866

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता कृष्णदीप, पुणे सोलापूर रोड, सागर
इन् हॉटेल समोर, मांजरी बु., शेवाळवाडी,
मांजरी फार्म, पुणे, हवेली, महाराष्ट्र,
412307

Address: Krishnadeep, Pune
Solapur Road, opp Sagar Inn
Hotel, Manjri Bk, Shewalwadi,
Manjari Farm, Pune, Haveli,
Maharashtra, 412307

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GHULE RAJIV SHIVAJIRAO
SHIVAJIRAO GHULE

29/01/1954
Permanent Account Number
ABFPG7104F



Signature



हवल-१२		
५६२	६३	६६
२०२१		



नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये Greater Mumbai Region Mumbai येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव The Institute of Learning and Education

सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक E-33956
Mr. Livinus Elegius Fernandes यांस प्रमाणपत्र दिले.



७. ०३.२०१८ रोजी माझ्या सहीनिशी दिले.

M. S. Kulkarni
२३.३.१८
सही सु. स. काबळे
सहायक धर्मादाय आयुक्त (५)
सार्वजनिक नोंदणी कार्यालय
बृहन्मुंबई विभाग, मुंबई



हवल-१२		
५६२	६४	६६
२०२१		

330/562
मंगळवार, 12 जानेवारी 2021 1:05 म.नं.

दस्त गोपवारा भाग-1

हवल 12 १५/११
दस्त क्रमांक: 562/2021

दस्त क्रमांक: हवल 12 /562/2021

बाजार मूल्य: रु. 5,84,21,000/- मोबदला: रु. 1,04,54,400/-

भरलेले मुद्रांक शुल्क: रु.29,21,200/-

दु. नि. सह. दु. नि. हवल 12 यांचे कार्यालयात

अ. क्र. 562 वर दि. 12-01-2021

रोजी 1:02 म.नं. वा. हजर केला.

पावती: 587

पावती दिनांक: 12/01/2021

सादरकरणाचे नाव: इन्स्टिट्यूट ऑफ लर्निंग अँड एजुकेशन तर्फे
अधिकृत स्वाधरीकरिता राजीव सिंग - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण: 31500.00

दस्त हजर करणाऱ्याची सही:

सह मुख्यम निबंधक, हवेली-12

सह मुख्यम निबंधक, हवेली-12

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 12 / 01 / 2021 01 : 02 : 47 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 12 / 01 / 2021 01 : 03 : 40 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी करायदा १९०८ अतर्गत असलेल्या भरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:
१)

लिहून घेणारे:
१)





दस्तावेज भाग-2

हवेल 12
दस्तावेज क्रमांक: 562/2021

12/01/2021 11:17:09 PM

दस्तावेज क्रमांक: हवेल 12/562/2021

दस्तावेजा प्रकार :- भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	वयाविवरण	श्रीवाचित्र	श्रीवाचित्राचा छटा
1	नाव: सई राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: ATTPG3033B	मालक वय :- 80 स्वाक्षरी:-			
2	नाव: अश्विनी राजीव घुले - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: AKHPG1973H	मालक वय :- 33 स्वाक्षरी:-			
3	नाव: विजया राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: ACUPG5549G	मालक वय :- 65 स्वाक्षरी:-			
4	नाव: इन्स्टिट्यूट ऑफ लॉनिंग अँड एजुकेशन तर्फे अधिकृत स्वाक्षरीकरिता राजीव सिंग - पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस नं. 503 नुदाम निवास 16 वा रोड खार वेस्ट मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन नंबर: AADTT2061R	भाडेकरू वय :- 40 स्वाक्षरी:-			
5	नाव: राजीव शिवाजीराव घुले पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: ABFPG7104F	मालक वय :- 95 स्वाक्षरी:-			

बरील दस्तावेज करून देणार तयारकीत भाडेपट्टा चा दस्तावेज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 12 / 01 / 2021 01 : 15 : 40 PM

श्रीवाचित्र:-
मदर इमम दुय्यम निबंधक यांच्या श्रीवाचित्राचे असून दस्तावेज करून देणा-यांना स्वकीशः श्रीवाचित्रात, व त्यांची श्रीवाचित्र पदवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	श्रीवाचित्र	श्रीवाचित्राचा छटा
1	नाव: श्रीवाचित्राचे मदन मगर - वय: 28 पत्ता: कोडवा व पुणे पिन कोड: 411048		

प्रमाणित करण्यात येते की,
या दस्तावेजमध्ये एकूण ६६
पाने आहेत.
पहिले नंबरचे पुस्तकाचे
५६२ नंबरी नोंदला.

शिक्रा क्र.4 ची वेळ: 12 / 01 / 2021 01 : 15 : 59 PM

मदर इमम निबंधक, हवेली-12

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	Amount	Mode	Transaction ID	Deface Date
1	ADITYA RAJIV GHULE	eChallan	10000502021011200619	100.00	SD	0004614345202021	12/01/2021
2		Certificate	MH009339664202021E	2921100	SD	202107450D	12/01/2021
3		DHC	1101202107450			352202021	12/01/2021
4		eChallan	MH00980517120				

(SD: Stamp Duty) [RF: Registration Fee] [DHC: Document Handling Charge]



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2. Get print immediately after registration.
For feedback, please write to us at feedback@spah@spah.gov.in

अभि. प्र. 476/2020.

02.58
Scan.

44e
2029.

330/559

पावती

Original/Duplicate

Tuesday, January 12, 2021

नोंदणी क्र.: 39म

1:01 PM

Regn.: 39M

पावती क्र.: 584 दिनांक: 12/01/2021

गावाचे नाव: मांजरी बुद्रुक

दस्तऐवजाचा अनुक्रमांक: हवल12-559-2021

दस्तऐवजाचा प्रकार : भाडेपट्टा

सादर करणाऱ्याचे नाव: इन्स्टिट्यूट ऑफ लर्निंग अँड एजुकेशन तर्फे अधिकृत स्वाक्षरीकरिता राजीव सिंग

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण:

रु. 31500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट, सूची-२ अंदाजे
1:20 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.55653000 /-

मोबदला रु.10454400/-

भरलेले मुद्रांक शुल्क : रु. 166६700/-

A. J. J.
सह दुय्यम निबंधक, हवेली-12

सह दुय्यम निबंधक
(वर्ग-२) हवेली-१२

1) देयकाचा प्रकार: DHC रक्कम: रु.1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1101202107598 दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009804343202021 दिनांक: 12/01/2021

बँकेचे नाव व पत्ता:

1/12/2021



13/01/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 12

दस्त क्रमांक : 559/2021

नोंदणी :

Regn:63m

गावाचे नाव : मांजरी बुद्रुक

(1) विलेखाचा प्रकार	भाडेपट्टा		
(2) मोबदला	10454400		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	55653000		
(4) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: , इतर माहिती: गांव मौजे मांजरी बु येथील स.नं.91/2 यांसी क्षेत्र 8600 चौ.मी. म्हणजेच 92569.6 चौ.फु. या पैकी क्षेत्र 4180.7 चौ.मी, म्हणजेच 45000 चौ.फु. हि मिळकत अभिनिर्णय केस क्र.476/2020 अन्वये मुद्रांक शुल्क वसूल) ((Survey Number : 91/2 ;)		
(5) क्षेत्रफळ	1) 0.4500 हेक्टर . आर		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- इन्स्टिट्यूट ऑफ लर्निंग अँड एजुकेशन तर्फे अधिकृत स्वाक्षरीकरिता राजीव सिंग वय:-46; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: ऑफिस नं.503 सुदाम निवास 16 वा रोड खार वेस्ट मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400052 पॅन नं:-AADTT2061R		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- राजीव शिवाजीराव घुले वय:-65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे , रोड नं:-, महाराष्ट्र, PUNE. पिन कोड:-412307 पॅन नं:-ABFPG7104F 2): नाव:- आदित्य राजीव घुले -- वय:-33; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे , रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-AKHPG1973H 3): नाव:- विजया राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले -- वय:-65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे , रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-.CJPG5549G 4): नाव:- सई राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले -- वय:-65; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे , रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-ATTPG3033B		
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2021		
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2021	मी नकल वाचली	दस्ता सोबतची नकल
(11) अनुक्रमांक, खंड व पृष्ठ	559/2021	रुजवात घेतली	श्री. <u>धुले</u> याना दिली.
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1669700	अस्सलवर हुकुम नकल	दिनांक 13/01/2021
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेरा			

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही

सह दुय्यम निबंधक वर्ग-२
हवेली क्र. १२, पुणेसह दुय्यम निबंधक वर्ग-२
हवेली क्र. १२, पुणे

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), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of the Market Value of Property) Rules, 1995.





CHALLAN
MTR Form Number-6



GRN	MH010028794202021E	BARCODE			Date	12/01/2021-11:41:35	Form ID	36		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	HVL12_HAVELI 12 JOINT SUB REGISTRAR			Full Name	ADITYA RAJIV GHULE					
Location	PUNE									
Year	2020-2021 One Time			Flat/Block No.	S NO 91/2					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Sale of NonJudicial Stamp		100.00	Road/Street	MANJARI BK					
				Area/Locality	PUNE					
				Town/City/District						
				PIN	4	1	2	3	0	7
				Remarks (If Any)	SecondPartyName=INSTITUTE OF LEARNING AND EDUCATION-					
				Amount In	One Hundred Rupees Only					
Total			100.00	Words						
Payment Details				FOR USE IN RECEIVING BANK						
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042021011290951	210123974727			
Cheque-DD Details				Bank Date	RBI Date	12/01/2021-11:42:16	Not Verified with RBI			
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 0000000000

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



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CHALLAN
MTR Form Number-6



GRN	MH009804343202021E	BARCODE			Date	06/01/2021-13:25:58	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee			TAX ID / TAN (If Any)				
	Ordinary Collections IGR			PAN No.(If Applicable)	ABFPG7104F			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	MR RAJIV SHIVAJIRAO GHULE			
Location	PUNE			Flat/Block No.	S NO 91/2			
Year	2020-2021 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street		MANJARI BK			
0030063301		30000.00	Area/Locality		PUNE			
			Town/City/District					
			PIN		4	1	2	3 0 7
			Remarks (If Any)					
			SecondPartyName=INSTITUTE OF LEARNING AND EDUCATION-					
			Amount In	Thirty Thousand Rupees Only				
Total	30,000.00		Words					
Payment Details	BANK OF BARODA			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	02003942021010600473	1226451431		
Cheque/DD No.			Bank Date	RBI Date	06/01/2021-13:28:18	Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF BARODA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office on . Not valid for unregistered document.

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे . नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही .



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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1101202107598	Date 11/01/2021
Received from R S GHULE, Mobile number 0000000000, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name BARB	Date 11/01/2021
Bank CIN 10004152021011106846	REF No. 1243907921
This is computer generated receipt, hence no signature is required.	



हवेल-१२		
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CHALLAN
MTR Form Number-6



GRN	MH009243958202021E	BARCODE			Date	29/12/2020-14:07:51	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Stamps Duty on doc Voluntarily brought for Adjud IGR RoM			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN			Full Name	ADITYA RAJIV GHULE		
Location	PUNE						
Year	2020-2021 One Time			Flat/Block No.	S NO 91/2		
Account Head Details		Amount In Rs.	Premises/Building				
0030051701 Amount of Tax		1669600.00	Road/Street	AREA 4180.60 SQ MTRS			
			Area/Locality	MANJARI BUDRUK PUNE			
			Town/City/District				
			PIN	4	1	2	3 0 7
			Remarks (If Any)	ADJUDICATION CASE NO. 476/2020			
			Amount In	Sixteen Lakh Sixty Nine Thousand Six Hundred Rupee			
			Words	s Only			
Total		16,69,600.00					
Payment Details			FOR USE IN RECEIVING BANK				
BANK OF BARODA			Bank CIN	Ref. No.	02003942020122901015	1225653487	
Cheque-DD Details			Bank Date	RBI Date	29/12/2020-14:07:51	Not Verified with RBI	
Cheque/DD No.			Bank-Branch		BANK OF BARODA		
Name of Bank			Scroll No. , Date		1 , 30/12/2020		
Name of Branch							



Department ID :

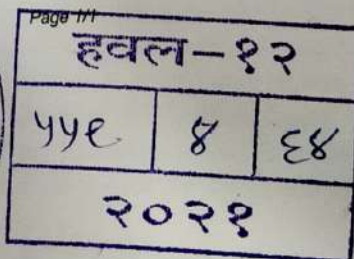
Mobile No. : 8308889998

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1		0004313555202021	31/12/2020-10:56:33	IGR002	1669600.00
Total Defacement Amount					16,69,600.00



Print Date 31-12-2020 10:56:37

हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम, अन्वये असलेल्या नियमांन्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकाऱ्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, 1908, च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी, पुणे शहर

Received Adjudication Fee RS. (...100/-)
Vide e-Challan GRN No – MH007676000202021E
Dated – 01/12/2020.

Collector of Stamps
Pune City



M.V / Consideration Rs.....6,18,36,500/-....
Office of the,

Collector of Stamps, Pune City

Case No. Adj476/2020.....

Date:- 02/12/2020.

Received from Shri.Aditya Rajiv Ghule

Residing at

Stamp duty of Rs (16,69,600/- Sixteen Lakh Sixty Nine
Thousand Six Hundred Rupees only)

Vide e-Challan GRN No – MH009243958202021E

Dated :- 29/12/2020.....

Certified Under Section 32 of the Maharashtra Stamp Act
That the full duty of Rs (16,69,600/- Sixteen Lakh Sixty Nine
Thousand Six Hundred Rupees only)

With which this instrument chargeable as been paid vide
Article..... 36(iv)25bof Schedule.

This Certificate is subject to the provisions of section53(A)
Of the Maharashtra Stamp Act.



Place :- Pune

Date :- 31/12/2020.

Collector of Stamps
Pune City



हवेल-१२		
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LEASE DEED

This Lease Deed ("Lease Deed/Agreement") is executed in Pune on this the 31st day of ~~December~~ September 2020 ("Effective Date").

BY AND BETWEEN:

1. **Rajiv Shivajirao Ghule** (Aged about 65 years) having PAN No: ABFPG7104F and Aadhar No: 876485206866, S/O Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307
2. **Aditya Rajiv Ghule** (Aged about 33 years) having PAN No: AKHPG1973H and Aadhar No: 994030689939, S/O Rajiv Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307
3. **Vijaya Rajiv Ghule Vijaya Rajiv Ghule** (Aged about 56 years) W/o Rajiv Shivajirao Ghule, Represented by her Power of Attorney **Rajiv Shivajirao Ghule** S/O Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307

Sai Rajiv Ghule ((Aged about 37 years) D/O Rajiv Shivajirao Ghule Represented by her Power of Attorney **Rajiv Shivajirao Ghule** S/O Shivajirao Ghule residing at Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307

(hereinafter jointly referred to as "**Lessors**", which expression shall wherever the context permits be deemed to include its successors, heirs, legal representatives, executors, agents, administrators, and permitted assigns) of the FIRST PART;

AND

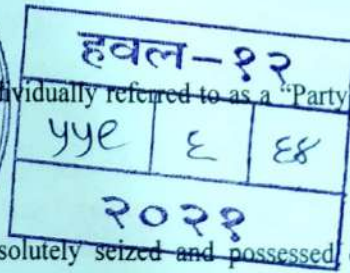
INSTITUTE OF LEARNING AND EDUCATION, a Trust registered under the provisions of the Bombay Trust Act, 1950, having its registered office at 503, Sudhama Niwas, 16th Road, Khar West, Mumbai -400052, represented by its authorized signatory Mr. Rajeev Singh (hereinafter referred to as "**Lessee**", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the Trustee or the Trustees for the time being of the Trust, the successors of them, assigns and executors, administrators of the Tru

st) of the SECOND PART.

The Lessors and the Lessee shall hereinafter be individually referred to as a "Party" and collectively as "Parties".

RECITALS:

- A. The Lessors are solely entitled and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the property, more particularly described in the **Schedule- I** hereunder which is situated at Survey No.91/2 area admeasuring 00 Hectare 86 Ares (92569.6 sqft) behind Kumar meadows, Manjari Bk, Pune
- B. The Lessee, with the desire to operate an educational institution under the name of "Orchids, The International School" (the "**School**"), has approached the Lessors to grant a lease. The Lessors have agreed to grant Lease of area admeasuring 45000 sqft out of the 92569.6 sqft in Survey No.91/2 ("**Said Land**") and have permitted the Lessee to construct the School building for the Lessee's use and operations. Accordingly the Lessors have agreed to give the Said Land on lease to the Lessee



and the Lessee shall put up construction on the Said Land to run and manage the School.

C. The Said Land along with the building to be constructed by the Lessee for the School shall be used by the Lessee for the purpose of running and managing the School (hereinafter be referred to as the "Schedule Property").

D. The Lessors have agreed to grant lease and Lessee agreed to take on lease the Schedule Property relying on mutual representations to each other on the terms and conditions set forth herein.

NOW, THEREFORE, the Parties hereby agree as follows

The recitals above shall form an integral part of this Lease Deed.



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1. DEFINITIONS:

1.1. In this Lease Deed, the following terms, to the extent not inconsistent with the context thereof, shall have the meaning assigned to them herein below:

- a. "Academic Year" shall mean the period of one year starting from the first day of commencement of School, which shall be duly informed to the Lessors by the Lessee.
- b. "Business Day" means a day (excluding Saturdays, Sundays and public holidays) on which commercial banks are generally open for business in Pune, India.
- c. "Financial Year" shall mean, the period from 1st April of any calendar year to 31st March of the immediately succeeding calendar year.
- d. "Lease Commencement Date" shall mean the date on which the Said Land is handed over to the Lessee.
- e. "Lease Term" shall have the meaning given to such term in Clause 8.1.
- f. "Lock-in Period" shall have the meaning given to such term in Clause 8.2.
- g. "Rental Year" shall mean 1st June of any calendar year to 31st May of the immediately succeeding calendar year.
- h. "Rent Commencement Date" shall mean 1st June 2021 and/or such other date which shall be the commencement of the Academic Year as may be communicated by the Lessee to the Lessor.
- i. "Schedule Property" shall mean the Schedule Property and shall have the meaning as prescribed under Recital C.
- j. "School" means "Orchids The International School", which shall be located Schedule Property.

1.2. INTERPRETATION

Unless the context of this Lease Deed otherwise requires:

- a. Words using the singular or plural number also include the plural or singular number, respectively;



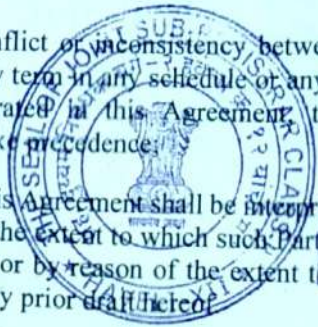
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- b. Words of any gender are deemed to include the other gender;
- c. Reference to the word "include" shall be construed without limitation;
- d. The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement or specified Clauses or Schedules of this Agreement, as the case may be;
- e. The term "Clause" refers to the specified Clause of this Agreement;
- f. Reference to any legislation or Law or to any provision thereof shall include references to any such legislation or Law as it may, after the date hereof, from time to time, be amended, supplemented or re-enacted, and any reference to a statutory provision shall include any subordinate legislation made from time to time under that provision;
- g. The Schedules hereto shall constitute an integral part of this Agreement;
- h. The index bold typeface, headings and titles herein are used for convenience of reference only and shall not affect the construction of this Agreement;
- i. Any word or phrase defined in the body of this Agreement as opposed to being defined in Clause 1.1 above shall have the meaning assigned to it in such definition throughout this Agreement, unless the contrary is expressly stated or the contrary clearly appears from the context;
- j. If any provision in a Clause 1 is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement;
- When any number of days is prescribed, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day falls on a holiday in which case the last day shall be the next succeeding day that is a Business Day;
- l. Time is of the essence in the performance of Parties respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence.
- m. Notwithstanding anything to the contrary, any time limits specified in any provision of this Agreement, within which any Party is required to perform any obligations or complete any activity, shall be extended by such period as may be required to comply with any requirement of Law; provided that, the Party that is required to comply with such law shall upon informing the other Party of such extension, act in good faith and take all necessary steps to ensure compliance with such law within the minimum possible time;
- n. Any notice, waiver or amendment shall be effective when made in writing;
- o. Reference to intimation, consent or approval shall mean prior written consent/approval;
- p. Any reference to mutual agreement shall mean any mutual agreement in writing by the concerned parties;
- q. Reference to writing shall include printing, typing, lithography, transmission by facsimile or in electronic form (including e-mail);



- r. If there is any conflict or inconsistency between a term in the body of this Agreement and any term in any schedule or any other document referred to or otherwise incorporated in this Agreement, the term in the body of the Agreement shall take precedence.
- s. No provisions of this Agreement shall be interpreted in favor of, or against, any Party by reason of the extent to which such Party or its counsel participated in the drafting hereof or by reason of the extent to which any such provision is inconsistent with any prior draft hereof.



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2. GRANT OF LEASE

- 2.1. Subject to the terms, conditions, and covenants contained herein and to be observed and performed by the Parties, the Lessors hereby grant to the Lessee and the Lessee hereby accepts from the Lessors, the lease of the Said Land to use the Said Land to construct the School building and operate the School in the Schedule Property ("Lease").
- 2.2. The Lessors shall hand over the Said Land to the Lessee after completion of the Lessors' scope of work as prescribed in Clause 4 herein as per the timelines mentioned therein.
- 2.3. In the event the Lessee identifies any defect in the title of the Said Land post the Lease Commencement Date, and provided that such a defect affects the running and functioning of the School in any manner, then the Lessors shall be required to correct such defects within a period of 30 days without any undue delay in any manner whatsoever, without any additional charge being levied to the Lessee, in any manner whatsoever and the Lessee shall accordingly be indemnified by the Lessors against any such defects that may arise in the Said Land.

3. APPROVALS FROM AUTHORITIES

- 3.1. The Lessors have at their own cost obtained the necessary sanction Plan as may be required from Pune Metropolitan Regional Development Authority (PMRD) and/or other Government authorities as the case may be, for construction of the School building, in accordance with the plan design and specifications provided by the Lessee. Thereafter, post sanction, the Lessee shall bear all cost, expenses and charges for completion of construction and for obtaining all necessary permissions and further sanctions till completion of construction and also for running the School.
- 3.2. The design, manner of construction of the building structures to be constructed shall be as suitable for a school of standards prescribed by CBSE/ICSE/IGCSE/IB or such other national and/or international boards of education by the Lessee. Lessors are not responsible for any error, mistake or defect in design, the manner of construction of the facilities and amenities required at site. The Lessee shall be at liberty to design and put up the construction of the School in the Schedule Property, as per its discretion so as to comply with the mandatory rules of the concern board.
- 3.3. For avoidance of doubt, this Lease Deed is enforceable as and only when the Lessors hand over the physical possession of the Said Land along with the approved plans from the concerned authorities to put up the construction for purposes stipulated in this Agreement as stated in Clause 3.1 and post completion of the obligations of the Lessors under Clause 4.2 of this Lease Deed.



4. SCOPE OF WORK OF THE LESSOR

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4.1. The Lessors has obtained the necessary sanction Plan as may be required from Pune Metropolitan Regional Development Authority (PMRDA) and/or other Government authorities as the case may be, for construction of the School building. However the Lessee shall pay the development charges, premiums or any other legal charges payable for obtaining such sanctions.

4.2. The Lessors hereby agree to do the following work on the Said Land immediately upon execution of this Agreement.

- i The Lessors shall construct at its own cost, proper accessible road of 12 mtrs width to the Schedule Property within 45 days of execution and registration of this Lease deed.
- ii The Lessors shall level the land at the Schedule Property and shall construct a masonry Boundary wall of 8 ft. height within 45 days of such confirmation from the Lessee.
- iii The Lessors shall provide the Lessee with exclusive access to gram panchayat water supply in the Leased Premises and through bore well.
- iv The Lessors shall also provide three phase electricity connection to an extent of 25 KVA with separate meter in name of Lessee. Before plan sanctions from PMRDA are obtained, the Lessors shall arrange and provide electricity connection the extent of 5 KVA and after plan sanctions from PMRDA are obtained, the Lessors shall arrange for an provide the remaining 20KVA. In the event the Lessee requires additional electricity power, the Lessors shall, on the requisition placed by the Lessee, provide the necessary documentation pertaining to the property and shall co-operate on a best efforts basis with the Lessee by way of issuing no-objection certificates and any other required documents to obtain the additional power supply. Any cost payable towards arranging for additional power including the deposit payable for the additional power to Power Distribution Agency, or any other agency/authority regulating power supply shall be borne by the Lessee. However upon early termination or end of tenure of this Lease Deed, the Lessee shall be entitled to receive the refund deposit from power distribution agency.

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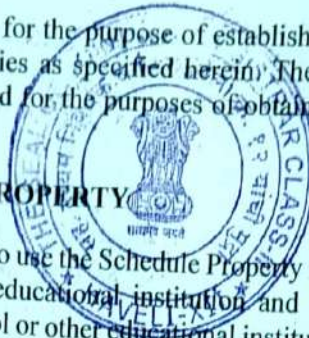
4.3. In the event the Lessors fail to perform their obligations as provided under Clause 4.2, then the Lessee shall be entitled to get the aforesaid work done at its cost and the cost so incurred by the Lessee shall be recovered from the Rent payable by the Lessee to the Lessors along with interest of 18% per annum.

5. SCOPE OF THE WORK OF THE LESSEE

5.1. The Lessee shall be responsible for construction of the entire School building as per the approved plan in accordance with Clause 3.1. The Lessee shall also obtain the necessary approvals to run the School from the relevant boards such as CBSE/ICSE/IGCSE/IB or such other national and/or international boards of education and/or such other competent Government authorities.

5.2. The Lessors shall cooperate and provide to the Lessee, all requisite land documents and other documents/information related to the Schedule Property as and when required, for the purpose of obtaining affiliations from education department or any

other statutory requirement for the purpose of establishing and running the School or other educational activities as specified herein. The Lessors shall provide the consent to Lessee if required for the purposes of obtaining the approvals from the local authority.



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6. USE OF THE SCHEDULE PROPERTY

6.1. The Lessee shall be entitled to use the Schedule Property for the purposes of running a school and/or any other educational institution and all ancillary purposes for effectively running the School or other educational institutions. The Lessee shall not use of the Schedule Property or part thereof for any illegal purposes.

6.2. The Lessee shall be entitled to make such expansions, additions or alterations to the School building and the Schedule Property from time to time during the period of lease, after obtaining necessary permissions and approvals from the concerned authorities, at their own cost and expenses, but such expansions, additions or attentions shall not have any adverse effect on the interest of Lessors.

7. OWNERSHIP OF THE CONSTRUCTED PROPERTY WITHIN THE SCHEDULE PROPERTY

7.1. The Lessee shall develop and carry out constructions within the Said Land as per the approved plan and can use the open space in and around the building for Playground and other ancillary purposes as the Lessee may deem fit for the purposes stipulated in this Agreement, but not entitled to use the same for any commercial purpose without the consent of Lessor.

7.2. On performance of the obligations under this Agreement, all rights enclosed in such development within the Schedule Property shall belong to the Lessee only for the term of the Lease. The Lessee shall have complete, uninterrupted and peaceful right to enjoy the Schedule Property without any hindrance from any person in any manner whatsoever for term of lease only.

7.3. Subject to clause 10.5, upon determination of the Lease, construction on the Said Land shall exclusively vest in the Lessors, as absolute owner.

8. LEASE TERM

8.1. Lease Term:- The Parties agree that the Lease contemplated under this Lease Deed shall commence on and from the Rent Commencement Date and subsist for a period of 30 Years (Thirty) ("**Lease Term**") or until determination as the case may be.

8.2. Lock-In Period. There shall be a Lock- In Period of 30 (Thirty) years from the Lease Commencement Date ("**Lock-in Period**") commencing from the Rent Commencement Date. Neither Party shall be entitled to terminate the Lease Deed during the Lock- In Period except as provided in Clause 10.1 below.

9. LEASE RENTAL AND SECURITY DEPOSIT

9.1. Rent Amount and Security Deposit

9.1.1. Starting from the Rent Commencement Date, the Lessee shall pay to the Lessors, rent as set out in **Schedule II** hereunder ("**Rent**"). The Rent shall be exclusive of electricity and water charges which shall be paid separately by the Lessee as per usage.

9.1.2. All the Rent payments, calculated as per the terms provided in **Schedule II**, shall be paid on a monthly basis on or before the 10th (tenth) day of every month, in

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arrears. In the event the Lessee fails to pay Rent for consecutive period of three months as per the terms herein, the Lessee shall be required to pay interest on such delayed payment of the Rent at the rate of 18% per annum from the date of such default till the date of payment subject to Clause 18.

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9.1.3. The Rent shall be credited to the bank account of the Lessors, provided in Clause 9.2.5 below. The Said Land is the ancestral property of the Lessors. It is decided by and among the Lessors that Lessor No. 2 Mr. Aditya Ghule would be entitled to 100% of the rent. It is clarified that payment of Rent as instructed by Lessors to Lessor No. 2 Mr. Aditya Ghule, shall be due discharge of the obligation of the Lessee to pay Rent. As such any dispute between the Lessors with respect to distribution of the Rent shall not affect the rights of the Lessee in the Property and none of the Lessors shall be entitled to terminate the Lease Deed on the ground of insufficiency of Rent paid to the concerned Lessors as per this clause.

9.1.4. If the Lessors intend to change the bank account for any reason in advance, the Lessors shall intimate the same to the Lessee by giving written notice to the Lessee to accommodate the Lessee to pay rents without any default.

9.1.5. The Lessee shall pay to the Lessor, an interest free Security Deposit to the tune of Rs. 1,04,54,400 (Rupees One Crore Four Lakhs Fifty Four Thousand Eight Hundred only) ("Security Deposit") in the manner as specified in Schedule III hereunder. The said Security Deposit shall be refundable upon termination/early termination or end of the tenure of this Lease Agreement, subject to Clause 11.



9.1.6. The Lessee shall also pay Advance of Rs. 52,27,200 (Rupees Fifty Two Lakhs Twenty Seven Thousand Two Hundred only) ("Advance") to the Lessors in the manner prescribed in Schedule III hereunder. This Advance amount shall be adjusted from the first twelve months Rent payable by the Lessee. This Advance shall not be treated as part of interest free refundable Security Deposit.

9.2. Taxes

9.2.1. Subject to the applicable law, the GST and/or such other applicable taxes on the payments made to the Lessors or under Clause 9.1 above, imposed by the Government of India on the services given on leasing of a land to be used as a commercial property, shall be borne by the Lessee.

9.2.2. All payments under this Lease Deed shall be subject to deduction of tax at source at applicable rates. The Lessee shall issue necessary certificates evidencing deduction of tax at source to the Lessor.

9.2.3. The Lessors shall bear and pay all the past, present and future taxes whether existing or enhanced, the non-agricultural taxes, rates and cesses payable to the State of Maharashtra and/or any other government authority with regard to the land, and shall hold the Lessee harmless and shall indemnify the Lessee with respect to any default by the Lessors in this regard. The Lessee shall pay on its due date the property taxes to concern competent authority with respect to building of school and shall submit the copy of receipt of such payment of property taxes, to the Lessor.

9.2.4. The Lessee shall be liable to pay any taxes and charges, if applicable, incurred in establishing and running of the School or for any ancillary purpose, only.

9.2.5. Mode of payment - All payments required to be made by the Lessee under this Lease Deed shall be carried out by way of bank transfer using RTGS only into the

designated bank account of the Lessor. Details of the designated bank account of the Lessors have been set out below:

Lessor	Lessor No 2, (100% of the Rent)
Name:	Aditya Rajiv Ghule
Bank:	HDFC Bank
Branch:	Manjari, Pune
Account No:	59130030003000
IFSC Code:	HDFC0001811

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10. TERMINATION:

10.1. The Lease may be terminated by the Lessor, if and only if the Lessee fails and/or neglects to pay the Rent and is in arrears of Rent for consecutive period of 12 (Twelve) months in the first year from when rents are payable i.e. 2021-22 and 6 (six) months from the second year i.e. 2022-23 ("Default Period") subject to Clause 18 of this Lease Deed. The Lessors shall not be permitted to terminate the Lease under any other circumstance

10.2. Subject to Clause 18 of this Lease Deed, in the first year from when rents are payable i.e. 2021-22, the Lessors shall issue notice to the Lessee when Rent has not been paid for a consecutive period of six months and shall call upon the Lessee by issuing the notice to pay the rents and clear the default within a period of six months from date of notice. If the Lessee fails to clear the defaulted Rent within a period of six months from date of notice, then the Lessors shall be entitled to terminate this Lease Deed and shall be entitled for possession land with building, subject to Clause 18 of this Lease Deed. From the second year i.e. 2022-23, subject to Clause 18 of this Lease Deed, the Lessors shall issue notice to the Lessee when Rent has not been paid for a consecutive period of three months and shall call upon the Lessee to pay the rents and clear the default within a period of three months from date of notice. If the Lessee fails to clear the defaulted Rent within a period of three months from date of notice, then the Lessors shall be entitled to terminate this Lease Deed and shall be entitled for possession land with building. Subject to Clause 18 of this Lease Deed, in any event the Lessee shall be liable to pay the interest @ 18% p.a. from the date on which rents were due till actual payment of such defaulted amount of rent and until the payment of entire defaulted rent along with the interest, the breach/default shall not be treated as rectified.

10.3. In the event of termination of this Lease Deed before efflux of time, due to default in rent by the Lessee subject to Clause 18 of this Lease Deed, the building constructed on the Said Land shall exclusively vest in the Lessors as an absolute owner and the Lessee shall not claim any rights of whatsoever nature for the building constructed on the Said Land.

10.4. In the event the Lessors are unable to locate a suitable tenant for the Schedule Premises, post termination of this Lease Deed after the completion of the default period, in accordance with Clause 10.1 above, and if the Lessee is ready and willing and then has the means to pay the defaulted Rent the Lessors may permit the Lessee to continue to use and enjoy and be in possession of the Schedule Premises in the same way as the Lessee did prior to such termination of the Lease Deed in accordance with Clause 10.1 as if this Lease Deed had never been terminated. If

99/49

Rent is adjusted from the Security Deposit then the Lessee is to make up the difference so as to keep intact entire Security Deposit. Such option will be exercised entirely at the discretion of the Lessors and the Lessee shall not claim it as a right.

10.5. In the event, of any untimely termination of this Lease Deed, by the Lessor, prior to the completion of the Lock- In Period, save and except for the reason mentioned in Clause 10.1 hereinabove, the Lessors shall pay Liquidated Damages without any demur to the Lessee in following manner:

- 10.5.1. If terminated between 1 to 10 years: Rs. 15 Crores
- 10.5.2. If terminated between 10 - 20 years: Rs. 10 Crores
- 10.5.3. If terminated between 20- 29 years: Rs. 7 Crores

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10.6. Subject to clause 10.5 above, in the event of termination of the Lease Deed by the Lessee before efflux of time, the construction on the said land shall exclusively vest in the Lessors as the absolute owners and the Lessee shall not claim any rights of whatsoever nature in the construction on the said property.

11. REFUND OF SECURITY DEPOST

11.1. Subject to Clause 10.1 above, the Lessors shall refund to the Lessee the Security Deposit after deduction of arrears of Rent, interest accrued on defaulted rent electricity and water charges or any statutory charges if any due and payable by the Lessee. Upon termination subject to clause 10 above, the School building shall vest unto the Lessors without any compensation or further payment, as an absolute owner.



In the event the Lessors fail and/or neglect to refund the Security Deposit to the Lessee immediately upon termination of the Lease Deed, the Lessee shall be entitled to be in possession of the School building till such time the Security Deposit is repaid to the Lessee.

11.3. In the event, the Lessors fails to refund the Security Deposit to the Lessee upon expiry of the Lease or early termination and if the Lessee is ready and willing to handover vacant and peaceful possession and charge of the Schedule Property, the Lessee shall be entitled to continue to use Schedule Property until the Lessors refund the Security Deposit to the Lessee and no Rent shall be charged to the Lessee by the Lessors during this period. Further, the Lessee shall also be entitled to interest at the rate of 18% (Eighteen Percent) per annum in case of such delay in the repayment of the Security Deposit. Interest shall be payable from the date on which the Security Deposit is due till the date on which the Security Deposit is repaid in full. If the Lessors offer to refund the Security Deposit as per Clause No. 11.1 but the Lessee fails to handover vacant and peaceful possession of the Schedule Property, then the Lessee shall be liable to pay double the Rent, from the date of termination notice till actual and physical handing over of possession.

12. LESSOR'S REPRESENTATIONS AND WARRANTIES

12.1. TITLE - The Lessors are solely entitled to and is absolutely seized and possessed or otherwise well and sufficiently entitled to the Said Land. There is no restriction, obligation or liability, under law or any prevailing contract, which prevents the Lessors from (a) executing this Lease Deed, (b) providing the Said Land on Lease to the Lessee for the purposes of running and managing the School, (c) putting the Lessee in possession and occupation of the Said Land, (d) permitting the Lessee to use and enjoy the common facilities thereat, or (e) which prevents the Lessee from

occupying, using and enjoying the Said Land as per the terms of this Lease Deed (f) which prevents the Lessee from putting up construction in the Said Land.

12.2. COMPLIANCE WITH APPLICABLE LAWS- Subject to approval from the competent authorities as per Clause 3.1 of this Agreement, the Lessors represent that as of the date of entry into the Lease Deed (and such representation to be repeated as of the Lease Commencement Date), that there are no pending notices, show cause or otherwise, issued to it by any municipal or other authorities alleging violation of the applicable laws.

12.3. NO DUES: Non-agricultural taxes, municipal taxes, electricity and water charges and all other outgoings in respect of the Said Land up to the date of execution of the Lease Deed have been properly remitted and there are no dues as on the effective date.

12.4. NO MORTGAGE OR ENCUMBRANCE.

12.4.1. The Lessors affirm and represent that the Schedule Property has not been mortgaged to any other person and no other person has any right, title or interest of whatsoever nature in the Schedule Property. There are no other encumbrances, charges, mortgages, liens and/or other interests or deeds, whether to sell, lease, license, mortgage or dispose of or to create any other interest of whatsoever nature in respect of the Schedule Property.

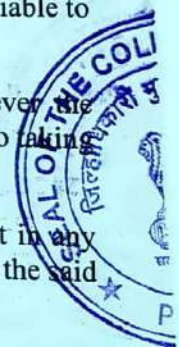
12.4.2. In the event the Lessors intend to take a loan for any purpose whatsoever by mortgaging the Schedule Property, and/ or by of creating any encumbrance on the Schedule Property in any manner whatsoever, the Lessors shall be liable to comply the below mentioned conditions:

- a. The Lessors shall be entitled to avail the loan facility, however the Lessors shall obtain prior written consent from the Lessee prior to taking such a loan;
- b. The installment to be paid for such a loan, per month, shall not in any manner exceed the Rent payable by the Lessee to the Lessors for the said period.
- c. In the event of any default on the part of the Lessors in payment of the loan installment and repayment of the loan itself, the Lessee shall have the right but not the obligation to pay such an installment directly to the Lender and the Lessee shall be entitled to make appropriate deductions to the Rent payable to the Lessor.
- d. The interest of the Lessee, in the Schedule Property shall in no way be affected as a result of the said loan and the rights of the Lessee on the Schedule Property shall not be extinguished at any point in time, as a result of the said loan.
- e. In the event the rights and interests of the Lessee on the Schedule Property is in question and/ or is affected in any manner whatsoever, the Lessors undertake to indemnify the Lessee and undertakes to make good such default/ irregularity and shall immediately restore all the rights and privileges that the Lessee enjoyed in the Schedule Property prior to such an extinguishment of right.

12.5. NO PRIOR INTEREST: Subject to Clause 12.4 mentioned hereinabove:



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12.5.1. The Lessors have not entered into any other agreement or created any other interest over the Said Land that in any manner whatsoever affects the terms of this Lease Deed or the rights of the Lessee hereunder; and

12.5.2. In particular no person has any such right, title or interest that in any manner whatsoever may affect the lease or the occupation, use and enjoyment thereof by the Lessee in terms of this Lease Deed.

12.6. **NO LITIGATION:** There are no existing, threatened or pending litigation in respect of the Said Land that in any manner whatsoever affects the purpose of this Lease or the occupation, use and enjoyment of the Said Land by the Lessee on the terms of this Lease Deed.



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13. LESSEE'S REPRESENTATIONS AND WARRANTIES

13.1. **Compliance with laws -** The Lessee hereby represents and warrants to the Lessors that the use of the Schedule Property by the Lessee for carrying on the operations is in accordance with the applicable law, rules, and regulations and only for the purpose of running the School.

14. LESSOR'S OBLIGATIONS

All of the below shall become applicable from the Lease Commencement Date.

14.1. **Payment of Taxes:** During the Term of the Lease, the Lessors shall bear and pay all the past, present and future taxes whether existing or enhanced, the non-agricultural taxes, rates and cesses payable to the State of Maharashtra and/or any other government authority with regard to the land, and shall hold the Lessee harmless and shall indemnify the Lessee with respect to any default by the Lessors in this regard. The Lessee shall pay on its due date the property taxes to concern competent authority with respect to building alone.



14.2. **Co-operation:** The Lessors shall co-operate with the Lessee by executing all necessary documents and doing such acts, deeds and things, entirely at the cost and expenses of the lessee, to procure any specific governmental or statutory approvals, permissions or consents that may be required for the purpose of running School in the Schedule Property.

14.3. **Access:** The Lessee's access to the Schedule Property, including all points of ingress and egress shall not, at any time from the Effective Date and during the Lease Term, be blocked or impeded by the Lessor, their employees, officers, agents, associates or visitors, provided the Lessee performs all the terms and conditions of this Lease Deed. The Lessors security personnel or other employees/officers shall not impede any of the Lessee's officers, employees, agents, associates, visitors or representatives from entering the Schedule Property and the Lessee shall not claim any right, title or interest in the Schedule Property other than the rights conferred upon it under this Agreement.

14.4. **No disturbance:** The Lessors shall ensure that Lessors or any person directly or indirectly related to it shall not, under any circumstances, disturb the Lessee's possession and enjoyment of the Schedule Property. The Lessee will use the Schedule Property as a reasonable and prudent person would use its own premises in such a way as not to cause any nuisance, damage, disturbance to the occupiers or users of any neighboring premises.

15. LESSEE'S OBLIGATIONS

15.1. Maintenance of the Schedule Property: All internal and external major maintenance and repairs, except for such reasonable wear and tear as may be expected in the normal course, of the Schedule Property shall be borne by the Lessee. The Lessee shall always keep the Schedule Property in good repair.

15.2. Inspection by the Lessor: The Lessors or his representatives may periodically inspect the Schedule Property at reasonable times, as may be required. The Lessors shall give 48 (forty eight) hours of notice in writing to the Lessee of its intention to inspect the Schedule Property and such inspection shall as far as possible be carried out without affecting the Lessee's Operations.

15.3. Use for Operations: The Lessee shall use the Schedule Property only for the purposes stated in Clause 6 of this Lease Deed. Further, the Lessee shall be solely responsible for obtaining all necessary approvals, registrations, and permissions for establishing and operating a School in the Schedule Property. The Lessee shall have the right to construct or install any equipment, building, gadgets and other fittings and fixtures subject to the rules and regulations of PMRDA and/or any other local bodies (present and/or future). The Lessee shall not violate any rules and regulation, direction of any government authority.

15.4. Sub lease: The Schedule Property shall be used/ occupied only by the Lessee. The Lessee shall, be entitled to grant sub-lease(s) or enter into arrangements of the nature of leave and license in respect of the whole or any portion of the Schedule Property after obtaining prior permission from the Lessor, subject to however ensuring proper payment of the Rents to the Lessors in the manner agreed to and stipulated hereinabove. If the Lessee accepts any deposits or advances, they alone shall however be responsible for refund of the same to their sub-lessees / licensees / transferees and the Lessors shall have no responsibility or liabilities in that behalf. In any event the Schedule Property shall always be used for the purpose of running and managing a school and for purposes incidental and ancillary thereto and shall not be used for any other purpose. The Lessee shall comply with the terms and conditions of this lease and shall at all times be responsible for and liable to the Lessors for acts and omissions of such licensee or sub-lessee and the term of such sub-lease shall not exceed the term of this Lease Agreement.

15.5. The Lessee shall not be entitled to mortgage the School building or the schedule Property for the purposes of availing loan without the prior written consent of the Lessor.

15.6. Payment of charges: Post the Lease Commencement Date, the Lessee shall pay the electricity and water charges in respect of the Schedule Property, as per consumption, as per the bills raised by the concerned statutory authority in accordance with the meter reading as per the separate meter installed for the Schedule Property.

15.7. Compliance with laws: The Lessee shall not do or permit to be done in the Schedule Property any act contrary to any applicable law, rule or regulation for the time being in force or which will in any way attract any civil or criminal or tortuous liability.

16. LESSEE'S RIGHTS

16.1. Peaceful Possession: The Lessee shall, subject to complying with its obligations under the Lease Deed be entitled to quiet and peaceful possession and enjoyment on a 24/7 basis of the Schedule Property and all easements, rights and advantages appurtenant thereto, including the common areas such as entrances, passageways, elevators, stairways, and the terrace space and parking area forming part of the

94/49

Leased Premises, during the period of the Lease, shall be free from any interference, objections, evictions, claims, interruptions and demands whatsoever, by the Lessors or any government authority or any person claiming through, under or in trust for the Lessor.

16.2. Installation of furniture, fittings: The Lessee shall be entitled at its cost to install furniture, fixtures, false ceilings, wooden and other partitions, fittings, electrical and communication appliances including without limitation, electricity generators, air conditioners, as per its requirements, for the School.

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16.3. Minor Repairs: The Lessee shall be entitled to carry out minor repairs, additions, alterations and replacements for the day to day functioning of electrical, water supply, sewerage, fittings and fixtures and other amenities in the Schedule Property at its cost.

16.4. Lessors' failure to comply with its obligations: If the Lessors fail to comply with its obligations under this Agreement, the Lessee may after due notice in writing to the Lessor, pay, discharge and carry out the same and the Lessee shall be entitled to set off the same from the Rent payable to the Lessors under these presents or recover the same otherwise.

16.5. Return of possession and Security Deposit: Subject to Clause 11 of this Agreement, it is expressly agreed to between the Parties that the Lessee shall be required to formally hand over possession of the Schedule Property to the Lessors on termination of the Lease. The Lessors shall simultaneously hand over the Security Deposit and unless the same is proportionately or entirely adjusted against lease Rents or other payments due and payable by the Lessee subject to prior written intimation to the Lessee.



16.6. Vacation of Scheduled Premises: Subject to Clause 10.5 upon the expiry or earlier termination of the Lease and at the time of vacating the Leased Premises, the Lessee shall be entitled to remove and take away, at its option, all or any of its machinery, equipment, fittings, fixtures, and all movables etc., as may have been installed or attached or bought in the Schedule Property by the Lessee from time to time, without causing any damage to the Schedule Property, normal wear and tear excepted. The Lessee will handover possession to the Lessors with constructed buildings, trees, gardens, any other fixtures that are of a permanent nature and appurtenant to the land on the Schedule Property. The Lessors shall not be obliged to pay any compensation to the Lessee for such constructions or improvement on the ground subject to clause 10.5 herein.

16.7. Communication Equipment: The Lessee shall be at liberty to install necessary communication equipment in the Schedule Property at its cost for conducting its operations during the tenure of the Lease in accordance with applicable laws

16.8. Signboards: The Lessee shall be entitled to put-up and display signboards of appropriate dimensions and at the appropriate locations in the Schedule Property as it deems fit at its sole discretion and in accordance with law.

17. INDEMNITY

17.1. The Lessors recognize and acknowledge that the Lessee has agreed to take the Schedule Property on lease only on the strength of the representations made in this Lease Deed and the Lessors agree to indemnify and hold harmless the Lessee, its employees, officers, directors, representatives, agents, servants and visitors from

any and all losses, claims and expenses (including attorney-client expenses) that they may suffer on account of any representations in this Lease Deed.

17.2. The Lessee recognizes and acknowledges that the Lessors have agreed to grant the Lease of the Said Land lease only on the strength of the representations made in this Lease Deed and the Lessee agrees to indemnify and hold harmless the Lessors from any and all losses, claims and expenses (including attorney client expenses), that they may suffer on account of any representations in this Lease Deed.

18. FORCE MAJEURE:

18.1. Neither party shall be held liable or responsible to the other party nor be deemed to have defaulted under or breached this Lease Deed for failure or delay in fulfilling or performing any term of this Lease Deed to the extent, and for so long as, such failure or delay is caused by or results from causes beyond the reasonable control of the affected party including but not limited to:

- a) fire, flood, explosion, act of God;
- b) war (whether declared or not), hostilities, invasion, acts of foreign enemies, extensive military mobilization; civil war, riot, rebellion and revolution, military or usurped power, insurrection, acts of terrorism, sabotage or piracy;
- c) act of any government authority whether lawful or unlawful, compliance with any law or governmental order, expropriation, seizure of works, requisition, nationalization, Government rule/order directing closure of schools and/or temporary suspension of operations of schools, change and/or introduction of fee regulation laws;
- d) plague, epidemic, pandemic, natural disaster, extreme natural event, extreme weather event, nuclear, chemical or biological contamination;
- e) general labour disturbance such as boycott, strike and lock-out, go-slow, occupation of factories and premises, shortages of material;
- f) or any other act which beyond the control of either of the parties which prevents either of the Parties from performing their obligations under this Lease Deed.

(Hereinafter called "Force Majeure Event")

18.2. The Party claiming a Force Majeure Event shall promptly notify the other Party in writing and provide full particulars of the cause or event and the date of first occurrence thereof, as soon as possible after the event and also keep the other Party informed of any further developments.

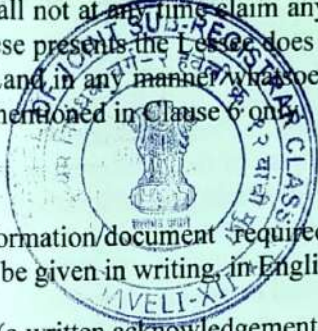
18.3. If a Party is unable wholly or in part to perform on time as required any obligation under this Lease Deed by reason of the occurrence of a Force Majeure Event (as defined above in Clause 18.1), that obligation shall be suspended, without liability, till such time the party's ability to perform is affected by the Force Majeure Event. Any such suspended obligation shall remain suspended for so long as the Force Majeure Event preventing the performance continues, and upon cessation of such condition, the affected party shall promptly resume performance hereunder.

18.4. If there is any material adverse change which affects the activities of the Lessee and which results in suspension of obligations under the Lease Deed, due to revocation of any Governmental Approval, any rule/order passed by any government or statutory authority, then such suspension or non-compliance of the obligations shall not amount to an event under which this Lease Deed can be terminated.

19. NO TENANCY RIGHTS

90/119

19.1. Nothing contained herein shall be construed as creating any right, interest, easement, tenancy or sub tenancy in favour of the Lessee upon or over Said Land or transferring any interest therein in favour of the Lessee other than the permissive right of use hereby granted. It is further agreed and understood by the Parties that this Lease Deed shall be a mere Lease Deed and there is no intention on the part of either Party to create a tenancy of the Said Land in favour of Lessee and the Lessee expressly assure, represents and confirms to the Lessors that the Lessee has no intention of claiming and shall not at any time claim any tenancy right in the Said Land. It is agreed that by these presents the Lessee does not acquire any right, title and /or interest in the Said Land in any manner whatsoever and shall not occupy the Said Land for the purposes mentioned in Clause 6 only.



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20. NOTICES

20.1. Any notice or other information/document required or authorized by this Agreement to be given shall be given in writing, in English and by:

- 1.1.1. delivering it by hand (a written acknowledgement in receipt thereof shall be sufficient evidence that the notice or other information has been duly given);
- 1.1.2. sending it by a nationally recognized courier or by registered post;
- 1.1.3. sending it by facsimile transmission, e-mail or comparable means of communication; or
- 1.1.4. to the relevant Parties at the addresses referred to in this Agreement.



20.2. Any notice or information given by post / courier in the manner provided under this Clause which is not returned to the sender as undelivered shall be deemed to have been given on the second day after the envelope containing it was so posted. Proof that the envelope containing any such notice or information was properly addressed, pre-paid, and couriered/posted, and that it has not been returned to the sender, shall be sufficient evidence that the notice or information has been duly given.

20.2. Any notice or information sent by facsimile transmission, e-mail or comparable means of communication shall be deemed to have been duly sent on the date of transmission, provided that a confirming copy of it is sent to the relevant Parties at the addresses within 24 hours after transmission.

20.3. The address and other details of the Parties for the purpose of communication, unless otherwise notified in writing to the other Parties shall be:

If to the Lessor:

Attention: Mr. Aditya Ghule
 Address: Krishnadeep Bunglow, Pune-Solapur Road, Manjari BK, Pune - 412 307
 Telephone: 9860577901/9356944112

If to the Lessee:

Attention: Mr. Livinus Fernandes
 Address: Institute of Learning and Education, 503, Sudhama Niwas, 16th Road, Khar West, Mumbai- 400052

Telephone: +91-9619918344



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21. ARBITRATION AND GOVERNING LAW

21.1. The Parties agree that in case of any dispute or difference arising between the Parties in respect of this Lease, the Parties shall try to resolve the dispute in peaceful and amicable manner. In the event the Parties are unable to resolve their dispute in an amicable manner, the Parties shall refer the matter to Arbitration under the Arbitration and Conciliation Act, 1996 and/ or any other prevailing law for the time being in force. The Arbitration proceeding shall be conducted by an Arbitral Tribunal comprising of One (1) Arbitrator to be appointed by both Parties. The seat of the Arbitration shall be Pune, Maharashtra and the language of Arbitration shall be English. The decision of the Arbitrator shall be binding on the Lessors and the Lessee. The expenses relating to arbitration proceedings shall be shared equally between the parties.

21.2. The laws of India shall be applicable to the Parties to all disputes arising out of this Lease Deed. Subject to the provision with regard to dispute resolution above, Courts in Pune, Maharashtra shall have exclusive jurisdiction with respect to all matters arising out of this Lease Deed.

22. MISCELLANEOUS

22.1. The Lessors shall not be responsible or liable in any manner whatsoever for any injury or damage, penalty which may be caused to the Lessee, it's employees, agents and representatives, nor shall the Lessors be responsible or liable in any manner whatsoever for any theft, damage, or destruction, belongings, articles, things of the Lessee, it's employees, agents or representatives that may be kept or lying in the Schedule Property, by fire, leakages or from any other cause(s) whatsoever or for illegal use of the said property.

22.2. The Lessors shall not be entitled to transfer, sell or alienate any portion or all of Schedule Property in any manner whatsoever without prior written consent of the Lessee. In any event, the rights of the Lessee shall stand attorned and unaffected to such a new transferee in case of any such transfer of ownership which occurs during the pendency of this Agreement.

22.3. No forbearance, indulgence, relaxation or inaction by any Party at any time to require performance of any of the provisions of this Lease Deed shall in any way affect, diminish or prejudice the right of that Party to require performance of that provision. Any waiver or acquiescence by any Party of any breach of any of the provisions of this Lease Deed shall not be construed as a waiver or acquiescence of any right under or arising out of this Lease Deed or of the subsequent breach, or acquiescence to or recognition of rights other than as expressly stipulated in this Lease Deed.

22.4. The Parties agree that the covenants, obligations and restrictions in this Lease Deed are reasonable in all circumstances. If any provision of this Lease Deed is held to be illegal, invalid, or unenforceable under any present or future law, (i) such provision shall be fully severable; (ii) this Lease Deed shall be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; (iii) the remaining provisions of this Lease Deed shall remain in full force and effect and shall not be affected by the illegal, invalid, or unenforceable provision or by its severance here from; and (iv) in lieu of such illegal, invalid, or unenforceable provision, there shall be added a legal valid and enforceable provision as similar in terms and effect to such illegal, invalid or unenforceable provision as may be possible.

92/49

22.5. No modification or amendment to this Lease Deed and no waiver of any of the terms or conditions hereto shall be valid or binding unless made in writing and duly executed by the Parties.

22.6. This Lease Deed (including all the schedules and annexures hereto) constitutes the entire understanding and agreement between the Parties with respect to the subject matter hereof to the exclusion of all other understandings and assurances, either written or oral between the Parties.

22.7. That the cost of stamp duty and registration charges and other incidental expenses in connection with execution and registration of this Lease Deed shall be borne equally by both the Parties.

22.8. This Lease Deed and all rights and duties hereunder shall inure to the benefit of, and be binding upon, the Lessors and the Lessee and their respective personal representatives, administrators, executors, successors and assigns.

23. EQUITABLE REMEDIES

23.1. The Parties acknowledge that in the event of a breach of the provisions of this Agreement, damages alone may not be a sufficient remedy and, therefore, each Party shall be entitled to seek all equitable remedies, including injunctive relief and specific performance of this Agreement.

23.2. No remedy conferred by any of the provisions of this Agreement is intended to be exclusive of any other remedy which is otherwise available at Law, in equity, by statute or otherwise, and each and every other remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at Law, in equity, by statute or otherwise. The election of any one or more of such remedies by any of the Parties shall not constitute a waiver by such Party of the right to pursue any other available remedy.

24. ASSIGNMENT

Neither Party shall not assign, subcontract or otherwise transfer any of its rights or obligations under this Agreement, without the prior written consent of the other Party; any assignment, transfer for subcontracting in violation of this provision shall be deemed to be invalid.

25. NO THIRD PARTIES BENEFICIARIES

This Agreement is not intended to create any rights in any person or entity who is not a party to this agreement, and no such rights are created hereunder.

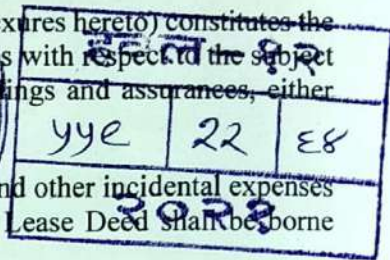
26. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings and commitments, whether oral or in writing, between the Parties with respect to the subject matter hereof.

27. AMENDMENTS

No changes, alterations or modifications to this Agreement shall be binding on either Party unless set down in writing and signed by the authorized representatives of both the Parties.

28. WAIVERS



No failure by a Party to take any action with respect to a breach of this Agreement or a default by any other Party/ies shall constitute a waiver of the former Party's right to enforce any provision of this Agreement or to take action with respect to such breach or default or any subsequent breach or default. Waiver by any Party of any breach or failure to comply with any provision of this Agreement by a Party shall not be construed as, or constitute, a continuing waiver of such provision, or a waiver of any other breach or failure to comply with any other provision of this Agreement.

29. RELATIONSHIP OF PARTIES

This Agreement will not establish a partnership, agency or joint venture between the Lessors and the Lessee.

30. SEVERABILITY

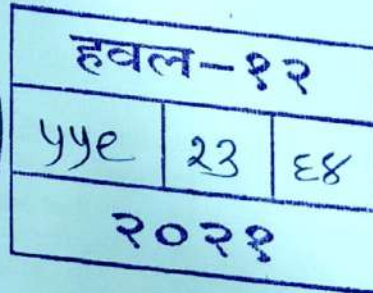
If any provision of this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision that is valid and enforceable and most nearly gives effect to the original intent of the invalid / unenforceable provision, it being intended that all of the rights and privileges of the parties hereto shall be enforceable to the fullest extent permitted by Law.

31. COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together will constitute one and the same instrument.

32. LEASE DEED dated _____

The Parties have entered into a Lease Deed dated _____ registered before sub registrar _____ bearing doc no _____ ("Second Lease Deed") in respect of the remaining area of S. No 91/2 and in respect of S. No 91/3. This Lease Deed shall be coterminous with the Second Lease Deed at all times, and any breach of the Lock-in Period of this Lease Deed shall constitute a breach of Lock-in Period of the Second Lease Deed also and vice versa.



29/4/19



IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HAND TO THIS WRITING THE DAY MONTH AND YEAR FIRST SET OUT HEREINABOVE

For Lessors:

Lessors	Lessor No.1	Lessor No.2	Lessor No. 3	Lessor No.4
Signature:				
Name:	Ravi S. Ghule	Aditya R. Ghule	Vyaya R. Ghule	Sai R. Ghule
Title:				
Date:				



For Lessee: Institute of Learning and Education

Signature:

Name: Mr. Rajeev Singh

Title: Authorised Signatory

Date:



In the witness of:

Signature:		Signature:	
Name:	Santosh Shinde	Name:	P. A. Madhok
Date:	28/04/19	Date:	Kondhwa Bk. Phd



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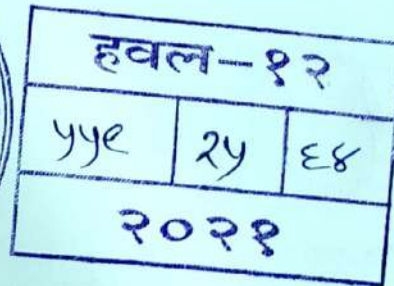
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SCHEDULE I

LAND OWNED BY LESSOR

Total Area of Land	8600 sq mts or 92569.6 sqft
Land given on lease by the Lessor to Lessee	4180.60 sq mts or 45000 sqft
Survey No.	Survey No. 91/2
Situated at	Sr no.91/2, behind Kumar meadows, Manjari Bk, Pune. 412 307
Boundaries	North - Adj. S. No. 97 East - S.No. 91 Part West - S.No. 91 Part South - Internal Road

*The area of land will be calculated based on the joint measurement to be undertaken by the Parties at the time of handover.

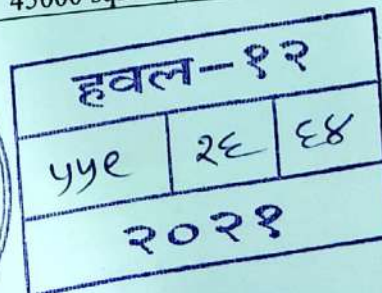


23/49

SCHEDULE II**RENT**

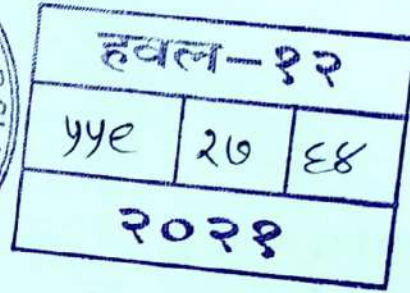
The Rent payable by the Lessee for the Schedule Property shall be paid from the Rent Commencement Date and shall be in the following manner:

Academic Year	Area of land taken	Rent Per year
1	45000 sqft	-
2	45000 sqft	Rs. 54,00,000
3	45000 sqft	Rs. 54,00,000
4	45000 sqft	Rs. 60,48,000
5	45000 sqft	Rs. 60,48,000
6	45000 sqft	Rs. 60,48,000
7	45000 sqft	Rs. 67,73,760
8	45000 sqft	Rs. 67,73,760
9	45000 sqft	Rs. 67,73,760
10	45000 sqft	Rs. 75,86,611
11	45000 sqft	Rs. 75,86,611
12	45000 sqft	Rs. 75,86,611
13	45000 sqft	Rs. 84,97,005
14	45000 sqft	Rs. 84,97,005
15	45000 sqft	Rs. 84,97,005
16	45000 sqft	Rs. 95,16,645
17	45000 sqft	Rs. 95,16,645
18	45000 sqft	Rs. 95,16,645
19	45000 sqft	Rs. 1,06,58,642
20	45000 sqft	Rs. 1,06,58,642
21	45000 sqft	Rs. 1,06,58,642
22	45000 sqft	Rs. 1,19,37,680
23	45000 sqft	Rs. 1,19,37,680
24	45000 sqft	Rs. 1,19,37,680
25	45000 sqft	Rs. 1,33,70,201
26	45000 sqft	Rs. 1,33,70,201
27	45000 sqft	Rs. 1,33,70,201
28	45000 sqft	Rs. 1,49,74,625
29	45000 sqft	Rs. 1,49,74,625
30	45000 sqft	Rs. 1,49,74,625



SCHEDULE III
SCHEDULE OF SECURITY DEPOSIT

Sr.No.	Stages	Deposit Amount
1	Paid on __ August 2020 by way of NEFT Transfer bearing UTR No. _____	522720
2	Upon execution and registration of this Lease Deed	4704480
3	Upon handover of physical possession of land after completing the scope of work as provided in Clause 4.2	5227200
	Total	10454400



24/10

अहवाल दिनांक : 07/10/2020



महाराष्ट्र शासन

गाव नमूना सार (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित करणे) नियम, 1961 यातील नियम 29.5 आणि 30]

गाव :- मांजरी बु. (250000)

तालुका :- हवेली

जिल्हा :- पुणे

अमापन क्रमांक व उपविभाग : 91/2

अ.धरणा पारटती : भोगवटादाराचे -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पौ.ख.	फे.प्रत.	कुळ, ग्रंड व इतर अधिकार	
क्षेत्राचे एकक हे आर.पी.अ. (A) सामान्य पौख क्षेत्र	16523	राजीव शिवाजीराव घुगे	0.86.00	1.08	(33823)		कुळारी नाव व ग्रंड इतर अधिकार प्रसिद्ध करणार : नाही. भोगवटा करणार क्रमांक : 33823 व दिनांक : 07/10/2020	
जि.रा.खत								
सकयना								
सकयना ना.सो								
क्षेत्र								
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)								
उमे (अ)								
उमे (ब)								
सकयना पौ.ख.								
सकयना क्षेत्र								
अकारणी								
जमीन किंदा								
सकयना								
अकारणी								
जम.पत्रक क्र. (4085) (4908) (14738) (18624) (19798)								सोळा आणि अमापन चिन्ने

गाव नमूना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित करणे) नियम, 1961 यातील नियम 29]

गाव :- मांजरी बु. (250000)

तालुका :- हवेली

जिल्हा :- पुणे

अमापन क्रमांक व उपविभाग : 91/2

पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन		शेरा	
मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र								
घटक पिके व प्रत्येकाखालील क्षेत्र											
मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	हे.आर. पी.मी	हे.आर. पी.मी		हे.आर. पी.मी	हे.आर. पी.मी		हे.आर. पी.मी	हे.आर. पी.मी		हे.आर. पी.मी	



"या प्रमाणित प्रतीसाठी की म्हणून 14-10-2020 मध्ये मिळाले."
दिनांक :- 15/10/2020
शासकीय क्रमांक :- 2725000703122500001020201405

(गाव :- मिळित हिरालाल मेळे)
तलाठी साधु :- मांजरी बु.स. - हवेली जि. - पुणे

तलाठी
मांजरी-मांजरी बु.।।
ता. हवेली, जि. पुणे

15-Oct-20

<https://mahaferfarpune.enlightcloud.com/DDM/Pg/Html712>



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पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

महाराजा सयाजीराव गायकवाड उद्योग भवन,
सर्वे नंबर १५२-१५३, औंध, पुणे - ४११०६७
ई - मेल आयडी : zonecertificatepmrda@gmail.com

जावक क्रमांक पीएमआरडीए / झोन प्रमाणपत्र क्रमांक ZC-0000-HA-19-O-11100 दिनांक : 11/11/2020

प्रती,

avinash annasaheb patil
nanavati happy homes, 05, 132/b, university road pune

विषय : स नं. / ग नं. 91, मौजे मांजरी बु., तालुका हवेली, जिल्हा पुणे

संदर्भ : आपला दिनांक 09/11/2020 रोजीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे मांजरी बु., तालुका हवेली, जिल्हा पुणे

येथील स नं. / ग नं. 91 हि जागा शेती व नाविकास या विभागात समाविष्ट आहे .



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Digitally Signed By : Shweta Arun Patil
Date : 11-11-2020 12:56:15
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

टिप : सदर दाखला डिजीटल स्वाक्षरीचा असून तीन महिन्यांसाठी वैध आहे.



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20/1/19

GRN	MH004078003201415E	BARCODE	[Barcode]				Date	25/11/2014-13:53:57		25.1		
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Non-Judicial Customer-Direct Payment				PAN No. (If Applicable)							
	Sale of Non Judicial Stamps IGR Rest of Maha				Full Name							
Office Name	HVL6_HAVELI 6 JOINT SUB REGISTRAR				MR RAJIV SHIVAJIRAO GHULE							
Location	PUNE				Flat/Block No.							
Year	2014-2015 One Time				00							
Account Head Details			Amount In Rs.	Premises/Building								
0030046401 Sale of NonJudicial Stamp			500.00	Road/Street								
				Area/Locality								
				MANAJRI PUNE								
				Town/City/District								
				PIN								
				4 1 2 3 0 7								
				PAN2--PN=MRS VIJAYA RAJIV GHULE-CA=								
				Amount In								
				Five Hundred Rupees Only								
Total			500.00	Words								
Payment Details			BANK OF BARODA								FOR USE IN RECEIVING BANK	
Cheque-DD Details			Bank CIN	REF No.	02003942014112500489		27248626					
Cheque/DD No.			Date		25/11/2014-13:55:37							
Name of Bank			Bank-Branch		BANK OF BARODA							
Name of Branch			Scroll No. , Date		Not Verified with Scroll							



Mobile No. : Not Available



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6/11714

पावती

Original/Duplicate

Wednesday, November 26, 2014

नोंदणी क्र.: 39म

4:24 PM

Regn.: 39M

पावती क्र.: 13162

दिनांक: 26/11/2014

गावाचे नाव: मांजरी बुहुक

दस्तावेजाचा अनुक्रमांक: हवल-6-11714-2014

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: श्री राजीव शिवाजीराव घुले

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 740.00

पृष्ठांची संख्या: 37

एकूण:

रु. 840.00

आपणास मूळ दस्त, धंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 4:36 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-6

वाजार मुल्य: रु. 1/-

भरलेले मुद्रांक शुल्क: रु. 500/-

मोबदला: रु. 1/- दुय्यम निबंधक (वर्ग-२)

हवेली, क्र. ६, पुणे.

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 740/-



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AND WHEREAS We are PARTY OF THE FIRST PART unable to look after the said property due to our busy schedule and also other purpose also .Therefore, PARTY OF THE FIRST PART hereby appoint, nominate and constitute to PARTY OF THE SECOND PART as our true and lawful attorney and in fact in law to be present and to do all acts on behalf of them and in relation to do all or any of the following acts, deed, things & matters in respect of the said property with powers and authorities with powers and authorities herein under contained.

NOW KNOW ALL MEN AND THESE PRESENTS WITNESS THAT :-

We above named, **MRS.VIJAYA RAJIV GHULE ,MISS.SAI RAJIV GHULE and MR.ADITYA RAJIV GHULE** do hereby appoints, nominate and constitute **MR.RAJEEV SHIVAJIRAO GHULE**,Age about- 60 years, Occ.- Business& Agriculturist, R/at - Krushn adeep,Manjari Farm,Manjari,Tal.Haveli,Dist.Pune to be our true and lawful attorney (Hereinafter for brevity's sake referred to as "THE SAID ATTORNEY") in fact and at law for me and to represent me to do all or any of the under mentioned acts, deeds, matters and things in relation to the said flat property & assets and to exercise the following powers and authorities that is to say



1)To get the building plans prepared or revised from an architect or engineer or licensed surveyor duly appointed for and on our behalf for the development of the proposed building or otherwise on the said property more particularly described in the Schedule hereunder and to present the same before the Authorities, Collector, etc., for obtaining permissions in connection with the Schedule property and also to agree to such alteration or amendments and / or additions in the proposed building plans as may be agreed between him and authorities of Collector and/or other concerned Authorities,



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**POWER OF ATTORNEY
(IRREVOCABLE)**

This **POWER OF ATTORNEY** is made and executed at Pune on 26th Day of November in the year 2014.

BETWEEN

1) **MRS. VIJAYA RAJIV GHULE**

Age - 51 Years, Occu. - Housewife

2) **MISS. SAI RAJIV GHULE**

Age - 31 Years, Occu. - Self employed,

3) **MR. ADITYA RAJIV GHULE**

Age - 28 Years, Occu. - Business & Agriculturist,

All-R/at - Krushnadeep, Manjari Farm,

Manjari, Tal. Haveli, Dist. Pune

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

AND

MR. RAJIV SHIVAJIRAO GHULE

Age - 60 Years, Occu. - Business & Agriculturist,

R/at - Krushnadeep, Manjari Farm,

Manjari, Tal. Haveli, Dist. Pune

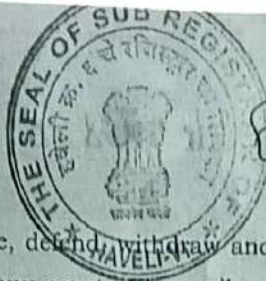
..... **PARTY OF THE SECOND PART**

WHEREAS in relation **MR. RAJIV SHIVAJIRAO GHULE** is the husband of **MRS. VIJAYA RAJIV GHULE** and father of **MISS. SAI RAJIV GHULE** and **MR. ADITYA RAJIV GHULE** PARTY OF THE FIRST PART is a owner and occupier the said property which is mention in below schedule. PARTY OF THE FIRST PART have absolute, clean and clear title and every right and interest in the said land and also have every right to alienate the same as per her /his /wishes & requirement,



हवल-१२		
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हवल-१३
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8) To file, defend, withdraw and compromise suit, proceedings, before any court of law, tribunals, in respect of the schedule property;

9) To withdraw and receive documents from any court or from opposite party, office, authority or any person either in execution of any decree or otherwise and do all acts, as may be necessary in any such case.

10) To develop the property in accordance with the Development Control Rules or as is permissible by law. To sub divide the property or cause the property to be sub divided and alienated in any manner and / or amalgamate their entire property or any part thereof with any adjoining plot.

11) To do all other things requisite or proper for obtaining any other permissions or consent, whatsoever required from any prescribed authority for construction of building on the said property.

12) To sign and execute all deeds, instruments and any assurances which our said Attorney shall consider necessary to enter into such covenants as may be fully and effectually for conveying the said property fully or in smaller portion as I could myself in favor of any person's and to file to due, discharge receipt for and on my behalf.

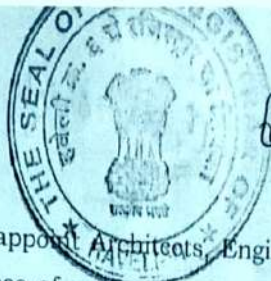
13) To appear for and on my behalf before any registering authority for the registration and execution of any documents and to sign and execute the same on our behalf.

14) To make submissions and representations before the local authorities central and / or state government in respect of the said property in order to obtain at requisite permissions, release and sanction of all or any nature or kind relating to the said property.



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2) To appoint Architects, Engineers licensed surveyors, for the purpose of getting building or buildings or otherwise on the said property more particularly described in the schedule herein under and for the said purpose to issue letter of authority, letter of engagement or other authorization in favor of the concerned architect, engineer or licensed surveyor as also to authorize them to represent me before the concerned authority for seeking addition/ amendments to such plans.

3) To make requisite representations before the Competent Authority Pune Urban etc requisite building permissions for the development of the said property and transfer thereof.

4) To make requisite representations before the Collector of Pune for obtaining NA permissions and in that respect to do other things that our Attorney deem necessary.

5) To apply to and obtain quotas of steel, cement or other controlled building materials for the said venture from the prescribed authorities, to receive the quotas sanctioned to transport them to the site of works on exclusive responsibility.

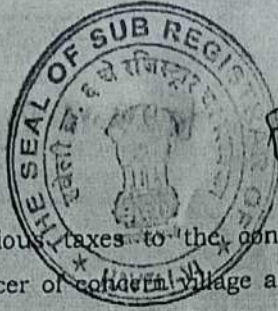
6) To sell, dispose, assign, transfer, and/ or alienate in any manner whatsoever all and singular the said property in and to the sub-plots, undivided portions / constructed portions of units etc. constructed / developed upon the said property, with me as consenting parties. To assign, transfer, sale, etc. to any other party, firm of institution by way of this power of attorney without consent of the first part.

7) To appoints on my behalf such Accountants, Advocates and other professionals as the said attorney shall deem fit and proper for all concern work & to pay their remuneration to them to terminate their service at any time as he deem fit & proper. To appoint authorize person as and when necessary.



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various taxes to the concern Collector and Talathi/village officer of concerned village and other concerned authorities. To make representation my name and on my behalf before the concern Municipal Corporation or its Assessor and Collector of Rates and Taxes or any of the subordinate officers or before the Competent authority and concern Tahsildar and Village Talathi in relation to assessment of the said property.

21) To file a application along with all legal required papers, affidavit, indemnity bond, declaration, undertakings and other required acts in the / before the concern authority, where the said/concerned property is situated.

22) To appear in my behalf & to represent my interest before the Income Tax, Wealth Tax, Gift Tax and or other Taxing authorities in respect of my Income Tax, Wealth Tax, Gift Tax etc. as also any tribunal or court of law. And also to sign on my behalf Tax, Wealth Tax, Gift Tax returns and submit the same on my behalf to the respective authorities. To execute, declare and affirm on my behalf all the applications, documents, declarations, as may be necessary for the purposes of all the law of the land in respect of the said property and for all the securities including my all transactions. To file a appeals and references as the my attorney may be advised & as he may deem fit and proper against the any order and decision of the Income Tax, Wealth Tax, Gift Tax authorities in respect of my financial assets and assessment proceedings. And also to compromise the same or settle with the said authorities.

23) To receive from any court or any officer thereof or from any person, firm or body corporate amount due and payable to me on any accounts whatsoever. Including under any deed of mortgage or deed of charge or any other instruments in respect of such investment or otherwise howsoever. To give sign & execute all papers receipts release & discharge for the same. To do all other act, deed & things which may be necessary to be



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- 15) To represent me as owner in the formation of a cooperative society / limited company / condominium of apartment holders as the case may be of the buyers of the units constructed upon the said property and in that respect make all submissions, applications, undertakings and declarations requisite to all and / or Competent Authority ULC in respect thereof.
- 16) To apply for all permissions and sanctions whatsoever that may be required pertaining to the said property from any concerned authority pertaining to water, drainage, road, NOC for due development of the said property and in that respect to sign all requisite papers, applications, declarations, etc.
- 17) To apply for and obtain NOC from the concerned authority for revision of area, increase of area, increase of FSI, TDR Certificate, realignment of boundaries, demarcation and survey and in that respect to sign all requisite papers, applications, declarations, amalgamation, road FSI, amenity space, paid FSI etc. To sell, dispose, assign, transfer TDR & receive consideration for himself.
- 18) To deal with the MSEB and/ or any other concerned authority for all or any NOC pertaining to the said property to delegate all or any of the powers hereinabove mentioned as my attorney may deem fit.
- 19) To appoint any other person's as attorney holder as per the necessity as the present attorney holder thinks fit & proper.
- 20) To look after & protect the said property from all respects. To pay all the taxes, payments and out goings whatsoever due & payable for or to become due & payable for or for account of my said property to the concern competent authority & to pay



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they decided then to take legal action against him/them, to file a legal proceeding against him/them & to complete the same

27) My power of attorney holder have also right to sell, gift the said property to prospective purchaser in as is where is basis or with some or any terms and conditions as he desire, to sign the agreement for sale or the sale deed of the said property & receive the consideration amount from prospective purchaser, to sign, to execute conveyance(s) and other documents and assurances in favors of the Purchaser or his/ her/ their nominee & to do all other acts, deeds, matters and things in relation thereto. To make correction deed any other documents, To appear and to present the any deed for registration before the concern or any Sub Registrar and others for Assurances or any other competent authority and lodged the document of conveyance or assurances for registration and to execute & to admit execution of the said deed (to do presentation, execution & admission in respect of the said property) as my said attorney shall feel necessary. To comply all requirements as regard the said transaction.



28) hereby further grant unto the said attorney full and absolute authority to substitute and appoint in her/ their place and on such terms as the said attorney shall think fit, one or more attorneys to exercise all or any of the powers and authorities hereby confirmed and to be a any such appointments from time to time and substitute & appoint any other any of such attorney/attorneys as the said attorney shall from time to time think fit and proper.

29) For any of above stated purposes to sign on my behalf, to execute document(s) as the attorney may think fit & proper and generally, to do and perform all acts, deeds and things and matters necessary and convenient for all or any purposes aforesaid for giving full effect to the authorities given heretofore



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done for rendering these present valid and effectual to all intends and purpose according to law and custom of law.

24) To borrow any sum of money on such terms and with or without securities as attorney may think fit & proper for any of such purpose. To pledge, hypothecate or charge or concur in pledging hypothecating or charging with the said property to or in favor of any respectable bank or banks, any other financial institution, any personal for such consideration. Subject to such conditions as the attorney may think fit & proper & for that purpose to sign, seal, execute & deliver all necessary instruments and deeds of mortgage, charge, hypothecation, pledge, lien, & other legal documents & to receive the consideration amount from the said institutions.

25) To apply & to obtain the required permissions under any acts in connection with the sale of the said property if required with prospective purchaser & to do all act deeds & things in connection therewith. To correspond with the authorities under the any act in regard to all or any matter was pertaining to the said property or any portion pertaining to the said property or portion thereof. And as also make the various representations, to file an appeal, revision, reviews, reference against the any order, direction and or instructions given to and or issued by the authorities under the acts in respect of the said property or any portion or portion thereof.



26) To use and utilize the said property for any legal purpose which my power of attorney think fits and proper and the decision taken by the him is / will binding upon me. My power of attorney holder has also right to lease out the said property with feasible terms & condition to the concerned person(s), to fix the monthly license fee with the licensee or any other person, to execute the agreement(s) with him, to sign the agreement. To terminate the agreement, to acknowledge the same, to get it vacated the same from the concern person, if



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- On or towards the East : By the land of S.No.42 And Odha
- On or towards the South : By the land of S.No.43/4
- On or towards the West : By the land of S.No.45
- On or towards the North : By the land of S.No.43/2

(DESCRIPTION OF THE LAND PROPERTY OF MISS.SAI RAJIV GHULE)

A) All that piece and parcel of landed property bearing Survey No. 77/1G admeasuring 00H.32Ares + Potkharaba land 00H01Are total admeasuring 00H33Ares,assessed at Rs. 1.41 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli , District Pune, and the same bounded as follows:-

- On or towards the East : By the land of S.No.77/1
- On or towards the South : By the land of S.No.75
- On or towards the West : By the land of S.No.77/2
- On or towards the North : By the Pune-Solapur Road

B) All that piece and parcel of landed property bearing Survey No. 91/6 ,total admeasuring 00H.86Ares,assessed at Rs. 1.06 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli , District Pune, and the same bounded as follows:-

- On or towards the East : By the land of S.No.90
- On or towards the South : By the land of S.No.91/7
- On or towards the West : By the land of S.No.92
- On or towards the North : By the land of S.No.91/5



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content as fully and effectual as I would in person for necessary compliance/performance of all work & or things.

30) I hereby assured that my power of attorney holder has right to do the work or exercised the above power & authority independently and it is binding upon me & if required I will execute necessary writing for the same.

31) I hereby agree to ratify and confirm whatsoever the said attorney shall done in respect of the said property & securities by virtue of these presents and I hereby declare that the same shall be binding on me, my legal representative, heirs, assignees, executors, P.O.A. Holders etc.

32) My Power of Attorney holders have right to execute the document and other necessary act, deed and things and the document executed by any one of them is binding upon me. My Power of Attorney holders have also right to execute any legal documents with the prospective purchaser in respect of the said property. This Power of Attorney shall remain biding to all my legal heirs, executors and administrators.

SCHEDULE

(DESCRIPTION OF THE LAND PROPERTY OF)MRS.VIJAYA RAJIV GHULE AND MISS.SAI RAJIV GHULE)

All that piece and parcel of landed property bearing Survey No. 43/3 total admeasuring 01H.14.70Ares, assessed at Rs. 2.74 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli , District Pune, and the same bounded as follows:-



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limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-

- On or towards the East : By the remaining land of S.No.77/1
- On or towards the South : By the remaining land of S.No.77/1/B+C
- On or towards the West : By the remaining land of S.No.77/1/B+C
- On or towards the North : By the Pune-Solapur Road

B) All that piece and parcel of landed property admeasuring area 1826.91 Sq.Mtrs out of bearing Survey No. 77/1/C+D total admeasuring 00H.24Ares, assessed at Rs. 1.00 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-

- On or towards the East : By land of Sub-77/1/B+C
- On or towards the South : By Krushi Utpanna Bajar Samiti
- On or towards the West : By Krushi Utpanna Bajar Samiti
- On or towards the North : By Pune - Solapur Road



IN WITNESS WHEREOF THIS DEED HAS BEEN EXECUTED AND SIGNED HEREUNDER BY THE PARTIES ON THE AFORESAID DATE AT PUNE.

1)	MRS. VIJAYA RAJIV GHULE			<i>Vijaya Ghule</i>
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- C) All that piece and parcel of landed property bearing Survey No. 91/7, total admeasuring 00H.85Ares, assessed at Rs. 1.06 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-
- On or towards the East : By the land of S.No.90
On or towards the South : By the land of S.No.89
On or towards the West : By the land of S.No.92/4
On or towards the North : By the land of S.No.91/6

- D) All that piece and parcel of landed property bearing Survey No. 92/3, admeasuring 00H.86Ares + Potkharaba land 00H02Ares total admeasuring 00H.88Ares, assessed at Rs. 1.56 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue limits of Zilla Parishad, Pune Panchayat Samiti, Taluka Haveli and within the local limits of Grampanchayat Manjari Bk. and within the Registration Sub-District of Taluka Haveli, District Pune, and the same bounded as follows:-
- On or towards the East : By the land of S.No.92/4
On or towards the South : By the land of S.No.79
On or towards the West : By the land of S.No.92/2
On or towards the North : By the land of S.No.96



(DESCRIPTION OF THE LAND PROPERTY OF MR. ADITYA RAJIV GHULE AND MISS. SAI RAJIV GHULE)

- A) All that piece and parcel of landed property bearing Survey No. 77/1/B+C/1, admeasuring 00H.39Ares + Potkharaba land 00H01Ares total admeasuring 00H.40Ares, assessed at Rs. 1.62 Paise, lying, being and situate at revenue village Manjari Bk., Tal. Haveli, Dist. Pune and within the revenue



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Shiv

आयकर विभाग
INCOME TAX DEPARTMENT
GHULE RAJIV SHIVAJIRAO
SHIVAJIRAO GHULE
28/07/1954
Permanent Account Number
ABFPG7104P

भारत सरकार
GOVT OF INDIA




Shiv

आयकर विभाग
INCOME TAX DEPARTMENT
VIJAYA RAJIV GHULE
FATTESING NARSINGHRAO THOPTE
30/04/1963
Permanent Account Number
ACUPG5549G

भारत सरकार
GOVT OF INDIA




Sai R. Ghule



आयकर विभाग
INCOME TAX DEPARTMENT
SAI GHULE
RAJEEV SHIVAJI GHULE
25/05/1983
Permanent Account Number
ATTPO3033B

भारत सरकार
GOVT OF INDIA




Rajiv

आयकर विभाग
INCOME TAX DEPARTMENT
ADITYA RAJIV GHULE
RAJIV SHIVAJIRAO GHULE
08/08/1988
Permanent Account Number
AKHPG1973H

भारत सरकार
GOVT OF INDIA




Rajiv Ghule

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Vijaya Sai



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2) MISS.SAI RAJIV GHULE			
3) MR.ADIITYA RAJIV GHULE			
MR.RAJIV SHIVAJIRAO GHULE			



WITNESSES:

1. Sign : Kamthe
 Name : Kamthe Sanjay Lakshay
 Address : Manshi Farm more-wasari
haveli, Pune.

2. Sign : Salman
 Name : Salman Sikandar Tamboli
 Address : Loni Kalbhej.



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6/11714

बुधवार, 26 नोव्हेंबर 2014 4:25 म.नं.

दस्त गोपबारा भाग-1

हवल 6

दस्त क्रमांक: 11714/2014

83/49

दस्त क्रमांक: हवल 6 /11714/2014

28/32

वाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

मरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. हवल 6 चांचे कार्यालयत

पावती: 13162

पावती दिनांक: 26/11/2014

अ. क्र. 11714 वर दि. 26-11-2014

सादरकरणाचाचे नाव: श्री राजीव शिवाजीराव घुगे

रोजी 4:15 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 740.00

पृथांची संख्या: 37

एकूण: 840.00

दस्त हजर करणाऱ्यांची सही:

सह दुय्यम निबंधक, हवेली-6

सह दुय्यम निबंधक, हवेली-6

दस्ताचा प्रकार: कुमसुखत्यारपत्र

शुल्क: अ जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

दिनांक: 26/11/2014 04:15:24 PM ची वेळ: (सादरीकरण)

दिनांक: 26/11/2014 04:18:46 PM ची वेळ: (फी)



प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या ताबूतीनुसारच नोंदणीस बाबत केलेला आहे. दस्तऐवज संपूर्ण सत्य, निष्पक्ष व्यक्ती, साक्षीदार व सोबत जोडलेल्या कायदापत्रांची आणि बरतावी सत्यता, सैदास संपन्नतेची वार्षिकीची खालील दस्त निष्पक्ष व फतुलीसारक हे संपूर्णपणे जबाबदार राहतील लिहून देणार

लिहून देणार

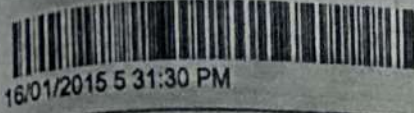
Shule

लिहून देणार



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दस्त शोधवारा भाग-2

हवल 6
दस्त क्रमांक: 11714/2014

84/49

दस्त क्रमांक: हवल 6/11714/2014
दस्ताचा प्रकार: कुलमुखत्यारपत्र

3232

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री आदित्य राजीव चुले पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा मांजरी फार्म हा हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे. वैन नंबर:	कुलमुखत्यार देणार वय: -28 स्वाक्षरी:-		

Signature

हरील दस्तऐवज करून देणार तपाकरीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफा क्र.3 वी वेळ: 16/01/2015 05:23:10 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीचा ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: बकील वैभव रामदास धायगुडे पाटील वय: 35 पत्ता: हहपसर पुणे पिन कोड: 411028		

Signature
स्वाक्षरी

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र. पक्षकाराचे नाव व पत्ता
श्री राजीव शिवाजीराव चुले
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा मांजरी फार्म हा हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे.
वई राजीव चुले
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा मांजरी फार्म हा हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे.
श्री शिवाजी राजीव चुले
प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा मांजरी फार्म हा हवेली जि पुणे, रोड नं. -, महाराष्ट्र, पुणे.

शिकव क्र.4 वी वेळ: 16/01/2015 05:23:35 PM

सह दुय्यम निबंधक, हवेली-6

प्रमाणित करण्यात येते की, पहिले नंबरचे पुस्तकाचे सदर दस्तावा एका 32 पाने 9909 नंबरची नोंदविला. आहेत

सह-दुय्यम निबंधक हवेली-6
दिनांक: 16/01/2015



EPayment Details.

डु. नि. श्रेणी क्र. 9, पुणे

Sr. Epayment Number MH0040780032014155 Defacement Number 0002489850201415 11714/2015

1. Verify Scanned Document for correctness with thumbprint on a file, after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration. For feedback, please write to us at feedback.taarite@gmail.com



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दस्त गोपवारा भाग-2

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30/32

दस्त क्रमांक :हवल6/11714/2014

दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	ना.श्री राजीव शिवाजीराव धुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. रा मांजरी फार्म ता हवेली जि पुणे , रोड नं. -, महाराष्ट्र, पुणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-51 स्वाक्षरी:		
2	ना.श्री बिजया राजीव धुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. रा मांजरी फार्म ता हवेली जि पुणे , रोड नं. -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-51 स्वाक्षरी:		
3	ना.कु लई राजीव धुले पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. -, ब्लॉक नं. रा मांजरी फार्म ता हवेली जि पुणे , रोड नं. -, महाराष्ट्र, पुणे. पिन नंबर:	कुलमुखत्यार देणार वय :-31 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबूल करतात.

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	ना.बकील वैभव रामदास धायगुडे पाटील वय:35 पत्ता:हडपसर पुणे पिन कोड:411028		

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	श्री आदित्य राजीव धुले प्लॉट नं. -, माळ नं. -, इमारतीचे नाव. -, ब्लॉक नं. रा मांजरी फार्म ता हवेली जि पुणे , रोड नं. -, महाराष्ट्र, पुणे.



सह दुय्यम निबंधक, हवेली-6

EPayment Details.

sr.	Epayment Number	Defacement Number
1		



हवल-१२		
44e	8e	Ε8
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Scanned with CamScanner

सह जिल्हा निबंधक कार्यालयातील सहाय्यक नगर रचनाकार यांनी करावयाच्या मुल्यांकन अहवाल प्रपत्राचा नमूना

४०/५९

प्रकरण क्र. 476/2020

दिनांक:- 1/12/20

सादर:-

विषय:- मुल्यांकन अहवाल.

मौजे मंजरी बु. स.नं/मट.नं. 91/2

1. दिनांक:- 2/12/2020 अर्ज व त्यासोबतचा दस्तऐवज मसुदा कृपया अवलोकनार्थ सादर.
2. अभिनिर्णय प्रकरणी दस्तऐवजानुसार उपलब्ध माहिती:-

1. लिहून देणार- श्री राजीव शिवजीराव धुळे व इतर
2. लिहून घेणार- इन्स्टीट्यूट ऑफ लॉजिस्टिक्स अँड एज्युकेशन तर्फे
3. दुय्यम निबंधक कार्यक्षेत्राचे नाव:- 1 ते 27 श्री राजीव सिट
4. दस्ताचा प्रकार:- लिजडीड
5. दस्त निष्पादित असल्यास निष्पादनाचा दिनांक:- नाही.
6. मिळकतीचा प्रकार:- खुली जमीन
7. दस्त मिळकतीचे वर्णन तपशिल:- पुणे मनपा हद्दीतील गाव मौजे- ता. हवेली मौजे मंजरी बु.
8. दस्तातील एकूण क्षेत्रफळ:- 4180.60 चौमी

9. पक्षकारांमध्ये ठरविण्यात आलेला दस्तातील मोबदला-

- I. बांधीव क्षेत्र -
- II. अनामत रक्कम - 1,04,94,400 मुदत वर्ष/महिने 30 वर्ष
- III. रोख रक्कम -

10. सन 2020-2021 चे बाजारमूल्य दर तक्त्यानुसार - (दि. 12/9/2020 पासून अंमलबजावणी)
मूल्य विभाग क्र. 11.4 मूल्य दर जमीन रु. 17290 प्रति चौ.मी.
बांधकाम दर - 26620/- प्रति चौ.मी. सदनिका दर - प्रति चौ.मी.
कार्यालय दर - प्रति चौ.मी. दुकान दर - प्रति चौ.मी.

विकास योजना / प्रादेशिक योजना सदयस्थिती- शेती तथा नाविकास विभाग

सादर मिळकत विक्र 6.3.1 (नाविकास विभाग)
मध्ये समाविष्ट असून यशु दस्तचे अवलोकन करता
सादर जागा विकसनासाठी लिजडीड करणेत येत आहे.
व्यखुडे क्र. 11.4 (बिनशेती संभाव्यता असलेल्या
जाग्दी) चे दर प्रस्तावित करणेत येत आहे



हवल-१२
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12. बाजारमूल्य दर तक्त्यातील दरानुसार व अमलबजावणी सूचना क्र. 16 (ब) च्या अनुषंगाने येणारे मूल्यांकन -
भोगवटा-प्रमाणपत्र (मनपा-पुणे)-दि.

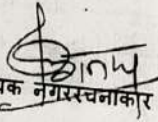
एकूण क्षेत्र - 4180.60 चौमी ✓

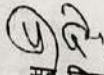
$(500 + 1350 + 1600 + 126.42) \times 17290$


$= 61,83,63011-$ ✓

समजातू. 6,18,36,5001 ✓

वर नमूद केलेनुसार बाजारमूल्य म्हणून रु. 6,18,36,5001) ग्राह्य धरणे योग्य वाटते. निर्णय व आदेशार्थ सादर.


सहाय्यक नगरप्रचनकार


सह जिल्हा निबंधक वर्ग-2


सह जिल्हा निबंधक वर्ग-1
तथा मुद्रांक जिल्हाधिकारी पुणे शहर, पुणे
व आदेशार्थ सादर.



हवल-१२		
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अंतिम आदेश

84/19

सह जिल्हा निबंधक (वर्ग-1) मुद्रांक जिल्हाधिकारी, पुणे(शहर) यांचे कार्यालय
5, फायनान्स रोड, शासकिय छायाचित्र नोंदणी कार्यालय इमारत, पुणे-411001.
(020-26050637)

जा.क्र./पुणेशहर/अभि.प्र.क्र.476/20/9761/2020

दिनांक 3/12/2020

विषय :- अभिनिर्णय प्र.क्र.476/2020.

संदर्भ :- श्री. आदित्य राजीव घुले, कृष्णादीप बंगलो, पुणे-सोलापुर रोड, मांजरी बु., पुणे-412307
यांचा या कार्यालयास दि.02/12/2020 रोजीचा अभिनिर्णय अर्ज.

आदेश

ज्याअर्थी श्री. आदित्य राजीव घुले, कृष्णादीप बंगलो, पुणे-सोलापुर रोड, मांजरी बु., पुणे-412307. यांनी संदर्भित अर्जांन्वये या कार्यालयात दि. 02/12/2020 रोजी लिजडीड या शिर्षकाचा दस्तऐवज अभिनिर्णयासाठी सादर केलेला आहे. अभिनिर्णय फी रु.100/- ई-चलनाव्यारे जी.आर.एन. क्र. MH007676000202021E दि. 01/12/2020 रोजी शासन जमा करण्यांत आलेली आहे.

ज्याअर्थी सादरचा सादर केलेला लिजडीड दस्तऐवज हा निष्पादित केलेला नाही. सादर केलेल्या दस्तऐवजामध्ये लेसॉर/फर्स्ट पार्ट - श्री. राजीव शिवाजीराव घुले व इतर लेसी/सेकंड पार्ट - इन्स्टिटयुट ऑफ लर्निंग अँड एज्युकेशन तर्फे अधिकृत स्वाक्षरीकार श्री. राजीव सिंह यांचेमध्ये निष्पादित होणार आहे.

दस्तातील मिळकत वर्णन.- पुणे जिल्हा परिषद हद्दीतील गांव मौजे मांजरी बुद्रुक, कुमार मिडोजच्या बाजूला येथील मिळकत यांसी सर्व्हे नं.91/2 यांसी एकूण क्षेत्र 8600 चौ.मी. म्हणजेच 92569.6 चौ.फुट पैकी 4180.60 चौ.मी. म्हणजेच 45000 चौ.फुट हि जमीन मिळकत हो. दस्ताचा विषयवस्तु - १२

भाडेपट्टा कालावधी - 30 वर्ष.

इटिस फ्री रिफंडेबल सिक्युरिटी डिपॉझिट रु. 1,04,54,400/-



१२		
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अभिनिर्णय प्रकरणासोबत सादर केलेली कापेदमत्रे 1) अभिनिर्णय अज 2) प्रतिज्ञापत्र 3) अभिनिर्णय ऑनलाईन अर्ज टोकन 4) अभिनिर्णय फि चलन प्रत 5) दस्तऐवजाचा मसुदा 6) सातबारा उतारा 7) पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण यांचेकडील झोनदाखला 8) कुलमुखत्यारपत्र दस्ताची प्रत व इत्यादी कापेदपत्रे प्रकरणासोबत जोडलेली आहे.

मुल्यांकन - या कार्यालयातील सहाय्यक नगररचनाकार यांनी सादर मिळकतीचे रक्कम रु. 6,18,36,500/- इतके मुल्यांकन निश्चीत केलेले आहे.

मुद्रांक शुल्क.- मा.नोदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालयाकडील पत्र क्र.का.5/मुद्रांक - 20/प्र.क्रं. 10/20/217/2020 दि. 31/08/2020 अन्वये दि. 01/09/2020 ते 31/12/2020 या कालावधीकरीता मुद्रांक शुल्क दर हा 3% इतका करण्यात आलेला आहे. तसेच शासन आदेश क्रं मुद्रांक-2020/प्रक्रं 136/म-1(धोरण) दि. 21 डिसेंबर 2020 नुसार भाडेपट्ट्याचा समावेश 3% मुद्रांक शुल्क आकारणीकरीता केलेला आहे.

प्रस्तुत लिज डीडच्या दस्तऐवजात मुल्यांकन रक्कम रु. 6,18,36,500/- इतके निश्चित करण्यात आले असून सादरचा सब लिज डीड 30 वर्ष असून यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 36 (iv) सह 25 ब नुसार एकूण मुल्यांकनांच्या 90% रक्कम रु. 5,56,53,000/- यावर 3% प्रमाणे रु. 16,69,600/- इतके मुद्रांक शुल्क भरणे आवश्यक आहे.

वरील विवेचनावरून मी श्री. अनिल पारखे मुद्रांक जिल्हाधिकारी पुणे शहर, महाराष्ट्र मुद्रांक अधिनियमान्वये कलम 53 अ च्या अधिन राहून खालील आदेश देत आहे.

आदेश

1. उक्त दस्तऐवजास महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 53 अ च्या अधिन राहून आदेश पारीत करण्यात येत आहे.

2. महाराष्ट्र मुद्रांक अधिनियम 1958 चे कलम 28 मध्ये नमुद केलेल्या प्रमाणे मुद्रांक शुल्क /मुल्यांकन आकरणीस पात्र असलेल्या शुल्काच्या रकमेवर ज्यांचा परिणाम होईल असे प्रतिफल सर्वे तथ्य व परिस्थिती याबाबी संलेखात पूर्णपणे खरे पणाने नमुद केलेल्या आहेत असे अर्जदारांनी प्रतिज्ञापत्रा द्वारे खात्री करून दिलेली आहे. कलम 28 चे तरतुदी संबंधी अर्जदार यांनी अनुपालन केल्यास कलम 62 अन्वये शास्तीची कार्यवाही करण्याचे अधिन राहून आदेश देत आहेत.

3. मा.नॉदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे कार्यालयाकडील पत्र क्रं.का.5/मुद्रांक - 20/प्र.क्रं. 10/20/217/2020 दि. 31/08/2020 अन्वये दि. 01/09/2020 ते 31/12/2020 या कालावधीकरीता मुद्रांक शुल्क दर हा 3% इतका करण्यात आलेला आहे. तसेच शासन आदेश क्रं मुद्रांक-2020/प्रक्रं 136/म-1(धोरण) दि. 21 डिसेंबर 2020 नुसार भाडेपट्याचा समावेश 3% मुद्रांक शुल्क आकारणीकरीता केलेला आहे.

प्रस्तुत लिज डीडच्या दस्तऐवजात मुल्यांकन रक्कम रु. 6,18,36,500/- इतके निश्चित करण्यात आले असून सदरचा सब लिज डीड 30 वर्षे असून यावर महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 36 (iv) सह 25 व नुसार एकूण मुल्यांकनांच्या 90% रक्कम रु. 5,56,53,000/- यावर 3% प्रमाणे रु. 16,69,600/- इतके मुद्रांक शुल्क शासन जमा झालेनंतर सदर अधिनियमातील कलम 32 (2) खाली प्रमाणित करण्यात येईल.

4. मा. नॉदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. का.5 / अधिनियम /प्र. क्र. 27/12/ 804/12 दि. 23/08/2012 च्या आदेशान्वये हे प्रमाणपत्र " महाराष्ट्र मुद्रांक अधिनियम 1958 अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे.

5. प्रस्तुत प्रकरण मुद्रांक शुल्क संबंधित आहे उर्वरीत कायदेशीर अथवा वेकायदेशीर बाबीशी संबंध येत नाही.



(अनिल पारखे)

सह जिल्हा निबंधक वर्ग-1 तथा
मुद्रांक जिल्हाधिकारी, पुणे शहर.

प्रत :- 1. श्री. आदित्य राजीव घुले, कृष्णदीप बंगलो, पुणे-सोलापुर रोड, मांजरी बु.,पुणे-412307

2. दुय्यम निबंधक हवेली क्रं.1 ते 27 पुणे.

2/- आपणास कळविणेत येते की, आपण उक्त आदेशातील मिळकतीचे वर्णन व आपणाकडे नॉदणीसाठी सादर केलेल्या दस्तऐवजातील मिळकतीचे वर्णन बरोबर असल्याची खात्री करून नॉदणी अधिनियम 1908 च्या अधिनियमातील तरतुदी नुसार दस्त नॉदणीची कार्यवाही करावी.



हवल-१२		
५५९	५४	६४
२०२१		



नोंदणीचे प्रमाणपत्र

याद्वारे प्रमाणपत्र देण्यात येते की, खाली वर्णन केलेली सार्वजनिक विश्वस्तव्यवस्था ही आज, मुंबई सार्वजनिक विश्वस्तव्यवस्था अधिनियम, १९५० (सन १९५० चा मुंबई अधिनियम क्रमांक २९) या अन्वये Creators Mumbai Region Mumbai येथील सार्वजनिक विश्वस्तव्यवस्था नोंदणी कार्यालयात योग्य रीतीने नोंदण्यात आलेली आहे.

सार्वजनिक विश्वस्तव्यवस्थेचे नाव The Institute of Learning and Education
सार्वजनिक विश्वस्तव्यवस्थांच्या नोंदणी पुस्तकातील क्रमांक E-33956
Mr. Livinus Elegius Fernandes यांस प्रमाणपत्र दिले.



७. ०३.२०१८ रोजी माझ्या सहीनिशी दिले.

M. K. Kulkarni
२२.३.१८
सही सु. से. काबळे
सहायक धर्मादाय आयुक्त (५)
सार्वजनिक नोंदणी कार्यालय
बृहन्मुंबई विभाग, मुंबई



हवल-१२
५५९ ५५ ६४
२०२१

THE INSTITUTE OF LEARNING AND EDUCATION TRUST

503, Sudhama Niwas, 16th Road, Khar West, Mumbai - 400052 Tel No:- 022-26051276

MINUTES OF THE MEETING OF TRUSTEES OF THE INSTITUTE OF LEARNING AND EDUCATION HELD ON MONDAY 16TH OF NOVEMBER, 2020 AT 11.30 AM AT THE REGISTERED OFFICE OF THE TRUST AT 503, SUDHAMA NIWAS, 16TH ROAD, KHAR WEST MUMBAI -400052.

AUTHORISATION TO MR. RAJEEV SINGH TO SIGN LEASE DEED FOR THE PROPERTY SITUATED IN PUNE

The Chairman apprised the Trustees that the Trust shall entered into a Lease Deed with Mr. Rajiv Shivajirao Ghule, Mr. Aditya Rajiv Ghule, Mr. Vijaya Rajiv Ghule and Mr. Sai Rajiv Ghule (Collectively referred to as "Lessors") to take on lease the property bearing Survey No.91/2, 91/3 behind Kumar meadows, Manjari Bk, Pune 412307 ("Property") for the purpose of developing and constructing a school building on the said property for running a CBSE school under the name of Orchids, The International School.

The Chairman placed draft of the Lease Deed before the Trustees and stated that the Trust shall authorize Mr. Rajeev Singh (Authorised Signatory) to sign and execute Lease Deed with the Lessor on behalf of the Trust and also sign such other necessary letters, documents, deeds and agreements, etc as may be require, in this regard.

He further stated that Mr. Rajeev Singh shall appear before the sub- registrar or such other appropriate statutory authority, in Pune for registration of the said Lease Deed and to make, sign, execute, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

After due deliberations the trustees passed the following resolution unanimously in this regard:

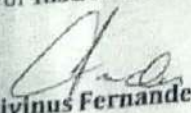
RESOLVED THAT consent of the trustees be and is hereby accorded to the Trust to enter into a Lease Deed with Mr. Rajiv Shivajirao Ghule, Mr. Aditya Rajiv Ghule, Mr. Vijaya Rajiv Ghule and Mr. Sai Rajiv Ghule ("Lessors") to take on lease the property bearing Survey No.91/2, 91/3 behind Kumar meadows, Manjari Bk, Pune 412307 ("Property") for the purpose of developing and constructing a school building on the said property for running a CBSE school under the name of Orchids, The International School.

FURTHER RESOLVED THAT draft of the Lease Deed be and is hereby approved by the trustees and Mr. Rajeev Singh be and is hereby authorized to sign and execute Lease Deed with the Lessor on behalf of the Trust and such other necessary letters, documents, deeds and agreements, etc as may be require, in this regard.

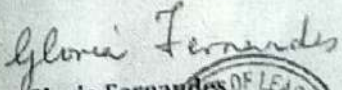
FURTHER RESOLVED THAT Mr. Rajeev Singh be and is hereby authorized to appear before the sub- registrar or such other appropriate statutory authority, in Pune for registration of the said Lease Deed and to make, sign, execute, swear, declare, register and file all such declarations, affidavits, applications, letters, papers and writing and to do all such acts, deeds or things whatsoever necessary or expedient to register the Lease Deed on behalf of the Trust.

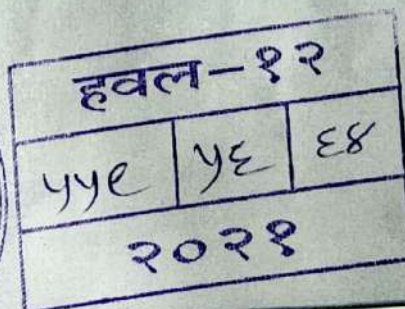
CERTIFIED TRUE COPY

For Institute of Learning and Education


Livinus Fernandes
Trustee




Gloria Fernandes
Trustee





Handwritten signature



हवल-१२		
५५९	५७	९४
२०२१		

भारत सरकार
Government of India

राजीव केदारनाथ सिंह
Rajeev Kedarnath Singh
आय विभागांक: 01070924
पुंरा MALE



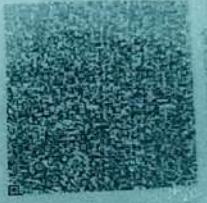
5640 1755 1492
VID: 9143 9395 9004 2804

माझी आयकार, माझी ओळख

भारतीय शिक्षण प्राधिकरण
National Education Authority of India

राजीव केदारनाथ सिंह, कोस रोड नं. ४,
सिल्वर कॉइन रेस्टॉरंटच्या मागे, जय, सी कॉलनी बोरवली
मंडापेश्वर, मंडापेश्वर एम.ओ. रुग्ण,
मंडापेश्वर - 400103

Address:
A/204, RAJ VALLEY CHS, CROSS ROAD NO
4, BEHIND SILVER COIN RESTAURANT, I.C
COLONY BORIVALI WEST, Mandapeshwar
S.O, Mumbai,
Maharashtra - 400103



5640 1755 1492
VID: 9143 9395 9004 2804

आयकर विभाग
INCOME TAX DEPARTMENT

DR RAJEEV K SINGH
KEDARNATH RAMAWADH SINGH
01070924

Account Number
BXPS2041C

Signature

Rajeev



हवेल-१२		
५५९	५८	९४
२०२१		



भारत सरकार
GOVERNMENT OF INDIA



राजीव शिवाजीराव घुले
Rajiv Shivajirao Ghule

जन्म वर्ष / Year of Birth : 1954
पुरुष / Male



8764 8520 6866

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता कृष्णदीप, पुणे सोलापूर रोड, सागर
इन् हॉटेल समोर, मांजरी बु., शेवालवाडी,
मांजरी फार्म, पुणे, हवेली, महाराष्ट्र,
412307

Address: Krishnadeep, Pune
Solapur Road, opp Sagar Inn
Hotel, Manjri Bk, Shewalwadi,
Manjari Farm, Pune, Haveli,
Maharashtra, 412307

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग

INCOME TAX DEPARTMENT

GHULE RAJIV SHIVAJIRAO

SHIVAJIRAO GHULE

29/01/1954

Permanent Account Number

ABFPG7104F

Signature



भारत सरकार
GOVT. OF INDIA



195012005



हवल-१२		
५५९	५९	९९
२०२१		



भारत सरकार
Government of India



विजया राजीव घुले
Vijaya Rajiv Ghule
जन्म वर्ष / Year of Birth . 1963
स्त्री / Female



6633 9589 7744

आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता : कृष्णदीप बंगला, पुणे सोलापूर
रोड, सागर इन् हॉटेल समोर, मांजरी बु,
शेवालवाडी, मांजरी फार्म, पुणे, हवेली,
महाराष्ट्र, 412307

Address: Krishnadeep Bunglow, Pune
Solapur road, Opp Sagar Inn Hotel, Manjri
Bk. Shewalwadi, Manjari Farm, Pune,
Haveli, Maharashtra, 412307

6633 9589 7744

1947
1800 300 1947

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www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VIJAYA RAJIV GHULE
FATTESING NARSINGHRAO THOPTE



30/04/1963
Permanent Account Number
ACUPG5549G



Ghule
Signature

28012010



हवेली-१२		
ये	६०	६४
२०२१		



भारत सरकार
GOVERNMENT OF INDIA



सई राजीव घुले
Sai Rajeev Ghule

जन्म वर्ष / Year of Birth : 1983
स्त्री / Female



7401 8917 5253

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता कृष्णदीप बंगला, पुणे सोलापूर रोड,
सागर इन् हॉटेल समोर, मांजरी बु,
शेवालवाडी, मांजरी फार्म, पुणे, हवेली,
महाराष्ट्र, 412307

Address: Krishnadeep Bunglow,
Pune Solapur road, Opp Sagar
Inn Hotel, Manjri Bk, Shewalwadi,
Manjari Farm, Pune, Haveli,
Maharashtra, 412307

1947
1800 180 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

SAI GHULE
RAJEEV SHIVAJI GHULE

25/05/1983
Permanent Account Number

ATTPG3033B

Sai. R. Ghule
Signature



भारत सरकार
GOVT. OF INDIA



18032010



हवल-१२		
५५२	६९	६४
२०२१		

भारत सरकार
GOVERNMENT OF INDIA



अदित्य राजीव घुले
Aditya Rajiv Ghule
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male



9940 3068 9939

आधार – सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता कृष्णदीप, पुणे सोलापूर रोड, सागर
इन् हॉटेल समोर, मांजरी बु. शेवाळवाडी,
मांजरी फार्म, पुणे, हवेली, महाराष्ट्र,
412307

Address: Krishnadeep, Pune
Solapur Road, opp Sagar Inn
Hotel, Manjri Bk, Shewahwadi,
Manjari Farm, Pune, Haveli,
Maharashtra, 412307


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No. 1947,
Bengaluru-560 004

आयकर विभाग
INCOME TAX DEPARTMENT

ADITYA RAJIV GHULE
RAJIV SHIVAJIRAO GHULE

08/06/1986
Permanent Account Number
AKHPG1973H

भारत सरकार
GOVT. OF INDIA


Signature



Ghule



हवल-१२		
५५८	६२	६४
२०२१		

559/559
बुधवार, 12 जानेवारी 2021 1:01 म.नं.

दस्त गोपवारा भाग-1

हवल 12 83/88
दस्त क्रमांक: 559/2021

दस्त क्रमांक: हवल 12 /559/2021

बाजार मूल्य: रु. 5,56,53,000/- मोबदला: रु. 1,04,54,400/-

भरलेले मुद्रांक शुल्क: रु. 16,69,700/-

दु. नि. सह. दु. नि. हवल 12 यांचे कार्यालयात
अ. क्र. 559 वर दि. 12-01-2021
रोजी 12:58 म.नं. वा. हजर केला.

पावती: 584 पावती दिनांक: 12/01/2021
सादर करणाराचे नाव: इन्स्टिट्यूट ऑफ लॉनिंग अँड एजुकेशन तर्फे
अधिकृत स्वाधरीकरिता राजीव सिंग

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1500.00

पृष्ठांची संख्या: 75
एकुण: 31500.00

[Signature]

दस्त हजर करणाऱ्याची मही:

[Signature]
मह दुय्यम निबंधक, हवेली-12

[Signature]
मह दुय्यम निबंधक, हवेली-12

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निघारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 12 / 01 / 2021 12 : 58 : 24 PM ची वेळ: (सादरीकरण),
शिक्का क्र. 2 12 / 01 / 2021 01 : 00 : 05 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण सत्यकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांमधील आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:
१) *[Signature]*
२) *[Signature]*

लिहून घेणारे:
१) *[Signature]*
२) *[Signature]*





12/01/2021 11:43:31 PM

दस्तावेज क्रमांक: हवेल 12/559/2021

दस्तावेज प्रकार: भाडेपट्टा

दस्त गोपवारा भाग-2

हवेल 12 **88/88**

दस्त क्रमांक: 559/2021

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव: राजीव शिवाजीराव घुले पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं.: -, महाराष्ट्र, PUNE. पिन नंबर: ABFPG7104F	मालक वय :- 65 स्वाक्षरी:		
2	नाव: आदित्य राजीव घुले - - पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं.: -, महाराष्ट्र, पुणे. पिन नंबर: AKHPG1973H	मालक वय :- 33 स्वाक्षरी:		
3	नाव: विजया राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले - पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं.: -, महाराष्ट्र, पुणे. पिन नंबर: ACUPG5549G	मालक वय :- 65 स्वाक्षरी:		
4	नाव: मई राजीव घुले तर्फे कु मु धारक राजीव शिवाजीराव घुले - - पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: कृष्णदिप बंगलो पुणे सोलापूर रोड मांजरी बुद्रुक पुणे, रोड नं.: -, महाराष्ट्र, पुणे. पिन नंबर: ATTPG3033B	मालक वय :- 65 स्वाक्षरी:		
5	नाव: इन्स्ट्र्यूट ऑफ लर्निंग अँड एजुकेशन तर्फे अधिकृत स्वाक्षरीकरिता राजीव सिंग पत्ता: प्लॉट नं.: -, माळा नं.: -, इमारतीचे नाव: -, ब्लॉक नं.: ऑफिस नं. 503 मुदाम निवास 16 वा रोड खार वेस्ट मुंबई, रोड नं.: -, महाराष्ट्र, MUMBAI. पिन नंबर: AADTT2061R	भाडेकरू वय :- 46 स्वाक्षरी:		

बरील दस्तऐवज करून देणार तपासणीत भाडेपट्टा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफ्टा क्र. 3 ची वेळ: 12 / 01 / 2021 01 : 13 : 02 PM

ओळख:- सदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

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